

PROJECT TEAM:

OWNER :

AutoNation  
200 Southwest First Ave.  
14th Floor Fort Lauderdale, FL, 33301  
Contact:  
David Serra  
tel: (954) 769-4068  
email: serrad@autonation.com

STRUCTURAL ENGINEER :

Rochell Engineering INC.  
205 Santillane Ave.  
Coral Gables, FL, 33134  
Contact:  
Alexander Rochell  
tel: (305) 649-4049  
email: alex@structuralpartners.com

MEP ENGINEER :

P&G Engineering Design Group Corp.  
21 SW 102TH CT  
Miami, FL, 33174  
Contact:  
Luis O. Perez  
tel: (786) 747-5018  
email: lperez@pgengineeringdesign.com

ARCHITECT :

SOL-ARCH  
6780 SW 80TH Street  
Miami, FL, 33143  
Contact:  
Dulce Conde  
tel: (305) 740-0723  
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CIVIL ENGINEER :

THE BETA JONES GROUP  
801 Brickell Avenue Suite 900  
Miami, FL, 33131  
Contact:  
Luis A. Betallelus  
tel: (786) 284-8828  
email: luis@betajones.com

BUILDING & STRUCTURAL INFORMATION

- a. Interior Remodeling & Addition
- b. Pre-Engineered Metal Building Type
- c. Occupancy: Business & Storage
- d. Risk Category: II
- e. Building Height: 46'-6"
- f. Construction Type: III B
- g. Zoning Designation: M-1 Light Industrial



MAY 14TH, 2019

# AUTONATION MARGATE COLLISION CENTER

5355 NW 24TH ST, MARGATE, FL 33063

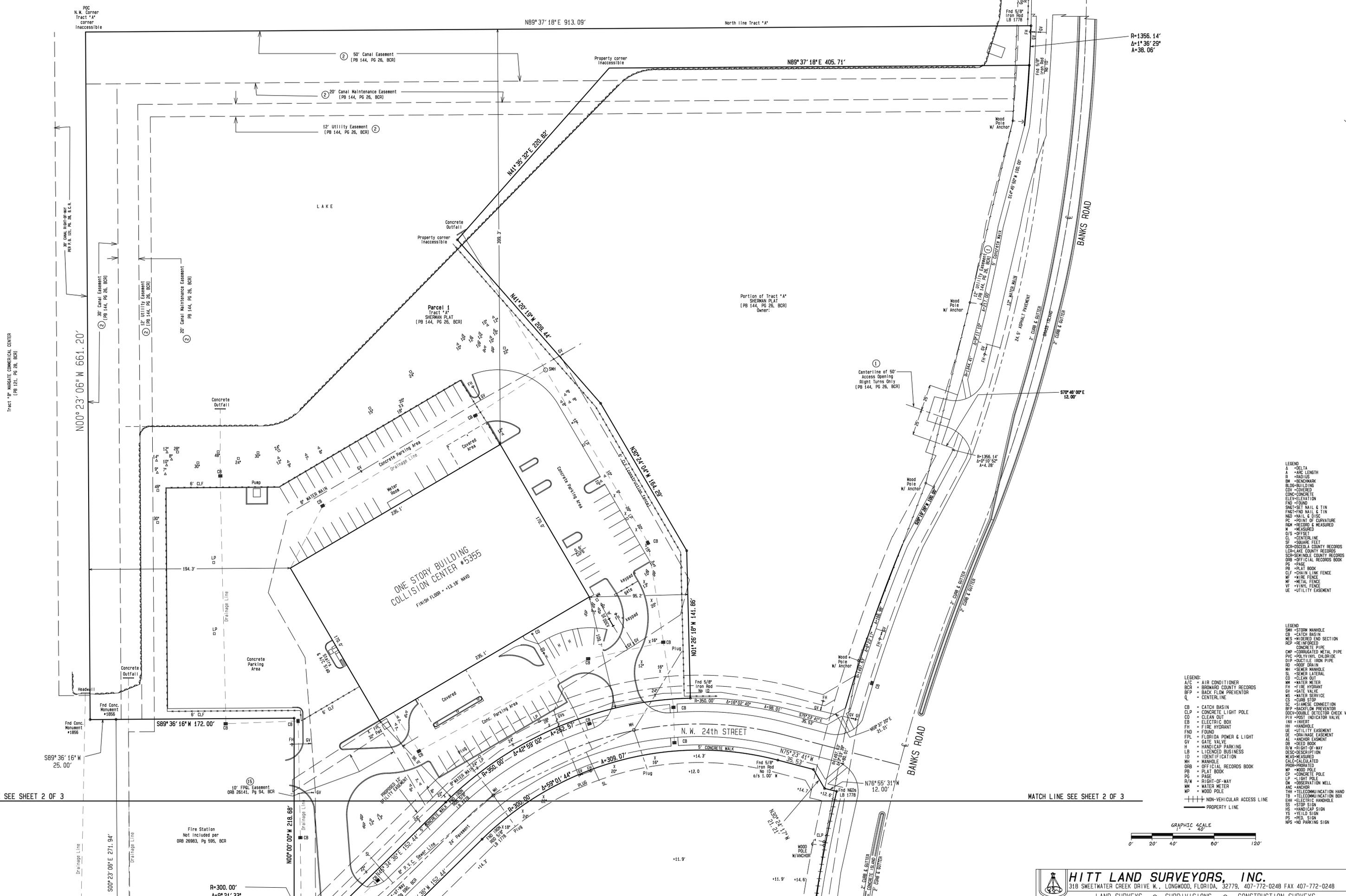
DRC SITE PLAN SUBMITTAL

CODES IN USE:

Florida Building Code (2017)  
Florida Fire Prevention Code (2017) - Sixth Edition  
NFPA 101 Life Safety Code (2015) with Florida  
Amendments -Fifth Edition  
NFPA 1 Uniform Fire Code (2015) with Florida  
Amendments- Fifth Edition  
2017 ADA Standards for Accessible Design

DEFERRED SUBMITTAL:

- Fire Alarm Shop Drawings
- Sprinklers Shop Drawings
- NOA Metal Building
- NOA for Doors and Windows
- NOA for Roof
- Signage

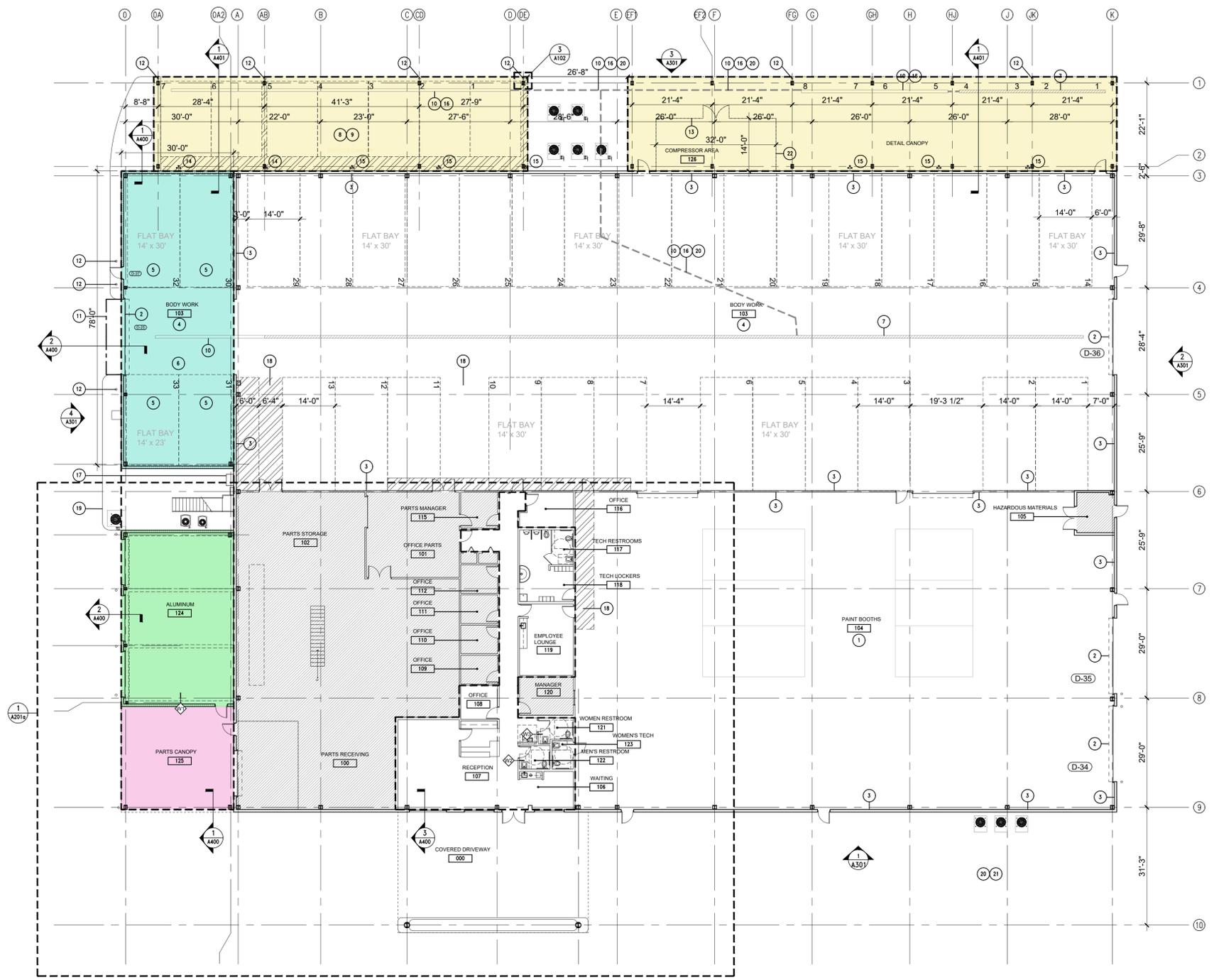


- LEGEND
- Δ - DELTA
  - R - ARC LENGTH
  - Δ - ANGLE
  - BM - BENCHMARK
  - BLD - BUILDING
  - CDV - COVERED
  - CON - CONCRETE
  - ELEV - ELEVATION
  - FND - FOUND
  - SNIP - SET NAIL & TIN
  - FNS - FND NAIL & TIN
  - NSD - NAIL & DISC
  - PC - POINT OF CURVATURE
  - REC - RECORD & MEASURED
  - M - MEASURED
  - D/S - OFFSET
  - CL - CENTERLINE
  - SF - SQUARE FEET
  - DCN - OSCEOLA COUNTY RECORDS
  - LCH - LAKE COUNTY RECORDS
  - SCR - SEMINOLE COUNTY RECORDS
  - ORB - OFFICIAL RECORDS BOOK
  - PG - PAGE
  - PL - PLAT BOOK
  - CLF - CHAIN LINK FENCE
  - WF - WIRE FENCE
  - MF - METAL FENCE
  - VF - VINYL FENCE
  - UE - UTILITY EASEMENT

- LEGEND
- SMH - STORM MANHOLE
  - CB - CATCH BASIN
  - MES - WIDENED END SECTION
  - RCP - REINFORCED CONCRETE PIPE
  - CMP - CORRUGATED METAL PIPE
  - PVC - POLYVINYL CHLORIDE
  - DIP - DUCTILE IRON PIPE
  - RD - RHOPE DRAIN
  - SM - SEWER MANHOLE
  - SL - SEWER LATERAL
  - CO - CLEAN OUT
  - WM - WATER METER
  - FM - FIRE HYDRANT
  - BFP - BACK FLOW PREVENTOR
  - Q - CENTERLINE
  - SC - SIAMENSE CONNECTION
  - BCP - BACKFLOW PREVENTOR
  - DDV - DOUBLE DETECTOR CHECK VALVE
  - PVC - POST INDICATOR VALVE
  - INW - INVERTER
  - HH - HANDHOLE
  - UE - UTILITY EASEMENT
  - DE - DRAINAGE EASEMENT
  - AV - ANCHOR VALVE
  - CB - CATCH BASIN
  - H - HANDICAP PARKING
  - LB - LICENSED BUSINESS
  - ID - IDENTIFICATION
  - MH - MANHOLE
  - ORB - OFFICIAL RECORDS BOOK
  - PL - PLAT BOOK
  - PG - PAGE
  - R/W - RIGHT-OF-WAY
  - CP - CONCRETE POLE
  - LP - LIGHT POLE
  - ON - OBSERVATION WELL
  - AMP - ANCHOR
  - TRH - TELECOMMUNICATION HAND HOLE
  - TB - TELECOMMUNICATION BOX
  - EHH - ELECTRIC HANDHOLE
  - SS - STOP SIGN
  - HS - HANDICAP SIGN
  - YS - YIELD SIGN
  - PS - POST SIGN
  - NPS - NO PARKING SIGN



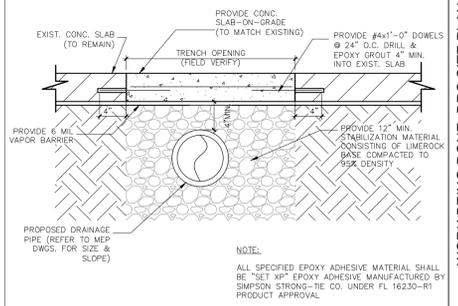




1 New Overall Floor Plan Collision Center  
SCALE: 1/16" = 1'-0"

- PLAN GENERAL NOTES:
- 1 PROVIDE NEW A/C FOR PAINT BOOTHS.
  - 2 NEW HIGH SPEED COILING DOOR WITH INSULATION.
  - 3 NEW PAINT AT SHOP WALLS & DOORS, FROM 0'-0" TO 8'-0" A.F.F.
  - 4 SEMI GLOSS GRAY AND BLACK STRIPE.
  - 5 PROVIDE NEW A/C FOR SERVICE SHOP.
  - 6 NEW SERVICE BAYS 14' IN WIDTH WITH POWER AND LIGHTS.
  - 7 TIE IN SPRINKLER SYSTEM TO NEW BAY ADDITION.
  - 8 EXISTING TRENCH TO REMAIN.
  - 9 NEW METAL CANOPY.
  - 10 NEW CANOPY AREA TO HAVE WATER, POWER, LIGHTS AND CONNECTION TO OIL & WATER SEPARATOR AND DRAINAGE.
  - 11 NEW TRENCH DRAIN & GRATE SYSTEM TO CONNECT TO EXISTING TRENCH. (COORDINATE WITH CIVIL AND MEP ENGINEER)
  - 12 NEW CONCRETE APRON WITH SLIGHT SLOPE.
  - 13 NEW BOLLARDS.
  - 14 CHAIN LINK ENCLOSURE FOR COMPRESSOR UNITS WITH CHAIN LINK MANUAL GATE FULL HEIGHT, PROVIDE PRIVACY SLATS.
  - 15 EXISTING HOSE BIB TO REMAIN.
  - 16 NEW HOSE BIB.
  - 17 REPAIR CONCRETE SLAB AS NEEDED FOR NEW PROPOSED PVC PIPE TO CONNECT TO OIL WATER SEPARATOR. (REFER TO CIVIL ENGINEERING DRAWINGS.) SEE SHEET A201/3 FOR SLAB REPAIR DETAIL.
  - 18 EXISTING HIGH VOLTAGE BOX TO REMAIN. GC TO COORDINATE NEW METAL BUILDING & FOUNDATION AROUND THIS, FIELD VERIFY LOCATION.
  - 19 NEW STRIPING, WALKING PATH.
  - 20 NEW CURB.
  - 21 GC TO VERIFY ALL INVERTS & CONNECTION POINTS WORK PRIOR TO NEW INSTALLATION OF TRENCH PIPES.
  - 22 NEW OIL WATER SEPARATOR. (REFER TO CIVIL FOR EXACT LOCATION)
  - 23 NEW EXHAUST FAN.

2 General Notes  
SCALE: NTS



3 Slab Repair Detail  
SCALE: 1" = 1'-0"

- AREA OF WORK
- NEW ADDITION - BODY WORK  
2,381 SQ.FT. - 4 BAYS
  - NEW ADDITION  
1,403 SQ.FT. - 3 ALUMINUM BAYS
  - PARTS CANOPY  
820 SQ.FT. - PARTS RECEIVING
  - NEW DETAILING CANOPY & COMPRESSOR AREA  
5,750 SQ.FT.
  - EXISTING WALLS TO REMAIN
  - NEW CONCRETE BLOCK
  - EXISTING TO REMAIN

4 Legend  
SCALE: NTS

SOI-ARCHI ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION  
 6766 SW 42ND STREET, MIAMI, FL 33149  
 PHONE: 305.442.2222 FAX: 305.442.0718  
 PUNTINGO E. CONDOR, RA. ARCHITECT A08040408  
 PUNTINGO E. CONDOR, RA. ARCHITECT A08040408

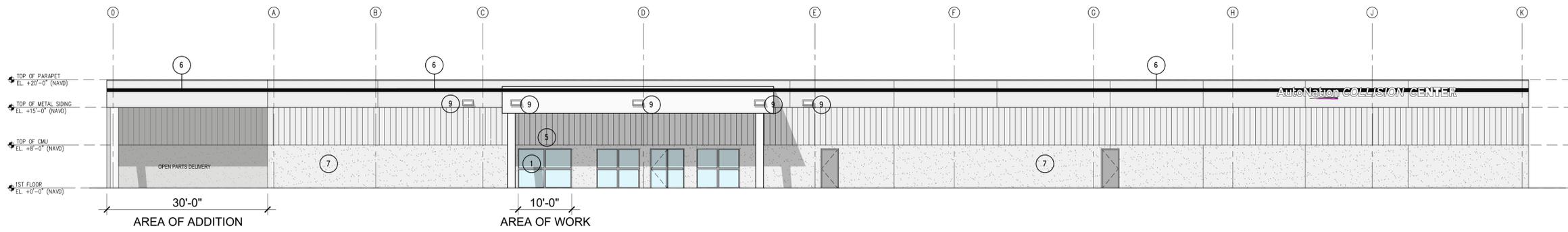
REVISION NO. DATE COMMENTS  
 18-010-00  
 04-15-19  
 AS NOTED  
 DRAWN BY: EH  
 CHECKED BY: DC

WORK BEING DONE: DRC SITE PLAN SUBMITTAL  
 Margate Collision Center  
 5355 NW 24th St.  
 Margate, FL 33063

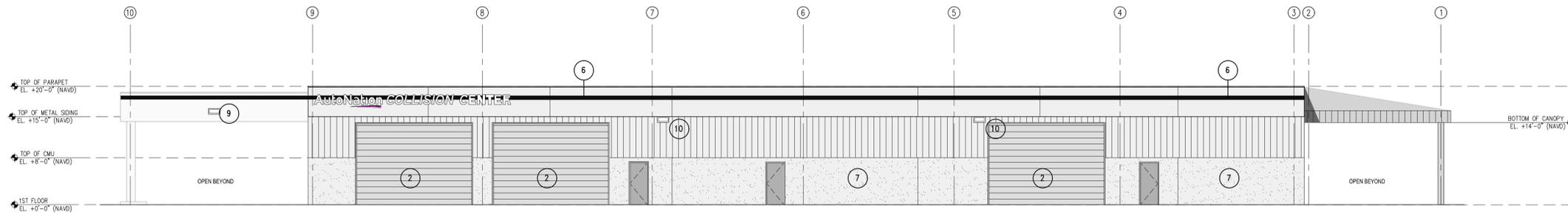
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PROJ. NO.:  
 ISSUE DATE:  
 SCALE:  
 DRAWN BY:  
 CHECKED BY:

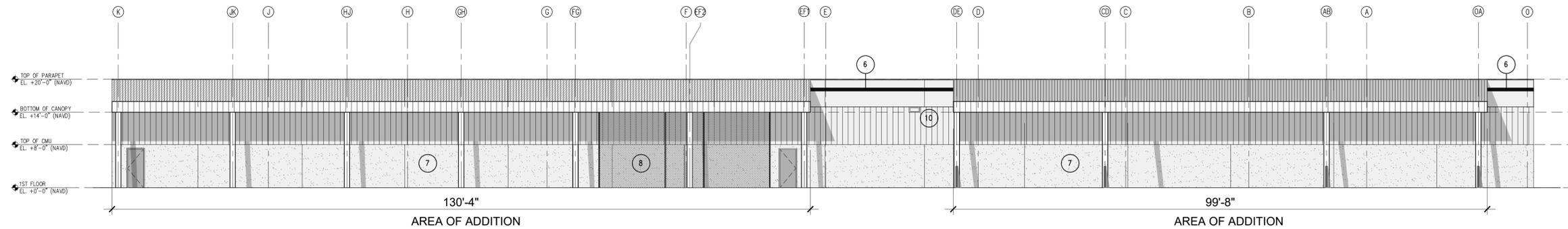
New Overall Floor Plan Collision Center  
 A201



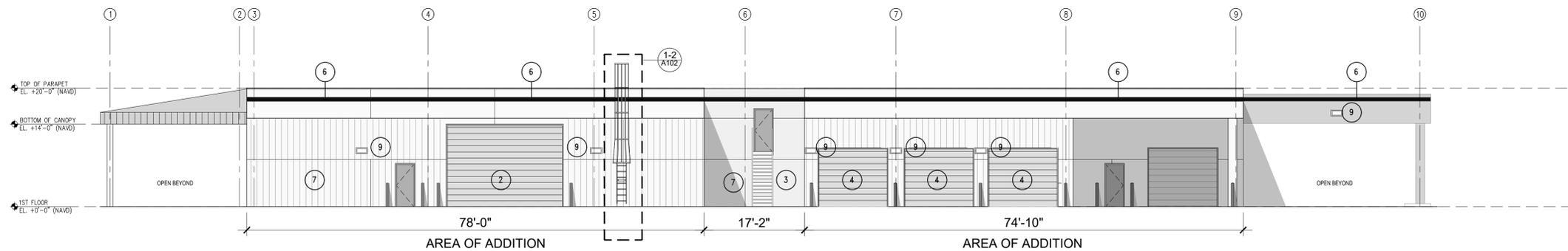
1 New Elevation Collision Center - Front (North)  
SCALE: 3/32" = 1'-0"



2 New Elevation Collision Center - Side (East)  
SCALE: 3/32" = 1'-0"



3 New Elevation Collision Center - Rear (South)  
SCALE: 3/32" = 1'-0"



4 New Elevation Collision Center - Side (West)  
SCALE: 3/32" = 1'-0"

- GENERAL NOTES:
- 1 NEW STOREFRONT SYSTEM TO MATCH EXISTING.
  - 2 NEW HIGH SPEED ROLL UP DOOR INSULATED & PAINTED TO MATCH COLOR OF BUILDING.
  - 3 NEW STAIR INTO 2ND FLOOR MEZZANINE.
  - 4 NEW LOW SPEED ROLL UP DOOR INSULATED & PAINTED TO MATCH COLOR OF BUILDING.
  - 5 AREA TO BE BLOCKED UP WITH METAL STRUCTURE & CLADDING TO MATCH EXISTING.
  - 6 NEW BLACK PAINT STRIPES.
  - 7 EXTERIOR PAINTING COLOR TO BE COORDINATED WITH AUTONATION.
  - 8 CHAIN LINK ENCLOSURE FOR COMPRESSOR UNITS WITH CHAIN LINK GATE FULL HEIGHT.
  - 9 NEW WALL PACKS FOR EXTERIOR LIGHTING.
  - 10 EXISTING EXTERIOR LIGHTING TO REMAIN IN EXACT LOCATION, JUST REPLACE WITH LED.
  - 11 ROOF ACCESS LADDER.

FINISH NOTES:

SOI-ARCHI ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION  
 REVISION NO. DATE COMMENTS  
 WORK BEING DONE: DRC SITE PLAN SUBMITTAL  
 SHEET

**Margate Collision Center**  
 5355 NW 24th St.  
 Margate, FL 33063

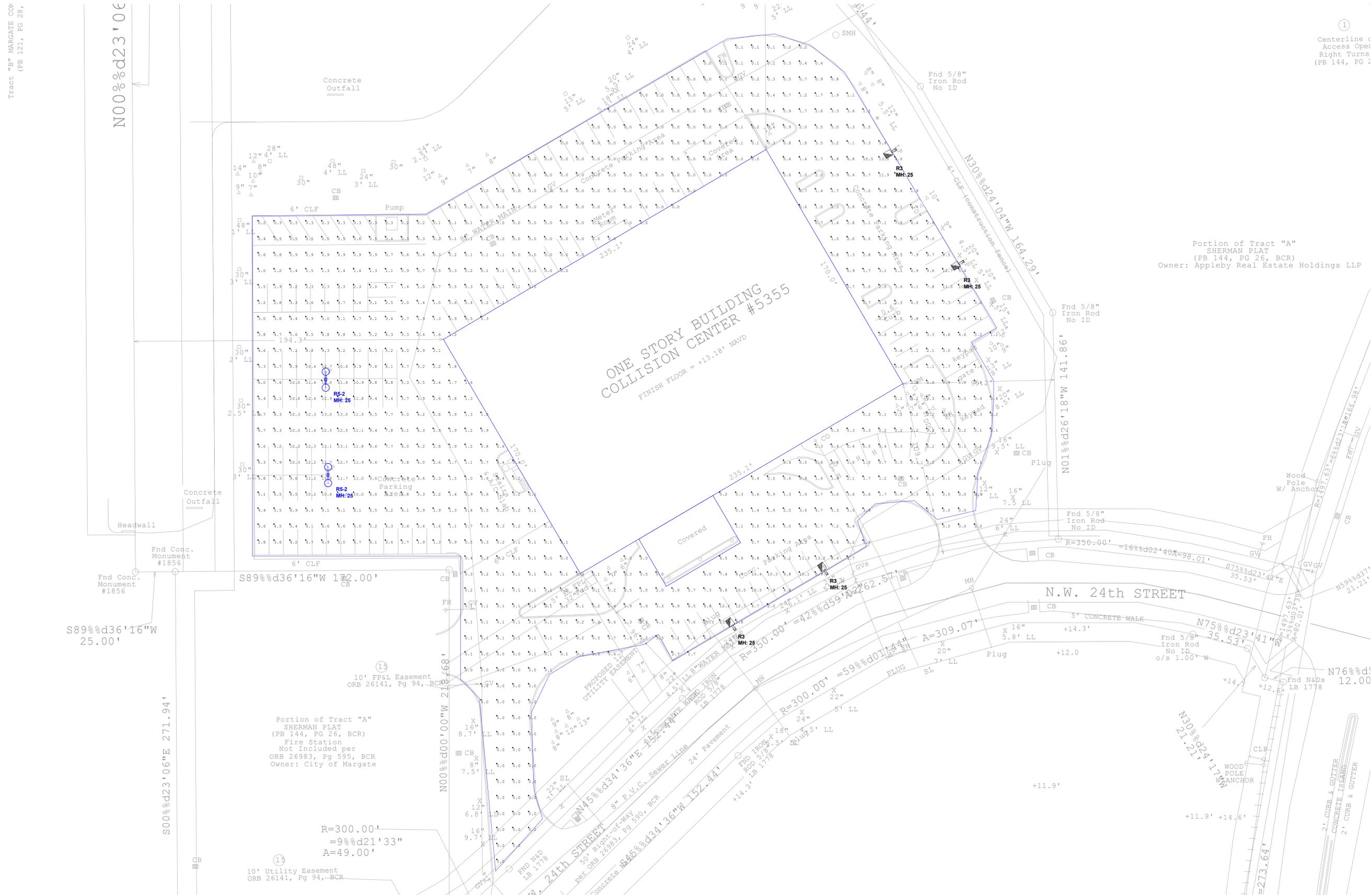
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 15-010-00  
 04-15-19  
 AS NOTED  
 DRAWN BY: EH  
 CHECKED BY: DC  
 New Elevations  
 Collision Center  
**A301**

5 Project Notes  
SCALE: N.T.S.

6766 SW 14TH STREET, MIAMI, FL 33143  
 PH: 305 740 0723 F: 305 740 0718

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Watts	LLF	Description
	4	R3	SINGLE	311.9213	1.000	RSX3 LED P4 50K R3 HS
	2	R5-2	BACK-BACK	311.9213	1.000	RSX3 LED P4 50K R5

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	Fc	2.70	13.2	0.0	N.A.	N.A.



Centerline Access Open Right Turns (PB 144, PG 2)

Portion of Tract "A" SHERMAN PLAT (PB 144, PG 26, BCR) Owner: Appleyby Real Estate Holdings LLP

Portion of Tract "A" SHERMAN PLAT (PB 144, PG 26, BCR) Fire Station Not Included per ORB 26983, Pg 595, BCR Owner: City of Margate

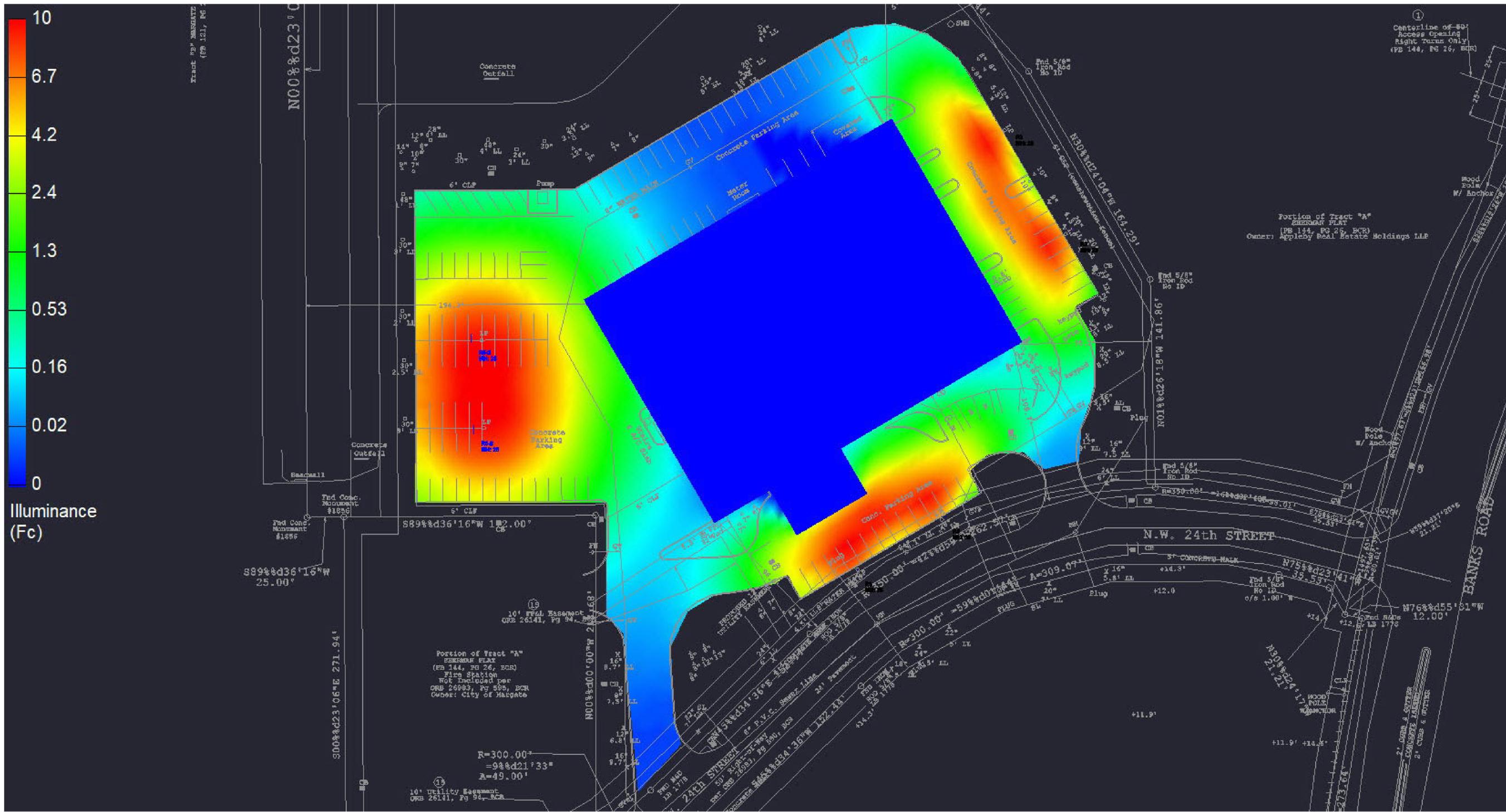
10' Utility Easement ORB 26141, Pg 94, BCR



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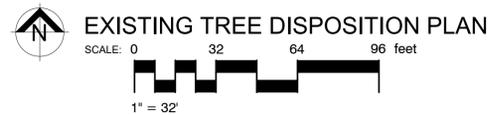
Designed By: Kevin Tomczak  
Date: 4/11/2019  
Scale: 1"=30'

Margate Collision Center  
5355 NW 24th St Margate, FL



Designed By: Kevin Tomczak  
 Date: 4/11/2019

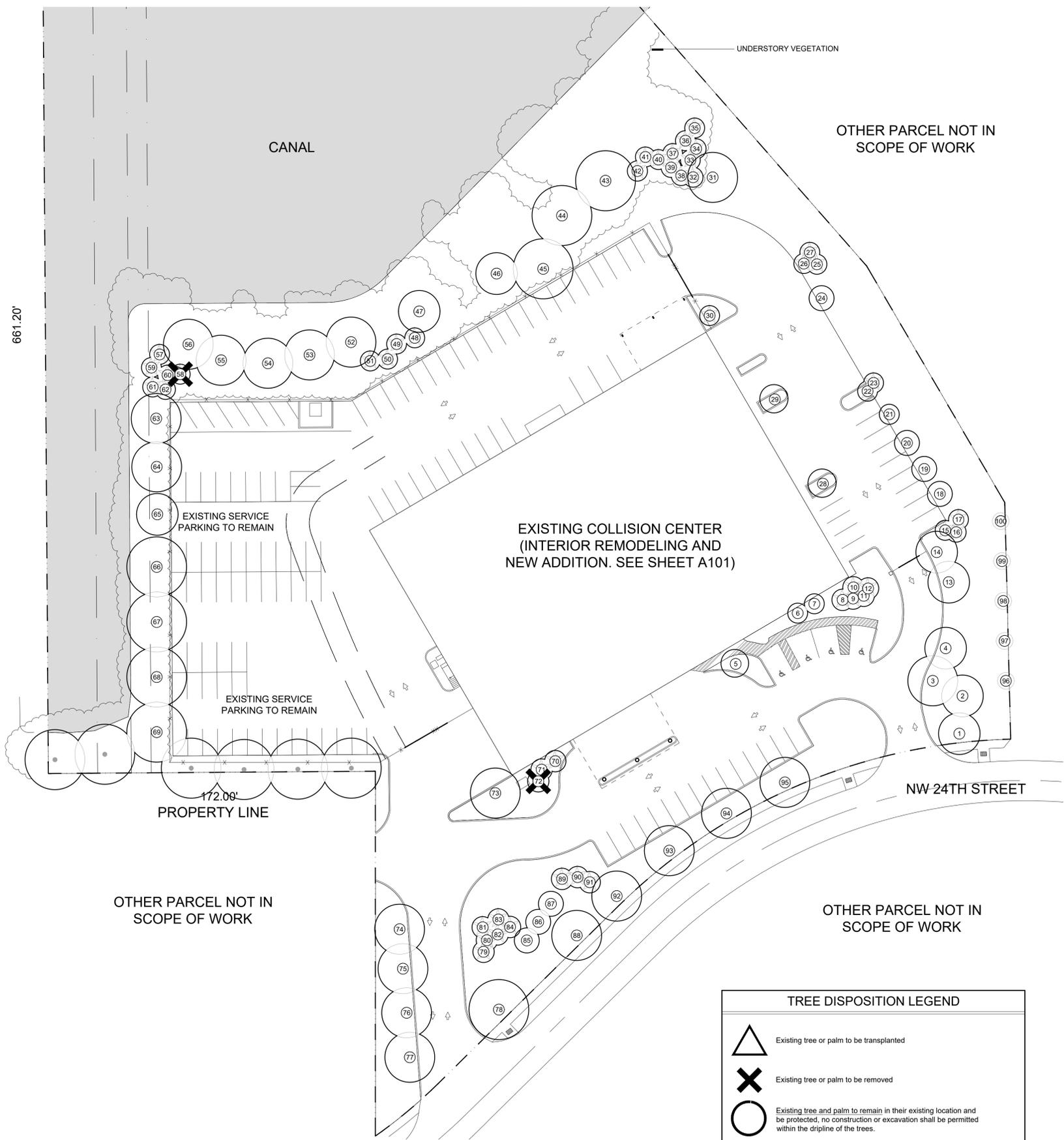
**Margate Collision Center**  
 5355 NW 24th St Margate, FL



**EXISTING TREE DISPOSITION PLAN**

SCALE: 0 32 64 96 feet

PROPERTY LINE  
661.20'



**TREE DISPOSITION LEGEND**

- Existing tree or palm to be transplanted
- Existing tree or palm to be removed
- Existing tree and palm to remain in their existing location and be protected, no construction or excavation shall be permitted within the dripline of the trees.
- Tree / Palm
- LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

Symbols do not show the actual canopy of the trees, for clarity, always cross check with Existing Tree Disposition List for sizes and disposition status. Contact landscape architect

EXISTING TREE DISPOSITION LIST										
NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DBH (INCHES)	TREE CANOPY (SQ.FT)	CONDITION	DISPOSITION		
1	Swietenia mahagani	Mahogany	35	25	24		Fair	Remain		
2	Quercus virginiana	Live Oak	30	25	16		Fair	Remain		
3	Quercus virginiana	Live Oak	30	30	12		Fair	Remain		
4	Quercus virginiana	Live Oak	30	25	16		Fair	Remain		
5	Ptychosperma elegans	Alexander Palm - Double	22	12	5+5		Fair	Remain		
6	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	16	12	8		Fair	Remain		
7	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	16	12	8		Fair	Remain		
8	Syagrus romanzoffiana	Queen Palm	24	12	5		Fair	Remain		
9	Syagrus romanzoffiana	Queen Palm	28	12	7		Fair	Remain		
10	Syagrus romanzoffiana	Queen Palm	22	12	6		Fair	Remain		
11	Syagrus romanzoffiana	Queen Palm	24	12	6		Fair	Remain		
12	Syagrus romanzoffiana	Queen Palm	26	12	6		Fair	Remain		
13	Quercus virginiana	Live Oak	5	30	20		Fair	Remain		
14	Quercus virginiana	Live Oak	25	20	13		Fair	Remain		
15	Sabal palmetto	Sabal Palm	24	8	10		Fair	Remain		
16	Sabal palmetto	Sabal Palm	20	8	9		Fair	Remain		
17	Sabal palmetto	Sabal Palm	20	8	10		Fair	Remain		
18	Conocarpus erectus	Green Buttonwood	22	15	15		Fair	Remain		
19	Conocarpus erectus	Green Buttonwood	20	15	20		Fair	Remain		
20	Conocarpus erectus	Green Buttonwood	20	15	20		Fair	Remain		
21	Conocarpus erectus	Green Buttonwood	12	10	9		Fair to Poor	Remain		
22	Sabal palmetto	Sabal Palm	20	8	10		Fair	Remain		
23	Sabal palmetto	Sabal Palm	20	8	10		Fair	Remain		
24	Conocarpus erectus	Green Buttonwood	18	15	12		Fair	Remain		
25	Sabal palmetto	Sabal Palm	18	8	8		Fair	Remain		
26	Sabal palmetto	Sabal Palm	16	8	8		Fair	Remain		
27	Sabal palmetto	Sabal Palm	22	8	8		Fair	Remain		
28	Ptychosperma elegans	Alexander Palm - Double	20	8	5+5		Fair	Remain		
29	Ptychosperma elegans	Alexander Palm - Double	20	8	4+5		Fair	Remain		
30	Sabal palmetto	Sabal Palm	32	10	9		Fair	Remain		
31	Bursera simaruba	Gumbo Limbo	30	30	22		Fair	Remain		
32	Sabal palmetto	Sabal Palm	22	8	9		Fair	Remain		
33	Sabal palmetto	Sabal Palm	18	8	10		Fair	Remain		
34	Sabal palmetto	Sabal Palm	22	8	10		Fair	Remain		
35	Sabal palmetto	Sabal Palm	22	8	12		Fair	Remain		
36	Sabal palmetto	Sabal Palm	18	8	10		Fair	Remain		
37	Sabal palmetto	Sabal Palm	18	8	12		Fair	Remain		
38	Sabal palmetto	Sabal Palm	22	8	9		Fair	Remain		
39	Sabal palmetto	Sabal Palm	22	8	10		Fair	Remain		
40	Sabal palmetto	Sabal Palm	18	8	12		Fair	Remain		
41	Sabal palmetto	Sabal Palm	18	8	10		Fair	Remain		
42	Sabal palmetto	Sabal Palm	22	8	10		Fair	Remain		
43	Sideroxylon foetidissimum	Mastic	36	36	22		Fair	Remain		
44	Sideroxylon foetidissimum	Mastic	35	36	24		Fair	Remain		
45	Swietenia mahagani	Mahogany	36	36	24		Fair	Remain		
46	Swietenia mahagani	Mahogany	30	25	15		Fair	Remain		
47	Swietenia mahagani	Mahogany	30	25	20		Fair	Remain		
48	Sabal palmetto	Sabal Palm	18	8	8		Fair	Remain		
49	Sabal palmetto	Sabal Palm	18	8	7		Fair	Remain		
50	Sabal palmetto	Sabal Palm	22	8	9		Fair	Remain		
51	Sabal palmetto	Sabal Palm	22	8	12		Fair	Remain		
52	Sideroxylon foetidissimum	Mastic	36	36	24		Fair	Remain		
53	Sideroxylon foetidissimum	Mastic	32	30	30		Fair	Remain		
54	Sideroxylon foetidissimum	Mastic	32	30	24		Fair	Remain		
55	Sideroxylon foetidissimum	Mastic	32	30	48		Fair	Remain		
56	Sideroxylon foetidissimum	Mastic	32	30	30		Fair	Remain		
57	Sabal palmetto	Sabal Palm	22	8	12		Fair	Remain		
58	Sabal palmetto	Sabal Palm	18	8	8		Dead	Remove		
59	Sabal palmetto	Sabal Palm	22	8	14		Fair	Remain		
60	Sabal palmetto	Sabal Palm	22	8	10		Fair	Remain		
61	Sabal palmetto	Sabal Palm	18	8	9		Fair	Remain		
62	Sabal palmetto	Sabal Palm	18	8	7		Fair	Remain		
63	Sideroxylon foetidissimum	Mastic	32	30	48		Fair	Remain		
64	Sideroxylon foetidissimum	Mastic	32	30	30		Fair	Remain		
65	Sideroxylon foetidissimum	Mastic	18	25	30		Fair to Poor	Remain		
66	Sideroxylon foetidissimum	Mastic	30	36	30		Fair	Remain		
67	Sideroxylon foetidissimum	Mastic	30	36	30		Fair	Remain		
68	Sideroxylon foetidissimum	Mastic	30	36	24		Fair	Remain		
69	Sideroxylon foetidissimum	Mastic	30	36	22		Fair	Remain		
70	Syagrus romanzoffiana	Queen Palm	22	12	6		Fair	Remain		
71	Syagrus romanzoffiana	Queen Palm	22	12	7		Fair	Remain		
72	Syagrus romanzoffiana	Queen Palm			7		Dead	Remove		
73	Quercus virginiana	Live Oak	30	30	32		Fair	Remain		
74	Quercus virginiana	Live Oak	30	30	16		Fair	Remain		
75	Quercus virginiana	Live Oak	30	30	8		Fair	Remain		
76	Quercus virginiana	Live Oak	30	30	12		Fair	Remain		
77	Quercus virginiana	Live Oak	30	30	16		Fair	Remain		
78	Swietenia mahagani	Mahogany	36	36	22		Fair	Remain		
79	Syagrus romanzoffiana	Queen Palm	18	12	8		Fair	Remain		
80	Syagrus romanzoffiana	Queen Palm	18	12	8		Fair	Remain		
81	Syagrus romanzoffiana	Queen Palm	22	12	9		Fair	Remain		
82	Syagrus romanzoffiana	Queen Palm	22	12	12		Fair	Remain		
83	Syagrus romanzoffiana	Queen Palm	18	12	8		Fair	Remain		
84	Syagrus romanzoffiana	Queen Palm	22	12	13		Fair	Remain		
85	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	22	15	8		Fair	Remain		
86	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	22	15	9		Fair	Remain		
87	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	22	15	8		Fair	Remain		
88	Swietenia mahagani	Mahogany	36	30	24		Fair	Remain		
89	Syagrus romanzoffiana	Queen Palm	22	10	6		Fair	Remain		
90	Syagrus romanzoffiana	Queen Palm	22	10	7		Fair	Remain		
91	Syagrus romanzoffiana	Queen Palm	22	10	8		Fair	Remain		
92	Swietenia mahagani	Mahogany	36	30	22		Fair	Remain		
93	Swietenia mahagani	Mahogany	36	30	24		Fair	Remain		
94	Swietenia mahagani	Mahogany	36	30	24		Fair	Remain		
95	Swietenia mahagani	Mahogany	36	30	28		Fair	Remain		
96	Quercus virginiana	Live Oak	12	6	2		Good	Remain		
97	Quercus virginiana	Live Oak	12	6	2		Good	Remain		
98	Quercus virginiana	Live Oak	12	6	2		Good	Remain		
99	Quercus virginiana	Live Oak	12	6	2		Good	Remain		
100	Quercus virginiana	Live Oak	12	6	2		Good	Remain		
<b>TOTAL PROPOSED CANOPY LOSS (in square feet)</b>							<b>0</b>			

**SoLandscape**  
 ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION  
 6786 SW 40TH STREET, MIAMI, FL 33143  
 P. 305.740.0723 F. 305.740.0718  
 DULCE M. CONDE, RA, ARCHITECT, A6010903  
 PRIMITIVO E. CONDE, RA, ARCHITECT, A6010406

WORK BEING DONE: ADDITION & REMODELING  
**Margate Collision Center**  
 5355 NW 24th St.  
 Margate, FL 33063

ALL LANDSCAPE DATA INC.  
 Landscape Architecture & Plant Information  
 4459 NW 97 CT  
 Doral, FL 33178  
 (305) 303-7059  
 www.alllandscape.com

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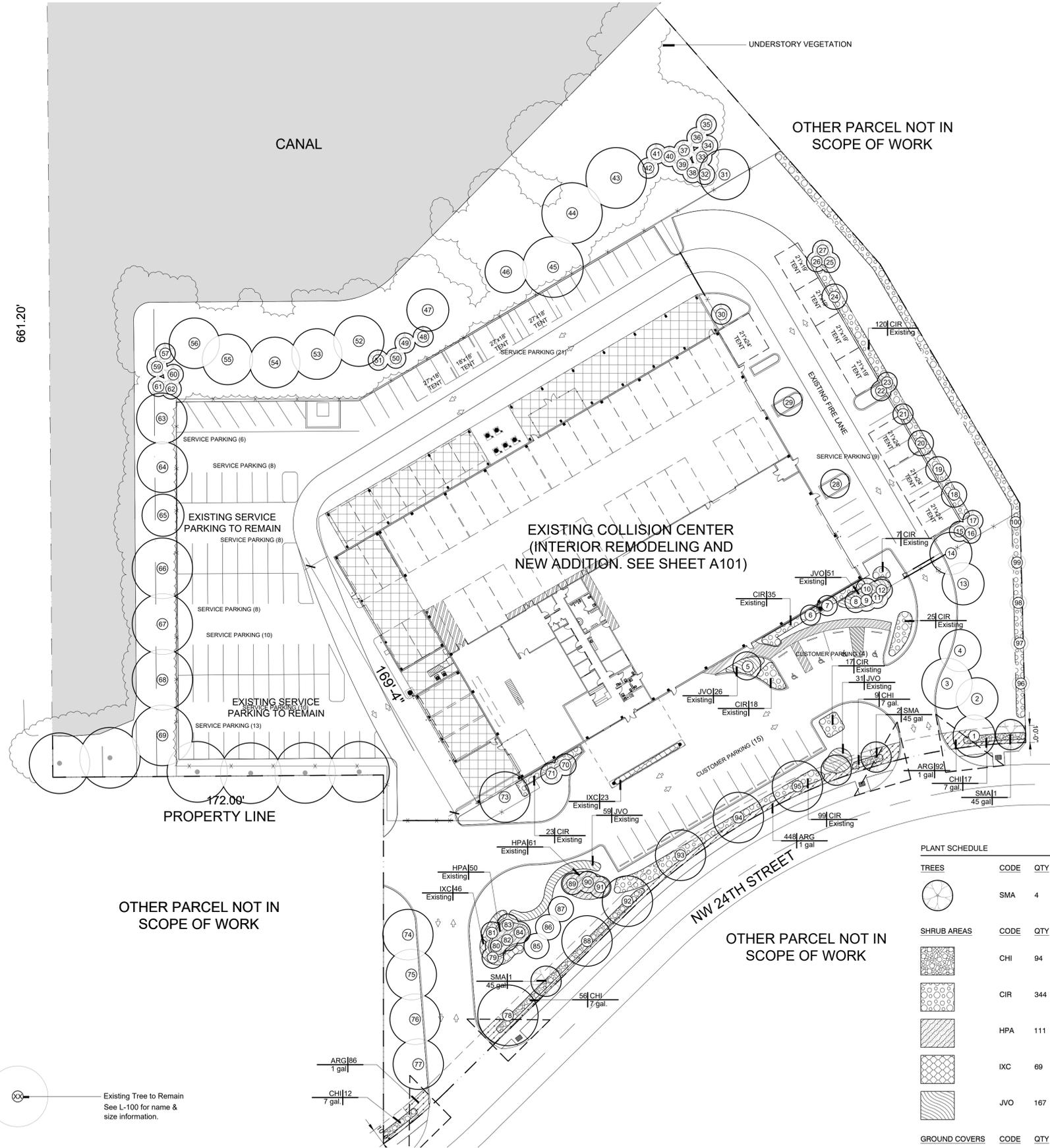
18-010-00  
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 AS NOTED  
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 DC

PROJ. NO.:  
 ISSUE DATE:  
 SCALE:  
 DRAWN BY:  
 CHECKED BY:

Existing Tree Disposition Plan  
**L100**

SHEET

PROPERTY LINE  
661.20'



UNDERSTORY VEGETATION

OTHER PARCEL NOT IN SCOPE OF WORK

EXISTING COLLISION CENTER  
(INTERIOR REMODELING AND  
NEW ADDITION. SEE SHEET A101)

OTHER PARCEL NOT IN  
SCOPE OF WORK

OTHER PARCEL NOT IN  
SCOPE OF WORK

CITY OF MARGATE  
LANDSCAPE LEGEND-CHAPTER 23

ZONING DESIGNATION: M1 LIGHT INDUSTRIAL

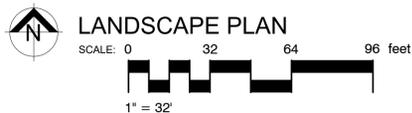
REQUIRED LANDSCAPING ABUTTING R.O.W	REQUIRED	PROVIDED
Landscaped strip of 10' adjacent to and parallel with row	X	X
1 shade tree for every 40 lf of frontage. 464 LF / 40 =	11	11
Hedge shall be planted within the landscape strip and parallel with the street. All hedges must be planted a minimum of two (2) feet back from any public sidewalk.	X	X
The remaining area of this strip shall be covered with ground covers and turf. Ground covers shall cover at least fifty (50) per cent of the landscaping strip not occupied by trees and shrubs.	X	X
REQUIRED LANDSCAPING TO THEIR PERIMETERS		
Landscaped strip of 5' in width along parcel lines		
1 shade tree for every 75 LF.		
Property Line at East 380 LF / 75 =	5	5
Along Canal at North 372 LF / 75 =	5	11
Property Line at West 282 LF / 75 =	4	7
The remaining area of the perimeter landscape strip shall be planted with small ornamental trees, shrubs, ground covers, and turf. Not more than thirty (30) per cent of the perimeter landscape strip may be sodded with turf.	X	X

**Sunshine811**  
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
*Check positive response codes before you dig!*

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	DETAIL	REMARKS
	SMA	4	Swietenia mahagoni	West Indian Mahogany	45 gal	3"	14' OA	5'-6"		Drought Tolerant - STD - Florida Native
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	DETAIL	REMARKS
	CHI	94	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	7 gal.	4' OA	3'	36" o.c.		Florida Native
	CIR	344	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Existing	4' OA	Existing	36" o.c.		Florida Native
	HPA	111	Hamelia patens	Firebush	Existing	4' OA	Existing	30" o.c.		Florida Native
	IXC	69	Ixora coccinea 'Nora Grant'	Red Ixora	Existing	3' OA	Existing	30" o.c.		
	JVO	167	Jasminum volubile	Wax Jasmine	Existing	2'	Existing	30" o.c.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	DETAIL	REMARKS
	ARG	626	Arachis glabrata	Perennial Peanut	1 gal	6" OA	6"	18" o.c.		

Existing Tree to Remain  
See L-100 for name & size information.



LANDSCAPE PLAN

ALL LANDSCAPE DATA INC  
Landscape Architecture & Plant Information  
Doral, FL 33178  
(305) 303-7059  
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WORK BEING DONE: ADDITION & REMODELING  
**Margate Collision Center**  
5355 NW 24th St.  
Margate, FL 33063

PROJ. NO.: 18-010-00  
ISSUE DATE: 08-24-18  
SCALE: AS NOTED  
DRAWN BY: EH  
CHECKED BY: DC

DERICK LANGEL (L4667045)  
Landscape Plan  
**L101**

**NOTES:**

- All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
- All light poles if any shown on plan shall be a minimum of 15' from tree locations.
- The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

**GENERAL NOTES**

- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
- Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
- No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
- Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- All permitting and fees to be the responsibility of the Contractor.

**PLANTING NOTES**

- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
- The Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
- Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress mulch be used.
- All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
- Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
- Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
- Stake all trees and palms for approval by Landscape Architect prior to installation.
- Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratum' sod.
- All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratum' sod.
- St. Augustine 'Floratum' - Contractor's responsibility to verify quantity.
- Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
- Root barrier shall be Vespro Inc. or approved equal.

**1 General Planting Notes**

SCALE: N.T.S.

**ONE YEAR - TREE MAINTENANCE PLAN**

All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

**Planting Day:**

- Keep roots moist; do not allow the roots to dry out.
- Remove turf from planting area.
- Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
- Prune only dead or broken branches.
- Remove all twine or rope from trunk and branches.
- Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket)
- Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).
- Do not use amendments in the planting hole.
- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in soil.
- Do not mound soil against trunk of tree.
- Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable environment for fungi.
- Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

**After Planting:**

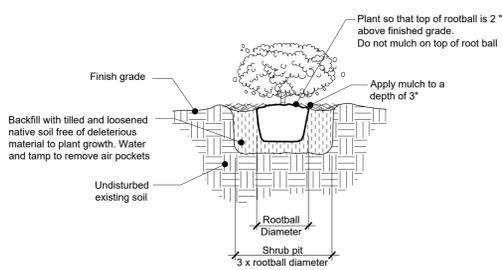
- Plants shall be watered in accordance with specification as provided on the irrigation plans.
- All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year.
- Inspect trees for disease or insect problems.
- Monitor health and vigor of trees.
- Pruning of all shrubs shall be done regularly to control shape and form. All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

**After One Year:**

- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from thin bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy grown and reduce weed growth.
- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than 1/3 of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- Continue watering trees when needed.
- Replace dead trees as needed. If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.

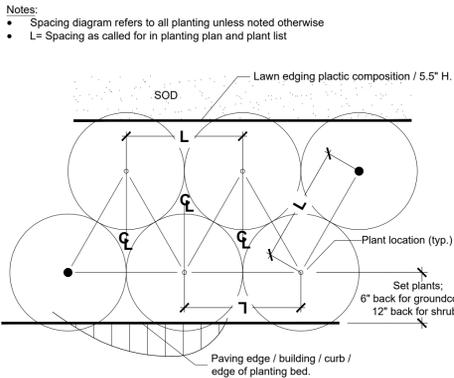
**3 One Year - Tree Maintenance Plan**

SCALE: N.T.S.



**4 Shrubs Planting Detail**

SCALE: N.T.S.

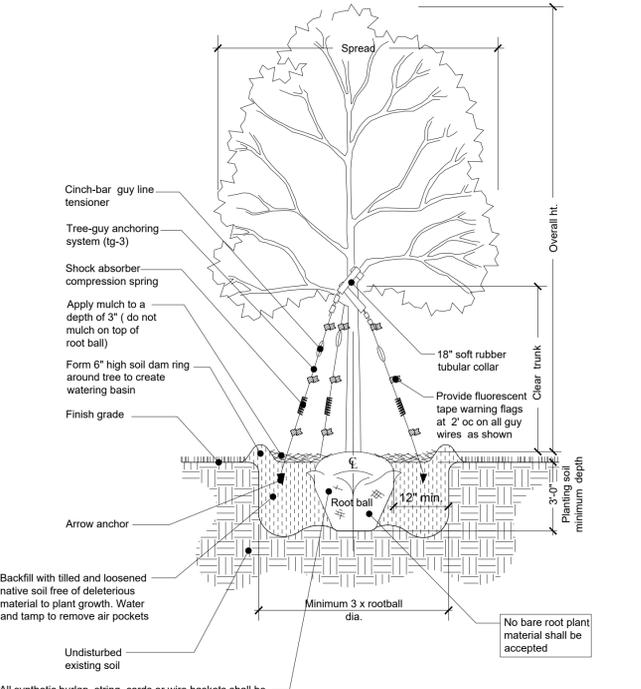


**5 Shrubs Planting Detail**

SCALE: N.T.S.

**Notes:**

- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure sufficient drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- Top of rootball at finished grade.



All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree are backfilled.

Tree guy anchoring system supplier:  
U.S. Rigging Supply 4001 W. Carriage Dr.,  
Santa Ana, CA 92704  
(800)824-1116 fax (714) 545-3311

**2 Tree Planting Detail**

SCALE: N.T.S.

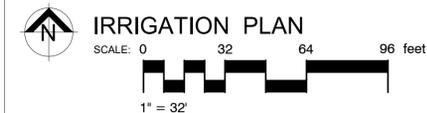
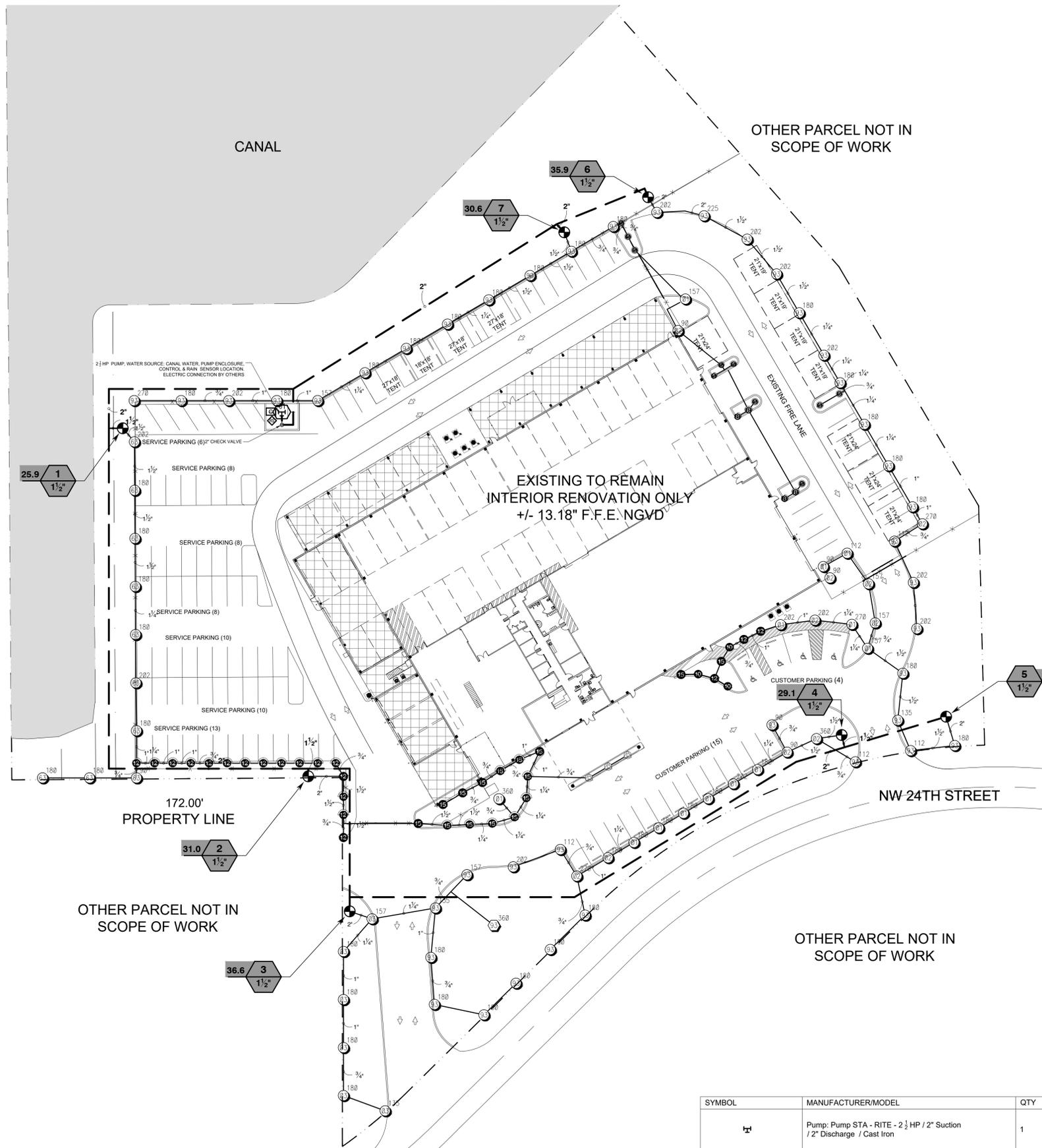
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DERICK LANGE (L4667045)

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DULCE M. CONDE, RA ARCHITECT, A201015903  
PRIMITIVO E. CONDE, RA ARCHITECT, A20104068  
P. 305 740 0723 F. 305 740 0718

PROPERTY LINE  
661.20'



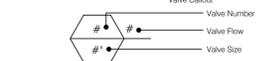
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	10	30	
	Toro 570Z-6LP-PC 8" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30	
	Toro 570Z-6LP-PC 12" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	14	30	
	Toro 570Z-6LP-PC 15" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30	
	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	15	30	
	Toro 570Z-12LP-PC Shrub Strip Spray Turf Spray, 12" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	3	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
	Toro 300-00 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	13	50	2.16	17"	
	Toro 300-00 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	10	50	2.56	22"	
	Toro 300-00 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	6	50	3.23	28"	
	Toro 300-00 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	10	50	2.42	28"	
	Toro 300-00 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	41	50	4.84	28"	
	Toro 300-12 12.0" popup shrub multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16" to 30", and 63 and 93 nozzles are low flow.	1	50	4.84	28"	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Toro P220-27-0 GLOBE 1-1/2" Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.	7	
	Hunter PC-0600 Modular Controller, 6 stations, outdoor model, one PCM-300 included. Plastic Cabinet. Residential/Light Commercial Use.	1	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and 1-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1	
	V.I.T. Products PE-40AL Marine grade aluminum pump enclosure. 40"L, 39"H, 38"W. (101.6cm L, 99.06cm H, 96.52cm W).	1	6/1
	Point of Connection 2" Pump	1	

	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,248 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	309.5 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	614.4 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	485.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 2"	98.6 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	20.3 l.f.
	Irrigation Mainline: PVC Schedule 40 2"	1,234 l.f.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro P220-27-0 GLOBE	1-1/2"	Turf Rotor	25.87	395.3	37.41	38.57	0.43 in/h
2	Toro P220-27-0 GLOBE	1-1/2"	Turf Spray	30.96	71.0	37.57	41.73	1.09 in/h
3	Toro P220-27-0 GLOBE	1-1/2"	Turf Rotor	36.62	151.1	56.32	63.05	0.71 in/h
4	Toro P220-27-0 GLOBE	1-1/2"	Turf Rotor	29.14	468.7	56.69	63.57	0.87 in/h
5	Toro P220-27-0 GLOBE	1-1/2"	Turf Rotor	31.69	524.4	57.55	65.91	1.08 in/h
6	Toro P220-27-0 GLOBE	1-1/2"	Turf Rotor	36.92	767.2	59.27	62.49	0.84 in/h
7	Toro P220-27-0 GLOBE	1-1/2"	Turf Rotor	36.94	711.7	58.53	61.12	0.70 in/h
	Common Wire				1,254			

SYMBOL	MANUFACTURER/MODEL	QTY
	Pump: Pump STA - RITE - 2 1/2 HP / 2" Suction / 2" Discharge / Cast Iron	1

ALL LANDSCAPE DATA INC  
Landscape Architecture & Plant Information  
4459 NW 97 CT  
Doral, FL 33178  
(305) 303-7059  
www.alllandscape.com



WORK BEING DONE: ADDITION & REMODELING  
 REVISION NO. 11-13-2018  
 DATE 11-13-2018  
 COMMENTS PERMIT COMMENTS  
 SOI ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION  
 DULCE M. CONDE, RA ARCHITECT, A6010903  
 PRIMITIVO E. CONDE, RA ARCHITECT, A6010408  
 6786 SW 40TH STREET, MIAMI, FL 33143  
 P. 305.740.0723 F. 305.740.0718

MARGATE COLLISION CENTER  
 5355 NW 24th St.  
 Margate, FL 33063

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18-010-00  
 08-24-18  
 AS NOTED  
 EH  
 DC

PROJ. NO.:  
 ISSUE DATE:  
 SCALE:  
 DRAWN BY:  
 CHECKED BY:

SHEET  
 IRRIGATION PLAN  
 L 200

GENERAL  
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

**PIPING**

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

**SPRINKLERS**

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

**CONTROL SYSTEM**

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 18", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

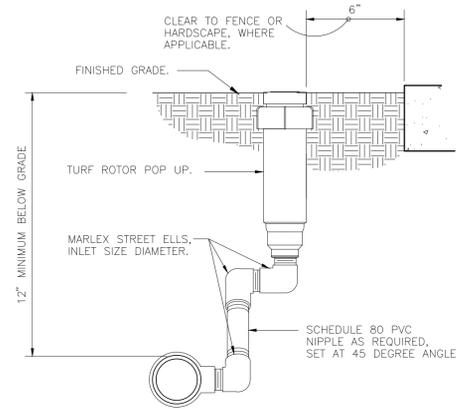
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

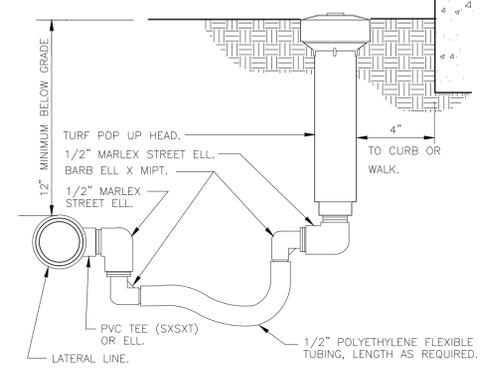
THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**TIMING AND PRECIPITATION**

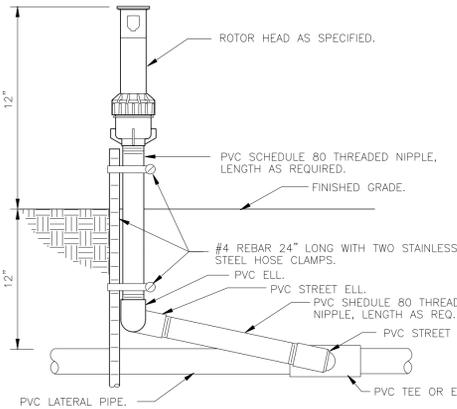
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/ WEEK.



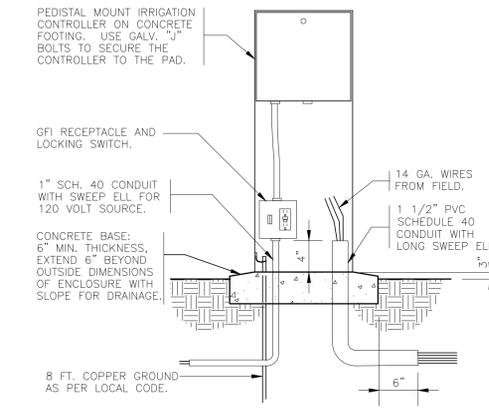
**1 TURN ROTOR MARLEX ASSEMBLY**  
3" = 1'-0" FX-IR-FX-HEAD-06



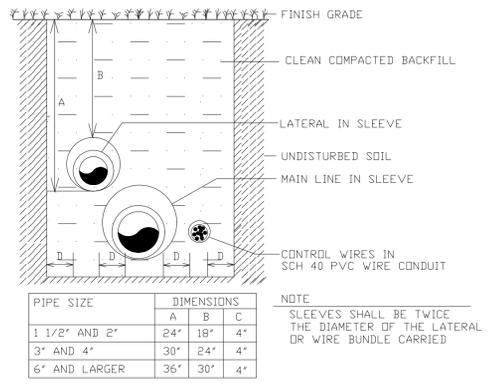
**2 TURF SPRAY FLEX ASSEMBLY**  
3" = 1'-0" 328403.13-02



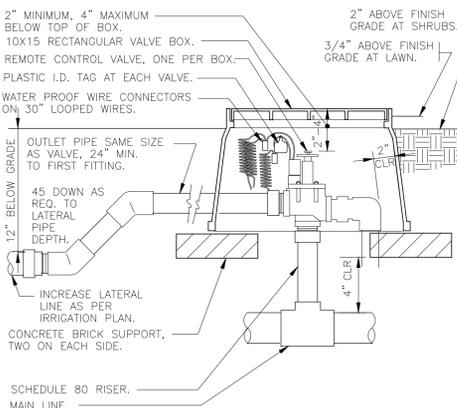
**3 SHRUB ROTOR ON FIXED RISER**  
3" = 1'-0" FX-IR-FX-HEAD-12



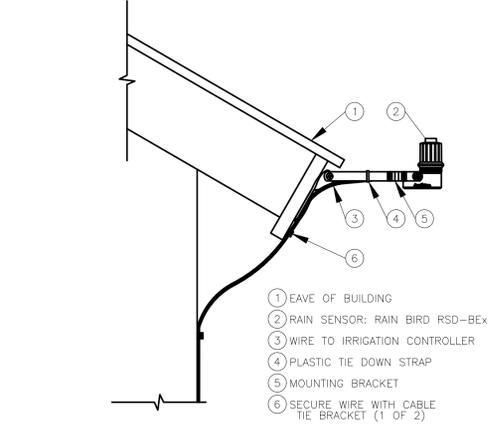
**4 PEDESTAL MOUNT CONTROLLER**  
1" = 1'-0" 32 8409.16-03



**5 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS**  
N.T.S. 9



**6 ELECTRIC REMOTE CONTROL VALVE**  
1 1/2" = 1'-0" 328406.13-02



**7 RAIN SENSOR**  
N.T.S. DETAIL-FILE

**ALL LANDSCAPE DATA INC.**  
Landscape Architects & Plant Information  
4459 NW 97 CT  
Doral, FL 33178  
(305) 305-7059  
www.alllandscape.com



**SOLARCH**  
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 5355 NW 24th St.  
 Margate, FL 33063  
 DERICK LANGE (14667045)  
 18-010-00  
 08-24-18  
 AS NOTED  
 E.H.  
 DC  
 PROJ. NO.:  
 ISSUE DATE:  
 SCALE:  
 DRAWN BY:  
 CHECKED BY:  
 Irrigation Notes & Details  
**L 201**  
 DULCE M. CONDE, RA ARCHITECT, A601903  
 PRIMITIVO E. CONDE, RA ARCHITECT, A601408  
 6789 SW 40TH STREET, MIAMI, FL 33143  
 P. 305.740.0723 F. 305.740.0718

**EROSION CONTROL NOTES:**

1. THE EROSION CONTROL DEVICES SHOWN ON THE PLANS REPRESENT BEST MANAGEMENT PRACTICES FOR PREVENTING EROSION; HOWEVER, ADDITIONAL MEASURES MAY BECOME NECESSARY OR MAY BE REQUIRED BY OTHER ENGINEERS, INSPECTORS, OR AGENCIES WHICH HAVE JURISDICTION OVER THIS PROJECT.
2. IN AREAS WHERE LAND-DISTURBING ACTIVITIES ARE PROPOSED DIRECTLY ADJACENT TO DESIGNATED PRESERVE AREAS, CANALS, OR OTHER WATER BODIES, A DOUBLE-ROW OF SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF THE PROPOSED DISTURBED AREA.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MAINTENANCE WHICH SHALL INCLUDE BUT NOT BE LIMITED TO: CLEANING, REPAIR AND / OR RE-INSTALLATION OF EROSION CONTROL MEASURES AS WELL AS THE INSTALLATION OF ADDITIONAL DEVICES IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. ANY EXPOSED AREA WHICH REMAINS UNDISTURBED FOR MORE THAN 15 DAYS SHALL BE STABILIZED WITH SOD, GEOTEXTILE FABRICS, OR SEED AND STRAW.
5. APPROVAL OF THIS PLAN IS NOT NECESSARILY AUTHORIZATION TO COMMENCE ANY LAND-DISTURBING ACTIVITIES.
6. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS HAVE BEEN ISSUED FOR THIS PROJECT PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE AROUND THE PERIMETER OF ALL EARTH DISTURBANCES. THE SILT FENCE SHALL BE INSPECTED AND REPAIRED FOLLOWING EVERY RAINFALL EVENT.
8. THE CONTRACTOR SHALL SEED AND MULCH OR SOD DISTURBED AND/OR BARE SOIL IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
9. THE CONTRACTOR SHALL PROVIDE SILTATION REDUCTION DEVICES FOR THE DISCHARGE FROM ANY DEWATERING PROCESS SO THAT DIRECT DISCHARGE DOES NOT OCCUR.
10. THE CONTRACTOR SHALL CHECK ALL EROSION AND SILTATION CONTROL DEVICES AFTER EACH RAINFALL AND REPAIR OR REPLACE THEM AS REQUIRED. SILT FENCES SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION OF DISTURBED AREAS IS COMPLETED.
11. THE CONTRACTOR SHALL PROVIDE TURBIDITY BARRIERS IN ALL DITCHES AND ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
12. THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT, AND APPROVED BY THE AUTHORITIES HAVING JURISDICTION.
13. THE CONTRACTOR SHALL CONTROL ALL DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER.
14. ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED HAY BALES OR STAKED SILT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO SURFACE WATER CONVEYANCE DITCHES, INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED TO MITIGATE EROSION OR SEDIMENTATION EFFECTS OCCURRING DURING HIS WORK.
15. TEMPORARY SILTATION CONTROL BARRIERS (E.G. SILT FENCE) SHALL BE INSTALLED WHERE EARTH DISTURBANCES ARE WITHIN 100 FEET OF SURFACE WATER CONVEYANCE SYSTEMS (DITCHES) AND WETLANDS.
16. IT IS RECOMMENDED THAT THE CONTRACTOR MARK OUT THE LANDWARD SIDE OF WETLAND/BUFFERS TO PREVENT UNINTENTIONAL WETLAND BUFFER IMPACTS DURING CONSTRUCTION.
16. IT IS RECOMMENDED THAT STRAW BALES OR SILT FENCES BE USE IN AREAS OF DRY SURFACES IN ORDER TO PROTECT DISCHARGE.
17. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES AND DEVICES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND /OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.
18. EROSION CONTROL DEVICES SHALL FOLLOW STANDARDS AND DETAILS IN INDEX 102.103.1 OF THE (FDOT ROADWAY AND TRAFFIC DESIGN MANUAL STANDARDS). CONTROL DEVICES AND TECHNIQUES, AS PROVIDED IN THE FLORIDA STORMWATER EROSION, AND SEDIMENTATION CONTROL MANUAL SHALL BE IMPLEMENTED TO COMPLY WITH CURRENT STATE REGULATIONS.

**GENERAL NOTES:**

1. THIS PLAN IS NOT A SURVEY AND SHALL NOT BE USED FOR PLATTING, REPLATTING, OR ESTABLISHMENT OF LEGAL BOUNDARIES.
2. SITE PLAN PROVIDED BY SOL-ARCH, INC.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED UPON SURVEY PROVIDED BY HITT LAND SURVEYORS, INC.
4. LOCATIONS OF ABOVE-GROUND STRUCTURES AND UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
5. THIS PLAN IS A GRAPHICAL REPRESENTATION AND IS SUBJECT TO DISTORTION UPON PRINTING, COPYING, AND REPRODUCTION. THEREFORE, DISTANCES SHOULD NOT BE SCALED OFF THIS PLAN. WHEN PROVIDED, DIMENSIONS AND LABELS OFFER A MORE ACCURATE REPRESENTATION OF SIZE AND DISTANCE.
6. FOR EXACT LOCATIONS, DIMENSIONS, ELEVATIONS, AND ESTABLISHMENT OF LEGAL PROPERTY BOUNDARIES, A SURVEYOR REGISTERED IN THE STATE OF FLORIDA MUST BE CONSULTED.
7. ADDITIONAL ITEMS MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAN. PRIOR TO ANY DISTURBANCE ACTIVITY, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE CALL AT (800) 432-4770 TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES.
8. THE ENGINEER OF RECORD SHALL BE NOTIFIED, IMMEDIATELY, IF ADDITIONAL ITEMS ARE LOCATED WHICH DO NOT APPEAR ON THIS PLAN. ALSO, THE ENGINEER OF RECORD SHALL BE NOTIFIED, IMMEDIATELY, IF ITEMS SHOWN ON THIS PLAN ARE FOUND TO BE OF A DIFFERENT SIZE OR IN A DIFFERENT LOCATION IN THE FIELD.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ITEMS DAMAGED DURING CONSTRUCTION. THIS INCLUDES, BUT MAY NOT BE LIMITED TO: UTILITIES, STRUCTURES, LANDSCAPING, FENCES, PAVEMENT, AND CONCRETE.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REPAIRS BACK TO EXISTING CONDITION AFTER WORK HAS BEEN COMPLETED ASSOCIATED WITH CIVIL WORK BOTH ON-SITE AND INSIDE THE BUILDING.

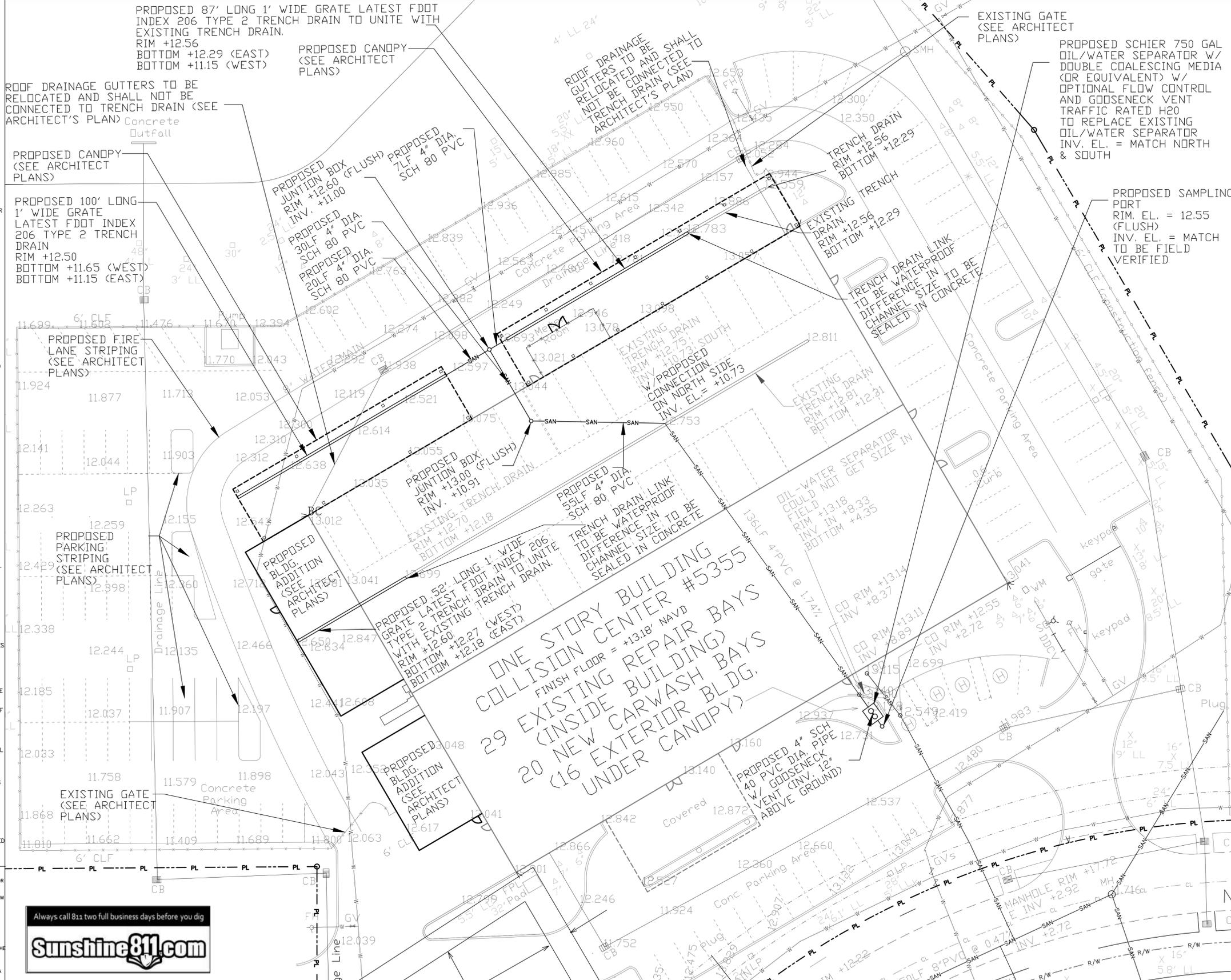
**"AS-BUILT" REQUIREMENTS:**

THE ENGINEER OF RECORD (EOR) WILL REQUIRE THE FOLLOWING INFORMATION FROM THE CONTRACTOR FOR THE CIVIL COMPONENTS DURING THE CONSTRUCTION OF THE PROJECT FOR FINAL APPROVAL OF THE SYSTEMS:

1. DRAINAGE SYSTEM INSTALLATION SURVEYS - SURVEY SHALL BE CONDUCTED A MINIMUM OF 72 HRS PRIOR TO INSTALLATION OF COVER IN ORDER TO ADDRESS ANY POTENTIAL ADJUSTMENTS.
  - A. CONTRACTOR SHALL FURNISH EOR WITH SURVEY FOR REVIEW AND COMMENT.
  - I. IF COMMENTS ARE PROVIDED, CONTRACTOR SHALL PROVIDE RESPONSE OR MAKE ADJUSTMENTS AS REQUIRED PRIOR TO INSTALLATION OF COVER.
  - II. IF NO COMMENTS ARE PROVIDED, CONTRACTOR SHALL MOVE FORWARD AS PER THE CONSTRUCTION DOCUMENTS.
2. NOTIFICATION/SCHEDULE AND CONTACT INFORMATION OF AGENCY INSPECTORS THAT INSPECT SITE CIVIL COMPONENTS, WITHIN 24 HOURS PRIOR TO THEIR VISIT ; IN ADDITION, A COPY OF THEIR INSPECTION COMMENTS/APPROVAL.
3. FINAL AS-BUILT TOPOGRAPHIC SURVEY

UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE CONSULTANT FOR QUALITY CONTROL VERIFICATION:

4. IN-PLACE FIELD DENSITY (PER ASTM D-2922 FOR EVERY 2,500 SF PER EACH LIFT OF MATERIAL PLACED AND COMPACTED), MODIFIED PROCTOR TESTS (PER ASTM D-1557) AND MONITORING TEST RESULTS, FOR
  - UTILITY BEDDING AND COVER
  - SITE FILL
  - PARKING AND ACCESS ROAD LOT FILL
  - PARKING LOT AND ACCESS ROAD BASE
5. EROSION AND SEDIMENTATION CONTROL SWPPP INSPECTION CONTROL FORM FOR WEEKLY INSPECTIONS OR AFTER A 1/2" OR GREATER STORM EVENT. THE CONTRACTOR OR INSPECTOR MUST PROVIDE THESE TO THE CONSULTANT ON A WEEKLY BASIS THROUGHOUT CONSTRUCTION



**PROPOSED EXTERIOR CAR WASH UTILITY DEMAND RATES:**

PROPOSED USE: HAND CAR WASH:  
49 BAYS (29 INTERIOR EXISTING, 4 INTERIOR PROPOSED, 16 EXTERIOR PROPOSED)

**DESIGN CONSTRAINT 1: DEMAND RATE**  
TYPE OF USE CATEGORY SELECTED:  
HAND CAR WASH AT 350 GPD/UNIT X 49+ BAYS(UNITS) = 17,150 GPDs

FLOW PERIOD REQUESTED: GALLONS PER MINUTE (GPM)

CONVERSION FACTOR TO GALLONS PER MINUTE = (17150 GPD X 1DAY/24 HOURS X 1 HOUR/60 MINUTES

NET DEMAND: 11.91 GPM

PROPOSED OIL/WATER SEPARATOR MAX DESIGN LIMIT: 100 GPM

**TYPES OF CAR WASH ACTIVITIES**

PROPOSED USE: HAND CAR WASH:

EXTERIOR CAR WASH ACTIVITIES INCLUDING THE USE OF THE FOLLOWING PRODUCTS:

1. GLASS CLEANER
2. WAX FORTIFIED SPRAY POLISH
3. WIRE WHEEL CLEANER
4. CAR WASH SOAP
5. "MEGA TUFF" DEGREASER
6. BANANA CREME DRESSING (WATER BASE)
7. CAR WAX
8. FINISH LEVELING WAX
9. VIBRANT CUT 1500 COMPOUND

NOTE: OIL / WATER SEPARATOR HAS POLYETHYLENE MEDIA INSTALLED TO TREAT DEGREASER FOR PROPER SEPARATION IN SEPARATOR. SEE PROVIDED DETAILS AND SPECIFICATIONS.

**CONSTRUCTION SEQUENCE NOTES:**

1. DISTURB ONLY THE AREAS NECESSARY FOR THE PROPER INSTALLATION OF THE EROSION CONTROL MEASURES.
2. INSTALL ALL REQUIRED EROSION CONTROL MEASURES.
3. INSTALL BARRICADES, FENCES, OR OTHER ADEQUATE SHIELDS AROUND AREAS WHICH ARE PROPOSED TO REMAIN UNDISTURBED.
4. CLEAR, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF ITEMS AS INDICATED IN THE PLANS.
5. INSTALL AND CONSTRUCT IMPROVEMENTS AS INDICATED IN THE PLANS WHILE MAINTAINING EROSION CONTROL MEASURES.
6. PERMANENTLY STABILIZE DISTURBED AREAS AS INDICATED IN THE PLANS UPON COMPLETION OF CONSTRUCTION ACTIVITY.
7. REMOVE EROSION CONTROL MEASURES IN AREAS WHICH HAVE BEEN PERMANENTLY STABILIZED AS SHOWN IN THE PLANS.



A CIVIL ENGINEERING FIRM  
EXPEDITING DEVELOPMENT

801 Brickell Avenue  
Suite 900  
Miami, Florida 33131

PH: 786.284.8828  
FAX: 866.312.8730

FLORIDA CERTIFICATE OF AUTHORIZATION # 27431

PROJECT NUMBER: 18109

DRAWN BY: EAG DESIGN BY: EAG CHECK BY: LAB

ORIGINAL DRAWING DATE: 12/04/2012

REVISIONS:


PROJECT NAME:

**MARGATE COLLISION CENTER**

LOCATION:

5355 NW 24TH STREET  
MARGATE, FL 33063

FOR:

**SOLARCH**  
ARCHITECTURE -INTERIORS  
PLANNING -SUSTAINABLE DESIGN  
VISUALIZATION  
6780 SW 80TH STREET  
MIAMI, FL 33143

PLAN STATUS:

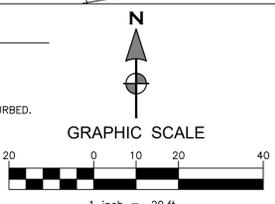
**SUBMITTAL SET:**  
FOR AGENCY REVIEW  
AND APPROVAL

LUIS A. BETALLELZ, JR., P.E. FL P.E.# 65892  
(NOT VALID WITHOUT SIGNATURE AND PROPER SEAL)

SHEET NAME:

**CAR WASH  
IMPROVEMENT PLAN**

SHEET NUMBER: **C 1.0**







**SUBGRADE PREPARATION:**

1. A LATERAL DISTANCE OF AT LEAST 5 FEET BEYOND THE PAVEMENT LIMITS SHOULD BE STRIPPED AND CLEARED OF SURFACE ASPHALT AND BASE MATERIALS, VEGETATION, ORGANIC, OR ROOT LADEN TOPSOIL, AND GRUBBED OF ROOTS, SHRUBS, AND STUMPS, INCLUDING MATURE TREES THAT INTERFERE WITH CONSTRUCTION.
2. IF THE EXISTING ELEVATIONS ARE EQUAL TO THE FINAL ELEVATION, 12 TO 18 INCHES OF SOIL WILL NEED TO BE STABILIZED IN ORDER TO PLACE THE BASE OF THE PAVEMENT.
3. THE STRIPPED AREAS SHOULD BE LEVELED SUFFICIENTLY TO PERMIT EQUIPMENT TRAFFIC. THE PAVED AREAS TO A LATERAL DISTANCE OF AT LEAST 5 FEET BEYOND THE PROPOSED PAVED LIMITS SHOULD BE PROFFROLLED. THE PROFFROLLING SHOULD CONSIST OF COMPACTION WITH A LARGE DIAMETER, HEAVY, VIBRATORY DRUM ROLLER. THE STRIPPED SURFACE SHOULD BE COMPACTED WITH A VIBRATORY COMPACTOR HAVING A MINIMUM DYNAMIC FORCE OF TWENTY TONS (DYNAPAC CA-25 OR EQUIVALENT). THE ROLLER COVERAGE SHOULD BE EQUALLY DIVIDED INTO TWO PERPENDICULAR DIRECTIONS AND OPERATED AT A SLOW WALK PACE AT THE HIGH FREQUENCY SETTING. THE PROFFROLLING SHOULD BE CAREFULLY MONITORED FOR SIGNS OF SUBGRADE INSTABILITY, PUMPING, WEAVING, AND OTHER UNUSUAL DISTORTION OF THE SUBGRADE SURFACE UNDER THE WEIGHT OF THE ROLLER WILL BE INDICATIVE OF BURIED POCKETS OF SOFT SOIL. CORRECTION OF SUCH CONDITIONS WILL NECESSITATE REMOVAL OF THE UNSUITABLE MATERIALS AND REPLACEMENT WITH STRUCTURAL FILL.
4. A MINIMUM OF TEN OVERLAPPING PASSES SHOULD BE MADE IN THE PROPOSED PAVED AREAS IN A CRISSCROSS PATTERN BY THE VIBRATORY DRUM ROLLER ACROSS THE GROUND SURFACE. COMPACTION SHOULD CONTINUE UNTIL A MINIMUM DENSITY REQUIREMENT OF 95% OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY ESTABLISHED IN ACCORDANCE WITH ASSHTO T-180 HAS BEEN ACHIEVED, AS DETERMINED BY FIELD DENSITY TESTS. DENSITY TESTS SHOULD BE PERFORMED IN THE TOP ONE (1) FOOT OF COMPACTED EXISTING GROUND. FREQUENT WETTING OF THE IN-SITU SOILS MAY BE NECESSARY DURING THE ROLLING OPERATIONS TO PREVENT DRYING AND LOOSENING OF THE UPPER 6 TO 12 INCHES OF SOILS.
5. A 3RD PARTY QUALIFIED INSPECTION TEAM SHOULD BE PRESENT TO OBSERVE THAT THE STRIPPING AND VIBRATORY COMPACTION OPERATIONS ARE INSTALLED CORRECTLY.
6. PRIOR TO INITIATION COMPACTION OPERATIONS, REPRESENTATIVE SAMPLES OF THE STRUCTURAL FILL MATERIAL TO BE USED AND ACCEPTABLE IN-PLACE SOILS SHALL BE COLLECTED AND TESTED TO DETERMINE THEIR COMPACTION AND CLASSIFICATION CHARACTERISTICS. THE MAXIMUM DRY DENSITY, OPTIMUM MOISTURE CONTENT, GRADATION, AND PLASTICITY CHARACTERISTICS SHOULD BE DETERMINED. THESE TESTS ARE NEEDED FOR COMPACTION QUALITY CONTROL OF THE STRUCTURAL FILL AND EXISTING SOILS, AND TO DETERMINE IF THE FILL MATERIAL IS ACCEPTABLE.

**GRADING NOTES:**

1. PROPOSED SPOT ELEVATIONS SHOWN ON THIS PLAN INDICATE THE ELEVATION PROPOSED AT THE TOP OF FINISHED ASPHALT UNLESS OTHERWISE NOTED.
2. CONTOURS SHOWN ON THIS PLAN ARE GRAPHICAL, ONLY, AND SHALL NOT BE USED TO DETERMINE OR CONTRADICT SPECIFIC SITE ELEVATIONS.
3. UPON DISCOVERY OF A CONFLICT BETWEEN ELEVATIONS OR WHEN A SPECIFIED ELEVATION IS IN DOUBT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE SITE SHALL BE GRADED, UNIFORMLY, BETWEEN SPECIFIED ELEVATIONS AND THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING RIDGES, SWALES, AND GRADE BREAKS AS INDICATED ON THE PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SLOPE EXCEEDS 2% IN ANY DIRECTION WITHIN ACCESSIBLE LOADING AREAS, ACCESSIBLE PARKING SPACES, OR ACCESSIBLE ROUTES (WITH THE EXCEPTION OF ACCESSIBLE RAMPS).
6. EXISTING VALVES, METER BOXES, INLETS, MANHOLES, AND CLEANOUTS LOCATED WITHIN THE PROJECT BOUNDARY SHALL BE ADJUSTED TO MATCH FINISHED PROPOSED GRADE.
7. THIS PLAN DOES NOT AUTHORIZE OFFSITE GRADING ACTIVITY.
8. APPROVAL OF THIS PLAN DOES NOT PRECLUDE THE CONTRACTOR FROM ACQUIRING OTHER APPLICABLE PERMITS AND RELEASES WHICH MAY BE REQUIRED PRIOR TO COMMENCING ANY LAND-DISTURBING ACTIVITY.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE PROPOSED WORK DESCRIBED IN THE PLANS.

**PAVING NOTES:**

1. PAVEMENT AND / OR BASE MATERIAL SHALL NOT BE INSTALLED UNTIL ALL UTILITY INSTALLATION WORK HAS BEEN COMPLETED, WHERE APPLICABLE, UNDERNEATH THE AREA TO BE PAVED.
2. THE CONTRACTOR SHALL SUPERVISE AND ENSURE PROPER COMPACTION HAS BEEN OBTAINED UNDERNEATH PAVED AREAS. THIS INCLUDES BACKFILL OF UTILITY LINES INCLUDING, BUT NOT NECESSARILY BE LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, IRRIGATION, AND CONDUITS.
3. MANHOLES, CATCH BASINS, INLETS, AND VALVES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE.
4. PRIOR TO PLACING ANY ASPHALT, ALL LOOSE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE BASE.
5. ALL NEWLY PAVED AREAS SHALL BE PROTECTED FROM TRAFFIC UNTIL THE SEALER IS SET AND CURED.
6. WHERE REQUIRED TO RETURN TO AND MATCH EXISTING PAVEMENT, A NEAT WORK LINE AT THE CONNECTION POINT SHALL BE ESTABLISHED BY USE OF A CUTTING WHEEL OR OTHER METHOD APPROVED BY THE ENGINEER.
7. ANY SAWCUT EDGES OF EXISTING PAVEMENT SHALL BE CLEANED AND HAVE A TACK COAT APPLIED PRIOR TO INSTALLATION OF NEW ADJACENT ASPHALT.
8. A STABILIZED SUBGRADE HAVING A MINIMUM LBR OF 40 SHALL BE PLACED TO A DEPTH OF AT LEAST 12 INCHES BELOW THE BASE COURSE. THE BASE COURSE MAY RANGE FROM 6 INCHES TO 8 INCHES DEPENDING ON THE TRAFFIC LOADING CHARACTERISTICS AND PAVEMENT DESIGN LIFE, AND SHOULD HAVE A MINIMUM LBR OF 100 MEETING THE REQUIREMENTS OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 911.
9. THE MINIMUM 12 INCHES OF STABILIZED SUBGRADE SHOULD BE COMPACTED TO AN EQUIVALENT DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. THE BASE MATERIAL SHOULD BE COMPACTED TO 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. THE BASE COURSE SHOULD ALSO HAVE A MINIMUM CARBONATE CONTENT OF 70%. BASED ON THE BORING RESULTS, IT MAY BE POSSIBLE TO USE EXISTING SOILS FOR STABILIZED SUB-GRADE AND POTENTIALLY BASE COURSE MATERIAL, HOWEVER LABORATORY TESTING WILL BE NEEDED.
10. THE ENTIRE PAVEMENT THICKNESS SHOULD BE BASED ON DESIGN REQUIREMENTS, COMPACTED, AND TESTED WITH BACKSCATTER DENSITIES EQUIVALENT TO THE MARSHALL VALUE.
11. FOR THE PROPOSED DRIVEWAY APPROACH, PROVIDE THE TYPE OF PAVEMENT DESIGN PER FDOT STANDARDS.
12. ASPHALT SHALL BE SAW-CUT BEFORE REMOVING SHOULDER AND/OR GUTTER TO PREVENT DAMAGING THE EXISTING ASPHALT.

**PAVEMENT MARKING NOTES:**

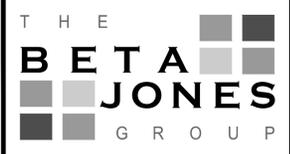
1. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 971 - TRAFFIC MARKING MATERIALS; AND THE COLOR SHALL BE AS INDICATED ON THE PLANS.
2. PAINT FOR OBLITERATING EXISTING MARKINGS, WHEN SPECIFIED, SHALL CONFORM TO FEDERAL SPECIFICATION TT P 110C.
3. ALL PAVED SURFACES TO BE MARKED SHALL BE THOROUGHLY CLEANED PRIOR TO APPLICATION OF MARKING MATERIALS.
4. DUST, DIRT, AND OTHER GRANULAR SURFACE DEPOSITS SHALL BE REMOVED BY SWEEPING, BLOWING WITH COMPRESSED AIR, RINSING WITH WATER, OR A COMBINATION OF THESE METHODS.
5. PAVEMENT MARKING SHALL FOLLOW AS CLOSELY AS PRACTICAL AFTER THE PAVED SURFACE HAS BEEN CLEANED AND DRIED.
6. WHERE NEW PAVEMENT HAS BEEN INSTALLED, THE NEW SURFACE SHALL BE ALLOWED TO CURE FOR AT LEAST 14 DAYS PRIOR TO APPLICATION OF MARKING MATERIALS.
7. WHEN SPECIFIED TO BE REMOVED, EXISTING PAINT MARKINGS, RUBBER DEPOSITS, AND OTHER COATINGS ADHERING TO THE PAVEMENT SHALL BE REMOVED WITH SCRAPERS, WIRE BRUSHINGS, SANDBLASTING, MECHANICAL ABRASION, OR APPROVED CHEMICALS AS DIRECTED BY THE ENGINEER.



EXISTING DRAINAGE MANHOLE WITH ADDED 24" DIAMETER DRAINAGE INLET  
 INV. ELEV. = 6.50 (WEST)  
 PROP. BOT. ELEV. = 4.50 NAVD  
 EXISTING INV. ELEVATIONS TO REMAIN. IF MANHOLE REQUIRES DEMOLITION, THEN 5' DIAMETER CONCRETE MANHOLE SHALL BE ACCEPTED.

PROPOSED 82' LONG, 5' WIDE EXFILTRATION TRENCH. 1ST AND LAST 5' SOLID 24" HDPE AND 72' OF PERFORATED 24" DIA. HDPE (SEE DETAILS).  
 TOP OF TRENCH ELEV. = 9.50  
 BOT. OF TRENCH ELEV. = 0.50  
 SHWT EL. = 6.50 NAVD

EXISTING DRAINAGE INLET WITH ADDED 24" DIA. DRAINAGE INLET  
 INV. ELEV. = 6.50 (EAST)  
 PROP. BOT. ELEV. = 4.50 NAVD  
 EXISTING INV. ELEVATIONS TO REMAIN. IF INLET REQUIRES DEMOLITION, THEN FDOT TYPE C INLET SHALL BE ACCEPTED.



A CIVIL ENGINEERING FIRM  
 EXPEDITING DEVELOPMENT

801 Brickell Avenue  
 Suite 900  
 Miami, Florida 33131  
 PH: 786.284.8828  
 FAX: 866.312.8730

FLORIDA CERTIFICATE OF AUTHORIZATION # 27431

PROJECT NUMBER: 18109

DRAWN BY: EAG DESIGN BY: EAG CHECK BY: LAB

ORIGINAL DRAWING DATE: 12/04/2018

REVISIONS:


PROJECT NAME:

**MARGATE COLLISION CENTER**

LOCATION:

5355 NW 24TH STREET  
 MARGATE, FL 33063

FOR:

**SOLARCH**  
 ARCHITECTURE - INTERIORS  
 PLANNING - SUSTAINABLE DESIGN  
 VISUALIZATION  
 6780 SW 80TH STREET  
 MIAMI, FL 33143

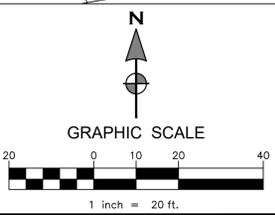
PLAN STATUS:  
**SUBMITTAL SET:**  
 FOR AGENCY REVIEW  
 AND APPROVAL

LUIS A. BETALLEL, JR., P.E. FL P.E.# 65892  
 (NOT VALID WITHOUT SIGNATURE AND PROPER SEAL)

SHEET NAME:

**DRAINAGE IMPROVEMENT PLAN**

SHEET NUMBER: **C 4.0**



E:\ONEDRIVE - TELCO\DATA\PROJECTS\18109 - MARGATE COLLISION CENTER - CAR WASH\DWG\PLANS - 2013-10-11

