Al Hendrickson TOYOTA

5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

Owner:

MORGAN AUTO GROUP
COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC
3031 North Rocky Point Drive, Suite 770
Tampa, Florida 33607
Phone: (813) 535-7857
E-mail: tsantos@morganautogroup.com

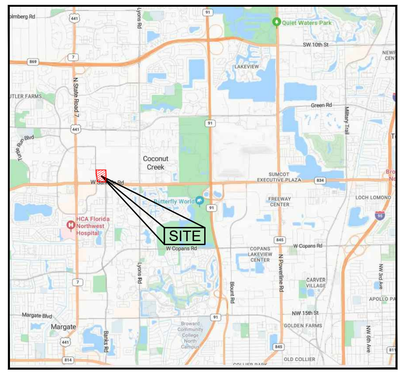
Architect/Engineer:

SPRING ENGINEERING, INC.
3014 U.S. Highway 19
Holiday, Florida 34691
Phone: (727) 938-1516
Roland P. Dove, P.E.
Jay Doucette
SEI@SpringEngineeringInc.com

Surveyor:

PARAMOUNT ENGINEERING GROUP, INC.
902 Clint Moore Road, Suite 218
Boca Raton, Florida 33487
Peter Karekos (561) 989-2280
ParamountEngineeringGroup@aol.com

Location Map:



NORTH

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

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Architecture • Engineering • Land Planning

36 YEARS
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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK
2	04.24.2025	PER CITY OF COCONUT CREEK
3	09.18.2025	PER CITY OF COCONUT CREEK
4	01.26.2026	PER CITY OF COCONUT CREEK

BRIAN J. ABUTON, P.E. ☆ LICENSE No. 63786 ☆ STATE OF FLORIDA ☆ PROFESSIONAL ENGINEER

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

36 YEARS
DELIVERING INNOVATIVE DESIGN NATIONWIDE

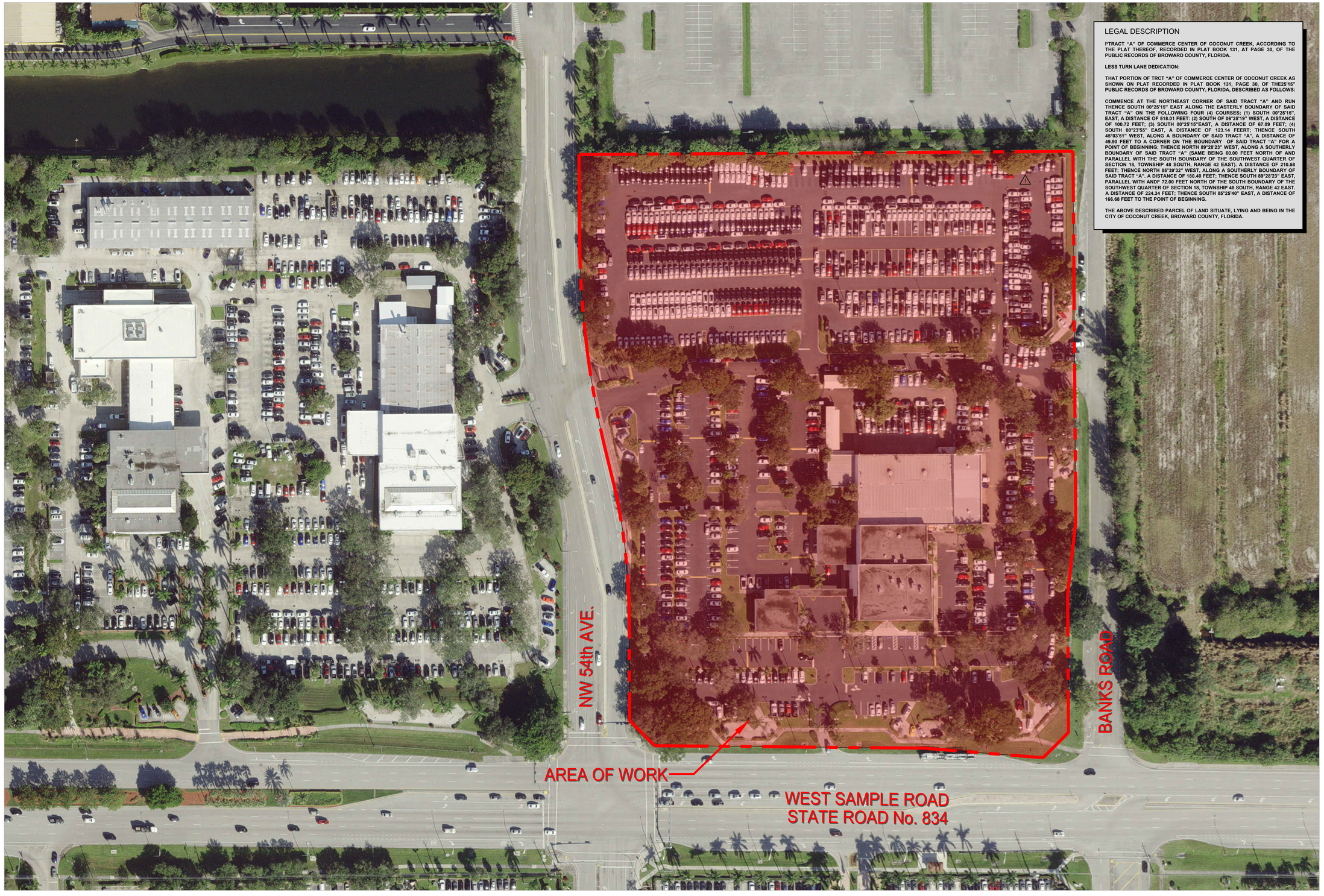
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Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL. (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

COVER SHEET

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C0.0



LEGAL DESCRIPTION

PTRACT "A" OF COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS TURN LANE DEDICATION:

THAT PORTION OF TRCT "A" OF COMMERCE CENTER OF COCONUT CREEK AS SHOWN ON PLAT RECORDED IN PLAT BOOK 131, PAGE 30, OF THE25'15" PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A" AND RUN THENCE SOUTH 00°25'15" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A" ON THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 00°25'15", EAST, A DISTANCE OF 518.81 FEET; (2) SOUTH OF 06°25'19" WEST, A DISTANCE OF 100.72 FEET; (3) SOUTH 00°25'15"EAST, A DISTANCE OF 67.09 FEET; (4) SOUTH 00°23'55" EAST, A DISTANCE OF 123.14 FEERT; THENCE SOUTH 45°03'51" WEST, ALONG A BOUNDARY OF SAID TRACT "A", A DISTANCE OF 49.90 FEET TO A CORNER ON THE BOUNDARY OF SAID TRACT "A" FOR A POINT OF BEGINNING; THENCE NORTH 89°28'23" WEST, ALONG A SOUTHERLY BOUNDARY OF SAID TRACT "A" (SAME BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST), A DISTANCE OF 210.58 FEET; THENCE NORTH 85°39'32" WEST, ALONG A SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 180.40 FEET; THENCE SOUTH 89°28'23" EAST, PARALLEL WITH ANDF 72.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, A DISTANCE OF 224.34 FEET; THENCE SOUTH 85°25'40" EAST, A DISTANCE OF 166.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

AERIAL PHOTOGRAPH
SCALE: 1"= 60'

60 30 0 60 120

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B. ABUTON, P.E. LICENSE No. 63786 STATE OF FLORIDA PROFESSIONAL ENGINEER

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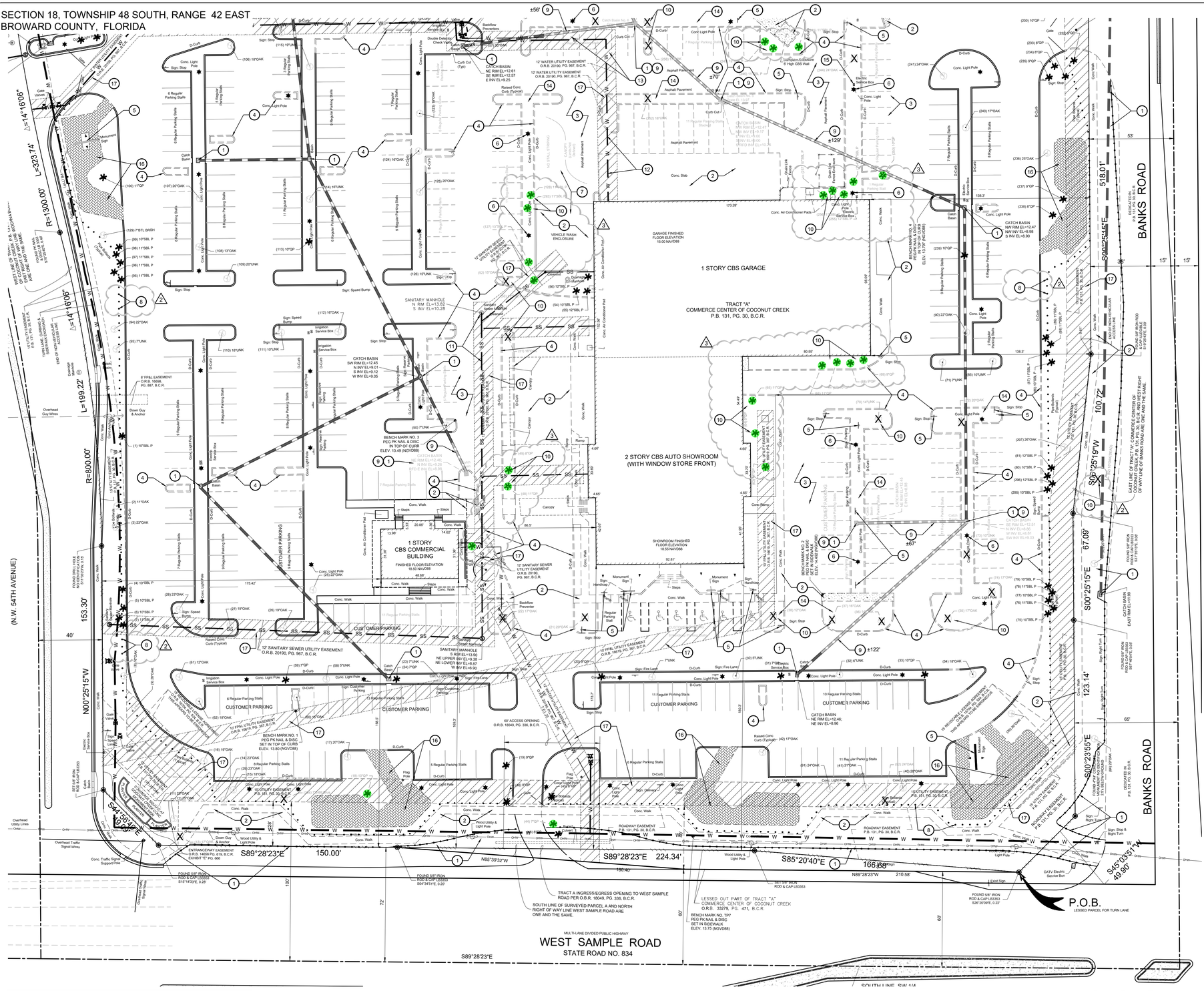
AERIAL PHOTOGRAPH

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C1.0

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA


1 STORY CBS GARAGE
TRACT "A"
COMMERCE CENTER OF COCONUT CREEK
P.B. 131, PG. 30, B.C.R.
2 STORY CBS AUTO SHOWROOM
(WITH WINDOW STORE FRONT)
1 STORY
CBS COMMERCIAL
BUILDING
CUSTOMER PARKING
BANKS ROAD
WEST SAMPLE ROAD
STATE ROAD NO. 834
(N.W. 54TH AVENUE)
R=1300.00'
L=323.74'
Δ=14°16'06"
R=800.00'
L=199.22'
Δ=14°16'06"
N00°25'15"W
153.30'
S00°25'15"E
518.01'
S00°23'55"E
100.72'
S00°25'15"E
67.09'
S00°23'55"E
123.14'
S45°03'51"W
49.90'
S89°28'23"E
150.00'
S89°28'23"E
224.34'
S85°20'40"E
166.68'
N89°28'23"W
210.58'
N85°39'32"W
S89°28'23"E
180.40'
S04°36'07"E
S89°28'23"E
TRACT A INGRESS/EGRESS OPENING TO WEST SAMPLE ROAD PER O.B.R. 18049, PG. 336, B.C.R.
SOUTH LINE OF SURVEYED PARCEL A AND NORTH RIGHT OF WAY LINE WEST SAMPLE ROAD ARE ONE AND THE SAME
LESSED OUT PART OF TRACT "A" COMMERCE CENTER OF COCONUT CREEK O.R.B. 33279, PG. 471, B.C.R.
BENCH MARK NO. TP7 PEG PK NAIL & DISC SET IN SIDEWALK ELEV. 13.75 (NGVD88)
MULTI-LANE DIVIDED PUBLIC HIGHWAY
P.O.B.
LESSED PARCEL FOR TURN LANE
SOUTH LINE SW 1/4
CATCH BASIN NW RIM EL=12.47 NW INV EL=8.98 S INV EL=8.90
CATCH BASIN NE RIM EL=12.46 NE INV EL=8.96
CATCH BASIN SW RIM EL=12.45 N INV EL=9.01 S INV EL=9.12 W INV EL=9.05
CATCH BASIN NE RIM EL=12.61 SE RIM EL=12.57 E INV EL=9.25
CATCH BASIN NW RIM EL=12.46 N INV EL=9.12 W INV EL=9.06
SANITARY MANHOLE N RIM EL=13.82 S INV EL=10.28
SANITARY MANHOLE S RIM EL=13.90 NE UPPER INV EL=9.38 NE LOWER INV EL=8.87 W INV EL=8.90
BENCH MARK NO. 1 PEG PK NAIL & DISC SET IN TOP OF CURB ELEV. 13.80 (NGVD88)
BENCH MARK NO. 2 PEG PK NAIL & DISC ELEV. 14.492 (NGVD88)
BENCH MARK NO. 3 PEG PK NAIL & DISC IN TOP OF CURB ELEV. 13.49 (NGVD88)
BENCH MARKS NO. 4 PEG PK NAIL & DISC IN TOP OF CURB ELEV. 13.49 (NGVD88)
GARAGE FINISHED FLOOR ELEVATION 15.00 NAVD88
SHOWROOM FINISHED FLOOR ELEVATION 18.55 NAVD88
FINISHED FLOOR ELEVATION 18.50 NAVD88
12' WATER UTILITY EASEMENT O.R.B. 20190, PG. 967, B.C.R.
12' SANITARY SEWER UTILITY EASEMENT O.R.B. 20190, PG. 967, B.C.R.
12' SANITARY SEWER UTILITY EASEMENT O.R.B. 20190, PG. 967, B.C.R.
10' FP&L UTILITY EASEMENT O.R.B. 19678, PG. 307, B.C.R.
60' ACCESS OPENING O.R.B. 18049, PG. 336, B.C.R.
10' UTILITY EASEMENT P.B. 131, PG. 30, B.C.R.
ROADWAY EASEMENT P.B. 131, PG. 30, B.C.R.
10' RECIPROCAL ESMNT AGREEMENT O.R.B. 31774, PG. 1824, B.C.R. THIS AREA IS RE-SURVEYED
6' FP&L EASEMENT O.R.B. 16668, PG. 887, B.C.R.
15' UTILITY EASEMENT P.B. 131, PG. 30, B.C.R.
ENTRANCEWAY EASEMENT O.R.B. 14658, PG. 816, B.C.R. EXHIBIT "E" PG. 666
FOUND 5/8" IRON ROD & CAP LB3353 S10°14'53"E, 0.28'
FOUND 5/8" IRON ROD & CAP LB3353 S04°34'51"E, 0.20'
FOUND 5/8" IRON ROD & CAP LB3353 S26°20'09"E, 0.22'
SET 5/8" IRON ROD & CAP LB3353
FOUND DRILL HOLE NO LB3353 N15°33'52"W, 0.53'
SET 5/8" IRON ROD & CAP LB3353
FOUND 5/8" IRON ROD & CAP LB3353
FOUND 5/8" IRON ROD & CAP LB3353
FOUND

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

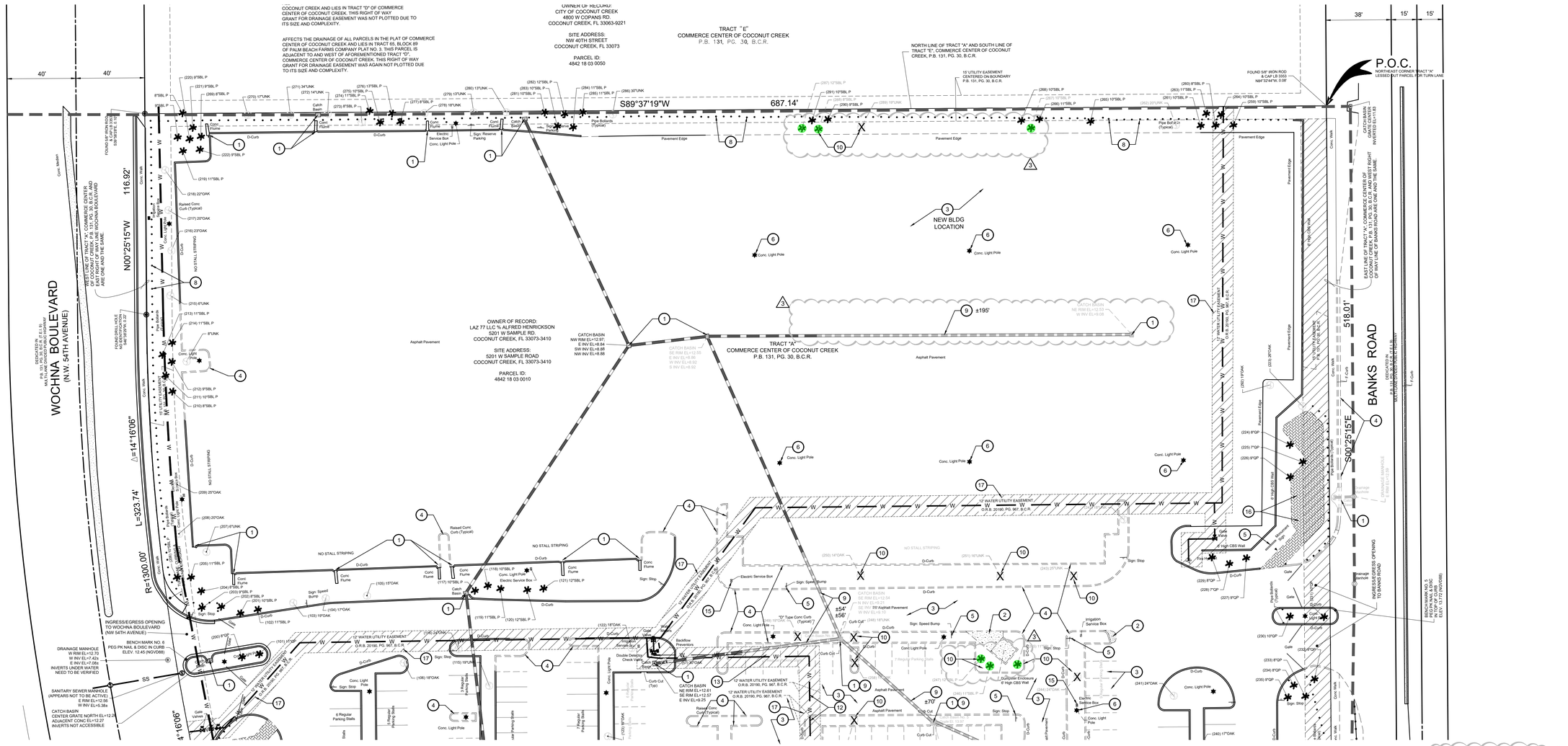
STORMWATER PIPE REMOVAL

122' + 67' + 129' + 70' + 56' + 54' = 498' TOTAL REMOVED

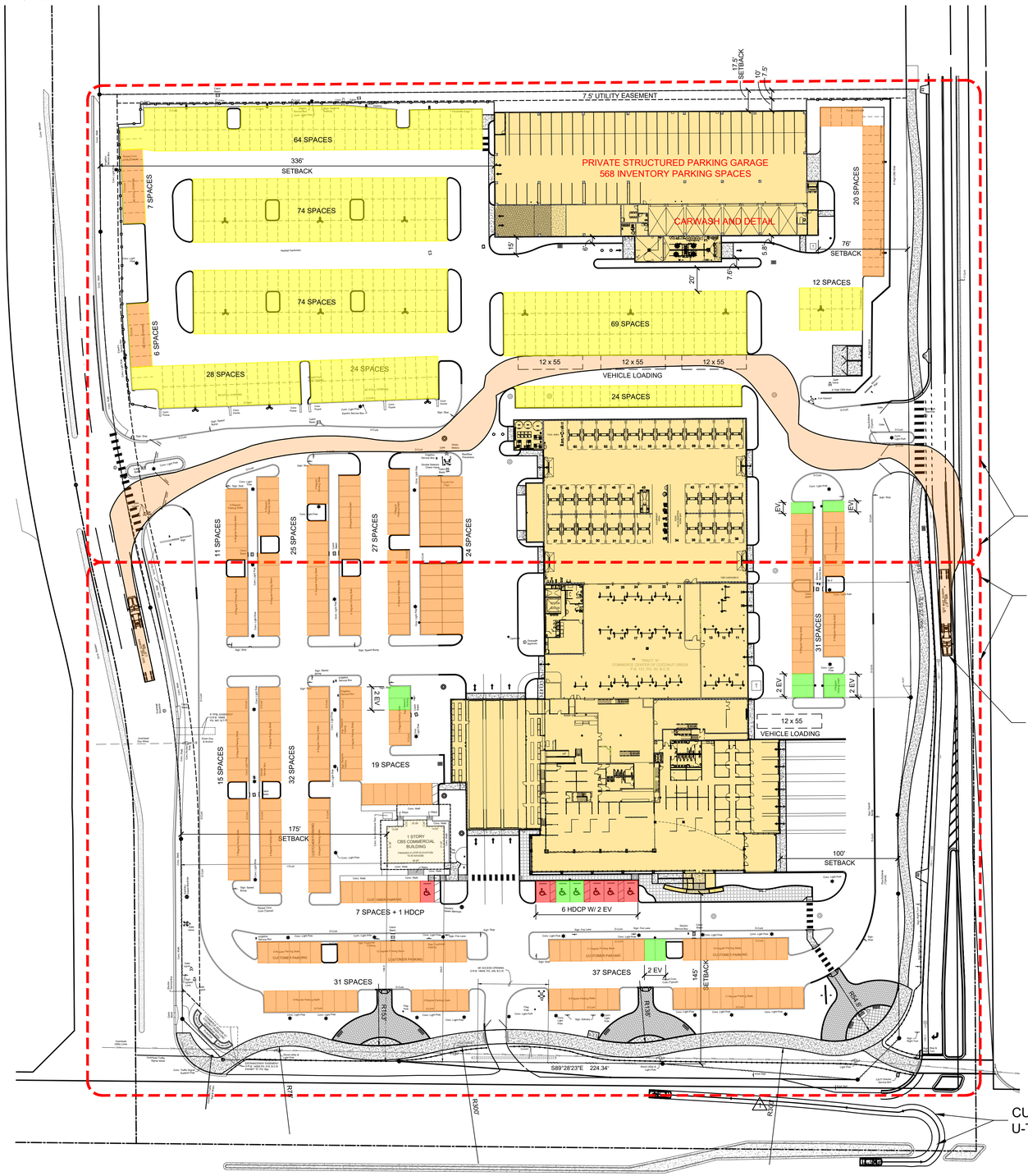
SEE C3.1 FOR NEW PIPE INSTALLED.

KEYNOTES

1. CONTRACTOR TO INSTALL SILT FENCE AND STORM WATER INLET PROTECTION PER DETAIL ON SHEET C3.1.
2. CONTRACTOR TO SAW CUT AND REMOVE EXISTING CONCRETE.
3. CONTRACTOR TO SAW CUT AND REMOVE EXISTING ASPHALT AND BASE AS NECESSARY FOR NEW CONSTRUCTION. (FIELD VERIFY EXTENTS)
4. CONTRACTOR TO SAW CUT AND REMOVE EXISTING CONCRETE CURB.
5. EXISTING SIGN STRUCTURE TO REMAIN AND BE REFACED.
6. CONTRACTOR TO REMOVE AND/OR RELOCATE EXISTING LIGHT POLE.
7. CONTRACTOR TO REMOVE EXISTING STRUCTURE AND ANY UNUSED UTILITIES.
8. CONTRACTOR TO REMOVE EXISTING BOLLARDS.
9. CONTRACTOR TO REMOVE EXISTING STORMWATER STRUCTURE AND PIPE AS SHOWN.
10. CONTRACTOR TO REMOVE EXISTING TREE.
11. CONTRACTOR TO REMOVE EXISTING SANITARY SEWER MANHOLE AND EXTENT SANITARY SEWER LINE TO NEW LINE. SEE UTILITY PLAN SHEET C4.0.
12. CONTRACTOR TO REMOVE EXISTING 8" WATER LINE AS SHOWN.
13. CONTRACTOR TO REMOVE EXISTING 2" WATER LINE AS SHOWN.
14. CONTRACTOR TO REMOVE EXISTING IRRIGATION LINES AND REWORK TO NEW LANDSCAPE ISLANDS. SEE IRRIGATION PLAN SHEET C6.0.
15. CONTRACTOR TO FIELD VERIFY EXISTING ELECTRICAL VAULTS AND RELOCATED AS NECESSARY.
16. CONTRACTOR TO REMOVE EXISTING PAVERS
17. EASEMENT TO BE VACATED SHOWN AS


WOCHNA BOULEVARD
(N.W. 54TH AVENUE)
BANKS ROAD
N00°25'15"W
116.92'
R=1300.00'
△=14°16'06"
L=323.74'
4°16'06"
S89°37'19"W
687.14'
S00°25'15"E
518.01'
38'
15'
15'
P.O.C.
NORTHEAST CORNER TRACT "A"
LESSED OUT PARCEL FOR TURN LANE
TRACT "A"
COMMERCE CENTER OF COCONUT CREEK
P.B. 131, PG. 30, B.C.R.
TRACT "E"
COMMERCE CENTER OF COCONUT CREEK
P.B. 131, PG. 30, B.C.R.
OWNER OF RECORD:
CITY OF COCONUT CREEK
4800 W COPANS RD.
COCONUT CREEK, FL 33063-9221
SITE ADDRESS:
NW 40TH STREET
COCONUT CREEK, FL 33073
PARCEL ID:
4842 18 03 0050
OWNER OF RECORD:
LAZ 77 LLC % ALFRED HENRICKSON
5201 W SAMPLE RD.
COCONUT CREEK, FL 33073-3410
SITE ADDRESS:
5201 W SAMPLE ROAD
COCONUT CREEK, FL 33073-3410
PARCEL ID:
4842 18 03 0010
NEW BLDG LOCATION
±195'
±54'
±56'
±70'
Asphalt Pavement
Pavement Edge
Conc. Walk
Conc. Light Pole
Sign: Stop
Sign: Speed Bump
Sign: Reserve Parking
Electric Service Box
Irrigation Service Box
Backflow Preventor
Double Detector Check Valve
Dumpster Enclosure 6' High CBS Wall
Gate Valves
Raised Conc Curb (Typical)
Pipe Bollards (Typical)
Catch Basin
Conc Flume
D-Curb
F-Curb
NO STALL STRIPING
12' WATER UTILITY EASEMENT O.R.B. 20190, PG. 967, B.C.R.
12' UTILITY EASEMENT CENTERED ON BOUNDARY P.B. 131, PG. 30, B.C.R.
INGRESS/EGRESS OPENING TO WOCHNA BOULEVARD (NW 54TH AVENUE)
INGRESS/EGRESS OPENING TO BANKS ROAD
DRAINAGE MANHOLE W RIM EL=12.79 W INV EL=7.45 INVERTS UNDER WATER. NEED TO BE VERIFIED
SANITARY SEWER MANHOLE (APPEARS NOT TO BE ACTIVE) E RIM EL=12.56 W INV EL=5.38±
CATCH BASIN CENTER GRATE NORTH EL=12.21 ADJACENT CONC EL=12.27 INVERTS NOT ACCESSIBLE
BENCH MARK NO. 6 PEG PK NAIL & DISC IN CURB ELEV. 12.45 (NGVD88)
BENCH MARK NO. 5 CROSS CUT ON TOP OF CURB INVERTED ELEV=11.93 (NAVD88)
FOUND 5/8" IRON ROD & CAP LB 3353 N84°32'44"W, 0.08'
CATCH BASIN NE RIM EL=12.57 E INV EL=9.25
CATCH BASIN NW RIM EL=12.97; E INV EL=8.84 SW INV EL=8.88 NW INV EL=8.88
CATCH BASIN SE RIM EL=12.55 E INV EL=8.85 W INV EL=8.92 S INV EL=8.92
CATCH BASIN NE RIM EL=13.53 W INV EL=9.05
EAST LINE OF TRACT "A", COMMERCE CENTER OF COCONUT CREEK, P.B. 131, PG. 30, B.C.R. AND WEST RIGHT OF WAY LINE OF BANKS ROAD ARE ONE AND THE SAME
WEST LINE OF TRACT "A", COMMERCE CENTER OF COCONUT CREEK, P.B. 131, PG. 30, B.C.R. AND EAST RIGHT OF WAY LINE OF WOCHNA BOULEVARD ARE ONE AND THE SAME
DEDICATED IN P.B. 131, PG. 30, B.C.R. AS 54TH AVENUE
DEDICATED IN P.B. 131, PG. 30, B.C.R. AS BANKS ROAD
EXISTING MILL HOLE NO CENTERLOCATION WAS PERFORMED
ENCROACHMENT BY ELECTRICAL VAULT
ENCROACHMENT BY CONC. WALK
ENCROACHMENT BY CONC. FLUME
ENCROACHMENT BY CONC. CURB

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



SEE ENLARGED SITE PLAN ON SHEET C2.2

SEE ENLARGED SITE PLAN ON SHEET C2.1

WB-67 TRUCK ROUTE

CUSTOMER U-TURN

NORTH

OVERALL SITE PLAN

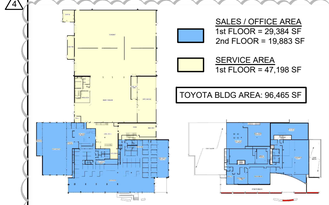
SCALE: 1"= 50'

50 25 0 50 100

BUILDING AREA BREAKDOWN

EXISTING
TOYOTA: 36,205 SF + AUXILIARY: 1,526 SF + CARWASH: 1,584 SF

TOTAL BLDG AREA: 39,315 SF



TOYOTA BLDG AREA: 96,465 SF

PROPOSED
NEW TOYOTA BUILDOUT: 96,465 SF
EXISTING AUXILIARY: 1,526 SF
NEW CARWASH/ DETAIL: 6,015 SF
NEW PARKING GARAGE: 151,278 SF

SALES/ SERVICE AREA: 97,991 SF

TOTAL BLDG AREA: 255,284 SF = 5.861 AC

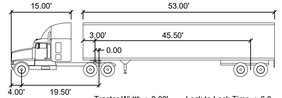
PARKING LEGEND

- HANDICAP SPACES (12x18) = 5 SPACES + 2 EV
- STANDARD SPACES (9x18) = 270 SPACES
- EV CHARGING (10 9x18 & 2 HDCP) = 12 SPACES
- INVENTORY SPACES (9x18) = 369 SPACES
- PARKING GARAGE (9x18) = 568 SPACES

TOTAL PROVIDED PARKING = 1,224 SPACES + 6 BICYCLE SPACES

AUTO TURN SPEC

FIRE DEPARTMENT TRUCK ROUTE SHOWN ON EXHIBIT FD-1, FD-2 AND FD-3.

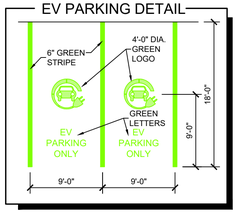


WB-67

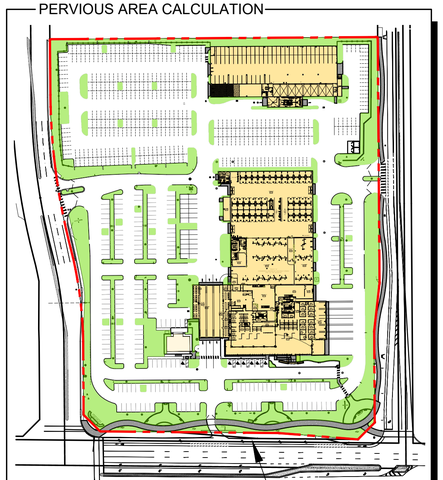
Tractor Width : 8.00'
Trailer Width : 8.50'
Tractor Track : 8.00'
Trailer Track : 8.50'

Lock to Lock Time : 6.0
Steering Angle : 28.4
Articulating Angle : 75.0

EV PARKING DETAIL



PERVIOUS AREA CALCULATION



POST-DEVELOPMENT BASIN MAP

SCALE: 1"= 150'

PROJECT DATA

PROJECT NAME: AL HENDRICKSON TOYOTA

OWNER: COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC
3031 NORTH ROCKY POINT DRIVE, SUITE 770
TAMPA, FLORIDA 33607
PHONE: (813) 535-7857
E-mail: tsantos@morganautogroup.com

ENGINEER: SPRING ENGINEERING, INC.
3014 US HIGHWAY 19
HOLIDAY, FLORIDA 34691
PHONE: (727) 938-1516
E-MAIL: sei@springengineeringinc.com

SURVEYOR: PARAMOUNT ENGINEERING GROUP, INC.
902 CLINT MOORE ROAD, SUITE 218
BOCA RATON, FLORIDA 33487
PHONE: (561) 989-2280
EMAIL: ParamountEngineeringGroup@aol.com

SITE DATA

PARCEL I.D. #: 4842 18 03 0010 - 12.338 AC

EXISTING USE: AUTOMOTIVE SALES AND SERVICE
PROPOSED USE: AUTOMOTIVE SALES AND SERVICE

ZONING DESIGNATION: B-4 REGIONAL SHOPPING DISTRICT TO PMDD PLANNED MAIN STREET DEVELOPMENT DISTRICT

BUILDING SETBACKS:	B-4 / PMDD	/ PROV.	BUFFERS:	REQ / PROV
NORTH:	50' / 5'	/ 17.5'	NORTH:	5' / 17.5'
SOUTH:	75' / 28'	/ 145'	SOUTH:	5' / 5'
EAST:	30' / 10'	/ 76'	EAST:	5' / 16.5'
WEST:	30' / 10'	/ 175'	WEST:	5' / 16.5'

BUILDING HEIGHT: PROVIDED 97' ALLOWED: 120' / 10 STORY

FLOOD ZONE: THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO F.I.R.M. NUMBER 12011C 0165 H, PREPARED BY F.E.M.A., LAST REVISED AUGUST 18, 2014.

BUILDING AREA: 255,284 SF - SEE AREA BREAKDOWN ABOVE

FLOOR AREA RATIO: 5.861 / 12.338 = 0.475

SITE AREAS: 12.338 AC

	EXISTING	PROPOSED	TOTAL	
- BUILDING AREA	0.903 AC	1.587 AC	2.490 AC	20.2 %
- PAVING / CONC. AREA	8.891 AC	-1.841 AC	7.050 AC	57.1 %
- PERVIOUS PAVING	0.000 AC	0.140 AC	0.140 AC	1.1 %
- LANDSCAPE AREA	2.544 AC	0.114 AC	2.658 AC	21.6 %
- IMPERVIOUS AREA	9.794 AC	-0.254 AC	9.540 AC	77.3 %
- PERVIOUS	2.544 AC	0.254 AC	2.798 AC	22.7 %

REQUIRED PARKING: (3 SPACES PER 1000 SF GFA)
TOYOTA NEW SALES: 96,465 SF / 1000 SF x 3 = 290 SPACES
AUXILIARY BUILDING: 1,526 SF / 1000 SF x 3 = 5 SPACES
TOTAL REQUIRED = 295 SPACES REQUIRED

PROVIDED PARKING: 1,224 SPACES + 6 BICYCLE SPACES (SEE LEGEND)
EXISTING PARKING BEFORE DEVELOPMENT = 985 SPACES

UTILITY COMPANY:
WATER / SEWER: COCONUT CREEK UTILITIES
ELECTRIC: FLORIDA POWER AND LIGHT

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ABOUTION, P.E. ☆ No. 63786 ☆ STATE OF FLORIDA ☆ PROFESSIONAL ENGINEER

Al Hendrickson TOYOTA

5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

36 YEARS
DELIVERING INNOVATIVE DESIGN NATIONWIDE
Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY , FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

OVERALL SITE PLAN

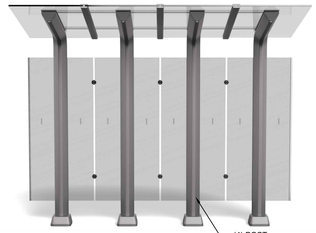
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C2.0

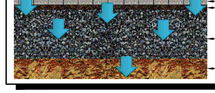
SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

SHELTER DETAIL



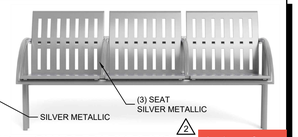
THEORY SHELTER

TYPICAL PAVER SECTION





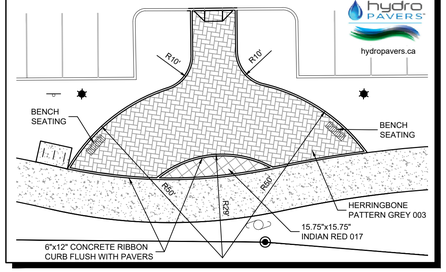
CHASE PARK LITTER

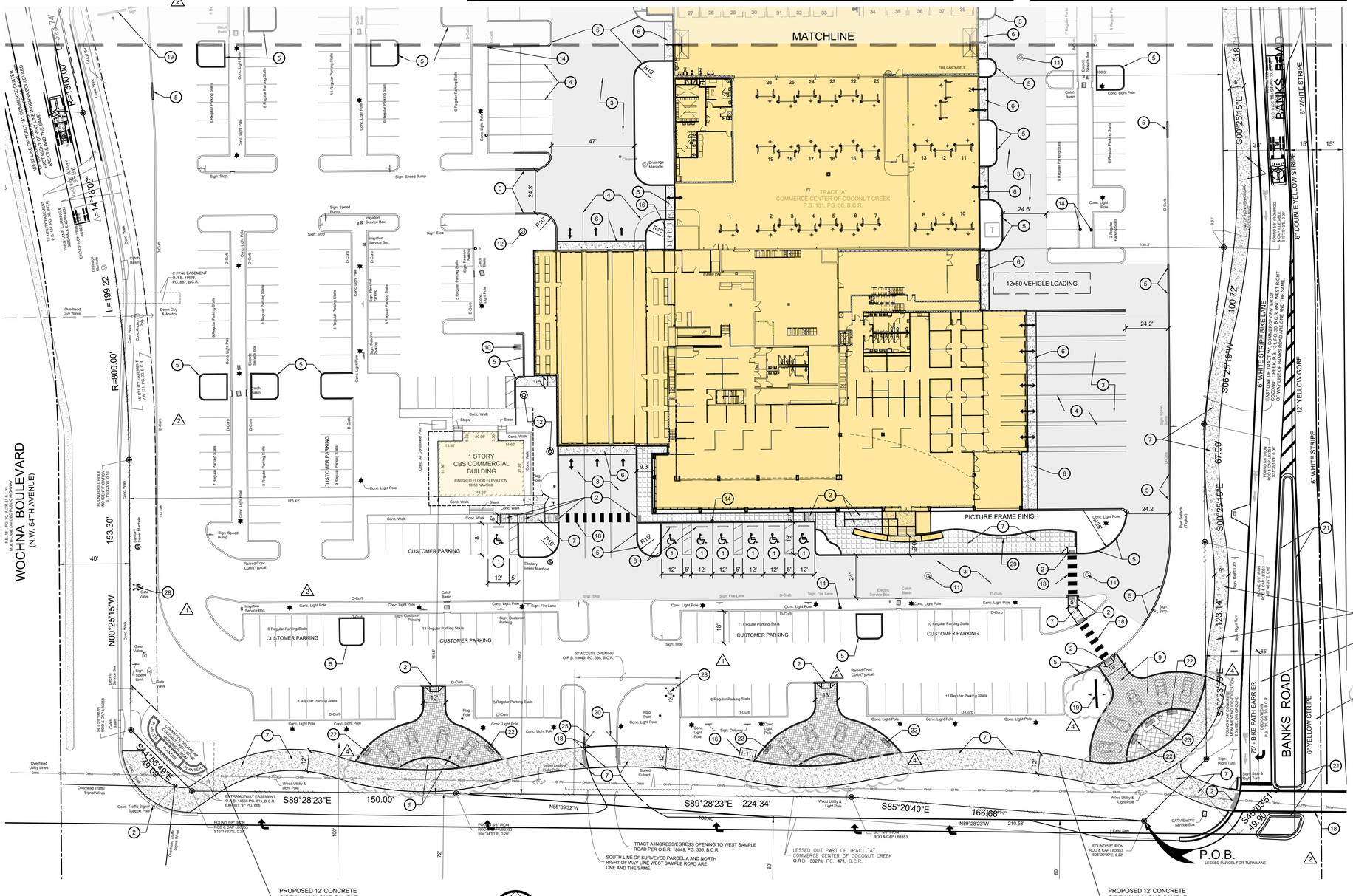


CHASE PARK BENCH

landscapeforms

VEHICLE DISPLAY DETAIL





ENLARGED SITE PLAN

SCALE: 1"= 30'

NORTH

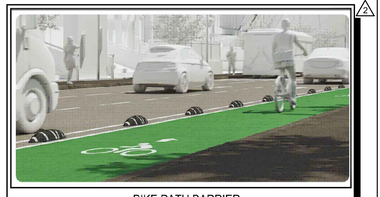
30 15 0 30 60

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14. NEW EV CHARGERS, SEE ELECTRICAL PLANS.
15. NEW DUMPSTER ENCLOSURE PER DETAIL ON SHEET C2.2.
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29. CONTRACTOR TO FURNISH AND INSTALL EnGoPlanet SMART SOLAR CHARGING BENCH, SEE IMAGE BELOW. 2

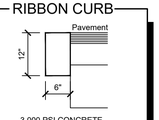
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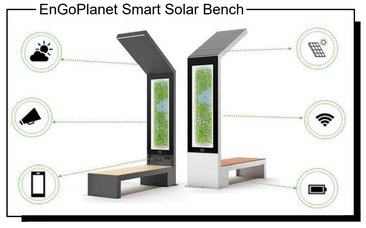
BIKE PATH BARRIER

RIBBON CURB



3,000 PSI CONCRETE CURB W/ FIBER MESH

EnGoPlanet Smart Solar Bench



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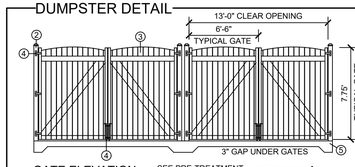
ENLARGED SITE PLAN

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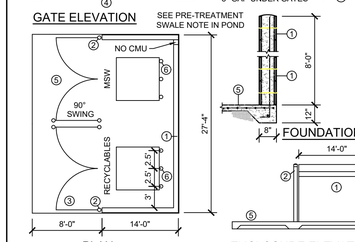
SHEET NO.
C2.1

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

DUMPSTER DETAIL



GATE ELEVATION



PLAN

ENCLOSURE ELEVATION

1. 8" CMU DUMPSTER ENCLOSURE WITH #5 BARS @ CORNERS AND 24" O.C. W/ STUCCO FINISH TEXTURED TO MATCH BUILDING. INSTALL 1x8 DECORATIVE BAND 1' BELOW TOP EDGE OF ENCLOSURE. PAINT TO MATCH BUILDING.
2. BOLLARD: 6" DIA. GALV. PIPE COL. 14' LONG FILL W/CONC AND SET IN CONC. FOOTING. PAINT TO MATCH BUILDING.
3. GATES: METAL PANEL W/ 2"x2"x1/4" WELDED STEEL FRAME AND X BRACING ON BACK. PAINT AND/OR FINISH TO MATCH BUILDING.
4. 3/4" DIA. x 1.5" DEEP RECESSES FOR GATE CANE BOLTS AT OPEN AND CLOSED POSITION (FIELD VERIFY LOCATION). RICHARS WILCOX HARDWARE: CANE BOLT NO. 524-P23. INDUSTRIAL STRAP HINGE NO. 434-P28 (3 PER GATE). PAINT TO MATCH BUILDING.
5. 6" THICK CONCRETE SLAB WITH 6x6 x 1.4x1.4 WWF. PROVIDE A 12" THICKENED SLAB FOOTING (8" WIDE) REINFORCED WITH A #5 BAR BELOW CMU WALLS.
6. BOLLARD: 6" DIA. GALV. PIPE COL. 7' LONG FILL W/CONC AND SET IN CONC. FOOTING. PAINT OSHA YELLOW.

DESIGN LOAD AND SPECIFICATIONS
WIND DESIGN CRITERIA
1. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH ALL PROVISIONS OF FLORIDA BUILDING CODE 2017, 6TH EDITION INCLUSIVE OF ASCE7-10. WIND PROVISIONS FOR Vult = 160 MPH ; Vasd = 124 MPH.
2. RISK CATEGORY = I.
3. WIND EXPOSURE CATEGORY IS C.
4. INTERNAL PRESSURE COEFFICIENT IS +0.55/-0.55 PARTIAL ENCLOSED STRUCTURE.
5. DESIGN WIND PRESSURE FOR EXTERIOR COMPONENTS AND CLADDING MATERIALS IS - 62 PSF.
6. MAX. NET SOIL BEARING PRESSURE USED FOR DESIGN = 2,500 PSF.

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NOTICE:
O.R.B. 31141, PG. 1995, B.C.R. AFFECTS THE DRAINAGE OF ALL PARCELS IN THE PLAT OF COMMERCECENTER OF COCONUT CREEK AND LIES IN TRACT "D" OF COMMERCE CENTER OF COCONUT CREEK. THIS RIGHT OF WAY GRANT FOR DRAINAGE EASEMENT WAS NOT PLOTTED DUE TO ITS SIZE AND COMPLEXITY.

AFFECTS THE DRAINAGE OF ALL PARCELS IN THE PLAT OF COMMERCE CENTER OF COCONUT CREEK AND LIES IN TRACT 65, BLOCK 89 OF PALM BEACH FARMS COMPANY PLAT NO. 3. THIS PARCEL IS ADJACENT TO AND WEST OF AFOREMENTIONED TRACT "D", COMMERCE CENTER OF COCONUT CREEK. THIS RIGHT OF WAY GRANT FOR DRAINAGE EASEMENT WAS AGAIN NOT PLOTTED DUE TO ITS SIZE AND COMPLEXITY.

OWNER OF RECORD:
CITY OF COCONUT CREEK
4800 W COPANS RD.
COCONUT CREEK, FL 33063-9221

SITE ADDRESS:
NW 40TH STREET
COCONUT CREEK, FL 33073

PARCEL ID:
4842 18 03 0050

TRACT "E"
COMMERCE CENTER OF COCONUT CREEK
P.B. 131, PG. 30, B.C.R.

15' UTILITY EASEMENT CENTERED ON BOUNDARY P.B. 131, PG. 30, B.C.R.

FOUND 5/8" IRON ROD & CAP LB 3353
N84°32'44"W, 0.08'

P.O.C.
NORTHEAST CORNER TRACT "A" LESSED-OUT PARCEL FOR TURN LANE

S89°37'19"W 687.14'

GROUND FLOOR AREA: 30,353 SF (INCLUDES CAR WASH)
DECKS 1-5: 25,388 SF EACH
ROOF: 25,388 SF
TOTAL AREA: 157,293 SF (NOT INCLUDING ROOF DECK)

VEHICLE INVENTORY LOT

OWNER OF RECORD:
LAZ 77 LLC % ALFRED HENRICKSON
5201 W SAMPLE RD.
COCONUT CREEK, FL 33073-3410

SITE ADDRESS:
5201 W SAMPLE ROAD
COCONUT CREEK, FL 33073-3410

PARCEL ID:
4842 18 03 0010

TRACT "A"
COMMERCE CENTER OF COCONUT CREEK
P.B. 131, PG. 30, B.C.R.

12x50 VEHICLE LOADING
12x50 VEHICLE LOADING
12x50 VEHICLE LOADING

MATCHLINE

BANKS ROAD
S00°25'15"E 518.01'
6" WHITE STRIPE
6" DOUBLE YELLOW STRIPE
6" DASHED YELLOW STRIPE
EAST LINE OF TRACT "A", COMMERCE CENTER OF COCONUT CREEK, P.B. 131, PG. 30, B.C.R. AND THE WEST RIGHT OF WAY LINE OF BANKS ROAD AS SAME
INGRESS/EGRESS OPENING 36' WIDE
BENCH MARK NO. 5
PK/T IN MAG. & DISC
IN CURB ON NORTH SIDE
ELEV. 13.773 (NGVD88)

R=1300.00'
Δ=14°19'06"
L=323.74'

ENLARGED SITE PLAN
SCALE: 1"= 30'

30 15 0 30 60

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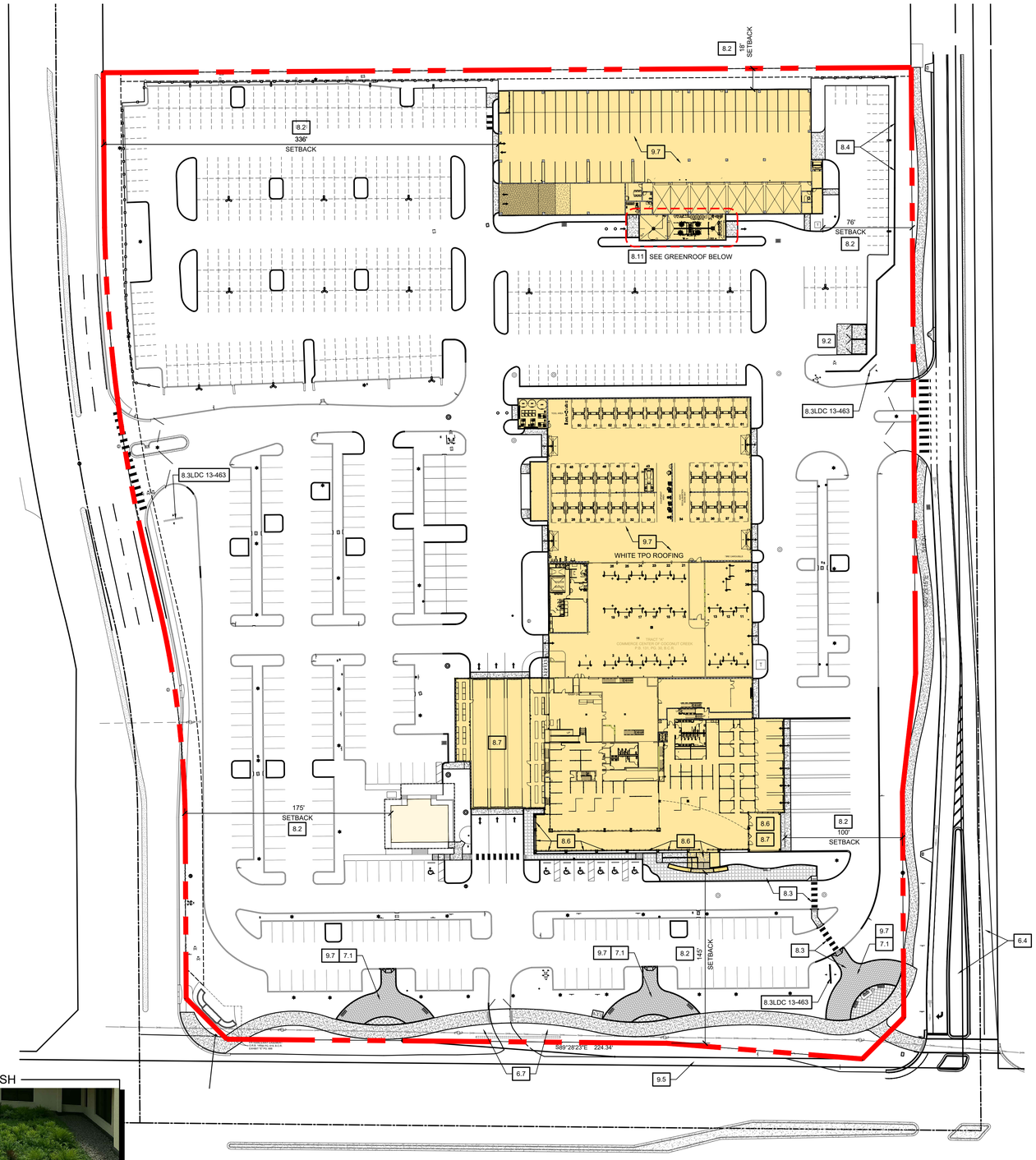
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ENLARGED SITE PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C2.2

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



8.11 GREENROOF ON PRIVATE CARWASH





ALTERNATIVE SOLUTIONS PLAN
SCALE: 1"= 50'

50 25 0 50 100

ALTERNATIVE SOLUTIONS

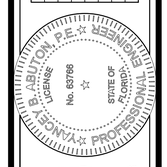
Mainstreet Design Standards	PMDD MS-T	Justification
5.1 - Land Dedication	Easement	Update Existing 28' Roadway Easement to Include 12' Meandering Sidewalk, Pavers, Landscape and Irrigation. This is an FDOT Requirement and Shall Also Include a Maintenance Agreement.
5.2.1 - Existing Wetlands	Na	No on-site wetlands.
5.2.2 - Green Space	10%	Meets code requirements.
5.2.3 - Water Features	Lakes	Adjacent lakes.
5.3 - Street Grid	Street Connectivity Per Standards	Meets code requirements.
5.4 - Development Blocks	MS-T Subdistrict Min. 4 Acres	Existing development site is 12.338 acres. Meets code requirements.
5.6 - Utilities	Utilities To Be Underground	All utilities are underground.
6.4 – Street Type D Residential 60' ROW	**Banks Road** – 11' sidewalk with 5'x5' plant beds and parallel parking spaces. 1 Accent Tree per 12' and 40% Shrub/ Ground Cover	**Banks Road**- The Transportation and Mobility Department has specifically requested an 8' sidewalk and the removal of the parallel parking spaces.
6.7 – Frontage Road (Perimeter) Greenway	**Sample Road** – 28' Greenway with a 12' sidewalk with 10' Vertical Clearance. 1 Shade Tree per 30' and 1 Accent Tree per 700 SF and 40% Shrub/ Ground Cover	**Sample Road**- We are providing the minimum required 28' Greenway. The proposed facility is setback 145' and includes an existing parking-lot. Due to existing overhead power, underground water line, large existing trees, existing sign, existing site lighting and FDOT landscape setbacks, (7) seven of the required trees have been installed internally. We have added bicycle parking, lighting, seating and a trash receptacle.
7.1 - Plaza Requirements	Provide Public Plazas and Open Space Within Mainstreet PMDD	Incorporate (3) three new public Plaza's intergraded with the pedestrian path and dealership vehicle display.
7.2 - Open Space Requirements	Provide Open Space 10% Transit Phase	Meets code requirements.
8.1.4 - Sub-District MS-T	FAR: 0.80 Building Height: 10 Stories or 120' Max	Meets code requirements. PMDD required for "Special" Land Use
8.2 - Setbacks	28' Minimum from Sample Road 10' Max. from Banks Road Parking Garage 15' Min. from Banks Road 5' Min. NW 54th Ave 5' Min Along Northern Property Line	Meets code requirement. Existing building to remain, building addition expands closer to Banks Road but does not meet the max set back of 10'. The new building addition has a setback of 100' with an additional 10' wide landscape buffer. Meets code requirement. Meets code requirement. Meets code requirement.
8.3 - Street Orientation	Street Level Façade, Transparent Emphasized Entrance	At the corner of Sample Road and Banks Road there is a direct connection to the proposed pedestrian plaza which includes a dedicated ADA Route to the main entry portal into the building.
8.4 - Location Of Uses	Parking Garages Shall Be Screened with Landscape Buffers	Landscape buffer meets code along parking garage.
8.5 - Solar Orientation	Design Building to Take Advantage of Northern Exposure	Existing building orientation to remain. Proposed Toyota addition faces south towards Sample Road
8.6 - Shading	Provide Overhangs or Awnings on Buildings to Shade Windows	Overhangs are utilized along the main façade windows along with the entry portal which creates a large shade area around the facility main entry. This facility will also be using low-e Solarban 90 glazing which is the latest evolution in solar control.
8.7 - Air Movement	Design Building to Allow for Natural Air Flow Thru the Breezeways	The service drive will act as a breezeway for natural air flow and will also have (3) HVLS fans. The main entry portal is open on 3 sides and will also provide an air movement breezeway.
8.8 - Materials	Use Two Different Materials on Façade	Meets code requirements.
8.9 – Fenestration	Commercial Buildings Shall Have Glass and Doors Along Front of Building	The existing Showroom is elevated at 42" above existing exterior grade. The proposed glass extends down to the finished floor of the showroom providing full view which meets the design intent of the MSDS.
8.10 - Articulation	Provide Building Articulation and Changes to Facade	Meets code requirements with multiple buildings with different facades.
8.11 - Roof Tops	Use Light Colored/ High Albedo Materials	Meets code requirements.
8.12 - Signage	Per PMDD Criteria	Meets code requirements.
8.13 - Lighting	Provide On Site Pedestrian and Parking-Lot Lighting	All lot lighting will be upgraded to high quality Dark Sky compliant led lighting which uses full cut-off fixtures around the perimeter.
8.14 - Parking Elements	Provide Parking Per Code	Meets code requirements.
9.0 - LEED Certified	Obtain LEED Certification	Shall meet code requirements.
9.1 - Education Campaign	Provide Green Element Educational Information	Meets code requirements.
9.2 - Recycling	Provide Onsite Recycling Program	Recycling provided on site Meets code requirements.
9.3 - Stormwater Management (SHEETS C3.0-C3.1)	Provide Stormwater Management for Site Drainage	Existing drainage system utilizing existing lakes and upgraded infiltration.
9.4 - Reduce Site Disturbance	Comply With LEED Sustainable Site Credit 5	Proposal for building addition over existing parking-lot. Green elements are included.
9.5 - Alternative Transportation	Provide Pedestrian Bicycle Transportation	Pedestrian access to building and bike rack & bike lane in roadway.
9.6 - Light Pollution (SHEETS C4.2-C4.3)	Lights Face Downward and Avoid Night Sky Pollution	Meets code requirements.
9.7 - Reduce Heat Islands	Provide Green Roofs, Pervious Pavement or Parking Garages	Alternative design uses white TPO roofs, mature trees, pervious pavement and parking garage. Meets code requirements.
9.8 - Water Conservation	Design To Meet LEED Water Efficiency Credit 1	Meets code requirements.
9.9 - Energy Efficiency	Exceed Building Code Efficiency By 10%	Meets code requirements.
9.9.5 - Indoor Air Quality	Use Low Voc Materials, No Smoking, Isolate Janitor Rooms, Permanent Temperature and Humidity Sensors	Meets code requirements.
LDC 13.443(5) F. Building Landscape (SHEETS C5.0-C5.1)	10' Minimum Around Building with 1 Tree, 20 Shrubs and 30 Ground Cover Plants per 40 LF	Allow 10' landscape to be offset from the southern façade to allow the ADA parking spaces adjacent to the main entry. The required landscape shall be shifted to the east side of the entry portal along the southern side of the building.
LDC 13-443(11) Street Trees	1 Tree Required per 40 LF within 10' of the Right of Way 280' / 40' = 7 Required Trees	There is an existing concrete sidewalk and 10' Utility Easement adjacent to the Right of Way. There are 6 existing Palm Trees which equal 2 Trees. We shall install 5 new trees on the back side of a proposed 6' high concrete screening wall which will total the Required 7 Trees.
LDC Sec. 13-443 Minimum landscape requirements for zoning districts 13) Minimum Landscape Requirements for Zoning Districts. Roadway Landscape Buffer Standards.	**Required:** Such buffer areas shall be separate and distinct from and in addition to, other landscaping and landscape strips which may be required by this subdivision. **PMDD:** The required roadway landscape buffer width shall be permitted to coincide with the existing perimeter landscape buffer width, not in addition to.	The property is an existing auto dealership. The proposed modifications do not alter the use of the property. The existing auto dealership use is uniquely dependent on maintaining adequate parking and circulation and meeting the roadway landscape buffer width along N.W. 54th Avenue would reduce this capacity. Applicant will meet landscaping quantity requirements.
LDC Sec. 13-443(13)(a) Minimum Landscape Requirements for Zoning Districts. Roadway Landscape Buffer Standards. And Section 13-331(g) (1) Landscape buffers along major or minor streets.	**Required:** Roadway landscape buffer widths shall conform to section 13-331(g). Section 13-331(g) (1) Landscape buffers along major or minor streets: •The following landscape buffers are required in all zoning districts per right-of-way width: ROW 16-119' : 20' Landscape Buffer. **PMDD:** The required roadway landscape buffer width shall be permitted to coincide with the existing perimeter landscape buffer width.	The property is an existing auto dealership. The proposed modifications do not alter the use of the property. The existing auto dealership use is uniquely dependent on maintaining adequate parking and circulation and meeting the roadway landscape buffer width along N.W. 54th Avenue would reduce this capacity. Applicant will meet landscaping quantity requirements
LDC Sec. 13-443(13)(b)	**Required:** Roadway landscape buffers shall be shown and delineated as separate parcels on all plats and site plans. All building,	The property is an existing development site that has been developed as an auto dealership for decades. The proposed modifications do not alter the use of
Minimum Landscape Requirements for Zoning Districts. Roadway Landscape Buffer Standards.	structure and vehicular use setbacks shall be measured from the interior parcel line, not the property line. At time of plat and site plan, all buffer parcels shall be noted to include ownership and the perpetual maintenance responsibility of the owner or assigns. **PMDD:** Roadway landscape buffers shall not be shown as a separate parcel and all building, structure and vehicular use setbacks shall be measured from the property line	the property. Further, Section 4.2 of the MainStreet Design Standards indicates that future redevelopment should not impact existing uses. Applicant will meet landscaping quantity requirements
LDC 13-463 - Street Signage	Existing Sign Structures to Remain	Additional directional signs to be provided. Existing monument signs shall be refaced, under separate permit to meet LDC 13-463.

(SEE TOYOTA COCONUT CREEK BUILDINGS EXHIBIT I FOR ADDITIONAL BUILDING DETAILS)

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CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
4	01.26.2026	PER CITY OF COCONUT CREEK



Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

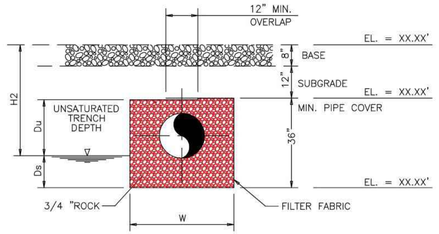
CONTRACT DATE:
JANUARY 10, 2024

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ALTERNATIVE SOLUTIONS PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C2.3



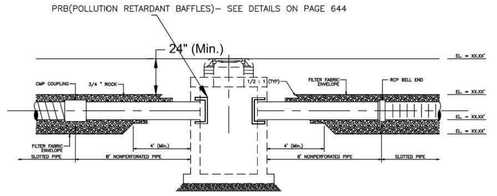
L= LENGTH OF TRENCH REQUIRED (FEET)
V= VOLUME TREATED (ACRE – INCHES)
W= TRENCH WIDTH (FEET)
K= HYDRAULIC CONDUCTIVITY (CFS/FT^2– FT. HEAD)
H_2= DEPTH TO WATER TABLE (FEET)
Du= NON–SATURATED TRENCH DEPTH (FEET)
Ds= SATURATED TRENCH DEPTH (FEET)

N.T.S

UTILITIES & ENGINEERING DEPARTMENT
5295 JOHNSON ROAD
COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
FAX NO: 954-571-4146
www.coconutcreek.net

EXFILTRATION TRENCH WITHOUT PIPE

STANDARD DETAILS | DWG. NO. 641
DATE: January 2024

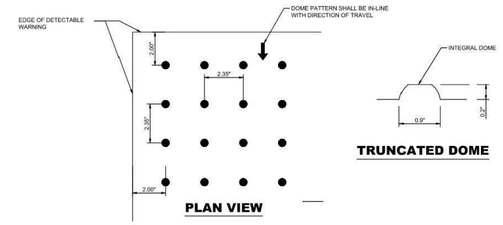


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EXFILTRATION TRENCH
LONGITUDINAL SECTION FOR BOTH
CMP AND RCP

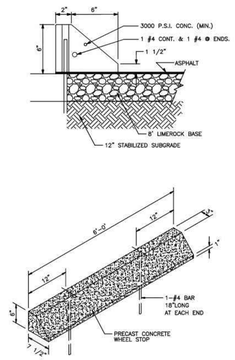
STANDARD DETAILS | DWG. NO. 642
DATE: January 2024



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DETECTABLE WARNING

STANDARD DETAILS | DWG. NO. 623
DATE: January 2024

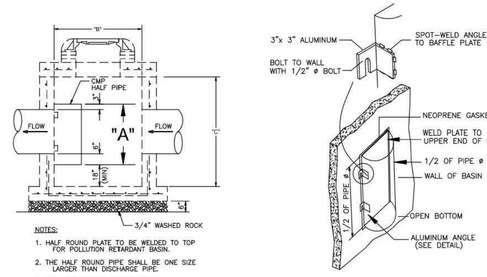


NOTES:
1. CONCRETE STRENGTH SHALL BE 3,000 P.S.I.

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WHEELSTOP

STANDARD DETAILS | DWG. NO. 640
DATE: January 2024



NOTES:
1. HALF ROUND PLATE TO BE WELDED TO TOP FOR POLLUTION RETARDANT BASIN.
2. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
3. FOR STRUCTURE'S CONSTRUCTION DIMENSIONS AND SPEC'S., SEE PRECAST CATCH BASIN DETAIL.
4. WEEP HOLES ARE NOT PERMITTED WHEN WORKING IN AN EXISTING STRUCTURE CONTRACTOR SHALL SEAL ALL EXISTING WEEP HOLES WITHIN STRUCTURES

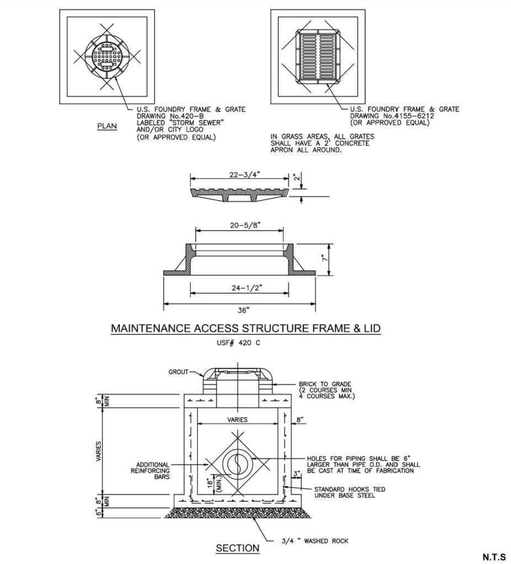
PIPE DIAMETER	BAFFLE SCHEDULE "A"	"B"	"C"
15"	27"	24"	37"
18"	30"	24"	37"
24"	36"	36"	36"
30"	42"	36"	42"
36"	48"	42"	54"
42"	56"	56"	56"
48"	60"	48"	60"
60"	72"	72"	72"

N.T.S

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POLLUTION RETARDANT BAFFLE

STANDARD DETAILS | DWG. NO. 644
DATE: January 2024

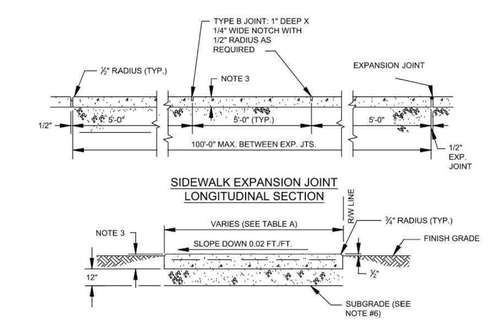


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PRECAST DRAINAGE MAINTENANCE ACCESS STRUCTURE

STANDARD DETAILS | DWG. NO. 651
DATE: January 2024



SIDEWALK SECTION

TABLE A - SIDEWALK WIDTH	
WIDTH	ROADWAY APPLICATION
5'	LOCAL STREET ACCESSES
5'	TWO-LANE COLLECTOR
5'	FOUR-LANE COLLECTOR
5'	ARTERIAL ROADWAYS

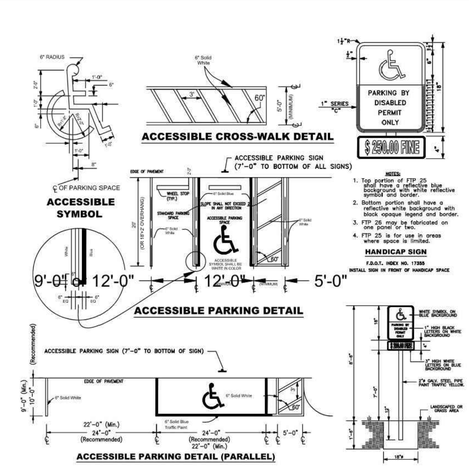
SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS

NOTES
1. CONCRETE TO BE TYPE I 3000 P.S.I. MIN
2. USE OF REINFORCED CEMENT IS PROHIBITED
3. 4" THK. MIN. (TYP.); 6" THK. AT DRIVEWAYS, EXTENDED TWO-FEET BEYOND DRIVE, ON BOTH SIDES.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE; AT ADJOINING STRUCTURES; AND, AT THE END OF DAYS WORK.
6. EXISTING SUB-GRADE TO BE MECHANICALLY COMPACTED TO 95%OF MAX. PER AASHTO T-99 PROCTOR AND DENSITY TESTED

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TYPICAL SIDEWALK

STANDARD DETAILS | DWG. NO. 605
DATE: January 2024



NOTES:
1. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FLORIDA BUILDING CODE, ADAAG, AND CITY OF COCONUT CREEK ORDINANCES.
2. ALL LINES TO BE 6" SOLID IN COLOR SPECIFIED

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STANDARD ACCESSIBLE PARKING

STANDARD DETAILS | DWG. NO. 622
DATE: January 2024

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CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK

BRIAN J. ABUTON, P.E. ☆ No. 63786 ☆ STATE OF FLORIDA ☆ LICENSE ☆ ENGINEER ☆ PROFESSIONAL

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

36 YEARS
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Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

CITY DETAILS

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C2.4

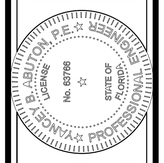
LAND DEVELOPMENT CODE - Section 13-320: Green Building Construction	
GREEN STANDARDS	**DESCRIPTION** (description of use in development)
13-320(b)(1)	
LEED Accredited Professional	Taylor Ralph, REAL Building Consultants, LEED Consultant. Certificate attached
Sustainable Site Development	
Construction Pollution Prevention	The project includes an Erosion Control Plan in the drawings and follows ESC requirements strictly; silt fencing and tree protection will be maintained regularly, dirt will be piled, gravel/rocks will be placed at the entry to the site, the site will be watered during dry periods, and inlets and storm drains will be protected. The general contractor will regularly check on silt fencing, inlet protection, and tree protection measures to ensure that they remained in good shape, especially after heavy rain.
Construction site materials recycling	During construction, the general contractor will segregate all waste generated and recycle the appropriate materials. The contractor will divert at least 50%-75% of demolition debris and construction waste during new construction phases.
Stormwater management	The stormwater system on this project collects through area inlets and retained underground in an exfiltration trench. A portion of this system will be removed for this construction and we will repace with new exfiltration system with a larger capacity. This stormwater will be treated through exfiltration and any overflow will discharge at a controled rate to the existing Master Stormwater system to the northwest.
Alternative transportation	6 protected bike racks will be installed on the west side of the building to accommodate 12 bikes as well as 3 showers with locker rooms will allow commuters to change before work.
Minimizing heat island effect	Material that has a high reflection value will be utilized for all building roofs and select hardscapes. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site. The existing site has mature canopy trees which already reduce the heat island effects normally found on new construction sites. These trees will remain on site to provide continuous shade in the parking lot.
Water Efficiency	
Innovative water technologies	Sensors and high efficient sprinklers will be provided for irrigation.
Water efficient	High efficiency plumbing fixtures throughout and the utilization of low flow toilets will reduce water use by over 30%.
Energy Efficiency	
Minimum energy performance	The energy simulation demonstrated substantial energy savings, achieving an overall reduction in energy consumption of over 40% and energy cost savings of over 35%, compared to the ASHRAE 90.1-2010 baseline. These savings are primarily driven by the efficient HVAC systems, optimized fan usage, and improved lighting design.
On-site renewable energy	Photovoltaic solar panels was considered during the design phase but it was not selected because of budget purposes.
Indoor Environmental Quality	
Indoor air quality	Low emitting materials will be used for ceiling and wall systems, paints and coating. Low-VOC paints and coatings and zero-formaldehyde wood products are specified for a healthier indoor environment. Building materials will be sourced to be transparent and environmentally sensitive, including materials with Environmental Product Declarations, Healthy Product Declarations and third-party verified low-emitting and healthy materials.
Materials and Recycling	
Recycling of demolition waste	In order to reduce the amount of waste created during construction-related activities, and sent to the landfill, this project will aim to salvage and recycle as much as possible during demolition phase, limit the amount of waste brought onto the site created during construction and reduce the amount of waste sent to a landfill.
Storage and collection of recyclables post occupancy	The building will have an onsite recycling program for paper, cardboard, glass, plastics, metals, e-waste and lamps (as required), along with tires and oil.
Building re-use	Approximately 24% of the building will remain as is and is being reused, approximately 14% of the building will be renovated and 62% of the building will be new construction.
Regional materials	The project will source as many local products as possible including concrete and steel which can traditionally be sourced locally.
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	[SIGNATURE OF ARCHITECT/OWNER]
Resolution 2020-063	
Green Event Checklist	Develop a check list to ensure sustainable event planning.
Water Fountains	Provide smart water fountains/touchless bottle refill stations.
Purchasing	Commit to green products (no polystyrene) and earth-friendly cleaning supplies.
Other	

GREEN PLAN ACTION ITEMS	
ACTION ITEMS	**DESCRIPTION** (description of use in development)
Action 1.6 – Ensure 100% of new development projects throughout the City contain *conspicuous displays of green technology* that function in the project design while providing a social, artistic, and environmental value.	Provide a comprehensive wall sign which illustates all of the Green Technology used within the site and building. Sample signage is attached for your review.
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	The existing site has mature canopy trees already in place. The proposed Toyota Dealership development will replace the canopy removed from the building addition on site. Additional trees are planted in the proposed landscape islands to improve tree canopy within the site. Any previously existing trees that have died since the dealership was constructed as shown on the original landscape plan will be planted with this building development.
Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (i.e. high albedo paint or product on roof)	Material that has a high reflection value will be utilized for the roofs on the property. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site.
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	During construction, the general contractor will segregate all construction waste generated, and recycle the appropriate materials. After occupancy, the building will have an onsite recycling program for paper, cardboard, glass, plastics, metals, e-waste and lamps (as required), along with tires and oil.
Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.	During construction, the general contractor will segregate all construction waste generated, and recycle the appropriate materials. The solid waste hauler will provide recycling service during construction. 50-75% of the demolition and debris will be diverted away from the landfill.
Action 6.2 – Bicycle parking on site	6 protected bike racks will be installed on the west side of the building to accommodate 12 bikes as well as 3 showers with locker rooms will allow commuters to change before work.
Action 6.4 – Alternative vehicle parking/EV charging stations	We are providing 12 new dedicated EV parking spaces throughout the site.

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CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK



Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

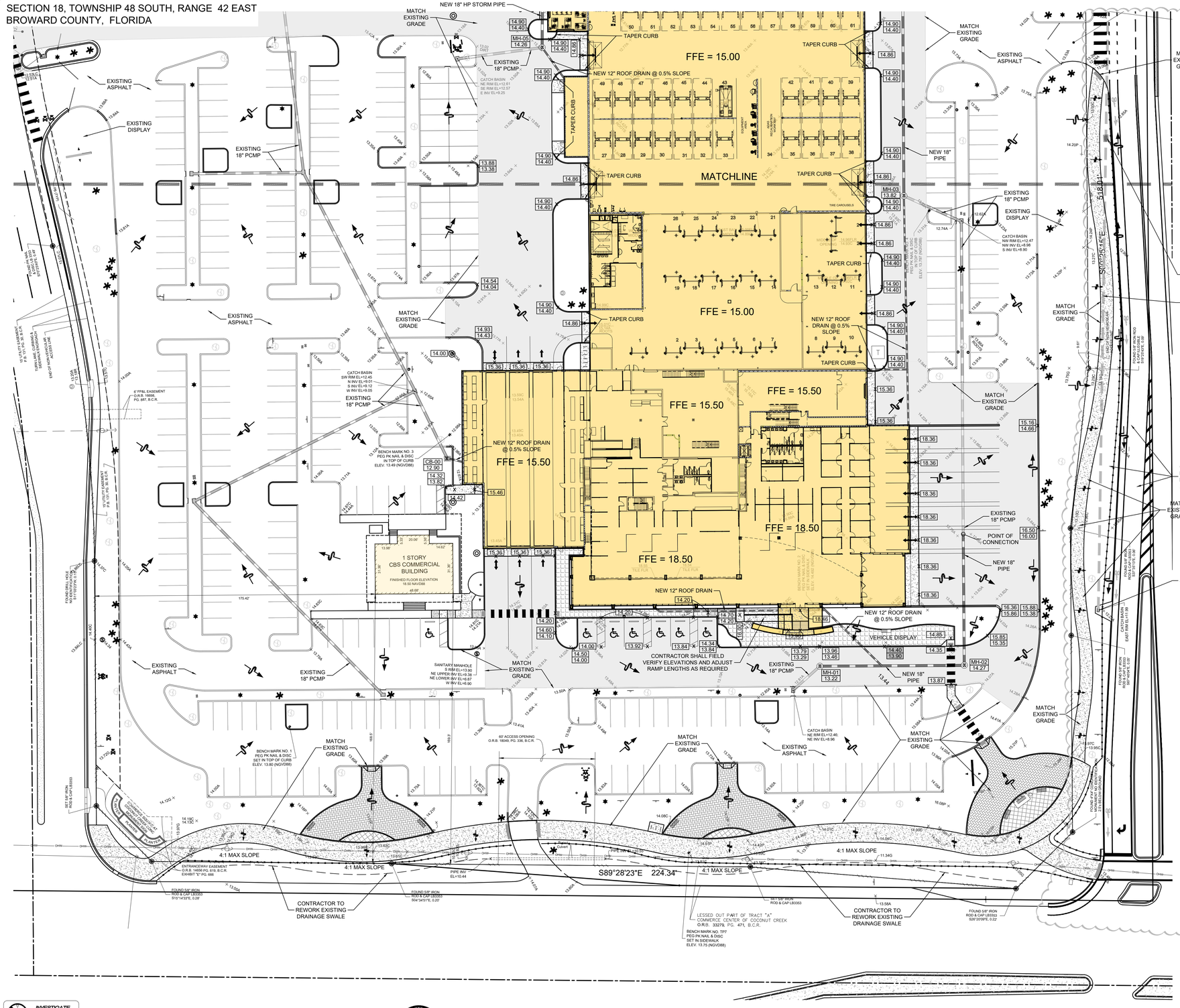
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CITY DETAILS

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C2.5

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA


FFE = 15.00
FFE = 15.00
FFE = 15.50
FFE = 15.50
FFE = 18.50
FFE = 18.50
MATCHLINE
NEW 18" HP STORM PIPE
NEW 12" ROOF DRAIN @ 0.5% SLOPE
NEW 12" ROOF DRAIN @ 0.5% SLOPE
NEW 12" ROOF DRAIN @ 0.5% SLOPE
NEW 12" ROOF DRAIN
NEW 12" ROOF DRAIN @ 0.5% SLOPE
NEW 18" PIPE
NEW 18" PIPE
TAPER CURB
MATCH EXISTING GRADE
EXISTING ASPHALT
EXISTING DISPLAY
EXISTING 18" PCMP
EXISTING 18" PCMP
EXISTING 18" PCMP
EXISTING 18" PCMP
EXISTING ASPHALT
EXISTING ASPHALT
EXISTING ASPHALT
MH-05
MH-03
MH-02
MH-01
CB-001
1 STORY CBS COMMERCIAL BUILDING
FINISHED FLOOR ELEVATION 18.50 NAVD88
VEHICLE DISPLAY
POINT OF CONNECTION
CONTRACTOR SHALL FIELD VERIFY ELEVATIONS AND ADJUST RAMP LENGTHS AS REQUIRED
CONTRACTOR TO REWORK EXISTING DRAINAGE SWALE
CONTRACTOR TO REWORK EXISTING DRAINAGE SWALE
CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS VS PROPOSED ROADWAY PLANS AND PROVIDE POSITIVE FLOW
INSTALL NEW DOGHOUSE STRUCTURE OVER EXISTING 24" RCP STORMWATER LINE RIM=12.5'; FIELD VERIFY INV.
EXISTING 24" RCP TO REMAIN
EXISTING STRUCTURE TO REMAIN
4:1 MAX SLOPE
4:1 MAX SLOPE
4:1 MAX SLOPE
4:1 MAX SLOPE
S89°28'23"E 224.34'
S01°35'35"E 518.01'
ENTRANCEWAY EASEMENT O.R.B. 14656 PG. 615, B.C.R. EXHIBIT "E" PG. 666
6' FP&L EASEMENT O.R.B. 16808, PG. 887, B.C.R.
60' ACCESS OPENING O.R.B. 18049, PG. 336, B.C.R.
LESSED OUT PART OF TRACT "A" COMMERCE CENTER OF COCONUT CREEK O.R.B. 33279, PG. 471, B.C.R.
BENCH MARK NO. 1 PEG PK NAIL & DISC SET IN TOP OF CURB ELEV. 13.80 (NGVD88)
BENCH MARK NO. 2 PEG PK NAIL & DISC IN TOP OF CURB ELEV. 13.49 (NGVD88)
BENCH MARK NO. 3 PEG PK NAIL & DISC SET IN SIDEWALK ELEV. 13.75 (NGVD88)
BENCH MARK NO. TP7 PEG PK NAIL & DISC SET IN SIDEWALK ELEV. 13.75 (NGVD88)
SANITARY MANHOLE S. RIM EL=13.90 NE UPPER INV EL=6.38 NE LOWER INV EL=6.87 W INV EL=6.90
CATCH BASIN NE RIM EL=12.61 SE RIM EL=12.57 E INV EL=9.25
CATCH BASIN SW RIM EL=12.45 N INV EL=9.01 S INV EL=9.12 W INV EL=9.05
CATCH BASIN NW RIM EL=12.47 NW INV EL=8.98 S INV EL=8.90
CATCH BASIN NE RIM EL=12.46 NE INV EL=8.96
CATCH BASIN EAST RIM EL=11.99
PIPE INV EL=10.44
PIPE INV EL=10.35
FOUND 5/8" IRON ROD & CAP LB3353 S15°19'22"W, 0.18'
FOUND 5/8" IRON ROD & CAP LB3353 S10°14'33"E, 0.28'
FOUND 5/8" IRON ROD & CAP LB3353 S04°34'51"E, 0.20'
FOUND 5/8" IRON ROD & CAP LB3353 S29°30'09"E, 0.02'
SET 5/8" IRON ROD & CAP LB3353
FOUND 5/8" IRON ROD & CAP LB3353 S29°30'09"E, 0.02'

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

LEGEND

DIRECTION OF FLOW

PROPOSED ELEVATION @ PAVEMENT — TOP OF CURB 55.00 / EDGE OF PAVEMENT 55.00

EXISTING ELEVATION 104.63

CONCRETE CATCH BASIN (FDOT STANDARD PLAN INDEX 425-052)

ADS PERFORATED HDPE STORM PIPE AASHTO CLASS II PERFORATION (SEE TABLE FOR SIZES)

STORMWATER PIPE TABLE

STORMWATER PIPE REMOVED AS SHOWN ON THE DEMOLITION PLAN SHEET C1.1 AND C1.2 = 693 LF

STORMWATER PIPE INSTALLED PER TABLE ON THIS SHEET 721 LF

CALCULATIONS FOR STORM SEWER DESIGN

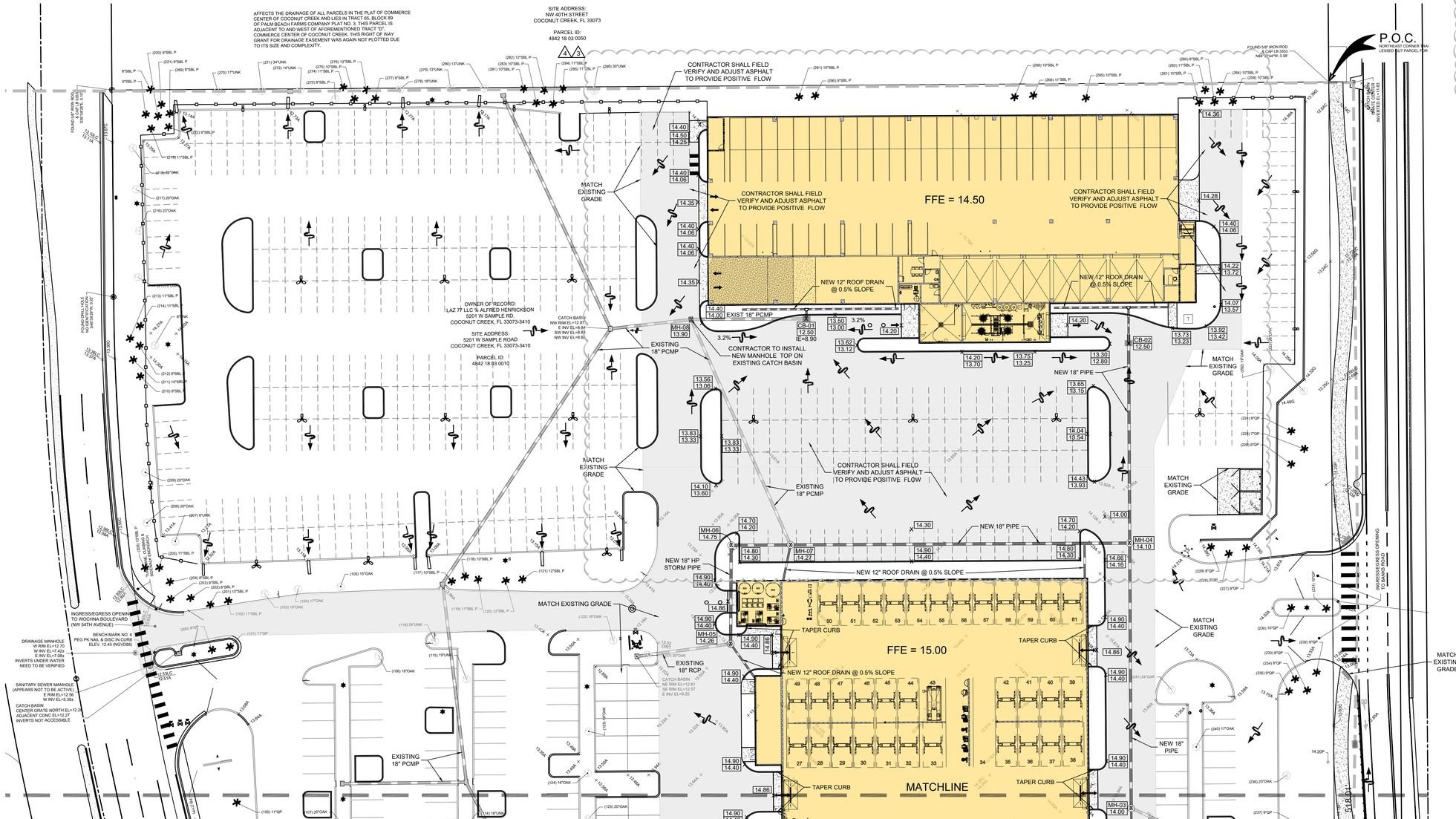
FROM PIPE INLET				TO PIPE INLET				
LOCATION	TOP ELEV.	INVERT UP		LOCATION	INVERT DN		PIPE SIZE n = 0.013	LENGTH
★ MH-01	13.12	8.95		MH-02	8.90		18"	90'
MH-02	14.27	8.90		EXISTING	8.86		18"	82'
★ MH-03	14.00	9.00		MH-04	9.15		18"	150'
MH-04	14.60	9.15		MH-07	9.12		18"	191'
★ MH-05	14.26	9.15		MH-06	9.12		18"	56'
MH-06	14.75	9.12		MH-07	9.12		18"	34'
★ MH-07	14.27	9.12		EXISTING	9.12		18"	-
CB-02	12.50	9.20		MH-04	9.15		18"	118'
							TOTAL =	721'

★ CONNECTION TO EXISTING PERFORATED CORRUGATED METAL PIPE.

CATCH BASIN TABLE

FROM PIPE INLET				
LOCATION	TOP ELEV.	INVERT ELEV.	FDOT TYPE	PIPE SIZE n = 0.013
★ CB-00	12.90	9.22	C	18"
★ CB-01	12.50	8.90	C	18"
CB-02	12.50	9.12	C	18"

★ CONNECTION TO EXISTING PERFORATED CORRUGATED METAL PIPE.



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"CALL SUNSHINE STATE ONE"
1-800-432-4770
SUNSHINE ONE, INC.
FL STATUTE 553.851 (1)(A)(V), REQUIRES MIN. OF TWO FULL BUSINESS DAYS NOTICE BEFORE YOU EXCAVATE.

NORTH

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"= 30'

30 15 0 30 60

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
2	04.24.2025	PER CITY OF COCONUT CREEK
3	09.18.2025	PER CITY OF COCONUT CREEK
4	01.26.2026	PER CITY OF COCONUT CREEK

BRIAN J. ABUTON, P.E. ☆ No. 63786 ☆ STATE OF FLORIDA ☆ PROFESSIONAL ENGINEER ☆ LICENSE

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

36 YEARS DELIVERING INNOVATIVE DESIGN NATIONWIDE
Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY • FL. (727) 938-1516 • FL COA NO. 00005168 & LICENSE NO. AA-C001747

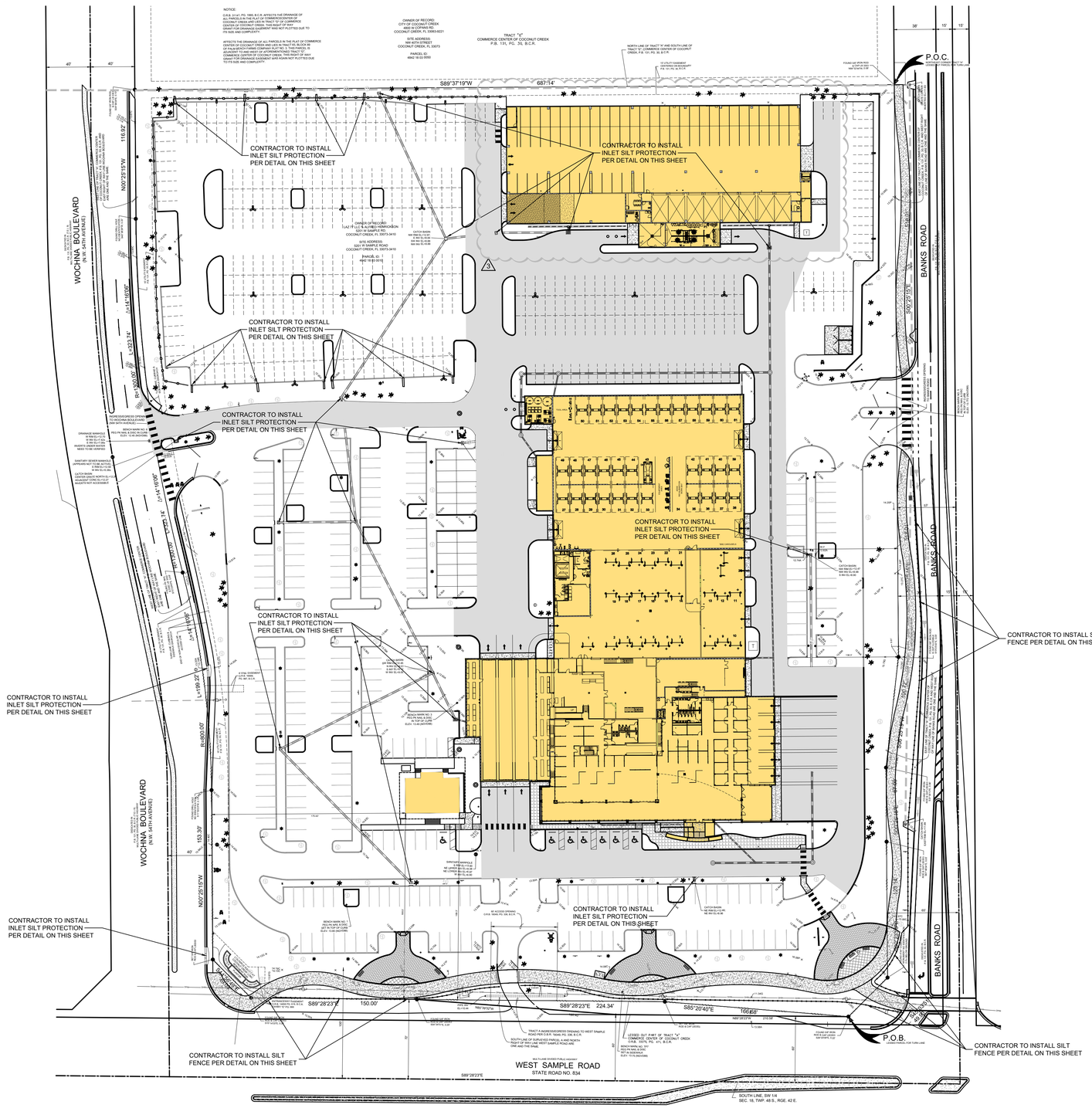
PAVING, GRADING & DRAINAGE PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO. 2023-07

SHEET NO. C3.1

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



EROSION CONTROL NOTES

1. THE PERIMETER CONTROLS (SILT FENCE AND HAY BALES) SHALL BE INSTALLED AROUND THE ENTIRE AREA TO BE DISTURBED, AS SHOWN.
2. HAY BALES TO BE PROVIDED AROUND THE NEW CATCH BASINS IMMEDIATELY AFTER THE BASINS ARE INSTALLED AND TEMPORARILY REMOVED FOR PAVEMENT INSTALLATION.
3. HAY BALE BARRIERS SHALL BE PROVIDED IN EXISTING UPLAND DITCHES DURING PIPE PLACEMENT AND DITCH FILLING OPERATIONS. SEE DETAIL ON SHEET C1.2.
4. WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER OR SANITARY WASTE ARE TO BE PROPERLY CONTROLLED AND NOT DISCHARGED TO THE DRAINAGE DITCHES.
5. TRUCKING OF SEDIMENTS AND GENERATION OF DUST BY OFF-SITE VEHICLES SHALL BE MINIMIZED.
6. PROVIDE TEMPORARY DISTURBED AREA STABILIZATION BY SPREADING RYE GRASS SEED AT THE RATE OF 168 LBS PER ACRE.
7. THE APPLICATION, GENERATION AND MIGRATION OF TOXIC SUBSTANCES SHALL BE LIMITED AND PROPERLY STORED AND DISPOSED OF.
8. EROSION CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER THROUGHOUT THE CONSTRUCTION. MAINTENANCE SHALL BE PERFORMED AS NEEDED. DEVICES SHALL BE REPAIRED AND/OR REPLACED AS REQUIRED. MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE DEVICE.
9. ALL EFFORTS MUST BE UNDERTAKEN TO PREVENT ANY EROSION OR TURBID WATER FROM BEING DISCHARGED INTO WETLANDS AND/OR WATERS OF THE COUNTY. TURBID DISCHARGES THAT EXCEED 50 JTU'S (JACKSON TURBIDITY UNITS) OR 29 NTU'S (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVELS SHALL NOT BE EXCEEDED. HAY BALES, SILT FENCES OR OTHER EPC APPROVED METHODS OF EROSION/TURBIDITY CONTROL ARE REQUIRED. CONTROLS SHOWN ARE MINIMUM REQUIREMENTS. INSTALLATION AND MAINTENANCE OF ADEQUATE CONTROLS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTROLS SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL ALL LOOSE SOILS HAVE STABILIZED. CONTROL DEVICES SHALL BE INSPECTED REGULARLY AND MODIFIED AS REQUIRED FOR PROPER OPERATION.

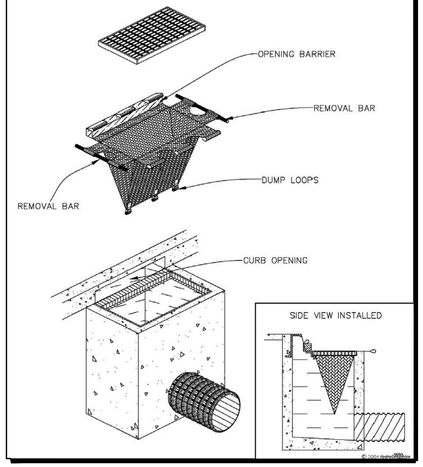
EROSION CONTROL

TREE BARRICADES AND EROSION CONTROL: ALL EROSION CONTROL MEASURES (SILT BARRIERS) AND TREE BARRICADES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ENCROACHMENT OR FAILURE TO MAINTAIN THESE BARRICADES COULD RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED AT THE END OF EACH WORKING DAY. HAY BALES SHALL BE INSTALLED ONCE PERIMETER GRADING IS COMPLETED. STORMWATER FACILITIES SHALL HAVE HAY BALES PLACED AROUND THEIR ENTRANCES TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORMWATER SYSTEM. HAY BALES SHALL BE PLACED ALONG THE PERIMETER OF ALL DOWNSTREAM BOUNDARIES TO PROVIDE FILTRATION OF RUNOFF DURING CONSTRUCTION. THE HAY BALES SHALL REMAIN IN PLACE UNTIL THE ENGINEER HAS APPROVED THE VEGETATIVE COVER ALONG EMBANKMENTS PROVIDING RUNOFF TO THE PERIMETER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOIL EROSION CONTROL DEVICES. IF AT ANY TIME DRAINAGE STRUCTURES OR EROSION CONTROL DEVICES BECOME DAMAGED OR INOPERABLE, IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR THEM.

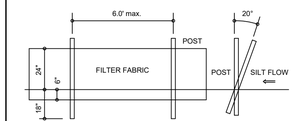
THE CONTRACTOR IS EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY EROSION OR SEDIMENT LEAVING THE SITE. CLEARED AREAS SHALL BE STABILIZED EARLY IN THE CONSTRUCTION PROCESS AND IF NATURAL PRECIPITATION DOES NOT PROVIDE PERIODIC WETTING OF THE SITE, THEN THE CONTRACTOR SHALL PROVIDE A METHOD OF SPRAYING THE SITE TO PREVENT WIND EROSION. CONTRACTOR SHALL CLEAR ONLY THAT AREA SHOWN TO BE CLEARED ON THE PLAN. CARE SHALL BE TAKEN TO DISTURB THE EXISTING VEGETATION IN ONLY THOSE AREAS UNDER CONSTRUCTION AT THAT TIME.

ALL CLEAR SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3 1/2) FEET IN HEIGHT. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE LOCAL GOVERNMENT. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.

INLET INSERT DETAIL



SILT FENCE DETAIL



1. FILTER FABRIC TO CONFORM WITH F.D.O.T. SPECIFICATIONS (SEC. 985)
2. POSTS TO BE 2"x4" WOOD POST OR 1.3 LB/FT STEEL POST.
3. POST POSITION TO BE CANTED (20°) OR VERTICAL (90°).
4. DO NOT DEPLOY IN A MANNER THAT SILT FENCE WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATER COURSES.

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TOLL FREE
FL STATUTE 553.851 (1979) REQUIRES MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

NORTH

STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1"= 50'

50 25 0 50 100

100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
2	04.24.2025	PER CITY OF COCONUT CREEK
3	09.18.2025	PER CITY OF COCONUT CREEK

B. ABUTON, P.E. ENGINEER
No. 63786
STATE OF FLORIDA
PROFESSIONAL

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

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Spring Engineering
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3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C0017477

STORM WATER POLLUTION PREVENTION PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C3.2

NPDES SOIL EROSION CONTROL AND POLLUTION PREVENTION NOTES

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL STANDARDS. AN EPA EQUIVALENT NOTICE OF INTENT LETTER SHALL BE POSTED IN THE JOB TRAILER AT ALL TIMES. THIS SITE SHALL BE PROTECTED BY MEANS DESCRIBED IN THE ACCOMPANYING PLANS. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER OF RECORD MUST BE CONTACTED.

A COPY OF THIS SHEET AND THE EROSION CONTROL PLAN MUST BE KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. ANY CHANGES MADE TO THIS PLAN MUST BE NOTED, DATED, AND INITIALED BY THE GENERAL CONTRACTOR.

I. GENERAL

THE PROPOSED PLAN INCLUDES THE EXPANSION OF AN EXISTING 39,315 SF TWO STORY AUTOMOTIVE SALES AND SERVICE FACILITY ON A 12.388 ACRE SITE. THE EXISTING BUILDING WILL BE INCREASED TO 97,991 SF AND AN ADDITIONAL 271,969 SF PARKING GARAGE WITH CARWASH BUILDING W/ ASSOCIATED PARKING, STORM WATER AND UTILITY INFRASTRUCTURE .

THE INTENT OF THIS PLAN IS TO CONTROL EROSION AND RESULTING SILT TRANSPORTATION OFF SITE. THE ITEMS INDICATED ARE THE ENGINEERS BEST ESTIMATE OF REQUIREMENTS. MORE CONTROL MAY BE NEEDED DEPENDING ON SITE CONDITIONS, SEASON, ETC. CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY TO COMPLY WITH THIS INTENT. ALL CHANGES TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE NOTED.

A. BEST MANAGEMENT PRACTICES PLAN WITH ALL SEDIMENT AND EROSION CONTROL PLANS SHALL BE KEPT ON-SITE WITH COPIES OF ALL INSPECTION REPORTS.

B. EXISTING TOPOGRAPHY AND PROPOSED TOPOGRAPHY ARE SHOWN ON THE GRADING PLAN.

C. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTURBING ACTIVITY TAKING PLACE.

D. OTHER LOCAL, STATE OR FEDERAL STATUTES OR REQUIREMENTS THAT MAY AFFECT THE PERMIT REQUIREMENTS FOR THIS SITE:

1. NPDES CONSTRUCTION STORM WATER MANAGEMENT DISCHARGE CRITERION
2. UNITED STATES ARMY CORPS OF ENGINEERS
3. LOCAL SEDIMENT CONTROL ORDINANCES
4. HAZARDOUS WASTE CONCERNS
5. PROTECTED SPECIES, HISTORICAL PRESERVATION, ETC.

E. MATERIAL NEEDS AFFECTING ENVIRONMENTAL ASPECTS OF THE SITE

1. HAUL-IN/HAUL-OFF
2. TOPSOIL SPOIL OR HAUL-IN

F. PLANNED PHASES OF CONSTRUCTION

1. FLAG ALL WORK LIMITS.
2. CALL THE STATE UTILITY PROTECTION SERVICE TO VERIFY LOCATION OF ANY EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. NOTIFY SEDIMENT CONTROL INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO START OF CONSTRUCTION.
4. IDENTIFY AND PROTECT ALL EXISTING VEGETATION TO REMAIN.
5. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER RUNOFF CONTROLS. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
7. INSTALL STORM DRAINAGE PROTECTION.
8. CLEAR AND STABILIZE CONSTRUCTION ACCESS.
9. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING AND GRADING.
10. APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURE IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK MAY BE DELAYED OR IS COMPLETE. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN SEVEN (7) DAYS.
11. CONSTRUCT PARKING LOT BASE, BUILDING FOUNDATION AND INSTALL SITE UTILITIES.
12. WEATHER-IN BUILDING.
13. COMPLETE PARKING LOT CONSTRUCTION.
14. COMPLETE FINAL GRADING, STABILIZATION AND LANDSCAPING.
15. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL MEASURES.

II. IMPLEMENTATION

PLANNED CONSTRUCTION PHASING AND SPECIFIC REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.

A. PHASE 1: TOPSOIL STRIPPING AND STOCKPILING - THIS IS THE PHASE AFTER ALL DEBRIS REMOVAL. TOPOSOIL WILL BE STRIPPED AND STOCKPILED ON THE SITE. THE FOLLOWING REQUIREMENTS WILL APPLY DURING THIS PHASE OF CONSTRUCTION.I

1. CONSTRUCTION OF AN FDOT SOIL TRACKING PREVENTION DEVICE TYPE A INDEX 106 SHALL BE COMPLETED TO PREVENT SILT FROM BEING DEPOSITED ON ROADWAYS.
2. SILT FENCES AND/OR DIVERSIONS DIRECTING RUNOFF TO TEMPORARY SEDIMENT BASINS SHALL BE PLACED ON THE DOWNHILL SIDE OF WHEREVER DIRT HAS BEEN DISTURBED BY GRADING TO PREVENT SILT FROM LEAVING THE SITE. SPECIFIC ATTENTION SHOULD BE PAID TO CULVERTS AND CONSTRUCTION ENTRANCES.
3. ALL DEBRIS SHALL BE KEPT AWAY FROM DITCHES AND STREAMS TO PREVENT RUNOFF ACCUMULATION WILL NOT CARRY DEBRIS DOWNSTREAM.
4. SILT FENCES OR DOUBLE SILT FENCES SHALL BE INSTALLED ALONG THE LOW SIDE OF THE SITE WHERE RUN-OFF FROM THE WORK AREA WILL LEAVE THE SITE OR ENTER A DITCH.
5. SILT TRAPS AND SEDIMENT BASINS SHALL BE INSTALLED WHERE/IF SHOWN ON THE PLANS IN ACCORDANCE WITH DETAILS SHOWN TO CATCH AND FILTER RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
6. ADDITIONAL SILT FENCING AROUND THE STOCKPILE AREA SHOULD BE INSTALLED TO PREVENT SILT WASH OFF FROM THE SITE.

B. PHASE 2: GRADING OPERATIONS - THIS PHASE IS THAT TIME WHEN EARTH IS BEING MOVED FROM ONE PORTION OF THE SITE TO ANOTHER OR IS BEING HAULED INTO OR HAULED OFF FROM THE SITE. THIS IS A CRITICAL TIME WHEN SEDIMENT AND EROSION CONTROL FACILITIES MUST BE CONTINUALLY CHECKED TO ENSURE EFFECTIVENESS. MEASURES SHOULD BE CHANGED OUT AS OFTEN AS REQUIRED TO MEET DEMANDS OF CURRENT SITE CONDITIONS. THE FOLLOWING WILL APPLY TO THIS STAGE OF CONSTRUCTION.

1. ALL SEDIMENT CONTROL FACILITIES REQUIRED AND INSTALLED DURING PHASE 1 SHALL BE LEFT IN PLACE AND MAINTAINED AS APPROPRIATE.
2. WHENEVER A SILT CONTROL FACILITY IS REMOVED BECAUSE OF CHANGING SITE CONDITIONS IT SHALL BE IMMEDIATELY REPLACED WITH ANOTHER MEASURE OF EQUAL OR GREATER EFFECTIVENESS THAT WILL CONTRIBUTE TO THE PROGRAM OF SILT AND EROSION CONTROL.
3. CUT SLOPES SHALL BE PROTECTED BY CONSTRUCTING SWALES AT THE TOP OF CUT SLOPES TO INTERCEPT RUN-OFF. SWALES WILL BE CONSTRUCTED WITH RIP-RAP CHECK DAMS OR SILT FENCES AS NECESSARY TO PREVENT EROSION AND SILTATION.
4. FILL SLOPES SHALL BE PROTECTED BY THE CONSTRUCTION OF BERMS AT THE TOP OF ALL FILL SLOPES TO PREVENT UNCONTROLLED RUN-OFF DRAINING DOWN FACE OF SLOPES.
5. WHEN SHOWN ON PLAN, RUN-OFF DIRECTING BERMS FOR UPGRADE RUN-OFF SHALL BE CONSTRUCTED ALONG SLOPE TO DRAINS THAT WILL CARRY RUN-OFF DOWN THE SLOPE. SLOPE DRAINS SHALL HAVE INLET SILT PROTECTION TYPICAL OF OTHER SITE STORM INLET PROTECTION.
6. SILT FENCES SHALL BE IN PLACE AT THE TOE OF ALL FILL SLOPES.
7. TERRACES, BERMS AND SWALES SHALL BE CONSTRUCTED AT INTERMEDIATE LOCATIONS THROUGHOUT THE SITE AS NECESSARY TO CONTROL EROSION AND SEDIMENT TRANSPORT. THESE DIVERSION FACILITIES SHALL BE SUPPLEMENTED AS APPROPRIATE WITH SILT FENCES AND RIP-RAP FILTER BERMS TO FILTER ACCUMULATED SEDIMENT FROM RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
8. SLOPES (CUT AND FILL) THAT ARE CONSTRUCTED IN THE FINAL CONFIGURATION SHALL BE COVERED WITH FOUR INCHES (4") OF TOPSOIL AND GRASSED AND MULCHED AS SOON AS GRADING IS COMPLETED. THIS GROWING VEGETATION WILL GIVE ADDED PROTECTION TO THE SLOPE.
9. PORTIONS OF THE SITE THAT ARE GRADED TO FINAL GRADE AND ARE NOT TO RECEIVE PAVEMENT OR BUILDINGS SHOULD HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE SURFACE AND GRASSED AS SOON AS POSSIBLE IN CONSTRUCTION PROCESS. THIS PHASE OF CONSTRUCTION IS CRITICAL IN THE EROSION AND SEDIMENT CONTROL PROCESS.
10. STORM SEWERS SHOULD BE INSTALLED AS SOON AS POSSIBLE IN THE CONSTRUCTION PROCESS AND CONCURRENT TO GRADING OPERATIONS WHENEVER POSSIBLE TO ENSURE A SUCCESSFUL PROGRAM. CONSTRUCTION RUN-OFF SHALL BE DIRECTED TO STORM SEWER SYSTEM AS SOON AS POSSIBLE.

C. PHASE 3: STORM DRAINAGE AND UTILITY INSTALLATION PLAN - THIS PHASE WILL BE COMPLETED AFTER OR CONCURRENT WITH THE GRADING PHASE. THE FOLLOWING WILL APPLY TO THIS PHASE OF CONSTRUCTION.

1. ALL ASPECTS OF THE PREVIOUS PHASES SHALL BE MAINTAINED AS APPLICABLE.
2. STORM SEWERS THAT ARE INSTALLED SHALL BE PUT INTO SERVICE IMMEDIATELY. THE INLETS OF ALL STORM SEWERS SHALL BE PROTECTED WITH SILT TRAPS THAT PREVENT SEDIMENT FROM ENTERING PIPE. THIS PROTECTION CAN BE SILT FENCE OR RIP-RAP FILTER BERMS AS APPLICABLE AND SHOWN ON THE PLANS.
3. RIP-RAP AS SHOWN ON THE PLANS AND AS REQUIRED ON THE SITE WILL BE INSTALLED AT EMERGENCY SPILLWAYS TO PREVENT EROSION DUE TO OUTFLOW WATER VELOCITY. RIP-RAP SHALL BE EXTENDED DOWNSTREAM AS NEEDED TO PREVENT EROSION.
4. ADDITIONAL SILT FENCING SHALL BE INSTALLED AS NECESSARY TO PREVENT EROSION AND SILTATION RESULTING FROM STOCKPILED EXCAVATION MATERIAL FROM UTILITY INSTALLATION OPERATIONS.

D. PHASE 4: FINISH GRADING, CURB AND PAVEMENT INSTALLATION, LANDSCAPING - THIS IS THE WRAP-UP STAGE WHEN ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WILL BE PHASED OUT. THE FOLLOWING WILL APPLY TO THIS PHASE:

1. ALL FACILITIES WILL BE MAINTAINED, MODIFIED OR REMOVED WHEN APPROPRIATE.
2. SILT TRAPS AROUND DRAINAGE INLETS WILL BE MAINTAINED, MODIFIED AS NECESSARY AND REMOVED WHEN APPROPRIATE.
3. ALL AREAS NOT RECEIVING PAVEMENT OR BUILDINGS SHALL HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE AREA AND GRASSED, OR HAVE LANDSCAPING, MULCHING AND/OR SOD INSTALLED PER THE PLANS.
4. CONTRACTOR MAY TEMPORARILY COVER SOME AREAS WITH 2½" THICK GRADED AGGREGATE IN LIEU OF GRASSING FOR TEMPORARY EROSION CONTROL.

E. LANDSCAPING / SEEDING

REFER TO LANDSCAPING PLAN FOR ACTUAL REQUIREMENTS FOR THE INSTALLATION OF LIME, FERTILIZER, SEED AN MULCH. GRASSING OPERATIONS SHALL BE COMPLETED THROUGHOUT CONSTRUCTION PROCESS AT THOSE TIMES WHEN PORTIONS OF THE SITE ARE FINISHED AND READY FOR PERMANENT GROUND COVER. THIS WILL REQUIRE MULTIPLE EFFORTS BY THE GRASSING SUBCONTRACTOR TO STABILIZE ALL IMPACTED AREAS OF THE SITE IN AN ORDERLY FASHION. NO AREA OF THE SITE THAT RECEIVES FINAL GRADE SHALL BE LEFT FOR MORE THAN SEVEN (7) DAYS WITHOUT THE APPLICATION OF SEED AND MULCH.

F. INSPECTION AND MAINTENANCE INSTRUCTIONS:
THE FOLLOWING WILL APPLY TO MAINTAINING EROSION AND SEDIMENT CONTROL FACILITIES:

1. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE EFFECTIVE IN
THE EVENT OF RAINFALL. MEASURES SHALL BE INSPECTED ONCE A WEEK (MINIMUM) AND WITHIN TWENTY-FOUR (24) HOURS
AFTER EACH RAINFALL EVENT THAT IS 0.5" INCHES OR GREATER. ANY DAMAGED OR NONFUNCTIONAL FACILITY SHALL BE REPAIRED OR REPLACED IMMEDIATELY. INSPECTION REPORTS SHALL BE KEPT ON FILE IN THE CONSTRUCTION TRAILER. REQUEST A COPY OF AN ACCEPTABLE INSPECTION FORM FROM THE ENGINEER OF RECORD.
2. SEDIMENT TRAPS SHALL BE CHECKED REGULARLY FOR SEDIMENT CLEANOUT. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DESIGN VOLUME OF THE WET STORAGE. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN SUITABLE AREAS AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE CONTINUED SEDIMENTATION PROBLEMS.
3. GRAVEL OUTLETS AND CHECK DAMS SHALL BE INSPECTED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT DRAINAGE. IF THE GRAVEL IS OBSTRUCTED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.
4. SILT FENCE BARRIERS SHALL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT
SHALL BE REMOVED WHEN THE LEVEL OF DEPOSIT REACHES ONE-THIRD THE HEIGHT OF THE BARRIER.
5. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED
AND RE-SEEDED AS NECESSARY.
6. IF ANY FACILITY IS DAMAGED DURING MAINTENANCE OR OTHERWISE, THE DAMAGED PORTION SHALL BE REMOVED AND REPLACED ACCORDING TO THE ASSOCIATED DETAIL.
7. IF SILT HAS OBSTRUCTED THE SEDIMENT CONTROL FACILITY TO THE POINT OF ELIMINATING ALL FILTERING EFFECTIVENESS.
THE STRUCTURE SHALL BE REMOVED AND REPLACED WITH A NEW STRUCTURE IN ACCORDANCE WITH THE ASSOCIATED DETAIL
8. CONSTRUCTION STAGING AREA SHALL HAVE ADDITIONAL STONE ADDED AS MUD COVERS STONE. UNDER WET SOIL CONDITIONS, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROADWAY.
9. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION THAT HAVE NOT BEEN STABILIZED, CONSTRUCTED AREAS AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.

G. MAINTAINING EFFECTIVENESS:

CONTRACTOR SHALL INSPECT OVERALL PERFORMANCE OF EROSION AND SEDIMENT CONTROL FACILITIES AND AREAS DOWNSTREAM. IF SILT IS APPARENT DOWNSTREAM FROM STRUCTURES, SOME FAILURE HAS OCCURRED. IF SEDIMENT IS OBSERVED DOWNSTREAM, NOTIFY THE CIVIL ENGINEER. THE CIVIL ENGINEER WILL INSPECT THE CONDITION AND AFTER INSPECTION, DIRECT THE REMOVAL OF ACCUMULATED SEDIMENT DOWNSTREAM AND ADD ADDITIONAL STRUCTURAL MEASURES AS NECESSARY. CONTRACTOR SHALL IMPLEMENT RECOMMENDED SOLUTIONS TO PROBLEM AREAS AS RECOMMENDED.

III. COMPLETION

A. PROJECT CLOSE OUT:
THE FOLLOWING SHALL BE DONE AT THE END OF THE PROJECT.

1. INSPECT SITE TO ENSURE THAT GROUND COVER IS COMPLETE AND ADEQUATE. ALL AREAS SHOULD BE EITHER PAVED OR
HAVE SUFFICIENT GROUND COVER (MINIMUM 80% VEGETATIVE COVER) WITH NO APPARENT EROSION.
2. WHEN GROUND COVER INSPECTION IS MADE AND APPROVED, ALL STRUCTURAL EROSION CONTROL FACILITIES MY BE REMOVED ALONG WITH ANY ACCUMULATED SILT AND DEBRIS. AREAS DISTURBED BY STRUCTURE REMOVAL SHALL BE FINE
GRADED, GRASSED, AND MULCHED AS REQUIRED.
3. IF GROUND COVER INSPECTION IS MADE AND PROBLEMS DISCOVERED, PERFORM APPROPRIATE REPAIR MEASURES AND RE-INSPECT PRIOR TO STRUCTURE REMOVAL.
4. ALL CONSTRUCTED AND EXISTING STORM SEWERS SHALL BE INSPECTED UPON REMOVAL OF INLET PROTECTION.
STRUCTURES CONTAINING SEDIMENT AND/OR CONSTRUCTION DEBRIS SHALL BE VACUUM CLEANED PRIOR TO FILING NOTICE
OF TERMINATION WITH ENVIRONMENTAL PROTECTION AGENCY.

B. MISCELLANEOUS ISSUES

1. NO FUEL OR OIL SHALL BE STORED ON SITE WITHOUT PROPER CONTAINMENT.
2. NO OILS OR GAS SHALL BE DUMPED ON SITE.
3. LOCATION OF TRAILER AND PORTABLE RESTROOM FACILITY SHALL BE FIELD DETERMINED TO AVOID CONSTRUCTION ACTIVITIES. LOCATION SHALL CHANGE DURING CONSTRUCTION AS NECESSARY.
4. DE-WATERING OPERATIONS ARE NOT REQUIRED ON THIS PROJECT. IF REQUIRED, PUMPED GROUND WATER SHALL BE ROUTED THROUGH SILT CONTROL FACILITY TO FILTER WATER PRIOR TO DISCHARGE.
5. PROJECT SITE SHALL BE KEPT AS CLEAR OF ALL TRASH AND CONSTRUCTION DEBRIS. CONTRACTOR SHALL HAVE TRASH COLLECTED WEEKLY AND PLACED IN DUMPSTER TO BE HAULED OFF-SITE.
6. ALL WATER SUPPLY WILL BE PROVIDED FROM PUBLIC WATER SUPPLY.
7. ALL HUMAN WASTE SHALL BE COLLECTED IN A PORTABLE RESTROOM FACILITY. WASTES SHALL BE DISPOSED OF BY A LICENSED VENDOR.
8. ANY SPILLED OIL, GAS, ETC. RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE CONTAINED AND CLEANED IMMEDIATELY.
CONTAMINATED SOILS SHALL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.
9. DUST SUPPRESSION OPERATIONS SHALL BE PERFORMED BY MEANS OF A WATER TRUCK DISTRIBUTING A FINE MIST OF WATER ON THE SITE SURFACE. CONCENTRATE STREAMS OF WATER SPRAY SHOULD BE AVOIDED.
10. A DESIGNATED CONCRETE SPOILS AREA SHALL BE IDENTIFIED ON THE SITE. ALL AFFECTED SOILS AND CONCRETE SPOILS IN
THIS AREA SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF CONCRETE PLACEMENT ACTIVITIES.
11. ANY NON-STORM DISCHARGES SUCH AS, BUT NOT LIMITED TO , FIRE HYDRANT FLUSHINGS, WASH WATERS, DUST CONTROL, IRRIGATION DRAINAGE, ETC. THAT DO NOT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ALLOWING SEDIMENT TRANSPORT INTO STORM SEWERS. FLUSHINGS THAT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWERS AND SHALL BE COLLECTED AND DISPOSED OF IN AN APPROVED MANNER.

B. MISCELLANEOUS ISSUES (CONT.)

12. ALL EROSION CONTROL MEASURES (SILT BARRIERS) MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ENCROACHMENT OR FAILURE TO MAINTAIN THESE BARRICADES COULD RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED AT THE END OF EACH WORKING DAY. HAY BALES SHALL BE INSTALLED ONCE PERIMETER GRADING IS COMPLETED. STORMWATER FACILITIES SHALL HAVE HAY BALES PLACED AROUND THEIR ENTRANCES TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORMWATER SYSTEM. HAY BALES SHALL BE PLACED ALONG THE PERIMETER OF ALL DOWNSTREAM BOUNDARIES TO PROVIDE FILTRATION OF RUNOFF DURING CONSTRUCTION. THE HAY BALES SHALL REMAIN IN PLACE UNTIL THE ENGINEER HAS APPROVED THE VEGETATIVE COVER ALONG EMBANKMENTS PROVIDING RUNOFF TO THE PERIMETER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THEM. THE CONTRACTOR IS EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY EROSION OR SEDIMENT LEAVING THE SITE. CLEARED AREAS SHALL BE STABILIZED EARLY IN THE CONSTRUCTION PROCESS AND IF NATURAL PRECIPITATION DOES NOT PROVIDE PERIODIC WETTING OF THE SITE, THEN THE CONTRACTOR SHALL PROVIDE A METHOD OF SPRAYING THE SITE TO PREVENT WIND EROSION.

CHARACTERISTICS OF THE DISCHARGE POINT:

SOILS DATA: THE WEB SOIL SURVEY SOIL REPORT SHOWS THE EXISTING SOIL TYPE WITHIN THE PROJECT AREA IS (15) - IMMOKALEE FINE SAND AND (19) MARGATE FINE SAND WITH AN ESTIMATED SEASONAL HIGH WATER TABLE ELEVATION OF 0.5'-1.0' BELOW EXISTING GRADE AT THE SUBJECT SITE LOCATION.

THE GENERAL DRAINAGE PATTERN FOR THE 12.388 AC PROJECT AREA IS TO AREA INLET STRUCTURE WHICH IS DRAINED TO THE NORTH AND CONNECTS TO THE EXISTING MASTER STORMWATER SYSTEM.

LATITUDE AND LONGITUDE OF PROJECT:26°16'31" N, 80°11'44" W, WHICH DRAINS INTO AN EXISTING MASTER STORMWATER SYSTEM ON THE NORTH SIDE OF THE SITE.

CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.

FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES.

NON-STORMWATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: WATER FROM WATER LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE RETENTION POND PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE REGIONAL DITCH. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS TO NOT ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

CONTRACTOR/SUBCONTRACTOR CERTIFICATION:

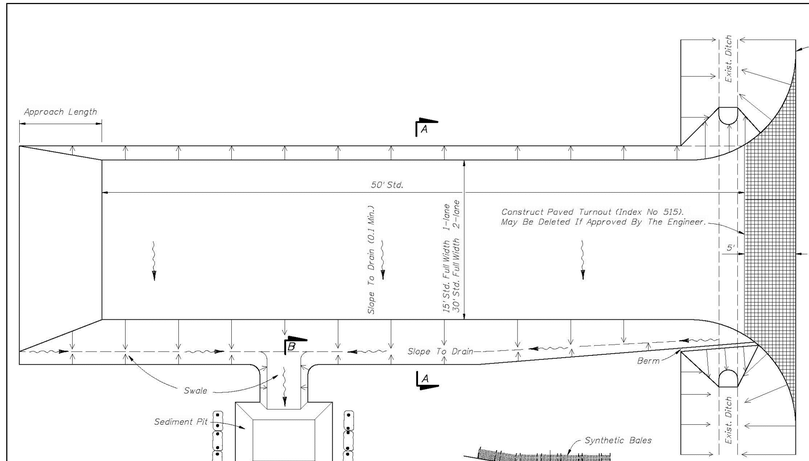
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

_____ _____
CONTRACTOR SUPERVISOR, TITLE LARRY MORGAN., OWNER
CONTRACTOR COMPANY: COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC

STANDARD PERMIT CONDITIONS:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

_____
ROLAND P. DOVE P.E., DIRECTOR OF ENGINEERING
SPRING ENGINEERING, INC.



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
15' x 50'=100 ft.^{3} 30' x 50'=200 ft.^{3}
As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reached to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15'x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2010 FDOT Design Standards

SOIL TRACKING PREVENTION DEVICE TYPE A

Last Revision	Sheet No.
07/01/07	1 of 1
Index No. 106	

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
4	01.26.2026	PER CITY OF COCONUT CREEK

BRIAN K. ABUTION, P.E. No. 63786 LICENSE STATE OF FLORIDA PROFESSIONAL ENGINEER

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

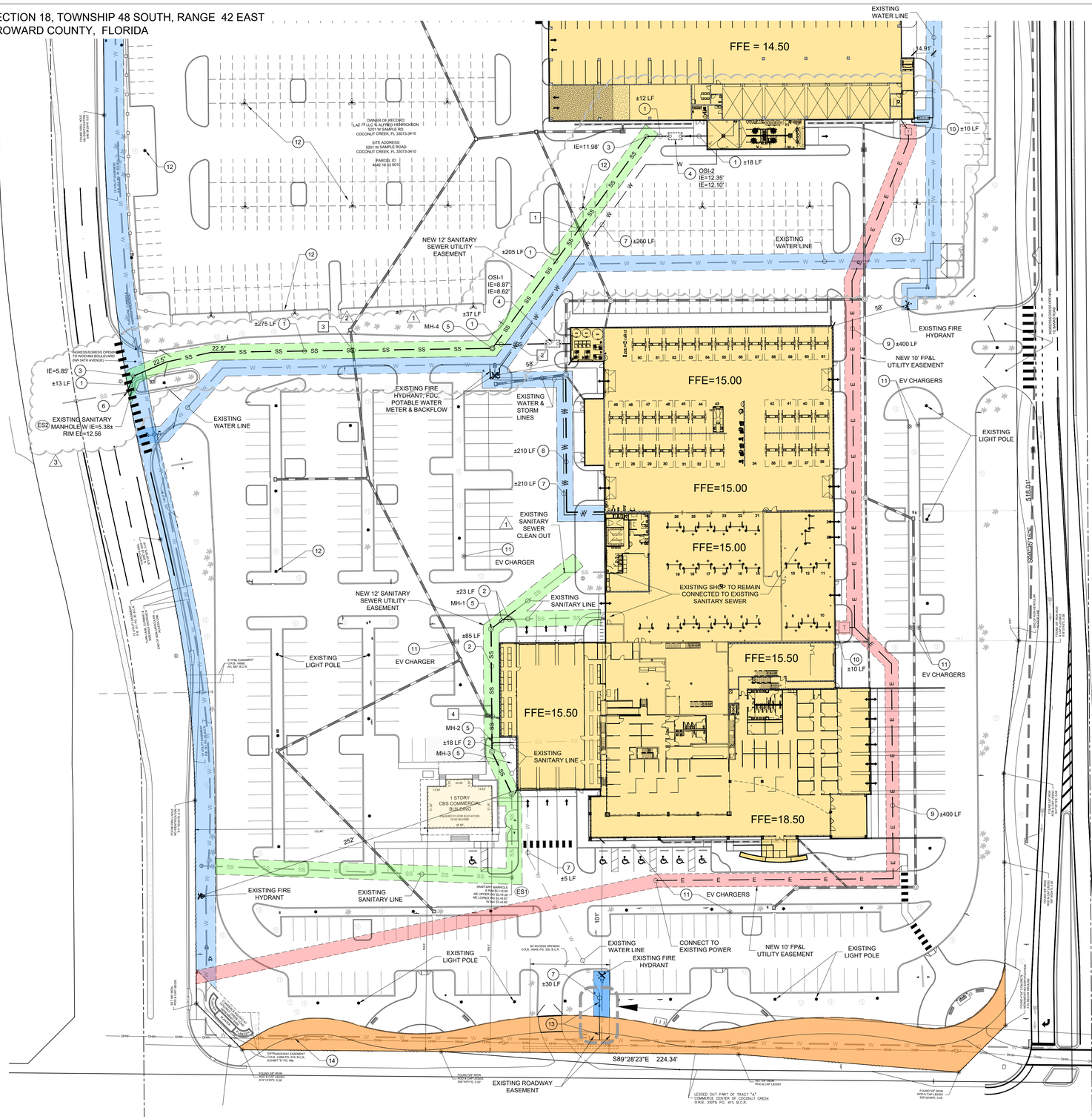
36 YEARS DELIVERING INNOVATIVE DESIGN NATIONWIDE
Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL. (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

NPDES NOTES & DETAILS

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C3.3

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



UTILITY PLAN

SCALE: 1"= 40'

40 20 0 40 80

SAND/OIL SEPARATOR CALCULATION

(FPC 1003.4.2.2)

SERVICE AREA TO BE DRAINED = 19,500 S.F.

6 C.F./ FIRST 100 S.F. = 6 C.F.

1 C.F./ EACH ADDITIONAL 100 S.F. = 19,400 S.F./100 = 194 C.F.

6 C.F. + 194 C.F. = 200 C.F.

REQUIRED VOLUME: 200 C.F. x 7.5 GALLONS / C.F. = 1,500 GALLONS

CARWASH AREA TO BE DRAINED = 3,650 S.F.

6 C.F./ FIRST 100 S.F. = 6 C.F.

1 C.F./ EACH ADDITIONAL 100 S.F. = 3,550 S.F./100 = 36 C.F.

6 C.F. + 36 C.F. = 42 C.F.

REQUIRED VOLUME: 42 C.F. x 7.5 GALLONS / C.F. = 315 GALLONS

(2) 1,500 GALLON PROVIDED, SEE DETAIL ON SHEET C4.1.

FIXTURE COUNT

FIXTURE	FIXTURE VALUE	No. OF FIXTURES	FIXTURE VALUE
DRINKING FOUNTAIN - PUBLIC	2	8	16
KITCHEN SINK - ½" CONNECTION	3	3	9
LAVATORY - ½" CONNECTION	4	25	100
SHOWER HEAD - SHOWER ONLY	4	3	12
SERVICE SINK - ½" CONNECTION	3	3	9
URINAL - WALL FLUSH VALVE	10	10	100
WASH SINK	4	4	16
WATER CLOSET - FLUSH VALVE	10	26	260
WASHING MACHINE - 3/4"	10	1	10
HOSE CONNECTION - 1/2"	6	25	150
HOSE CONNECTION - 3/4"	10	10	100

COMBINED FIXTURE VALUE TOTAL 782

782 FIXTURE UNITS = 110 GPM + 24 GPM CARWASH = 2" WATER METER

IRRIGATION SYSTEM TO CONNECT TO EXISTING IRRIGATION METER

EXISTING FIRE HYDRANT W/ MIN. 1000 GPM

SANITARY STRUCTURES

ES1 EXISTING SANITARY MANHOLE
RIM: 13.90'
INV:(N) 9.38 & 6.87
INV:(W) 6.90'

ES2 EXISTING SANITARY MANHOLE
RIM: 12.56'
IE: (W) 5.38'

NEW MH-1
RIM EL = 14.00'
NE IE = 10.30'
S IE = 10.26'

NEW MH-2
RIM EL = 13.50'
N IE = 9.92'
SE IE = 9.88'

NEW MH-3
RIM EL = 15.00'
NW IE = 9.80'
S IE = 9.76'

NEW MH-4
RIM EL = 15.00'
NE IE = 8.25'
W IE = 8.15'

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING INVERT ELEVATIONS PRIOR TO INSTALLATION OF NEW PIPE.

UTILITY NOTES

1. PRIOR TO THE DEMOLITION OF THE WATER MAIN, THE CONTRACTOR MUST COORDINATE WITH THE CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT FOR ISOLATION OF THE MAIN.
2. PRIOR TO THE DEMOLITION OF THE WASTEWATER MAIN, THE CONTRACTOR MUST COORDINATE WITH THE CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT FOR ISOLATION OF THE MAIN.

EASEMENT LEGEND

- NEW WATER SERVICE EASEMENT
- NEW SANITARY SEWER EASEMENT
- NEW ELECTRIC EASEMENT
- NEW FDOT ACCESS EASEMENT

SEE SHEET C1.1 FOR EXISTING EASEMENTS TO BE VACATED

UTILITY CONFLICT SCHEDULE

1. PROPOSED 8" SANITARY SEWER LINE = 11.04. EXISTING 18" STORM SEWER @ 9.00.
2. PROPOSED 8" SANITARY SEWER LINE = 8.42. EXISTING 12" WATER MAIN @ 9.30.
3. PROPOSED 8" SANITARY SEWER LINE = 7.10. EXISTING 18" STORM SEWER @ 9.00.
4. PROPOSED 8" SANITARY SEWER LINE = 10.10. PROPOSED 12" STORM SEWER @ 12.00.

UTILITY CONTACTS

POTABLE WATER: COCONUT CREEK UTILITIES
WASTE WATER: 4800 W COPANS ROAD
IRRIGATION: COCONUT CREEK, FLORIDA 33063
KEN BROWN (954) 956-1461

ELECTRIC: FP&L - FLORIDA POWER AND LIGHT
7200 NW 4th STREET
PLANTATION, FLORIDA 33317
WAYNE KRAMER (561) 313-6891

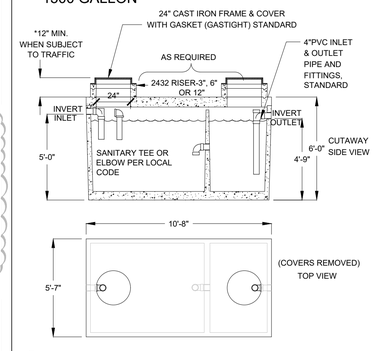
PHONE/DATA: ADVANCED CABLE COMMUNICATIONS
12409 NW 35th STREET
CORAL SPRINGS, FLORIDA 33065
SEAN HAYDEN (772) 607-2203

UTILITY KEY NOTES

1. CONTRACTOR TO INSTALL NEW 6" DR-26 PVC SANITARY SEWER LINE W/ MIN. SLOPE OF 1%, SEE PLAN FOR LENGTH AND INVERT ELEVATIONS.
2. CONTRACTOR TO INSTALL NEW 8" PVC SANITARY SEWER LINE W/ MIN. SLOPE OF 0.45%, SEE PLAN FOR LENGTH AND INVERT ELEVATIONS.
3. CONTRACTOR TO INSTALL NEW CLEAN OUT PER INVERT SHOWN.
4. CONTRACTOR TO INSTALL NEW 1500 GALLON OIL/SEDIMENT INTERCEPTOR PER DETAIL ON SHEET C4.1.
5. CONTRACTOR TO INSTALL NEW SANITARY SEWER MANHOLE PER DETAIL ON SHEET C4.1.
6. CONTRACTOR TO COORDINATE WITH UTILITY DEPARTMENT AND CONNECT TO EXISTING CITY SANITARY SEWER LINE.
7. CONTRACTOR TO INSTALL NEW 2" PVC WATER LINE FROM EXISTING WATER LINE TO PROPOSED BUILDING, SEE PLAN FOR PIPE LENGTH.
8. CONTRACTOR TO INSTALL NEW 8" C-900 PVC DR-14 FIRE LINE FROM EXISTING FIRE LINE TO PROPOSED BUILDING, SEE PLAN FOR PIPE LENGTH.
9. CONTRACTOR TO COORDINATE WITH POWER COMPANY AND INSTALL (2) 4" CONDUITS TO PROPOSED PAD MOUNT TRANSFORMER.
10. CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS AND INSTALL 4" CONDUIT FROM PAD MOUNT TRANSFORMER TO PROPOSED BUILDING.
11. CONTRACTOR SHALL REVIEW ELECTRICAL PLANS FOR SPECIFIC ELECTRICAL EQUIPMENT CONNECTION REQUIREMENTS.
12. CONTRACTOR TO INSTALL NEW LIGHT POLE AND/OR FIXTURE, COORDINATE WITH ELECTRICAL SITE PLAN.
13. CONTRACTOR TO REMOVE AND RELOCATE EXISTING WATER METER AND BACK FLOW DEVICE AND TAP EXISTING 12" WATER MAIN PER THE CITY OF COCONUT CREEK UTILITY DEPARTMENT DETAIL 216 AND 207 ON SHEET C4.1.
14. CONTRACTOR TO COORDINATE WITH POWER COMPANY AND ADJUST EXISTING GUY WIRE.

* CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CROSS REFERENCE PLUMBING AND ELECTRICAL PLANS PRIOR TO ANY DEMOLITION WORK.

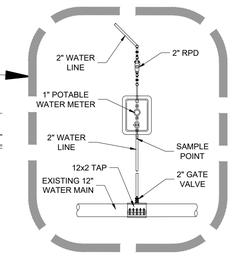
OIL/SEDIMENT INTERCEPTOR DETAIL 1500 GALLON



- TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK).
- SUITABLE NATIVE OR SUB-BASE SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS. THE EXCAVATION SHALL BE BEDDED WITH SUITABLE GRANULAR MATERIAL AND SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY, OR TO REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

TRAFFIC RATED ACCEPTED BY UPC

JENSEN PRECAST



ISO NEEDED FIRE FLOW

PER ISO NEEDED FIRE FLOW CALCULATIONS THIS BUILDING REQUIRES = 3,000 GPM

NEEDED FIRE FLOW: = 3,000 GPM

THERE ARE (4) EXISTING FIRE HYDRANTS WITHIN 300 LF OF BUILDING PER ISO CALCULATION: 1,000 GPM EACH x 4 = 4,000 GPM

FIRE FLOW PROVIDED: 4,000 GPM

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK
2	04.24.2025	PER CITY OF COCONUT CREEK
3	06.18.2025	PER CITY OF COCONUT CREEK
4	01.26.2026	PER CITY OF COCONUT CREEK

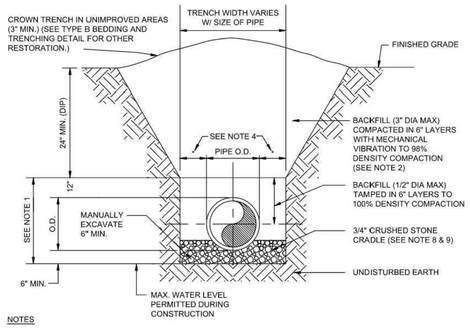
ABOUTION, P.E. ☆ No. 63786 ☆ STATE OF FLORIDA ☆ PROFESSIONAL ENGINEER
B. ABOUTION LICENSE

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

36 YEARS DELIVERING INNOVATIVE DESIGN NATIONWIDE
Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY - FL. (727) 938-1516 • FL COA NO. 00005168 & LICENSE NO. AA-C001747

UTILITY PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO. 2023-07
SHEET NO. C4.0



NOTES

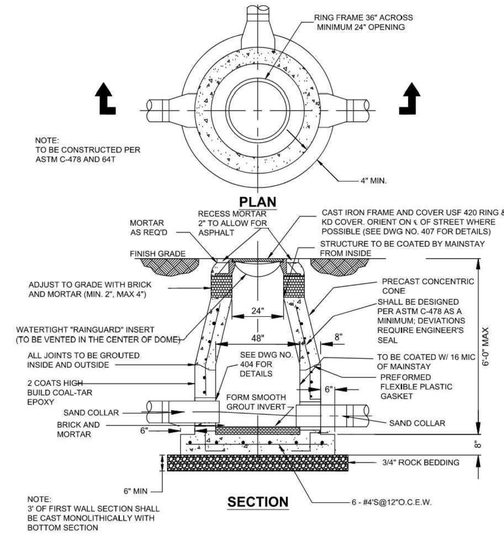
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-99-C.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-99-C.
3. BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY OF COCONUT CREEK.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 2.18-E OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 6" MINIMUM FOR ANY DIAMETER PIPE.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. ENGINEER OF RECORD SHALL DETERMINE, AND CERTIFY IN THE FIELD, REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT
5295 JOHNSON ROAD
COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
FAX NO: 954-571-4146
www.coconutcreek.net

PIPE BEDDING

STANDARD DETAILS | DWG. NO. 101
DATE: January 2024

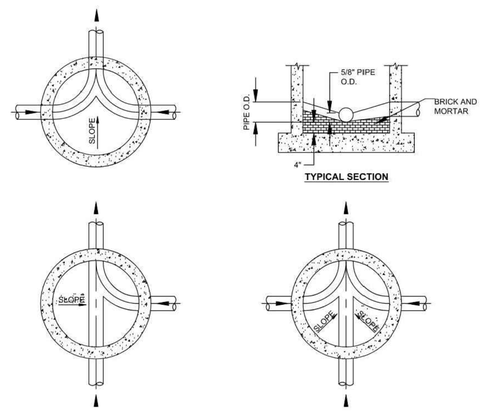


N.T.S

UTILITIES & ENGINEERING DEPARTMENT
5295 JOHNSON ROAD
COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
FAX NO: 954-571-4146
www.coconutcreek.net

CONCENTRIC PRECAST MAINTENANCE ACCESS STRUCTURE

STANDARD DETAILS | DWG. NO. 401
DATE: January 2024



NOTES

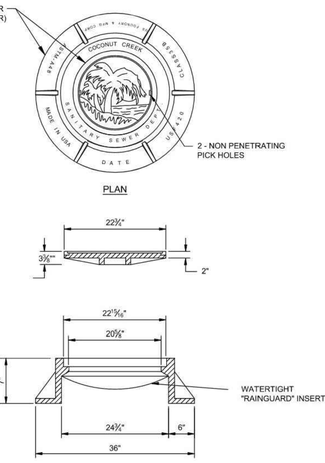
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS. ELEVATION DROP OF 0.1 FT. ACROSS THE M.A.S. SHALL BE PROVIDED.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS, PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS TO BE FORMED IN ALL MAINTENANCE ACCESS STRUCTURES TO ACCEPT T.V. CAMERA.
4. WHEN DIRECTIONAL CHANNELS EXCEEDING 45-DEGREES OCCUR, AN EXTRA FLOW LINE ELEVATION DROP OF 0.1 FT ACROSS THE MANHOLE SHALL BE PROVIDED.

N.T.S

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MAINTENANCE ACCESS STRUCTURE (M.A.S.) FLOW CHANNELS

STANDARD DETAILS | DWG. NO. 403
DATE: January 2024



NOTES

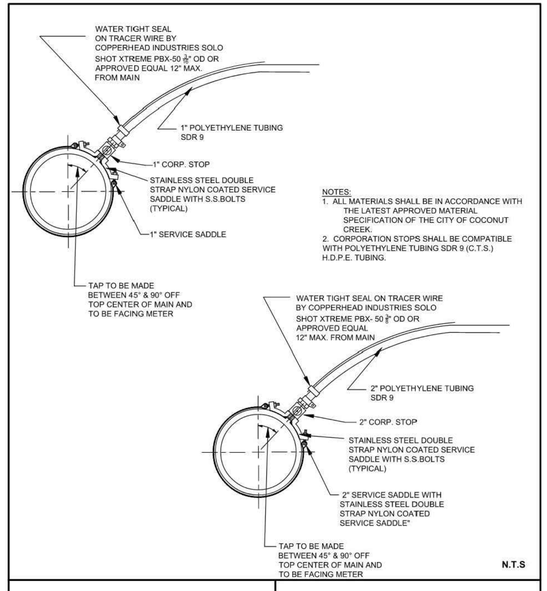
1. MAINTENANCE ACCESS STRUCTURE FRAME COVER SHALL BE USF 420 RING & KD COVER (OR APPROVED EQUAL OR BETTER) WITH CITY OF COCONUT CREEK LOGO AND SANITARY SEWER DEPT. DESIGNATION IN 1" BOLD FACE LETTERS. SUBMIT SHOP DRAWING FOR CITY APPROVAL.

N.T.S

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WASTEWATER MAINTENANCE ACCESS STRUCTURE COVER RING & COVER

STANDARD DETAILS | DWG. NO. 407
DATE: January 2024



NOTES:

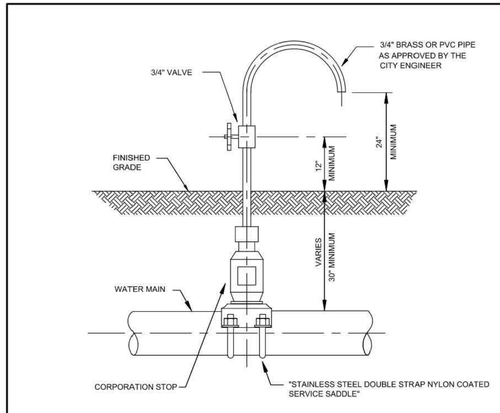
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIAL SPECIFICATION OF THE CITY OF COCONUT CREEK:
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH POLYETHYLENE TUBING SDR 9 (C.T.S.) H.D.P.E. TUBING.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT
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COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
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1" & 2" SADDLE TAP DETAIL

STANDARD DETAILS | DWG. NO. 216
DATE: January 2024



NOTES

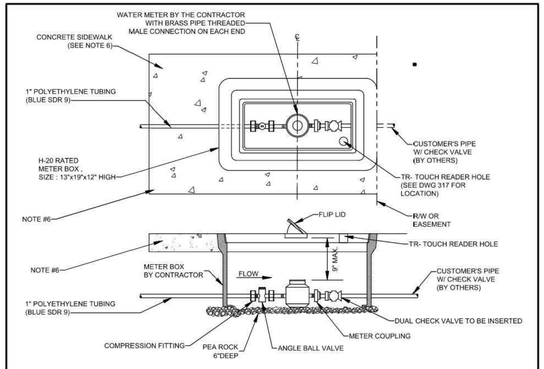
1. SAMPLING POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY THE FLORIDA DEPARTMENT OF HEALTH. PLACE ON PERMANENT SERVICE LINES WHENEVER POSSIBLE.
2. A CORPORATION STOP SHALL BE INSTALLED WITH A LENGTH OF POLYETHYLENE OR BRASS TUBING EXTENDING ABOVE THE GROUND. THE TUBING SHALL BE INSTALLED WITH A 180 DEG. BEND AND A VALVE.
3. CORPORATION STOP SHALL BE REMOVED AND SADDLE PLUGGED WITH A BRASS FITTING AFTER THE FINAL CERTIFICATION CLEARANCE HAS BEEN PROVIDED BY FLORIDA DEPARTMENT OF HEALTH.

N.T.S

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BACTERIOLOGICAL SAMPLING POINT

STANDARD DETAILS | DWG. NO. 204
DATE: January 2024



NOTES:

1. ALL METER BOXES TO BE TRAFFIC BEARING TYPE AND INSTALLED BY THE CONTRACTOR.
2. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOX.
3. THE CITY RESPONSIBILITY ENDS AT THE CUSTOMER'S SIDE OF METER.
4. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO THE METER BOX AS PRACTICAL,WITH A MINIMUM RADIUS OF 14" FOR 1" TUBING.
5. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
6. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL BE PARALLEL WITH THE BACK EDGE OF THE SIDEWALK.
7. METER SHALL BE CENTERED IN THE BOX DIRECTLY UNDER THE ACCESS LID.

N.T.S

UTILITIES & ENGINEERING DEPARTMENT
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COCONUT CREEK, FL 33073
TEL NO: 954-973-6786
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INSTALLATION FOR ⅝" X ¾" & 1" WATER METER

STANDARD DETAILS | DWG. NO. 207
DATE: January 2024

UTILITY SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (4)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	Water Main — 3 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum — Water Main
VACUUM SANITARY SEWER	Water Main — 10 ft. preferred 3 ft. minimum	Water Main — 12 inches preferred 6 inches min	Alternate 3 ft. minimum — Water Main
GRAVITY SANITARY SEWER,(3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	Water Main — 10 ft. preferred 6 ft. minimum	Water Main — 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum — Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. **18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY, UNLESS OTHERWISE APPROVED.**

UTILITIES & ENGINEERING DEPARTMENT
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UTILITY SEPARATION

STANDARD DETAILS | DWG. NO. 104
DATE: January 2024

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK

BRIAN J. ABBUTON, P.E. ☆ LICENSE No. 63786 ☆ STATE OF FLORIDA PROFESSIONAL ENGINEER

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

36 YEARS — DELIVERING INNOVATIVE DESIGN NATIONWIDE
Spring Engineering • Engineering • Land Planning
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY , FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

UTILITY DETAILS

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C4.1

PARKING

PARKING

ENTRY

ENTRY 2

PARKING

PARKING

STREET

PEDESTRIAN 2

FRONT ROW

DISPLAY 3

FRONT ROW

STREET FR

PEDESTRIAN

DISPLAY 1

PEDESTRIAN

DISPLAY 2

STREET FR

PEDESTRIAN

STREET FR

NORTH

PHOTOMETRIC PLAN

SCALE: 1"= 30'

30 15 0 30 60

ALL SITE LIGHTING SHALL BE REDUCED DOWN TO (MAX) 1 FC AFTER THE DEALERSHIP CLOSES. MOTION SENSERS SHALL BE INSTALLED TO INCREASE THE LIGHTING LEVELS DURING AFTER HOUR MOTION DETECTION.

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2	04.24.2025	PER CITY OF COCONUT CREEK
3	09.18.2025	PER CITY OF COCONUT CREEK

BRIAN J. ABUTON, P.E. ☆ ENGINEER ☆ LICENSE No. 63786 ☆ STATE OF FLORIDA ☆ PROFESSIONAL

Al Hendrickson TOYOTA

5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

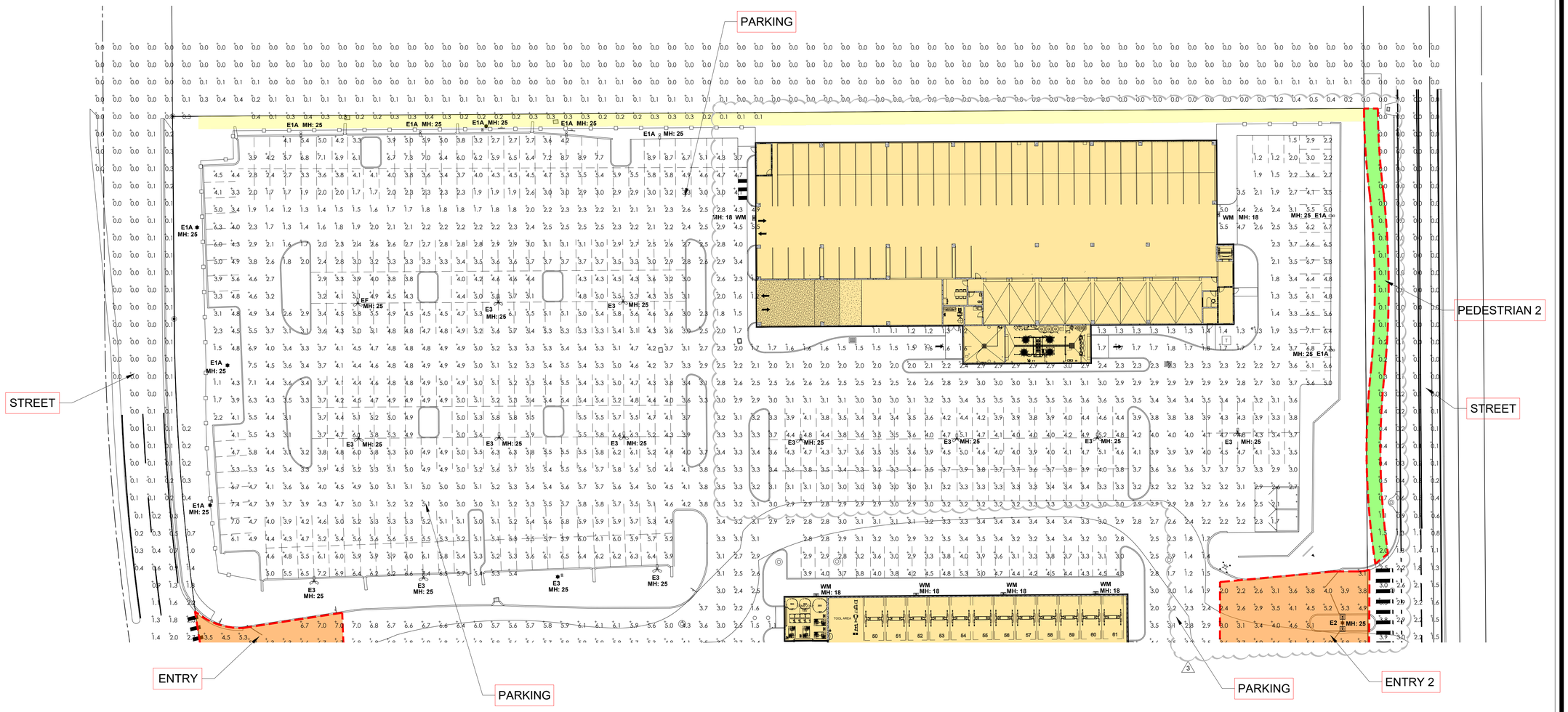
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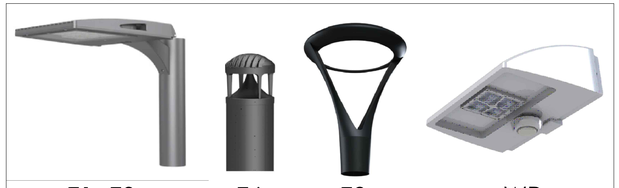
PHOTOMETRIC PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C4.2



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Display 1	Illuminance	Fc	4.25	7.8	2.5	1.70	3.12
Display 2	Illuminance	Fc	4.52	10.0	1.6	2.83	6.25
Display 3	Illuminance	Fc	3.06	8.1	1.4	2.19	5.79
Entry	Illuminance	Fc	5.14	7.0	1.9	2.71	3.68
Entry 2	Illuminance	Fc	4.30	6.0	2.0	2.30	3.00
Front Row	Illuminance	Fc	7.26	10.0	3.2	2.27	3.13
Parking	Illuminance	Fc	4.55	9.2	0.3	15.17	30.67
Pedestrian	Illuminance	Fc	1.79	6.7	0.1	17.90	67.00
Pedestrian 2	Illuminance	Fc	2.16	6.0	0.3	7.20	20.00
Street	Illuminance	Fc	0.13	0.9	0.0	N.A.	N.A.
Street_FR	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.



LIGHTING COMPLIANCE CHART				
	Lamp Description	QTY	Luminaire Lumens	Total
E1	Single head Pole - Integrated LED, Type 3 Distribution, 156W	10	17784	177840
E1A	Single head Pole - Integrated LED, Type 2 Distribution, 156W	9	17160	154440
E2	Double head Pole - Integrated LED, Type 5 Distribution, 312W	25	35596	889900
E3	Triple head Pole - Integrated LED, Type 5 Distribution, 468W	16	50394	806304
E6	Bollard. Integrated LED, Type 3 Distribution, 23W	36	1670	60120
E8	Post Top -Integrated LED, Type 4 Distribution, 41W	6	5169	31014
WP	Wallpack -Integrated LED, Type 4 Distribution, 100W	20	10938	218760
	TOTAL LUMINAIRES			2338378
	Site allowed			3811800
	PROJECT IS COMPLIANT?			YES

PHOTOMETRIC PLAN
SCALE: 1"= 30'

30 15 0 30 60

ALL SITE LIGHTING SHALL BE REDUCED DOWN TO (MAX) 1 FC AFTER THE DEALERSHIP CLOSES. MOTION SENSERS SHALL BE INSTALLED TO INCREASE THE LIGHTING LEVELS DURING AFTER HOUR MOTION DETECTION.

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2	04.24.2025	PER CITY OF COCONUT CREEK
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BRIAN P. ABUTON, P.E. LICENSE No. 63786 STATE OF FLORIDA PROFESSIONAL ENGINEER

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

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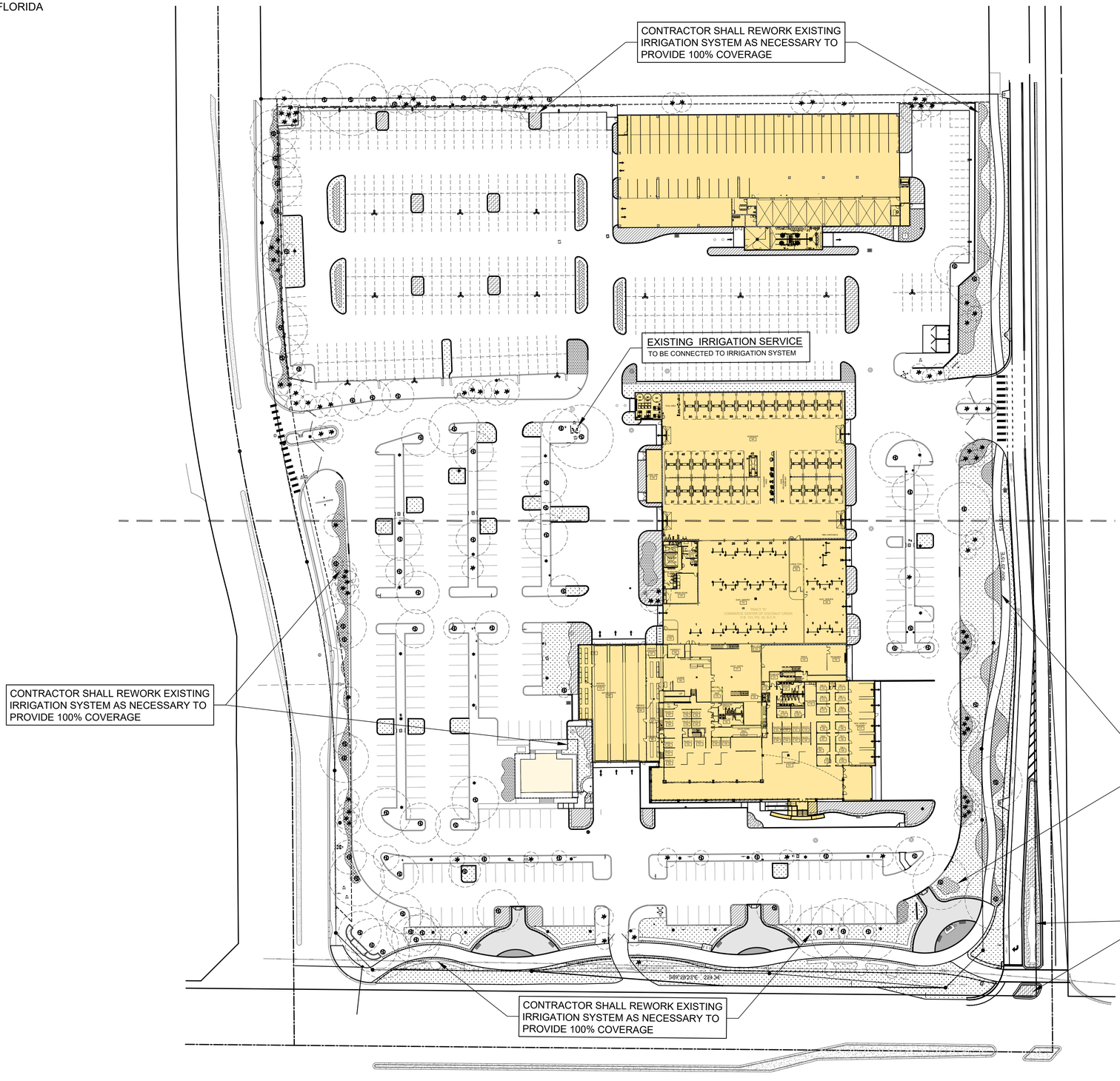
PHOTOMETRIC PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C4.3

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



NORTH

IRRIGATION PLAN

SCALE: 1"= 50'

50 25 0 50 100

NOTES

IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION DESIGN TO SPRING ENGINEERING FOR REVIEW AND APPROVAL.

IRRIGATION PLANS ARE DESIGNED TO COMPLY WITH LANDSCAPING AND IRRIGATION ORDINANCE.

TURF AREAS ARE TO BE ON SEPARATE IRRIGATION ZONES FROM OTHER LANDSCAPE PLANT ZONES.

IRRIGATION SPRAYS AND ROTORS ARE NOT TO BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT.

SPRAY AND ROTORS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.

IRRIGATION SYSTEM SHALL AVOID OVER-SPRAY AND RUNOFF ONTO WALKWAYS, ROADWAYS, STRUCTURES OR OTHER NON-LANDSCAPED AREAS.

FOUR FEET WIDE OR LESS LANDSCAPE ARERAS SHALL CONTAIN MICRO-IRRIGATION ONLY.

SPRINKLER SPACING SHALL NOT EXCEED 55% OF THE SPRINKLER'S DIAMETER OF COVERAGE.

IRRIGATION CONTROL EQUIPMENT SHALL CONTAIN AN AUTOMATIC IRRIGATION CONTROLLER WITH PROGRAM FLEXIBILITY. AUTOMATIC IRRIGATION CONTROLLER SHALL CONTAIN A BATTERY BACK-UP TO RETAIN IRRIGATION PROGRAMS.

AN OPERABLE RAIN SENSOR DEVICE SHALL BE PROVIDED AND BE EXPOSED TO UNOBSTRUCTED RAINFALL.

CONTRACTOR TO REWORK EXISTING IRRIGATION SYSTEM AND CONNECT NEW IRRIGATION SYSTEM TO EXISTING IRRIGATION SERVICE.

LEED DESIGN CRITERIA

REDUCED IRRIGATION (1-2 POINTS EXCEPT FOR HEALTHCARE)

REDUCE THE PROJECT'S LANDSCAPE WATER REQUIREMENTS (LWR) BY AT LEAST 50% FROM THE CALCULATED BASELINE FOR THE SITE'S PEAK WATERING MONTH. REDUCTIONS MUST FIRST BE ACHIEVED THROUGH PLANT SPECIES SELECTION AND IRRIGATION EFFICIENCY AS CALCULATED IN THE ENVIRONMENTAL PROTECTION AGENCY (EPA) WATERSENSE WATER BUDGET TOOL. ADDITIONAL REDUCTIONS BEYOND 30% MAY BE ACHIEVED USING ANY COMBINATION OF EFFICIENCY, ALTERNATIVE WATER SOURCES, AND SMART SCHEDULING TECHNOLOGIES.

90% OF PLANT MATERIALS PROPOSED FOR PROJECT ARE DROUGHT RESISTANT.

GROUND COVERS WITH LOW-WATER NEEDS (ONCE ESTABLISHED) WILL BE USED IN ORDER THAT THERE BE A MINIMAL USE OF SOD, WHICH HAS A HIGH-LEVEL NEED PER SQUARE FEET OF SURFACE COVERED.

ESTABLISHMENT CAN TAKE ONE YEAR FOR PERENNIALS AND SHRUBS, AND TWO YEARS OR MORE FOR TREES.

FOR 1-2 WEEKS AFTER PLANTING, WATER DAILY. 3-12 WEEKS AFTER PLANTING, WATER EVERY 2 TO 3 DAYS. AFTER 12 WEEKS, WATER WEEKLY UNTIL ROOTS ARE ESTABLISHED. FOLLOWING FALL OR EARLY WINTER PLANTING, THE ESTABLISHMENT PERIOD RUNS THROUGH THAT FALL, WINTER AND SPRING.

IRRIGATION SYSTEM

CONTRACTOR TO INSTALL A 100% AUTOMATED DRIP IRRIGATION SYSTEM. MANDATORY RAIN SENSOR SHUT-OFF TO BE INSTALLED.

DRIP IRRIGATIONS TO BE LOW-PRESSURE, LOW-VOLUME LAWN AND GARDEN WATERING SYSTEM THAT DELIVERS WATER USING A DRIP, SPRAY OR STREAM. A DRIP IRRIGATION SYSTEM KEEPS ROOTS MOIST, BUT NOT SOAKED, ALL WHILE USING LESS WATER THAN OTHER IRRIGATION TECHNIQUES.

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B. ABUTON, P.E. ☆ LICENSE No. 63786 ☆ STATE OF FLORIDA ☆ PROFESSIONAL ENGINEER

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

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IRRIGATION PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C6.0

TESTING SCHEDULE GUIDE

	ITEM	TEST	METHOD	MINIMUM STANDARDS	FREQUENCY OF TEST & REMARKS
EXCAVATION & EMBANKMENT	Field Density	Nuclear/Drive Cylinder	FM1-T238 Method-A FM1-T204	98% of FM5-521 (T180)	Each layer consisting of not more than 12" compacted thickness. Tests shall be at intervals of not greater than 500 linear feet. FDOTSS Section 120
	Soil Classification	Sieve Analysis	FM1-T027 (T27)	15% Maximum Passing No. 200 Sieve	FDOTDS, Index 505 and AASHTO M145.
	Subsoil Excavation	Remove organic and plastic materials to the required limits and backfill with suitable material and AASHTO M145.			24" Below base if subgrade is unstabilized, or 24" below subgrade if subgrade is stabilized. FDOTDS, Index 505
		Liquid Limit	FM1-T089 (T89)	40% Maximim	
		Plasticity Index	FM1-T090 (T90)	10% Maximum	
		Organic Content	FM1-T267 (T267)	4% Maximum	
STABILIZED SUBGRADE - TYPE B	Material	Limerock Bearing Ratio	FM5-515	LBR 40	Under pavement or pavement with curb; one (1) test per 500 L.F. randomly selected left, right, and centerline. One (1) per street minimum. FDOTSS Section 160
		Liquid limit	FM1-T089	40 Maximum	One (1) test per type of material. Materials used for stabilizing are to be tested for liquidity limit and plasticity before being blended. FDOTSS, Section 914.
		Plasticity Index	FM1-T090	10 Maximum	One (1) test per type of material. Materials used for stabilizing are to be tested for liquidity limit and plasticity before being blended. FDOTSS, Section 914.
	Lab Density	Modified Proctor	FM5-521		One (1) test per type of material. The City/County Engineer may request additional samples to evaluate the material. FDOTSS, Section 160.
	Field Density	Nuclear or Drive Cylinder	FM1-T238 Method-A FM1-T204	98% of FM5-521	Under pavement, one (1) per 300 L.F. randomly selected left, right, and centerline. Under curb or shoulder, one (1) per 300 L.F. each side. One (1) per street minimum. FDOTSS, Section 160. Drive cylinder must be checked against nuclear meter for first three (3) tests. If correlation is within two (2) percentage points, the nuclear meter may be used for the balance of tests.
	Thickness			As per approved plan. If not specified, assume thickness 12".	One (1) at each density. FDOTSS, Section 160. Subgrade may be stabilized deeper than shown on plans, but with no credit for additional structural number value. Thickness tolerance shall be +/-1".
LIMEROCK BASE	Material	Limerock Bearing Ratio	FM5-515	Minimum LBR 100	One (1) per 500 L.F. FDOTSS, Section 911.
	Lab Density	Modified Proctor	FM5-521	One (1) per LBR test.	The test lab shall supply a current lab density at the beginning of base work in the project. Additional densities may be required by the City / County Engineer to evaluate the material. FDOTSS, Section 200.
	Field Density	Nuclear	FM1-T238 Method-A	98% of FM5-521	One (1) per 300 L.F. randomly selected left, right, and centerline. One (1) per street minimum. FDOTSS, Section 200.
	Thickness		Minimum 3" core.	As per approved plans.	One (1) at each density. One (1) per street minimum. FDOTSS, Section 285. Thickness tolerance shall be +/-0.5"
SOIL CEMENT BASE	Mix Design				Mix design submittal and work to be in accordance to FDOTSS, Section 270.
	Material	Compressive Strength	FM5-520	60%-120% of design strength at ageof seven (7) days	Field-mix - Minimum one (1) test each change of material, but not less than one (1) per 500 L.F. randomly selected locations left, right and centerline. Plant Mix - One (1) test per day per mix design. Two (2) tests per street minimum for either field or plant mix. FDOTSS, Section 270.
	Lab Density	Standard Proctor	FM1-T134		One (1) per mix design for plant mix. One (1) per day's processing for field mix. FDOTSS, Section 270.
	Field Density	Nuclear	FM1-T238 Method-A	97% of lab density	One (1) per 800 L.F. at randomly selected locations left, right and centerline. One (1) per street minimum. The acceptable tolerance is +/- 1/2" not to change the asphalt thickness.
	Thickness		Minimum 3" core	Per approved plans	One (1) at each density. One (1) per street minimum. FDOTSS, Section 270. Note: Excessive shrinkage cracking of 1/4" or more in width may require repair.
	Curing			Seven (7) day period	FDOTSS, Section 270.
ASPHALTIC CONCRETE	Lab Density		FM1-T166		Minimum of one (1) per day per mix design. FM1-T168 Method-A sampling and testing at place of manufacture.
	Mix Design	Mix Temperature		Master range is the mix temperature +/- 30 degrees F.	Per FDOTSS, Section 330.
	Field Density	Core density	FM1-T166	95% of lab density per mix design.	Every 300 L.F. with a minimum of two (2) each street, or as approved by the City/County Engineer; additional test as requested by the City/County Engineer. FM1-T168 Method-B sampling from roadway.
		Nuclear density	FM1-T238 Method-B	95% of lab density per mix design.	Every 300 L.F. with a minimum of two (2) each street, or as approved by the City/County Engineer; additional test as requested by the City/County Engineer. May be substituted interchangeably with core density above, as approved by the City/County Engineer, after the initial four (4) cores.
	Stability & Flow	Marshall	FM5-511	FDOTSS, Section 331, Table 331-2	Minimum of one (1) per day per mix design. In no case shall the mixture be reheated.
	Gradation	Sieve Analysis of Extracted Aggregate	FM1-T030	Per mix design +/-7.0% 1" to No.4; +/-5.5% No.10; +/-4.5% No.40; +/-3.0% No.80; +/-2.0% No.200	One (1) per day per mix design.
	Extraction		FM1-T164	Per mix design +/-0.55% (one [1] test) see Table 331-5, FDOTSS.	One (1) per day per mix design.
	Thickness	Core	Core Borings	Minimum acceptable thickness shall be the specified minimum in the Land Development Code, but not less than the thickness approved in the plan's typical cross section.	One (1) each 300 L.F. at randomly selected locations left, right and centerline; two (2) per street minimum. Core diameter shall be 2" or greater. Measurements may be taken from core samples obtained for other tests, but must meet frequency requirements. No under tolerance.
	Smoothness and Texture	Straightedge	15' rolling straightedge or 15' straightedge, as applicable	3/16" per 15' for rolling straightedge. 3/8" per 15' for straightedge.	Per FDOTSS, Section 330-13. As required by the City/County Engineer. NOTE: Texture of the finished surface of paving layers: The finished surface shall be of uniform texture and compaction. The surface shall have no pulled, torn or loosened portions and shall be free of segregation, sand streaks, sand spots, or ripples. Any area of the surface which does not meet the foregoing requirements shall be corrected in accordance with FDOTSS, Section 330-13.4
	NOTE: Where Type S asphaltic concrete is specified, the equivalent fine Type Superpave (SP) Asphaltic Concrete may be substituted as follows [FDOTSS, Section 334]: Type S-I ..... Type SP-12.5 Type S-II ..... Type SP-19.0 Type S-III ..... Type SP-9.5				
	SANITARY SEWER, WATER DISTRIBUTION, UTILITY CROSSINGS, AND RECLAIMED WATER LINES (Backfill for roadbed including 8' shoulder area from edge of pavement or back of curb.)				
BACKFILL	Material				All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125-8.
	Method				Hydraulic method of backfill is not acceptable. Backfilling under wet conditions shall conform to FDOTSS, Section 125-8.
	Lab Density	Modified Proctor	FM5-521 (T-180)		One (1) per material of same source.
	Field Density	Nuclear/Drive Cylinder	FM1-T238 Method-A FM1-204	98% of lab density	First test at 2' over top of pipe. Test every 1' thereafter up to bottom of subgrade. Tests shall be at intervals no greater than 300 L.F. One (1) set of tests every 4th utility lateral crossing, with a minimum of one (1) set of tests between each pair of utility structures. Backfilling outside the shoulder area in all stages shall be to a fdirmness equal to that of the soil adjacent to the trench.
	STORM SEWER AND PIPE CULVERTS				
	Material				All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125-8.
	Method				Backfilling shall be redone according to FDOTSS, Section 125-8.3.1. Hydraulic method of backfill is not acceptable. Backfilling under wet conditions shall conform to FDOTSS, Section 125-8.
	Lab Density	Modified Proctor	FM5-521 (T-180)		One (1) per material of same source.
	Field Density	Nuclear/Drive Cylinder	FM1-T238 Method-A FM1-204	98% of lab density	One (1) set of tests per crossing, with a minimum of one (1) set of tests between each pair of structures. Tests shall be made at intervals no greater than 400 L.F. In Stages 1 and 2 of backfill, each 6" layer of compacted thickness, and in Stage 3, each 12" layer of compacted thickness, shall be tested. Backfilling outside the shoulder in all stages shall be to a firmness equal to that of the soil adjacent to the pipe trench. FDOTSS, Section 125-8.
	STRUCTURES OTHER THAN STORM SEWER, PIPE CULVERTS, SANITARY SEWER, WATER DISTRIBUTION, AND RECLAIMED WATER LINES				
	Material				All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125-8.
	Method				Backfill constructed in 12" lifts requre each lift to be tested for density. Backfill may be constructed in 36" lifts using granular materials with density tests taken every 12". Hydraulic method of backfill is not acceptable.
	Lab Density	Modified Proctor	FM5-521 (T-180)		One (1) per material of same source.
	Field Density	Nuclear/Drive Cylinder	FM1-T238 Method-A FM1-204	98% of lab density	One (1) every 12" of backfill.
	PAVEMENT OPEN CUTS FOR STORM SEWER, PIPE CULVERTS, SANITARY SEWER, WATER DISTRIBUTION, AND RECLAIMED WATER LINES				
	Material				All material used for backfill shall be free from large lumps, clay, wood, or other extraneous material. FDOTSS, Section 125-8. Base material shall be new material and not reused from excavation.
	Method				
	Asphalt Tests	Marshall Stability	FM5-511	Per FDOT for specified mix. "S" mixes shall not be less than 1500#.	One (1) per day per mix design.
		Field Density	FM1-T238 Method-B	95% lab density per mix design	One (1) per crossing, or every 300 L.F.
		Sieve Analysis of Extracted Aggregate	FM1-T030	Per mix design.	One (1) per day per mix design.
		Extraction	FM1-T164	Per mix design.	One (1) per day per mix design.
		Thickness	Core Borings	Twice thickness of original asphalt.	One (1) per crossing cut or 500 L.F.
	Limerock Base	Limerock Bearing ratio	FM5-515	LBR 100	One (1) per crossing cut or 500 L.F.
		Lab Density (modified proctor)	FM5-521		One (1) per day per material source.
		Field Density	FM1-T238 Method-A	98% of lab density	One (1) per crossing cut or one (1) per 300 L.F.
		Thickness	Core Boring (min. 3" core)	Twice original base thickness or 10" whichever is greater.	One (1) per crossing cut or one (1) per 500 L.F.
	Trench Cut or Shoulder Backfill	Lab Density (standard proctor)	FM5-525	98% of FM5-521 (T180)	One (1) per uniform material.
		Field Density (nuclear/drive cylinder)	FM1-T238 Method-A FM1-T204		One (1) each 12" compacted lift in crossing cut or each 12" compacted lift at 300 L.F.
CONCRETE	Materials	Compressive strength (twenty-eight [28] days)	FM1-T022 and FM1-T023	Minimum 3000 PSI or per design.	Set of three (3) cylinders per each day's placement or each 50 C.Y. FDOTSS, Section 346. Total cementitious materials shall be a minimum of 508 lbs per cubic yard or per design. water/cementitious material ratio shall be a maximum of 0.50 lb/lb or per mix design.

GENERAL NOTES

A. THE 'LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO BIDDING AND DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY SUNSHINE @ (800)432-4770 AND THE UTILITY COMPANIES IN THE AREA AT LEAST 48 HOURS BEFORE COMMENCING WORK, REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION TO BE ALLOWED.

B. ALL WORK SHALL BE LEFT IN SUCH A MANNER THAT IT IS SAFE TO THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES. SIGNS AND BARRICADES TO BE ACCORDING TO F.D.O.T. STANDARD PLAN INDEX AND 2018 SPECIFICATIONS .

C. ADDITIONAL CONTROL AND SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE SPRING ENGINEERING, INC. WITH AS-BUILT DRAWINGS AND SURVEYS UPON COMPLETION OF ALL WORK.

D. A SURVEYOR SHALL DO ALL BUILDING LAYOUT, CURB & ROADWAY, AND GRADE STAKING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER FOR MAKING ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS; HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS. ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.

E. PERMITS: NO CONSTRUCTION SHALL COMMENCE UNTIL ALL APPLICABLE PERMITS HAVE BEEN APPROVED. A RIGHT-OF-WAY USE PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY, AND NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY PUBLIC RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE PERMIT. ALL PROPOSED SIGNAGE MUST BE APPLIED FOR, APPROVED AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN; APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.

F. STRIPING: HANDICAPPED PARKING SPACES WILL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS. ALL ON-SITE PARKING SPACES SHALL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPERS RESPONSIBILITY TO PROPERLY SIGN AND STRIPE THE SITE IN ACCORDANCE WITH APPLICABLE STANDARDS.

G. CONCRETE: CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33. WIRE FABRIC SHALL CONFORM TO ASTM A185. READY MIXED CONCRETE SHALL CONFORM TO ASTM C-94. SIX INCH MESH, 10 GAUGE WIRE FABRIC SHALL BE USED IN SLABS THICKER THAN FOUR INCHES. STANDARD THICKNESS SHALL BE FOUR INCHES, EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE SIX INCHES. SURFACES SHALL BE FREE FROM TROWEL OR MACHINE MARKS. SURFACE VARIATIONS SHALL NOT EXCEED 1/4 INCH UNDER A 10 FOOT STRAIGHTEDGE. EDGE OF SLABS SHALL HAVE A SMOOTH FINISH. SIDEWALKS SHALL HAVE A BROOM FINISH.

H. UTILITIES: ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE BASE AND SURFACE COURSES ARE CONSTRUCTED. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL UTILITIES IN ACCORDANCE WITH LOCAL CODES, WHETHER INDICATED ON THE PLANS OR NOT. CHECK WITH THE LOCAL GOVERNMENT PRIOR TO BID SUBMISSION. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE INTERRUPTIONS OF EXISTING UTILITY SERVICE DURING CONSTRUCTION AND CONNECTION OF PROPOSED SERVICE LINES. CONFLICTS BETWEEN WATER LINES AND STORM/SANITARY SEWER SYSTEMS ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY. CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FOOT (10') HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION WHERE UNDERGROUND SERVICES CONFLICT. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES AND ALL LENGTHS ARE PLUS OR MINUS.

I. WATERMAINS: ALL NEW WATERMAINS, PIPES, FITTINGS, VALVES, PACKING AND JOINTING MATERIALS SHALL CONFORM WITH ALL APPLICABLE AWWA STANDARDS AND THE STATE PLUMBING CODE AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS AND/OR THE MANUFACTURER'S RECOMMENDED PROCEDURES. ALL WATER MAIN PIPES AND FITTINGS SHALL CONTAIN NO MORE THAN EIGHT PERCENT LEAD. ALL STONES FOUND IN WATER MAIN TRENCHES SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING TO BE PROVIDED AND BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND FITTINGS AND TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. ALL NEW WATER MAINS SHALL BE PRESSURE AND LEAK TESTED PER AWWA STANDARD C600 AND DISINFECTED PER AWWA STANDARD C651 AND SECTION 555.345.F.A.C.. ALL FOUR INCH (4") AND LARGER WATER MAINS TO BE C-900 P.V.C. AND ALL WATER MAINS SMALLER THAN 4" TO BE SCHEDULE 40 P.V.C. WATER MAIN TO BE 2.5' (MIN.) BELOW PROPOSED GRADE.

J. SANITARY SEWERS: ALL SANITARY SEWER MAINS TO BE SDR-26

K. TREE BARRICADES AND EROSION CONTROL: ALL EROSION CONTROL MEASURES (SILT BARRIERS) AND TREE BARRICADES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ENCROACHMENT OR FAILURE TO MAINTAIN THESE BARRICADES COULD RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED AT THE END OF EACH WORKING DAY. HAY BALES SHALL BE INSTALLED ONCE PERIMETER GRADING IS COMPLETED. STORMWATER FACILITIES SHALL HAVE HAY BALES PLACED AROUND THEIR ENTRANCES TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORMWATER SYSTEM. HAY BALES SHALL BE PLACED IN ONE ROW THROUGHOUT CONSTRUCTION. ENCROACHMENT OF ANY DOWNSTREAM BOUNDARIES TO PROVIDE FILTRATION OF RUNOFF DURING CONSTRUCTION. THE HAY BALES SHALL REMAIN IN PLACE UNTIL THE ENGINEER HAS APPROVED THE VEGETATIVE COVER ALONG EMBANKMENTS PROVIDING RUNOFF TO THE PERIMETER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOIL EROSION CONTROL DEVICES. IF AT ANY TIME SEDIMENTATION TRAPS OR EROSION CONTROL DEVICES BECOME DAMAGED OR INOPERABLE, IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR THEM. THE CONTRACTOR IS EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY EROSION OR SEDIMENT LEAVING THE SITE. CLEARED AREAS SHALL BE STABILIZED EARLY IN THE CONSTRUCTION PROCESS TO MINIMIZE PRECIPITATION DAMAGE AND PROVIDE PERIODIC WETTING OF THE SITE, THEN THE CONTRACTOR SHALL PROVIDE A METHOD OF SPRAYING THE SITE TO PREVENT WIND EROSION. CONTRACTOR SHALL CLEAR ONLY THAT AREAS SHOWN TO BE CLEARED ON THE PLAN. CARE SHALL BE TAKEN TO DISTURB THE EXISTING VEGETATION IN ONLY THOSE AREAS UNDER CONSTRUCTION AT THAT TIME. ALL CLEAR SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3 1/2) FEET IN HEIGHT. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE LOCAL GOVERNMENT. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.

L. GRADING AND BACKFILL: THE GRADING SHOWN ON THESE PLANS IS INTENDED TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR IS EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR TO GRADE PROPERTY SO THAT GRADING MEETS ADJACENT PROPERTY AND RIGHT - OF - WAY ELEVATIONS. CONTRACTOR SHALL NOTIFY THE OWNER AND SEI PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MIXTURE WHICH IS FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCE. IT SHALL BE PREDOMINATELY GRANULAR WITH A MAXIMUM PARTICLE SIZE OF TWO INCHES AND A PLASTICITY INDEX OF 12 OR LESS. ALL BACKFILL WITHIN THE ROADWAY, OVER ANY PIPE THAT IS TO BE INSTALLED UNDER THE ROADWAY OR WITHIN EMBANKMENTS, ETC. IS TO BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO AND PER F.D.O.T. SPECIFICATIONS, SECTION 125-8.3, LATEST EDITION.

M. DRAINAGE: ALL DRAINAGE STRUCTURES MUST BE CONSTRUCTED PER FLORIDA DEPARTMENT OF TRANSPORTATION ROAD DESIGN STANDARDS, SPECIFICATIONS AS PER D.O.T. INDEX NO. 272 AND NO. 273. ALL PIPE LENGTHS ARE PLUS OR MINUS AND MEASUREMENTS ARE TO THE CENTER OF STRUCTURES. OWNER SHALL MAINTAIN RETENTION AREAS.

N. DRIVES: ALL DRIVES SHALL BE IN ACCORDANCE WITH FDOT REQUIREMENTS.

O. PAVING: ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTH TRANSITION WITH NO BREAKS IN GRADE AND NO STEEP OR REVERSE CROSS SLOPES. AT APPROACHES TO AND INTERSECTIONS WITH EXISTING GRADES, IT MAY BE NECESSARY AND ADVISABLE TO MAKE MINOR LOCAL FIELD ADJUSTMENTS TO ACCOMPLISH THE PURPOSES OUTLINED. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE AND SHALL BE CONSULTED SO THAT WE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS. ASPHALTIC CONCRETE TYPE S-1, SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, FOR MATERIALS AND METHOD OF CONSTRUCTION. ALL ROADWAY BASES SHALL BE PRIMED AND, IF REQUIRED, A TACK COAT SHALL BE APPLIED. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. TEST REPORTS FOR SUBGRADE, BASE, ASPHALT AND BASE CORE AND CONCRETE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. SEE SPECIFICATIONS FOR SPECIFIC TESTING REQUIREMENTS.

P. LANDSCAPING: ALL PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPT. OF AGRICULTURE, TALLAHASSEE. ALL PLANT MATERIAL WILL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY ARCHITECT. PLANTS AND TREES ARE LOCATED BY SCALING OFF PLANS. INSTALLER SHALL INSPECT SITE PRIOR TO BEGINNING PLANTING OPERATIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. INSTALLER SHALL IMMEDIATELY NOTIFY ARCHITECT IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES CALLED FOR ON THE PLANS AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES. INSTALLER SHALL NOTIFY ARCHITECT OF ANY CONDITION THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THESE PLANS PRIOR TO CONTRACT AWARD. ALL LANDSCAPE AREAS AND GRADED SWALES ARE TO BE SODDED WITH FLORATAM UNLESS NOTED OTHERWISE. THE GROUND IS TO BE PROPERLY PREPARED AND FERTILIZED PRIOR TO LAYING SOD. THERE SHALL BE A CRISP LINE SEPARATING PLANT BEDS FROM ALL SOD AREAS. SOD TO BE STAKED AS NECESSARY TO PREVENT EROSION. CONTRACTOR TO SOD ALL DISTURBED AREAS DUE TO PROPOSED CONSTRUCTION.

Q. PLANTING SOILS: ALL PLANTING PITS SHALL BE BACKFILLED WITH TOPSOIL MIX CONSISTING OR FIFTY (50) PERCENT SAND, FORTY (40) PERCENT MUCK AND TEN (10) PERCENT HUMUS OR PEAT, BY VOLUME, WELL MIXED WITH APPROPRIATE FERTILIZER.

R. MULCH: ALL EXPOSED AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM OF THREE (3) INCHES DEPTH, EXCEPT THAT NO MULCH SHALL BE REQUIRED IN ANNUAL BEDS. MULCH SHALL BE REPLENISHED, AS NEEDED, TO MEET THIS REQUIREMENT.

SEPARATION FOR WATER/ SEWER CONFLICTS

1. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

   WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.

   WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER THE WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES AND 10 FEET BETWEEN JOINTS SHALL BE REQUIRED. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER & WATER MAIN IN PARALLEL INSTALLATION WHENEVER POSSIBLE.

   IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN 10 FOOT HORIZONTAL SEPARATION THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE AS REQUIRED BY THE PERMITTING UTILITIES DEPARTMENT.

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

36 YEARS DELIVERING INNOVATIVE DESIGN NATIONWIDE
Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY · FL. (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

GENERAL NOTES

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO. 2023-07

SHEET NO.
C7.0



PROPOSED FRONT VIEW RENDERING



EXISTING FRONT VIEW

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1/22/2026 3:26:59 PM

BID SET

ISSUE DATE: 02-20-2025

REV	DATE	DESCRIPTION

DATE

AL HENDRICKSON TOYOTA

5201 West Sample Road
Coconut Creek, FL 33073

MORGAN AUTO GROUP

CONTRACT DATE:
---

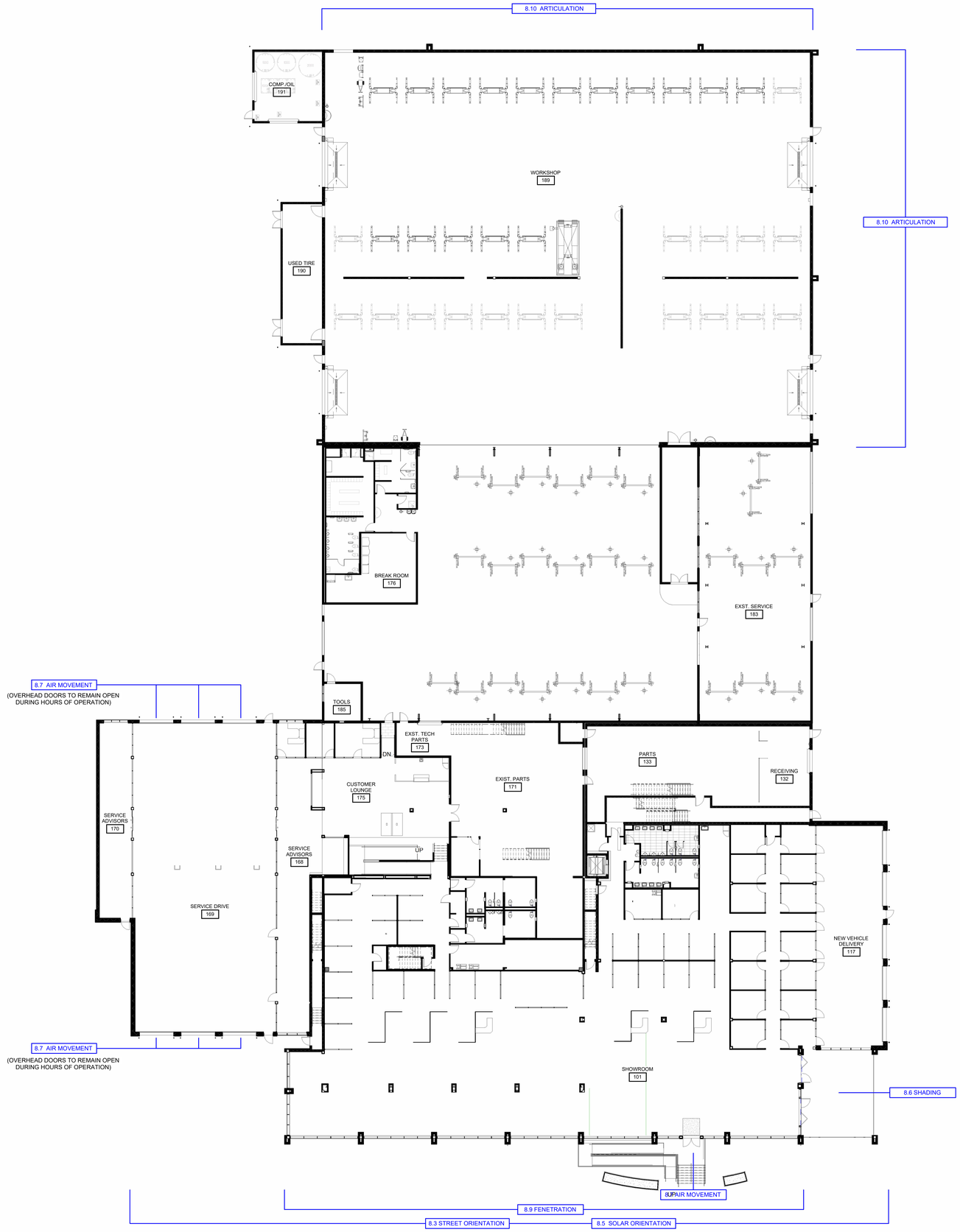
37 YEARS
DELIVERING INNOVATIVE DESIGN SOLUTIONS
Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL. (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

EXHIBIT I -
COVER PAGE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.
2023-07

SHEET NO.
I-0.0



1 DEALERSHIP BUILDING - FIRST FLOOR PLAN
1/16" = 1'-0"

STREET ORIENTATION 8.3

PRIMARY FACADE PARALLEL TO STREET (REFER ALSO TO SITE PLANS)
53% TRANSPARENT STREET LEVEL FACADE (REFER ALSO TO SHEET A200-A)
BUILDING ENTRANCE EMPHASIZED BY WHITE GLASS PORTAL (REFER ALSO TO SHEET A200-A)
ENTRANCE PROTECTED FROM THE ELEMENTS BY CANOPY BEHIND PORTAL

SOLAR ORIENTATION 8.5

BUILDING IS USING PROPER SOLAR ORIENTATION TO THE GREATEST EXTENT POSSIBLE. THE BUILDING MATERIALS HAVE BEEN SELECTED TO MINIMIZE SOLAR HEAT GAIN, I.E. HIGH ALBEDO LIGHT ROOFING AND SOLARBAN 90 GLAZING

SHADING 8.6

OVERHANGS AND CANOPIES HAVE BEEN PROVIDED. (REFER TO SHEET A200-A)

AIR MOVEMENT 8.7

FANS PROVIDED IN LARGED AREAS. SEE PLAN FOR THE LOCATIONS

MATERIALS 8.8

BUILDING FACADES COMBINE A MIX OF HIGH QUALITY MATERIALS INCLUDING
1. ALUMINUM COMPOSITE MATERIALS
2. OPAQUE GLASS
3. STUCCO
REFER TO SHEET A200-A FOR COLORS AND LOCATIONS

FENESTRATION 8.9

FRONT FACADE PROVIDES OVER 50% TRANSPARENT GLAZING (REFER TO SHEET A200-A)
CLERESTORY WINDOWS ARE PROVIDED IN THE NORTH AND EAST ELEVATIONS AND ARE PROPORTIONALLY SIZED. (REFER TO SHEET A200-A)

ARTICULATION 8.10

WALL PLANE CHANGES ARE PROVIDED TO LIMIT UNBROKEN FACADES TO LESS THAN 100'.
STREET LEVEL ENTRANCE PROVIDED FROM FRONT
ARCHITECTURAL DETAILS, ROOF LINES AND PARAPETS CONTINUE AROUND BUILDING CORNER (REFER ALSO TO SHEET A200-A)
CANOPIES AND OVERHANGS PROVIDED.

ROOFTOPS 8.11

ROOFTOP SERVICE EQUIPMENT SCREENED FROM VIEW WITH SCREENS AND PARAPETS. (REFER ALSO TO SHEET A200-B)
LIGHT COLORED / HIGH ALBEDO ROOF PROVIDED.
ROOF OVERHANGS AT GLAZING PROVIDED (REFER ALSO TO SHEET A200-A)

SIGNAGE 8.12

BACKLIT SIGNAGE (REFER TO SHEET A200-A)

LIGHTING 8.13

DESIN IMCLUDES ILLUMINATED ENTRY COLORED GLASS PORTAL HIGHLIGHTTING THE BUILDING ENTRANCE

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ISSUE DATE: 02-20-2025

REV	DATE	DESCRIPTION

DATE

AL HENDRICKSON TOYOTA
5201 West Sample Road
Coconut Creek, FL 33073

MORGAN AUTO GROUP

CONTRACT DATE:

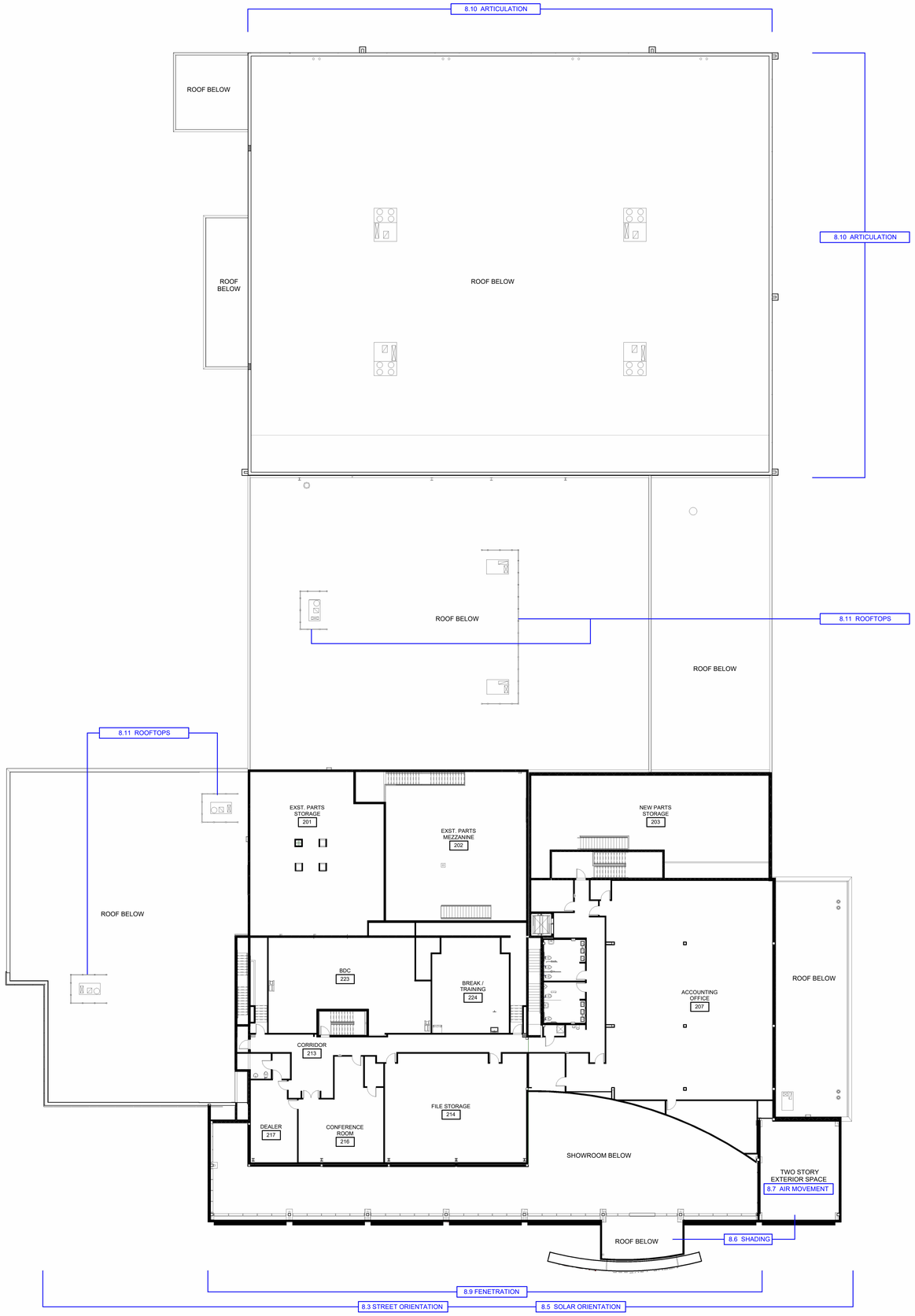
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EXHIBIT I - DEALERSHIP FIRST FLOOR PLAN

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO. 2023-07

SHEET NO. I-1.1

1/22/2026 3:27:07 PM



1 DEALERSHIP BUILDING - SECOND FLOOR PLAN
1/16" = 1'-0"

STREET ORIENTATION 8.3

PRIMARY FACADE PARALLEL TO STREET (REFER ALSO TO SITE PLANS)
53% TRANSPARENT STREET LEVEL FACADE (REFER ALSO TO SHEET A200-A)
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BACKLIT SIGNAGE (REFER TO SHEET A200-A)

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DATE

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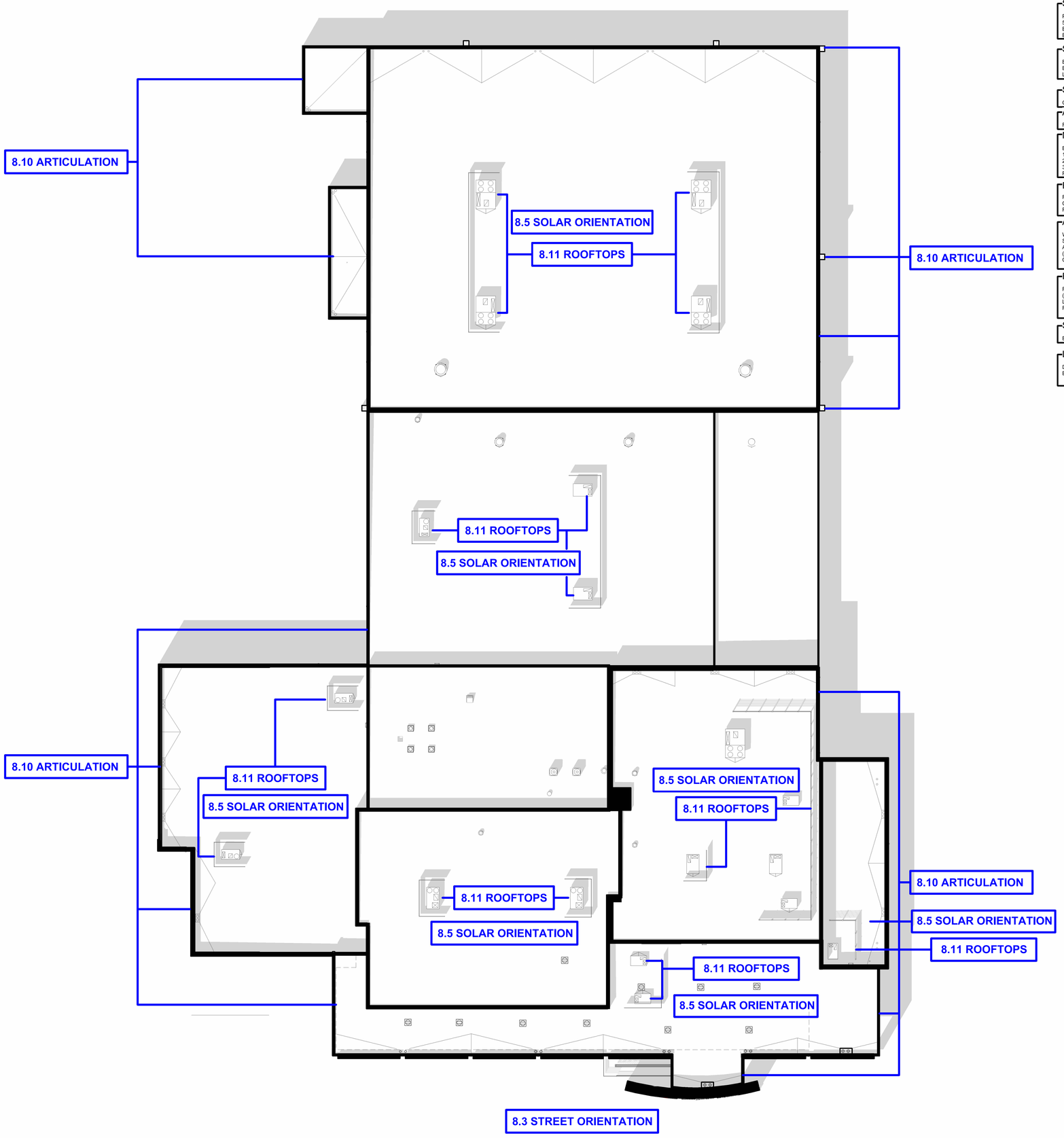
EXHIBIT I - DEALERSHIP SECOND FLOOR PLAN

DESIGNED BY:
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CHECKED BY:

JOB NO.
2023-07

SHEET NO.
I-1.2

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1 OVERALL ROOF PLAN
1/16" = 1'-0"

STREET ORIENTATION 8.3

PRIMARY FACADE PARALLEL TO STREET (REFER ALSO TO SITE PLANS)
53% TRANSPARENT STREET LEVEL FACADE (REFER ALSO TO SHEET A200-A)
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BACKLIT SIGNAGE (REFER TO SHEET A200-A)

LIGHTING 8.13

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Coconut Creek, FL 33073

MORGAN AUTO GROUP

CONTRACT DATE:
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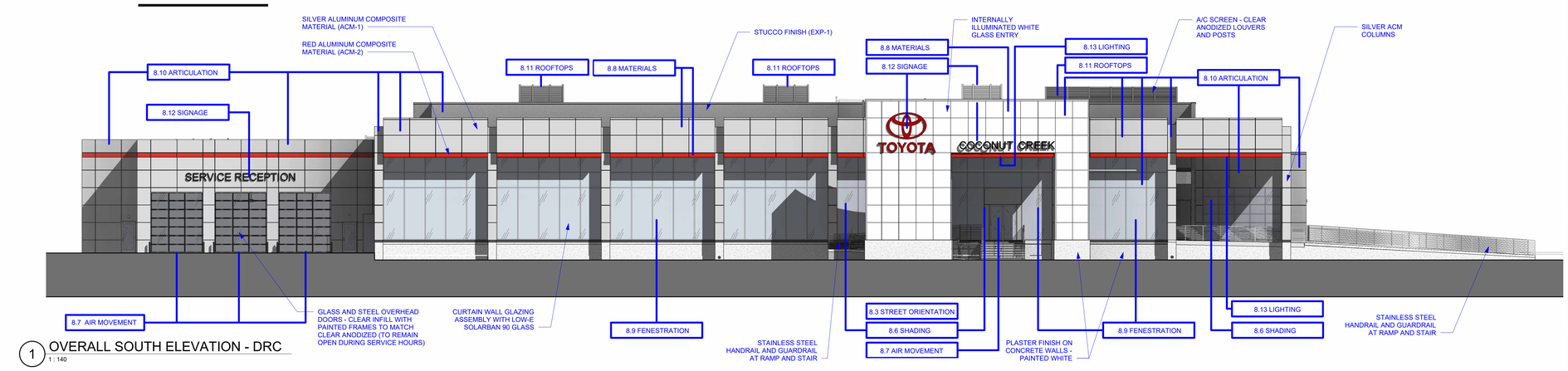
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EXHIBIT I - DEALERSHP ROOF PLAN

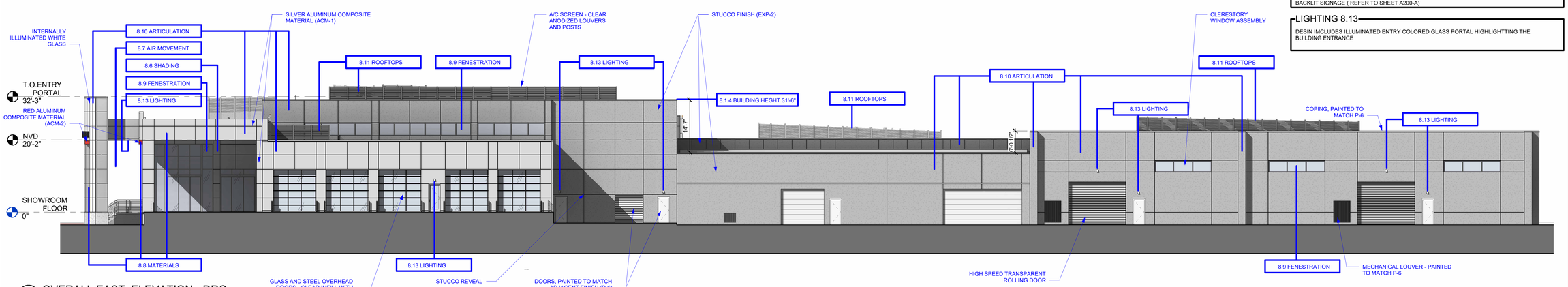
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CHECKED BY:
JOB NO. 2023-07

SHEET NO. I-1.3

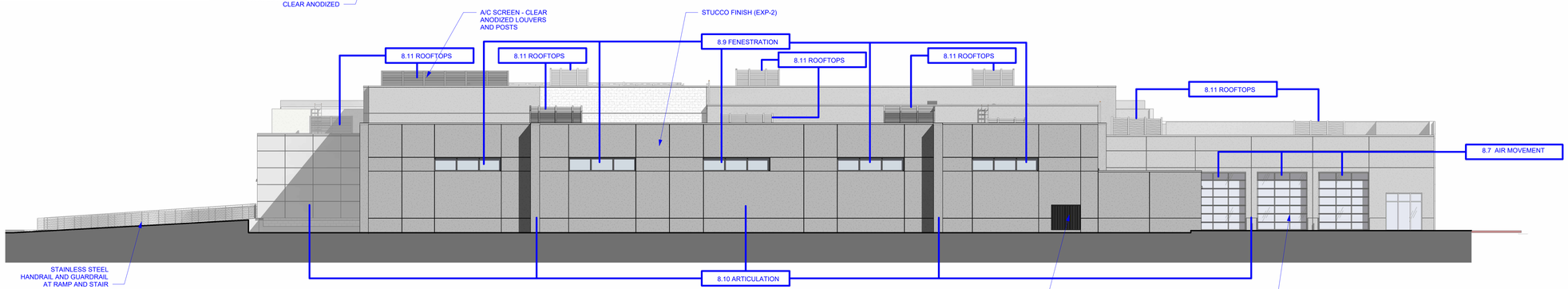
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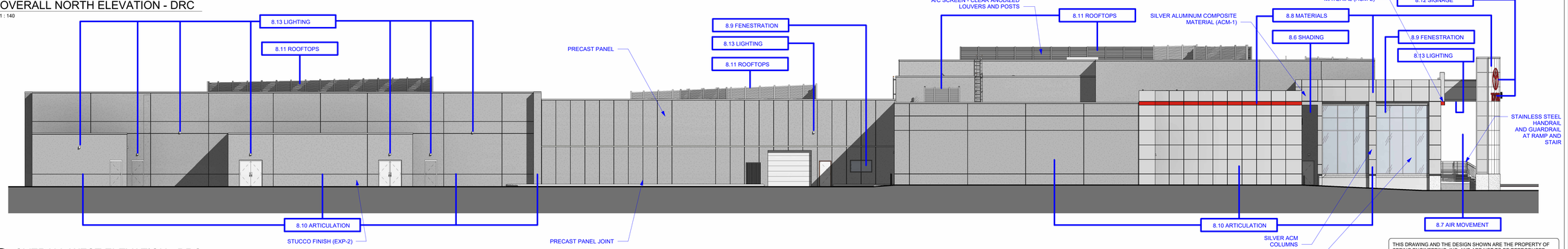
1 OVERALL SOUTH ELEVATION - DRC
1 : 140



2 OVERALL EAST ELEVATION - DRC
1 : 140



3 OVERALL NORTH ELEVATION - DRC
1 : 140



4 OVERALL WEST ELEVATION - DRC
1 : 140

STREET ORIENTATION 8.3

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SIGNAGE 8.12

BACKLIT SIGNAGE (REFER TO SHEET A200-A)

LIGHTING 8.13

DESIN IMCLUDES ILLUMINATED ENTRY COLORED GLASS PORTAL HIGHLIGHTTING THE BUILDING ENTRANCE

BID SET

ISSUE DATE: 02-20-2025

REV	DATE	DESCRIPTION

DATE

AL HENDRICKSON TOYOTA
5201 West Sample Road
Coconut Creek, FL 33073

MORGAN AUTO GROUP

CONTRACT DATE:
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EXHIBIT I - DEALERSHIP ELEVATIONS

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STREET ORIENTATION 8.3

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ROOFTOPS 8.11

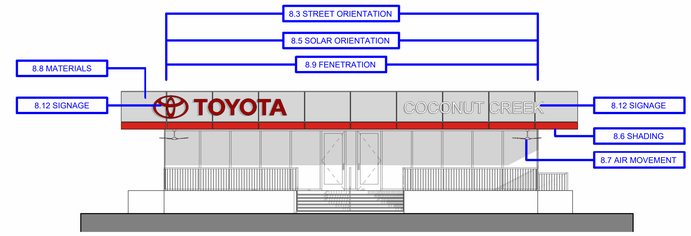
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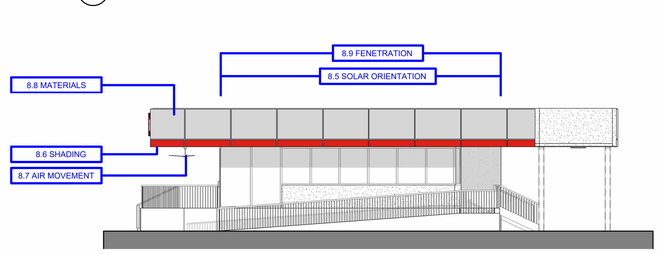
BACKLIT SIGNAGE (REFER TO SHEET A200-A)

LIGHTING 8.13

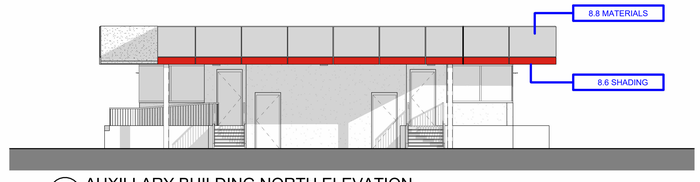
DESIN IMCLUDES ILLUMINATED ENTRY COLORED GLASS PORTAL HIGHLIGHTTING THE BUILDING ENTRANCE



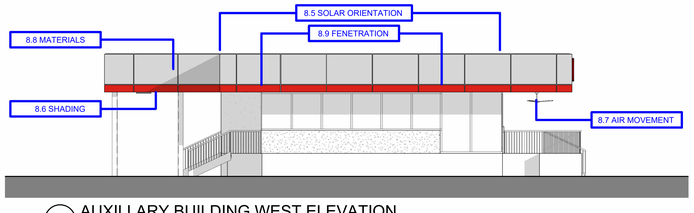
2 AUXILLARY BUILDING SOUTH ELEVATION
1/8" = 1'-0"



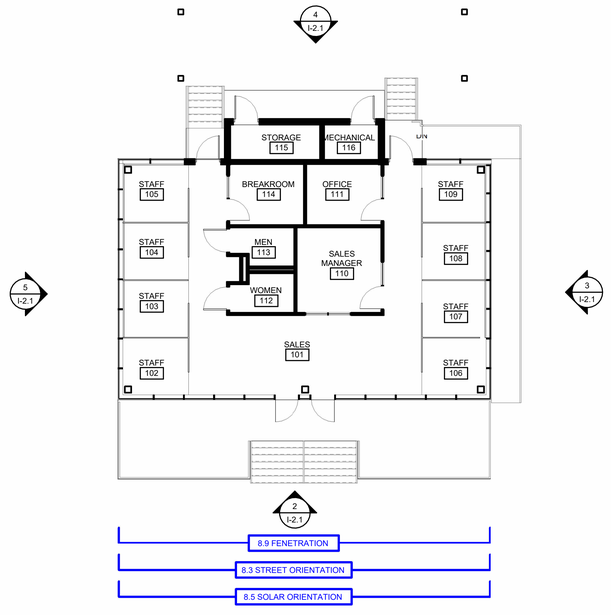
3 AUXILLARY BUILDING EAST ELEVATION
1/8" = 1'-0"



4 AUXILLARY BUILDING NORTH ELEVATION
1/8" = 1'-0"



5 AUXILLARY BUILDING WEST ELEVATION
1/8" = 1'-0"



1 AUXILLARY BUILDING - FLOOR PLAN
1/8" = 1'-0"

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BID SET

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5201 West Sample Road
Coconut Creek, FL 33073

MORGAN AUTO GROUP

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EXHIBIT I - AUXILLARY BUILDING PLAN AND ELEVATIONS

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO.
2023-07

SHEET NO.
I-2.1

STREET ORIENTATION 8.3

PRIMARY FACADE PARALLEL TO STREET (REFER ALSO TO SITE PLANS)
53% TRANSPARENT STREET LEVEL FACADE (REFER ALSO TO SHEET A200-A)
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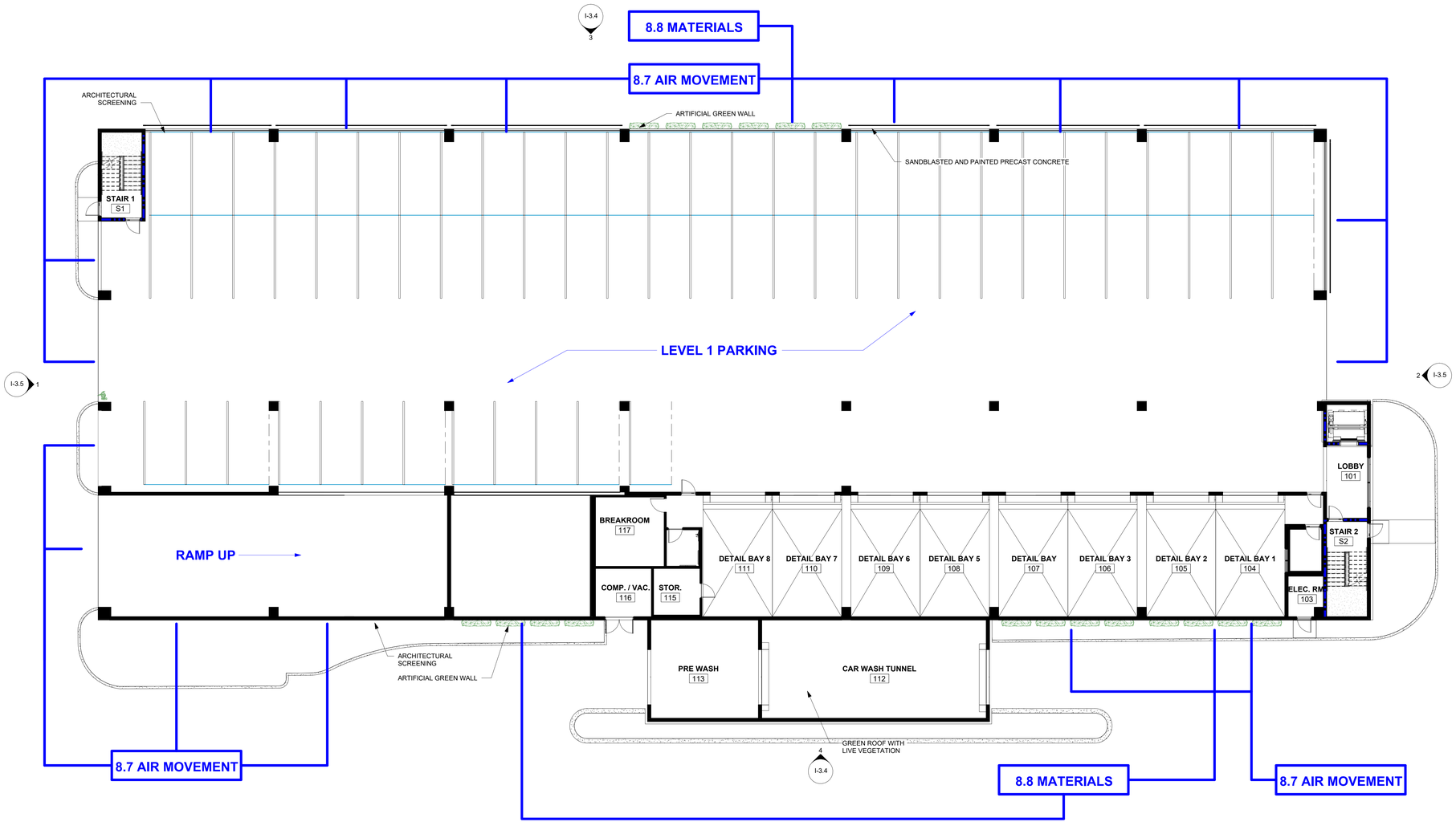
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BECKLIT SIGNAGE (REFER TO SHEET A200-A)

LIGHTING 8.13

DESIN IMCLUDES ILLUMINATED ENTRY COLORED GLASS PORTAL HIGHLIGHTTING THE BUILDING ENTRANCE



1 EXHIBIT I - PARKING GARAGE LEVEL 1
3/32" = 1'-0"

THRESHOLD BUILDING. TO THE BEST OF THE ARCHITECT/ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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REVIEW

ISSUE DATE: 12-02-2025

REV	DATE	DESCRIPTION

DATE

AL HENDRICKSON TOYOTA
5201 West Sample Road
Coconut Creek, FL 33073

MORGAN AUTO GROUP

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EXHIBIT I - PARKING GARAGE LEVEL 1 PLAN

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DRAWN BY:
CHECKED BY:
JOB NO.
2023-07

SHEET NO.
I-3.1

3/3/2026 3:26:23 PM

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ENTRANCE PROTECTED FROM THE ELEMENTS BY CANOPY BEHIND PORTAL

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SHADING 8.6

OVERHANGS AND CANOPIES HAVE BEEN PROVIDED. (REFER TO SHEET A200-A)

AIR MOVEMENT 8.7

FANS PROVIDED IN LARGED AREAS. SEE PLAN FOR THE LOCATIONS

MATERIALS 8.8

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ROOFTOPS 8.11

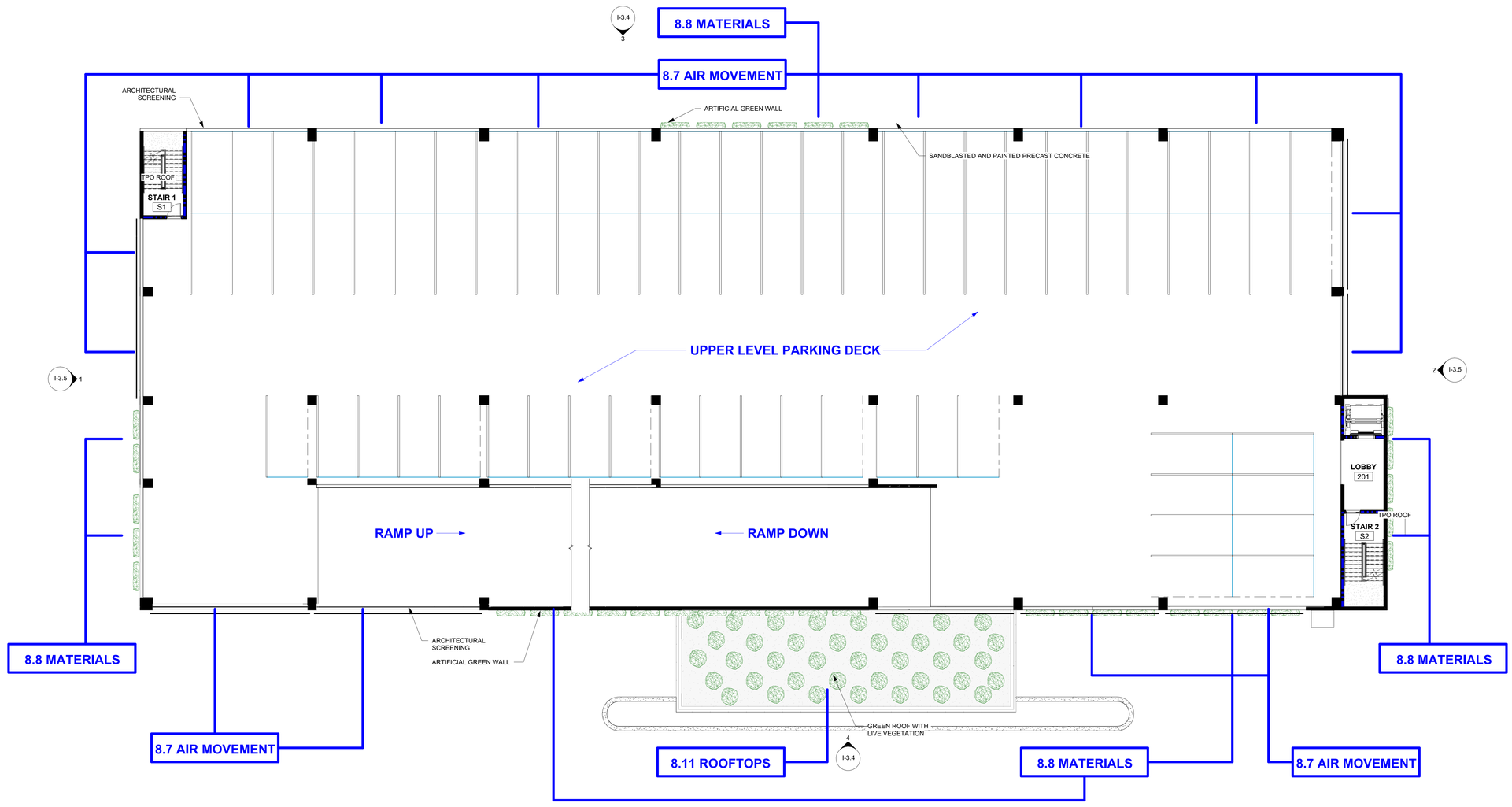
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SIGNAGE 8.12

BECKLIT SIGNAGE (REFER TO SHEET A200-A)

LIGHTING 8.13

DESIN IMCLUDES ILLUMINATED ENTRY COLORED GLASS PORTAL HIGHLIGHTTING THE BUILDING ENTRANCE



1 EXHIBIT I - PARKING GARAGE LEVEL 2-5 PLAN
3/32" = 1'-0"

THRESHOLD BUILDING: TO THE BEST OF THE ARCHITECT/ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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DATE

AL HENDRICKSON TOYOTA
5201 West Sample Road
Coconut Creek, FL 33073

MORGAN AUTO GROUP

CONTRACT DATE:
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EXHIBIT I - PARKING GARAGE LEVEL 2-5 PLANS

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I-3.2

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STREET ORIENTATION 8.3

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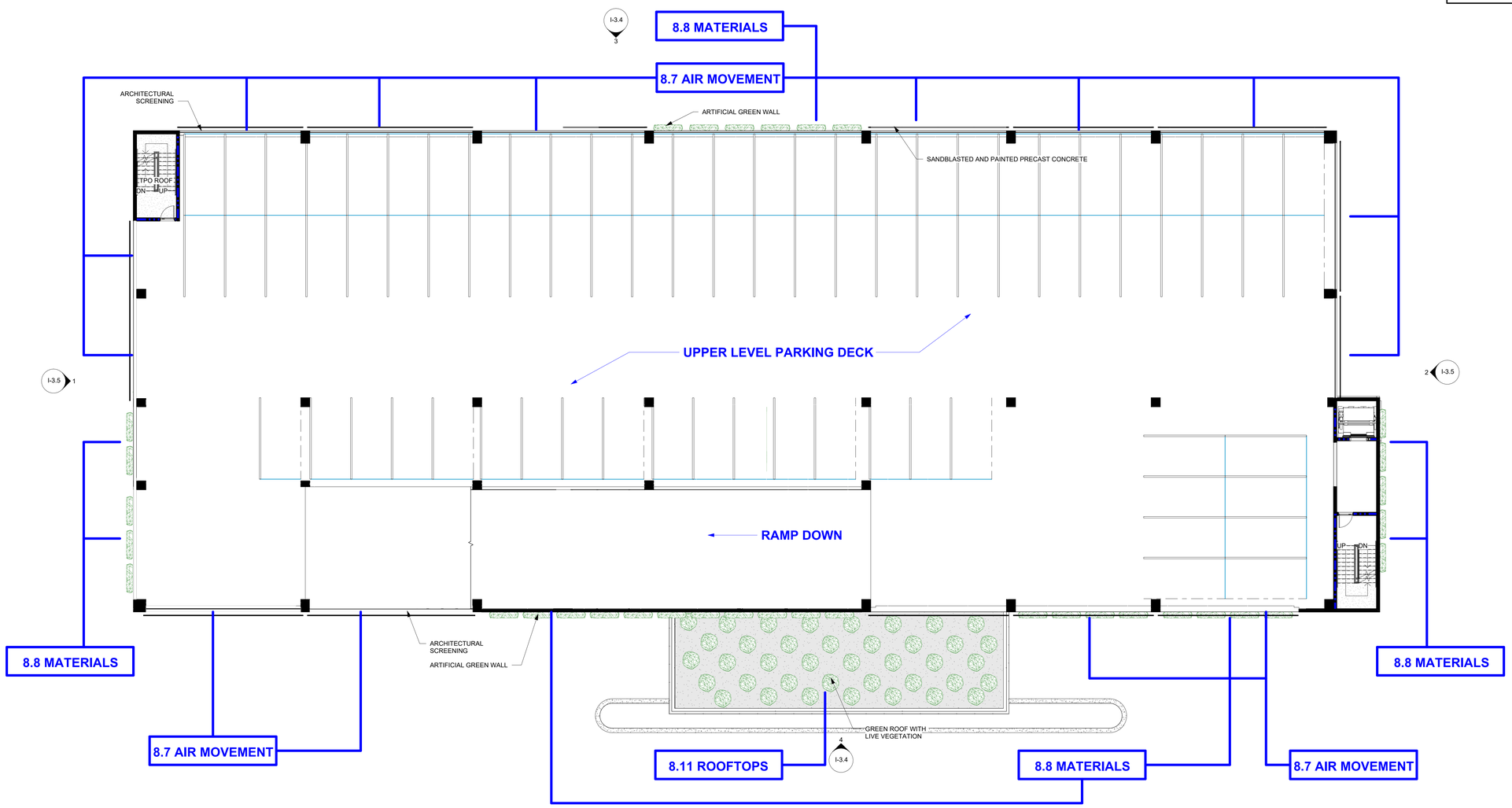
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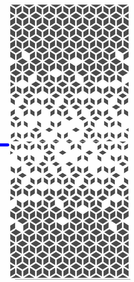
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EXHIBIT I - PARKING GARAGE TOP LEVEL PLAN

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JOB NO. 2023-07

SHEET NO. I-3.3



ARCHITECTURAL SCREENING



GREENWALL SCREENING

8.7 AIR MOVEMENT

8.8 MATERIALS

ACM PANELS

SANDBLASTED & PAINTED PRECAST CONCRETE

ARCHITECTURAL SCREENING

ARTIFICAL GREEN WALL

SANDBLASTED & PAINTED PRECAST CONCRETE

ARTIFICIAL GREEN WALL

T.O.STAIR 2 TOWER 97' - 0"

ROOF (DECK 6) 78' - 4"

LEVEL 6 (DECK 5) 66' - 8"

LEVEL 5 (DECK 4) 55' - 0"

LEVEL 4 (DECK 3) 43' - 4"

LEVEL 3 (DECK 2) 31' - 8"

LEVEL 2 (DECK 1) 20' - 0"

LEVEL 1 0' - 0"

3 NORTH EXTERIOR ELEVATION
3/32" = 1'-0"

ACM PANELS

T.O.STAIR 2 TOWER 97' - 0"

8.7 AIR MOVEMENT

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ARTIFICIAL GREEN WALL

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ACM PANELS

SANDBLASTED & PAINTED PRECAST CONCRETE

8.11 ROOF TOPS

8.8 MATERIALS

4 SOUTH EXTERIOR ELEVATION
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EXHIBIT I - PARKING GARAGE EXTERIOR ELEVATIONS

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JOB NO.
2023-07

SHEET NO.
I-3.4

3/3/2026 3:26:39 PM

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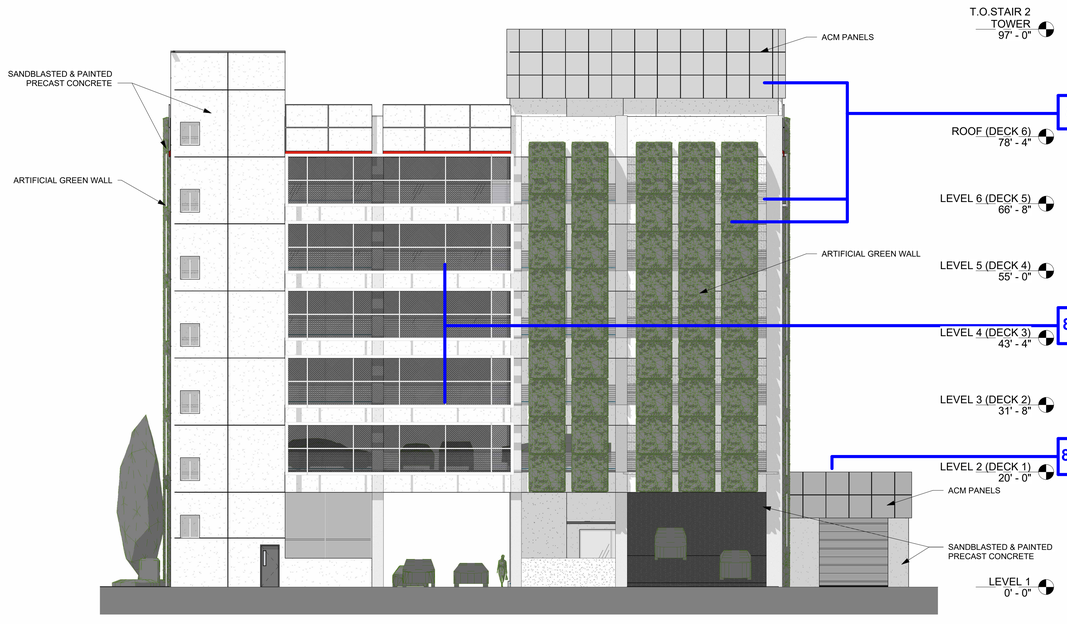
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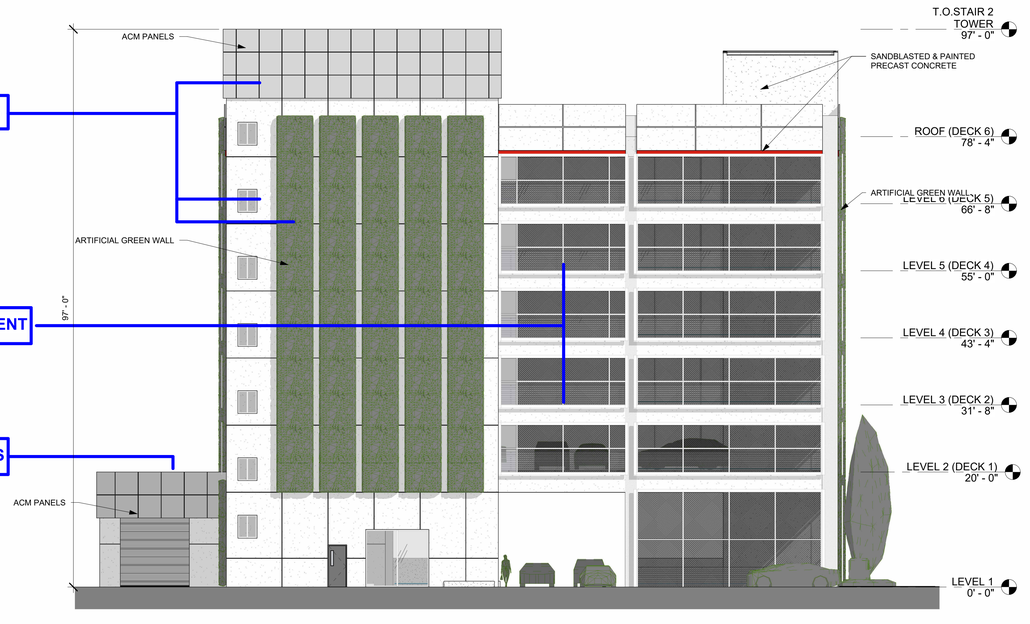
BECKLIT SIGNAGE (REFER TO SHEET A200-A)

LIGHTING 8.13

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3/32" = 1'-0"



2 EAST EXTERIOR ELEVATION
3/32" = 1'-0"

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EXHIBIT I - PARKING GARAGE EXTERIOR ELEVATIONS

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I-3.5



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CAMPUS RENDERING

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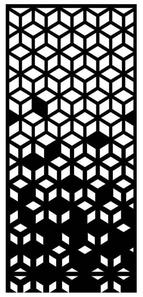
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I-3.7

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ENLARGED SCREEN PATTERN

PERCENT OPEN - 39.35%





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PARKING GARAGE RENDERING

DESIGNED BY:
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CHECKED BY:

JOB NO.
2023-07

SHEET NO.
I-3.8

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PARKING GARAGE RENDERING

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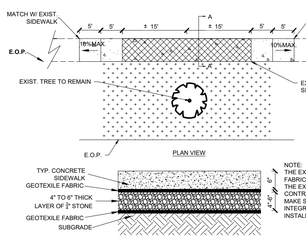
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ISSUE DATE: 12-02-2025

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

ROOT TREATMENT DETAIL

"ROCK BURRITO"



ROOT TREATMENT DETAIL
N.T.S.

LANDSCAPE NOTES

1. ALL PLANT BEDS AND LANDSCAPED ISLANDS MUST BE FREE OF LIMEROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACK FILLING MAY BE REQUIRED.
2. A 3' WIDE "RING" OF MULCH MUST BE MAINTAINED AROUND ANY TREES NOT INCORPORATED INTO PLANT BEDS. THIS REQUIREMENT IS NECESSARY TO PREVENT DAMAGE CAUSED BY MOWERS AND WEED EATERS.
3. AN 8' SEPARATION IS REQUIRED BETWEEN LARGE TREES AND UNDERGROUND WATER AND SEWER LINES.
4. ALTERNATE TREES MAY NOT BE USED UNLESS APPROVED BY THE CITY LANDSCAPE INSPECTOR.
5. LANDSCAPE CONTRACTOR SHALL EVALUATE CONDITION OF EXISTING ON-SITE PALM TREES TO BE REMOVED AND RELOCATED AND PROVIDE A SEPARATE COST FOR INSTALLING NEW.
6. THE DEVELOPMENT SHALL MEET SUBDIVISION IV - LANDSCAPE STANDARDS AND REQUIREMENTS OF THE LDC IN ADDITION TO THE MAINSTREET DESIGN STANDARDS.
7. ALL LANDSCAPE/TREES SHALL CONFORM TO THE MINIMUM SEPARATION OF SIX (6') FEET FROM CITY UTILITIES AND FIRE HYDRANT CLEAR ZONES. ALL LANDSCAPE/TREES SHALL NOT BE LOCATED IN UTILITY EASEMENTS AND SHALL NOT OBSTRUCT DRIVERS' SIGHT AT INTERSECTIONS.
8. ROOT BARRIERS SHALL BE PROVIDED WHERE LARGE TREES ARE LOCATED WITHIN SIX FEET (6') OF PUBLIC SIDEWALKS OR ROADWAY PAVEMENT, AND WHERE MEDIUM TO LARGE FOLIAGE TREES ARE LOCATED WITHIN TEN FEET (10') OF CITY UTILITIES.

CITY OF COCONUT CREEK STANDARD LANDSCAPE NOTES

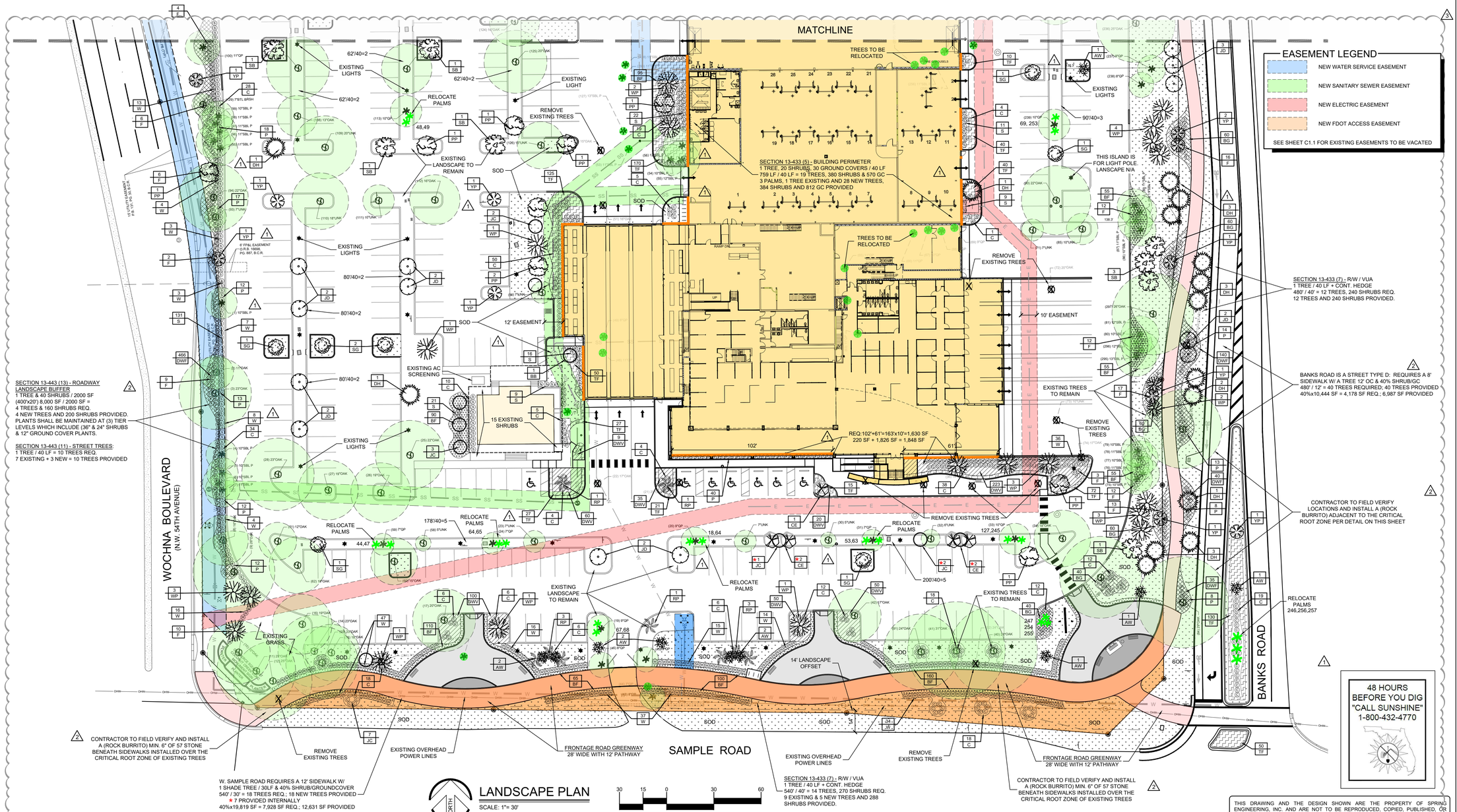
1. All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall not be tipped, topped, or shaped prior to installation.
3. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
4. All mechanical equipment, air conditioning, irrigation pump stations and equipment, FPL transformers, pool pumps, etc., must be screened on three (3) sides by landscape shrubs.
   NOTE: The quantity of screening shrubs is in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust on-center spacing as necessary and/or provide additional plants to provide an adequate screen.
5. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, tree trunks excluded. Measurement shall be made from top of root ball planted at proper elevation.
6. All trees and palms planted as trees shall be securely guyed, braced, and/or staked with sisal rope or other organic material at the time of planting until establishment. No synthetic material may be used around the tree trunk. Guying/staking practices shall not permit nails, screws, wires, etc., to penetrate outer surfaces of trees, palms or other plant material. Trees, palms and plant material rejected due to this practice shall be replaced with the inspector on site.
7. Burlap material, wire cages, canvas straps, etc., must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or with any synthetic material must have such material REMOVED ENTIRELY prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All required landscape material shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plant material and the native soil found on the site.
10. All plant material shall be planted at the proper depth so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
11. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
12. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit to the satisfaction of the inspector.
13. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone around fire hydrants.
14. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
15. All landscaped areas shall be provided with an underground fully automatic irrigation system. System shall provide 100% coverage with 50% overlap (minimum) using rust free water, except preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be set forth by South Florida Water Management District or other jurisdictional agency.
16. Irrigation permits and plans shall be submitted for approval at time of building permits.
17. All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District water use permit prior to issuance of an irrigation permit and installation of the irrigation system as required.
18. All site amenities to include site street lights, landscape common open space, irrigation common open space, buffers, berms, landscape entry features, etc. leading up to and including the model center and/or first certificate of occupancy must be completed and functional prior to issuance of the first requested certificate of occupancy.
19. The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area, vehicular use area, surrounding ground, etc. Where a berm abuts a sidewalk, there shall be a one (1) foot level sod area adjacent to the sidewalk prior to the start of incline for the berm.
20. An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.
21. A Tree Removal Permit is required prior to the removal or transplantation of any tree and/or palm.

EXISTING TREES

- SABAL PALM
- QUEEN PALM
- OAK
- BOTTLE BRUSH
- RELOCATE PALM TREE 66 (W/ ASSOCIATED TREE #)

LEGEND

- EXISTING LIGHT POLE AND LIGHT FIXTURE
- PROPOSED LIGHT POLE
- EXISTING TREE CANOPY
- TREE TO BE RELOCATED
- TREE TO BE REMOVED



EASEMENT LEGEND

- NEW WATER SERVICE EASEMENT
- NEW SANITARY SEWER EASEMENT
- NEW ELECTRIC EASEMENT
- NEW FDOT ACCESS EASEMENT

SEE SHEET C1.1 FOR EXISTING EASEMENTS TO BE VACATED

LANDSCAPE PLAN

SCALE: 1"= 30'

30 15 0 30 60

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK
2	04.24.2025	PER CITY OF COCONUT CREEK
3	09.18.2025	PER CITY OF COCONUT CREEK
4	12.23.2025	PER CITY OF COCONUT CREEK
5	03.02.2026	PER CITY OF COCONUT CREEK

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

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DELIVERING INNOVATIVE DESIGN NATIONWIDE
Spring Engineering
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3014 U.S. HWY 19, HOLIDAY • FL. (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

LANDSCAPE PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C5.0

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

TABLE 13-448.T1

NEW PLANTED TREES
CATEGORY 1 TREE 107 x 300 = 32,100 SF
CATEGORY 2 TREE 71 x 150 = 10,650 SF
CATEGORY 3 TREE 22 x 100 = 2,200 SF
TOTAL = 44,950 SF = 1.032 AC

EXISTING TREES TO REMAIN = (178) 113,310 SF = 2.601 AC

EXISTING TREES TO RELOCATE = (24) 5,889 SF = 0.135 AC

1.032 AC + 2.601 AC + 0.135 AC = 3.768 AC
12.338 AC - 2.51 AC BLDG = 9.828 AC

3.768 AC / 9.828 AC = 38.3% CANOPY COVERAGE

NOTICE TO CONTRACTOR

CAUTION - NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION, TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. REPORT ANY CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED IMPROVEMENTS TO SPRING ENGINEERING.
THE LANDSCAPE ARCHITECT TAKES EVERY PRECAUTION TO INSURE THAT THE CONTENT OF DRAWINGS ARE BOTH CURRENT AND ACCURATE. IF THERE ARE ANY QUESTIONS REGARDING CONFLICTING INFORMATION, PLEASE CONTACT LANDSCAPE ARCHITECT FOR A DETERMINATION..
GIVEN THE DYNAMIC NATURE OF THE WEATHER, SEASON & LANDSCAPE INDUSTRY REGULATORY CHANGES,IF THERE ARE AMY DISCREPANCIES OR INACCURACIES, LA THE CONTENT OF THESE DRAWINGS, OR IF AVAILABILITY OF PLANT MATERIALS IS CAUSE FOR CONSIDERATION, CONTACT LANDSCAPE ARCHITECT.
THERE ARE TO BE "NO SUBSTITUTIONS" OF PLANT SPECIES OR CONTAINER SIZE WITHOUT THE WRITTEN CONSENT OF LANDSCAPE ARCHITECT.

ADDITIONAL LANDSCAPE NOTES

CALL BEFORE YOU DIG 1-800432-4770 CALL SUNSHINE

DON'T PLACE MULCH IN DIRECT CONTACT WITH TREE BASES.
MULCH THAT RETAINS WATER AT THE BASE OF INCREASES THE LIKELIHOOD OF BARK DISEASE AND WOOD ROT. LEAVE APPROXIMATELY 1' OF SPACE BETWEEN THE MULCH LINE AND TRUNK OF THE TREE. THIS WILL ALLOW ENOUGH ROOM FOR THE TRUNK

MAKE SURE YOUR LAYER OF MULCH IS NOT TOO THICK.
EXCESS WATER CAN BECOME TRAPPED IN MULCH THAT IS SPREAD TOO THICK, LEADING TO THE DEVELOPMENT OF FUNGUS IN YOUR MULCH. 3" DEPTH IS RECOMMENDED

GROUND COVER
PLANTS SHALL BE SPACED SO AS TO PRESENT A FINISHED APPEARANCE AND TO OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE YEAR AFTER PLANTING. NONLIVING GROUND COVER SUCH AS MULCH, GRAVEL, ROCKS, ETC. SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO COVER EXPOSED SOIL AND SUPPRESS FUGITIVE DUST

OTHER THAN TREES, AND SHRUBS USED FOR SCREENING, PLANT MATERIALS SHALL BE MAINTAINED NO TALLER THAN 30" HEIGHT.

EXISTING TREES

- SABAL PALM
- QUEEN PALM
- OAK
- BOTTLE BRUSH
- RELOCATE PALM TREE (W/ ASSOCIATED TREE #)
- DEMO TREE

LEGEND

- EXISTING LIGHT POLE AND LIGHT FIXTURE
- PROPOSED LIGHT POLE
- EXISTING TREE CANOPY
- TREE TO BE RELOCATED

SECTION 13-443 (13) - ROADWAY LANDSCAPE BUFFER
1 TREE & 40 SHRUBS / 2000 SF
(280'x20') 5,600 SF / 2000 SF =
3 TREES & 112 SHRUBS REQ.
3 EXISTING TREES & 70 SHRUBS PROVIDED.
PLANTS SHALL BE MAINTAINED AT (3) TIER LEVELS WHICH INCLUDE (36" & 24" SHRUBS & 12" GROUND COVER PLANTS.

SECTION 13-433 (11) - STREET TREES
1 TREE / 40 LF = 280' / 40' = 7 TREES
3 EXISTING + 4 NEW TREES PLANTED INTERNALLY (7) PROVIDED.

SECTION 13-433 (8) - PERIMETER LANDSCAPE
1 TREE / 40 LF + HEDGE
672' / 40' = 17 TREES, 336 SHRUBS REQ.
8 EXISTING TREES, 15 PALMS, 4 NEW TREES W/ EXISTING CONTINUOUS HEGE PROVIDED.

SECTION 13-433 (5) - BUILDING PERIMETER
1 TREE, 20 SHRUBS, 30 GROUND COVERS / 40 LF
680' / 40' = 17 TREES, 340 SHRUBS, 510 GC REQ.
6 PALMS, 15 NEW TREES W/ 340 SHRUBS AND 560 GC PROVIDED.

SECTION 13-433 (7) - R/W / VUA
1 TREE / 40 LF + 1 SHRUB / 5 LF
266' / 40' = 7 TREES, 54 SHRUBS REQ.
7 TREES AND 54 SHRUBS PROVIDED.

BANKS ROAD IS A STREET TYPE D: REQUIRES A 8' SIDEWALK W/ A TREE 12' OC & 40% SHRUB/GROUNDCOVER
266' / 12' = 22 TREES REQUIRED; 22 TREES PROVIDED
40%x 4,350 SF = 1,740 SF REQUIRED; 2,305 PROVIDED

EXISTING TREES TO REMAIN
NEW 6' HIGH CONCRETE SCREENING WALL
EXISTING TREES TO BE REMOVED
EXISTING TREE TO BE REMOVED
15' UTILITY EASEMENT CENTERED ON BOUNDARY P.B. 131, PG. 30, B.C.R.
PROPOSED LIGHTS
EXISTING 15' UTILITY EASEMENT
RELOCATE PALM
EXISTING TREES TO BE RELOCATED
EXISTING WALL, HEDGE AND GRASS TO REMAIN
EXISTING LIGHT
SOD
MATCHLINE
WOCHNA BOULEVARD (N.W. 54TH AVENUE)
BANKS ROAD





48 HOURS BEFORE YOU DIG "CALL SUNSHINE" 1-800-432-4770

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LANDSCAPE PLAN
SCALE: 1"= 30'

30 15 0 30 60

100%
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LANDSCAPE PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C5.1

TREE DISPOSITION LIST

Tree Survey Key	Caliper in Inch	Tree Species Common Name	Tree Species Botanical Name	Canopy Diameter	Canopy Sq. Feet	Condition rating
		Trees to Remain				
1	10	Sabal Palm	*Sabal palmetto*	13	133	Good
2	11	Oak	*Quercus spp.*	22	380	Poor
3	23	Oak	*Quercus spp.*	45	1590	Fair
4	10	Sabal Palm	*Sabal palmetto*	12	113	Good
5	10	Sabal Palm	*Sabal palmetto*	12	113	Good
6	10	Sabal Palm	*Sabal palmetto*	12	113	Good
7	11	Sabal Palm	*Sabal palmetto*	15	177	Good
8	16	Oak	*Quercus spp.*	38	1134	Fair
9	26	Oak	*Quercus spp.*	45	1590	Good
10	20	Oak	*Quercus spp.*	40	1257	Good
11	25	Oak	*Quercus spp.*	50	1963	Good
12	25	Oak	*Quercus spp.*	53	2206	Good
14	23	Oak	*Quercus spp.*	45	1590	Fair
15	18	Oak	*Quercus spp.*	30	707	Poor
16	19	Oak	*Quercus spp.*	40	1257	Poor
17	20	Oak	*Quercus spp.*	40	1257	Fair
19	9	Queen Palm	*Syagrus romanzoffiana*	15	177	Good
20	9	Queen Palm	*Syagrus romanzoffiana*	15	177	Good
21	20	Oak	*Quercus spp.*	25	491	Good
23	7	Black Olive	*Bucida buceras*	12	113	Fair
24	7	Queen Palm	*Syagrus romanzoffiana*	15	177	Fair
25	22	Oak	*Quercus spp.*	45	1590	Fair
26	19	Oak	*Quercus spp.*	40	1257	Fair
27	19	Oak	*Quercus spp.*	40	1257	Fair
28	23	Oak	*Quercus spp.*	45	1590	Fair
29	23	Oak	*Quercus spp.*	45	1590	Fair
30	5	Black Olive	*Bucida buceras*	12	113	Fair
31	7	Queen Palm	*Syagrus romanzoffiana*	14	154	Fair
32	6	Black Olive	*Bucida buceras*	11	95	Fair
33	10	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
34	18	Oak	*Quercus spp.*	35	962	Poor
39	26	Oak	*Quercus spp.*	50	1963	Fair
40	28	Oak	*Quercus spp.*	60	2827	Fair
41	31	Oak	*Quercus spp.*	60	2827	Fair
42	17	Oak	*Quercus spp.*	25	491	Poor
43	8	Queen Palm	*Syagrus romanzoffiana*	20	314	Good
45	8	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
46	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
54	10	Sabal Palm	*Sabal palmetto*	15	177	
55	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
56	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
57	30	Oak	*Quercus spp.*	60	2827	Poor
58	5	Black Olive	*Bucida buceras*	11	95	Fair
59	7	Queen Palm	*Syagrus romanzoffiana*	15	177	Fair
60	15	Oak	*Quercus spp.*	30	707	Poor
61	12	Oak	*Quercus spp.*	25	491	Fair
62	18	Oak	*Quercus spp.*	40	1257	Poor
71	7	Trumpet Tree	*Tabebuia rosea*	15	177	Poor
75	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
76	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
77	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
78	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
79	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
80	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
81	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
~~82~~	~~16~~	~~Oak (dead)~~	~~*Quercus spp.*~~	~~35~~	~~962~~	Very Poor
83	25	Oak	*Quercus spp.*	50	1963	Good
84	29	Oak	*Quercus spp.*	60	2827	Good
85	10	Trumpet Tree	*Tabebuia rosea*	20	314	Fair
86	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
87	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
88	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
89	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
90	22	Oak	*Quercus spp.*	45	1590	Fair
91	24	Oak	*Quercus spp.*	45	1590	Fair
93	7	Trumpet Tree	*Tabebuia rosea*	15	177	Fair
94	22	Oak	*Quercus spp.*	45	1590	Good
95	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
96	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
97	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
98	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
99	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
100	11	Queen Palm	*Syagrus romanzoffiana*	20	314	Good
101	11	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
102	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
103	19	Oak	*Quercus spp.*	40	1257	Poor
104	17	Oak	*Quercus spp.*	35	962	Poor
105	16	Oak	*Quercus spp.*	30	707	Poor
106	18	Oak	*Quercus spp.*	40	1257	Poor
107	20	Oak	*Quercus spp.*	40	1257	Good
108	13	Oak	*Quercus spp.*	25	491	Good
109	20	Mahogany	*Swietenia mahagoni*	40	1257	Fair
110	18	Mahogany	*Swietenia mahagoni*	40	1257	Fair
111	10	Trumpet Tree	*Tabebuia rosea*	15	177	Fair
112	16	Oak	*Quercus spp.*	30	707	Fair
113	10	Queen Palm	*Syagrus romanzoffiana*	20	314	Good
114	16	Mahogany	*Swietenia mahagoni*	35	962	Fair
115	19	Mahogany	*Swietenia mahagoni*	40	1257	Fair
116	24	Mahogany	*Swietenia mahagoni*	40	1257	Fair
117	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
118	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
119	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
120	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
121	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
122	18	Oak	*Quercus spp.*	35	962	Fair
123	10	Oak	*Quercus spp.*	40	1257	Fair
124	16	Oak	*Quercus spp.*	30	707	Fair
125	20	Oak	*Quercus spp.*	40	1257	Fair
126	15	Mahogany	*Swietenia mahagoni*	30	707	Good
128	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
129	7	Bottlebrush	*Callistemon spp.*	15	177	Poor
	130-199	are not used				
200	8	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
201	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
202	8	Sabal Palm	*Sabal palmetto*	15	177	Fair
203	9	Sabal Palm	*Sabal palmetto*	15	177	Fair
204	8	Sabal Palm	*Sabal palmetto*	15	177	Fair
205	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
206	10	Sabal Palm	*Sabal palmetto*	20	314	Fair
207	6	Black Olive	*Bucida buceras*	12	113	Poor
208	20	Oak	*Quercus spp.*	40	1257	Poor
209	25	Oak	*Quercus spp.*	50	1964	Fair
210	8	Sabal Palm	*Sabal palmetto*	15	177	Fair
211	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
212	9	Sabal Palm	*Sabal palmetto*	15	177	Fair
213	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
214	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
215	6	Black Olive	*Bucida buceras*	12	113	Fair
216	23	Oak	*Quercus spp.*	45	1590	Poor
217	20	Oak	*Quercus spp.*	40	1257	Poor
218	22	Oak	*Quercus spp.*	40	1257	Fair
219	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
220	9	Sabal Palm	*Sabal palmetto*	15	177	Fair
221	9	Sabal Palm	*Sabal palmetto*	15	177	Fair
222	9	Sabal Palm	*Sabal palmetto*	15	177	Fair
223	26	Oak	*Quercus spp.*	50	1964	Poor
224	8	Queen Palm	*Syagrus romanzoffiana*	15	177	Fair
225	7	Queen Palm	*Syagrus romanzoffiana*	15	177	Fair
226	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
227	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
228	7	Queen Palm	*Syagrus romanzoffiana*	15	177	Fair
229	8	Queen Palm	*Syagrus romanzoffiana*	15	177	Fair
230	10	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
231	10	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
232	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Good
233	8	Queen Palm	*Syagrus romanzoffiana*	20	314	Good
234	8	Queen Palm	*Syagrus romanzoffiana*	20	314	Good
235	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Good
236	25	Oak	*Quercus spp.*	50	1963	Poor
237	9	Queen Palm	*Syagrus romanzoffiana*	18	254	Good
238	8	Queen Palm	*Syagrus romanzoffiana*	18	254	Good
239	10	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
240	17	Oak	*Quercus spp.*	35	962	Fair
241	24	Oak	*Quercus spp.*	50	1963	Fair
259	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
260	8	Sabal Palm	*Sabal palmetto*	15	177	Fair
261	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
263	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
264	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
265	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
266	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
268	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
269	8	Sabal Palm	*Sabal palmetto*	15	177	Fair
270	17	Mahogany	*Swietenia mahagoni*	35	962	Poor
271	34	UNK	*(looks like china berry)*	60	2827	Poor
272	14	Mahogany	*Swietenia mahagoni*	30	707	Poor
273	8	Sabal Palm	*Sabal palmetto*	15	177	Fair
274	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
275	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
276	13	Sabal Palm	*Sabal palmetto*	15	177	Fair
277	8	Sabal Palm	*Sabal palmetto*	15	177	Fair
278	18	Mahogany	*Swietenia mahagoni*	35	962	Fair
279	13	Mahogany	*Swietenia mahagoni*	25	491	Fair
280	13	Mahogany	*Swietenia mahagoni*	25	491	Fair
281	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
282	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
283	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
284	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
285	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
286	30	UNK	*(looks like china berry)*	60	2827	Poor
290	9	Sabal Palm	*Sabal palmetto*	15	177	Fair
291	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
292	19	Oak	*Quercus spp.*	40	1257	Poor
293	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
294	7	Bottlebrush	*Callistemon spp.*	15	177	Poor
295	13	Sabal Palm	*Sabal palmetto*	15	177	Fair
296	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
297	26	Oak	*Quercus spp.*	50	1963	Good

Trees to be Relocated

Tree Survey Key	Caliper in Inches	Tree Species Common Name	Tree Species Botanical Name	Canopy Diameter	Canopy Sq. Feet	Condition rating
18	10	Queen Palm	*Syagrus romanzoffiana*	15	177	Fair
44	7	Queen Palm	*Syagrus romanzoffiana*	20	314	Good
47	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
48	11	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
49	8	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
53	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
63	11	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
64	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
65	11	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
66	11	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
67	10	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
68	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
69	9	Queen Palm	*Syagrus romanzoffiana*	20	314	Fair
127	13	Sabal Palm	*Sabal palmetto*	15	177	Fair
245	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
246	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
247	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
253	10	Queen Palm	*Syagrus romanzoffiana*	20	134	Fair
254	13	Sabal Palm	*Sabal palmetto*	15	177	Fair
255	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
256	11	Sabal Palm	*Sabal palmetto*	15	177	Fair
257	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
267	10	Sabal Palm	*Sabal palmetto*	15	177	Fair
287	12	Sabal Palm	*Sabal palmetto*	15	177	Fair
288	8	Sabal Palm	*Sabal palmetto*	15	177	Fair

Trees to be Removed

Tree Survey Key	Caliper in Inch	Tree Species Common Name	Tree Species Botanical Name	Canopy Diameter	Canopy Sq. Feet	Condition rating
13	17	Oak	*Quercus spp.*	48	1810	Poor
22	17	Oak	*Quercus spp.*	40	1257	Poor
35	17	Oak	*Quercus spp.*	35	962	Poor
36	14	Oak	*Quercus spp.*	28	616	Poor
37	16	Oak	*Quercus spp.*	30	707	Poor
38	12	Oak	*Quercus spp.*	28	616	Fair
50	7	Trumpet Tree	*Tabebuia rosea*	12	113	Poor
51	16	Oak	*Quercus spp.*	25	491	Poor
52	15	Oak	*Quercus spp.*	25	491	Poor
70	14	Trumpet Tree	*Tabebuia rosea*	15	177	Poor
72	★ 20	Oak	*Quercus spp.*	35	962	Poor
73	10	Trumpet Tree	*Tabebuia rosea*	15	177	Poor
74	17	Oak	*Quercus spp.*	30	707	Poor
92	★ 24	Mahogany	*Swietenia mahagoni*	60	2827	Poor
242	★ 18	Green Buttonwood	*Conocarpus erectus*	25	491	Poor
243	★ 25	Green Buttonwood	*Conocarpus erectus*	40	1257	Poor
244	★ 24	Oak	*Quercus spp.*	52	2124	Poor
248	★ 18	Mahogany	*Swietenia mahagoni*	35	962	Poor
249	★ 19	Mahogany	*Swietenia mahagoni*	42	1385	Poor
250	14	Oak	*Quercus spp.*	35	962	Poor
251	16	Mahogany	*Swietenia mahagoni*	25	491	Poor
252	★ 18	Pongam	*Pongamia pinnata*	40	1257	Poor
258	17	Oak	*Quercus spp.*	35	962	Poor
262	★ 20	UNK	*(looks like china berry)*	40	1257	Poor
289	★ 19	Mahogany	*Swietenia mahagoni*	30	707	Poor

TOTAL NUMBER OF TREES SAVED = (178) - 113,310 SF

TOTAL NUMBER OF TREES RELOCATED = (24) - 5,889 SF

TOTAL NUMBER OF TREES REMOVED = (23) - 23,768 SF
★ (10) TREES OVER 18" INCLUDED

LANDSCAPE CALCULATIONS

SECTION 13-443(3) - OVERALL SITE: B-4 / PUD
(1 TREE AND 5 SHRUBS /1000 SF OF LANDSCAPE AREA)
111,813 SF / 1000 = 112 TREES, 560 SHRUBS REQUIRED
112 EXISTING & NEW TREES
458 TOTAL TREES AND 1,941 NEW SHRUBS PROVIDED

SECTION 13-443(5)f - BUILDING PERIMETER LANDSCAPING AREA:
(1 TREE, 20 SHRUBS, 30 GROUND COVERS / 40 LINEAR FEET BUILDING)
= PERIMETER LINEAL FEET COUNTED, MINUS MAIN ACCESSORY STRUCTURES, WALKS AND DRIVES. PER 13-443 (5) b.
1. MAIN TOYOTA BUILDING: 759 LF / 40 LF = 19 TREES, 380 SHRUBS & 570 GC PLANTS
5 EXISTING TREES AND 23 NEW TREES, 384 SHRUBS AND 812 GC PROVIDED
2. EXISTING SALES BUILDING: 120 LF / 40 LF = 3 TREES, 60 SHRUBS & 90 GC PLANTS REQ.
3 NEW TREES, 60 SHRUBS AND 90 GC PROVIDED
3. PARKING GARAGE: 680' / 40' = 17 TREES, 340 SHRUBS, 510 GC REQ.
6 PALMS = 2 ≈ 15 NEW = 17 TREES W/ 340 SHRUBS AND 510 GC PROVIDED.

SECTION 13-443(7) - LANDSCAPE ADJACENT TO STREET R/W IN 'B' DISTRICT:
(1 TREE / 40 LF w/ A CONTINUOUS HEDGE OR 1 SHRUB / 5 LF ADJACENT TO SCREENING WALL)
SAMPLE ROAD: 540 LF / 40 LF = 14 TREES, 270 SHRUBS REQUIRED
9 EXISTING & 5 NEW = 14 TREES AND 288 SHRUBS PROVIDED
BANKS ROAD - NORTH: 286 LF / 40 LF = 7 TREES, 286 LF / 5LF = 54 SHRUBS REQUIRED
7 NEW TREES AND 54 SHRUBS PROVIDED
BANKS ROAD - SOUTH: 480 LF / 40 LF = 12 TREES, 240 SHRUBS REQUIRED
19 PALMS = 6 + 3 EXIST, 3 NEW = 12 TREES AND 240 SHRUBS PROVIDED

SECTION 13-443 (8) - PERIMETER LANDSCAPE:
1 TREE / 40 LF w/ CONTINUOUS HEDGE 672' / 40' = 17 TREES, 338 SHRUBS REQUIRED
8 EXISTING, 15 PALMS = 5, 4 NEW= 17 TREES W/ EXISTING CONTINUOUS HEDGE PROVIDED

SECTION 13-443 (9) - OPEN STORAGE:
A. 6' HIGH CONCRETE SCREENING WALL PROVIDED
B. 8' HIGH CONCRETE SCREENING WALL PROVIDED

SECTION 13-443(10) - INTERIOR LANDSCAPE:
A. INTERMEDIATE AND TERMINAL ISLANDS (1 TREE PER ISLAND)
57 EXISTING ISLANDS (14 INCREASED) +17 NEW = 74 TREES REQUIRED
30 EXISTING AND 44 NEW TREES PROVIDED =74 TREES PROVIDED
C. DIVIDER ISLANDS (5' LANDSCAPE STRIP BETWEEN ROWS OF PARKING 1 TREE/ 40 LF)
1,321 LF / 40 LF = 33 REQUIRED: 23 EXISTING AND 10 NEW = 33 PROVIDED

SECTION 13-443(11) - STREET TREES:
N.W 54th AVE - NORTH: (1 TREE / 40 LF = 280' / 40' = 7 TREES REQUIRED)
6 EXISTING PALMS W/ 5 NEW TREES PLANTED INTERNALLY PROVIDED
- SOUTH: (1 TREE / 40 LF = 10 TREES REQUIRED)
12 EXISTING PALMS = 4 + 6 EXISTING = 10 TREES PROVIDED

SECTION 13-443(13) - ROADWAY LANDSCAPE BUFFER:
(1 TREE & 40 SHRUBS / 2000 SF) N:(280x20=5,600 SF) S:(400x20=8,000 SF)
N.W 54th AVE - NORTH: 5,600 / 2000 = 3 TREES & 112 SHRUBS REQUIRED
3 EXISTING TREES AND 70 SHRUBS PROVIDED
SOUTH: 8,000 / 2000 = 4 TREES & 160 SHRUBS REQUIRED
4 NEW TREES AND 200 SHRUBS PROVIDED

MAINSTREET DESIGN STANDARDS STREETSCAPES:
WEST SAMPLE ROAD IS A FRONTAGE ROAD AND REQUIRES A 1 TREE / 30 LF
540' / 30' = 18 TREES REQUIRED; 18 NEW TREES PROVIDED
BANKS ROAD IS A TYPE D ROAD AND REQUIRES A TREE 12' O.C.
NORTH: 266' / 12' = 22 TREES REQUIRED; 3 EXISTING, 19 NEW = 22 TREES PROVIDED
SOUTH: 480' / 12' = 40 TREES REQUIRED; 3 EXISTING, 37 NEW = 40 TREES PROVIDED

SECTION 13-444.C DIVERSIFICATION CALCULATIONS: (50% NATIVE & NO TREE / SHRUB OVER 25%)
256 NEW TREES=1,941 NEW SHRUBS = 2,197 x 25% = 549 MAX; 495 MAX. PROVIDED
SHADE TREES: 40% x 256 = 102 MIN. REQUIRED; 122 PROVIDED
INTERMEDIATE TREES: 30% x 226 = 77 MIN. REQUIRED; 85 PROVIDED
SMALL TREES: 10% x 256 = 25 MAX., 23 PROVIDED
PALM TREES: NO MORE THAT 50% x 256 = 128 MAX., 26 PROVIDED

SECTION 13.448(e)(3)b TREE MITIGATION CALCULATION:
6. "THE TREES PROPOSED TO REMOVED ARE OF POOR QUALITY AND CONDITION"
WITH EXCEPTION OF (38) WHICH IS IN THE BUILDING FOOTPRINT AND MUST BE REMOVED
THE TOTAL TREE SF REMOVED NOT INCLUDING - (72, 243, 244 BELOW)
20 TREES REMOVED = 19,425 SF < NEW TREES PLANTED (226) 44,950 SF
TREE MITIGATION REQUIREMENTS HAVE BEEN MET.

TREES OVER 18" PER TREE ASSESSMENT (PER TREE APPRAISAL)
TREE ID. No. 72 = $ 3,000
TREE ID. No. 243 = $ 3,000
TREE ID. No. 244 = $ 4,000

PLANTING LEGEND

TREES	ID	NAME	QTY		Native	DESCRIPTION
CATEGORY 1 / SHADE / CANOPY TREES (MIN 40%)			122		65	122 / 256 = 47.7%
	WP	*Podocarpus gracilior* (Weeping Podocarpus)	28		NO	30 GAL., 12' HT., 5' SPR., 2"cal., Min.
	YP	*Peltophorum pterocarpum* (Yellow Poinciana)	29		NO	30 GAL., 12' HT., 5' SPR., 2"cal., Min.
	JD	*Piscidia piscipula* (Jamacan Dogwood)	31		YES	30 GAL., 12' HT., 5' SPR., 2"cal., Min.
	SG	*Coccoloba uvifera* (Seagrape)	34		YES	30 GAL., 12' HT., 5' SPR., 2"cal., Min.
CATEGORY 2 / INTERMEDIATE TREES (MIN. 30%)			85		85	85 / 256 = 33.2%
	PP	*Cocoloba diversifolia* (Pigeon Plum)	29		YES	30 GAL., 10' HT., 4' SPR., 2"cal., Min.
	DH	*Ilex vomitoria 'Pendula'* (Weeping Holly)	29		YES	30 GAL., 10' HT., 4' SPR., 2"cal., Min.
	SB	*Magnolia virginiana* (Sweet Bay Magnolia)	27		YES	30 GAL., 12' HT., 5' SPR., 2"cal., Min.
CATEGORY 3 / SMALL TREES (MAX. 10%)			23		23	23 / 256 = 9%
	JC	*Capparis cynophallophora* (Jamaica Caper Tree)	17		YES	30 GAL., 8' HT., 4' Spr., 2"cal., Min.
	CE	*Conocarpus erectus var sericeus* (Silver Buttonwood Tree)	6		YES	30 GAL., 8' HT., 4' Spr., 2"cal., Min.
LARGE PALM TREES (MAX. 50%)			26		26	26 / 256 = 10%
	RP	*Roystonea regia* (Royal Palm)	9		YES	12' clear trunk (min) Balled and burlapped
	AW	*Roystonea regia* (Royal Palm)	17		YES	8' clear trunk (min) Balled and burlapped
TOTAL NUMBER OF NEW TREES			256		199	REQUIRED (50% NF)

SHRUBS	ID	NAME	QTY		Native	DESCRIPTION
S	S	*Myrcianthes fragrans* (Simpson's Stopper)	362		YES	3 Gal., 24" Ht., 18" Sp., Min. 24" o.c.
F	F	*Hamelia patens* (Firebush)	344		YES	3 Gal., 24" Ht., 18" Sp., Min. 24" o.c.
W	W	*Viburnum obovatum* (Walter 's Viburnum)	495		YES	3 Gal., 24" Ht., 18" Sp., Min. 24" o.c.
C	C	*Zamia floridana* (Coontie)	361		YES	3 Gal., 24" Ht., 18" Sp., Min. 24" o.c.
P	P	*Plumbago auriculata* (Plumbago)	379		NO	3 Gal., 24" Ht., 18" Sp., Min. 24" o.c.
TOTAL SHRUBS			1,941			
TOTAL TREES AND SHRUBS / NATIVE			2,197			1,761 = 80% NATIVE

GROUND COVER						
	DWV	*Viburnum obovatum 'Mrs. Schiller's Delight'* (Dw. Walter 's Viburnum)	1,077		YES	3 Gal., 14 " Ht., 14" Sp., 24" o.c.
	DWF	*Euonymus alatus 'Compactus'* (Dwarf Firebush)	981		YES	3 Gal., 14 " Ht., 14" Sp., 24" o.c.
	BF	*Iris virginiana* (Blue Flag Iris)	1,130		YES	1 Gal., 12"-18" Ht., Full pot, 24" o.c.
	TF	*Dyschoriste oblonifolia* (Twin Flower)	1,192		YES	1 Gal., 12"-18" Ht., Full pot, 24" o.c.
	BG	*Sisyrinchium angustifolium* (Blue-eyed Grass)	1,114		YES	1 Gal., 12"-18" Ht., Full pot, 24" o.c.
	MULCH	CEDAR MULCH				ALL TREES, SHRUBS AND GROUND COVER

GRASS	ID	NAME	SF			DESCRIPTION
	SOD	*Stenotaphrum secundatum* (St. Augustine Grass)	-		NO	ALL WORK IN THE R/W SHALL BE SODED

NOTE:
1. ALL PLANTS TO BE FLORIDA No. 1 GRADE OR BETTER.
2. ALL PLANTS TO BE MINIMUM SIZE SHOWN ABOVE UNLESS NOTED OTHERWISE.
3. MULTIPLE TRUNK TREES ARE TO BE (MIN.) 3 TRUNKS, 1" EA., 6' TALL.

NOTES

CALL BEFORE YOU DIG 1-800-432-4770 "CALL SUNSHINE"

DON'T PLACE MULCH IN DIRECT CONTACT WITH TREE BASES. MULCH THAT RETAINS WATER AT THE BASE OF INCREASES THE LIKELIHOOD OF BARK DISEASE AND WOOD ROT. LEAVE APPROXIMATELY 1' OF SPACE BETWEEN THE MULCH LINE AND TRUNK OF THE TREE.

MAKE SURE YOUR LAYER OF MULCH IS NOT TOO THICK. EXCESS WATER CAN BECOME TRAPPED IN MULCH THAT IS SPREAD TOO THICK, LEADING TO THE DEVELOPMENT OF FUNGUS IN YOUR MULCH. 3" DEPTH IS RECOMMENDED.

GROUND COVER PLANTS SHALL BE SPACED SO AS TO PRESENT A FINISHED APPEARANCE AND TO OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE YEAR AFTER PLANTING. NONLIVING GROUND COVER SUCH AS MULCH, GRAVEL, ROCKS, ETC. SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO COVER EXPOSED SOIL AND SUPPRESS FUGITIVE DUST.

OTHER THAN TREES, AND SHRUBS USED FOR SCREENING, PLANT MATERIALS SHALL BE MAINTAINED NO TALLER THAN 30" HEIGHT.

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK
2	04.24.2025	PER CITY OF COCONUT CREEK
3	09.18.2025	PER CITY OF COCONUT CREEK
4	12.23.2025	PER CITY OF COCONUT CREEK
5	03.02.2026	PER CITY OF COCONUT CREEK

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

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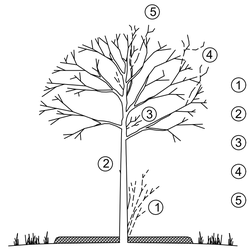
LANDSCAPE DETAILS

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C5.2

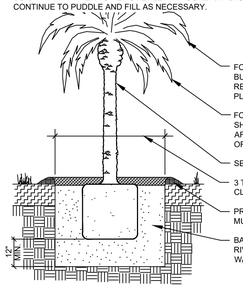
DASHED LINES ILLUSTRATE BRANCHES AND STUMPS THAT ARE TO BE REMOVED.
DO NOT REMOVE THE LEADER.



1. REMOVE SUCKERS & SHOOTS AT BASE OF TREE
2. MAKE CLEAN CUTS ON OLD STUBS, IF PRESENT
3. REMOVE ENTIRE SUPPLY OF TWIGS & BUDS ON TRUNK
4. SHAPE TREE BY REMOVING DAMAGED & MISSHAPEN BRANCHES
5. REMOVE CROSS BRANCHES & THOSE DEVELOPING INTO SECONDARY LEADERS

1 DECIDUOUS TREE PRUNING

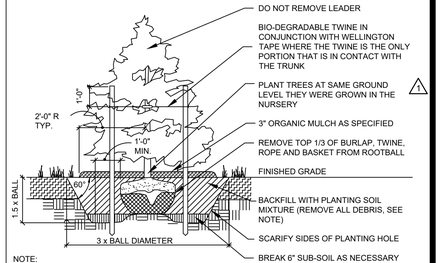
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER IT IS PLACED IN PIT. WHEN BACKFILLING, PLACE SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.



- FOR BARE ROOT, FIELD DUG OR BALL & BURLAP SPECIMENS: FRONDS SHALL REMAIN TIED FOR 3 MONTHS AFTER PLANTING.
- FOR CONTAINER GROWN TREES: SHIPPING FROND TIES MAY BE REMOVED AFTER INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.
- SET TRUNK VERTICAL, PLUMB
- 3 TIMES WIDTH OF ROOT BALL OR 12" MIN. CLEARANCE AROUND ROOTBALL
- PROVIDE 3" HIGH SOIL SAUCER AND MULCH RING
- BACKFILL SHALL BE SALT FREE WASHED RIVER SAND. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.

5 PALM TREE PLANTING DETAIL

IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER IT IS PLACED IN PIT. WHEN BACKFILLING, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

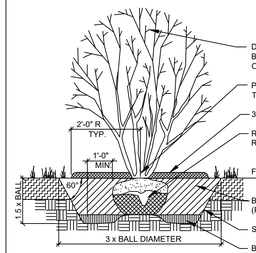


- DO NOT REMOVE LEADER
- BIO-DEGRADABLE TWINE IN CONJUNCTION WITH WELLINGTON TAPE WHERE THE TWINE IS THE ONLY PORTION THAT IS IN CONTACT WITH THE TRUNK
- PLANT TREES AT SAME GROUND LEVEL THEY WERE GROWN IN THE NURSERY ⚠1
- 3" ORGANIC MULCH AS SPECIFIED
- REMOVE TOP 1/3 OF BURLAP, TWINE, ROPE AND BASKET FROM ROOTBALL
- FINISHED GRADE
- BACKFILL WITH PLANTING SOIL MIXTURE (REMOVE ALL DEBRIS, SEE NOTE)
- SCARIFY SIDES OF PLANTING HOLE
- BREAK 6" SUB-SOIL AS NECESSARY

NOTE:
ALL TREE STAKES AND SUPPORT WIRE ARE TO BE REMOVED AFTER ONE (1) COMPLETE GROWING SEASON.

2 EVERGREEN TREE PLANTING DETAIL

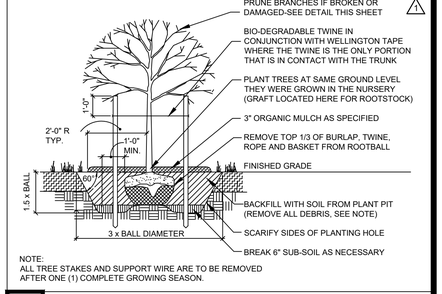
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER IT IS PLACED IN PIT. WHEN BACKFILLING, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.



- DO NOT REMOVE LEADER(S), PRUNE BRANCHES IF BROKEN OR DAMAGED ONLY-SEE DETAIL THIS SHEET
- PLANT TREES AT SAME GROUND LEVEL THEY WERE GROWN IN THE NURSERY
- 3" ORGANIC MULCH AS SPECIFIED
- REMOVE TOP 1/3 OF BURLAP, TWINE, ROPE AND BASKET FROM ROOTBALL
- FINISHED GRADE
- BACKFILL WITH SOIL FROM PLANT PIT (REMOVE ALL DEBRIS, SEE NOTE)
- SCARIFY SIDES OF PLANTING HOLE
- BREAK 6" SUB-SOIL AS NECESSARY

6 MULTI-STEMMED TREE DETAIL

IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER IT IS PLACED IN PIT. WHEN BACKFILLING, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

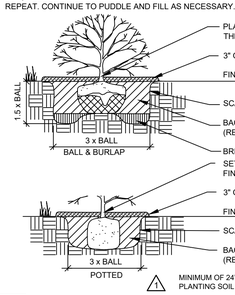


- PRUNE BRANCHES IF BROKEN OR DAMAGED-SEE DETAIL THIS SHEET ⚠1
- BIO-DEGRADABLE TWINE IN CONJUNCTION WITH WELLINGTON TAPE WHERE THE TWINE IS THE ONLY PORTION THAT IS IN CONTACT WITH THE TRUNK
- PLANT TREES AT SAME GROUND LEVEL THEY WERE GROWN IN THE NURSERY (GRAFT LOCATED HERE FOR ROOTSTOCK)
- 3" ORGANIC MULCH AS SPECIFIED
- REMOVE TOP 1/3 OF BURLAP, TWINE, ROPE AND BASKET FROM ROOTBALL
- FINISHED GRADE
- BACKFILL WITH SOIL FROM PLANT PIT (REMOVE ALL DEBRIS, SEE NOTE)
- SCARIFY SIDES OF PLANTING HOLE
- BREAK 6" SUB-SOIL AS NECESSARY

NOTE:
ALL TREE STAKES AND SUPPORT WIRE ARE TO BE REMOVED AFTER ONE (1) COMPLETE GROWING SEASON.

3 CANOPY TREE (2" or less) DETAIL

REMOVE ALL CONTAINERS AND BURLAP, TWINE, ROPE AND BASKET. PRUNE ROOTS IF BALL IS ROOTBOUND. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

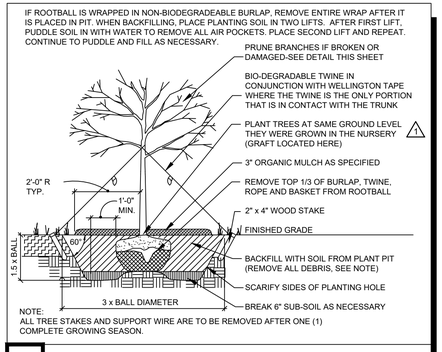


- PLANT SHRUBS AT SAME GROUND LEVEL THEY WERE GROWN IN THE NURSERY (B&B)
- 3" ORGANIC MULCH AS SPEC'D
- FINISHED GRADE
- SCARIFY SIDES OF PLANTING HOLE
- BACKFILL WITH SOIL FROM PLANT PIT (REMOVE ALL DEBRIS, SEE NOTE)
- BREAK 6" SUB-SOIL AS NECESSARY
- SET TOP OF ROOT CROWN 1" ABOVE FINISHED GRADE (POTTED)
- 3" ORGANIC MULCH AS SPEC'D
- FINISHED GRADE
- SCARIFY SIDES OF PLANTING HOLE
- BACKFILL WITH SOIL FROM PLANT PIT (REMOVE ALL DEBRIS, SEE NOTE)

⚠1 MINIMUM OF 24" OF EXCAVATION AND BACKFILL OF SPECIFIED PLANTING SOIL FOR ALL SHRUB AND GROUNDCOVERS

7 SHRUB PLANTING DETAIL

IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER IT IS PLACED IN PIT. WHEN BACKFILLING, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

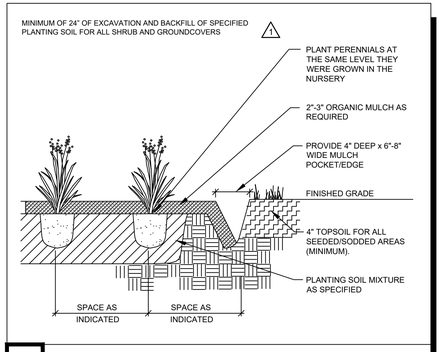


- PRUNE BRANCHES IF BROKEN OR DAMAGED-SEE DETAIL THIS SHEET
- BIO-DEGRADABLE TWINE IN CONJUNCTION WITH WELLINGTON TAPE WHERE THE TWINE IS THE ONLY PORTION THAT IS IN CONTACT WITH THE TRUNK
- PLANT TREES AT SAME GROUND LEVEL THEY WERE GROWN IN THE NURSERY (GRAFT LOCATED HERE) ⚠1
- 3" ORGANIC MULCH AS SPECIFIED
- REMOVE TOP 1/3 OF BURLAP, TWINE, ROPE AND BASKET FROM ROOTBALL
- 2" x 4" WOOD STAKE
- FINISHED GRADE
- BACKFILL WITH SOIL FROM PLANT PIT (REMOVE ALL DEBRIS, SEE NOTE)
- SCARIFY SIDES OF PLANTING HOLE
- BREAK 6" SUB-SOIL AS NECESSARY

NOTE:
ALL TREE STAKES AND SUPPORT WIRE ARE TO BE REMOVED AFTER ONE (1) COMPLETE GROWING SEASON.

4 CANOPY TREE (2"+ cal.) DETAIL

MINIMUM OF 24" OF EXCAVATION AND BACKFILL OF SPECIFIED PLANTING SOIL FOR ALL SHRUB AND GROUNDCOVERS ⚠1



- PLANT PERENNIALS AT THE SAME LEVEL THEY WERE GROWN IN THE NURSERY
- 2"-3" ORGANIC MULCH AS REQUIRED
- PROVIDE 4" DEEP x 6"-8" WIDE MULCH POCKET/EDGE
- FINISHED GRADE
- 4" TOPSOIL FOR ALL SEEDED/SODDED AREAS (MINIMUM).
- PLANTING SOIL MIXTURE AS SPECIFIED

8 GROUNDCOVER PLANTING DETAIL

IRRIGATION GENERAL NOTES

I1. PLAN IS DIAGRAMMATIC ONLY. FINAL LOCATION OF LINES AND HEADS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE ARCHITECT. LINES SHALL BE IN A COMMON TRENCH WHEREVER POSSIBLE. THE POINT OF CONNECTION SHALL BE AS INDICATED ON THE PLANS.

I2. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND ENSURE THAT ALL LOCAL CODES ARE MET.

I3. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION STSTEM AS DEPICTED IN THESE PLANS.

I4. CONTRACTOR SHALL VERIFY AVAILABLE FLOW AND PRESSURE DOWNSTREAM FROM THE POINT-OF-CONNECTION PRIOR TO SYSTEM INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF AVAILABLE FLOW IS LESS THAN REQUIRED TO RUN THE LARGEST ZONE. CONTRACTOR SHALL NOT PROCEED ANY FURTHER WITH INSTALLATION OF THE SYSTEM UNTIL NECESSARY REVISIONS HAVE BEEN DETERMINED BY THE ARCHITECT.

I5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR DIFFERENCES IN DIMENSIONS EXIST THAT MIGHT HAVE BEEN UNKNOWN DURING ENGINEERING. SUCH OBSTRUCTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO COST TO THE OWNER.

I6. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

I7. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS OR OTHER PLANTS.

I8. IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE IRRIGATION SYSTEM INSTALLED AND READY FOR USE WITHOUT FURTHER COST TO THE OWNER.

I9. ALL VALVES ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE AND IN LOCKABLE VALVE BOXES.

I10. ALL ELECTRICAL WIRE FROM CONTROLLER TO VALVES SHALL BE 12 GAUGE UL DIRECT BURIAL OR LARGER AS REQUIRED BY LENGTH PER MANUFACTURER'S SPECIFICATIONS.

I11. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE UNDISTURBED ADJACENT SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, HUMPS, OR OTHER IRREGULARITIES.

I12. A MINIMUM OF TWO WORKING DAYS PRIOR TO PERFORMING ANY DIGGING, CALL SUNSHINE AT 1-800-432-4770 FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRICAL CABLES, TELEPHONE CABLES, ETC.

I13. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

I14. INSTALL PIPE AND CONTROL WIRES IN LANDSCAPE BEDS AND COMMON TRENCHES WHERE POSSIBLE.

I15. INSTALL ALL PIPE AND CONTROL WIRE, WHICH RUNS UNDER PAVING, WITHIN SCH. 40 PVC SLEEVES 2" DIA. MINIMUM SIZE AS REQUIRED TO ALLOW INSTALLATION WITHOUT BINDING. PROVIDE (1) SLEEVE PER PIPE. PROVIDE SEPARATE SLEEVES FOR CONTROL WIRE.

I16. SCHEDULE 40 PVC IS REQUIRED FOR ALL PRESSURE LINES AND UNDER ALL PAVED AREAS. PIPING MUST BE INSTALLED A MIN. OF 12" UNDERGROUND FOR NON PRESSURE IRRIGATION LINES AND 18" UNDERGROUND FOR CONSTANT PRESSURE IRRIGATION LINES.

I17. ALL IRRIGATION MATERIALS AND INSTALLATION SHALL COMPLY WITH THE UNIFORM PLUMBING CODE.

FLUSHING AND TESTING

I18. PIPING SHALL BE COMPLETELY FLUSHED OF FOREIGN PARTICLES BEFORE ATTACHING IRRIGATION COMPONENTS AND DRAIN VALVES.

I19. AFTER FLUSHING, AND WHEN ALL VALVES AND QUICK COUPLERS ARE IN PLACE, ALL MAIN SUPPLY LINES SHALL BE TESTED AT 100 POUNDS PER SQUARE INCH (100 PSI) WITH VALVES CLOSED. MAINTAIN PRESSURE FOR A PERIOD OF NOT LESS THAN (4) CONSECUTIVE HOURS. ALL JOINTS SHOWING LEAKS SHALL BE CLEANED, REMADE AND TESTED.

I20. AFTER FLUSHING, LATERAL PIPES SHALL BE TESTED WITH RISERS CAPPED AND DRAIN VALVES CLOSED. THE TEST SHALL BE MADE AT MAXIMUM OPERATING PRESSURE FOR A PERIOD OF NOT LESS THAN (1) HOUR. ALL JOINTS SHOWING LEAKS SHALL BE CLEANED, REMADE, AND TESTED. ALL TESTING SHALL BE DONE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE PRIOR TO BACKFILLING OVER PIPING.

I21. OPERATIONAL TESTING: PERFORM OPERATIONAL TESTING AFTER HYDROSTATIC TESTING IS COMPLETED. DEMONSTRATE TO THE ARCHITECT THAT THE SYSTEM MEETS COVERAGE REQUIREMENTS (100%) AND THAT AUTOMATIC CONTROLS FUNCTION PROPERLY.

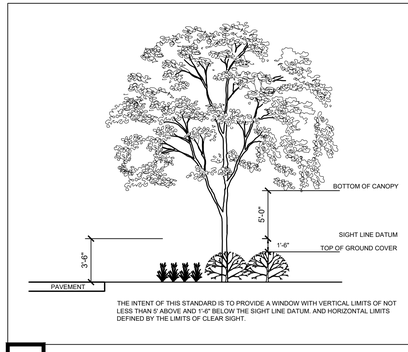
SUBMITTALS

I22. COMPLETE WARRANTY CARDS FOR AUTOMATIC CONTROLLER AND OTHER IRRIGATION MATERIAL (CONTROLLER KEYS, ETC.) SHALL BE DELIVERED TO OWNER.

I23. CONTRACTOR SHALL PREPARE AND ISSUE TO THE OWNER (AT COMPLETION OF THE INSTALLATION) AN ANNUAL CHART INDICATING LOCATION, OPERATING DATES, CYCLES, AND TIME FOR EACH ZONE.

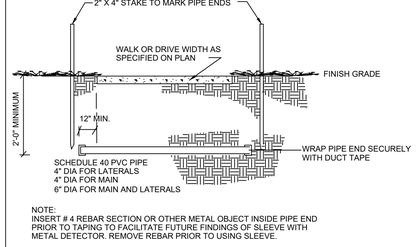
GUARANTEE/FINAL ACCEPTANCE

I24. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. MANUFACTURER WARRANTIES SHALL ONLY EXCEED THIS GUARANTEE AND CONTRACTOR SHALL BE LIABLE FOR REPAIRS/REPLACEMENT OF FAILED MATERIAL/WORKMANSHIP.



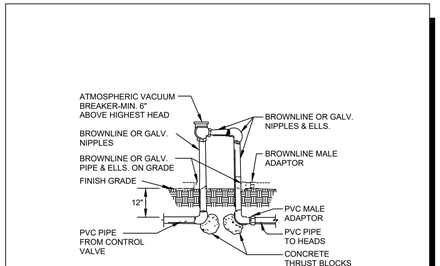
THE INTENT OF THIS STANDARD IS TO PROVIDE A WINDOW WITH VERTICAL LIMITS OF NOT LESS THAN 5' ABOVE AND 1'-6" BELOW THE SIGHT LINE DATUM. AND HORIZONTAL LIMITS DEFINED BY THE LIMITS OF CLEAR SIGHT.

- LANDSCAPE VIEW WINDOW DETAIL

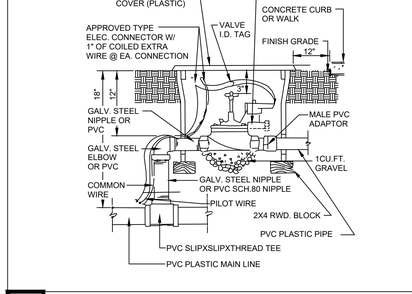


NOTE:
INSERT # 4 REBAR SECTION OR OTHER METAL OBJECT INSIDE PIPE END PRIOR TO TAPING TO FACILITATE FUTURE FINDINGS OF SLEEVE WITH METAL DETECTOR. REMOVE REBAR PRIOR TO USING SLEEVE.

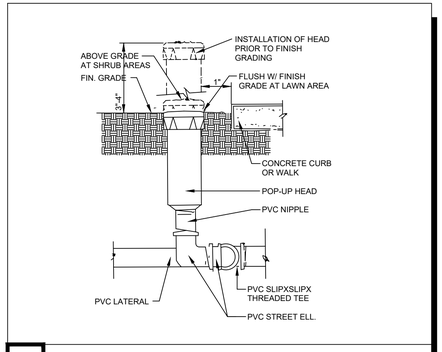
13 SLEEVE UNDER WALK OR ROAD



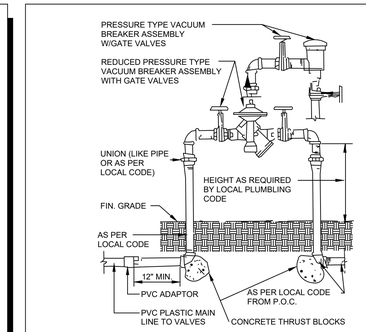
14 ATMOSPHERIC VACUUM BREAKER



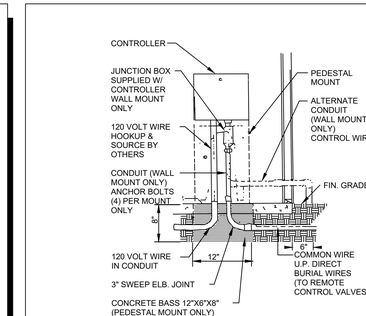
15 REMOTE CONTROL VALVE DETAIL



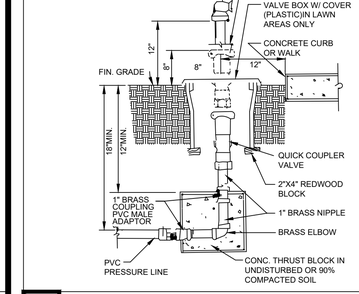
16 4" & 6" POP-UP LAWN/SHRUB HEAD



17 RP/PRESSURE TYPE VAC. BREAKER



18 CONTROLLER DETAIL



19 QUICK COUPLER /HOSE BIBB DETAIL

100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK

Al Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

36 YEARS
DELIVERING INNOVATIVE DESIGN NATIONWIDE
Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL. (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747.

LANDSCAPE DETAILS

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD

JOB NO.
2023-07

SHEET NO.
C5.3

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LANDSCAPE CALCULATIONS

SECTION 13-443(3) - OVERALL SITE: B-4 / PUD
(1 TREE AND 5 SHRUBS /1000 SF OF LANDSCAPE AREA)
111,813 SF / 1000 = 112 TREES, 560 SHRUBS REQUIRED
112 EXISTING & NEW TREES
458 TOTAL TREES AND 1,941 NEW SHRUBS PROVIDED

SECTION 13-443(5)f - BUILDING PERIMETER LANDSCAPING AREA:
(1 TREE, 20 SHRUBS, 30 GROUND COVERS / 40 LINEAR FEET BUILDING)
= PERIMETER LINEAL FEET COUNTED, MINUS MAIN ACCESSORY STRUCTURES, WALKS AND DRIVES. PER 13-443 (5) b.
1. MAIN TOYOTA BUILDING: 759 LF / 40 LF = 19 TREES, 380 SHRUBS & 570 GC PLANTS
5 EXISTING TREES AND 23 NEW TREES, 384 SHRUBS AND 812 GC PROVIDED
2. EXISTING SALES BUILDING: 120 LF / 40 LF = 3 TREES, 60 SHRUBS & 90 GC PLANTS REQ.
3 NEW TREES, 60 SHRUBS AND 90 GC PROVIDED
3. PARKING GARAGE: 680' / 40' = 17 TREES, 340 SHRUBS, 510 GC REQ.
6 PALMS = 2 + 15 NEW = 17 TREES W/ 340 SHRUBS AND 510 GC PROVIDED.

SECTION 13-443(7) - LANDSCAPE ADJACENT TO STREET R/W IN 'B' DISTRICT:
(1 TREE / 40 LF w/ A CONTINUOUS HEDGE OR 1 SHRUB / 5 LF ADJACENT TO SCREENING WALL)
SAMPLE ROAD: 540 LF / 40 LF = 14 TREES, 270 SHRUBS REQUIRED
9 EXISTING & 5 NEW = 14 TREES AND 288 SHRUBS PROVIDED
BANKS ROAD - NORTH: 266 LF / 40 LF = 7 TREES, 266 LF / 5LF = 54 SHRUBS REQUIRED
7 NEW TREES AND 54 SHRUBS PROVIDED
BANKS ROAD - SOUTH: 480 LF / 40 LF = 12 TREES, 240 SHRUBS REQUIRED
19 PALMS = 6 + 3 EXIST, 3 NEW = 12 TREES AND 240 SHRUBS PROVIDED

SECTION 13-443 (8) - PERIMETER LANDSCAPE:
1 TREE / 40 LF w/ CONTINUOUS HEDGE 672' / 40' = 17 TREES, 336 SHRUBS REQUIRED
8 EXISTING, 15 PALMS = 5, 4 NEW= 17 TREES W/ EXISTING CONTINUOUS HEDGE PROVIDED

SECTION 13-443 (9) - OPEN STORAGE:
A. 6' HIGH CONCRETE SCREENING WALL PROVIDED
B. 8' HIGH CONCRETE SCREENING WALL PROVIDED

SECTION 13-443(10) - INTERIOR LANDSCAPE:
A. INTERMEDIATE AND TERMINAL ISLANDS (1 TREE PER ISLAND)
57 EXISTING ISLANDS (14 INCREASED) +17 NEW = 74 TREES REQUIRED
30 EXISTING AND 44 NEW TREES PROVIDED =74 TREES PROVIDED
C. DIVIDER ISLANDS (5' LANDSCAPE STRIP BETWEEN ROWS OF PARKING 1 TREE/ 40 LF)
1,321 LF / 40 LF = 33 REQUIRED: 23 EXISTING AND 10 NEW = 33 PROVIDED

SECTION 13-443(11) - STREET TREES:
N.W 54th AVE - NORTH: (1 TREE / 40 LF = 280' / 40' = 7 TREES REQUIRED)
6 EXISTING PALMS W/ 5 NEW TREES PLANTED INTERNALLY PROVIDED
- SOUTH: (1 TREE / 40 LF = 10 TREES REQUIRED)
12 EXISTING PALMS = 4 + 6 EXISTING = 10 TREES PROVIDED

SECTION 13-443(13) - ROADWAY LANDSCAPE BUFFER:
(1 TREE & 40 SHRUBS / 2000 SF) N:(280x20=5,600 SF) S:(400x20=8,000 SF)
N.W 54th AVE - NORTH: 5,600 / 2000 = 3 TREES & 112 SHRUBS REQUIRED
3 EXISTING TREES AND 70 SHRUBS PROVIDED
SOUTH: 8,000 / 2000 = 4 TREES & 160 SHRUBS REQUIRED
4 NEW TREES AND 200 SHRUBS PROVIDED

MAINSTREET DESIGN STANDARDS STREETSCAPES:
WEST SAMPLE ROAD IS A FRONTAGE ROAD AND REQUIRES A 1 TREE / 30 LF
540' / 30' = 18 TREES REQUIRED; 18 NEW TREES PROVIDED
BANKS ROAD IS A TYPE D ROAD AND REQUIRES A TREE 12' O.C.
NORTH: 266' / 12' = 22 TREES REQUIRED; 3 EXISTING, 19 NEW = 22 TREES PROVIDED
SOUTH: 480' / 12' = 40 TREES REQUIRED; 3 EXISTING, 37 NEW = 40 TREES PROVIDED

SECTION 13-444.C DIVERSIFICATION CALCULATIONS: (50% NATIVE & NO TREE / SHRUB OVER 25%)
256 NEW TREES+1,941 NEW SHRUBS = 2,197 x 25% = 549 MAX; 495 MAX. PROVIDED
SHADE TREES: 40% x 256 = 102 MIN. REQUIRED; 122 PROVIDED
INTERMEDIATE TREES: 30% x 226 = 77 MIN. REQUIRED; 85 PROVIDED
SMALL TREES: 10% x 256 = 25 MAX., 23 PROVIDED
PALM TREES: NO MORE THAT 50% x 256 = 128 MAX., 26 PROVIDED

SECTION 13.448(e)(3)b TREE MITIGATION CALCULATION:
6. "THE TREES PROPOSED TO REMOVED ARE OF POOR QUALITY AND CONDITION"
WITH EXCEPTION OF (38) WHICH IS IN THE BUILDING FOOTPRINT AND MUST BE REMOVED
THE TOTAL TREE SF REMOVED NOT INCLUDING - (72, 243, 244 BELOW)
20 TREES REMOVED = 19,425 SF < NEW TREES PLANTED (226) 44,950 SF
TREE MITIGATION REQUIREMENTS HAVE BEEN MET.

TREES OVER 18" PER TREE ASSESSMENT (PER TREE APPRAISAL)
TREE ID. No. 72 = $ 3,000
TREE ID. No. 243 = $ 3,000
TREE ID. No. 244 = $ 4,000

LEGEND

- EXISTING LIGHT POLE AND LIGHT FIXTURE
- PROPOSED LIGHT POLE
- EXISTING TREE CANOPY
- TREE TO BE RELOCATED
- TREE TO BE REMOVED

OVERALL LANDSCAPE PLAN

SCALE: 1"= 40'

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK
2	04.24.2025	PER CITY OF COCONUT CREEK
3	06.18.2025	PER CITY OF COCONUT CREEK
4	12.23.2025	PER CITY OF COCONUT CREEK
5	03.02.2026	PER CITY OF COCONUT CREEK

Ah-Hendrickson TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
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3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

OVERALL LANDSCAPE PLAN

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO. 2023-07

SHEET NO. C5.4

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Al Hendrickson Toyota
Date: 9.22.25

Y	?	N			
1			Credit	Integrative Process	1

5	0	11	**Location and Transportation**		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
2		3	Credit	Surrounding Density and Diverse Uses	5
		5	Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4	2	4	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
1		1	Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

5	0	6	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
4		2	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
		1	Credit	Water Metering	1

17	2	14	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3		3	Credit	Enhanced Commissioning	6
14	2	2	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		5	Credit	Renewable Energy	5
		1	Credit	Enhanced Refrigerant Management	1

3	0	10	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
1		1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1		1	Credit	Construction and Demolition Waste Management	2

2	2	12	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
		2	Credit	Enhanced Indoor Air Quality Strategies	2
1	2		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		2	Credit	Indoor Air Quality Assessment	2
		1	Credit	Thermal Comfort	1
		2	Credit	Interior Lighting	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
		1	Credit	Acoustic Performance	1

3	1	2	**Innovation**		6
2	1	2	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

3	1	0	**Regional Priority**		4
1			Credit	Regional Priority: Indoor Water Use Reduction	1
1			Credit	Regional Priority: Sensitive Land Protection	1
1			Credit	Regional Priority: Open Space	1
	1		Credit	Regional Priority: Site Development - Protect or Restore Habitat	1

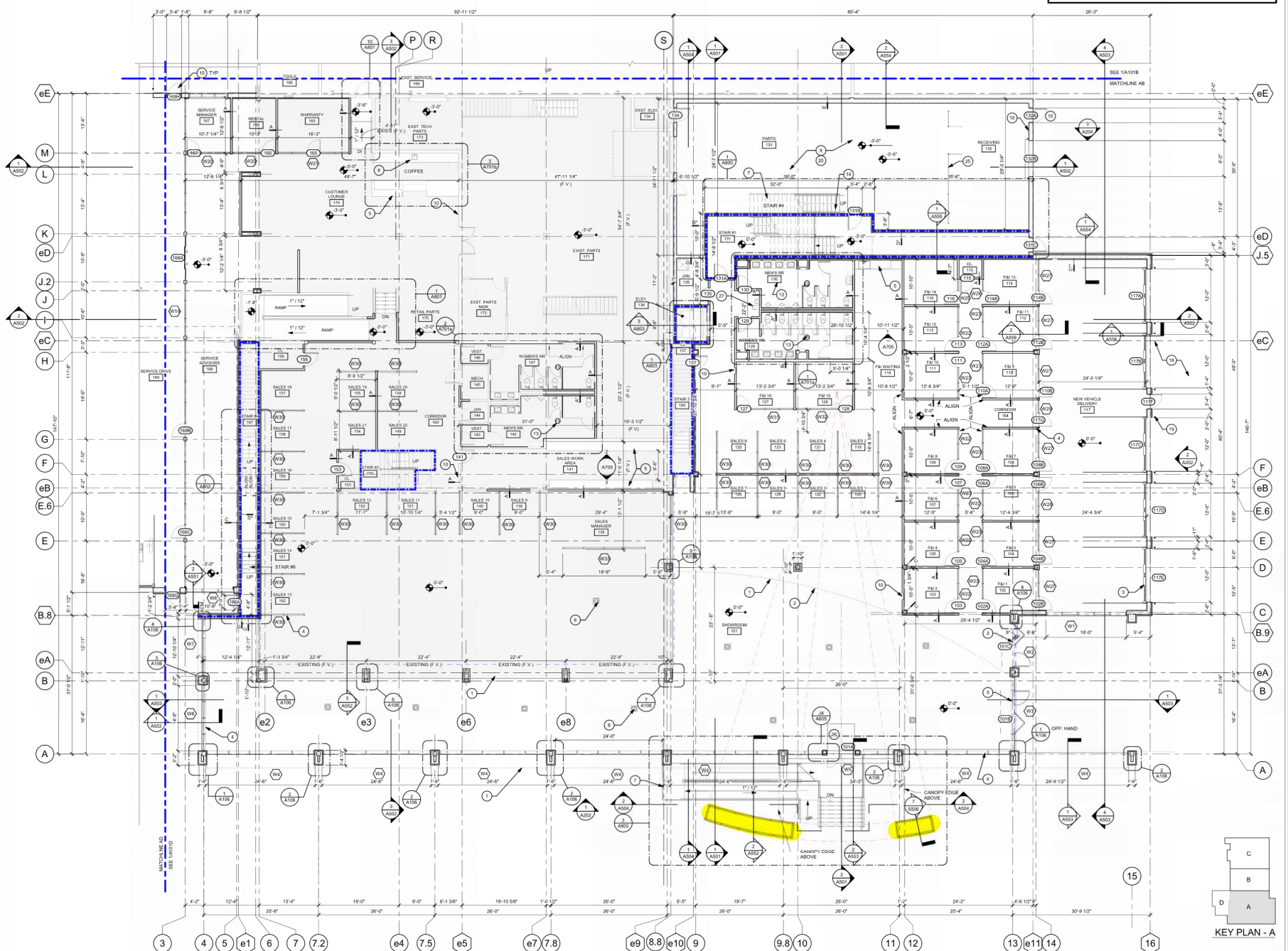
43	8	59	**TOTALS**	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Entrance Portal Lighting – Technical Information
(Novum Structures LLC)

Al Hendrickson Toyota
Coconut Creek, FL





1 1ST FLOOR PLAN - AREA A
1/8" = 1'-0"

2/21/2025 4:33:29 PM

BID SET
ISSUE DATE: 02-20-2025

NO.	DATE	DESCRIPTION

AL HENDRICKSON
MORGAN AUTO GROUP
5201 West Sample Road
Coconut Creek, FL 33073

CONTRACT DATE:

37 YEARS
DESIGN NATIONWIDE
DELIVER LOCALLY

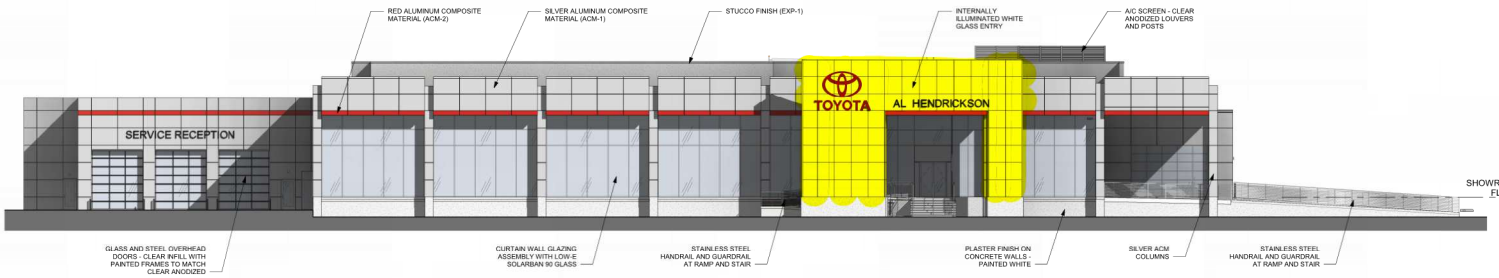
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1ST FLOOR PLAN - AREA A

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO. 2023-07
SHEET NO. A101A

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Stites Construction Received 02/24/2025



1 OVERALL SOUTH ELEVATION - DRC
1" : 140

FRONT ELEVATION (PRIMARY FACADE)
AREA FROM SIDEWALK TO 10' = 2,096 SQ. FT.
PROVIDED TRANSPARENT GLAZING AREA
(TO 10' ABOVE SIDEWALK) = 1,116 SQ. FT. (53%)

EXTERIOR MATERIALS

ACM-1 LOCATION: EXTERIOR FACADE & COLUMN SURROUNDS
MANUF.: ALCOA REYNOBOND OR MITSUBISHI
PRODUCT: 4MM THICK BONDED MATERIAL ON FIRE RESISTANT CORE WITH 3/4 INCH DRY OR RAIN SCREEN REVEALS WITH EXPOSED EXTRUSIONS OF THE SAME COLOR
COLOR: TOYOTA SILVER

ACM-2 LOCATION: ACCENT BAND
MANUF.: ALCOA REYNOBOND OR MITSUBISHI
PRODUCT: 4MM THICK BONDED MATERIAL ON FIRE RESISTANT CORE WITH 3/4 INCH DRY OR RAIN SCREEN REVEALS WITH EXPOSED EXTRUSIONS OF THE SAME COLOR
COLOR: TOYOTA RED

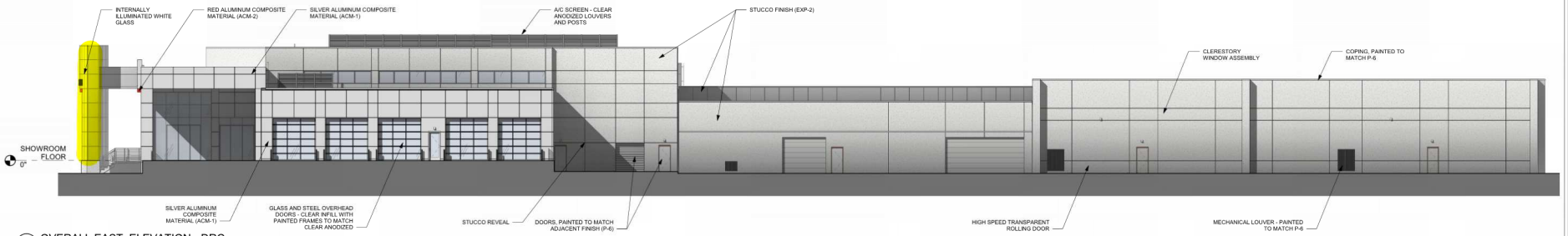
EXP-2 LOCATION: EXTERIOR WALLS (SERVICE AREAS)
MANUF.: STUCCO
COLOR: P-6
FINISH: SANDPEPPLE TEXTURE

PLA-1 LOCATION: EXPOSED FOUNDATION WALLS
MANUF.: TBD
PRODUCT: PLASTER
COLOR: TBD

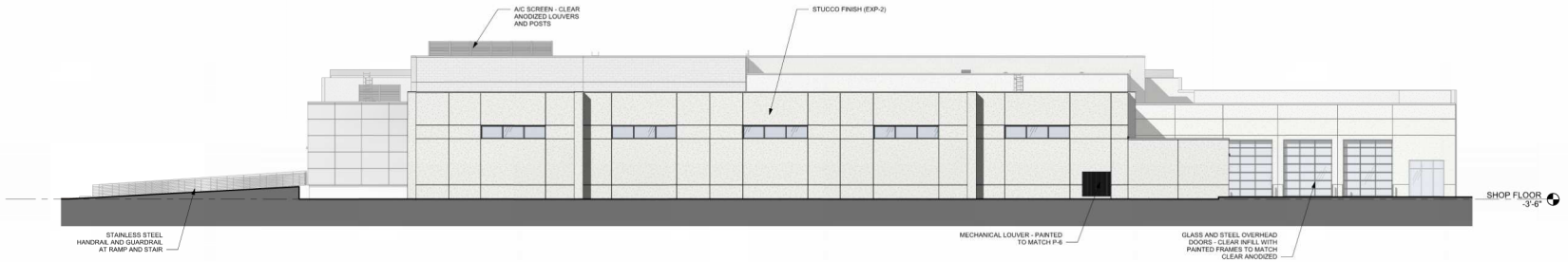
P-6 LOCATION: SHOWROOM EXTERIOR WALLS & SOFFITS
MANUF.: SHERWIN WILLIAMS
COLOR: SW2850 CHELSEA GRAY
FINISH: SATIN

P-7 LOCATION: DOORS, FRAMES, LIGHT POSTS, & BOLLARDS
MANUF.: SHERWIN WILLIAMS
COLOR: SW2850 CHELSEA GRAY
FINISH: SEMI-GLOSS

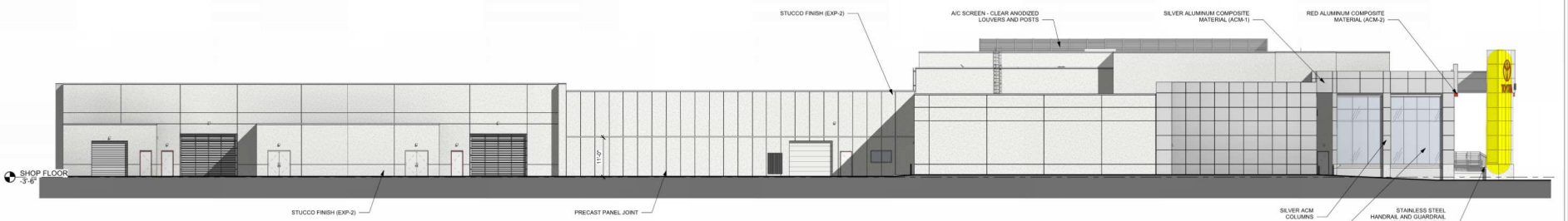
P-9 LOCATION: DOORS & FRAMES ADJACENT TO ACM
MANUF.: SHERWIN WILLIAMS
COLOR: SILVER BP71
FINISH: GLOSS



2 OVERALL EAST ELEVATION - DRC
1" : 140



3 OVERALL NORTH ELEVATION - DRC
1" : 140



4 OVERALL WEST ELEVATION - DRC
1" : 140

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BID SET
ISSUE DATE: 02-20-2025

REV.	DATE	DESCRIPTION

AL HENDRICKSON TOYOTA
5201 West Sample Road
Coconut Creek, FL 33073

MORGAN AUTO GROUP

CONTRACT DATE:

37 YEARS
DEALERSHIP EXCELLENCE NATIONWIDE

Spring Engineering
Architecture · Engineering · Land Planning
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1618 • FL COA NO. 00009158 & LICENSE NO. AA-C001447

EXTERIOR ELEVATIONS - DRC

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO. 2023-07

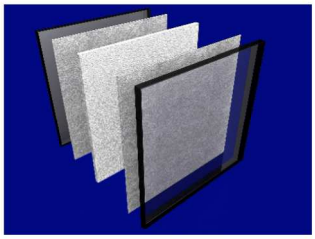
SHEET NO. A200-A

Stiles Construction Received 02/24/2025

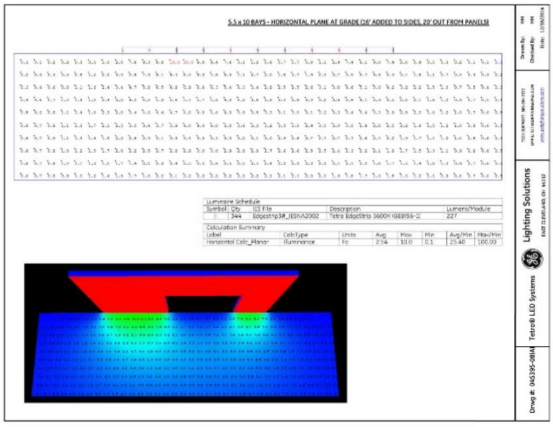
2/21/2025 4:34:49 PM

Entrance Portal Program:
LED Lighting System - Information Sheet

- Technology incorporated into portal installations beginning late-2014/2015

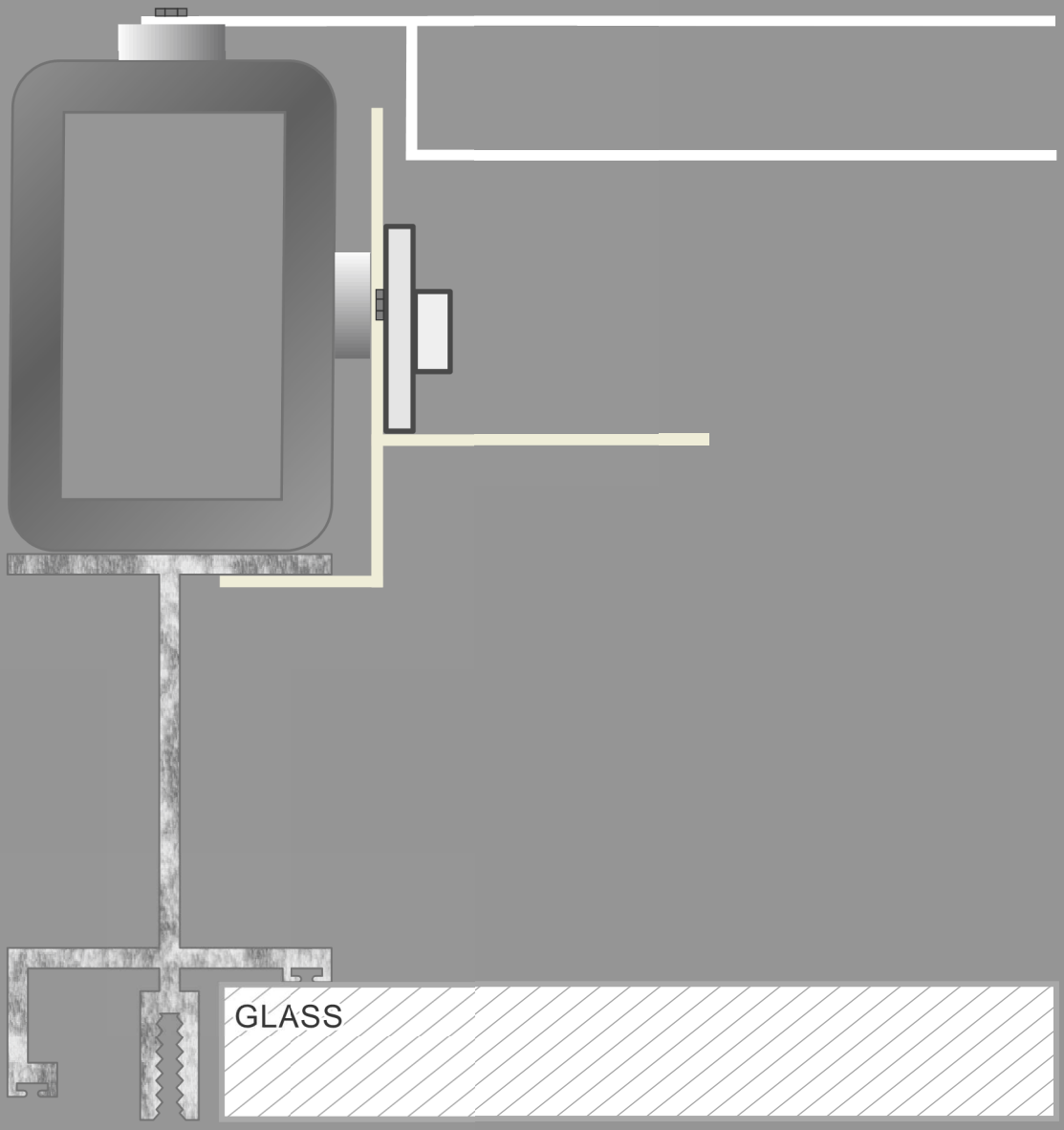


- Custom System Design to Toyota Standards for Color & Uniformity
  - Indirect/Cutoff Lighting at Source (see attached)
  - Custom glass fabrication filters & diffuses light transmittance (see attached)
- Color is in the "bright" white spectrum; however, engineered to dissipate quickly through the custom glass fabrication and to reduce measured light levels on the exterior of the portal element
- System is used in full-depth portal applications or, potentially, in custom light wall applications (+/- 12-inches deep)
- System includes AC/DC power converters (power supplies), low-voltage wiring harnesses, custom LED modules and reflector panels.
- System required to be controlled by Dealer installed/operated timer/controller to limit operation of portal lighting to 12-hours per day (maximum) per warranty terms.
- System shall be dimmable – factory set to Toyota Standards (Maximum 1 fc after hours)
- Assistance provided with sample technical packages including:
  - System characteristics
  - Light plots - ground and vertical plane (see attached)



- Modeled and measured portal light levels are typically less than:
  - Light transmitted through the showroom glass
  - Light emitted to ground plane from area (ie. parking lot) lighting

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LEGEND

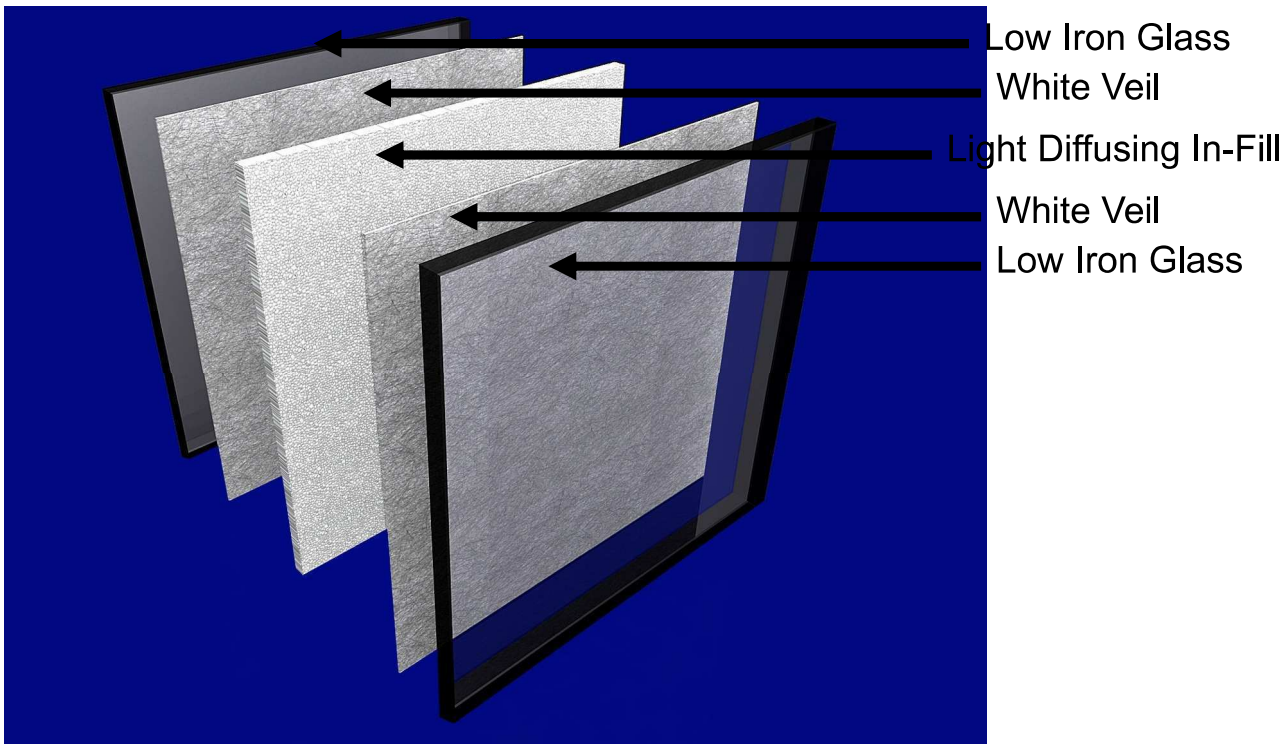
EXTRUSION THICKNESS

ALL ANGLES ARE 90 DEGREES UNLESS NOTED

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Lighting Demonstration

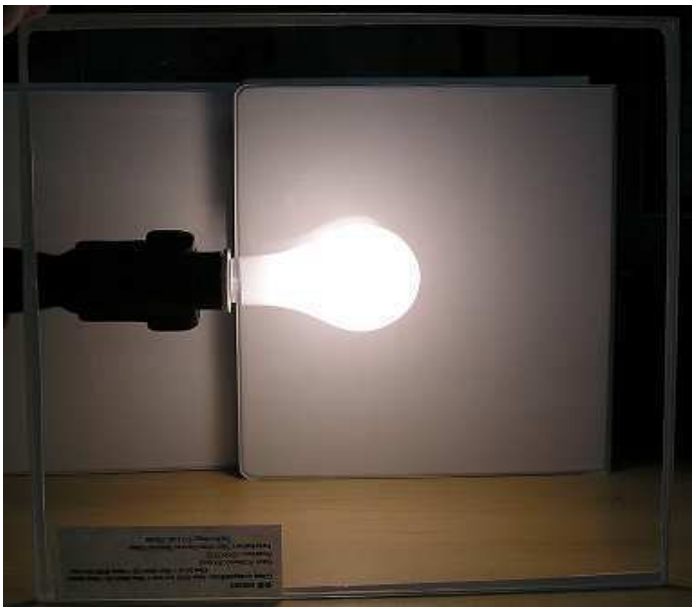
Light Diffusing Glazing Shield



Shielding for Maximum Uniformity

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Light Demonstration



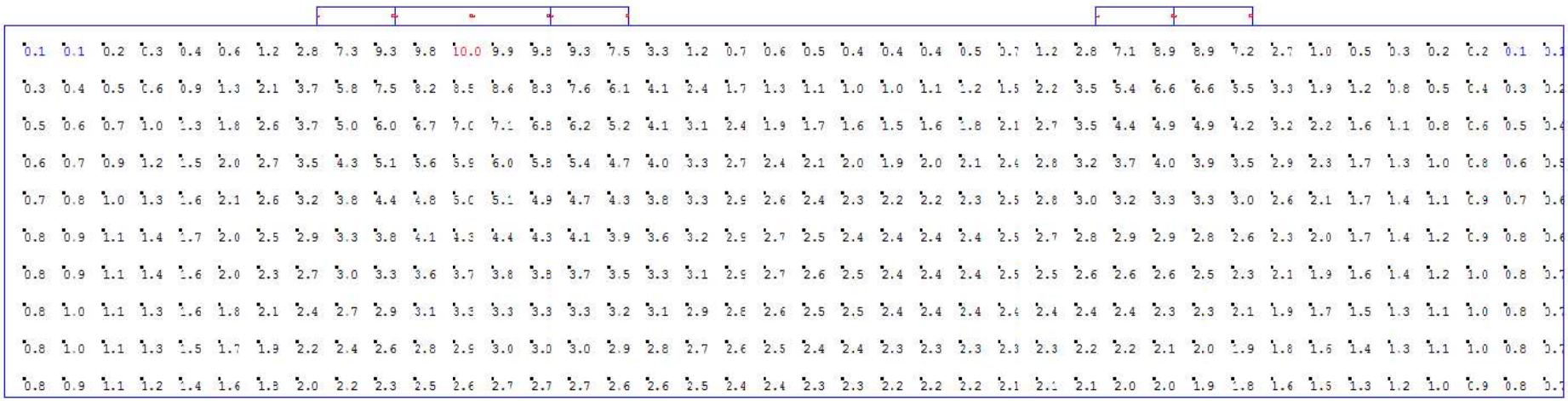
Typical Wattage Bulb Behind
Standard Storefront Glazing



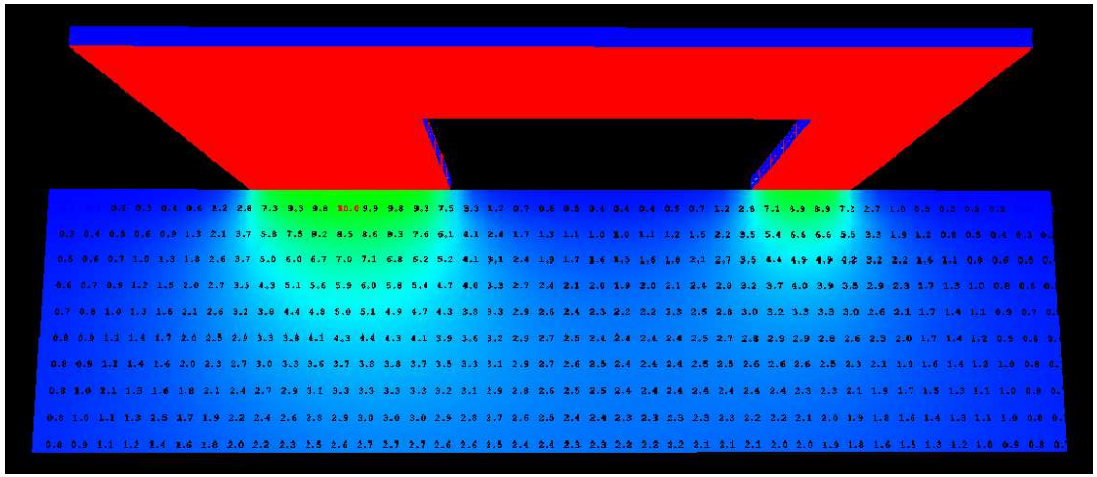
Pre – Engineered Light Mechanism
Behind Light Diffusing Glazing Shield

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7.75 x 12 BAYS - HORIZONTAL PLANE AT GRADE (16' ADDED TO SIDES, 20' OUT FROM PANELS)

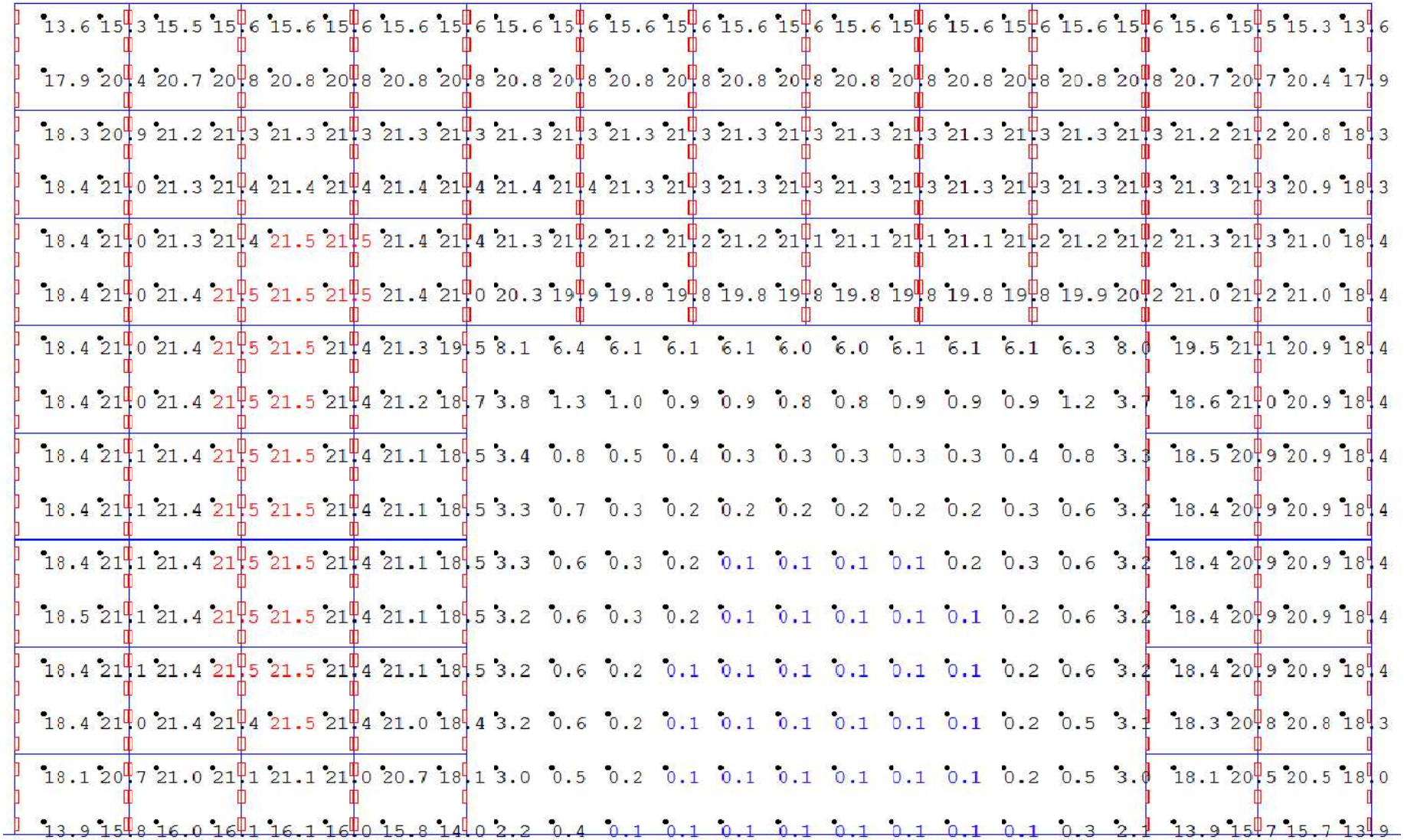


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Horizontal Calc	Illuminance	Fc	2.57	10.0	0.1	25.70	100.00



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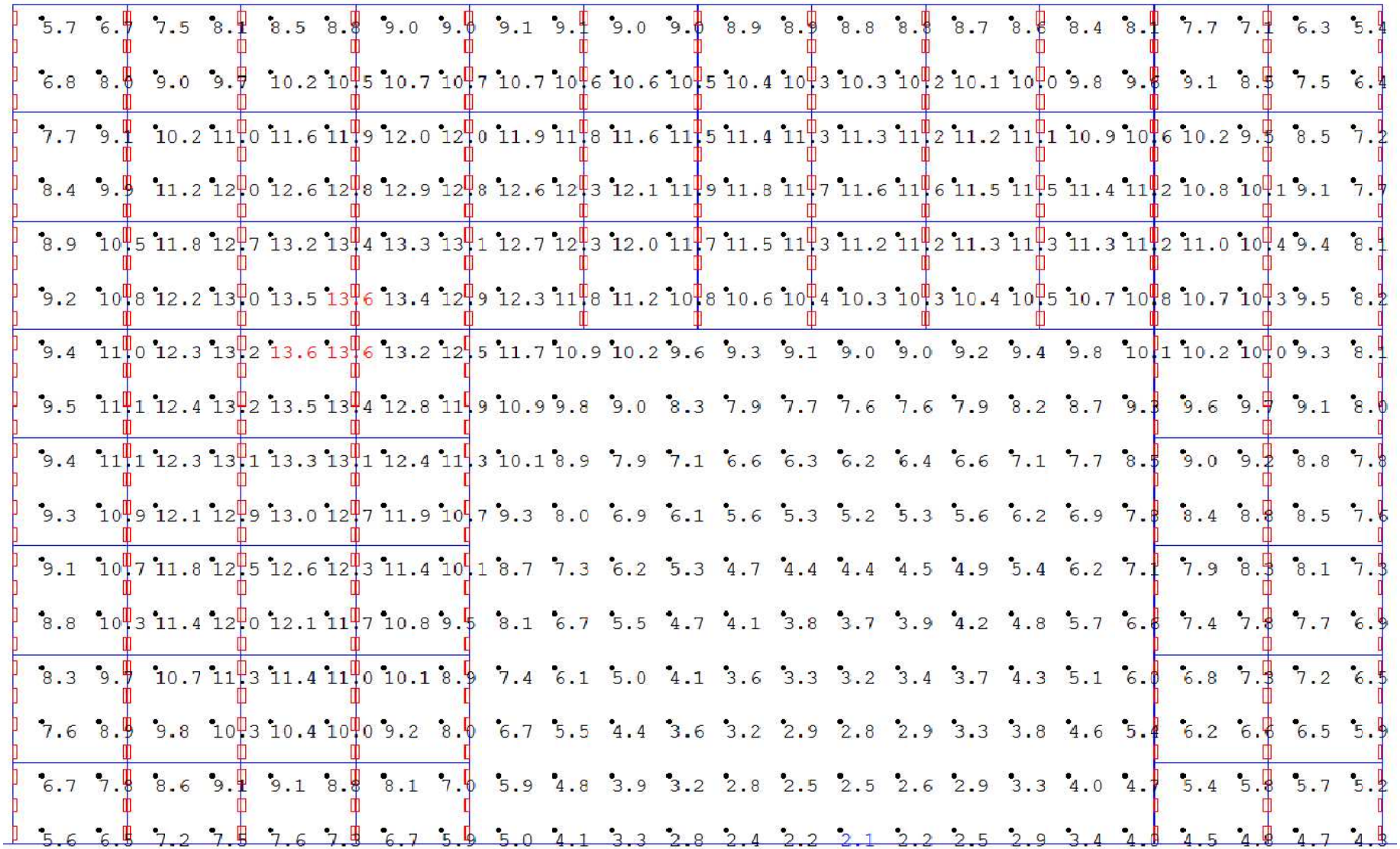
7.75 x 12 BAYS - VERTICAL PLANE 1'-0" FROM PORTAL FACE



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1ft Calc	Illuminance	Fc	14.06	21.5	0.1	140.60	215.00

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7.75 x 12 BAYS - VERTICAL PLANE 10'-0" FROM PORTAL FACE

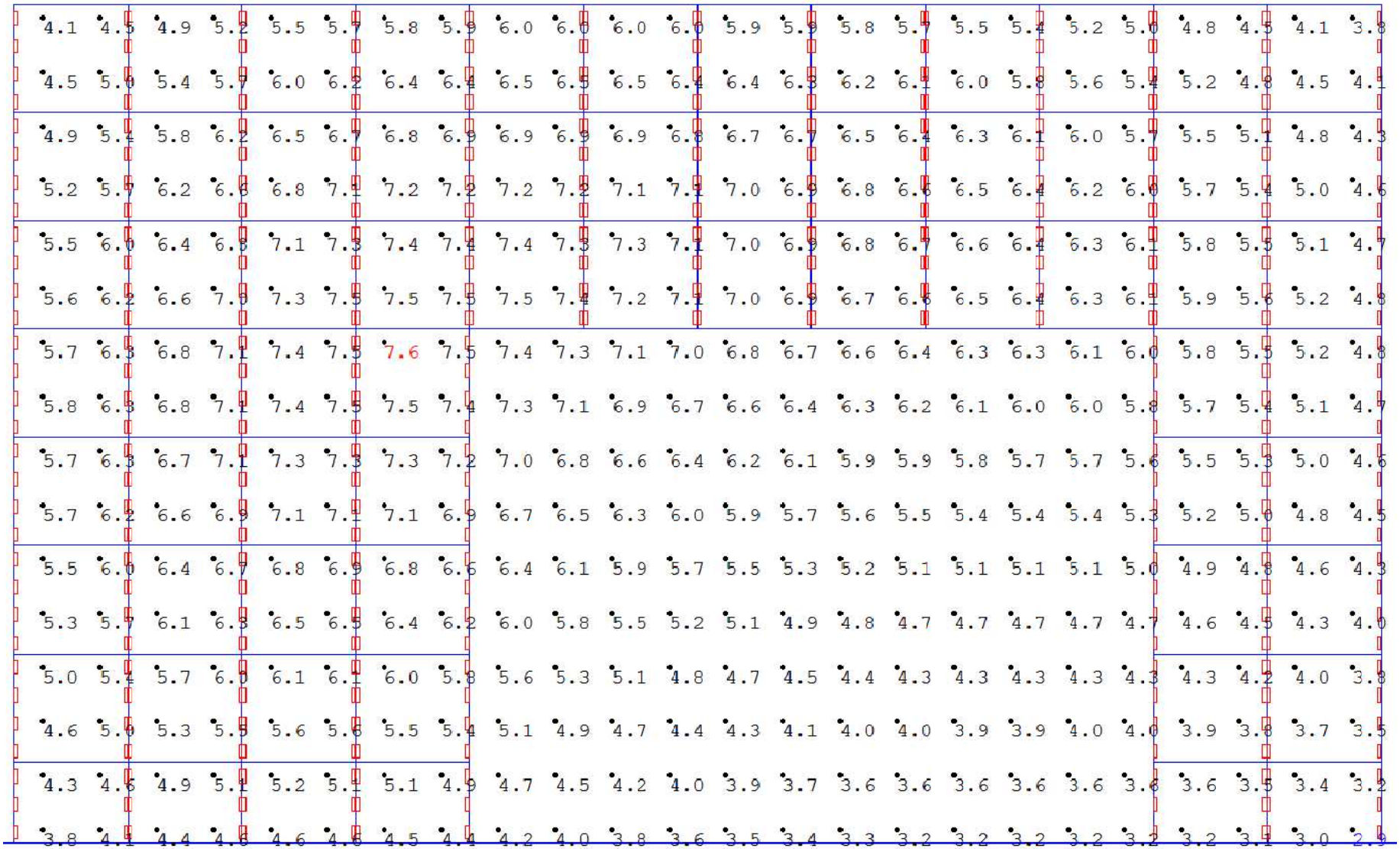


Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10ft Calc	Illuminance	Fc	8.68	13.6	2.1	4.13	6.48

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7.75 x 12 BAYS - VERTICAL PLANE 20'-0" FROM PORTAL FACE



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
20ft Calc	Illuminance	Fc	5.63	7.6	2.9	1.94	2.62

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