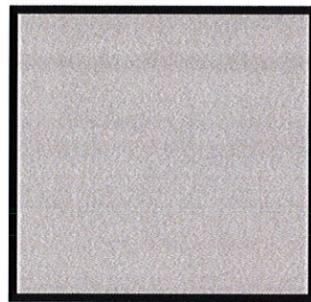
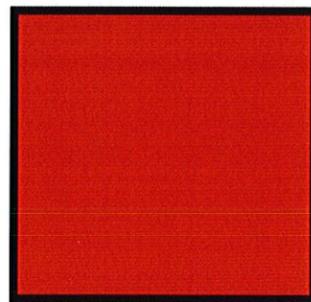


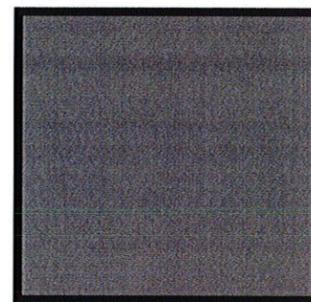
1. EXISTING COLOR 1
FIELD COLOR
SW 7009 "PEARLY WHITE"



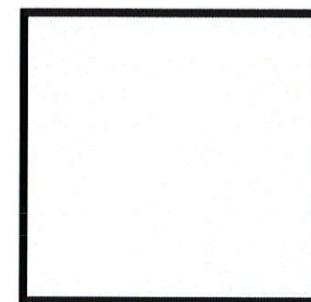
2. EXISTING COLOR 2
ACCENT FIELD COLOR (COLUMNS)
SW 7015 "REDROSE GREY"



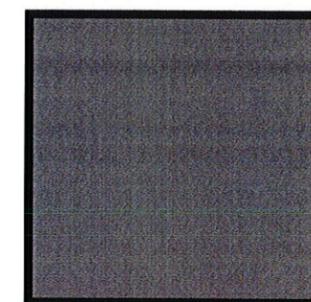
3. EXISTING COLOR 3
TOYOTA RED RAL 3001 "SIGNAL RED"
ACCENT BAND



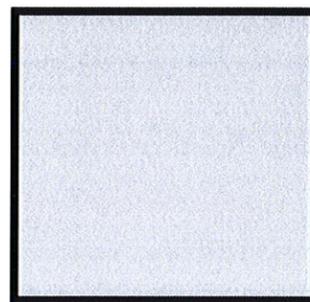
4. STOREFRONT
CLEAR ANODIZED ALUMINUM



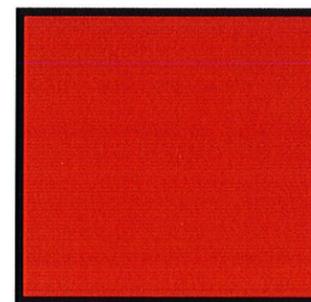
5. GLASS
1/4" CLEAR TEMPERED GLASS



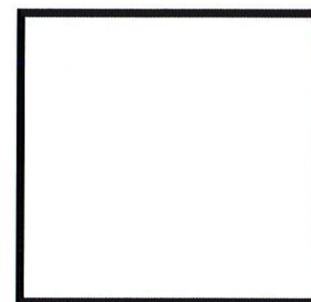
6. EXISTING COLOR 4
HOLLOW METAL DOORS, FRAMES, AND
OVERHEAD ROLLING DOORS



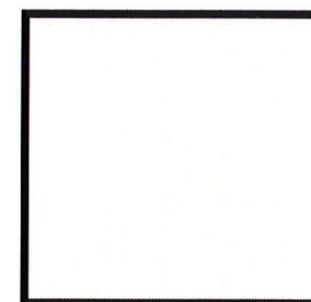
7. NEW COLOR 5
COMPOSITE ALUMINUM PANEL SYSTEM FASCIA
COLOR: TOYOTA SILVER



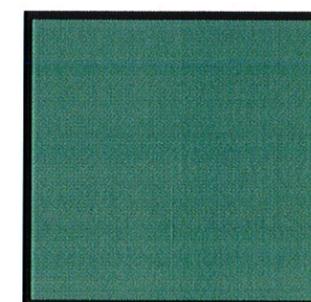
8. NEW COLOR 6
COMPOSITE ALUMINUM PANEL SYSTEM FASCIA
COLOR: TOYOTA RED



9. NEW COLOR 7
TRANSLUCENT GLASS AT PORTAL
COLOR: SOLERA TRANSLUCENT WHITE

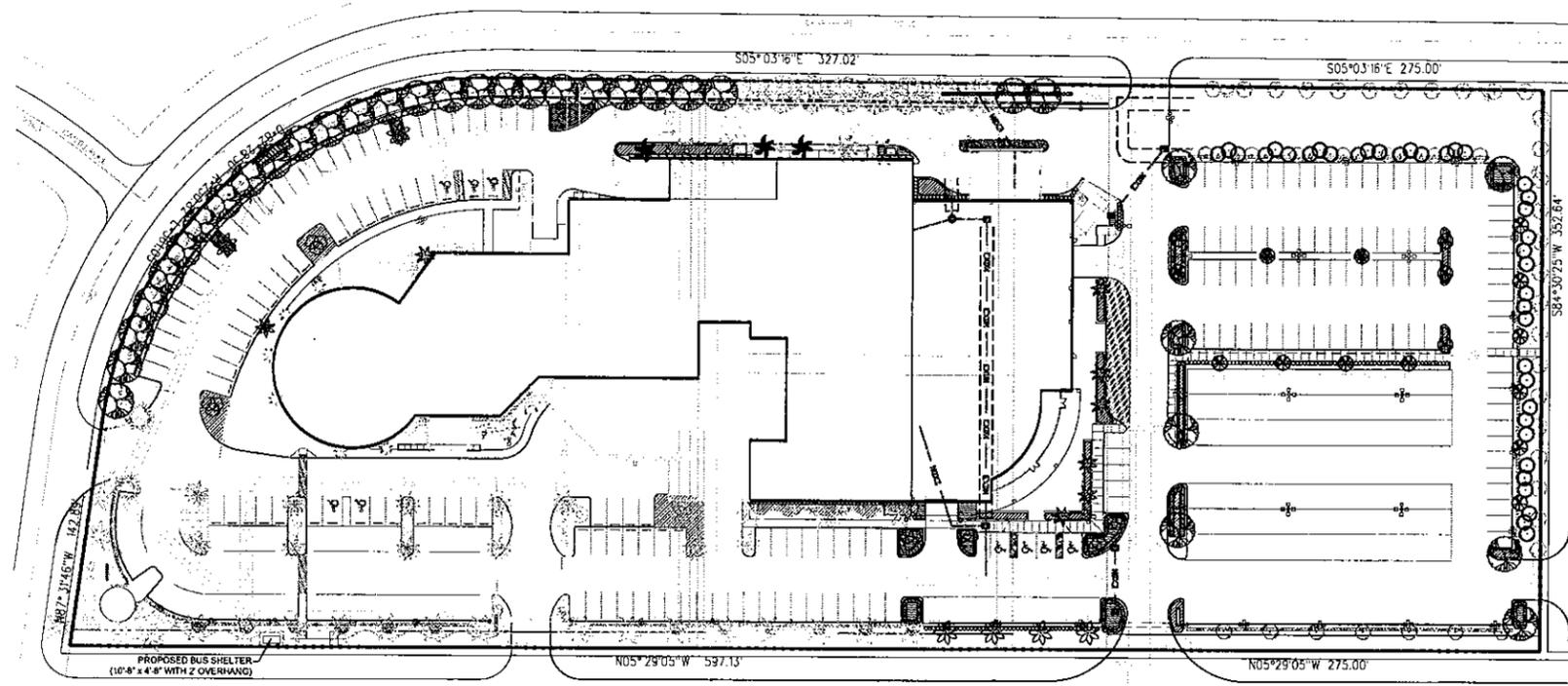


10. NEW COLOR 8
COMPOSITE ALUMINUM PANEL TRIM AT PORTAL
COLOR: TOYOTA WHITE

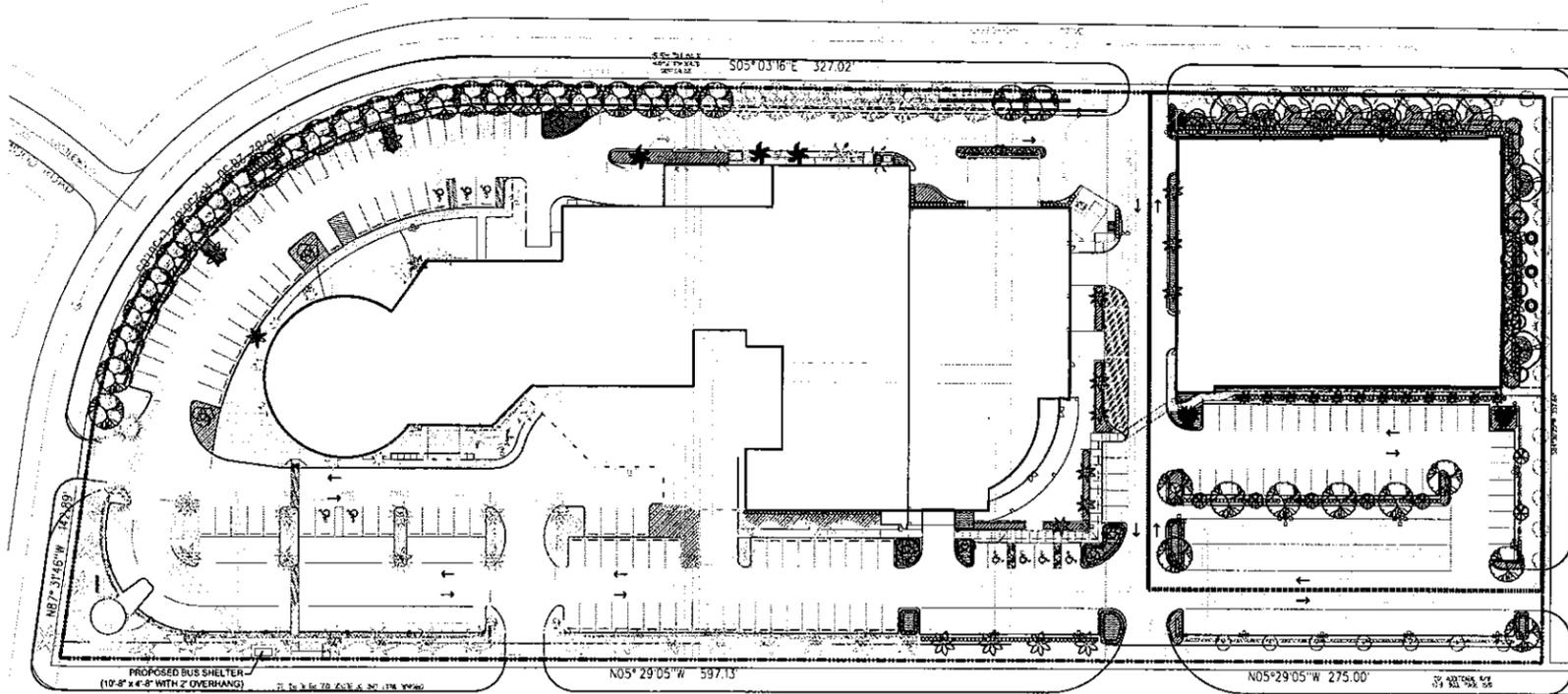


11. NEW COLOR 9
BERRIDGE METAL ROOF
COLOR: HEMLOCK GREEN





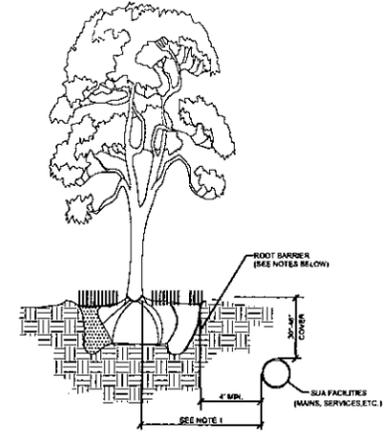
OVERALL LANDSCAPE PLAN - PHASE I
SCALE: 1" = 50'



OVERALL LANDSCAPE PLAN - PHASE III
SCALE: 1" = 50'

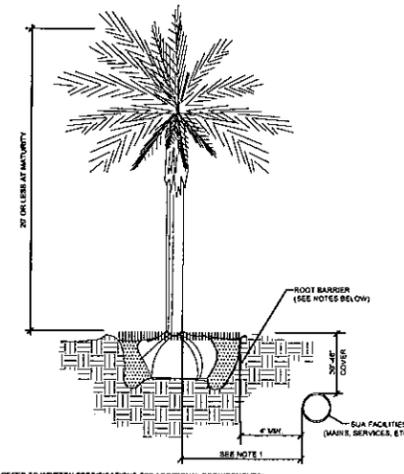
| PLANT SCHEDULE OVERALL | | |
|------------------------|--|---|
| TREES | CODE | BOTANICAL NAME / COMMON NAME |
| | CE | Conocarpus erectus / Green Buttonwood * |
| | CS | Conocarpus erectus var. sericeus / Silver Button Wood * |
| | LIQ | Liquidum japonicum / Japanese Privet |
| | PE2 | Phycosperma elegans / Alexander Palm |
| | PE3 | Phycosperma elegans / Alexander Palm |
| | PE4 | Phycosperma elegans / Alexander Palm |
| | QV | Quercus virginiana / Southern Live Oak * |
| | RE | Roystonea elata / Florida Royal Palm * |
| | SP | Sabal palmetto / Cabbage Palmetto * |
| | SQ | Syagus romanzoffiana / Queen Palm |
| | VM3 | Veitchia merrillii / Triple Christmas Palm |
| | VM2 | Veitchia montgomeryana / Montgomery Palm |
| SHRUBS | | |
| CODE | BOTANICAL NAME / COMMON NAME | |
| CHR | Chrysobalanus icaco / Red Tip / Red Tip Coccoloba * | |
| CE5 | Conocarpus erectus / Silver Buttonwood * | |
| SHRUB AREAS | | |
| CODE | BOTANICAL NAME / COMMON NAME | |
| CAR | Carissa macrocarpa 'Emerald Blankaet' / Emerald Blankaet Carissa * | |
| DUR | Duranta erecta 'Gold Mound' / Gold Mound Duranta * | |
| GIF | Ficus microcarpa 'Green Island' / Green Island Ficus | |
| LE | Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon * | |
| JAS | Jasminum multiflorum / Downy Jasmine * | |
| JAS2 | Jasminum volubile / Wax Jasmine * | |
| PTI | Pittosporum tobira 'Variegata' / Variegated Pittosporum * | |
| PLU | Pumbago auriculata 'Imperial Blue' / Blue Pumbago * | |
| TRA | Trachelospermum jasminoides / Star Jasmine Tralis | |

* Denotes Town of Lake Park Preferred Plan List species



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
 1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
 2. ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOAST FACILITIES.
 3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 4. ROOT BARRIERS SHALL BE MINIMUM 30" DEEP. APPROVED PRODUCTS INCLUDE 'DEEP ROOT' AND 'ROOT SOLUTION'. FLEXIBLE BARRIERS SHALL BE 30" PANELS MANUFACTURED BY BIORABAR.
 5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
 6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARCK AND SIMILAR SEED SPECIES.

Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier
July 25, 2012



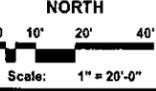
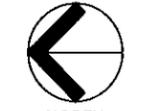
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
 THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
 ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOAST FACILITIES.
 THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 ROOT BARRIERS SHALL BE MINIMUM 30" DEEP. APPROVED PRODUCTS INCLUDE 'DEEP ROOT' AND 'ROOT SOLUTION'. FLEXIBLE BARRIERS SHALL BE 30" PANELS MANUFACTURED BY BIORABAR.
 ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Small Tree or Palm Tree with Root Barrier
July 25, 2012

| Phase I - Landscape Area | |
|---|-----------|
| Total Landscape Area | 71,945 SF |
| Total Sod Area | 31,223 SF |
| Dry Retention Area (to be exempt from sod percentage) | 9,172 SF |
| Sod percentage within total Landscape Area | 30.7% |

| Phase III - Affected Area Landscape Area | |
|--|-----------|
| Total Landscape Area | 16,406 SF |
| Total Sod Area | 6,568 SF |
| Sod percentage within total Landscape Area | 40.0% |

| Preferred Plant List Percentages | |
|-------------------------------------|-------|
| Phase I & II Preferred Species Used | 97.7% |
| Phase III Preferred Species Used | 95.3% |

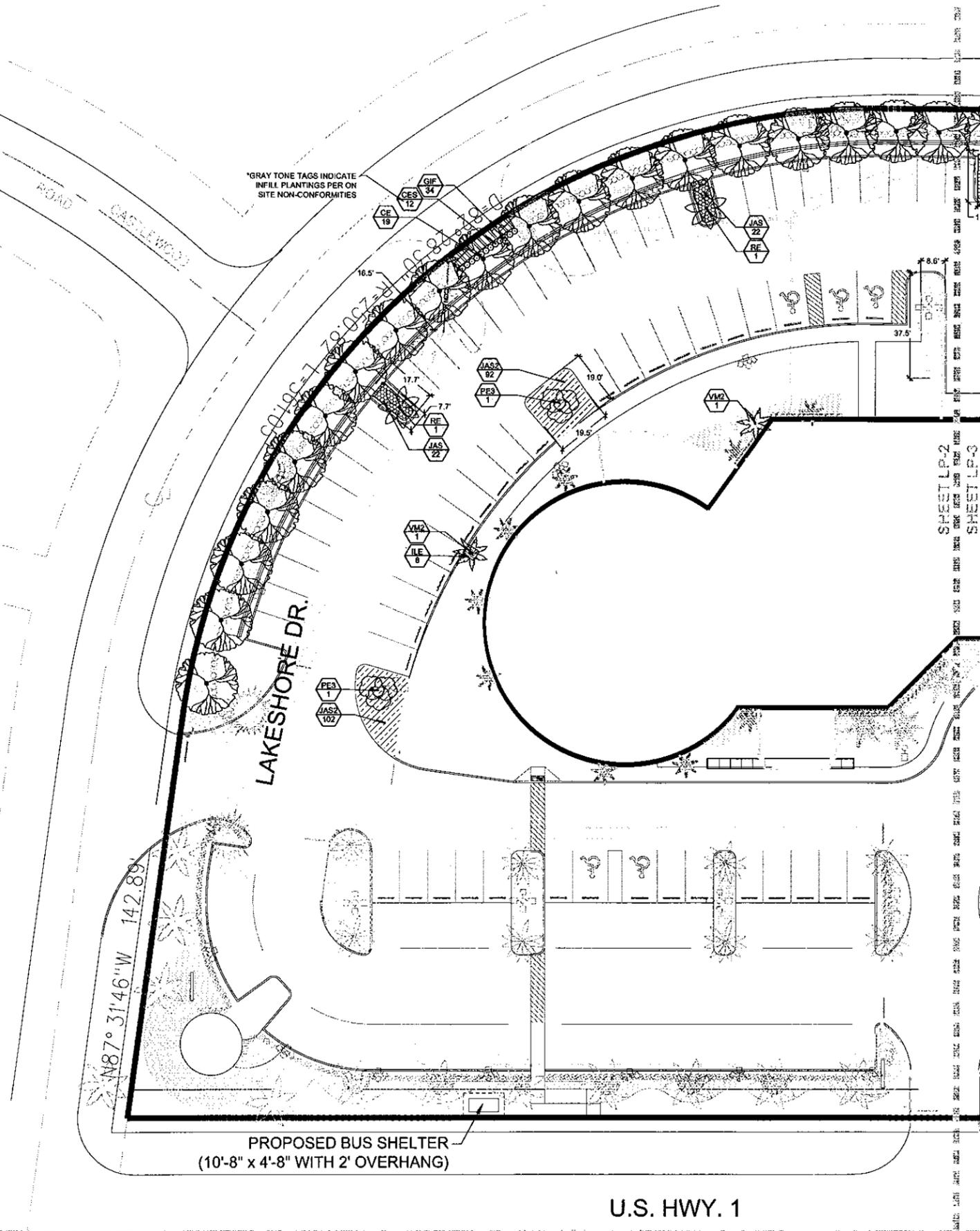


| | |
|------------------------|------------|
| Date: | 03.15.2014 |
| Project No.: | 03-002.004 |
| Designed By: | TLM |
| Drawn By: | TLM |
| Checked By: | SCM/AB |
| Revision Dates: | |
| 12-21-2014 | Revisions |
| 12-29-2014 | Revisions |
| 01-07-2015 | Revisions |
| 02-15-2015 | Revisions |
| 03-11-2015 | Revisions |
| 04-24-2015 | Revisions |
| 05-15-2015 | Revisions |
| 07-31-2015 | Revisions |

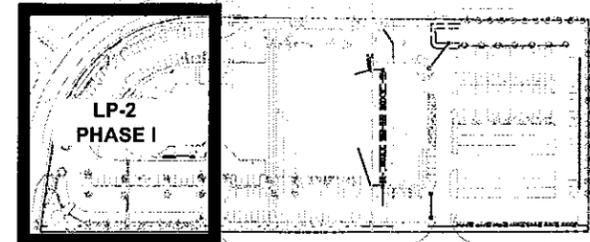
Community

AUG 03 2015

Development



LP-2 - PHASE I
SCALE: 1" = 20'



KEY MAP
The Offices at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC000035

Urban design kil day STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics

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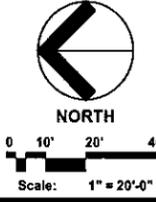
| PLANT SCHEDULE - INFILL PLANTING | | | |
|----------------------------------|------|-----|---|
| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CE | 25 | Conocarpus erectus / Green Buttonwood * 12' hl. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | CS | 6 | Conocarpus erectus sericeus / Silver Button Wood * 12' hl. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | PE3 | 3 | Ptychosperma elegans / Alexander Palm B&B, triple headed palm, min. 10', 12', 14' clear wood, 7-8" cal. |
| | RE | 2 | Roystonea elata / Florida Royal Palm* 14' gray wood, 5' spr., single straight trunk, matched, Florida #1, B&B |
| | SQ | 3 | Syagrus romanzoffiana / Queen Palm Field Grown, 10' Gray wood, Full dense head |
| | VM2 | 2 | Veitchia montgomeryana / Montgomery Palm FG, 12' GW, 18' OA HT, Single Straight Trunk 10" CAL, Full Crown |
| SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CHR | 44 | Chrysobalanus icaco "Red Tip" / Red Tip Cocoplum * 3 gal, min., 24" ht. x 18" spr., 30" o.c., Full to base, full dense shrub |
| | CES | 12 | Conocarpus erectus / Silver Buttonwood * 3 gal, 30" ht. x 18" spr., full to base |
| SHRUB AREAS | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CAR | 108 | Carissa macrocarpa "Emerald Blanket" / Emerald Blanket Carissa * 3 Gal., 12" HL x 16" Spr., 24" O.C., Full |
| | GIF | 34 | Ficus microcarpa "Green Island" / Green Island Ficus 3 gal, min., 18" hl., 18" spr., full, 24" o.c. |
| | ILE | 8 | Ilex vomitoria "Stokes Dwarf" / Dwarf Yaupon * 3 Gal., 12" HL x 12" Spr., 18" O.C., Full dense shrub |
| | JAS | 130 | Jasminum multiflorum / Downey Jasmine * 3 gal, 18" ht. x 12" spr., full, dense pot |
| | JAS2 | 561 | Jasminum volubile / Wax Jasmine * 3 GAL, 16" HT x 16" SPR, 24" O.C., Full dense shrub |
| | PIT | 15 | Pittosporum tobira "Variegata" / Variegated Pittosporum * 3 gal, 18" ht. x 18" spr., full dense shrub |

* Denotes Town of Lake Park Preferred Plan List species

| PLANT SCHEDULE - PHASE I | | | |
|--------------------------|------|-----|---|
| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CE | 8 | Conocarpus erectus / Green Buttonwood * 12' hl. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | CS | 9 | Conocarpus erectus sericeus / Silver Button Wood * 12' hl. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | PE2 | 3 | Ptychosperma elegans / Alexander Palm B&B, double headed palm, min. 14' and 18' of clear wood, 7-8" cal. |
| | PE3 | 4 | Ptychosperma elegans / Alexander Palm B&B, triple headed palm, min. 10', 12', 14' clear wood, 7-8" cal. |
| | RE | 4 | Roystonea elata / Florida Royal Palm* 14' gray wood, 5' spr., single straight trunk, matched, Florida #1, B&B |
| | SP | 38 | Sabal palmetto / Cabbage Palmetto* Varying heights in groups 12-16' c.w., hurricane cut |
| | VM2 | 6 | Veitchia montgomeryana / Montgomery Palm FG, 12' GW, 18' OA HT, Single Straight Trunk 10" CAL, Full Crown |
| SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CHR | 187 | Chrysobalanus icaco "Red Tip" / Red Tip Cocoplum * 3 gal, min., 24" ht. x 18" spr., 30" o.c., Full to base, full dense shrub |
| | CES | 38 | Conocarpus erectus / Silver Buttonwood * 3 gal, 30" ht. x 18" spr., full to base |
| SHRUB AREAS | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CAR | 326 | Carissa macrocarpa "Emerald Blanket" / Emerald Blanket Carissa * 3 Gal., 12" HL x 16" Spr., 24" O.C., Full |
| | DUR | 283 | Duranta erecta "Gold Mound" / Gold Mound Duranta * 3 gal, 16" ht. x 16" spr., 24" o.c., Full dense shrub, fully rooted pot |
| | ILE | 272 | Ilex vomitoria "Stokes Dwarf" / Dwarf Yaupon * 3 Gal., 12" HL x 12" Spr., 18" O.C., Full dense shrub |
| | JAS2 | 65 | Jasminum volubile / Wax Jasmine * 3 GAL, 16" HT x 16" SPR, 24" O.C., Full dense shrub |
| | PIT | 282 | Pittosporum tobira "Variegata" / Variegated Pittosporum * 3 gal, 18" ht. x 18" spr., full dense shrub |
| | TRA | 52 | Trachelospermum jasminoides / Star Jasmine Trellis 3 Gal., Trellis, Fully rooted pot, dense |

* Denotes Town of Lake Park Preferred Plan List species

Earl Stewart Toyota
Lake Park, FL
Landscape Plan - Phase I



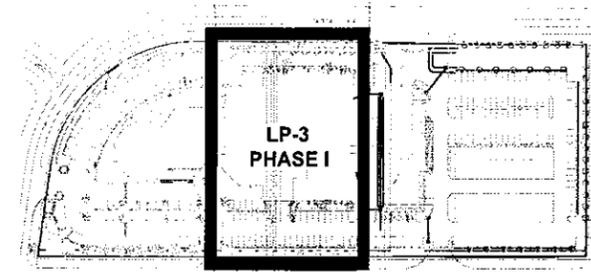
Date: 03.15.2014
Project No.: 03-002.004
Designed By: TLM
Drawn By: TLM
Checked By: SCMAB

Revision Dates:

| | |
|------------|-----------|
| 10-01-2014 | Revisions |
| 10-29-2014 | Revisions |
| 01-07-2015 | Revisions |
| 02-18-2015 | Revisions |
| 03-11-2015 | Revisions |
| 04-24-2015 | Revisions |
| 05-18-2015 | Revisions |
| 07-31-2015 | Revisions |

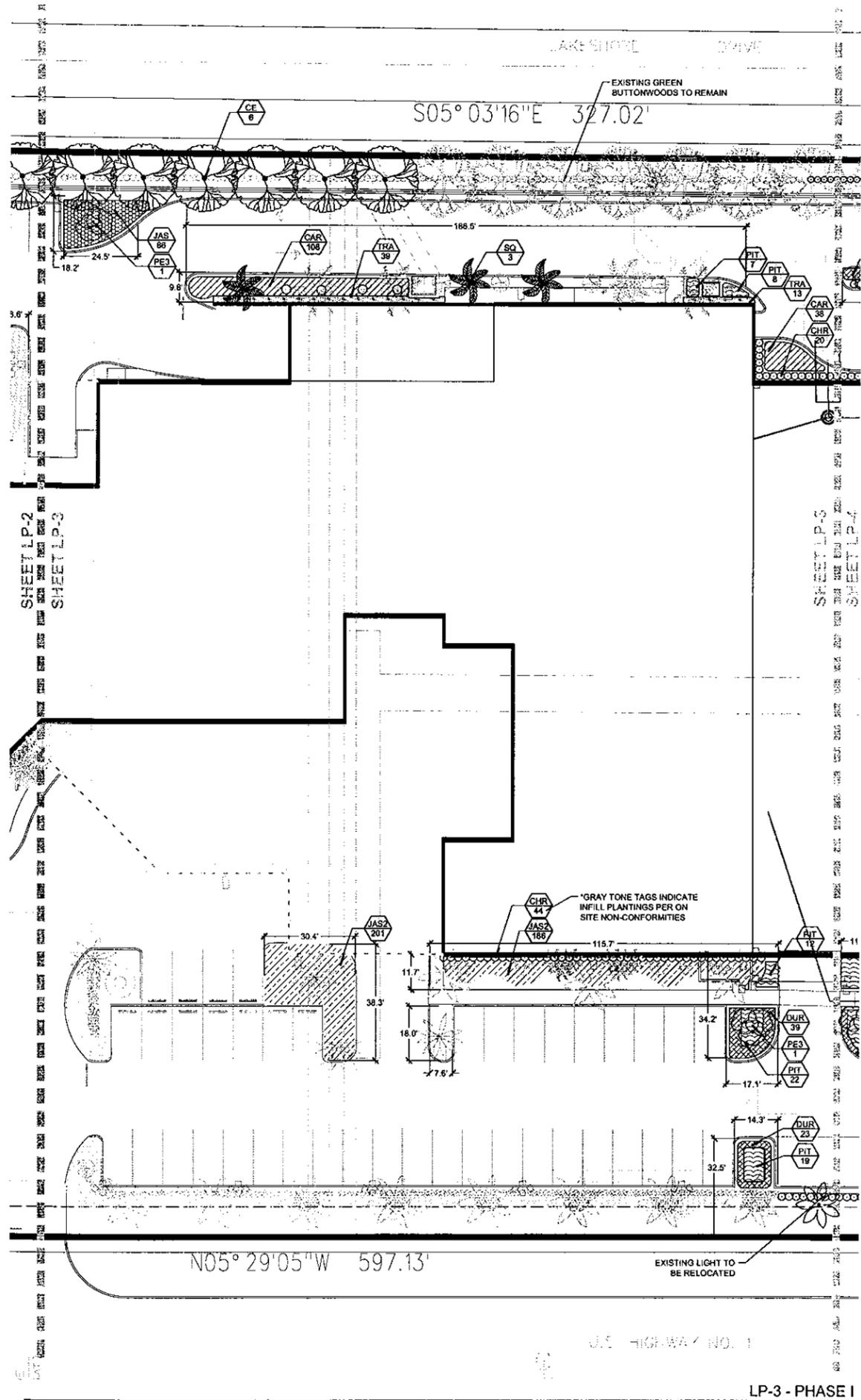
COMMUNITY
AUG 03 2015
development

LP-2
of 7



KEY MAP
N.T.S.

Urban design kilday STUDIOS
 Urban Planning & Design
 Landscape Architecture
 Communication Graphics
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 561.366.1100 FAX 561.366.1111
 www.udkstudios.com
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| PLANT SCHEDULE - INFILL PLANTING | | | |
|----------------------------------|------|-----|---|
| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CE | 25 | Conocarpus erectus / Green Buttonwood * 12' ht. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | CS | 6 | Conocarpus erectus sericeus / Silver Button Wood * 12' ht. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | PE3 | 3 | Pychosperma elegans / Alexander Palm B&B, triple headed palm, min. 10', 12', 14' clear wood, 7-8" cal. |
| | RE | 2 | Roystonea elata / Florida Royal Palm* 14' gray wood, 5' spr., single straight trunk, matched, Florida #1, B&B |
| | SQ | 3 | Syagrus romanzoffiana / Queen Palm Field Grown, 10' Gray wood, Full dense head |
| | VM2 | 2 | Veitchia montgomeryana / Montgomery Palm FG, 12' GW, 18' OA HT, Single Straight Trunk 10" CAL, Full Crown |
| SHRUBS | | | |
| | CHR | 44 | Chrysobalanus icaco 'Red Tip' / Red Tip Coccolupum * 3 gal, min., 24" ht. x 18" spr., 30" o.c., Full to base, full dense shrub |
| | CES | 12 | Conocarpus erectus / Silver Buttonwood * 3 gal, 30" ht. x 18" spr., full to base |
| SHRUB AREAS | | | |
| | CAR | 106 | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa * 3 Gal., 12' Ht. x 16" Spr., 24" O.C., Full |
| | GIF | 34 | Ficus microcarpa 'Green Island' / Green Island Ficus 3 gal, min., 16" ht., 16" spr., full, 24" o.c. |
| | ILE | 8 | Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon * 3 Gal., 12' Ht. x 12" Spr., 18" O.C., Full dense shrub |
| | JAS | 130 | Jasminum multiflorum / Downey Jasmine * 3 gal., 18" ht. x 12" spr., full, dense pot |
| | JAS2 | 561 | Jasminum volubile / Wax Jasmine * 3 GAL., 18" HT x 18" SPR, 24" O.C., Full dense shrub |
| | PIT | 15 | Pittosporum tobira 'Variegata' / Variegated Pittosporum * 3 gal., 18" ht. x 18" spr., full dense shrub |

* Denotes Town of Lake Park Preferred Plan List species

| PLANT SCHEDULE - PHASE I | | | |
|--------------------------|------|-----|---|
| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CE | 8 | Conocarpus erectus / Green Buttonwood * 12' ht. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | CS | 9 | Conocarpus erectus sericeus / Silver Button Wood * 12' ht. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | PE2 | 3 | Pychosperma elegans / Alexander Palm B&B, double headed palm, min. 14' and 18' of clear wood, 7-8" cal. |
| | PE3 | 4 | Pychosperma elegans / Alexander Palm B&B, triple headed palm, min. 10', 12', 14' clear wood, 7-8" cal. |
| | RE | 4 | Roystonea elata / Florida Royal Palm* 14' gray wood, 5' spr., single straight trunk, matched, Florida #1, B&B |
| | SP | 38 | Sabal palmetto / Cabbage Palmetto* Varying heights in groups 12-16' c.w., hurricane cut |
| | VM2 | 6 | Veitchia montgomeryana / Montgomery Palm FG, 12' GW, 18' OA HT, Single Straight Trunk 10" CAL, Full Crown |
| SHRUBS | | | |
| | CHR | 167 | Chrysobalanus icaco 'Red Tip' / Red Tip Coccolupum * 3 gal, min., 24" ht. x 18" spr., 30" o.c., Full to base, full dense shrub |
| | CES | 38 | Conocarpus erectus / Silver Buttonwood * 3 gal, 30" ht. x 18" spr., full to base |
| SHRUB AREAS | | | |
| | CAR | 326 | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa * 3 Gal., 12' Ht. x 16" Spr., 24" O.C., Full |
| | DUR | 263 | Duranta erecta 'Gold Mound' / Gold Mound Duranta * 3 gal, 16" ht. x 16" spr., 24" o.c., Full dense shrub, fully rooted pot |
| | ILE | 272 | Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon * 3 Gal., 12' Ht. x 12" Spr., 18" O.C., Full dense shrub |
| | JAS2 | 65 | Jasminum volubile / Wax Jasmine * 3 GAL., 18" HT x 18" SPR, 24" O.C., Full dense shrub |
| | PIT | 282 | Pittosporum tobira 'Variegata' / Variegated Pittosporum * 3 gal., 18" ht. x 18" spr., full dense shrub |
| | TRA | 52 | Trachelospermum jasminoides / Star Jasmine Trellis 3 Gal., Trellis, Fully rooted pot, dense |

* Denotes Town of Lake Park Preferred Plan List species

Earl Stewart Toyota

Lake Park, FL
 Landscape Plan - Phase I



Scale: 1" = 20'-0"

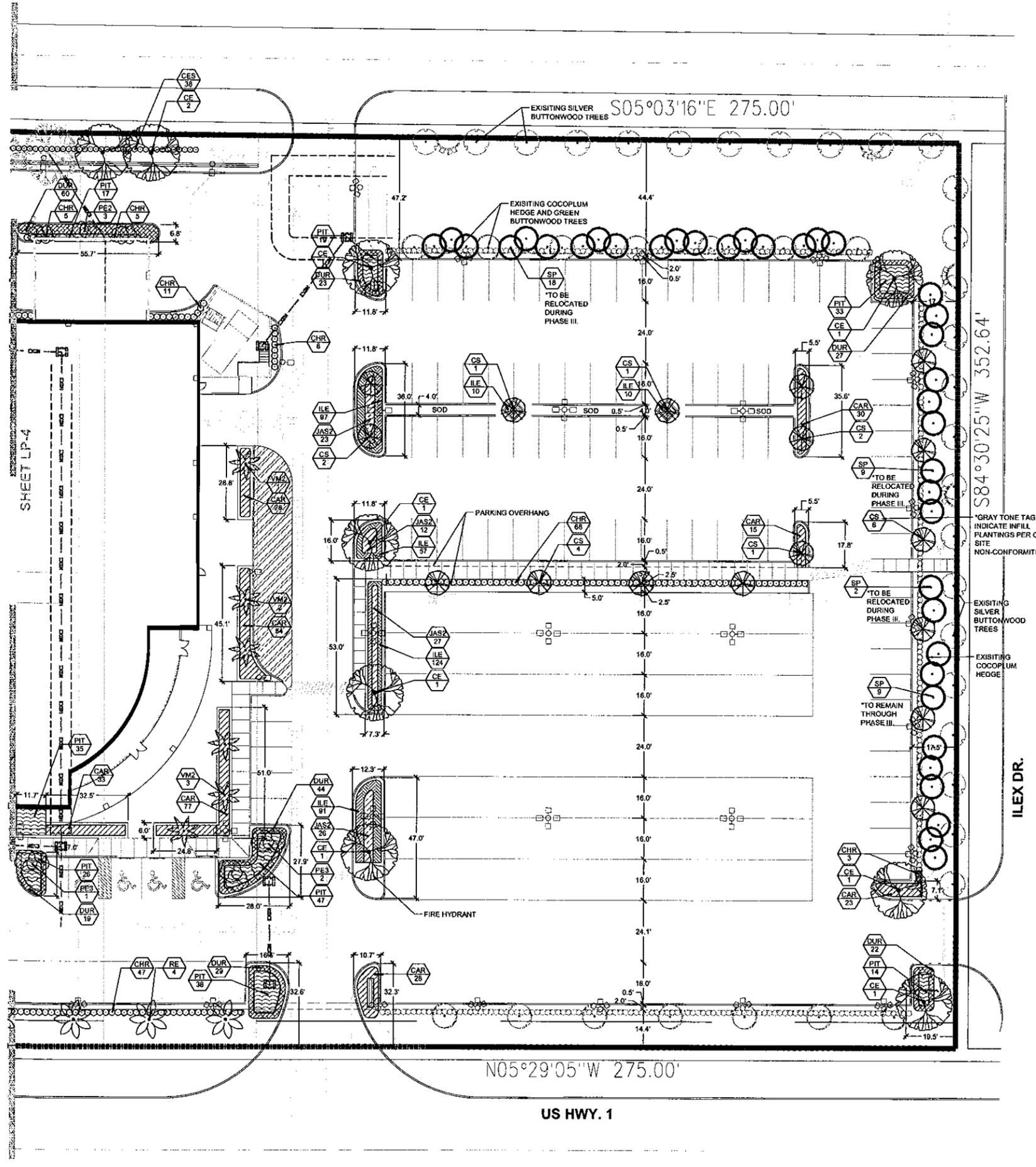
Date: 03.15.2014
 Project No.: 03-002.004
 Designed By: TLM
 Drawn By: TLM
 Checked By: SCW/MAB

| Revision Dates: | |
|-----------------|-----------|
| 10-01-2014 | Revisions |
| 10-23-2014 | Revisions |
| 01-07-2015 | Revisions |
| 02-18-2015 | Revisions |
| 03-11-2015 | Revisions |
| 04-24-2015 | Revisions |
| 05-15-2015 | Revisions |
| 07-31-2015 | Revisions |

community
 AUG 03 2015
 development

LP-3
 of 7

LP-3 - PHASE I
 SCALE: 1" = 20'

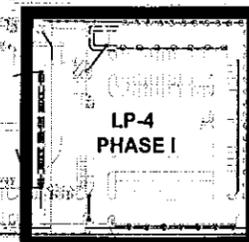


PLANT SCHEDULE - INFILL PLANTING

| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME |
|-------------|------|-----|---|
| | CE | 25 | Conocarpus erectus / Green Buttonwood * 12' ht. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | CS | 8 | Conocarpus erectus sericeus / Silver Button Wood * 12' ht. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | PE3 | 3 | Phycosperma elegans / Alexander Palm B&B, triple headed palm, min. 10', 12', 14' clear wood, 7-8" cal. |
| | RE | 2 | Roystonia elata / Florida Royal Palm * 14' gray wood, 5' spr., single straight trunk, matched, Florida #1, B&B |
| | SQ | 3 | Syagrus romanzoffiana / Queen Palm Field Grown, 10' Gray wood, Full dense head |
| | VM2 | 2 | Veitchia montgomeryana / Montgomery Palm FG, 12' GW, 18' OA HT, Single Straight Trunk 10" CAL, Full Crown |
| SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CHR | 44 | Chrysobalanus icaco 'Red Tip' / Red Tip Coccoloba * 3 gal. min., 24" ht. x 18" spr., 30" o.c., Full to base, full dense shrub |
| | CES | 12 | Conocarpus erectus / Silver Buttonwood * 3 gal, 30" ht. x 18" spr., full to base |
| SHRUB AREAS | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CAR | 108 | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa * 3 Gal., 12" Ht. x 16" Spr., 24" O.C., Full |
| | GIF | 34 | Ficus microcarpa 'Green Island' / Green Island Ficus 3 gal. min., 16" ht., 16" spr., full, 24" o.c. |
| | ILE | 8 | Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon * 3 Gal., 12" Ht. x 12" Spr., 18" O.C., Full dense shrub |
| | JAS | 130 | Jasminum multiflorum / Downey Jasmine * 3 gal., 18" ht. x 12" spr., full, dense pot |
| | JAS2 | 561 | Jasminum volubile / Wax Jasmine * 3 GAL, 16" HT x 16" SPR, 24" O.C., Full dense shrub |
| | PIT | 15 | Pittosporum tobira 'Variegata' / Variegated Pittosporum * 3 gal., 18" ht. x 18" spr., full dense shrub |

PLANT SCHEDULE - PHASE I

| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME |
|-------------|------|-----|---|
| | CE | 8 | Conocarpus erectus / Green Buttonwood * 12' ht. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | CS | 9 | Conocarpus erectus sericeus / Silver Button Wood * 12' ht. x 5' spr., single straight trunk, full head, 3" cal. measured 4.5' above grade, Florida #1, container |
| | PE2 | 3 | Phycosperma elegans / Alexander Palm B&B, double headed palm, min. 14' and 16' of clear wood, 7-8" cal. |
| | PE3 | 4 | Phycosperma elegans / Alexander Palm B&B, triple headed palm, min. 10', 12', 14' clear wood, 7-8" cal. |
| | RE | 4 | Roystonia elata / Florida Royal Palm * 14' gray wood, 5' spr., single straight trunk, matched, Florida #1, B&B |
| | SP | 38 | Sabal palmetto / Cabbage Palmetto * Varying heights in groups 12-16' c.w., hurricane cut |
| | VM2 | 6 | Veitchia montgomeryana / Montgomery Palm FG, 12' GW, 18' OA HT, Single Straight Trunk 10" CAL, Full Crown |
| SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CHR | 167 | Chrysobalanus icaco 'Red Tip' / Red Tip Coccoloba * 3 gal. min., 24" ht. x 18" spr., 30" o.c., Full to base, full dense shrub |
| | CES | 38 | Conocarpus erectus / Silver Buttonwood * 3 gal, 30" ht. x 18" spr., full to base |
| SHRUB AREAS | CODE | QTY | BOTANICAL NAME / COMMON NAME |
| | CAR | 326 | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa * 3 Gal., 12" Ht. x 16" Spr., 24" O.C., Full |
| | DUR | 263 | Duranta erecta 'Gold Mound' / Gold Mound Duranta * 3 gal, 16" ht. x 16" spr., 24" o.c., Full dense shrub, fully rooted pot |
| | ILE | 272 | Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon * 3 Gal., 12" Ht. x 12" Spr., 18" O.C., Full dense shrub |
| | JAS2 | 65 | Jasminum volubile / Wax Jasmine * 3 GAL, 16" HT x 16" SPR, 24" O.C., Full dense shrub |
| | PIT | 282 | Pittosporum tobira 'Variegata' / Variegated Pittosporum 3 gal., 18" ht. x 18" spr., full dense shrub |
| | TRA | 52 | Trachelospermum jasminoides / Star Jasmine Trellis 3 Gal., Trellis, Fully rooted pot, dense |

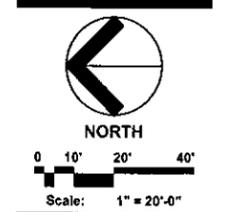


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Earl Stewart Toyota
Lake Park, FL
Landscape Plan - Phase I



Date: 03.15.2014
Project No.: 03-002.004
Designed By: TLM
Drawn By: TLM
Checked By: SCM/AB

Revision Dates:

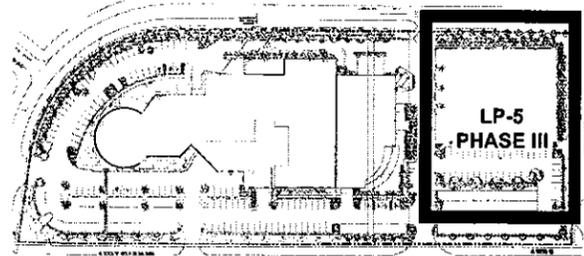
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| 10-01-2014 | Revisions |
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| 04-24-2015 | Revisions |
| 05-18-2015 | Revisions |
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LP-4
of 7

LP-4 - PHASE I
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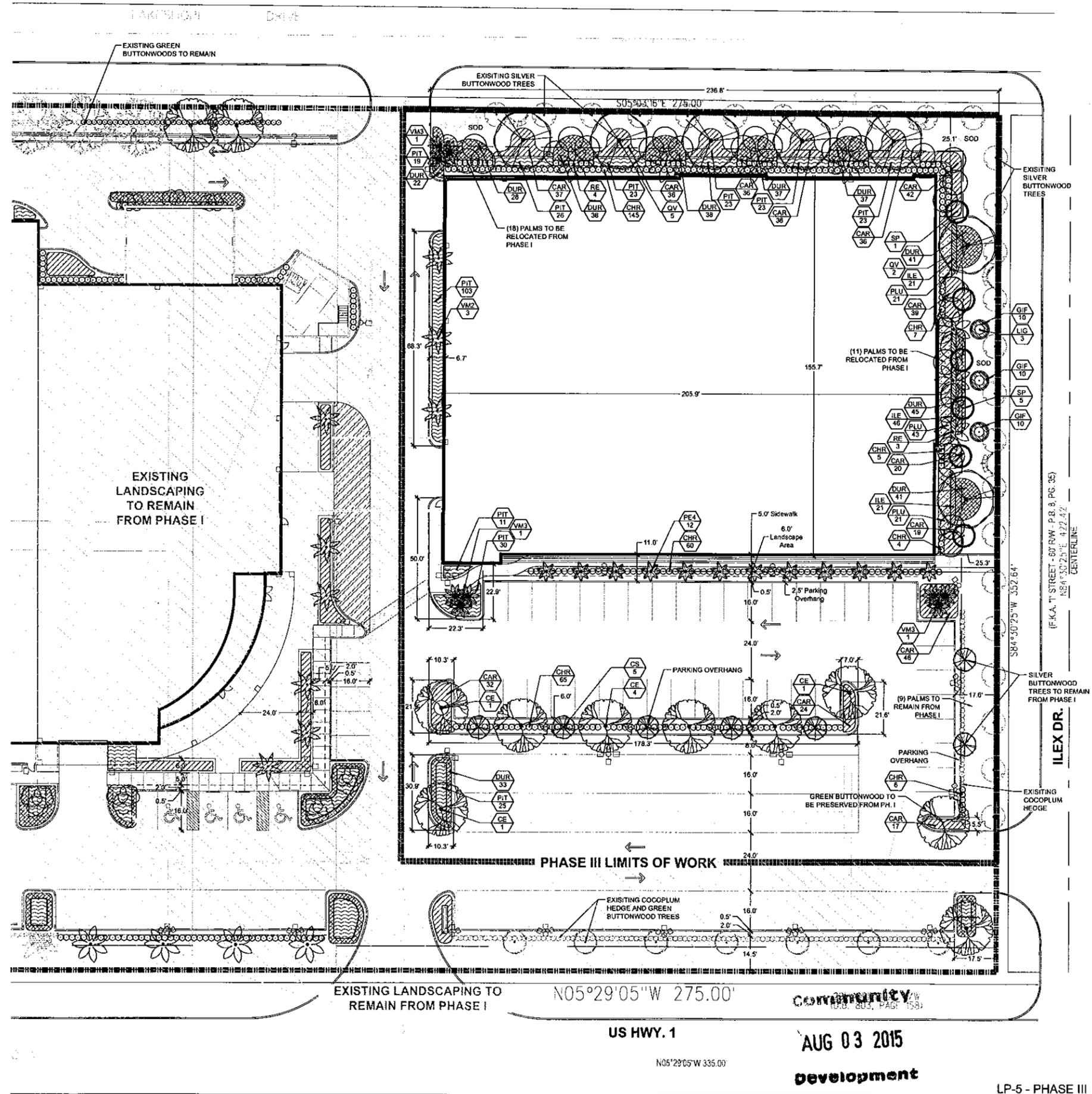
* Denotes Town of Lake Park Preferred Plant



KEY MAP
N.T.S.

| PLANT SCHEDULE - PHASE III | | | | |
|----------------------------|------|-----|--|--|
| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME | |
| | CE | 7 | Conocarpus erectus / Green Buttonwood * 12' ht. x 5' spr., single straight trunk, full head, 3" cat. measured 4.5' above grade, Florida #1, container | |
| | CS | 5 | Conocarpus erectus sericeus / Silver Button Wood * 12' ht. x 5' spr., single straight trunk, full head, 3" cat. measured 4.5' above grade, Florida #1, container | |
| | LIG | 3 | Ligustrum japonicum / Japanese Privet 65 Gal., 7' spr. x 7' ht., 3' CT min., 3-5 trunks, matched, shaped when installed | |
| | PE4 | 12 | Ptychosperma elegans / Alexander Palm 12' Clear Wood, 18' OA Ht., 7"-8" Cal., Single Trunk, Full Head, Matched, Narrow root ball (See planting area) | |
| | QV | 7 | Quercus virginiana / Southern Live Oak * B&B, min. 18' ht., 8' spr., 6" ct., 4" cal., single straight trunk | |
| | RE | 7 | Roystonea elata / Florida Royal Palm * 14' gray wood, 5' spr., single straight trunk, matched, Florida #1, B&B | |
| | SP | 6 | Sabal palmetto / Cabbage Palmetto* Varying heights in groups 12-16' c.w., hurricane cut | |
| | VM3 | 3 | Veitchia merrillii / Triple Christmas Palm B&B, triple headed palm, min. 6', 8', 10' gray wood | |
| | VM2 | 3 | Veitchia montgomeryana / Montgomery Palm FG, 12' GW, 18' OAHT, Single Straight Trunk 10" CAL, Full Crown | |
| SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME | |
| | CHR | 292 | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum * 3 gal, min., 24" ht. x 18" spr., 30" o.c., Full to base, full dense shrub | |
| SHRUB AREAS | CODE | QTY | BOTANICAL NAME / COMMON NAME | |
| | CAR | 420 | Caesalpinia macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa * 3 Gal., 12" Ht. x 16" Spr., 24" O.C., Full | |
| | DUR | 360 | Duranta erecta 'Gold Mound' / Gold Mound Duranta * 3 gal, 16" ht. x 16" spr., 24" o.c., Full dense shrub, fully rooted pot | |
| | GIF | 30 | Ficus microcarpa 'Green Island' / Green Island Ficus 3 gal. min., 16" ht., 16" spr., full, 24" o.c. | |
| | ILE | 88 | Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon * 3 Gal., 12" Ht. x 12" Spr., 18" O.C., Full dense shrub | |
| | PIT | 306 | Pittosporum tobira 'Variegata' / Variegated Pittosporum * 3 gal., 18" ht. x 18" spr., full dense shrub | |
| | PLU | 85 | Plumbago auriculata 'Imperial Blue' / Blue Plumbago * 3 gal., 18" ht. x 16" spr., 30" o.c., Full to base, full dense shrub | |

* Denotes Town of Lake Park Preferred Plan List species



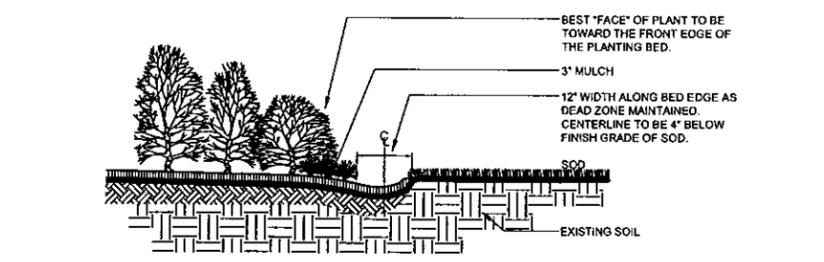
Earl Stewart Toyota

Lake Park, FL
Landscape Plan - Phase III

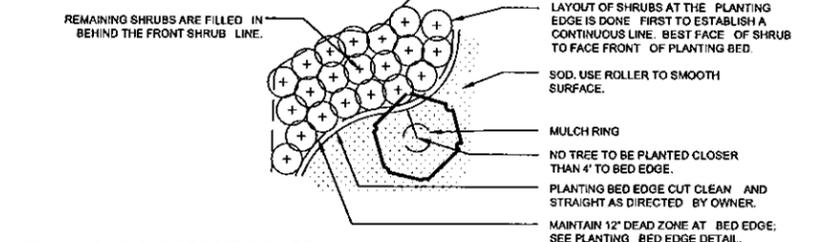


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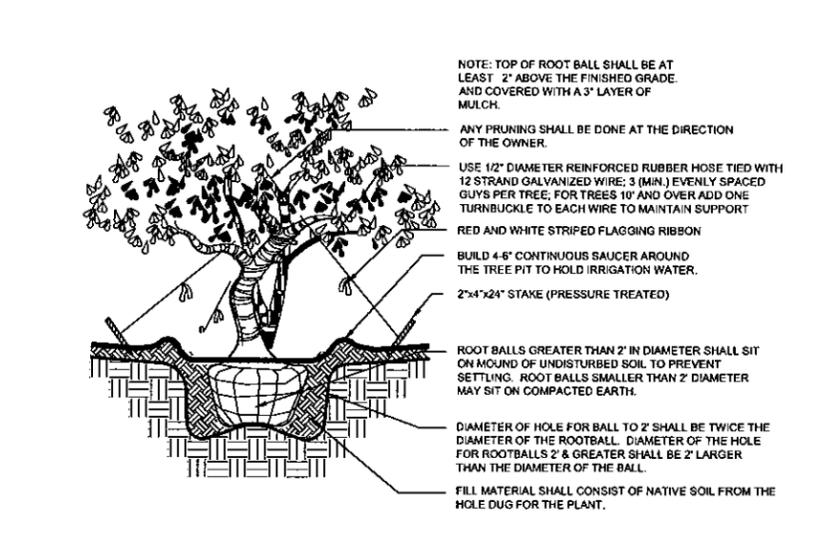
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| Date: | 03.15.2014 |
| Project No.: | 03-002.004 |
| Designed By: | TLM |
| Drawn By: | TLM |
| Checked By: | SCMAB |
| Revision Dates: | |
| 10-01-2014 | Revisions |
| 10-29-2014 | Revisions |
| 01-07-2015 | Revisions |
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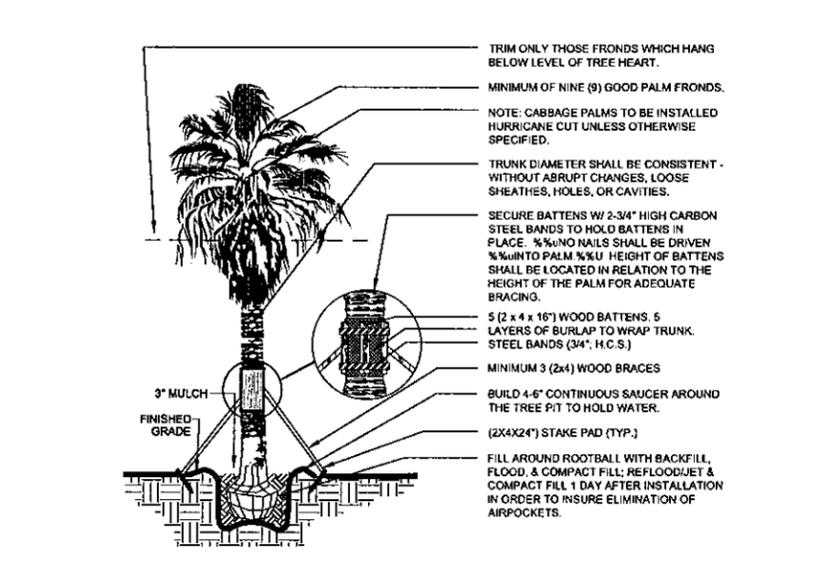
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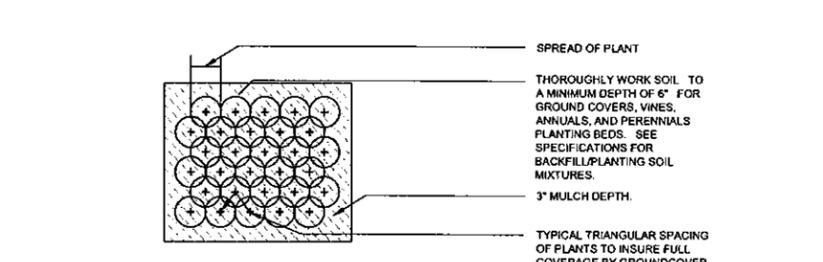
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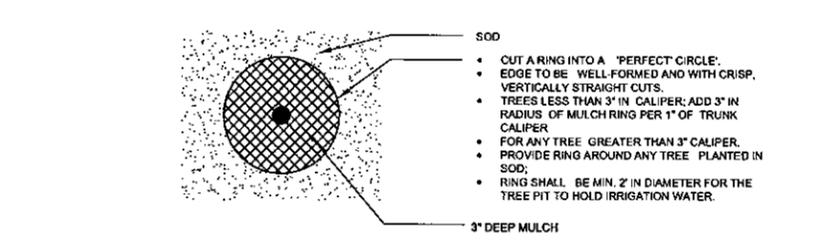
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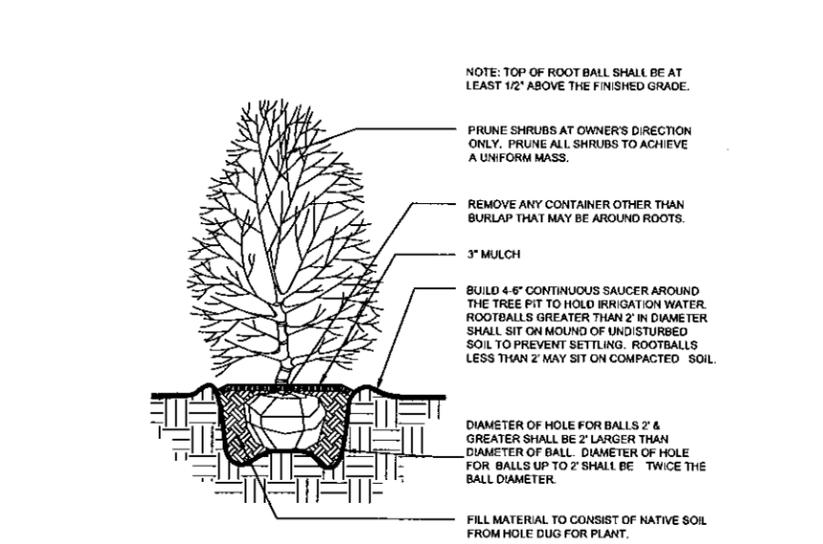
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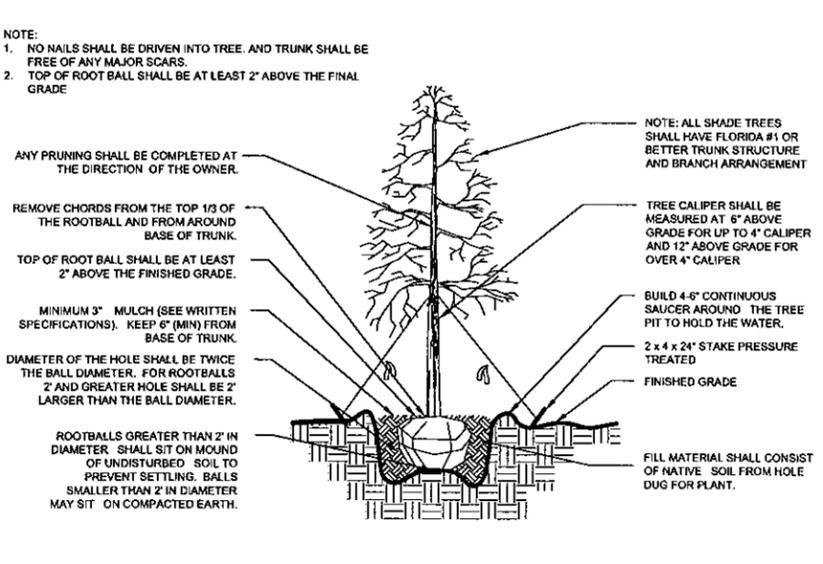
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NOT TO SCALE

ROOT BARRIER TO BE PROVIDED BY DEEP ROOT, SPECIFIED AS PANEL TYPE - UB36-2 OR APPROVED EQUAL. ROOT BARRIER TO BE PROVIDED WHEN A LIVE OAK TREE IS BETWEEN 10'-15' FROM SEACOAST UTILITY LINES.

**UB 36-2/UB 48-2 Specifications
36" / 48" DeepRoot Tree Root Barrier**

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' (61 cm) long modules to create varying lengths for linear applications directly beside a hardscape adjacent to one side of the trees or for large perimeter surround applications with a minimum 8' (2.43 m) diameter using 12 panels.

A. Materials
1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be either product # UB 36-2 or UB 48-2 as manufactured by DeepRoot Products, L.P., 81 Langdon Street, Suite 4, San Francisco, CA 94103 (800.458.7865), or approved equal. The barrier shall be black, Extruded Panels, of 0.097" (2.03mm) wall thickness in modules 24" (61cm) long either 36" (91 cm) or 48" (122 cm) deep, manufactured with homopolymer polyethylene with added ultraviolet inhibitors; recyclable. Each 2' (61 cm) section shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of a minimum 0.097" (2.03mm) thickness protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. See panel drawing.

An integrated Joining System providing for instant assembly by sliding one panel into another.

The basic properties of the material shall be:

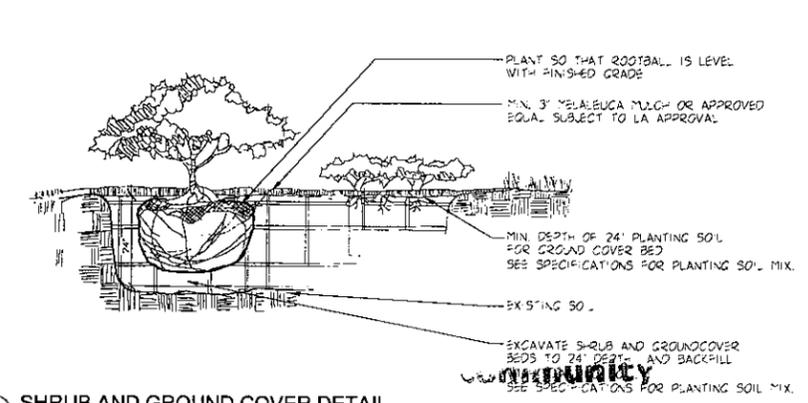
| Material and Thickness | Homopolymer Polyethylene 0.090 inch Extruded | |
|-------------------------|---|---------------|
| Properties | ASTM Test Method | Typical Value |
| Tensile stress @ yield | D638 | 3000 PSI |
| Elongation @ break % | D638 | 17% |
| Tensile Modulus | D638 | 155,000 PSI |
| Notched Izod Impact | D256A | 5.4 - 4.6 |
| Flexural Modulus 73 ° F | D790 | 145,000 |
| Hardness Shore | D2240 | PS |

B. Construction and Installation

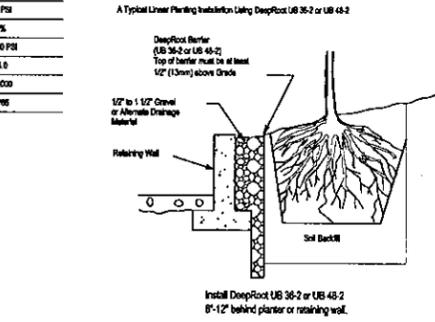
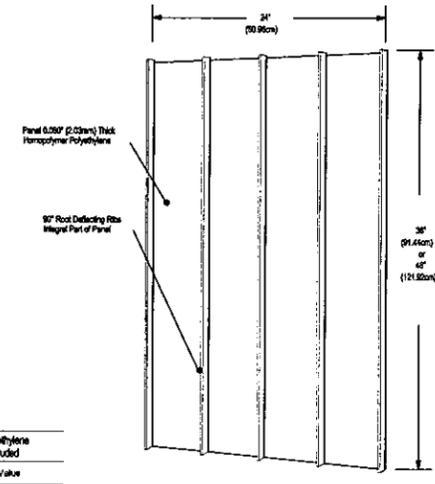
1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the drawings. The vertical root deflecting rib shall be facing inward to the root ball and the top edge shall be 1/2" (12.7 mm) above grade. Each of the required number of panels shall be joined in a linear fashion and placed along the adjacent hardscape or where specified connected to form a circle around the root ball.

2. Excavation and preparation shall conform to the drawings.

ROOT BARRIER DETAILS
NOT TO SCALE



NOT TO SCALE



AUG 03 2015

development

Date: 03.15.2014
Project No.: 03-002.004
Designed By: TLM
Drawn By: TLM
Checked By: SCW/AB

Revision Dates:

| | |
|------------|-----------|
| 12-01-2014 | Revisions |
| 12-29-2014 | Revisions |
| 01-07-2015 | Revisions |
| 02-18-2015 | Revisions |
| 03-11-2015 | Revisions |
| 04-24-2015 | Revisions |
| 05-19-2015 | Revisions |
| 07-31-2015 | Revisions |

**SECTION 02950
TREES, SHRUBS AND GROUND COVER**

PART 1 - GENERAL

By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns with the specifications or on the plan list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED

- A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
- B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
- C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
- D. Finish Grade Elevations: 2 inch below top of pathway edging.
- E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE

- A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
- B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
- C. Package standard products with manufacturer certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
- D. Provide trees, palms, shrubs and groundcover in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and poor or unusual form. No collected material will be permitted unless specific written approval is granted.
- E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
- F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
- G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plan, plant list or specifications.
- H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS

- A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
- C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
- B. Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be banded and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery and storage.
- C. Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls to keep them moist.
- D. Do not remove container grown stock from containers until planting time.
- E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, as requested by Owner.
- F. Soil: Time delivery so that soil will be placed within 24 hours after stripping. Protect soil against drying and breaking of rolled strips.

1.05 JOB CONDITIONS

- A. Proceed with and complete landscape work as rapidly as portions of site become available.
- B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
- C. Protection of Existing Structures: All existing buildings, walks, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavements and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
- D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. The site shall include compaction by striking or pasting inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
- E. Excavation: When conditions determine that plant growth are encroached, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS

2.01 TOPSOIL

- A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
- B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade as shown on "Grading Plan".
- C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous fine, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

| COMPONENTS | DRY WEIGHT MEASURE | PARTICLE SIZE |
|----------------|--------------------|------------------|
| Organic Matter | | |
| SW/Clay | 2% - 10% | < 0.074 mm |
| Sand | 85% - 98% | 0.075 - 3.00 mm |
| Gravel | 0% - 5% | 4.75 mm - 1 inch |

The analysis shall also show the following ranges:

| | |
|--------------|-------------------|
| Soluble salt | 2 - 1.0mm/mho/cm |
| Nitrogen | 25-150 PPM |
| Phosphorus | 26 - 39 PPM |
| Potassium | 200 - 250 PPM |
| Calcium | 500 - 2500 PPM |
| Magnesium | 50 - 500 PPM |
| Iron | 2.5 - 25 PPM |
| Manganese | 2.5 - 25 PPM |
| Zinc | 2.5 - 25 PPM |
| Copper | 1.3 - 5 PPM |
| Boron | 0.5 - 1.5 PPM |
| Sulfur | 15 - 200 PPM |
| Chlorine | less than 100 PPM |
| Sodium | less than 10 |
| Nickel | none |

2.02 SOIL AMENDMENTS AND FERTILIZERS

- A. Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
- B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
- C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
- E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
 1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
 2. Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
 3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
 4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER

- A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS

- A. Mulch: Mulch shall be shredded *Leucaena*, *Eucalyptus*, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 2".
- B. Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
- C. Anti-desiccant: Anti-desiccant shall be "Wiltrol" or equal, if specified on plans.
- D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
- E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acetamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:

- 1. Trees and palms: 1 to 2" diameter root ball use one 3 oz. Handy Pac.
- 2. For trees and palms over 3" diameter root ball use two 3 oz.
- 3. Handy Pacs: Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants:

| Container Size | Application Rate |
|----------------|-----------------------------|
| 1 Gallon | 1 Handy Pac / 9 Containers |
| 3 Gallons | 1 Handy Pac / 4 Containers |
| 7-10 Gallons | 2 Handy Pacs / 2 Containers |
| 20 Gallons | 1 Handy Pac / 1 Container |

2.05 PLANT MATERIAL

- A. Plant list: Part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
- B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not rot or container bound.

- 1. Balled and burlapped plants (B&B or bbb) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
- 2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.
- C. Size: Plant sizes shown in the plant list are minimums. When a shrub size is given by height and spread and by container size, the larger of the two shall rule. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the soil line to the average height to the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS

- A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
- B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12 inch x 24 inch.
- C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
- D. The sod shall be sufficiently thick to provide a dense stand of five grass. The sod shall be live, fresh and unjured, at the time of planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand any necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth end debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION

- A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Plants shall be replaced immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
- B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an interference threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION

01 GENERAL

- A. Proceed with and complete landscape work as rapidly as portions of the site become available.
- B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
- C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
- D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
- E. Coordination with Sub/Labor: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment, if such planting must be done after lawn work, protect lawnseed areas during planting and promptly repair any resulting damage.
- F. Timing:
 1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
 2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
- G. Clean-up:
 1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
 2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION

- A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilting operations shall be suspended.
- B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
- C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.

- D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

- 1. Mix lime with dry soil prior to mixing of fertilizer.
- 2. Prevent lime from contacting roots of established plants.
- E. Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
- F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
- G. All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING

- A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
- B. After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the area to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or discing is not an acceptable substitute for rotary-tilling.

- 1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be retilled in the affected areas.
- 2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING

- A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by removing surfaces to facilitate the natural run-off of water. All depressions where water will stand, all roads, erosion, settled trenches and excavations, and all ridges and areas shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.

- 1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, vehle boxes, moving strips, clean-outs, drains, etc., with appropriate adjustments for varying sod thicknesses. The intent is for water always to drain away from paving into landscaped areas.
- 2. Eliminating all erosion scars prior to beginning planting.
- 3. The Owner and/or his representative shall approve all final finish grades prior to planting.

- B. Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS

- A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas; then secure Landscape Architect's acceptance before the start of planting work.
- B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken to disturb or damage any existing conditions. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be considered as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
- C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all loose soil removed.
- D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
- E. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size which will best fit the width of the original plant container or ball. In all cases the holes shall be large enough to permit handwork and planting without damage to the root or root ball.
- F. Excess soil shall be removed or utilized as directed by Owner or the Owner's representative, if the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil or take it in an acceptable manner.
- G. Tree pits shall be filled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 55% sand and 5% organic material.
- H. Add fertilizer to tree pits as specified elsewhere in these specifications.
- I. For trees over 4" caliper and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fit material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Fill-plumb, compact filling the hole, re-tamp, and water again.
- J. Set container-grown stock as above, taking care not to damage roots when removing the container.
- K. During planting, do not cover the top of the root ball with the soil mixture. All roots, wires, burlap mesh etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that the top of the root ball is 2" above final grade. Allow for settling. Any trees resting deeper or higher must be either re-set or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
- L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
- M. Each planting hole shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
- N. All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be tagged for visibility and public safety; guy wires shall be painted the same color.
- O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS

- A. The locations of all plants, tree outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
- B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
- C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
- D. Unless otherwise indicated, all plants shall be planted in plan, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the level of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted to such depth that all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall be filled to finish grade and a shallow space shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
- E. Azaleas and other ericaceous and acid-loving plants shall be backfilled with a mixture of 20% topsoil and 80% peat moss. They shall be set so that the bases of the plants are slightly higher than their crown level. The container or nursery after settling. At no time shall lime in any form be brought into contact with the plants or their roots. Mulch with pine straw unless noted otherwise.
- F. Add fertilizer to plants as outlined in section 2.02.
- G. Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vines stems shall be fastened to walls, trellises, etc. as specified in the drawings.
- H. Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
- I. Any plants which, after setting, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense.
- J. If called for in the plans, landscape edging shall be installed as specified.
- K. All planting beds and individual plantings shall be mulched with a minimum of 2" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS

- A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
- B. Soil shall be covered with 1/2" - 1" deep layer of Fine Fines Mulch or comparable product.

3.08 PRUNING

- A. All pruning shall be done in the presence of, and with the approval of, the Owner or

- Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).
- Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and roots, to compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be removed so that no sound outside lateral bud, branch or knob. The terminal bud or leader shall never be removed.
- Prune trees and shrubs to retain outside lateral bud and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying florals from plants. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
- Excising Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root suckers, low branches, and any other stems or limbs which are hazardous to the public. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Removes any wires, nails, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL

- A. If specified, landscaping in planters shall be installed using the following method:
 1. Install 4" deep layer of fine crushed stone in bottom of planter.
 2. Install filter fabric over stone layer. Turn up edges of fabric all around.
 3. Install planting soil mix over filter fabric to within 3/4" of top for planter. Do not compact planting soil.
 4. Install plant materials as specified elsewhere in these specifications.
 5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS

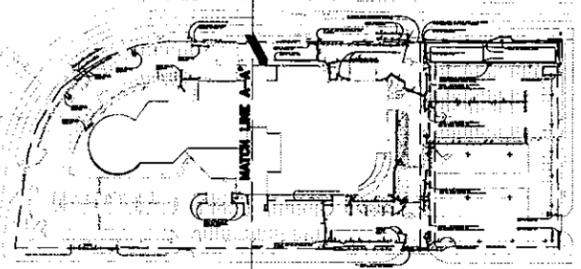
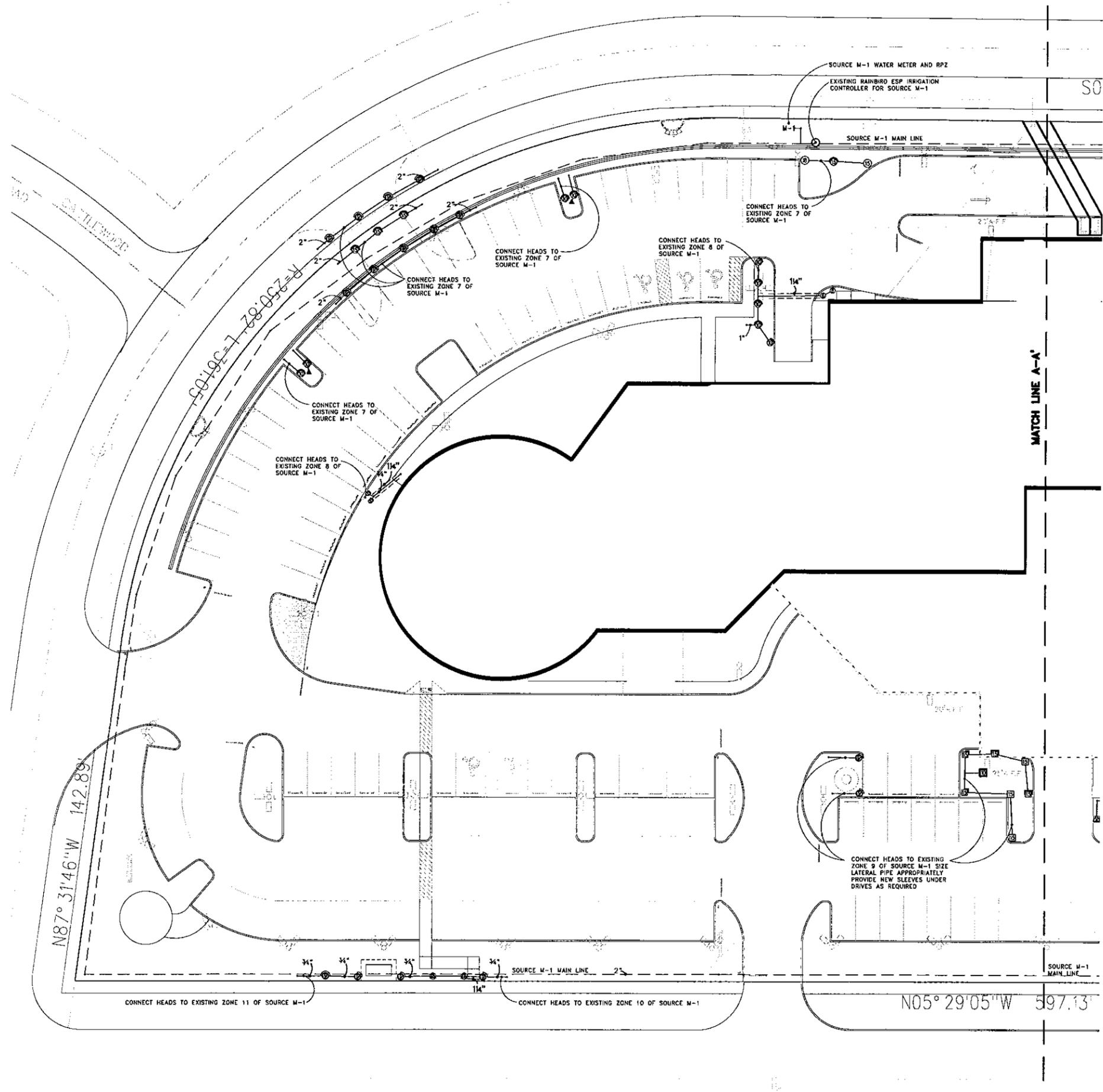
- A. The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments to be used per sod type.
- B. Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect. After his careful inspection thereof, any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
- C. The sod shall be placed on the prepared surface, with edges in close contact, and shall be finished and smoothed by light tamping with appropriate tools. Sod shall be rolled (using a roller) unless waived by the Landscape Architect or Owner.
- D. Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curb, sod shall start squarely and evenly.
- E. On areas where the sod may slide due to high soil moisture, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
- F. Any places of sod which, after placing, show an appearance of extreme dryness shall be watered from the back of the sod.
- G. Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
- H. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS

4.01 MAINTENANCE AND ESTABLISHMENT PERIOD

- A. The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
 1. The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas involved in this contract until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) consecutive calendar days. Hurricane Cant Sabal Palms shall have an Establishment Period of not less than one hundred and eighty (180) consecutive calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to record the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
 2. Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, topdressing, fertilizing, mulching, irrigation or spraying and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to control insects and disease, litter control, raking, fertilizing and replanting.
 3. Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods, if any play be injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by the Owner.
 4. The Contractor shall be responsible for maintaining adequate protection of the site. Areas assigned by the Landscape Contractor's man or equipment, or the man or equipment of his Subcontractor's, shall be repaired at the Landscape Contractor's expense.
 5. The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Subsequently, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Requirements for Newly Planted Grass, Ground Covers, Shrubs and Trees in Florida", distributed by South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program Identified in the Landscape Architect's drawings.
 6. The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed landscape professional.
 7. Herbicide Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

- 1. "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
- 2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
- 3. Apply "Fertilizer" in all areas where topsoil grass has emerged. Apply per manufacturers specifications.
- 4. Apply "Basagran" or "Marsop" in all areas where nutgrass has emerged. Apply per manufacturers specifications.
- K. Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
- L. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas where turf has died or is not evident. Turf must be established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. All planted areas other than lawn shall be weeded at intervals of not more than ten (10) days.
- M. Areas of bare soil between the fourth (4th) and fifth (5th) day of the establishment period. Landscape Architect or Owner are to



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Earl Stewart Toyota
Lake Park, FL
Irrigation Plan - Phase I & II

Community

AUG 03 2015

development

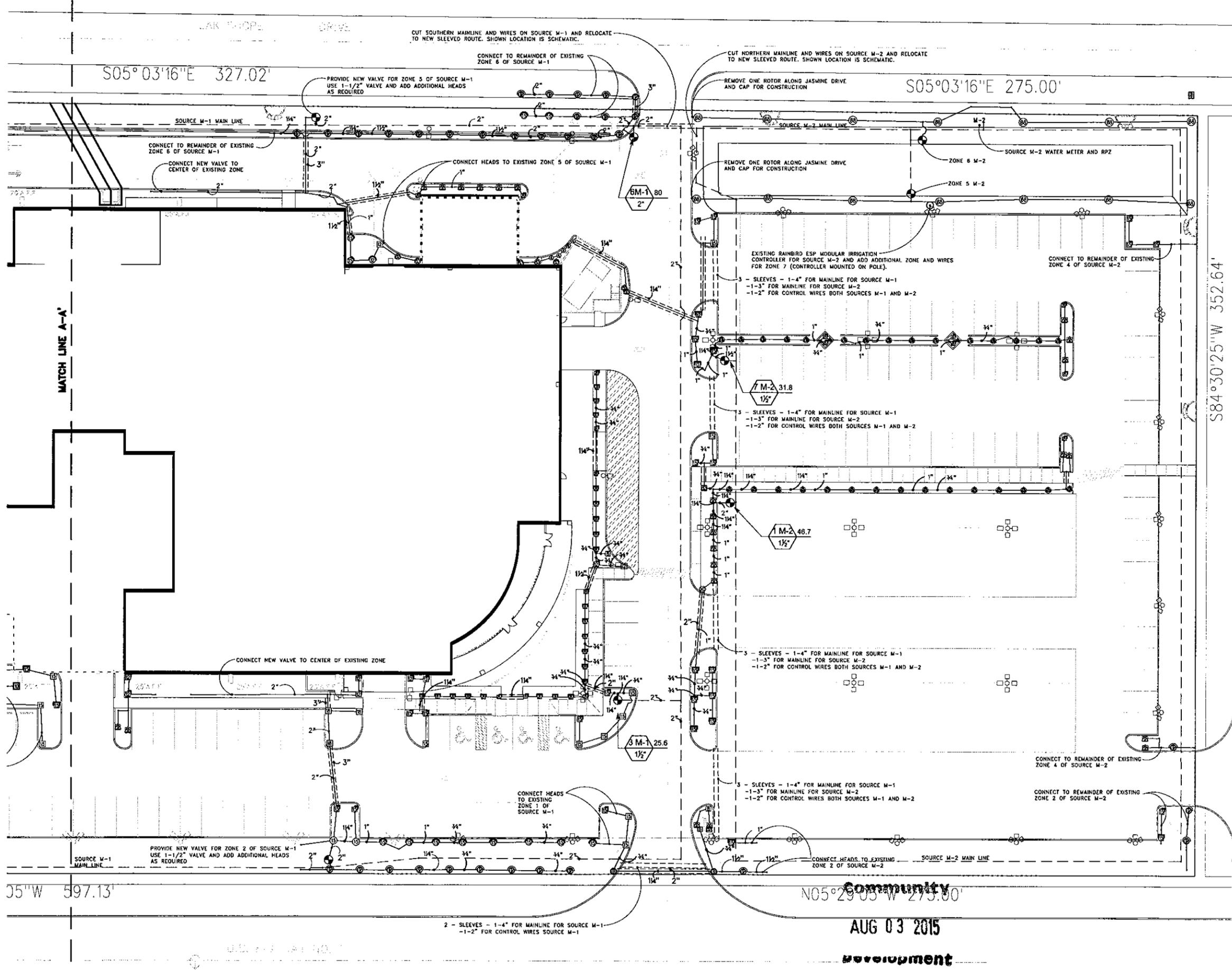
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of 4

0 10' 20' 40'
Scale: 1" = 20'-0"

NORTH

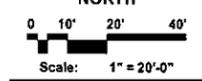
Date: 03/28/2014
Project No.: 03-002.004
Designed By: JWB
Drawn By: JWB
Checked By: DM/AB

Revision Dates:
10/30/14 Updated Site & Landscape Plans



Earl Stewart Toyota

Lake Park, FL
Irrigation Plan - Phase I & II



Date: 03.15.2014
Project No.: 03-002.004
Designed By: JWB
Drawn By: JWB
Checked By: DM/AB

Revision Dates:
10.30.14 Updated Site & Landscape Plans
02.18.15 Resubmit SP Administration

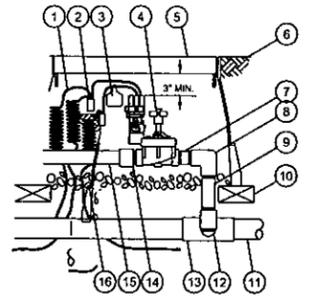
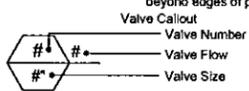
Community
AUG 03 2015
Development

IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL | QTY | ARC | PSI | 2015-02-18 10:54 GPM RADIUS |
|--------|--------------------------------------|-----|-----|-----|--------------------------------|
| 1 | Rain Bird 1804 15 Strip Series | 9 | CST | 30 | 1.21 4'x30' |
| 2 | Rain Bird 1804 15 Strip Series | 7 | EST | 30 | 0.61 4'x15' |
| 3 | Rain Bird 1804 15 Strip Series | 1 | RCS | 30 | 0.49 4'x15' |
| 4 | Rain Bird 1804 15 Strip Series | 15 | SST | 30 | 1.21 4'x30' |
| 5 | Rain Bird 1804 15 Series MPR | 40 | 180 | 30 | 1.85 15' |
| 6 | Rain Bird 1804 15 Series MPR | 8 | 90 | 30 | 0.92 15' |
| 7 | Rain Bird 1804 VAN Series | 2 | Adj | 30 | 18' |
| 8 | Rain Bird 1804 HE-VAN Series | 1 | Adj | 30 | 15' |
| 9 | Rain Bird 1800-PA-80 15 Strip Series | 1 | CST | 30 | 1.21 4'x30' |
| 10 | Rain Bird 1800-PA-80 15 Strip Series | 1 | EST | 30 | 0.61 4'x15' |
| 11 | Rain Bird 1800-PA-80 15 Strip Series | 2 | SST | 30 | 1.21 4'x30' |
| 12 | Rain Bird 1800-PA-80 10 Series MPR | 7 | 180 | 30 | 0.79 10' |
| 13 | Rain Bird 1800-PA-80 10 Series MPR | 2 | 90 | 30 | 0.39 10' |
| 14 | Rain Bird 1800-PA-80 12 Series MPR | 1 | 180 | 30 | 1.30 12' |
| 15 | Rain Bird 1800-PA-80 15 Series MPR | 9 | 180 | 30 | 1.85 15' |
| 16 | Rain Bird 1800-PA-80 15 Series MPR | 3 | 90 | 30 | 0.92 15' |
| 17 | Rain Bird 1800-PA-80 VAN Series | 2 | Adj | 30 | 6' |
| 18 | Rain Bird 1800-PA-80 VAN Series | 1 | Adj | 30 | 18' |
| 19 | Rain Bird 1800-PA-80 HE-VAN Series | 3 | Adj | 30 | 15' |
| 20 | Rain Bird 1806 15 Strip Series | 2 | EST | 30 | 0.61 4'x15' |
| 21 | Rain Bird 1806 15 Strip Series | 1 | SST | 30 | 1.21 4'x30' |
| 22 | Rain Bird 1806 5 Series MPR | 2 | 90 | 30 | 0.10 5' |
| 23 | Rain Bird 1806 15 Series MPR | 5 | 180 | 30 | 1.85 15' |
| 24 | Rain Bird 1806 15 Series MPR | 1 | 90 | 30 | 0.92 15' |
| 25 | Rain Bird 1806 VAN Series | 5 | Adj | 30 | 4' |
| 26 | Rain Bird 1806 HE-VAN Series | 1 | Adj | 30 | 10' |
| 27 | Rain Bird 1812 15 Strip Series | 1 | EST | 30 | 0.61 4'x15' |
| 28 | Rain Bird 1812 15 Strip Series | 3 | SST | 30 | 1.21 4'x30' |
| 29 | Rain Bird 1812 8 Series MPR | 22 | 180 | 30 | 0.52 8' |
| 30 | Rain Bird 1812 8 Series MPR | 16 | 90 | 30 | 0.26 8' |
| 31 | Rain Bird 1812 15 Strip Series | 21 | SST | 30 | 1.73 9'x18' |
| 32 | Rain Bird 1812 10 Series MPR | 1 | 360 | 30 | 1.58 10' |
| 33 | Rain Bird 1812 12 Series MPR | 2 | 180 | 30 | 1.30 12' |
| 34 | Rain Bird 1812 12 Series MPR | 7 | 90 | 30 | 0.65 12' |
| 35 | Rain Bird 1812 15 Series MPR | 12 | 180 | 30 | 1.85 15' |
| 36 | Rain Bird 1812 15 Series MPR | 18 | 90 | 30 | 0.92 15' |
| 37 | Rain Bird 1812 VAN Series | 3 | Adj | 30 | 18' |
| 38 | Rain Bird 1812 HE-VAN Series | 3 | Adj | 30 | 8' |
| 39 | Rain Bird 1812 HE-VAN Series | 2 | Adj | 30 | 12' |
| 40 | Rain Bird 1812 HE-VAN Series | 12 | Adj | 30 | 15' |
| 41 | Rain Bird 1804-1400 Flood | 4 | 360 | 30 | 1.00 1' |

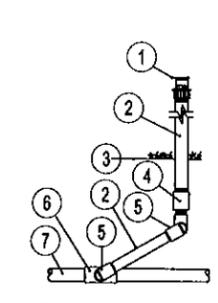
| SYMBOL | Existing On Property MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI | GPM | RADIUS |
|--------|---|-----|-----|------|--------|
| 42 | Hunter PGP-ADJ Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle, Standard Angle Red Nozzle. Lower Precipitation Rate. | 14 | 50 | 3.90 | 41' |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|--------|---|------------|
| 43 | Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. | 8 |
| 44 | Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 315 for 1/2" pipe, PVC Class 200 for 3/4" pipe, PVC Class 160 SDR 26 for 1" and above. | 3,678 l.f. |
| 45 | Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe. | 3,166 l.f. |
| 46 | Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. | 572.1 l.f. |



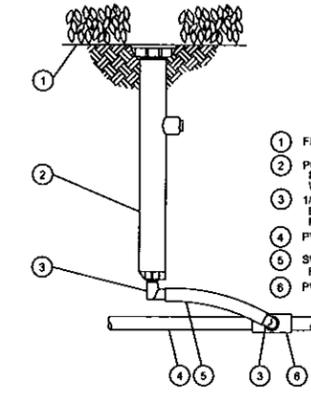
RAIN BIRD PEB SERIES VALVE
NOT TO SCALE

- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 7)
- ID TAG: RAIN BIRD VID SERIES
- REMOTE CONTROL VALVE: RAIN BIRD PEB'S WITH GATE VALVE
- VALVE BOX WITH COVER: ARMOR 10" PLASTIC VALVE BOX
- FINISH GRADE/TOP OF MULCH
- PVC SCH 80 NIPPLE (CLOSE)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- PVC MAINLINE PIPE
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE
- 3.0-INCH MAXIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



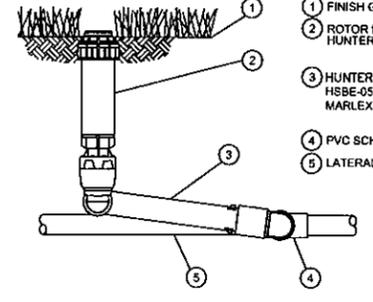
RAIN BIRD 1800 NOZZLE ON RISER SPRAY HEAD
NOT TO SCALE

- RAIN BIRD 1800 SERIES PLASTIC NOZZLE AND SHRUB ADAPTER MODEL PA-82
- SCH 80 NIPPLE
- FINISH GRADE
- SCH 80 THREADED COUPLER
- 1/2" PVC STREET ELLS (3)
- LATERAL TEE OR ELL
- LATERAL PIPE



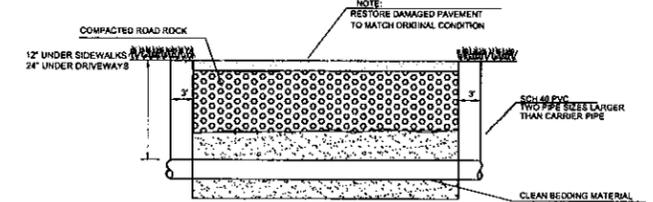
RAIN BIRD 1812 SPRAY HEAD
NOT TO SCALE

- FINISH GRADE/TOP OF MULCH
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1812 WITH RAIN BIRD ROTARY NOZZLE
- 1/2-INCH MALE NPT x 490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- PVC LATERAL PIPE
- SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- PVC SCH 40 TEE OR ELL



HUNTER PGP ROTOR HEAD
NOT TO SCALE

- FINISH GRADE
- ROTOR POP-UP SPRINKLER: HUNTER PGP
- HUNTER SWING PIPE: HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
- PVC SCH 40 TEE OR ELL
- LATERAL PIPE



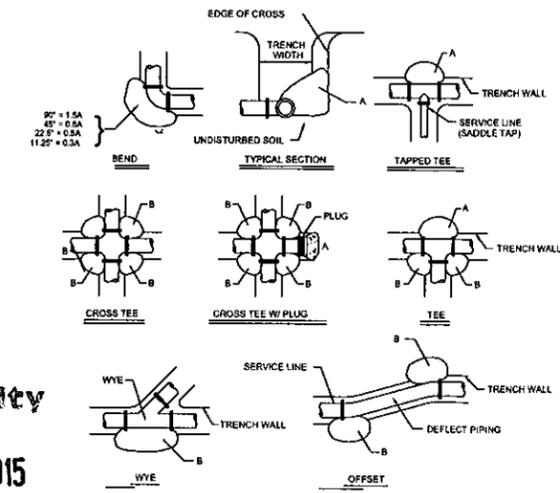
PIPE SLEEVE DETAIL

| THRUST BLOCK SCHEDULE | | | | | | | |
|-----------------------|----|----|-----|-----|-----|-----|-----|
| PIPE SIZE | 2" | 4" | 6" | 8" | 10" | 12" | 14" |
| A' | 1 | 3 | 5.5 | 10 | 15 | 22 | 30 |
| B' | 1 | 2 | 4.5 | 7.5 | 12 | 17 | 23 |

* DENOTES CHART NUMBERS ARE SQ. FT. BEARINGS ON UNDISTURBED SOIL.

GENERAL NOTES:

- THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED EXCAVATE ALL LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
- ON BENDS AND TEES EXTEND THRUST BLOCKS TO THE FULL LENGTH OF THE FITTING.
- PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCK.
- BACKFILL SHALL CONSIST ENTIRELY OF CLEAN SAND AND SMALL ROCK FRAGMENTS. ANY MUCK FOUND AROUND THE EXCAVATION SHALL BE REPLACED WITH COMPACTED ACCEPTABLE MATERIAL.
- DESIGN CRITERIA: SOIL BEARING = 1000 LBS./SQ. FT. PRESSURE = 150 PSI
- CONCRETE SHALL BE 2500 PSI MINIMUM.
- CONTRACTOR SHALL WRAP ALL FITTINGS IN POLYETHYLENE FILM (8 MILS) MINIMUM THICKNESS, PROVIDING MINIMUM OF ONE (1) FOOT OVERLAP, EACH SIDE OF FITTING.



THRUST BLOCK DETAIL
NOT TO SCALE



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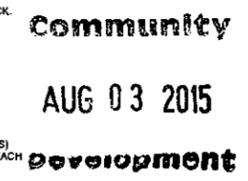
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Earl Stewart Toyota
Lake Park, FL
Irrigation Details

Date: 03.15.2014
Project No.: 03-002.004
Designed By: JW/B
Drawn By: JW/B
Checked By: DM/AB

Revision Dates:
15.03.14 Updated Site & Landscape Plans
02.18.15 Revised SP Addendum



AUG 03 2015

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES, AND SHALL BE PERFORMED BY QUALIFIED INSTALLERS SUPERVISED BY A LICENSED IRRIGATION CONTRACTOR.

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

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 30'.

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

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

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

SPRINKLERS

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

SPRAY HEADS SHALL BE RAIN BIRD 1800 SERIES SPRINKLERS WITH VAN ADJUSTABLE NOZZLES. FOUR INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. POP-UP TYPE SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS. EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR NOZZLE ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE 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.

PRESSURE PIPE & SLEEVES: PROVIDE SCHEDULE 40 PLASTICIZED POLYVINYL CHLORIDE PIPE FOR ALL MAINS OR OWNER APPROVED EQUAL. THE MAINLINE PIPE SHALL BE MANUFACTURED FROM CLEAN, VIRGIN, NSF APPROVED TYPE 1, GRADE 1 PVC, CONFORMING TO ASTM DESIGN SPECIFICATIONS D1785 AND D2655. ALL LATERAL PIPE SHALL BE CLASS 160 PIPE MEETING THE SAME ASTM D2241 AND SDR26 SPECIFICATIONS. ALL SLEEVING SHALL BE SCHEDULE 40 UNPLASTICIZED POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM DESIGN SPECIFICATIONS D1785 AND D2655. SIZE ALL SLEEVES SHALL BE A MINIMUM 2 PIPE SIZES LARGER THAN THE CARRIER PIPE, AND EXTEND 3' BEYOND HARDSCAPE AREAS.

PIPE FITTINGS: PIPE FITTINGS SHALL BE PVC, MINIMUM OF SCHEDULE 80 PIPE. MAKE ALL TAPS ON MAINS OR BRANCH MAINS WITH TEES. PROVIDE ALL NON-THREADED TYPE JOINTS OF SOCKET TYPE, DESIGNED FOR SOLVENT-CEMENT TYPE APPLICATION. PRIOR TO THE CONNECTION OF ANY JOINT WITH PVC GLUE, TREAT ALL FITTINGS AND PIPES 1" AND LARGER WITH A HIGH ETCH (PURPLE) PVC CLEANER, A MEDIUM BODY, GRAY IN COLOR, CEMENT SHALL BE USED BOND EACH SECTION OF THE PVC PIPE. USE ONLY CLEANER AND SOLVENT COMPATIBLE WITH THE PVC PIPE USED. UPON COMPLETION OF THE GLUE JOINTS, KEEP IRRIGATION SYSTEM OUT OF SERVICE FOR THE PERIOD OF TIME SPECIFIED BY THE GLUE MANUFACTURER. MAKE SCREW JOINTS WITH AN ACCEPTABLE SCREW JOINT PIPE JOINT COMPOUND.

TRENCHING AND BACKFILLING

TRENCHING: PERFORM ALL EXCAVATION NECESSARY TO INSTALL THE SYSTEM AS INDICATED ON DRAWINGS, INCLUDING ALL NECESSARY CLEARING AND GRUBBING OF ANY FOREIGN SUBSTANCE ENCOUNTERED IN TRENCH AREA. PILE EXCAVATION MATERIAL SUITABLE FOR BACKFILL AT A SUFFICIENT DISTANCE FROM TRENCH TO AVOID OVERLOADING, SLIDES AND/OR CAVE-INS. DISPOSE OF, OFF SITE. ALL ORGANIC OR UNSUITABLE FOREIGN MATERIALS REMOVED DURING EXCAVATION. PROVIDE ADDITIONAL SUITABLE FILL MATERIALS REQUIRED FOR BACKFILLING OF EXCAVATED AREAS.

TRENCHES: MAKE TRENCH BOTTOMS SMOOTH, CLEAN AND FREE OF ALL STONES, STUMPS AND ROCK. IF SUCH MATERIALS ARE ENCOUNTERED IN TRENCHING, EXCAVATE TRENCH 6 INCHES DEEPER THAN ORDINARILY REQUIRED AND SPREAD A 6" LAYER OF SAND TO PROVIDE A FIRM BEDDING OF THE PIPE.

TRENCH DEPTH: PROVIDE 24" MINIMUM DEPTH OF COVER OVER PIPING 2-1/2" AND LARGER AND 18" MINIMUM DEPTH OF COVER OVER PIPING 2" SMALLER.

TRENCH WIDTH: EXCAVATE TRENCHES TO A SUFFICIENT WIDTH TO ALLOW A MINIMUM OF 6" BETWEEN PARALLEL PIPE LINES.

BACKFILLING

BACKFILLING: BACKFILL OVER-EXCAVATION OF TRENCHES UNDER PIPE WITH CLEAN SANDY FILL MATERIAL, FREE OF ORGANIC MATERIALS AND OBJECTS LARGER AND 1/2" DIAMETER.

BACKFILL TRENCHES: FROM PIPE FLOW LINE TO 2" ABOVE TOP OF PIPE WITH CLEAN SANDY FILL MATERIAL FREE OF ORGANIC MATERIALS AND OBJECTS LARGER THAN 1/2" DIAMETER.

BACKFILL TRENCHES: FROM 2" ABOVE TOP OF PIPE UP TO FINISH GRADE WITH CLEAN SANDY FILL MATERIAL REMOVED BY EXCAVATION.

PAVEMENTS: NO PAVEMENT SHALL BE CUT TO INSTALL IRRIGATION WORK. IRRIGATION CONTRACTOR SHALL COORDINATE WITH PAVING OPERATION TO ASSURE ALL SLEEVES ARE INSTALLED UNDER DRIVES AND SIDEWALKS PRIOR TO THEIR INSTALLATION.

EXCAVATE: TRENCH TO REQUIRED DEPTH AND WIDTH.

INSTALLATION

GENERAL: INSTALL ALL MATERIALS AND EQUIPMENT IN A NEAT AND WORKMANLIKE MANNER FOLLOWING THE RECOMMENDATIONS OF THE MANUFACTURERS OF THE MATERIALS. THE OWNER RETAINS THE RIGHT TO ORDER REMOVAL OR REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A REASONABLE NEAT AND WORKMANLIKE APPEARANCE. PERFORM AND COMPLETE ANY REQUIRED REMOVAL AND REPLACING OF MATERIALS WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

MAIN AND LATERAL PIPING: ALL PIPE SHALL BE INSTALLED AND BURIED AT THE FOLLOWING MINIMUM DEPTHS:

- ALL MAIN LINE PIPING SHALL BE INSTALLED AT A MINIMUM OF 24" BELOW FINISHED GRADE.
- ALL LATERAL PIPING SHALL BE INSTALLED AT A MINIMUM OF 18" BELOW FINISHED GRADE.

SLEEVE INSTALLATION: INDIVIDUALLY SLEEVE ALL PVC PIPING THAT CROSSES ROADWAYS OR PAVEMENT MORE THAN 5' IN WIDTH. PLACE ALL SLEEVES UNDER ROADWAYS A MINIMUM OF 30" BELOW GRADE.

VALVE BOXES : INSTALL ARMOR 10" GREEN PLASTIC VALVES BOXES OR OWNER APPROVED EQUAL FOR ALL REMOTE CONTROL VALVES, ISOLATION VALVES, SPLICES OR ANY OTHER MISCELLANEOUS MARKER OR ACCESS BOX SO THE TOP OF SAID STRUCTURE IS AT FINISHED GRADE AFTER SODDING. USE PENTEK VALVE BOX EXTENSIONS WHERE REQUIRED.

ISOLATION VALVES: INSTALL LEEMCO, INC. LMV-BB SERIES (BELL X BELL) MAINLINE GATE VALVES, OR OWNER APPROVED EQUAL TO ISOLATE VARIOUS SECTIONS OF THE MAINLINE WHERE SHOWN ON THE PLANS.

ADJUSTMENTS: ADJUST AUTOMATIC CONTROL VALVES TO PROVIDE FLOW RATE OF RATED OPERATING PRESSURE REQUIRED FOR EACH SPRINKLER CIRCUIT.

INSTALL ELECTRIC REMOTE CONTROL VALVES: AS INDICATED ON THE DRAWINGS AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

FLOW CONTROL: ADJUST FLOW CONTROL STEM ON ALL REMOTE CONTROL ZONE VALVES DOWNWARD TO MINIMIZE ANY OVER PRESSURIZATION BEFORE ANY INDIVIDUAL NOZZLE ADJUSTMENTS ON THE SPRINKLERS ARE PERFORMED.

TESTING: NOTIFY OWNER IN WRITING WHEN TESTING WILL BE CONDUCTED. CONDUCT TESTS IN PRESENCE OF OWNER.

HYDROSTATIC TEST: UPON COMPLETION OF THE IRRIGATION MAIN AND AFTER SUFFICIENT TIME HAS BEEN ALLOWED FOR SOLVENT WELD JOINTS TO CURE, TEST ENTIRE OR PORTIONS OF THE MAIN FOR PROPER OPERATION. FLUSH ALL AIR FROM THE MAIN AND CHECK ALL COMPONENTS FOR PROPER OPERATION. AFTER COMPLETION OF THE FLUSHING OPERATION, TEST IRRIGATION MAIN WITH 125 PSI HYDROSTATIC PRESSURE FOR A MINIMUM OF 4 HOURS. AFTER THE PRESSURE HAS BEEN STABILIZED, NO PRESSURE LOSS SHALL BE RECORDED OVER THE ENTIRE PERIOD OF THE TEST SHALL BE PERMITTED. REMOVE AND/OR REPLACE ANY ITEM OR COMPONENT OF THE SYSTEM WHICH DOES NOT COMPLY WITH TEST AND TEST THE ENTIRE SYSTEM AGAIN UNTIL SATISFACTORY TEST RESULTS ARE OBTAINED. ALL TESTING SHALL BE DONE IN THE PRESENCE OF THE OWNER AND A MINIMUM OF 48 HOURS NOTICE SHALL BE AFFORDED THE OWNER PRIOR TO CONDUCTING THE HYDROSTATIC PRESSURE TEST.

OPERATIONAL TESTING: PERFORM OPERATIONAL TESTING AFTER HYDROSTATIC TESTING IS COMPLETED, BACKFILL IS IN PLACE, AND SPRINKLER HEADS ADJUSTED TO FINAL POSITION. DEMONSTRATE TO OWNER THAT SYSTEM MEETS COVERAGE REQUIREMENTS AND THAT AUTOMATIC CONTROLS FUNCTION PROPERLY. COVERAGE REQUIREMENTS ARE BASED ON OPERATION OF ONE CIRCUIT AT A TIME.

ADJUSTMENT: AFTER COMPLETION OF GRADING, SEEDING OR SODDING, AND ROLLING OF GRASS AREAS, CAREFULLY ADJUST LAWN SPRINKLER HEADS SO THAT THEY WILL BE FLUSH WITH FINISH GRADE.

BALANCE: ADJUST THE VARIOUS COMPONENTS OF THE SPRINKLER SYSTEM SO THE OVERALL OPERATION OF THE SYSTEM IS EFFICIENT. BALANCING AND ADJUSTMENT SHALL INCLUDE A SYNCHRONIZATION OF THE CONTROLLERS, WATER QUALITY CONTROL EQUIPMENT, SPRINKLER HEADS, AND INDIVIDUAL STATION ADJUSTMENTS ON THE CONTROLLERS.

TRAINING OF MAINTENANCE PERSONNEL: UPON COMPLETION OF THE WORK AND FINAL ACCEPTANCE BY THE OWNER, SYSTEM INSTALLER TRAIN MAINTENANCE PERSONNEL IN THE OPERATION, MAINTENANCE, AND REPAIR OF THE SYSTEM. PROVIDE COPIES OF ALL PARTS LIST, TROUBLE SHOOTING LISTS, SPECIFICATIONS SHEETS, AND CATALOG SHEETS TO THE SCHEDULES AND PROGRAMMING OF THE AUTOMATIC CONTROLLERS IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR IRRIGATION DRAWINGS.

GUARANTEE: INSTALLER TO FURNISH A GUARANTEE PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE SYSTEM AND WITH A SIXTY (60) DAYS OF FREE SERVICE. FULL COVERAGE MUST BE ATTAINED FROM THE COMPLETE SYSTEM IN THE PRESENCE OF THE OWNER BEFORE FINAL PAYMENT CAN BE MADE.

NOTE:

THE IRRIGATION SYSTEM USES POTABLE SEACOAST UTILITY AUTHORITY WATER FOR IRRIGATION.

THERE ARE TWO SEPARATE IRRIGATION SYSTEMS WITH TWO SEPARATE WATER SOURCES ALONG LAKE SHORE DRIVE EASTERN PERIMETER. SHEET IR-1 SHOWS WATER SOURCE M-1 FOR THE NEW VEHICLE DEALERSHIP. SHEET IR-2 SHOWS THE WATER SOURCE M-2 FOR THE USED VEHICLE DEALERSHIP.

PVC MAINLINES ARE LOCATED ALONG THE NORTHERN AND SOUTHERN PERIMETERS OF JASMINE DRIVE FOR EACH IRRIGATION SYSTEM. THESE TWO MAINLINES SHALL BE CUT AND CAPPED PRIOR TO DEMOLITION TO KEEP THE MAINLINES OUT OF AREAS OF CONSTRUCTION. IT IS THE INTENT TO PROVIDE IRRIGATION TO ALL AREAS NOT WITHIN THE CONSTRUCTION WORK ZONES TO KEEP ALL EXISTING LANDSCAPING VIABLE AND ALIVE DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO CUT AND CAP M-1 MAINLINE LOCATED ALONG U.S. HIGHWAY 1 WHEN NEW ENTRY IS CREATED AND ANY M-2 MAINLINE AND ZONE LATERAL PIPING WHEN JASMINE DRIVE IS REMOVED. ANY MAINLINES OR LATERAL LINES IN ZONES THAT ARE CUT DURING CONSTRUCTION SHALL BE CAPPED.

IRRIGATION PLANS OR AS-BUILT IRRIGATION PLANS OF THE EXISTING IRRIGATION SYSTEM ARE NOT AVAILABLE. PRIOR TO DEMOLITION THE CONTRACTOR SHALL LOCATE ALL EXISTING VALVES IN THE FIELD. VALVES THAT CAN REMAIN SHALL BE PLACED IN A NEW 10" PLASTIC ARMOR VALVE WITH COVER PER SHEET IR-3. LOCATED EACH VALVE WITH GPS FOR FUTURE CREATION OF RECORD DRAWINGS.

RECORD DRAWINGS

CONTRACTOR SHALL PROVIDE RECORD DRAWINGS SHOWING "AS-BUILT" LOCATIONS AT 100' INTERVALS FOR MAINLINE PIPING 1" AND ABOVE. RECORD DRAWINGS SHALL DEPICT AREAS OF EXISTING IRRIGATION SYSTEM DISCOVERED DURING CONSTRUCTION INCLUDING MAINLINE AND LATERAL PIPE LOCATIONS/SIZING, SLEEVE LOCATIONS, VALVE LOCATIONS WITH GPS INCLUDED ON PLANS. NEWLY INSTALLED AREAS OF IRRIGATION SHALL IDENTIFY HEAD AND NOZZLE TYPES, PIPE SIZES AND LOCATIONS, VALVE LOCATIONS (WITH GPS), AND SLEEVE SIZES AND LOCATIONS. THE RECORD DRAWINGS SHALL ALSO IDENTIFY THE AREAS IRRIGATED BY EACH ZONE. RECORD DRAWINGS SHALL BE SUBMITTED IN HARD COPY AND DIGITAL FORMAT (MINIMUM AUTOCAD VERSION 2010) PROVIDED ON A CD.

Community

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Development



NOTE: PHASE III IRRIGATION PLANS SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT.



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Earl Stewart Toyota

Lake Park, FL

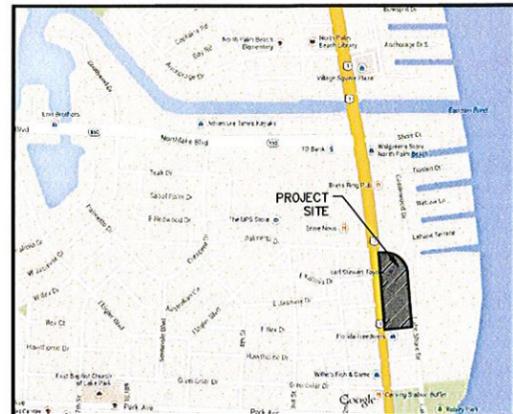
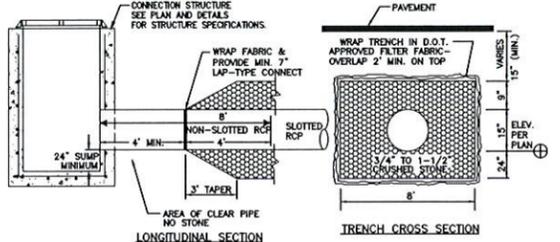
Irrigation Specifications

Date: 03.28.2014 Project No.: 03-002.004 Designed By: JWB Drawn By: JWB Checked By: DMAB

Revision Dates: 10.30.14 Updated Site & Landscape Plans 02.19.15 Residential SP Amendment

IR-4 of 4

- ACCESSIBILITY NOTES:**
1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CHAPTER 11- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
 2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, CHAPTER 11- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
 3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.



McLeod • McCarthy & Associates, P.A.
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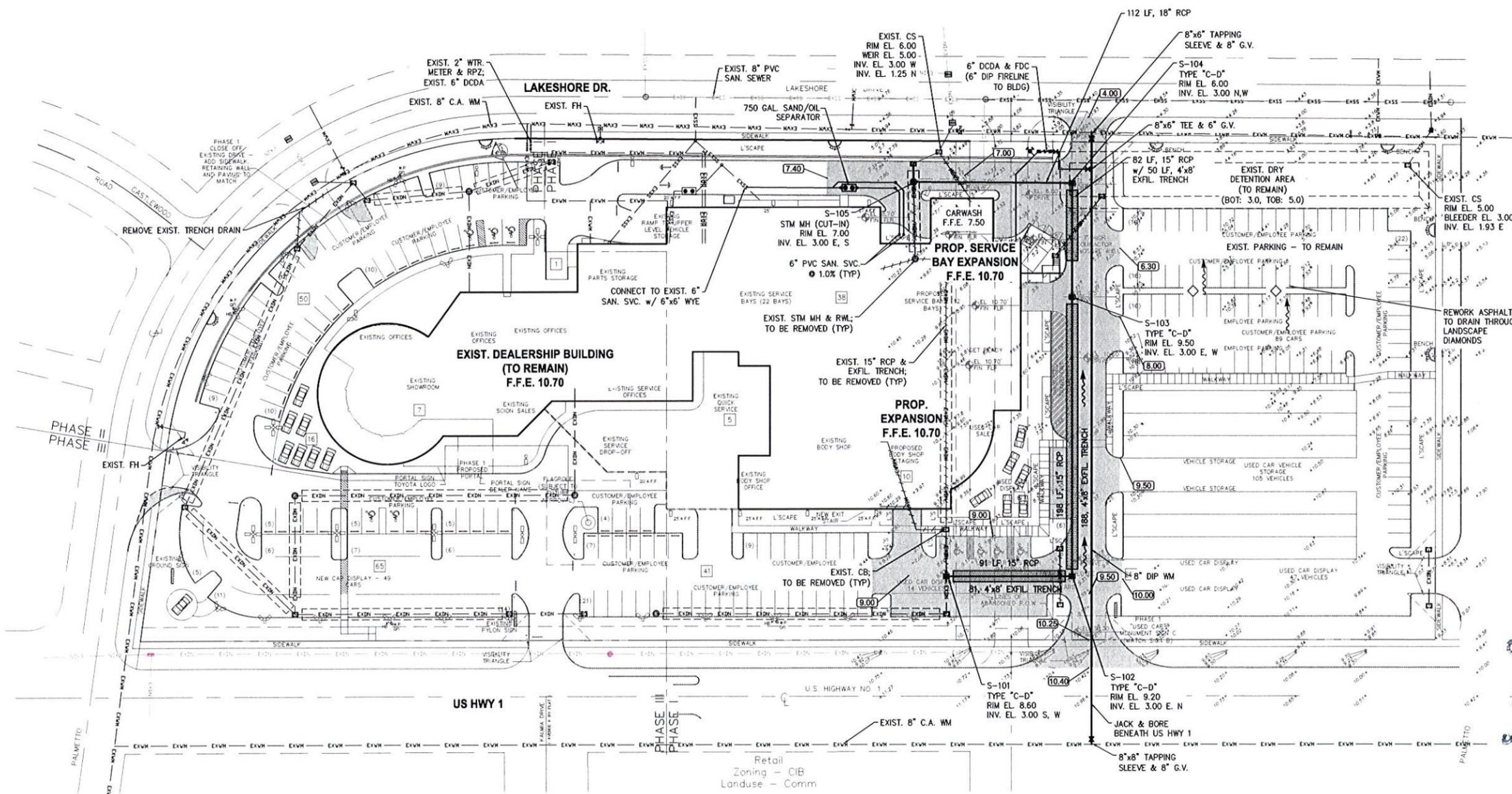
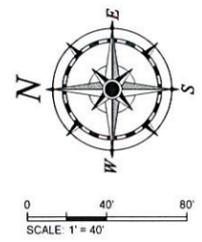
SEAL

2/17/15
TODD N. MCLEOD, P.E.
FL LICENSE NO. 69188 | FL CA NO. 30535

FIELD: TMM
DRAWN: TMM
DESIGNED: TMM
APPROVED: TMM
PROJECT #: 14-43
DRAWING #: 1448PRE

REV NEW SITE PLAN
REV NEW SITE PLAN
REV NEW SITE PLAN
NO. DATE REVISIONS

3 2/18/15
2 1/6/15
1 10/21/14
NO. DATE REVISIONS



- LEGEND**
- PROP. SIGN
 - SURFACE FLOW ARROW
 - PROP. CONCRETE PAVEMENT
 - PROP. ASPHALT OVERLAY
 - PROP. FULL-DEPTH ASPHALT PAVEMENT
 - PROPOSED ELEVATION
 - EXIST. ELEVATION
 - EXIST. STORM OR UTILITY - TO BE REMOVED

- NOTES:**
1. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
 2. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
 3. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
 4. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
 5. ALL UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.

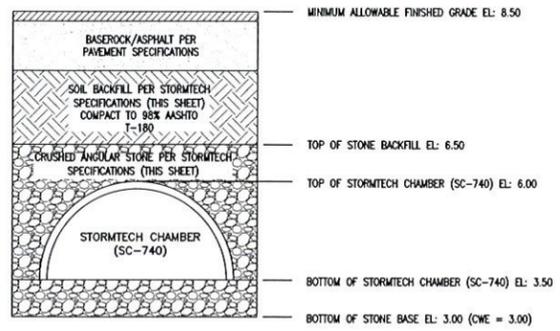
Community
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Development

CONCEPTUAL ENGINEERING PLAN (PHASE I)
EARL STEWART TOYOTA LAKE PARK, FLORIDA

SCALE: AS SHOWN
DATE: 3-13-2014

SHEET
01
OF 2

- ACCESSIBILITY NOTES:**
1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CHAPTER 11- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
 2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, CHAPTER 11- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
 3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

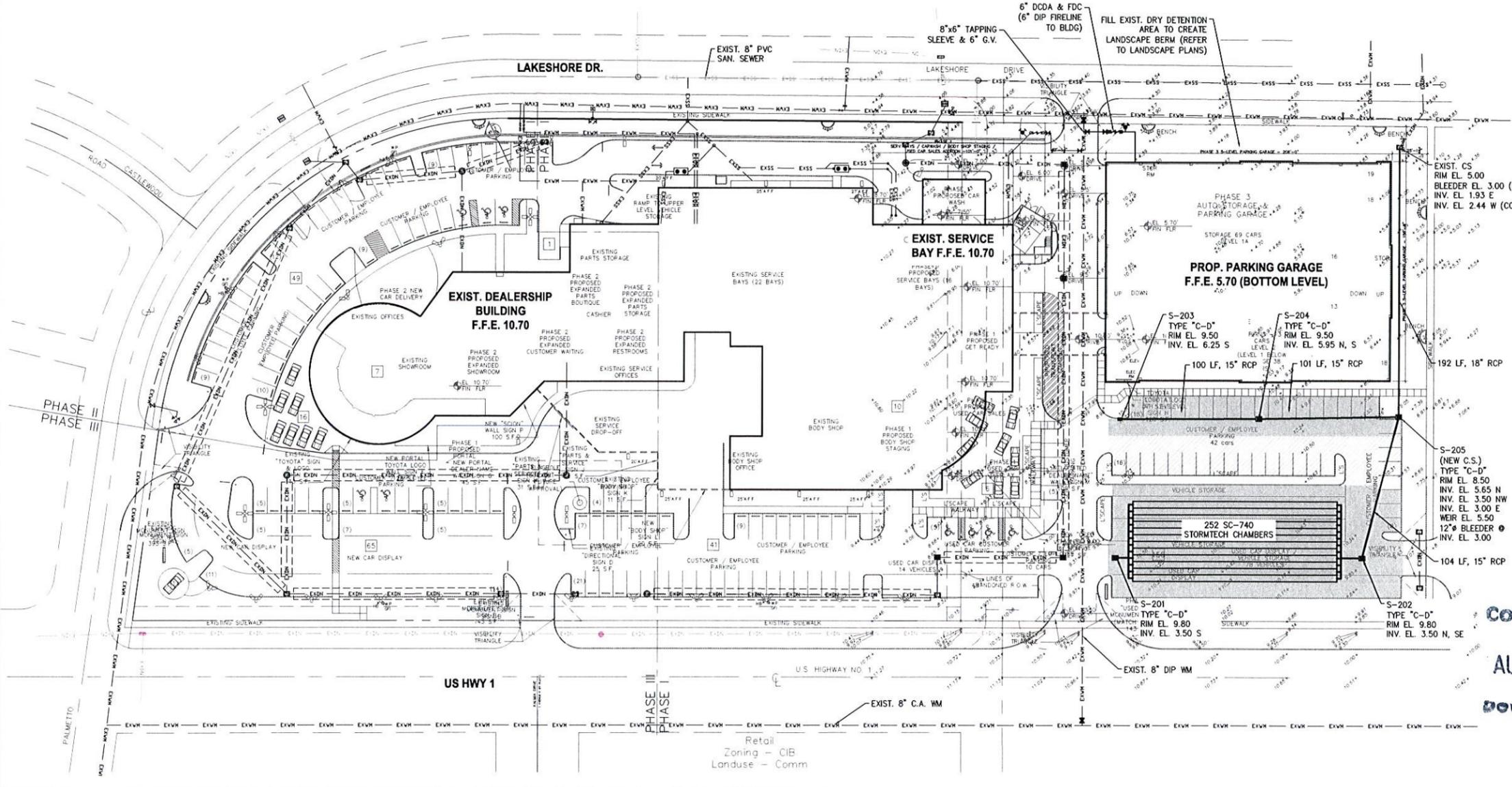
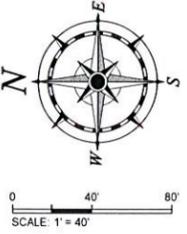


NOTE: CRUSHED STONE, BACKFILL, AND SOIL PREP. TO BE IN ACCORDANCE WITH STORMTECH SPECIFICATIONS, THIS SHEET. PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE PAVEMENT SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. CONTRACTOR SHALL OBTAIN, READ, & COMPLY WITH THE STORMTECH INSTALLATION INSTRUCTIONS MANUAL, LATEST EDITION.

TYPICAL STORMTECH CROSS SECTION DETAIL N.T.S.



S: 21 | T: 42S | R: 43E
PROJECT LOCATION MAP
N.T.S.



- LEGEND**
- PROP. SIGN
 - SURFACE FLOW ARROW
 - PROP. CONCRETE PAVEMENT
 - PROP. ASPHALT OVERLAY
 - PROP. FULL-DEPTH ASPHALT PAVEMENT
 - PROPOSED ELEVATION
 - EXIST. ELEVATION
 - EXIST. STORM OR UTILITY - TO BE REMOVED

- NOTES:**
1. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
 2. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
 3. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3\"/>

Community
AUG 03 2015
Development



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SEAL
2/17/15
TODD N. MCLEOD, P.E.
FL LICENSE NO. 69186 | FL CA NO. 30535

FIELD: TNM
DRAWN: TNM
DESIGNED: TNM
APPROVED: TNM
PROJECT #: 14-43
DRAWING #: 143PRE

3 2/16/15 REV PER NEW SITE PLAN
2 1/6/15 REV PER NEW SITE PLAN
1 10/21/14 REV PER NEW SITE PLAN
NO DATE REVISIONS

CONCEPTUAL ENGINEERING
PLAN (PHASE III)
EARL STEWART TOYOTA
LAKE PARK, FLORIDA

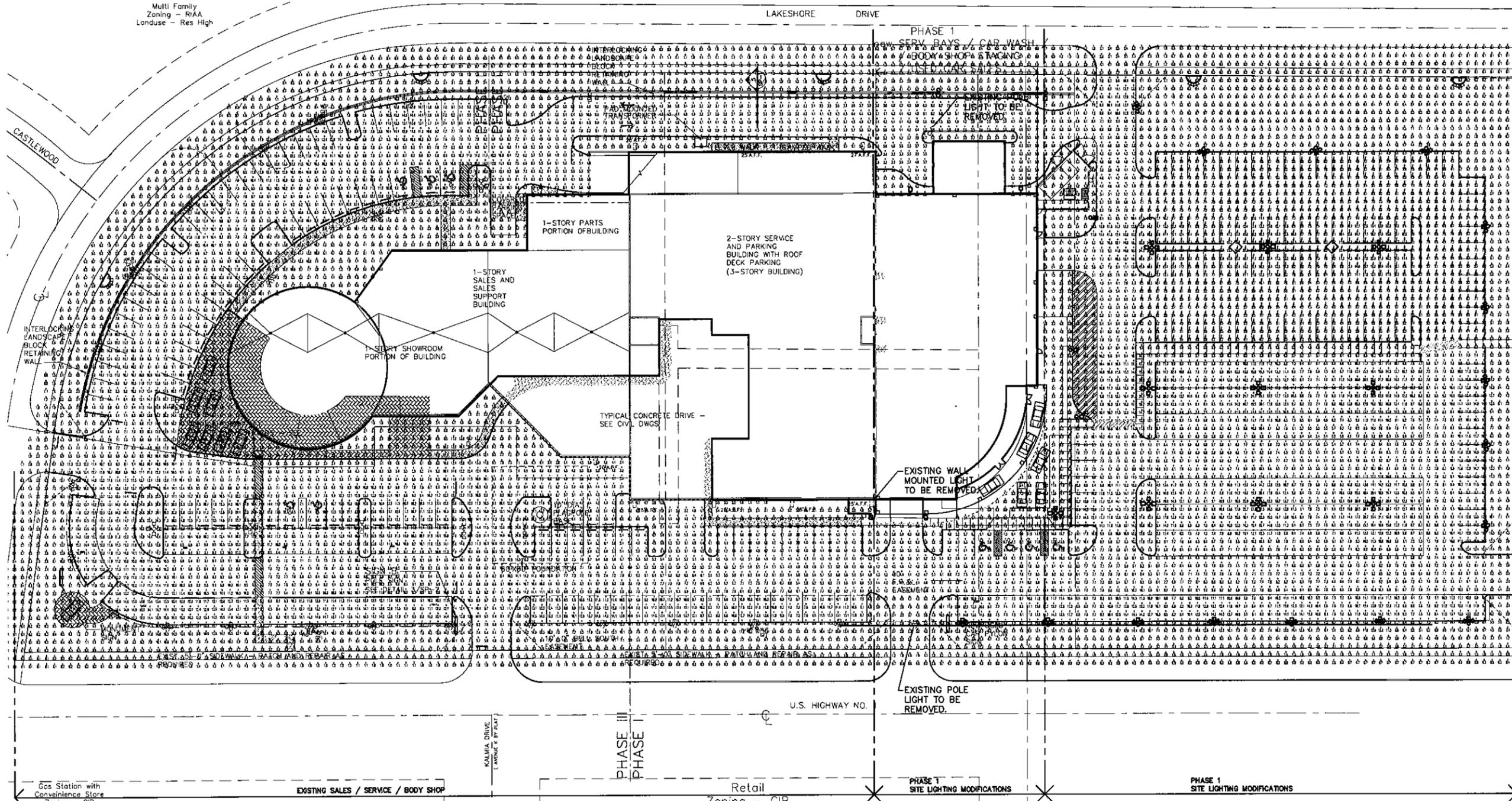
SCALE: AS SHOWN
DATE: 3-13-2014

SHEET
02
OF 2

Multi Family
Zoning - R1AA
Londuse - Res High

LAKESHORE DRIVE

PHASE 1
SERV. PLAYS / CAR WASH
BODY SHOP & TACINCA



PHOTOMETRIC SITE PLAN

SCALE : 1"=30'-0"

LEGEND

- | | | | |
|--|--|--|--------------------------------------|
| | NEW SITE LIGHTING POLE TYPE 'A' (SEE DETAIL ON SHEET E-3) | | EXISTING SITE LIGHTING POLE TYPE 'A' |
| | NEW SITE LIGHTING POLE TYPE 'B' (SEE DETAIL ON SHEET E-3) | | EXISTING SITE LIGHTING POLE TYPE 'B' |
| | NEW SITE LIGHTING POLE TYPE 'C' (SEE DETAIL ON SHEET E-3) | | EXISTING SITE LIGHTING POLE TYPE 'C' |
| | NEW SITE LIGHTING WALL MOUNT | | EXISTING SITE LIGHTING WALL MOUNT |

LIGHTING CALCULATIONS

| CALCULATION SUMMARY | | | | | | | | | |
|-----------------------|--------|------|------|-------|------|-------|------|---------|---------|
| AREA NAME | F.F.TS | LUF | SPAC | GROUP | AVC | MAX | MIN | MAX/MIN | AVC/MIN |
| New Parking Area | 4953 | 0.86 | 5.00 | <2> | 9.32 | 28.55 | 2.63 | 10.86 | 3.55 |
| New Temp Parking Area | 974 | 0.86 | 5.00 | <2> | 7.81 | 28.48 | 3.22 | 8.85 | 2.42 |

LARRY M. SMITH, P.E.
Seal / FLORIDA REGISTRATION NO. 45997

SEC Smith Engineering
Consultants, Inc.
State Auth. #8228

2161 Palm Beach Lake Blvd., Suite 312
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(561) 616-3911 fax (561) 616-3912

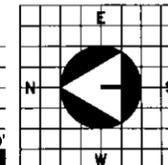
Community

AUG 03 2015

**PHASE 1
PHOTOMETRIC SITE PLAN**

PHASE I -
PROPOSED INITIATION DATE - 1 YEAR

SCALE : 1"=30'-0"



1401 FORUM WAY, SUITE #100
WEST PALM BEACH, FLORIDA 33401
561.684.6844 - Fax 561.684.5594
gliddenspina.com
FL Lic. # AA0002899

GLIDDENSPINA
PARTNERS

Architects - Interior Design
John Glidden / 561.684.6844 - Fax 561.684.5594

DEALERSHIP EXPANSION FOR:
EARL STEWART TOYOTA

1215 U.S. HIGHWAY NO. 1
LAKE PARK, FLORIDA

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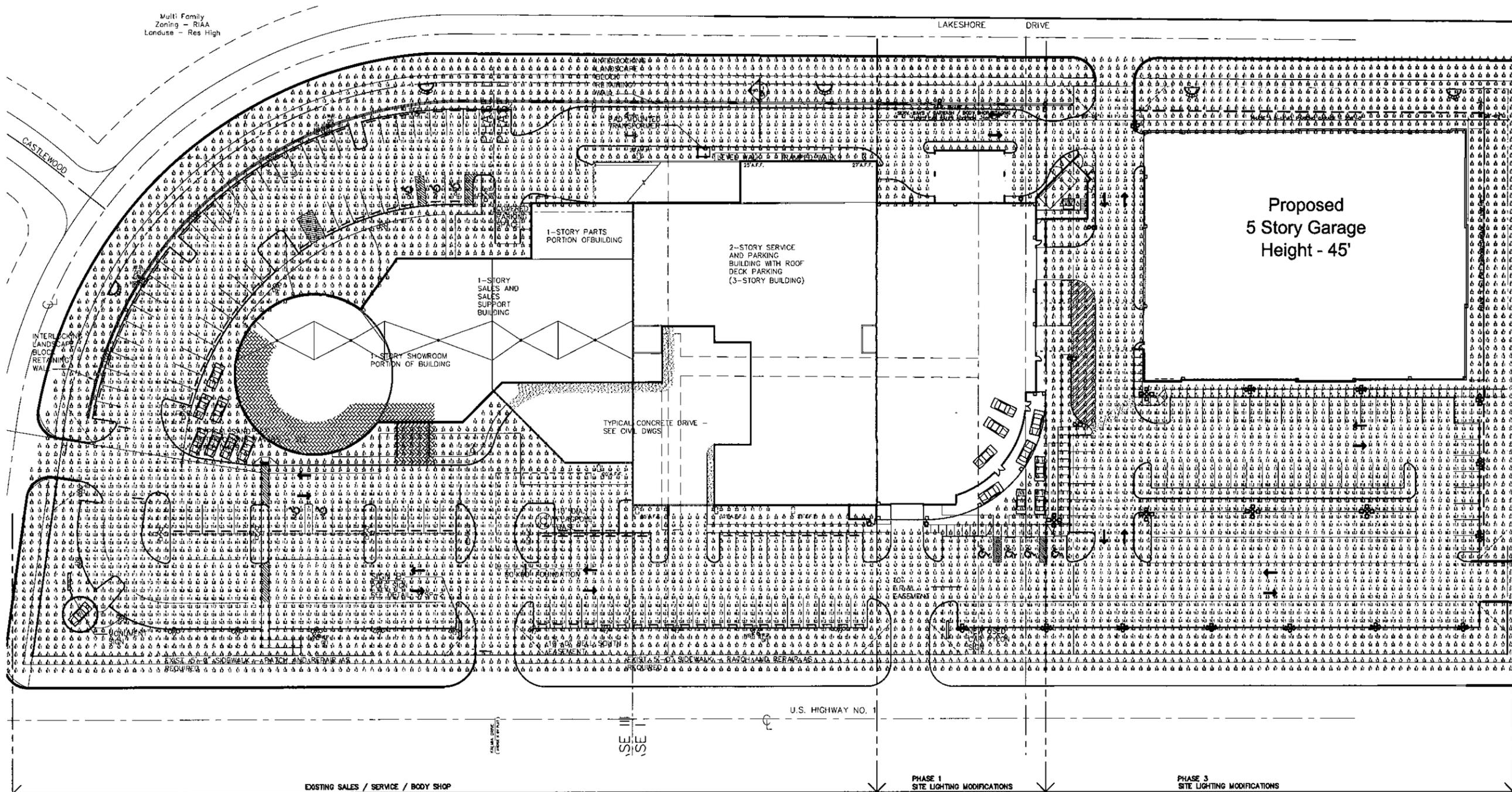
Sheet title: PHASE 1 - PHOTOMETRIC SITE PLAN
File name: S14041-E1-E3.dwg

Revisions:
Project no: 13108
Date: 03/14/14
Drawn by: SPH
Checked by: LMS

**PH-1
E-1**

Multi Family
Zoning - R1AA
Landuse - Res High

LAKESHORE DRIVE



Proposed
5 Story Garage
Height - 45'

EXISTING SALES / SERVICE / BODY SHOP

PHASE 1
SITE LIGHTING MODIFICATIONS

PHASE 3
SITE LIGHTING MODIFICATIONS

PHOTOMETRIC SITE PLAN

SCALE : 1"=30'-0"

LEGEND

- NEW SITE LIGHTING POLE TYPE 'A'
(SEE DETAIL ON SHEET E-3)
- EXISTING SITE LIGHTING POLE TYPE 'A'
- NEW SITE LIGHTING POLE TYPE 'B'
(SEE DETAIL ON SHEET E-3)
- EXISTING SITE LIGHTING POLE TYPE 'B'
- NEW SITE LIGHTING POLE TYPE 'C'
(SEE DETAIL ON SHEET E-3)
- EXISTING SITE LIGHTING POLE TYPE 'C'
- NEW SITE LIGHTING WALL MOUNT
- EXISTING SITE LIGHTING WALL MOUNT

LIGHTING CALCULATIONS

| AREA NAME | # PIS | UF | SPAC | GROUP | AFC | MAX | MIN | MAX/MIN | AFC/MIN |
|------------------|-------|------|------|-------|------|-------|------|---------|---------|
| New Parking Area | 4888 | 0.86 | 5.00 | <*> | 9.03 | 28.55 | 2.65 | 10.77 | 3.41 |

Community
AUG 03 2015
Development

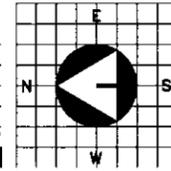
LARRY M. SMITH, P.E.
Seal / FLORIDA REGISTRATION NO. 45997

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State Auth. #8228
2161 Palm Beach Lake Blvd., Suite 312
West Palm Beach, FL 33409
(561) 616-3911 fax (561) 616-3912

**PHASE 3
PHOTOMETRIC SITE PLAN**

PHASE 3 -
PROPOSED INITIATION DATE - 10 YEARS

SCALE : 1"=30'-0"
0 15' 30' 60' 120'



1401 FORUM WAY, SUITE #100
WEST PALM BEACH, FLORIDA 33401
561.664.8844 • Fax 561.664.5594
gliddenspina.com
P.L.L.C. # AZ2600289



Architecture • Interior Design
John Glidden # AB5536 • Keith M. Spina # AM3419

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EARL STEWART TOYOTA
1215 U.S. HIGHWAY NO. 1
LAKE PARK, FLORIDA

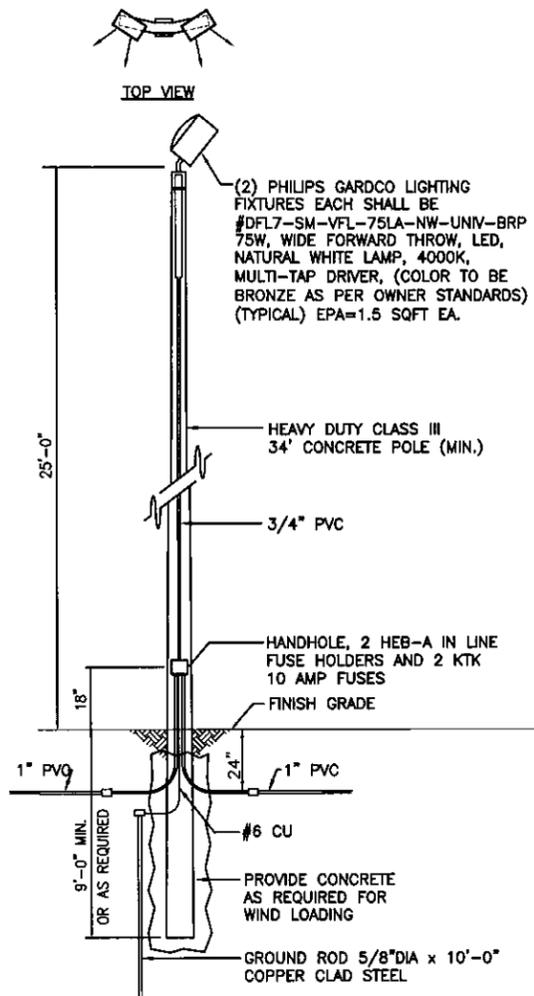
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File name: ST14041-E1-E3.dwg

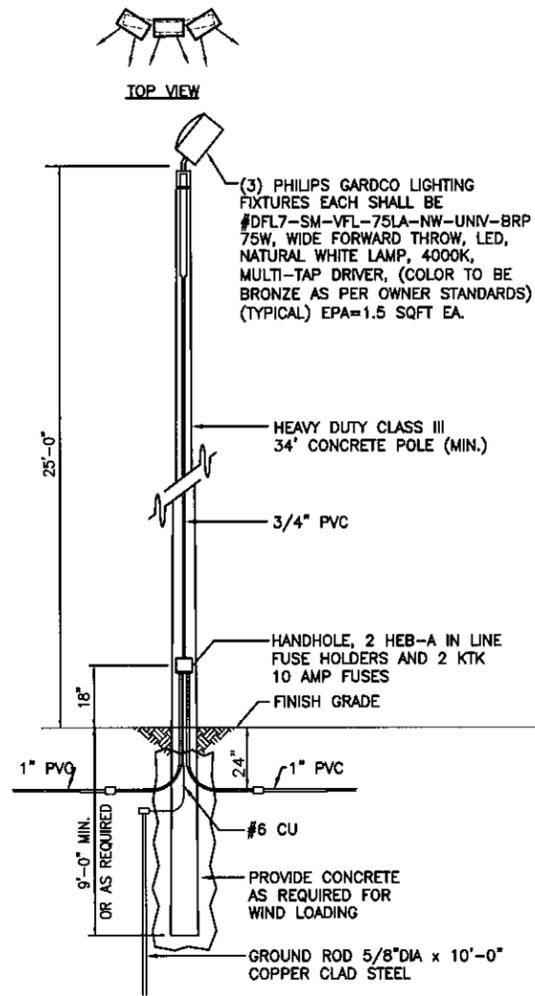
| Project no: | Date: | Drawn by: | Checked by: |
|-------------|----------|-----------|-------------|
| 13106 | 08/14/14 | SPH | LMS |

Revisions:

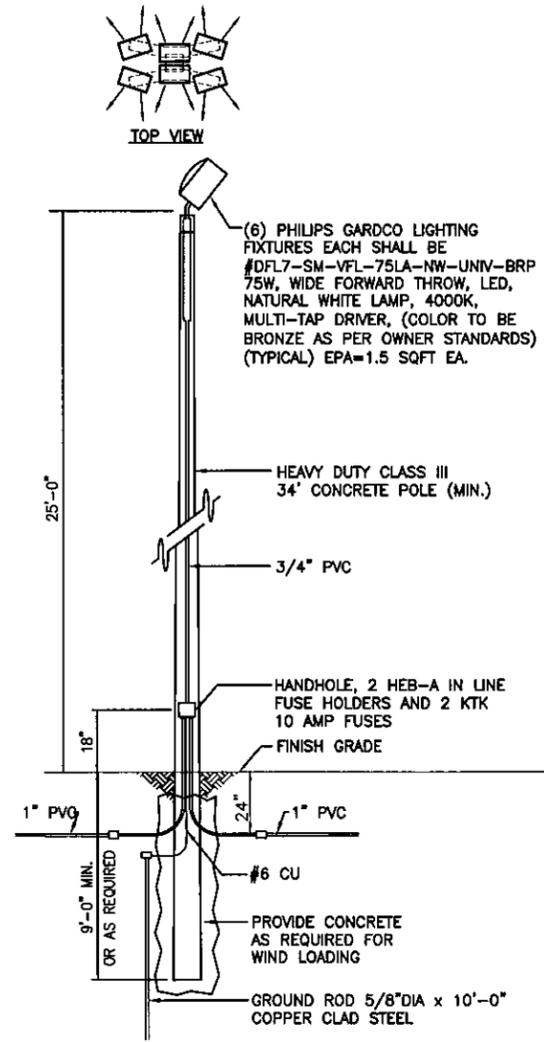
**PH-3
E-2**



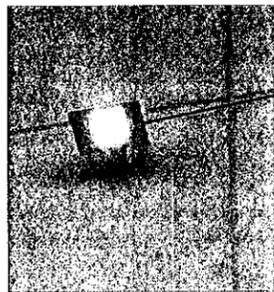
LIGHT POLE DETAIL TYPE 'A'
N.T.S.



LIGHT POLE DETAIL TYPE 'B'
N.T.S.



LIGHT POLE DETAIL TYPE 'C'
N.T.S.



PHILIPS GARDCO LIGHTING FIXTURE
#DFL7-W-VFL-75LA-NW-UNIV-BRP
75W, WIDE FORWARD THROW, LED,
NATURAL WHITE LAMP, 4000K,
MULTI-TAP DRIVER, (COLOR TO BE
BRONZE AS PER OWNER STANDARDS)
(TYPICAL) EPA=1.5 SQFT EA.
MOUNTED AT 25' AFG.

WALL MOUNT LIGHTING FIXTURE
NOT TO SCALE

WIND LOADING NOTES:

NOTE: ALL POLE INSTALLATIONS SHALL BE SUITABLE FOR WIND LOAD IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL INCLUDE WITH THE SHOP DRAWING SUBMITTAL, A POLE WIND LOADING CALCULATION SEALED BY A STRUCTURAL ENGINEER REGISTERED IN FLORIDA SHOWING THAT THE PROPOSED INSTALLATION WILL MEET THE WIND LOADING REQUIREMENT.

LARRY M. SMITH, P.E.
Seal / FLORIDA REGISTRATION NO. 45997

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Sheet title: LIGHT POLE DETAILS
File name: S14041-ET-E3.dwg

Revisions:
Project no: 13106
Date: 03/14/14
Drawn by: SPH
Checked by: LMS

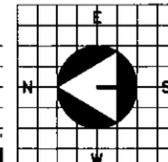
Community

AUG 03 2015

PHASE 1 & 3
LIGHT POLE DETAILS

PHASE 3 -
PROPOSED INITIATION DATE - 10 YEARS

SCALE : NONE
0 15' 30' 60' 120'



E-3

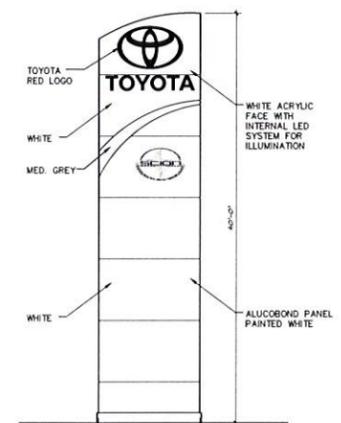
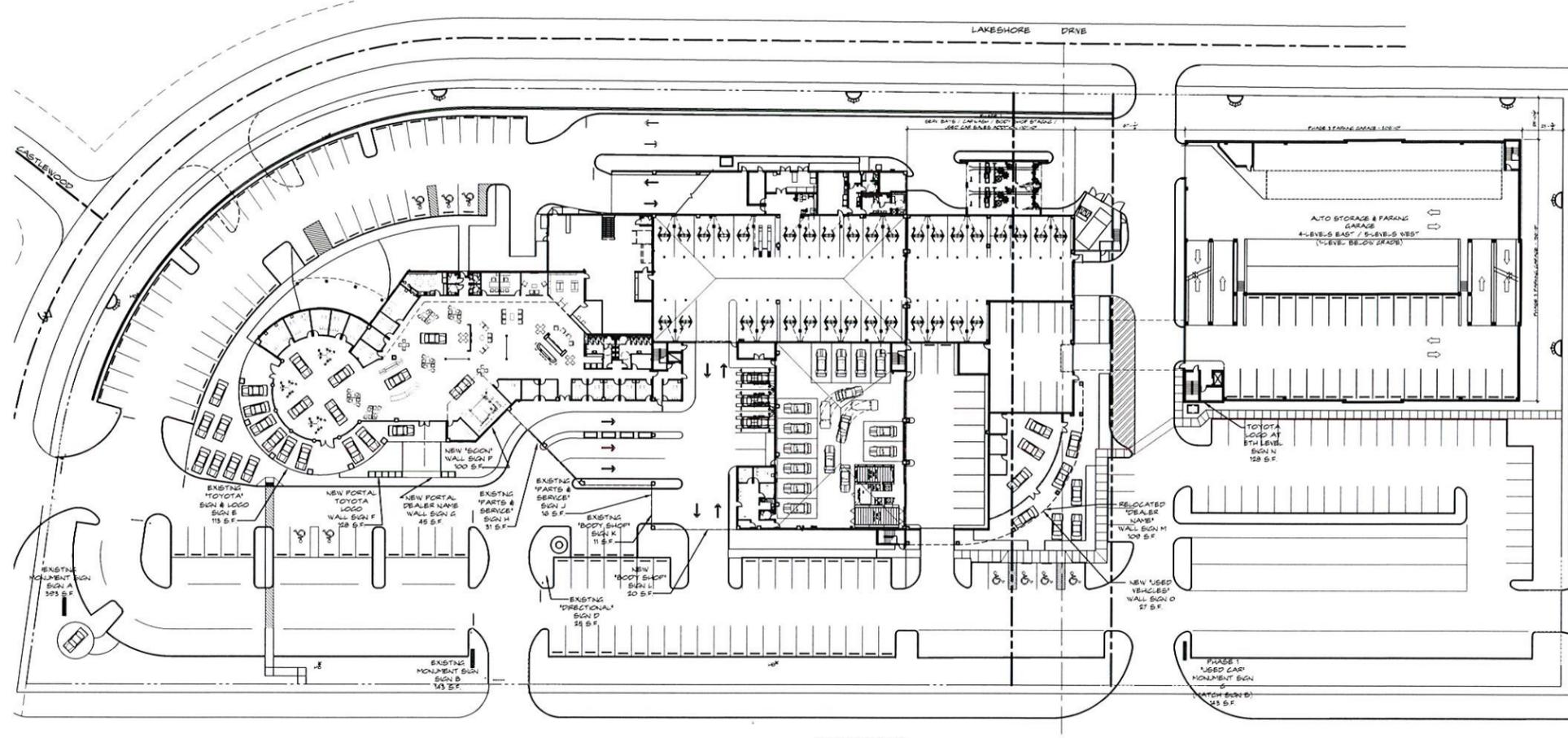
DEALERSHIP EXPANSION FOR:
EARL STEWART TOYOTA

1215 U.S. HIGHWAY NO. 1
LAKE PARK, FLORIDA

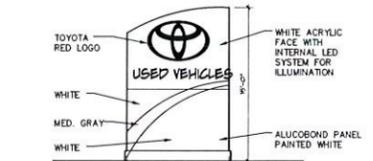


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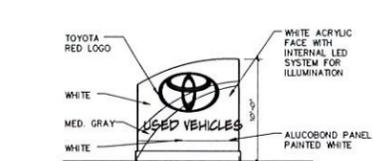
Architecture - Interior Design
John Glidden + Assoc. - Keith M. Spina # Am2419



A EXISTING MONUMENT SIGN
SCALE 1/8"=1'-0"



B EXISTING MONUMENT SIGN
SCALE 1/8"=1'-0"



C NEW MONUMENT SIGN
SCALE 1/8"=1'-0"



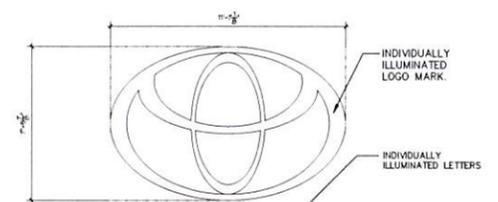
D EXISTING DIRECTIONAL SIGN
SCALE 1/4"=1'-0"

| MONUMENT / POLE SIGN CALCS | |
|---|----------|
| EXISTING SIGN A (TOYOTA / SCION) | 393 S.F. |
| EXISTING SIGN B (USED CARS) | 87 S.F. |
| NEW SIGN C (USED CARS) | 87 S.F. |
| EXISTING SIGN D (DIRECTIONAL) | 22 S.F. |
| TOTAL MONUMENT/POLE SIGN AREA PROVIDED | 592 S.F. |
| ALLOWABLE SIGN AREA = SITE FRONTAGE / 15 = 932 L.F. / 15 = 62133 S.F. | |

| WALL SIGN CALCS | |
|---|----------|
| SIGN E (EXISTING TOYOTA LOGO) | 13 S.F. |
| NEW SIGN F (PORTAL LOGO) | 128 S.F. |
| NEW SIGN G (PORTAL DEALER NAME) | 45 S.F. |
| SIGN H (NEW PARTS & SERVICE) | 31 S.F. |
| SIGN J (EXISTING PARTS & SERVICE SIGN) | 15 S.F. |
| SIGN K (EXISTING BODY SHOP SIGN) | 11 S.F. |
| SIGN L (NEW BODY SHOP SIGN) | 20 S.F. |
| NEW SIGN M (EXISTING DEALER NAME) - RELOCATE | 100 S.F. |
| NEW SIGN N (PARKING GARAGE LOGO) | 128 S.F. |
| NEW SIGN O (USED VEHICLE SIGN) | 27 S.F. |
| NEW SIGN P (SCION LOGO) | 100 S.F. |
| TOTAL SIGN AREA PROVIDED | 752 S.F. |
| ALLOWABLE SIGN AREA = 1 1/2 X BLDG FRONTAGE = 15 X 730 S.F. = 1095 S.F. | |



E EXISTING TOYOTA LOGO ON NORTH FACADE
SCALE 1/4"=1'-0"



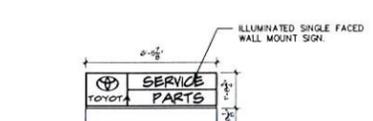
F NEW PORTAL SIGN - TOYOTA LOGO
SCALE 1/4"=1'-0"



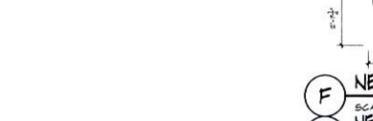
G NEW PORTAL SIGN - DEALER NAME
SCALE 1/4"=1'-0"



H NEW PARTS & SERVICE SIGN
SCALE 1/4"=1'-0"



J EXISTING SERVICE SIGN
SCALE 1/4"=1'-0"



N NEW PARKING GARAGE - TOYOTA LOGO
SCALE 1/4"=1'-0"



O NEW USED VEHICLE SIGN
SCALE 1/4"=1'-0"



P NEW SCION SIGN
SCALE 1/4"=1'-0"



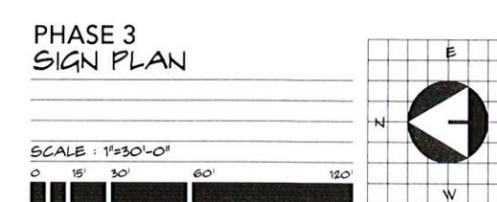
K EXISTING BODY SHOP SIGN
SCALE 1/4"=1'-0"



L NEW BODY SHOP SIGN
SCALE 1/4"=1'-0"



M RELOCATED DEALER SIGN AT SOUTH FACADE
SCALE 1/4"=1'-0"



PHASE 3 SIGN PLAN
SCALE: 1"=30'-0"

DEALERSHIP EXPANSION FOR:
EARL STEWART TOYOTA
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LAKE PARK, FLORIDA

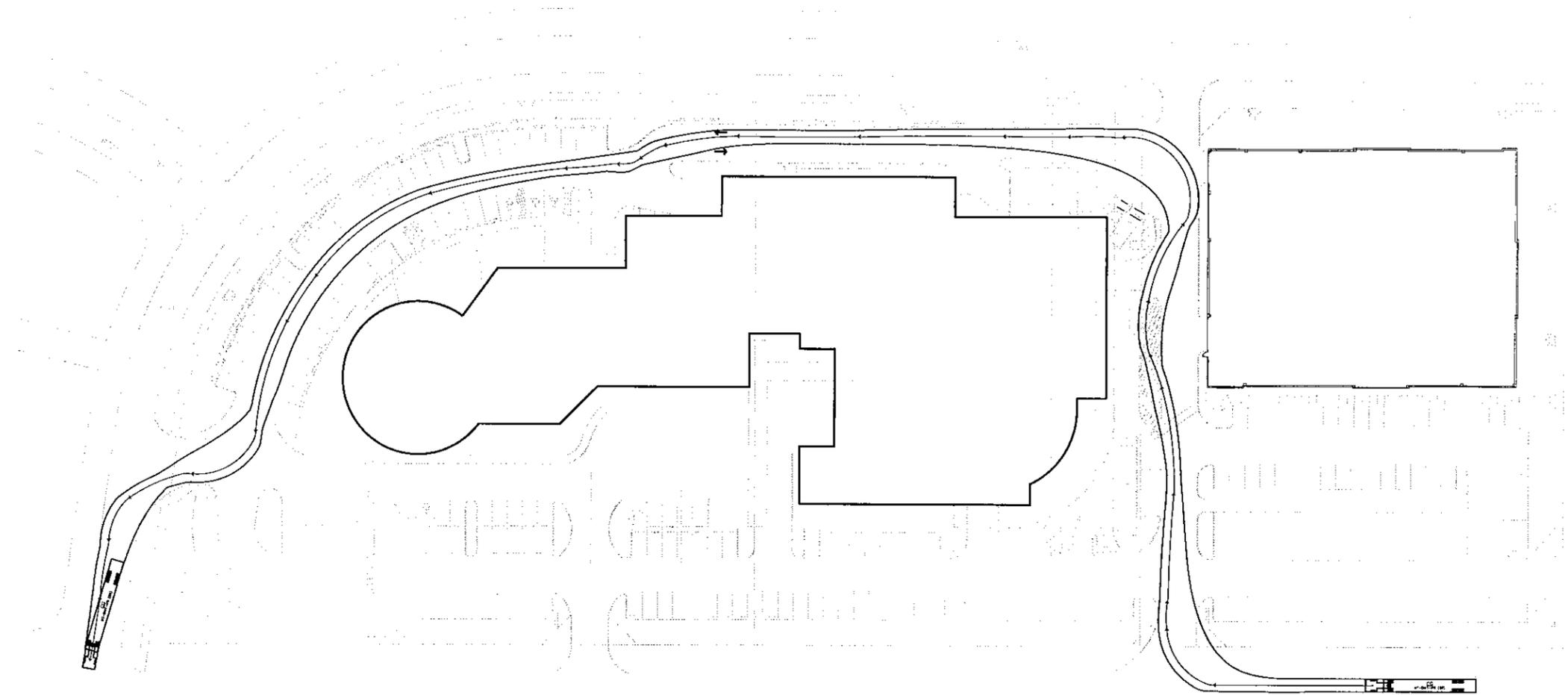
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| Revisions: |
|------------|
| |
| |
| |
| |

Project no: 13106
Date: 02/18/2015
Drawn by: MA
Project Architect: JG
Partner: KS



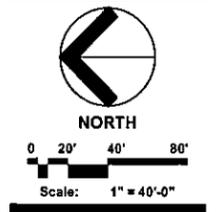
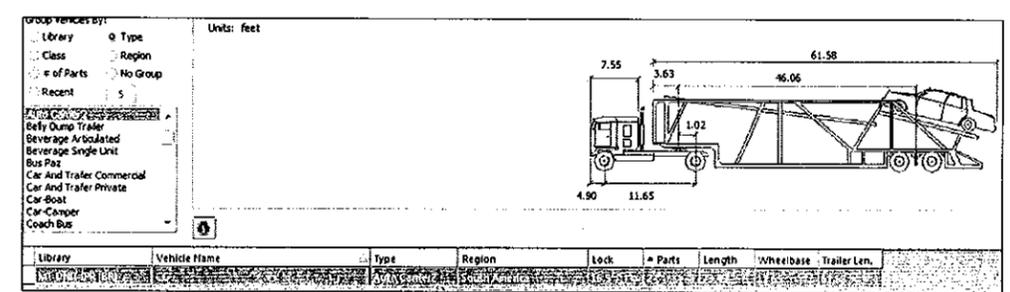
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Development



Earl Stewart Toyota

Lake Park, Florida

Auto-Turn Analysis: Southbound

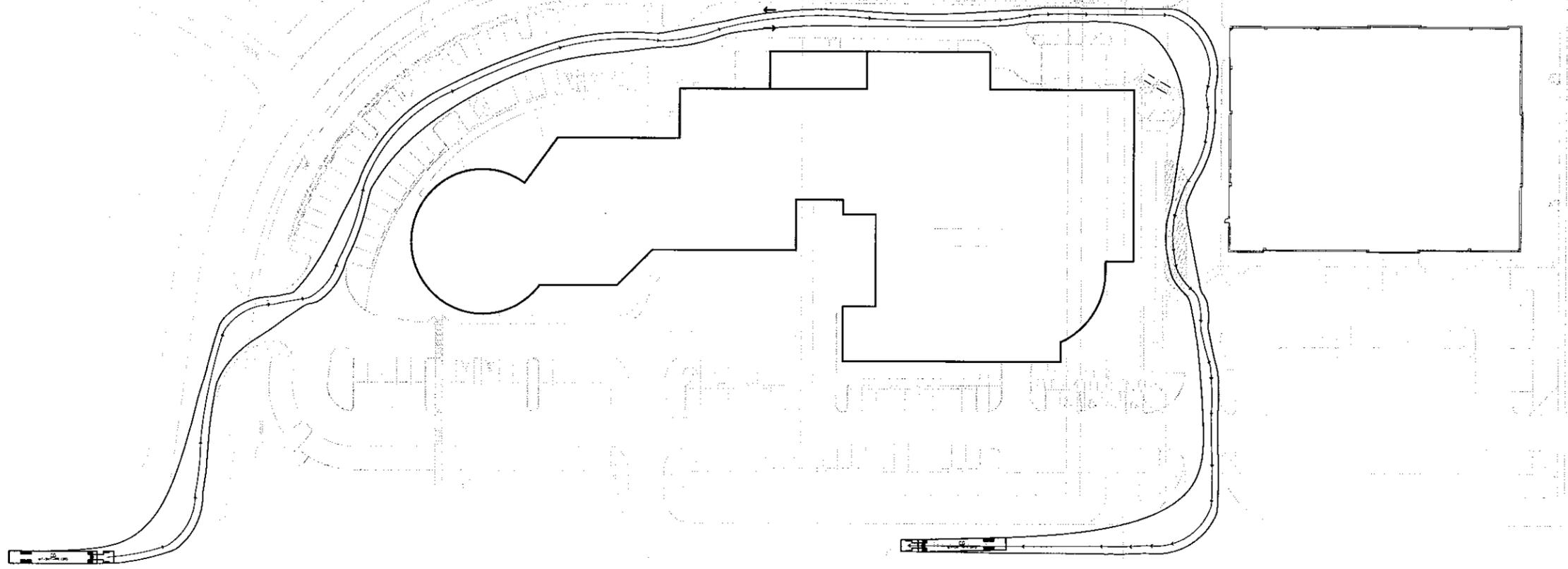


PBC Amendments:

Community
AUG 03 2015
Development

Date: 03-05-2014
Project No.: 03-002.004
Designed By:
Drawn By: SCW/TLM
Checked By: AB

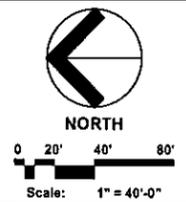
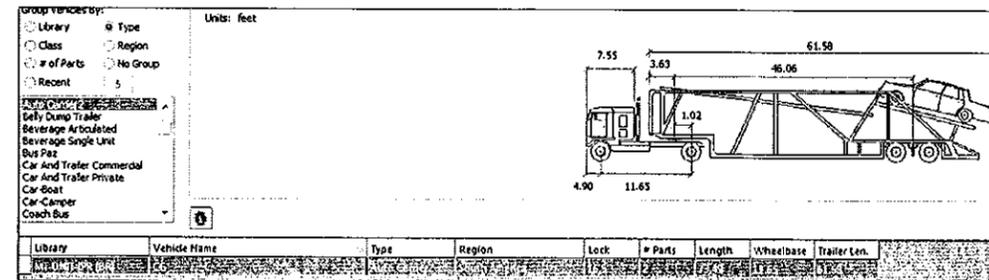
Revision Dates:
03-14-14 Submit SP Amendment SCM
10-22-14 Resubmit SP Amendment SCM
02-18-15 Resubmit SP Amendment SCM



Earl Stewart Toyota

Lake Park, Florida

Auto-Turn Analysis Northbound



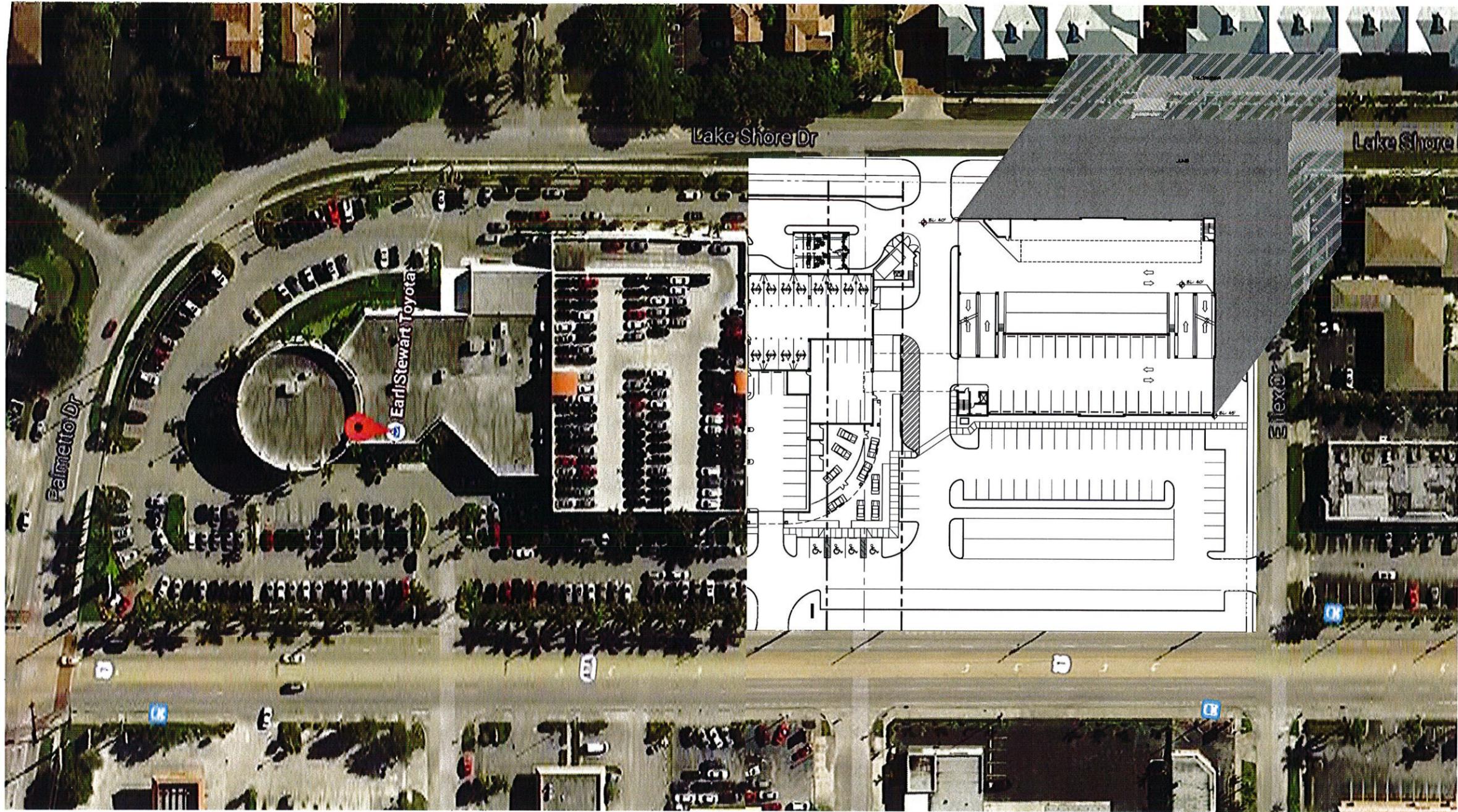
Date: 03.05.2014
Project No.: 03-002.004
Designed By:
Drawn By: SCM/TLM
Checked By: AB

Revision Dates:
03-14-14 Submit SP Amendment SCM
10-22-14 Resubmit SP Amendment SCM
02-18-15 Resubmit SP Amendment SCM

Community

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Development

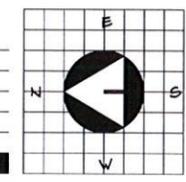


JUNE 21ST AT 6:00PM
 DECEMBER 21ST AT 5:00PM

Community
 AUG 03 2015
Development

SHADOW STUDY

SCALE : 1"=40'-0"



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| | |
|--|--------------|
| Sheet title: PHASE 3-1ST FLR/SITE PLAN | |
| File name: ST0Y-SP-PROP | |
| Project no: 13106 | Revisions: |
| Date: 09/23/14 | Drawn by: SC |
| Checked by: JG | |

A-6



Architecture • Interior Design
 John Glidden #A6658 • Keith M. Spina #A15119

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