City Council Chambers
9101 Bonita Beach Road
Bonita Springs, Florida 34135

CITY COUNCIL
MEETING AGENDA

December 6, 2023
5:30 p.m.

If you plan to address the City Council, please complete a "Public Comment Card" located on the table outside of Chambers. Completed comment cards should be submitted to the City Clerk who sits to the left of the podium prior to the start of the meeting.

To submit your public comment in writing, please email your name, address, and comments to CITYMEETINGS@CITYOFBONITASPRINGS.ORG. **Any written public comment must be received by 2:00 p.m. on December 6, 2023.**

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact City Clerk Mike Sheffield by calling (239) 949-6262 at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

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1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Agenda
6. Mayor's Welcome
7. Public Comment on Agenda Items

8. Zoning and Land Use Items:

   A. (Second Reading) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS TO REZONE PORTIONS OF PROPERTY LOCATED AT APPROXIMATELY 24461 S. TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA 34135 TOTALING +/- 4.1 ACRES FROM THE LIGHT INDUSTRIAL DISTRICT TO THE GENERAL COMMERCIAL DISTRICT; AND PROVIDE FOR AN EFFECTIVE DATE. (Green Sheet No. 23-12-270)

   B. A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE U.S. CORRIDOR OVERLAY, PURSUANT TO LDC 4-898; LOCATED AT 24461 SOUTH TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA 34135; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet No. 23-12-272)

9. Consent Agenda:

   A. Approval of the November 15, 2023 Draft City Council Meeting Minutes.

   B. Approval of the November 15, 2023 Draft City Council Workshop Minutes.

   C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Ian. (Green Sheet No. 23-12-265)

   D. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Idalia (Green Sheet No 23-12-266)

   E. Approve a Resolution to engage five (5) firms for the City's Miscellaneous Grant Writing and Support Services (CN 23-23) and authorize staff to enter into negotiations with the firms selected. (Green Sheet No. 23-12-268)

   F. Approve the proposal from RVi Planning + Landscape Architecture for the Design of the Leitner Creek Soccer Complex Project in the amount of $399,700.00. (Green Sheet No. 23-12-269)

   G. Approve the change order for the Community Park Baseball Complex Phase 3 renovations project in the amount of $104,938.00 to include the Restroom Facility Renovations. (Green Sheet No. 23-12-271)

   H. Approve policy amendment to allow City staff to conduct local review of floodway encroachments in accordance with CFR 44, Florida Statutes, and the City's Flood Hazard Reduction Program. (Green Sheet No. 23-12-276)

   - Opportunity for City Council Comments on Consent Agenda

10. Mayor & Council Member Items:

11. City Attorney's Items:

    A. Approve Agreement for Sale and Purchase for the acquisition and condemnation of parcel 206 required for the Bonita Grande Drive Extension to the City's planned park facilities adjacent to the Larry Kiker Preserve. (Green Sheet No. 23-12-274)

12. City Manager's Items:

    A. Presentation and update from Dr. Margaret Banyan regarding State-required and potential optional Comprehensive Amendments, as determined by the City's Evaluation and Appraisal Review (E.A.R.) (Green Sheet No. 23-12-267)

    B. Presentation and review of the Preliminary 2022-2023 Fiscal Year end Financial Report. (Green Sheet No. 23-12-273)

    C. Update on Hurricane Ian recovery

13. Mayor and Council Member Reports

14. Public Comment

15. Adjournment

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-270
December 6, 2023

REQUESTED MOTION: (Second Reading) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS TO REZONE PORTIONS OF PROPERTY LOCATED AT APPROXIMATELY 24461 S. TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA 34135 TOTALING +/- 4.1 ACRES FROM THE LIGHT INDUSTRIAL DISTRICT TO THE GENERAL COMMERCIAL DISTRICT; AND PROVIDE FOR AN EFFECTIVE DATE.

REQUESTOR: Mike Fiigon II, Senior Planner

AGENDA: Zoning and Land Use

STRATEGIC PRIORITY: N/A

BACKGROUND: The rezoning request is for properties located on the corner of US 41/S. Tamiami Trail and Production Circle/Production Boulevard. It is a conventional rezoning request to go from the Light Industrial (IL) district to the General Commercial (CG) District. Portions of the properties are already zoned CG and the Applicant wishes to unify the zoning across the parcels.

The Zoning Board heard the case on October 17, 2023 and voted unanimously to approve the rezoning request (6-0).

City Council heard the first reading of the request on November 15, 2023 and voted unanimously to move the case to the second reading.

Attached for consideration are a copy of the zoning board meeting minutes, the draft ordinance, and the Staff Report. The full application backup documentation is available online for review.

STAFF RECOMMENDATION: Approve the request to rezone

ATTACHMENTS:

1. Zoning Board Meeting Minutes [Draft], October 17, 2023
2. Draft Ordinance (Prepared by City Attorney)
3. Staff Report
4. Application Backup (Online Only)

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Michael Sheffield
Department Director:

Council Action: Approved __ Denied __ Deferred ___ Other_____

City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals

Meeting Minutes
Tuesday, October 17, 2023
9:00 a.m.

I. CALL TO ORDER

Chairman Rascio called the meeting to order at 9:00 am.

II. INVOCATION

Board Member Russ Winn gave the invocation.

III. PLEDGE OF ALLEGIANCE

Chairman Rascio asked Board Member Gambrell to lead the Pledge of Allegiance.

IV. ROLL CALL

Chairman Rascio *motioned to allow Member Hershenson to participate in the meeting remotely; Member Winn seconded; the motion carried by members present, 5-0.*

City Clerk Sheffield called the roll:
Present – Rascio, Galloway, Winn, Gambrell, Benson, and Hershenson (via Zoom)
Absent – Linda Waterhouse (excused)

V. APPROVAL OF MINUTES: Meeting of August 15, 2023

Board Member Gambrell motioned to approve the minutes, Seconded by Board Member Winn; the motion carried 6-0.

VI. PUBLIC COMMENT

Chairman Rascio announced that public comments will be heard for each case at the conclusion of the presentations.

VII. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

City Attorney Rooney swore in all those who intended to speak and/or give testimony.

A. CASE NAME: TIDAL WAVE REZONING (RZN22-98084-BOS)

A REQUEST TO REZONE PORTIONS OF PROPERTY TOTALING APPROXIMATELY 4.1 ACRES FROM THE LIGHT INDUSTRIAL DISTRICT (IL) TO THE GENERAL COMMERCIAL DISTRICT (CG).

Mike Fiigon, Senior Planner with Community Development, introduced the item and informed the board that the applicant was unable to be present; however, Craig Boisseau of Thomas Engineering Group is available by Zoom to answer questions on the applicant's behalf.

Mr. Fiigon provided the staff presentation which included which included project plans, staff analysis, and proposed conditions of approval. (Staff analysis on file in the Clerk's Office). He also responded to questions asked by board members.

Chairman Rascio called for public comments; however, seeing none, he asked for a motion. Board Member Hershenson motioned to approve the applicant's request for a rezone; Board Member Gambrell seconded. ***The motion carried by a vote of 6-0, as follows****:*

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

B. CASE NAME: TIDAL WAVE SPECIAL EXCEPTION (SPE23-98082-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE U.S. 41 CORRIDOR OVERLAY, PURSUANT TO LDC 4-898

Michael Fiigon, Senior Planner with Community Development, provided the staff presentation, which included project plans, staff analysis, and proposed conditions of approval of the request. (Staff analysis on file in the Clerk's Office).

Chairman Rascio called for public comment.

Mayor Steinmeyer asked if there is a turn off from US 41 onto the property.
Mike Fiigon stated the only access points were off of Production Circle.

Seeing no additional members of the public wishing to speak, Chairman Rascio called for public comments; seeing none, he motioned to approve the applicant's request for an exception; Board Member Winn seconded. ***The motion carried by a vote of 6-0, as follows****:*

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

C. CASE NAME: LAKE MICHIGAN CREDIT UNION SPECIAL EXCEPTION (SPE23-102216-BOS)

A SPECIAL EXCEPTION REQUEST TO RE-ESTABLISH THE DRIVE THRU OPERATION AT AN EXISTING BANK BUILDING ON A PROPERTY LOCATED WITHIN THE COMMERCIAL ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY, PURSUANT TO LDC SEC. 4-898.

Stacy Hewitt with Banks Engineering presented on behalf of the applicant. She provided an overview of the project and of the applicant's requests to re-establish the drive-through and

exceed minimum parking (presentation on file in the Clerk's Office).

Mary Zizzo, Planner with Community Development, provided the staff presentation, which included staff analysis and proposed conditions of approval. (Staff analysis on file in the Clerk's Office).
Ms. Zizzo and Ms. Hewitt responded in turn to questions asked by board members.

Following board deliberation, Chairman Rascio called for public comments; seeing none, he motioned to approve the applicant's requests; Board Member Winn seconded. ***The motion carried by a vote of 6-0, as follows****:*

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

VIII. CASE UPDATE: Bayview on Estero Bay (RPD/CPD)

Jackie Genson provided the update, stating the rezone was approved by City Council.

IX. NEXT MEETING: *November 14, 2023 at 9:00am (Tentative)*

X. ADJOURNMENT

As there was no further business, Chairman Rascio adjourned the meeting at 10:03 a.m.

Respectfully submitted,

_____
Mike Sheffield, City Clerk

APPROVED:
BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

_____
Anthony Rascio, Chairman

Draft

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 2023 -

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS TO REZONE PORTIONS OF PROPERTY LOCATED AT APPROXI MATELY 24461 S. TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA 34135 TOTALING 4.1 ACRES +/- FROM THE LIGHT INDUSTRIAL DISTRICT TO THE GENERAL COMMERCIAL DISTRICT; AND PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by OLP Wash Partners, LLC to rezone portions of property totaling approximately 4.1 acres +/- from the Light Industrial District (IL) to the General Commercial District (CG); and

WHEREAS, the subject property is located at the corner of US 41/S. Tamiami Trail and Production Circle/Production Boulevard or approximately 24461 S. Tamiami Trail, Bonita Springs, Florida, 34135 and is described more particularly in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, a Public Hearing was advertised and heard on October 17, 2023, by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case RZN23-98084-BOS which recommended approval (6-0), after giving full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City, and the testimony of all interested parties. The October 17, 2023 Staff Report prepared by Community Development and evidence submitted at the Zoning Board hearing, as part of the City Council hearing record, are on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Florida:

SECTION ONE: RECITALS

The forgoing recitals are true and correct and are incorporated herein by this reference.

SECTION TWO: APPROVAL OF REQUEST

The City Council hereby approves RZN23-98084-BOS to amend the to rezone the Property from the Light Industrial District (IL) to the General Commercial District (CG) and to update the City's Official Zoning Map to reflect the change.

SECTION THREE: INCORPORATION OF RECORD

City Council of Bonita Springs hereby adopts and incorporates into this Ordinance the record of hearings, including testimony, reports, exhibits and attachments considered as part of the application, including specifically:

EXHIBITS:

A. Boundary Sketch and Legal Description of the Sealed by Mark O. Allen, dated February 22, 2022.Master Concept Plan stamped received April 26, 2023.

SECTION FOUR: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 6th of December, 2023.

AUTHENTICATION:

_____ _____

Mayor City Clerk

APPROVED AS TO FORM: _____

City Attorney

Vote:

Carr	Bogacz
Purdon	Fullick
Forbes	Steinmeyer
Corrie	

Date filed with City Clerk: _____

FIELDBOOK See	PAGE File	DATE 2-4-22	SECTION 16	,TWP 47	S, RGE 25	E

NORTH ARROW

FOUNDATION LOCATION | FIELDBOOK | PAGE

LEGEND

- SET CONC. MON. W/CAP I.D.# 3553
- SET IRON PIN W/CAP I.D. # 3553
- FD. CONC. MON. W/CAP
- FD. CONC. MON.
- FD. IRON PIN
- ASSUMED ELEVATION
- BENCHMARK
- R RECORDED
- M MEASURED

CON'T REVERSE SIDE

SCALE 1"=100'

FINAL SURVEY DATE

LEGAL DESCRIPTION

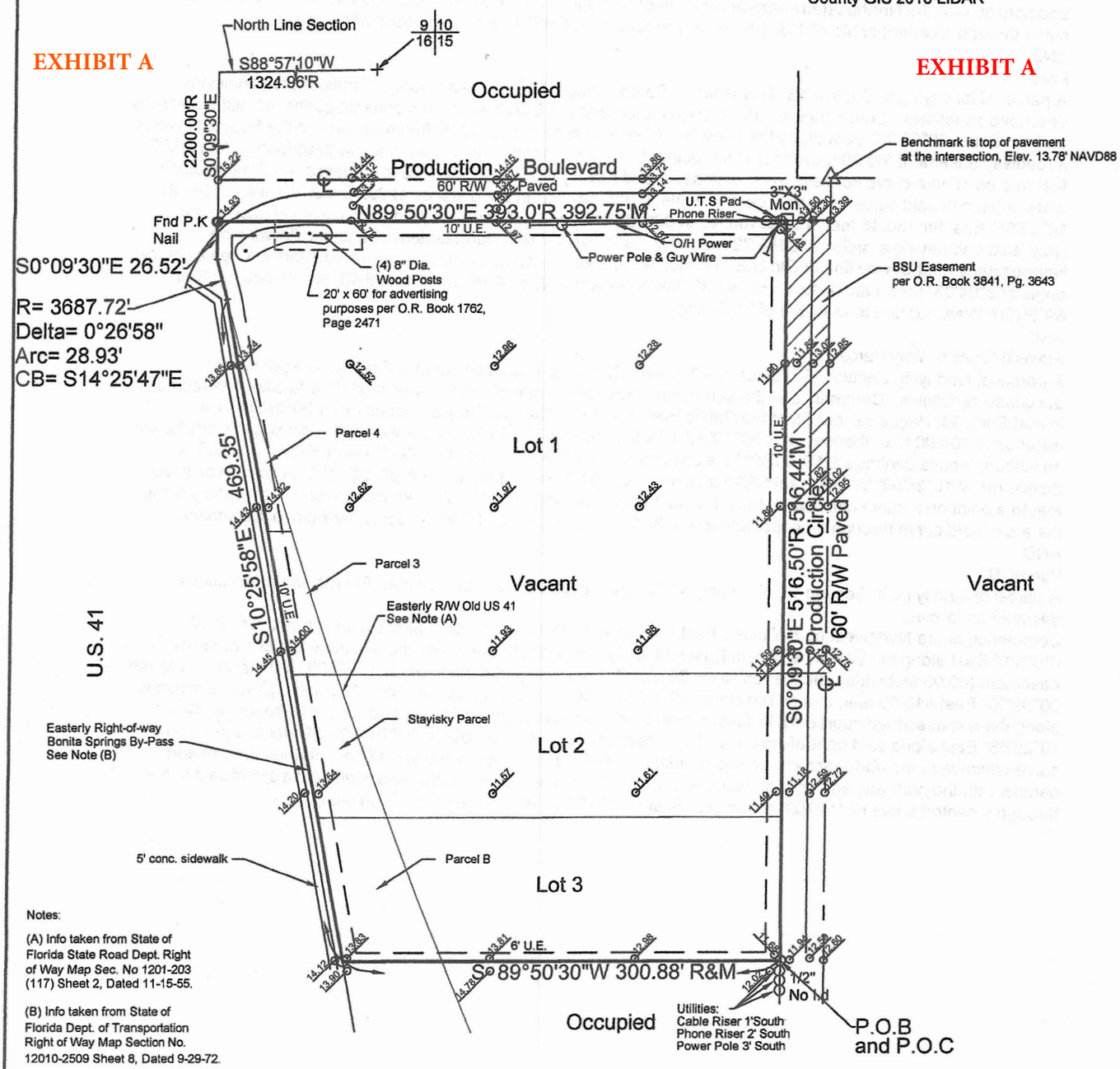
(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: Lots 1,2 and 3, Bonita Industrial Park Addition as recorded in Plat Book 37, Pages 62-65 of the public records of Lee County, Florida. Also, that portion of land lying between Bonita Industrial Park Addition and the Easterly Right of way of Bonita Springs By-Pass. See reverse side for complete metes and bounds legal description.

Elevations are NAVD88 and based on Lee County GIS 2018 LIDAR

EXHIBIT A

EXHIBIT A



Notes:

(A) Info taken from State of Florida State Road Dept. Right of Way Map Sec. No 1201-203 (117) Sheet 2, Dated 11-15-55.

(B) Info taken from State of Florida Dept. of Transportation Right of Way Map Section No. 12010-2509 Sheet 8, Dated 9-29-72.

NOTES

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON Centerline Production Blvd being N89°50'30"E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL N/A PER F.I.R.M. PANEL NO. 12071C0593G , DATED 12-07-2018
6. LAST DATE OF FIELDWORK 2-4-2022
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

2-22-22

P.L.S.

MARK O. ALLEN P.L.S. #3553
LB #6558

MARK O. ALLEN, INC.
PROFESSIONAL LAND SURVEYOR

FAX: (239) 992-6070
TELE: (239) 992-8900

10602 WOODS CIRCLE
BONITA SPRINGS, FL 34135

DWN. BY	CHK'D BY	ORDERED BY	SHEET 1 OF 1
SMA		Mike Lucido	DWG. NO. 2004-81

Lots 1, 2 & 3, Bonita Industrial Park Addition, according to the map or plat thereof as recorded in Plat Book 37, Page 62, Public Records of Lee County, Florida.

AND

Parcel 3

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly described as follows: Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 00°09'30" East along the West line of said East half for 2200.00 feet to a point on the Southerly line of a roadway easement (60.00 feet wide); thence run North 89°50'30" East along said Southerly line 393.00 feet; thence run South 00°09'30" East 216.50 feet; thence run South 89°50'30" West 338.99 feet to the point of beginning; thence continue along last described course 17.51 feet to a point on the Easterly right-of-way line of U.S. 41; thence run South10°25'58" East along said right-of-way line 101.63 feet; thence run N 89°50'30" East 31.74 feet to a point on a curve concave to the Northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Old U.S. 41; thence run Northwesterly along the arc of said curve through a central angle of 1°38'01" for an arc distance of 105.11 feet to the point of beginning.

AND

Parcel 4

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly described as follows: Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 00°09'30" East along the West line of said East half for 2200.00 feet to a point on the Southerly line of a roadway easement (60.00 feet wide) to the point of beginning; thence continue along the described course 26.65 feet to a point on a curve concave to the Northeast and having a radius of 3687.72 feet; thence run Southeasterly along the arc of said curve through a central angle of 0°26'58" for an arc distance of 28.93 feet; thence run South 10°25'58" East for 164.46 feet; thence run North 89°50'30" East 17.51 feet to a point on a curve concave to the Northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Old U.S. 41; thence run Northwesterly along the arc of said curve through a central angle of 3°04'03" for an arc distance of 197.38 feet; thence run North 0°09'30" West 26.40 feet; thence run South 89°50'30" West 1.0 feet to the point of beginning.

AND

Stayiski Right-of-Way Parcel

A parcel of land lying Section 16, Township 47 South, Range 25 East, Lee County, Florida more particiularly described as follows: Commence at the southeast corner of the plat of "Bonita Industrial Park Addition" as recorded in Plat Book 36, Pages 62 thru 65 of the Public Records of Lee County, Florida; thence run N 00°09'30" W a distance of 100.00 feet; thence run S 89°50'30" W a distance of 271.08 feet to the Point of Beginning of lands herein described; thence continue S 89°50'30" W a distance of 47.92 feet to a point on the Easterly R/W line of U.S. 41; thence run N 10°25'58" W along said R/W a distance of 101.63 feet; thence run N 89°50'30" E a distance of 30.50 feet to a point on a curve concave to the Northeast having a radius of 3686.72 feet; thence run Southeasterly along the arc of said curve through a central angle of 1°38'58" for a distance of 106.14 feet to the Point of Beginning.

AND

Parcel "B"

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly desribed as follows:

Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 0°09'30" East along the West line of said East half for 2200.00 feet to a point on the southerly line of a roadway easement (60.00 feet wide); thence run North 89°50'30" East along said southerly line 393.00 feet; thence run South 00°09'30" East 416.50 feet; thence run South 89°50'30" West 271.08 feet to the point of beginning; thence continue along the last described course 49.17 feet to a point on the easterly right-of-way line of U.S. 41; thence run South 10°25'58" East along said right-of-way line 101.63 feet; thence run North 89°50'30" East 69.89 feet to a point on a curve concave to the northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet northeasterly of and parallel with the northeasterly right-of-way line of Old U.S. 41; thence run northwesterly along the arc of said curve through a central angle of 1°40'03" for an arc distance of 107.30 feet to the point of beginning.

APPENDIX A

LEGEND OF ABBREVIATIONS

A= Arc
APPROX= Approximate
ASPH= Asphalt
AVE= Avenue
BLVD= Boulevard
B.M= Benchmark
℄ = Centerline
CH= Chord
CALC= Calculated
C.B= Chord Bearing
CBS= Concrete Block Structure
C&GS Coastal and Geodetic Survey
CHK'D= Checked
CMP= Corrigated Metal Pipe
CO= County
CONC= Concrete
COR= Corner
CT= Court
D.E= Drainage Easement
Desc= Description
D.H= Drill Hole
DWN= Drawn
EL or ELEV= Elevation
EOP= Edge of Pavement
EOW= Edge of Water
FB= Fieldbook
FD= Found
FLA= Florida
IP= Iron Pin
LN= Lane
M= Measured
M.E= Maintenance Easement
MH= Manhole
MHW= Mean High Water
MON= Monument
N/A= Not Applicable
NGVD= National Geodetic Vertical Datum
NO= Number
O.R Book= Official Record Book
ORIG= Original
O/S= Offset
P.B= Plat Book
P.C= Point of Curvature
PG= Page
P.I= Point of Intersection
PLS= Professional Land Surveyor
℄ = Property Line
PLS= Professional Land Surveyor
P.O.B= Point of Begininng
P.O.C= Point of Commencement
P.O.L= Point on Line
PROP= Property
P.T= Point of Tangency
PUE= Public Utility Easement
R= Record or Radius
RAD= Radius
RCP= Reinforced Concrete Pipe
RD= Road
RDL= Radial
RES= Residence
RLS= Registered Land Surveyor
R.O.W= Right of Way
R or RGE= Range
SEC= Section
ST= Street
STY= Story
TOB= Top of Bank
T.U.E. = Technology Utility Easement
TYP= Typical
T or TWP= Township
UE= Utility Easement
W/= With
△= Delta or Benchmark
= Fire Hydrant

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: **REZONE—CONVENTIONAL**
CASE NUMBER: **RZN23-98084-BOS**
HEARING DATE: **OCTOBER 17, 2023**
PLANNER: **MIKE FIIGON II, SENIOR PLANNER**

I. APPLICATION SUMMARY:

A. Applicant: OLP Wash Partners, LLC

B. Agent: Thomas Engineering Group, LLC

C. Request: A request to rezone portions of property totaling approximately 4.1 acres +/- from the Light Industrial District (IL) to the General Commercial District (CG).

D. Location: 24461 S. Tamiami Trail, Bonita Springs, Florida, 34135 & Access Undetermined [FKA 24431 S. Tamiami Trail (16-47-25-B2-00400.0010)]

E. Future Land Use Plan Designation, Current Zoning and Use of Property:

Future Land Use: General Commercial
Current Zoning: IL (Light Industrial) & CG (General Commercial)
Current Use: Vacant

F. Surrounding Land Use:

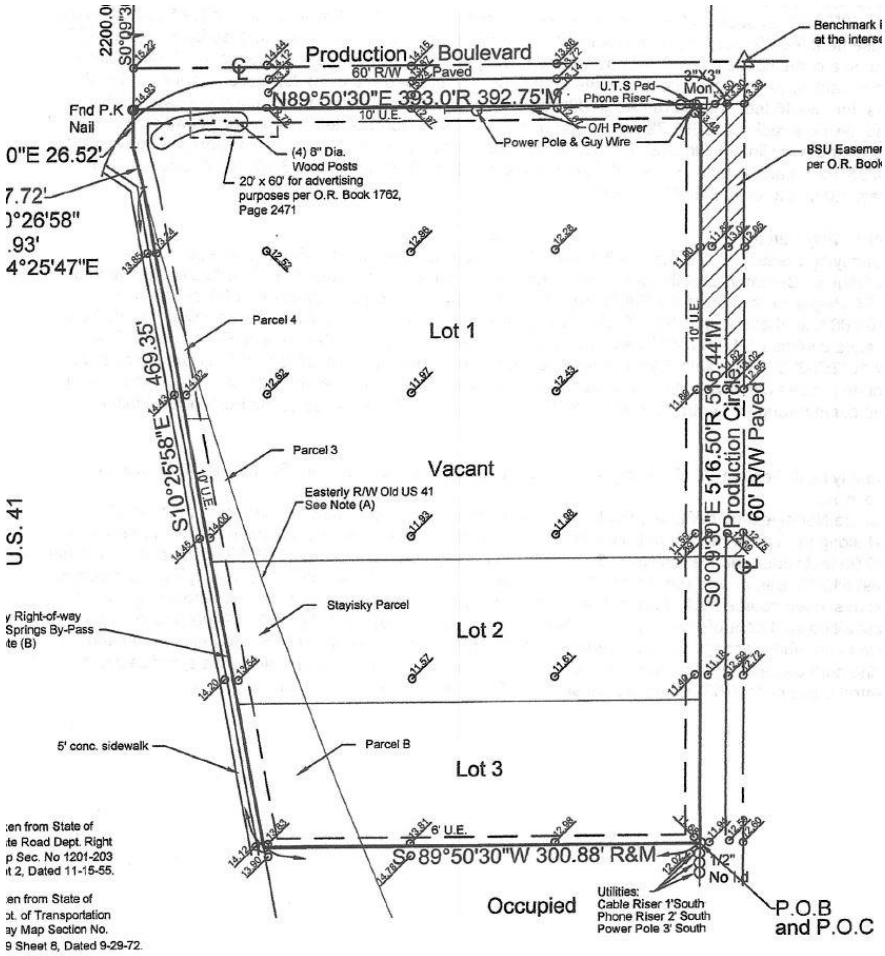
Existing Zoning & Land Use	Future Land Use Map
North: General Commercial (CG), Light Industrial (IL); Vacant, Self Storage	General Commercial, Industrial
East: Light Industrial (IL); Production Circle R/W; Self Storage	Industrial

South: General Commercial (CG); Retail building	General Commercial
West: Commercial Planned Development (CPD), Recreational Vehicle (RV-3); Retail shopping center, RV park	General Commercial; Medium Density Multi-Family Residential

II. BACKGROUND AND INFORMATIONAL ANALYSIS

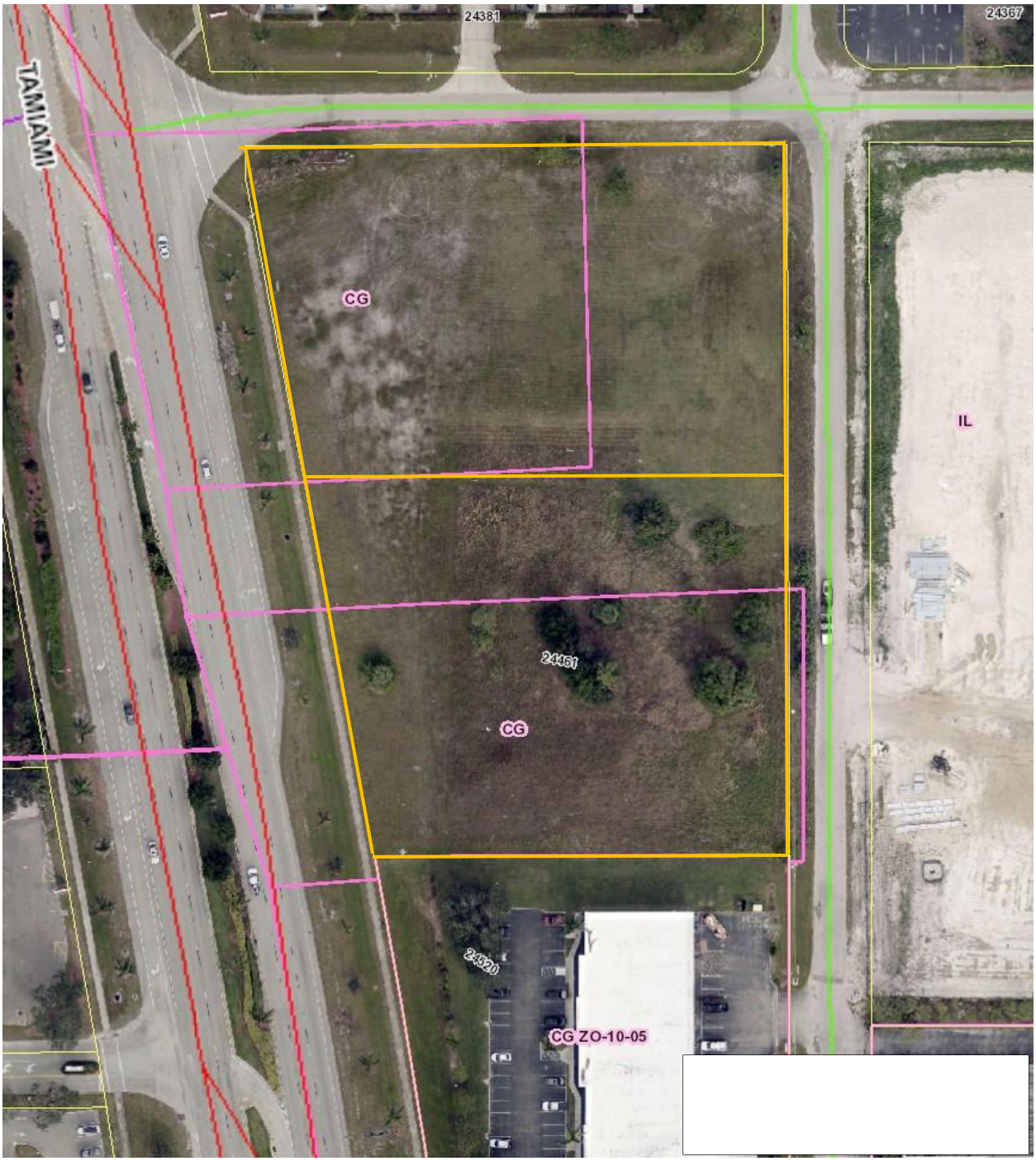
Introduction/Synopsis

The parcels in question, located on the corner of US 41/S. Tamiami Trail and Production Boulevard (originally known as Lots 1, 2, & 3 of the Bonita Industrial Park Addition) are adjacent to an existing industrial park area and are within the US 41 Overlay District. In 1971, the industrial park area was rezoned from Agricultural to Industrial Use (IU—later converted to Light Industrial IL) and the rezoning included these properties. In 1985, a significant portion of the property in question was again rezoned, this time to General Commercial (CG). The original intent at that time was to place a car dealership on the



(Boundary sketch [cropped], provided by the Applicant—completed by Mark O. Allen Inc., 2022)

northernmost parcel, but the development never materialized. The parcels have remained vacant since that time. It is unclear why the entirety of the subject properties were not included in the 1985 rezoning request—leaving a portion of Lots 1 and 2 in the IL zoning district while the rest was approved for a reclassification into the CG (Commercial) district. The applicant has recognized the inconsistency of zoning on the subject properties and has submitted an application to unify the zoning on these properties.



(Zoning layer, produced by the City of Bonita Springs Community Development Department, 2023)

As shown in item “F” above (Surrounding Land Use), The properties are in a commercial & industrial area, with both zoning designations present on surrounding properties. However, for these specific properties, the future land use category is General Commercial, which makes the CG designation more appropriate than the IL designation. A companion special exception has been submitted (SPE23-98082-BOS) for a car wash to be located at 24461 S. Tamiami Trail. Regardless of the companion car wash

application, it is the Staff position that the CG zoning designation remains appropriate, given the future land use category of General Commercial (discussed later in this report).

Furthermore, each property would sufficiently satisfy the zoning requirements of the CG zoning designation for lot width, depth and area, as described below:

Required Lot Width: 100ft	Provided Lot Widths: 275ft+
Required Lot Depth: 100ft	Provided Lot Depths: 350ft+
Required Lot Area: 20,000sf	Provided Lot Areas: 90,000sf+

When developed, the sites would need to meet the requirements of LDC Chapter 3 and LDC Chapter 4 for setbacks, height, lot coverage, drainage, landscaping, overlay district regulations, etc.

Surrounding Zoning

The subject properties are surrounded by commercial and industrially-zoned parcels and development. To the north is a fully-constructed self-storage facility which is on the outskirts of an industrial park. To the east is a vacant parcel zoned Light Industrial (IL) which has a development order application for a storage facility. To the south is a commercially-zoned property (CG) with a retail/office building. And to the west on the other side of US 41 is a Commercial Planned Development (CPD) that consists of a retail and restaurant plaza. It should be noted that while there is an existing RV Park (Leisure Time) to the northwest, it is located behind a barrier wall along the US 41 right-of way and would not be in conflict with the requested zoning action.

Staff finds this request consistent with the surrounding zoning.

Neighborhood Compatibility

The parcels are located in a commercial and industrial area. It does not have any immediate adjacent residential uses. There are existing residential uses (RV parks) within 500 feet to the east and west. Regardless of the zoning classification of the subject parcels, any and all development will be subject to the Noise Control Ordinance of the City of Bonita Springs.

Staff finds this request compatible with the neighborhood.

Environmental Considerations

There are no environmental concerns on site. The parcels have largely been cleared and the site has been inspected by the City's environmental specialist.

Comprehensive Plan Considerations

The subject properties are located in the General Commercial future land use category, according to the future land use map of Bonita Springs. The category includes the following provisions:

Policy 1.1.14: General Commercial *- Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.*

a. *Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*
b. *If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
c. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*
d. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The rezoning request is consistent with the General Commercial future land use category.

Conclusion

The requested zoning change is consistent with the zoning designation and the future land use designation of the properties in question, as well as the surrounding parcels.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request to rezone the subject properties to the General Commercial (CG) zoning district. This recommendation of approval is based on the *Findings & Conclusions* contained herein.

A. Findings & Conclusions:

Based upon an analysis of the application and the standards for approval of a conventional rezone, Staff makes the following findings and conclusions, as follows:

1. The Applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.
2. The request meets or exceeds all performance and locational standards set forth for potential uses allowed by the request;
3. The request is consistent with the densities, intensities and general uses set forth in the Bonita Plan;
4. The request is compatible with existing or planned uses in the surrounding area;
5. Approval of this request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the potential development;
6. The request does not affect environmentally critical areas and natural resources;
7. Public facilities are available and adequate to serve the proposed land use.

IV. SUBJECT PROPERTY

The Applicant indicates the STRAP numbers are: 16-47-25-B2-00400.0010 & 16-47-25-B2-00400.0020; [FKA 16-47-25-B3-00400.0030, 16-47-25-B2-00400.0020 & 16-47-25-B2-00400.0010]

V. EXHIBITS

A. Boundary Sketch and Legal Description of the Subject Properties, Signed and Sealed by Mark O. Allen, dated February 22, 2022.

VI. ATTACHMENTS

A. Commercial Use Table & Development Regulations, Chapter 4.
B. Application Backup [Full backup available online]

FIELDBOOK See	PAGE File	DATE 2-4-22	SECTION 16	,TWP 47	S, RGE 25	E

NORTH ARROW

FOUNDATION LOCATION | FIELDBOOK | PAGE

LEGEND

- SET CONC. MON. W/CAP I.D.# 3553
- SET IRON PIN W/CAP I.D. # 3553
- FD. CONC. MON. W/CAP
- FD. CONC. MON.
- FD. IRON PIN
- ASSUMED ELEVATION
- BENCHMARK
- R RECORDED
- M MEASURED

CON'T REVERSE SIDE

SCALE 1"=100'

FINAL SURVEY DATE

LEGAL DESCRIPTION

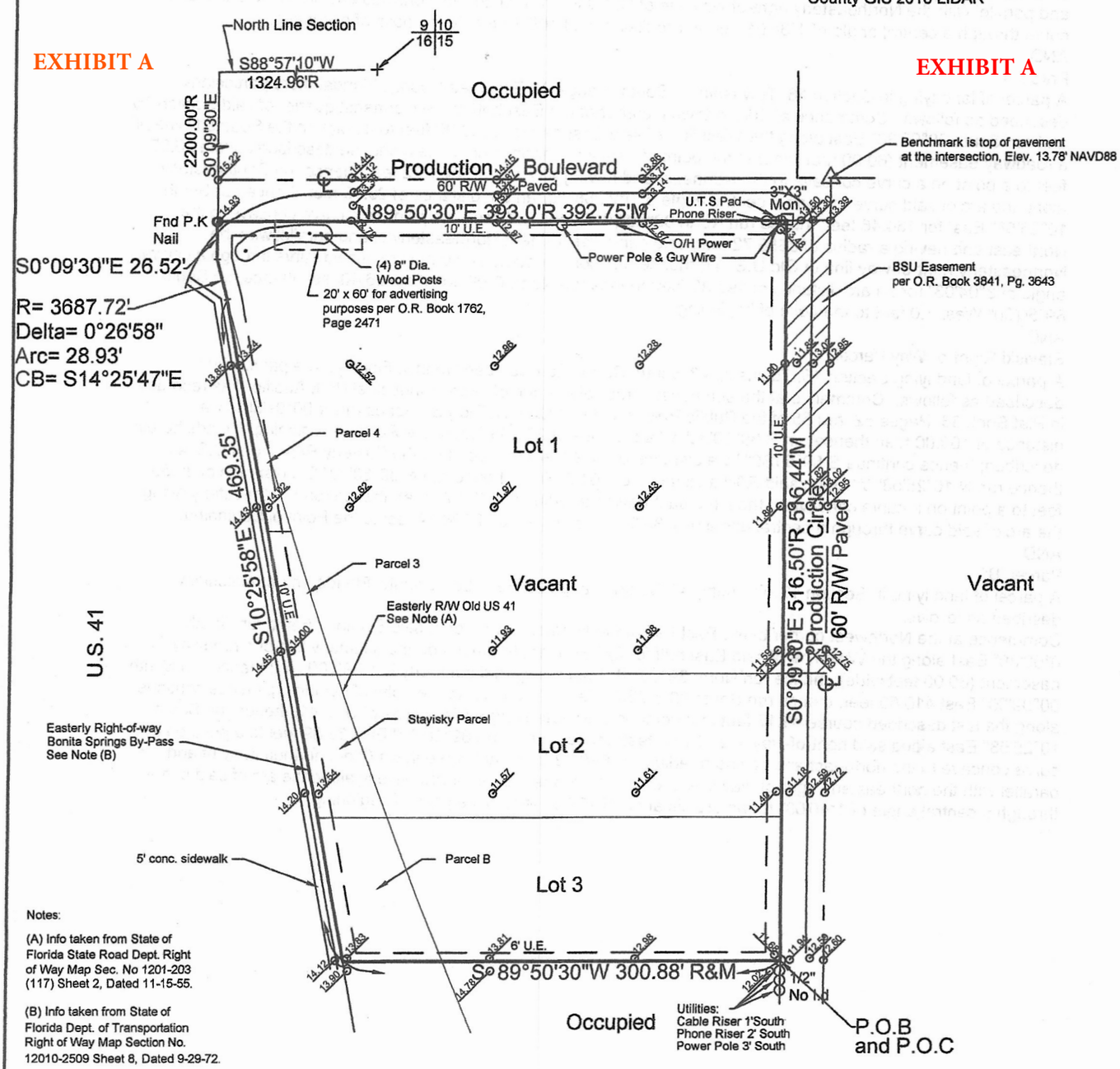
(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: Lots 1,2 and 3, Bonita Industrial Park Addition as recorded in Plat Book 37, Pages 62-65 of the public records of Lee County, Florida. Also, that portion of land lying between Bonita Industrial Park Addition and the Easterly Right of way of Bonita Springs By-Pass. See reverse side for complete metes and bounds legal description.

Elevations are NAVD88 and based on Lee County GIS 2018 LIDAR

EXHIBIT A

EXHIBIT A



Notes:

(A) Info taken from State of Florida State Road Dept. Right of Way Map Sec. No 1201-203 (117) Sheet 2, Dated 11-15-55.

(B) Info taken from State of Florida Dept. of Transportation Right of Way Map Section No. 12010-2509 Sheet 8, Dated 9-29-72.

NOTES

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON Centerline Production Blvd being N89°50'30"E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL N/A PER F.I.R.M. PANEL NO. 12071C0593G , DATED 12-07-2018
6. LAST DATE OF FIELDWORK 2-4-2022
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

2-22-22

P.L.S.

MARK O. ALLEN P.L.S. #3553
LB #6558

MARK O. ALLEN, INC.
PROFESSIONAL LAND SURVEYOR

FAX: (239) 992-6070
TELE: (239) 992-8900

10602 WOODS CIRCLE
BONITA SPRINGS, FL 34135

DWN. BY	CHK'D BY	ORDERED BY	SHEET 1 OF 1
SMA		Mike Lucido	DWG. NO. 2004-81

Lots 1, 2 & 3, Bonita Industrial Park Addition, according to the map or plat thereof as recorded in Plat Book 37, Page 62, Public Records of Lee County, Florida.

AND

Parcel 3

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly described as follows: Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 00°09'30" East along the West line of said East half for 2200.00 feet to a point on the Southerly line of a roadway easement (60.00 feet wide); thence run North 89°50'30" East along said Southerly line 393.00 feet; thence run South 00°09'30" East 216.50 feet; thence run South 89°50'30" West 338.99 feet to the point of beginning; thence continue along last described course 17.51 feet to a point on the Easterly right-of-way line of U.S. 41; thence run South10°25'58" East along said right-of-way line 101.63 feet; thence run N 89°50'30" East 31.74 feet to a point on a curve concave to the Northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Old U.S. 41; thence run Northwesterly along the arc of said curve through a central angle of 1°38'01" for an arc distance of 105.11 feet to the point of beginning.

AND

Parcel 4

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly described as follows: Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 00°09'30" East along the West line of said East half for 2200.00 feet to a point on the Southerly line of a roadway easement (60.00 feet wide) to the point of beginning; thence continue along the described course 26.65 feet to a point on a curve concave to the Northeast and having a radius of 3687.72 feet; thence run Southeasterly along the arc of said curve through a central angle of 0°26'58" for an arc distance of 28.93 feet; thence run South 10°25'58" East for 164.46 feet; thence run North 89°50'30" East 17.51 feet to a point on a curve concave to the Northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Old U.S. 41; thence run Northwesterly along the arc of said curve through a central angle of 3°04'03" for an arc distance of 197.38 feet; thence run North 0°09'30" West 26.40 feet; thence run South 89°50'30" West 1.0 feet to the point of beginning.

AND

Stayiski Right-of-Way Parcel

A parcel of land lying Section 16, Township 47 South, Range 25 East, Lee County, Florida more particiularly described as follows: Commence at the southeast corner of the plat of "Bonita Industrial Park Addition" as recorded in Plat Book 36, Pages 62 thru 65 of the Public Records of Lee County, Florida; thence run N 00°09'30" W a distance of 100.00 feet; thence run S 89°50'30" W a distance of 271.08 feet to the Point of Beginning of lands herein described; thence continue S 89°50'30" W a distance of 47.92 feet to a point on the Easterly R/W line of U.S. 41; thence run N 10°25'58" W along said R/W a distance of 101.63 feet; thence run N 89°50'30" E a distance of 30.50 feet to a point on a curve concave to the Northeast having a radius of 3686.72 feet; thence run Southeasterly along the arc of said curve through a central angle of 1°38'58" for a distance of 106.14 feet to the Point of Beginning.

AND

Parcel "B"

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly desribed as follows:

Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 0°09'30" East along the West line of said East half for 2200.00 feet to a point on the southerly line of a roadway easement (60.00 feet wide); thence run North 89°50'30" East along said southerly line 393.00 feet; thence run South 00°09'30" East 416.50 feet; thence run South 89°50'30" West 271.08 feet to the point of beginning; thence continue along the last described course 49.17 feet to a point on the easterly right-of-way line of U.S. 41; thence run South 10°25'58" East along said right-of-way line 101.63 feet; thence run North 89°50'30" East 69.89 feet to a point on a curve concave to the northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet northeasterly of and parallel with the northeasterly right-of-way line of Old U.S. 41; thence run northwesterly along the arc of said curve through a central angle of 1°40'03" for an arc distance of 107.30 feet to the point of beginning.

APPENDIX A

LEGEND OF ABBREVIATIONS

A= Arc
APPROX= Approximate
ASPH= Asphalt
AVE= Avenue
BLVD= Boulevard
B.M= Benchmark
℄ = Centerline
CH= Chord
CALC= Calculated
C.B= Chord Bearing
CBS= Concrete Block Structure
C&GS Coastal and Geodetic Survey
CHK'D= Checked
CMP= Corrigated Metal Pipe
CO= County
CONC= Concrete
COR= Corner
CT= Court
D.E= Drainage Easement
Desc= Description
D.H= Drill Hole
DWN= Drawn
EL or ELEV= Elevation
EOP= Edge of Pavement
EOW= Edge of Water
FB= Fieldbook
FD= Found
FLA= Florida
IP= Iron Pin
LN= Lane
M= Measured
M.E= Maintenance Easement
MH= Manhole
MHW= Mean High Water
MON= Monument
N/A= Not Applicable
NGVD= National Geodetic Vertical Datum
NO= Number
O.R Book= Official Record Book
ORIG= Original
O/S= Offset
P.B= Plat Book
P.C= Point of Curvature
PG= Page
P.I= Point of Intersection
PLS= Professional Land Surveyor
℄ = Property Line
PLS= Professional Land Surveyor
P.O.B= Point of Begininng
P.O.C= Point of Commencement
P.O.L= Point on Line
PROP= Property
P.T= Point of Tangency
PUE= Public Utility Easement
R= Record or Radius
RAD= Radius
RCP= Reinforced Concrete Pipe
RD= Road
RDL= Radial
RES= Residence
RLS= Registered Land Surveyor
R.O.W= Right of Way
R or RGE= Range
SEC= Section
ST= Street
STY= Story
TOB= Top of Bank
T.U.E. = Technology Utility Easement
TYP= Typical
T or TWP= Township
UE= Utility Easement
W/= With
△= Delta or Benchmark
= Fire Hydrant

DIVISION 6. COMMERCIAL DISTRICTS

Sec. 4-659. Purpose and intent.

(a) *Generally.* The purpose and intent of the conventional commercial districts is to regulate the continuance of certain land uses and structures lawfully existing as of August 1, 1986, which were originally permitted by the county zoning regulations of 1962, as amended, or 1978, as amended, and to encourage and guide new commercial development in accordance with the goals, objectives and policies set forth in the Bonita Plan. Commercial development shall be permitted where requisite infrastructure exists or can feasibly be extended. Subsequent to August 1, 1986, with the exception of rezonings to recognize and accommodate existing developments, no parcel of land of ten or more acres in size shall be rezoned to any of the conventional commercial districts.

(b) *C-1A, C-1 and C-2 commercial districts.* The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the county zoning regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 districts. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 district which is not consistent with the Bonita Plan.

(c) *C-2A commercial district.* The purpose and intent of the C-2A district is to recognize and provide for the continuation of most commercial and residential uses as set forth in the C-2 zoning district use regulations but prohibiting the industrial and manufacturing uses permitted by the C-2 district. This district is not available to landowners through normal procedures, but shall be used only by the city council on its own initiative to achieve the purpose stated in this subsection.

(d) *CN-1 neighborhood commercial district.* The purpose and intent of the CN-1 district is to permit the designation of suitable locations for small-scale commercial facilities within or adjacent to areas or neighborhoods which are essentially residential in nature, and to facilitate their proper development and use. It is anticipated that locating small retail and service establishments in close proximity to low to moderate-density residential land uses will encourage pedestrian activity and otherwise reduce the number and length of automobile trips, as well as providing increased convenience to all users. It is further intended that substantial buffering and other design techniques shall be used to prevent negative impacts on nearby or adjacent residential or lower-intensity land uses.

(e) *CN-2 neighborhood commercial district.* The purpose and intent of the CN-2 district is to permit the designation of suitable locations for consumer-oriented commercial facilities of moderate scale, including neighborhood shopping centers, and to facilitate their proper development and use. Such facilities include the functions of CN-1 commercial places, but the greater floor area and the broader mix of goods and services available results in a wider market or service area, a larger population served, and a greater impact on surrounding land uses. The primary uses provided for include retail trade in food, drugs, sundries, hardware and similar items, and the provision of personal services.

(f) *CC community commercial district.* The purpose and intent of the CC district is to permit the designation of suitable locations for medium to large-scale consumer-oriented commercial facilities, particularly for multiple-occupancy complexes known as community or regional shopping centers, and to facilitate their proper development and use. In addition to the retail sale of consumer goods, this district is intended to permit a wide range of services, financial and other, including business and professional offices, all arranged

in discrete commercial centers or evolving business districts. Such centers or districts differ from neighborhood commercial facilities in concentrating a greater floor area of use and a broader mix of goods and services in order to serve a wider market or service area and a larger population. This is expected to create greater impact on surrounding land uses and therefore require buffering and designed gradients of intensity adjacent to less intense uses.

(g) *CG general commercial district.* The purpose and intent of the CG district is to permit the designation of suitable locations for and to facilitate the proper development and use of consumer-oriented commercial facilities which are of a type or scale which are not suited for and do not generally seek locations in neighborhood, community or regional shopping centers. Such uses frequently consist of a single principal building containing sales, administration, repair services or manufacture; often rely on large ground areas for storage or display of goods; and are relatively insensitive to the impacts of adjacent land uses while generating substantial impacts on their neighbors. High visual exposure and easy accessibility, usually from arterial roads or suburban highways, are important.

(h) *CS-1 special commercial office district.* The purpose and intent of the CS-1 district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for standard office space for various purposes, and a minimum level of retail sales and personal services required to provide convenient access to goods and services for the workforce and clientage. While it is recognized that such uses will demand easy access from arterial or high-volume collector roads, this district is intended to be used to separate and buffer residential and other low- or medium-intensity land uses, such as schools or parks, from higher-intensity commercial and light industrial land uses.

(i) *CS-2 special commercial office district.* The purpose and intent of the CS-2 district is to permit the designation of suitable locations for the proper development of standard office space for various purposes, as well as a number of other low-impact uses that can be allowed by special exception in particular circumstances. This district is intended to be used to separate and buffer residential and other low- or medium-intensity land uses, such as schools or parks, from higher-intensity commercial and light industrial land uses.

(j) *CT tourist commercial district.* The purpose and intent of the CT district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for the commercial provision of accommodations and services for tourists and other visitors and short-term or seasonal residents. The term "accommodations," as used in this subsection, is intended to include housing, various amenities, including recreational facilities, and local retail trade in goods and services, both general and specific to the locality or attractor or principal activities. Areas designated tourist commercial are expected to be located near or adjacent to an attractor of tourism such as gulf beach frontage, theme parks, major public or private parks and other recreational or scenic resources.

(Ord. No. 11-02, § 3(4-841), 1-19-2011)

Sec. 4-660. Applicability of use and property development regulations.

No land, body of water or structure may be used or permitted to be used and no structure may hereafter be erected, constructed, moved, altered or maintained in any conventional commercial district for any purpose other than as provided in section 4-661, pertaining to use regulations for conventional commercial districts, and section 4-662, pertaining to property development regulations for conventional commercial districts, except as may be specifically provided for in article VII (nonconformities) of this chapter, or in section 4-406.

(Ord. No. 11-02, § 3(4-842), 1-19-2011)

Sec. 4-661. Use regulations table.

Use regulations for conventional commercial districts are as follows:

TABLE 4-661. USE REGULATIONS FOR CONVENTIONAL COMMERCIAL DISTRICTS

	Special Notes or Regulations	C-1A	C-1	C-2	CN-1	CN-2	CC	CG	CS-1	CS-2	CT
Accessory apartment	Note (1), 4-929	P	P	P	-	-	-	-	-	-	-
Administrative offices		P	P	P	P	P	P	P	P	P	P
Aircraft landing facilities, private:											
Lawfully existing:											
Expansion of aircraft landing strip, helistop or heliport landing pad	4-982 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
New accessory buildings	4-982 et seq.	P	P	P	P	P	P	P	P	P	P
New:											
Aircraft landing strip and ancillary hangars, sheds and equipment	4-982 et seq.	-	-	-	-	-	-	-	-	-	-
Heliport	4-982 et seq.	-	-	-	-	-	-	-	-	-	-
Helistop	4-982 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Amateur, radio antennas and satellite earth stations when accessory to an existing principal use	4-927	Refer to 4-927 for regulations.									
Amusement park, less than ten acres		-	-	-	-	-	-	-	-	-	-
Animals:											
Clinic	4-1071 et seq.	-	P	P	-	-	P	P	-	-	-
Kennel	4-1071 et seq.	-	-	P (3)	-	-	-	P(3)	-	-	-

Control center (including Humane Society)		P	P	P	-	-	-	P	P	SE	-
Assisted living facility	4-1182 et seq.	-	-	-	-	-	-	-	-	-	P (13)
ATM (automatic teller machine)		P	P	P	P	P	P	P	P	SE	P
Auto parts store:											
No installation service	Note (2)	P	P	P	-	P	P	P	-	-	-
With installation service	Note (2)	-	P	P	-	-	P	P	-	-	-
Automobile service station	Note (2)	-	P	P	-	P	P	P	-	-	SE
Auto repair and service (4-408(c)(2)):											
Group I	Note (2)	-	P	P	-	-	P	P	-	-	-
Group II	Note (2)	-	-	P	-	-	-	SE	-	-	-
Bait and tackle shop		P	P	P	P	P	P	P	-	SE (5)	P
Banks and financial establishments (4-408(c)(3)):											
Group I		P	P	P	-	P	P	P	P	P(16)	P
Group II		-	-	-	-	-	P	P	-	-	-
Bar or cocktail lounge		-	AA/SE	AA/S E	-	-	AA/SE	AA/S E	-	-	AA/SE
Bed and breakfast		-	P	P	-	-	-	-	-	SE	P
Boardinghouse		-	P	P	-	-	-	-	-	SE	P
Boats:											
Boat parts store		P	P	P	-	P	P	P	-	-	-
Boat ramp		EO/S E	EO/S E	P	-	-	P	P	-	-	P
Boat rental		P	P	P	-	P	P	EO	-	-	P (7)
Boat repair and service	4-1099, 4-2069 et seq., Note (2)	-	-	-	-	-	-	-	-	-	-
Boat sales	Note (2)	-	P	P	-	-	-	P	-	-	-
Boat storage, dry, not exceeding 18 feet above grade	Notes (2), (21)	-	P	P	-	-	-	P	-	-	-

Boat storage, dry, exceeding 18 feet above grade	Notes (2), (21)	-	SE	SE	-	-	-	SE	-	-	-
Broadcast studio, commercial radio	4-1215 et seq.	-	-	P	-	-	P	P	-	-	-
Building materials sales (4-408(c)(4))	Note (2)	-	-	P	-	-	-	P	-	-	-
Business services (4-408(c)(5))											
Group I		P	P	P	-	P	P	P	P	P (8)	P
Group II		-	P	P	-	-	-	P	-	-	-
Bus station/depot	4-1153 et seq. Note (2)	-	-	P	-	-	SE	P	-	-	-
Caretaker's residence		-	SE	SE	-	-	SE	SE	-	-	-
Car wash	Note (2)	-	P	P	-	-	P	P	-	-	-
Cleaning and maintenance services (4-408(c)(7))		P	P	P	-	-	P	P	P	P	-
Clothing stores, general (4-408(c)(8))	Note (4)	P	P	P	-	-	P	P	-	-	P
Clubs:											
Country	-	-	-	-	-	-	-	-	-	-	
Commercial	-	-	-	P	-	-	P	EO		SE	-
Fraternal	4-1818	-	P	P	-	-	P	EO	-	SE	P
Membership organization	4-1818	-	P	P	-	-	P	EO	-	-	-
Private		-	-	-	P	P	P	-	-	SE	P
Cold storage warehouse and processing plant (including pre-cooling)	Note (14)	-	-	P	-	-	-	-	-	-	-
Commercial fishery		-	-	EO	-	-	-	-	-	-	-
Commercial use of beachfront seaward of the water body setback line	4-2271	SE (7)	SE (7)	SE (7)	-	-	SE (7)	SE (7)	-	-	SE (7)
Community residential home		P	P	P	-	-	-	-	-	-	-

Communication facility, wireless	4-1215 et seq.										
Consumption on premises	4-1020 et seq.	AA/SE	AA/SE	AA/S E	AA/SE	AA/SE	AA/SE	AA/S E	AA/SE	AA/SE	AA/SE
Contractors and builders (4-408(c)(9)):											
Group I		P	P	P	-	-	P	P	-	-	-
Group II		-	P	P	-	-	P	P	-	-	-
Group III	Note (2)	-	-	-	-	-	-	P	-	-	-
Convenience food and beverage store	Note (2)	P (19)	P (19)	P (19)	-	SE (19)	P	P	-	-	SE (19)
Cultural facilities (4-408(c)(10))		-	P	P	-	-	-	-	-	-	P
Day care center, adult, child		P	P	P	P	P	P	EO	-	-	P
Department store	Note (4)	P	P	P	-	-	P	P	-	-	-
Dormitory		-	-	-	-	-	-	-	-	-	P
Drive-through facility for any permitted use		P	P	P	-	SE	P	P	SE	SE	P
Drive-in theater		-	-	-	-	-	-	-	-	-	-
Drugstore, pharmacy	Note (4)	P	P	P	-	P	P	P	-	-	-
Dwelling unit:											
Duplex		P	P	P	-	-	-	-	-	P	-
Single-family		P	P	P	-	-	-	-	-	P	-
Two-family attached		P	-	-	-	-	-	-	-	-	-
Townhouse		EO	-	-	-	-	-	-	-	-	-
Mobile home		-	-	-	-	-	-	-	-	-	-
Multiple-family building		EO	P	P	SE (10)	SE (10)	-	-	SE (10)	SE (10)	P
Entrance gates and gatehouse	4-1472	P	P	P	P	P	P	P	P	P	P
Emergency medical service (ambulance)		P	P	P	-	-	-	P	P	SE	-
Emergency operations center		P	P	P	-	-	-	P	P	SE	-
Essential services	4-1362 et seq.	P	P	P	P	P	P	P	P	P	P

Essential service facilities (4-408(c)(13)):											
Group I	4-1362 et seq.	P	P	P	P	P	P	P	P	P	P
Group II	4-1362 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Excavation:											
Mining		-	-	-	-	-	-	-	-	-	-
Water retention	4-1380 et seq.	P	P	P	P	P	P	P	P	P	P
Oil or gas		SE	SE	SE	SE	SE	SE	SE	SE	-	SE
Farm equipment, sales, storage, rental, service	Note (2)	-	-	-	-	-	-	P	-	-	-
Feed or fertilizer, mixing and sales	Note (14)	-	-	-	-	-	-	-	-	-	-
Fire station		P	P	P	-	-	-	P	P	SE	-
Fish house, wholesale	Note (14)	-	-	P (11)	-	-	-	-	-	-	-
Flea market:											
Open	Note (2)	-	-	SE	-	-	-	SE	-	-	-
Indoor	Note (2)	-	P	P	-	-	P	P	-	-	-
Food and beverage service, limited		SE	SE	SE	SE	SE	SE	SE	-	SE	-
Food stores (4-408(c)(16)):	Note (4)										
Group I		P	P	P	P (12)	P	P	P		-	P
Group II		P	P	P	-	P	P	P		-	-
Forestry tower		P	P	P	-	-	-	P	P	SE	-
Fraternity house		-	-	-	-	-	-	-	-		P
Freight and cargo handling establishments (4-408(c)(17))	Note (14)	-	-	-	-	-	-	-	-	-	-
Funeral home or mortuary:											
No cremation		P	P	P	-	-	P	P	P	SE	-
With cremation		-	-	-	-	-	-	P	P	SE	-
Gasoline dispensing system, special	Note (14)	-	-	-	-	-	-	-	-	-	-

Government maintenance facility		P	P	P	-	-	-	P	P	SE	-
Hardware store	Note (4)	P	P	P	P	P	P	P	-	-	-
Health care facility (4-408(c)(19)):											
Group I		P	P	P	-	P	P	P	P	P	-
Group II		-	-	-	-	-	-	-	P(13)	SE(13)	-
Group III									P(13)	SE(13)	-
Group IV		P	P	P	-	P	P	P	P	SE(13)	-
Group V		-	-	-	-	-	-	-	P(13)	SE(13)	-
Group VI							P	P			
Heliport or helistop		See Aircraft facilities, private.									
Hobby, toy, game shops (4-408(c)(20))	Note (4)	P	P	P	-	P	P	P	-	-	-
Home care facility		P	P	P	SE	SE	-	-	SE	SE	P
Home occupation:											
No outside help	4-1495 et seq.	P	P	P	P	P	-	-	P	P	P
With outside help	4-1495 et seq.	AA	AA	AA	AA	AA	-	-	AA	AA	AA
Hotel/motel:	4-1528 et seq.	-	P	P	-	-	-	-	-	SE	P
Household and office furnishings (4-408(c)(21)):	Note (4)										
Group I		P	P	P	-	-	P	P	-	-	-
Group II								P	-	-	-
Laundry or dry cleaning (4-408(c)(22)):											
Group I		P	P	P	-	P	P	P	-	-	P
Group II		-	-	P	-	-	-	-	-	-	-
Lawn and garden supply store	4-1792 Note (4)	P	P	P	-	-	P	P	-	-	-
Library		P	P	P	-	P	P	P	-	-	P
Manufacturing of:	Note (14)										
Apparel products (4-408(c)(1))		-	-	P	-	-	-	-	-	-	-

Dairy products (excluding fluid milk)		-	-	P	-	-	-	-	-	-	-
Electrical machinery and equipment (4-408(c)(11))		-	-	P	-	-	-	-	-	-	-
Fabricated metal products (4-408(c)(14)), Group III		-	-	P	-	-	-	-	-	-	-
Food and kindred products (4-408(c)(15)), Group I		-	-	P	-	-	-	-	-	-	-
Leather products (4-408(c)(23)), Group II		-	-	P	-	-	-	-	-	-	-
Lumber and wood products (4-408(c)(24)), Group I and II		-	-	P	-	-	-	-	-	-	-
Measuring, analyzing and controlling instruments (4-408(c)(26))		-	-	P	-	-	-	-	-	-	-
Novelties, jewelry, toys and signs (4-408(c)(27)), all groups		-	-	P	-	-	-	-	-	-	-
Rubber, plastics, and fiberglass products (4-408(c)(41)), Group II		-	-	P	-	-	-	-	-	-	-
Marina	4-1587	EO	EO	EO	-	-	-	EO	-	-	EO
Marina, ancillary uses		EO	EO	EO	-	-	-	EO	-	-	EO
Mass transit depot or maintenance facility (government-oper-ated)	Note (2)	P	P	P	-	-	-	P	P	SE	-
Mobile home dealers	Note (2)	-	-	P	-	-	-	SE	-	-	-
Model:											
Home	4-1662 et seq.	P	P	P	-	-	-	-	-	-	SE
Unit	4-1662 et seq. Note (2)	P	P	P	-	-	-	-	-	-	SE
Display center	4-1662 et seq. Note (2)	-	P	P	-	-	P	P	-	-	SE

Multislip docking facility		-	P	P	-	-	-	-	-	-	P
Night clubs	4-951 et seq. 4-1020 et seq. Note (2)	-	AA/SE	AA/S E	-	-	AA/SE	AA/SE	-	-	AA/SE
Nonstore retailers (4-408(c)(28)), all groups	Note (2)	P	P	P	-	-	P	-	-	-	-
Package store	4-1020 et seq. Note (4)	P	P	P	P	P	P	P	-	-	P
Paint, glass and wallpaper	Note (4)	P	P	P	-	-	P	P	-	-	-
Parks (4-408(c)(30)) Groups I		P	P	P	-	-	P	P	-	-	P
Group II		SE	SE	P	-	-	-	P	-	-	P
Group III		SE	SE	P	-	-	-	P	-	-	P
Parking lot:											
Accessory		P	P	P	P	P	P	P	P	P	P
Commercial		-	SE	SE	-	-	SE	SE	-	-	-
Garbage, public parking		-	SE	SE	-	-	SE	SE	-	-	-
Temporary	Note (14), 4-2132	P	P	P	P	P	P	P	P	P	P
Personal services (4-408(c)(31)):											
Group I		P	P	P	P	P	P	P	-	SE (5)	P
Group II		P	P	P	-	-	P	P	-	-	P
Group III	Note (5)	P	P	P	-	-	P	P	SE	SE(5)	P
Group IV	Note (2)	P	P	P	-	P	P	P	-	-	-
Pet services		P	P	P	-	-	-	P	-	-	-
Pet shop	Note (4)	P	P	P	-	P	P	P	-	-	-
Pharmacy	Note (4)	P	P	P	P	P	P	P	-	-	-
Place of worship	4-1762	P	P	P	P	P	P	P	P	P	P
Plant nursery	4-1792	P	P	P	-	-	-	P	-	-	-
Police or sheriff's station		P	P	P	-	-	-	P	P	SE	-
Post office		P	P	P	-	-	-	P	P	SE	-
Printing and publishing (4-408(c)(33))		-	-	P	-	-	-	EO	-	-	-

Processing and warehousing	Note (14)	-	-	P	-	-	-	-	-	-	-
Racetracks (4- 408(c)(34)): Group I and II	CPD only	-	-	-	-	-	-	-	-	-	-
Recreation facilities											
Commercial (4-408(c)(35)):											
Group I		P	P	P	-	-	P	P	-	-	P
Group III	Note (20)	-	P/SE	P/SE	-	-	-	-	-	-	P/SE
Group IV	Note (20)	-	-	-	-	-	P/SE	P/SE	-	-	P/SE
Personal		P	P	P	P	P	-	-	-	-	-
Private											
On-site		P	P	P	-	-	P	-	-	-	P
Off-site		SE	P	P	-	-	-	-	-	-	P
Recycling facility	Note (14)	-	-	SE	-	-	-	SE	-	-	-
Religious facilities	4-1762 et seq.	-	-	P	-	P	P	P	P	SE	SE
Rental or leasing establishments											
Group I	4-1099, 4-2069 et seq.	P	P	P	-	P	P	P	-	-	P
Group II	4-1099, 4-2069 et seq.	P	P	P	-	P	P	P	-	-	P
Group III	4-1099, 4-2069 et seq. Note (2)	-	P	P	-	-	P	P	-	-	P(17)
Group IV	4-1099, 4-2069 et seq. Note (2)	-	-	-	-	-	-	-	-	-	-
Repair shops (4-408(c)(37)):											
Group I		P	P	P	P	P	P	P	-	-	P
Group II		P	P	P	-	-	P	P	-	-	-
Group III	Note (2)	-	-	P	-	-	-	P	-	-	-
Group IV	Note (2)	-	-	P	-	-	-	P	-	-	-
Group V	Note (2)	-	-	-	-	-	-	-	-	-	-
Research and development laboratories (4-408(c)(38)):											

Group II		-	-	P	-	-	P	-	P	SE	-
Group IV		-	-	P	-	-	-	-	-	-	-
Residential accessory uses (4-408(c)(39))		P	P	P	P	P	-	P	P	P	P
Restaurant, fast food	Note (2)	-	P	P	-	-	P	P	-	-	P
Restaurants (4-408(c)(40)):											
Group I		P	P	P	-	P	P	P	-	SE (5)	P
Group II		P	P	P	-	P	P	P	SE	SE (5)	P
Group III		P	P	P	-	P	P	P	-	SE (5)	P
Group IV		-	P	P	-	-	P	P	-	SE (5)	P
Roadside stand	4-1432	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP
Roominghouse		-	-	-	-	-	-	-	-	SE	P
Schools, commercial (4-408(c)(42))	4-1970	P	P	P	-	-	P	P	P	SE	-
Self-service fuel pumps	Note (18)	SE	SE	SE	-	SE	P	P	-	-	SE
Signs in accordance with chapter 6		P	P	P	P	P	P	P	P	P	P
Social services (4-408(c)(43)):											
Group I		P	P	P	-	-	P	-	P	-	-
Group II		-	-	-	-	-	-	-	-	-	-
Group III		-	-	-	-	-	-	-	-	-	-
Group IV		-	-	-	-	-	-	-	-	-	-
Group V		-	-	-	-	-	-	-	-	-	-
Specialty retail shops (4-408(c)(44)):	Note (4)										
Group I		P	P	P	P	P	P	P	SE	SE (5)	P
Group II		P	P	P	-		P	P	-		
Group III	Note (2)	P	P	P	-	-	P	P	-	-	-
Stable, commercial	4-1045 et seq.	-	-	-	-	-	-	-	-	-	-
Storage:											
Indoor only	4-2069 et seq.	P	P	P	P	P	P	P	P	P	P

Storage, open	4-2069 et seq. Note (2)	-	P	P	-	-	P	P	-	-	-
Studios (4-408(c)(46))		P	P	P	-	-	P	EO	-	SE	P
Supermarket	Note (4)	P	P	P	-	P	P	P	-	-	P
Temporary uses	4-2124 et seq.	P	P	P	-	P	P	P	P	-	P
Theater:											
Indoor	4-2037 et seq. Note (2)	-	EO	EO	-	-	P	P	-	-	P
Drive-in	CPD or MPD only 2-2037 et seq. Note (2)	-	-	EO	-	-	-	-	-	-	-
Timeshare units		EO	SE	SE	-	-	-	-	-	-	P
Transportation services (4-408(c)(50)):											
Group I	Note (2)	-	-	P	-	-	-	-	-	-	-
Group II	Note (2)	-	-	P	-	-			-	-	-
Group III	Note (2)	-	-	P	-	-	P	P	-	-	-
Group IV	Note (2)	-	-	P	-	-	-	P	-	-	-
Group V	Note (2)	-	-	P	-	-	-	-	-	-	-
Truck stop	Note (14)	-	-	-	-	-	-	P	-	-	-
Trucking terminal, motor, rail, air, including warehousing of goods awaiting shipment, parking, and storage of rolling stock	Note (14)	-	-	-	-	-	-	-	-	-	-
Used merchandise stores (4-408(c)(51)):	Note (4)										
Group I		-	P	P	-	P	P	P	-	-	-
Group I, limited to indoor display only		P	-	-	-	-	-	-	-	-	-
Group II		-	P	P	-	-	P	P	-	-	-
Group III		-	P	P	-	-	P	P	-	-	-
Group IV		-	-	P	-	-	-	P	-	-	-
Group V	Note (14)	-	P	P	-	P	P	P	-	-	-

Variety store	Note (2)	P	P	P	-	P	P	-	-	-	-
Vehicle & equipment dealers (4-408(c)(52)):											
Group I	4-1099 Note (2)	-	P	P	-	-	-	P	-	-	-
Group II	4-1099 Note (2)	-	P	P	-	-	P	P	-	-	-
Group III	4-1099 Note (2)	-	P	P	-	-	-	P	-	-	-
Group IV	4-1099 Note (2)	-	P	P	-	-	-	P	-	-	-
Group V	4-1099 Note (2)	-	-	-	-	-	-	P	-	-	-
Warehouse:											
Mini-warehouse	Note (2)	-	-	P	-	SE	SE	SE	-	-	-
Private	Note (2)	-	-	P	-	-	-	-	-	-	-
Public	Note (2)	-	-	P	-	-	-	-	-	-	-
Wholesale establishments (4-408(c)(53)):											
Group I	Note (2)	-	-	-	-	-	-	-	-	-	-
Group II	Note (2)	-	-	-	-	-	-	-	-	-	-
Group III	Note (2)	-	P (15)	P	-	-	P (15)	P (15)	P (15)	P (15)	P (15)
Group IV	Note (2)	-	P (15)	P (15)	-	-	P (15)	P (15)	-	-	-

Notes:

(1) Permitted only when accessory to a lawfully permitted single-family dwelling unit.

(2) If located within the U.S. 41 Overlay District, special exception approval required. See section 4-891.

(3) Permitted only if completely enclosed within a building.

(4) Establishments exceeding 40,000 square feet require PD zoning. See section 4-1560 et seq.

(5) Limited to 500 square feet when in conjunction with one dwelling unit on the same premises.

(6) Use only permitted when clearly incidental to a hotel or motel.

(7) The following uses may be permissible seaward of the water body setback line only by special exception boat rentals (inflatables, sailboats, jet skis, windsurfers and the like), foodstands, rental of cabanas and beach furniture, outdoor amusements, including boat balloonist, and seaplane rides, water ski tows, parasail tows and similar activities, fishing and sightseeing piers and towers.

(8) Bail bonding, blood banks, blood donor stations and caterers permitted only by special exception.

(9) Excluding fast food restaurants for which drive-through facilities are permitted by right.

(10) The total square footage of the residential uses shall not exceed the total square footage of all existing and proposed commercial uses on the subject property, and the total number of residential units shall not exceed the number of units permitted by the Bonita Plan, whichever is less.

(11) Not permitted within 500 feet of the nearest residence.

(12) Excluding supermarkets.

(13) New facilities of 50 or more beds, or the expansion of an existing facility that will bring the number of beds to 50 or more, requires PD zoning. See section 4-272 and Table 4-740.

(14) Use is prohibited within U.S. 41 Overlay District. See section 4-891.

(15) Limited to those commodities and products which are permitted to be sold at retail, provided that parking meets the requirements for retail sales.

(16) Automatic teller machines may only be approved by special exception.

(17) Limited to rental of passenger cars, vans, and pickup trucks less than three-quarter ton capacity. Maintenance activities limited to washing, waxing, vacuuming and minor repairs but excluding activities classified as Automotive repair and service Groups I and II. See section 4-408(c)(2).

(18) Two pumps are permissible as an accessory use to businesses (other than a convenience food and beverage store which is listed separately) to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.

(19) Limited to eight pumps unless a greater number is approved as part of a special exception or as specifically approved in the master concept plan. An existing business with more than eight lawfully permitted pumps as of January 31, 1998, will not be considered nonconforming. Existing pumps may be modernized, replaced, or relocated on the same premises but additional new pumps will not be permitted.

(20) Facilities proposed for ten or more acres or the expansion of an existing facility that will bring the number of acres to ten or more acres must request and be approved as a special exception.

(21) For purposes of this use only, grade is the average elevation of the street or streets abutting the property. Average elevation of the street is measured along the centerline of the streets, at the points of intersection of the streets with the lot lines (as extended) and the midpoint of the lot frontage.

(22) Reserved.

(Ord. No. 01-18; Ord. No. 03-15; Ord. No. 11-02, § 3(4-843), 1-19-2011; Ord. No. 13-05, § 4-843, 4-3-2013; Ord. No. 14-12 , § 1, 6-4-2014; Ord. No. 14-18 , § 2, 7-2-2014; Ord. No. 15-27 , § 2, 12-2-2015; Ord. No. 17-03 , § 1, 2-1-2017; Ord. No. 19-10 , § 1(Exh.A), 11-20-2019)

Sec. 4-662. Property development regulations table.

Property development regulations for conventional commercial districts are as follows:

TABLE 4-662. PROPERTY DEVELOPMENT REGULATIONS FOR COMMERCIAL DISTRICTS

	Special Notes or Regulations	C-1A	C-1	C-2	CN-1	CN-2	CC, CG	CS-1	CS-2	CT
Maximum density	Note (1)				(2)	(2)		(2)	(2)	
Minimum lot area and dimensions:	4-1921, 4-1922, 4-1841									
Minimum lot size:										
Residential uses (square feet):										
First two units in same building		7,500	7,500	7,500	-	-	-	-	5,000	7,500
Each additional unit in same building		-	3,000	2,000	-	-	-	-	-	2,000
Nonresidential uses (square feet):										
Corner lot		7,500	7,500	10,000	10,000	10,000	20,000	20,000	5,000	20,000
Interior lot	7,500	7,500	7,500	10,000	10,000	10,000	20,000	20,000	5,000	20,000
Lot width (feet)		75	75	75	75	100	100	100	50	100
Lot depth (feet)		100	100	100	100	100	100	100	100	100
Minimum setbacks:	4-926 et seq. and 4-1892 et seq.									
Street (feet)	Note (3)	Variable according to the functional classification of the street or road. See section 4-1893.								
Side yard (feet)	Notes (3) and (5)	15	15	15	15	15	15	20	10	20
Rear yard (feet)		25	25	25	20	20	25	20	20	25
Water body (feet):	4-1894 et seq.									

Gulf of Mexico		In accordance with chapter 6, article III, or 50 feet from mean high water, whichever is the most restrictive.								
Other		25	25	25	25	25	25	25	25	25
Special Regulations:		Refer to the sections specified for exception or additions to the minimum setback requirements listed in this table								
Animals, reptiles, marine life	4-1045 et seq.									
Consumption on premises	4-1020 et seq.									
Dairy products (SIC 202)	4-2014									
Docks, seawalls, etc.	4-1588									
Essential services	4-1362 et seq.									
Essential service facilities (4-408(c)(12))	4-1362 et seq., 2-1841									
Fences, walls, gatehouses, etc.	4-1841 et seq.									
Fertilizer mixing	4-2014									
Hotel/motel	4-1528 et seq.									
Nonroofed accessory structures	4-1894(c)(3)									
Railroad right-of-way	4-1895									
Outdoor storage or display of merchandise	4-2069 et seq.									
Maximum height (feet)	4-1871 et seq.	35	35	35	35	35	35	35	35	35
		Note: Special height limitations apply to all uses located within Bonita Beach and the Bonita Beach Road Corridor. See section 4-1874.								
Maximum lot coverage (percent of total lot area)		40%	40%	40%	40%	40%	40%	40%	50%	40%

Notes:

(1) Residential development shall not exceed that density permitted by the Bonita Plan for the land use category in which the property is located.

(2) The minimum lot area required for nonresidential uses shall be applicable to combined commercial and residential living units approved by special exception in the same manner as if the residential use did not exist.

(3) Modifications to required setbacks for arterial or collector streets are permitted only by variance. Modifications for solar or wind energy purposes, are permitted only by special exception. See section 4-1892 et seq.

(4) Reserved.

(5) No side yard setback is required from common lot line for two-family attached or townhouse.

(6) Reserved.

(7) Reserved.

(8) No outdoor display or storage of merchandise shall be permitted in the CN-1 or CN-2 district.

(9) Lot coverage applies to structures only.

(10) Truck terminals shall be required to comply with the setback requirements as set forth in Table 4-719

(Ord. No. 03-15; Ord. No. 11-02, § 3(4-844), 1-19-2011)

Secs. 4-663—4-682. Reserved.

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-272
December 6, 2023

REQUESTED MOTION: A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE U.S. 41 CORRIDOR OVERLAY, PURSUANT TO LDC 4-898; LOCATED AT 24461 SOUTH TAMIAMI TRL, BONITA SPRINGS, FLORIDA 34135; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUESTOR: Mike Fiigon II, Senior Planner

AGENDA: Zoning and Land Use

STRATEGIC PRIORITY: N/A

BACKGROUND: The request is to approve a special exception application for a car wash facility on property located within the US 41 Overlay. As required by LDC 4-891, car washes proposed in the Overlay are permitted by special exception only.

The property was part of a companion rezoning application to rezone the property (and adjacent property) from the Light Industrial district (IL) to the General Commercial (CG) District. The rezoning was undertaken partly because car washes are permitted in the CG district, subject to special exception approval.

A copy of the site plan is included as part of the backup to the zoning resolution and to the Staff report. The car wash facility will be designed in compliance with the development standards of the US 41 Overlay and LDC Chapters 3 & 4. The ingress/egress points will be off Production Circle and the car wash tunnel will run parallel to the US 41 right-of-way and will be landscaped and buffered accordingly. The project also proposes vacuum stations behind the car wash building (away from US 41) and will be providing an on-site retention pond for stormwater.

The Zoning Board heard the case on October 17, 2023, and voted unanimously to approve the special exception request (6-0).

Attached for consideration are a copy of the zoning board meeting minutes, the draft resolution, and the Staff Report. The full application backup documentation is available online for review.

STAFF RECOMMENDATION: Approve the request for a car wash facility on the subject property within the US 41 Overlay.

ATTACHMENTS:

1. Zoning Board Meeting Minutes [Draft], October 17, 2023
2. Draft Resolution (Prepared by City Attorney)
3. Staff Report
4. Application Backup (Online Only)

REVIEWERS:

City Manager: Arleen Hunter

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-272
December 6, 2023

City Attorney: Derek Rooney
City Clerk: Michael Sheffield
Department Director: John Dulmer, AICP

Council Action: Approved __ Denied __ Deferred ___ Other_____

City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals

Meeting Minutes
Tuesday, October 17, 2023
9:00 a.m.

I. CALL TO ORDER

Chairman Rascio called the meeting to order at 9:00 am.

II. INVOCATION

Board Member Russ Winn gave the invocation.

III. PLEDGE OF ALLEGIANCE

Chairman Rascio asked Board Member Gambrell to lead the Pledge of Allegiance.

IV. ROLL CALL

Chairman Rascio *motioned to allow Member Hershenson to participate in the meeting remotely; Member Winn seconded; the motion carried by members present, 5-0.*

City Clerk Sheffield called the roll:
Present – Rascio, Galloway, Winn, Gambrell, Benson, and Hershenson (via Zoom)
Absent – Linda Waterhouse (excused)

V. APPROVAL OF MINUTES: Meeting of August 15, 2023

Board Member Gambrell motioned to approve the minutes, Seconded by Board Member Winn; the motion carried 6-0.

VI. PUBLIC COMMENT

Chairman Rascio announced that public comments will be heard for each case at the conclusion of the presentations.

VII. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

City Attorney Rooney swore in all those who intended to speak and/or give testimony.

A. CASE NAME: TIDAL WAVE REZONING (RZN22-98084-BOS)

A REQUEST TO REZONE PORTIONS OF PROPERTY TOTALING APPROXIMATELY 4.1 ACRES FROM THE LIGHT INDUSTRIAL DISTRICT (IL) TO THE GENERAL COMMERCIAL DISTRICT (CG).

Mike Fiigon, Senior Planner with Community Development, introduced the item and informed the board that the applicant was unable to be present; however, Craig Boisseau of Thomas Engineering Group is available by Zoom to answer questions on the applicant's behalf.

Mr. Fiigon provided the staff presentation which included which included project plans, staff analysis, and proposed conditions of approval. (Staff analysis on file in the Clerk's Office). He also responded to questions asked by board members.

Chairman Rascio called for public comments; however, seeing none, he asked for a motion. Board Member Hershenson motioned to approve the applicant's request for a rezone; Board Member Gambrell seconded. ***The motion carried by a vote of 6-0, as follows****:*

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

B. CASE NAME: TIDAL WAVE SPECIAL EXCEPTION (SPE23-98082-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE U.S. 41 CORRIDOR OVERLAY, PURSUANT TO LDC 4-898

Michael Fiigon, Senior Planner with Community Development, provided the staff presentation, which included project plans, staff analysis, and proposed conditions of approval of the request. (Staff analysis on file in the Clerk's Office).

Chairman Rascio called for public comment.

Mayor Steinmeyer asked if there is a turn off from US 41 onto the property.
Mike Fiigon stated the only access points were off of Production Circle.

Seeing no additional members of the public wishing to speak, Chairman Rascio called for public comments; seeing none, he motioned to approve the applicant's request for an exception; Board Member Winn seconded. ***The motion carried by a vote of 6-0, as follows****:*

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

C. CASE NAME: LAKE MICHIGAN CREDIT UNION SPECIAL EXCEPTION (SPE23-102216-BOS)

A SPECIAL EXCEPTION REQUEST TO RE-ESTABLISH THE DRIVE THRU OPERATION AT AN EXISTING BANK BUILDING ON A PROPERTY LOCATED WITHIN THE COMMERCIAL ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY, PURSUANT TO LDC SEC. 4-898.

Stacy Hewitt with Banks Engineering presented on behalf of the applicant. She provided an overview of the project and of the applicant's requests to re-establish the drive-through and

exceed minimum parking (presentation on file in the Clerk's Office).

Mary Zizzo, Planner with Community Development, provided the staff presentation, which included staff analysis and proposed conditions of approval. (Staff analysis on file in the Clerk's Office).
Ms. Zizzo and Ms. Hewitt responded in turn to questions asked by board members.

Following board deliberation, Chairman Rascio called for public comments; seeing none, he motioned to approve the applicant's requests; Board Member Winn seconded. ***The motion carried by a vote of 6-0, as follows****:*

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

VIII. CASE UPDATE: Bayview on Estero Bay (RPD/CPD)

Jackie Genson provided the update, stating the rezone was approved by City Council.

IX. NEXT MEETING: *November 14, 2023 at 9:00am (Tentative)*

X. ADJOURNMENT

As there was no further business, Chairman Rascio adjourned the meeting at 10:03 a.m.

Respectfully submitted,

_____
Mike Sheffield, City Clerk

APPROVED:
BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

_____
Anthony Rascio, Chairman

Draft

CITY OF BONITA SPRINGS
ZONING RESOLUTION NO. 23 –

A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE U.S. 41 CORRIDOR OVERLAY, PURSUANT TO LDC 4-898; LOCATED AT 24461 SOUTH TAMIAMI TRL, BONITA SPRINGS, FLORIDA 34135; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, OLP Wash Partners, LLC is seeking a special exception to allow a car wash facility on property located within the US 41 Overlay, pursuant to Section 4-891 of the City's land development code ("LDC"); and

WHEREAS, a Public Hearing was advertised and heard on October 17, 2023 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case SPE23-98082-BOS who unanimously (6-0) recommended approval after giving full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all parties; and

WHEREAS, City Council at their December 6, 2023 meeting considered Case SPE23-98082-BOS, as well as a minutes of the Zoning Board hearing submitted as part of the City Council hearing record, and gave full consideration of the Staff Recommendation, the evidence and testimony, including the expert opinion of the Applicant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request for a special exception with conditions:

Subject Property:

This Special Exception applies to properties located at 24461 S. Tamiami Trail, Bonita Springs, FL, 34135 (STRAP #16-47-25-B5-00400.0020 & 16-47-25-B5-00400.0010) and 24431 S Tamiami Trail, Bonita Springs, FL 34134 (STRAP #16-47-25-B3-00400.003, 16-47-25-B2-00400.0020; and 16-47-25-B2-00400.10 respectively) and the further described in Exhibit A and in accordance with the Site Plan, both of record and included in the hearing staff report.

Conditions:

1. The special exception will be valid for this Applicant only and proposed site modifications should be generally consistent with the attached site plan (Attachment A), landscape plan (Attachment B), and architectural plan (Attachment C).
2. The City of Bonita Springs Noise Control Ordinance remains in effect in its entirety.
3. Additional information or changes to the plan not covered by this approval may require additional approvals. Such approvals will follow the processes outlined in the Land Development Code.
4. Approval of this special exception request does not guarantee approval of a local development order or building permit.
5. Unless modified by this approval, the property shall be consistent with the regulations of the Land Development Code for the General Commercial (CG) zoning district and the US 41 Overlay.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of special exception and as conditioned, the Bonita Springs City Council makes the following findings and conclusions:

1. The Applicant has proven entitlement for the requested special exception to allow a car wash facility for the subject Property by demonstrating compliance with the Bonita Springs Comprehensive Plan and Land Development Code.

SECTION TWO: RECORD

This Resolution incorporates all exhibits, staff reports, attachments, evidence and testimony presented before the Zoning Board and City Council including but not limited to:

Exhibit A: Sketch and Legal
Attachment A: Site Plan
Attachment B: Landscape Plan
Attachment C: Architectural Plan

SECTION THREE: EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 6th day of December, 2023.

AUTHENTICATION:

_____ _____

Mayor City Clerk

APPROVED AS TO FORM: _____

City Attorney

Vote:

Carr	Corrie
Purdon	Bogacz
Forbes	Steinmeyer
Fullick	

Date filed with City Clerk: _____

FIELDBOOK See	PAGE File	DATE 2-4-22	SECTION 16	,TWP 47	S, RGE 25	E

NORTH ARROW

FOUNDATION LOCATION

FIELDBOOK PAGE

SCALE 1"=100'

LEGEND

- SET CONC. MON. W/CAP I.D.# 3553
- SET IRON PIN W/CAP I.D. # 3553
- FD. CONC. MON. W/CAP
- FD. CONC. MON.
- FD. IRON PIN
- ASSUMED ELEVATION
- BENCHMARK
- R RECORDED
- M MEASURED

CON'T REVERSE SIDE

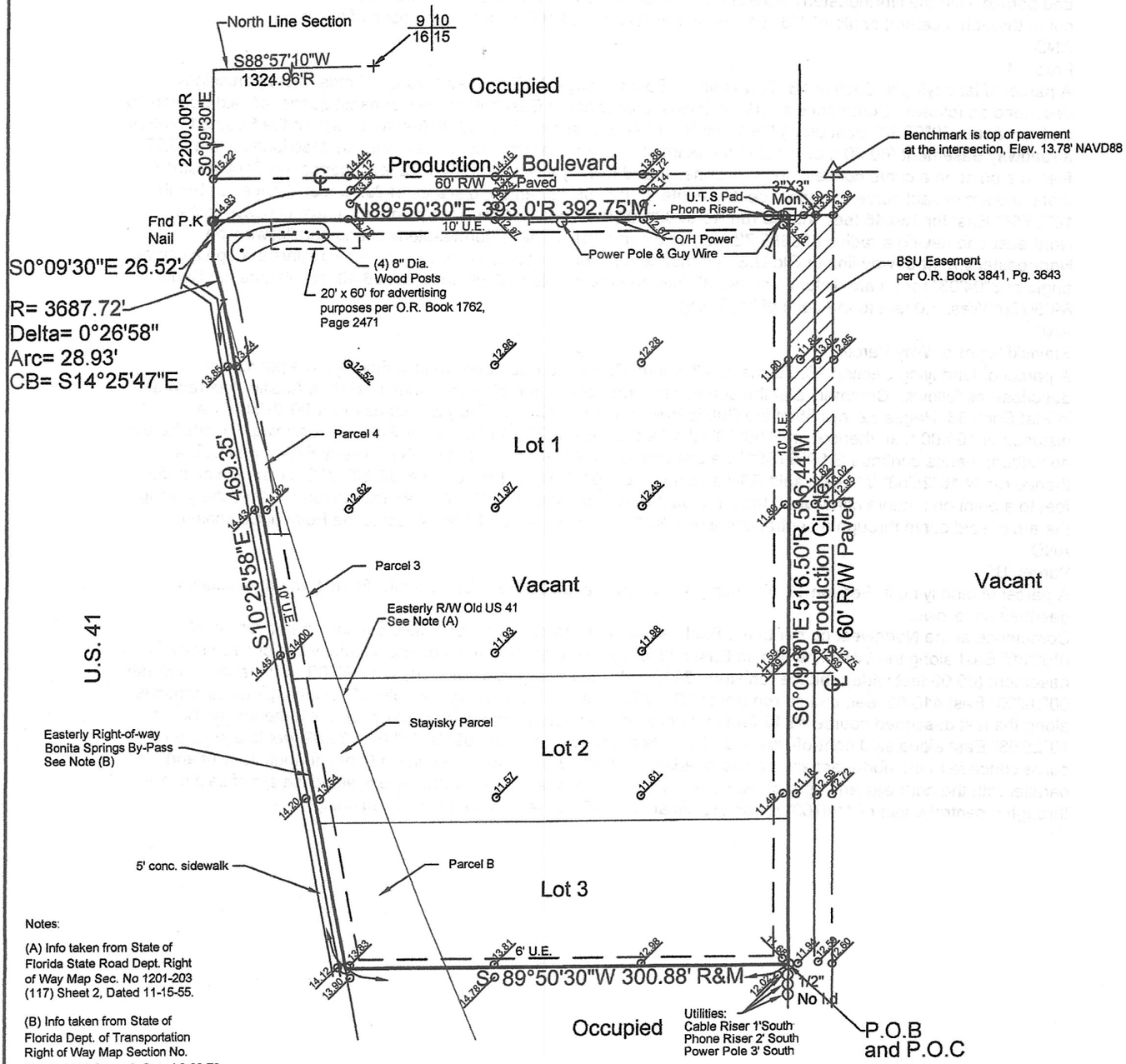
FINAL SURVEY DATE

LEGAL DESCRIPTION

(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: Lots 1,2 and 3, Bonita Industrial Park Addition as recorded in Plat Book 37, Pages 62-65 of the public records of Lee County, Florida. Also, that portion of land lying between Bonita Industrial Park Addition and the Easterly Right of way of Bonita Springs By-Pass. See reverse side for complete metes and bounds legal description.

Elevations are NAVD88 and based on Lee County GIS 2018 LIDAR



Notes:

(A) Info taken from State of Florida State Road Dept. Right of Way Map Sec. No 1201-203 (117) Sheet 2, Dated 11-15-55.

(B) Info taken from State of Florida Dept. of Transportation Right of Way Map Section No. 12010-2509 Sheet 8, Dated 9-29-72.

NOTES

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON Centerline Production Blvd being N89°50'30"E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL N/A PER F.I.R.M. PANEL NO. 12071C0593G , DATED 12-07-2018
6. LAST DATE OF FIELDWORK 2-4-2022
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

2-22-22

P.L.S.

MARK O. ALLEN P.L.S. #3553
LB #6558

MARK O. ALLEN, INC.

PROFESSIONAL LAND SURVEYOR

FAX: (239) 992-6070
TELE: (239) 992-8900

10602 WOODS CIRCLE
BONITA SPRINGS, FL 34135

DWN. BY	CHK'D BY	ORDERED BY	SHEET 1 OF 1
SMA		Mike Lucido	DWG. NO. 2004-81

Lots 1, 2 & 3, Bonita Industrial Park Addition, according to the map or plat thereof as recorded in Plat Book 37, Page 62, Public Records of Lee County, Florida.

AND

Parcel 3

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly described as follows: Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 00°09'30" East along the West line of said East half for 2200.00 feet to a point on the Southerly line of a roadway easement (60.00 feet wide); thence run North 89°50'30" East along said Southerly line 393.00 feet; thence run South 00°09'30" East 216.50 feet; thence run South 89°50'30" West 338.99 feet to the point of beginning; thence continue along last described course 17.51 feet to a point on the Easterly right-of-way line of U.S. 41; thence run South10°25'58" East along said right-of-way line 101.63 feet; thence run N 89°50'30" East 31.74 feet to a point on a curve concave to the Northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Old U.S. 41; thence run Northwesterly along the arc of said curve through a central angle of 1°38'01" for an arc distance of 105.11 feet to the point of beginning.

AND

Parcel 4

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly described as follows: Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 00°09'30" East along the West line of said East half for 2200.00 feet to a point on the Southerly line of a roadway easement (60.00 feet wide) to the point of beginning; thence continue along the described course 26.65 feet to a point on a curve concave to the Northeast and having a radius of 3687.72 feet; thence run Southeasterly along the arc of said curve through a central angle of 0°26'58" for an arc distance of 28.93 feet; thence run South 10°25'58" East for 164.46 feet; thence run North 89°50'30" East 17.51 feet to a point on a curve concave to the Northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Old U.S. 41; thence run Northwesterly along the arc of said curve through a central angle of 3°04'03" for an arc distance of 197.38 feet; thence run North 0°09'30" West 26.40 feet; thence run South 89°50'30" West 1.0 feet to the point of beginning.

AND

Stayiski Right-of-Way Parcel

A parcel of land lying Section 16, Township 47 South, Range 25 East, Lee County, Florida more particiularly described as follows: Commence at the southeast corner of the plat of "Bonita Industrial Park Addition" as recorded in Plat Book 36, Pages 62 thru 65 of the Public Records of Lee County, Florida; thence run N 00°09'30" W a distance of 100.00 feet; thence run S 89°50'30" W a distance of 271.08 feet to the Point of Beginning of lands herein described; thence continue S 89°50'30" W a distance of 47.92 feet to a point on the Easterly R/W line of U.S. 41; thence run N 10°25'58" W along said R/W a distance of 101.63 feet; thence run N 89°50'30" E a distance of 30.50 feet to a point on a curve concave to the Northeast having a radius of 3686.72 feet; thence run Southeasterly along the arc of said curve through a central angle of 1°38'58" for a distance of 106.14 feet to the Point of Beginning.

AND

Parcel "B"

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly desribed as follows:

Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 0°09'30" East along the West line of said East half for 2200.00 feet to a point on the southerly line of a roadway easement (60.00 feet wide); thence run North 89°50'30" East along said southerly line 393.00 feet; thence run South 00°09'30" East 416.50 feet; thence run South 89°50'30" West 271.08 feet to the point of beginning; thence continue along the last described course 49.17 feet to a point on the easterly right-of-way line of U.S. 41; thence run South 10°25'58" East along said right-of-way line 101.63 feet; thence run North 89°50'30" East 69.89 feet to a point on a curve concave to the northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet northeasterly of and parallel with the northeasterly right-of-way line of Old U.S. 41; thence run northwesterly along the arc of said curve through a central angle of 1°40'03" for an arc distance of 107.30 feet to the point of beginning.

APPENDIX A

LEGEND OF ABBREVIATIONS

A= Arc
APPROX= Approximate
ASPH= Asphalt
AVE= Avenue
BLVD= Boulevard
B.M= Benchmark
℄ = Centerline
CH= Chord
CALC= Calculated
C.B= Chord Bearing
CBS= Concrete Block Structure
C&GS Coastal and Geodetic Survey
CHK'D= Checked
CMP= Corrigated Metal Pipe
CO= County
CONC= Concrete
COR= Corner
CT= Court
D.E= Drainage Easement
Desc= Description
D.H= Drill Hole
DWN= Drawn
EL or ELEV= Elevation
EOP= Edge of Pavement
EOW= Edge of Water
FB= Fieldbook
FD= Found
FLA= Florida
IP= Iron Pin
LN= Lane
M= Measured
M.E= Maintenance Easement
MH= Manhole
MHW= Mean High Water
MON= Monument
N/A= Not Applicable
NGVD= National Geodetic Vertical Datum
NO= Number
O.R Book= Official Record Book
ORIG= Original
O/S= Offset
P.B= Plat Book
P.C= Point of Curvature
PG= Page
P.I= Point of Intersection
PLS= Professional Land Surveyor
℄ = Property Line
PLS= Professional Land Surveyor
P.O.B= Point of Begininng
P.O.C= Point of Commencement
P.O.L= Point on Line
PROP= Property
P.T= Point of Tangency
PUE= Public Utility Easement
R= Record or Radius
RAD= Radius
RCP= Reinforced Concrete Pipe
RD= Road
RDL= Radial
RES= Residence
RLS= Registered Land Surveyor
R.O.W= Right of Way
R or RGE= Range
SEC= Section
ST= Street
STY= Story
TOB= Top of Bank
T.U.E. = Technology Utility Easement
TYP= Typical
T or TWP= Township
UE= Utility Easement
W/= With
△= Delta or Benchmark
= Fire Hydrant

DATUM NOTE:

THE TWO SITE BENCHMARKS AND VERTICAL CONTROL ELEVATIONS USED IN THE ABOVE GPS SITE CALIBRATION ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND WERE OBTAINED BASED ON A LEVEL LOOP USING A TRIMBLE DINI 0.6MM DIGITAL LEVEL TO THE SITE FROM THE FOLLOWING NATIONAL GEODETIC SURVEY CONTROL POINT

BM# J 416 (PID AD8323) ELEVATION = 14.92 (NAVD '88)

FEMA NOTE:

THIS PROPERTY IS LOCATED IN THE CITY OF BONITA SPRINGS (COMMUNITY NUMBER 120680), SUBJECT PROPERTY IS WITHIN FEMA FLOOD ZONE "X" (BASE FLOOD ELEVATION N/A), BASED ON THE FLOOD INSURANCE RATE MAP (FIRM), DATED DECEMBER 7, 2018, PANEL 0593, SUFFIX G, (AS REFERENCED IN FEMA INDEX MAP FOR LEE COUNTY, FLORIDA, DATED AUGUST 28, 2008) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN HEREON.

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND LEE COUNTY LAND DEVELOPMENT CODE.
4. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. ALL PARKING SPACE STRIPING (EXCLUDING ACCESSIBLE SPACES) SHALL BE 4" WHITE PAINT.
6. A PERPETUAL ACCESS EASEMENT OPEN TO THE PUBLIC WILL BE PROVIDED TO THE CITY FOR THE PORTION OF SIDEWALK ON PRIVATE PROPERTY.
7. RETENTION PONDS AND WETLAND AREAS WILL NOT BE FENCED, UNLESS REQUIRED BY ANOTHER REVIEWING AGENCY..
8. ALL WORK WITHIN THE FDOT R.O.W. SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND STANDARD PLANS (LATEST EDITION).
9. MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE INDICES OF THE FDOT STANDARD PLANS INDEX 102-600 SERIES ACCORDING TO THE TYPE OF ROADWAY AND TYPE OF WORK BEING PERFORMED. REFER TO FDOT STANDARD PLANS INDEX #102-660 FOR PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS.
10. ANY DAMAGED SIDEWALK OR CURB WITHIN THE FDOT R.O.W. SHALL BE REMOVED AND REPLACED.
11. ALL SIDEWALKS WITHIN THE FDOT R.O.W. SHALL COMPLY WITH FDOT STANDARD PLANS INDEX #522-001 AND BE CONSTRUCTED OF A MINIMUM 6" THICK FDOT CLASS I NON-STRUCTURAL 3,000 PSI CONC. WITH FIBER MESH. ALL TRUNCATED DOMES SHALL BE INSTALLED PER FDOT STANDARD PLANS INDEX #522-002.
12. ALL WORK REQUIRING LANE CLOSURES SHALL BE PERFORMED SUNDAY THROUGH THURSDAY, 8:00 PM THROUGH 5:00 AM.
13. ALL DISTURBED AREAS WITHIN THE FDOT R.O.W. WILL BE SODDED.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

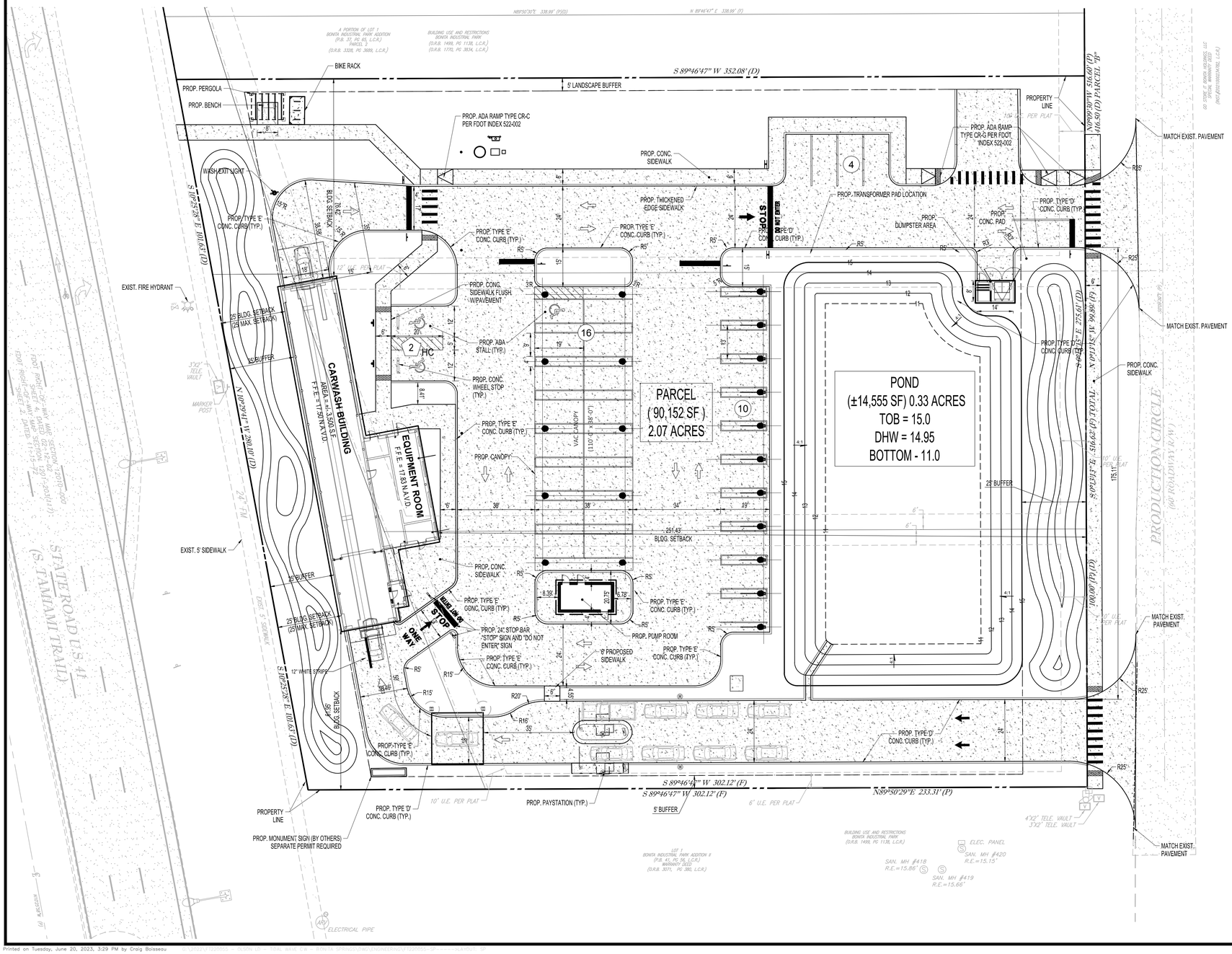
LEGEND:

- EXIST. PROPERTY LINE
- PROP. LANDSCAPE BUFFER
- PROP. BUILDING SETBACK
- PROP. BUILDING
- PROP. D-CURB
- PROP. ROLL CURB
- PROP. CONC. PAVEMENT
- 6 — PROP. PARKING SPACE COUNT
- 4 HC — PROP. HANDICAP STALLS
- PAINTED DIRECTIONAL ARROW
- PROP. LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- PROP. VACUUM BOOM/STATION

N W E S

20 10 5 0 20

1"= 20'



CONCEPTUAL SITE PLAN FOR SPECIAL EXCEPTION

SITE DATA TABLE

1. ALTA/NSPS LAND TITLE SURVEY BY:
   CARLSON ENVIRONMENTAL CONSULTANTS, PC
   308 S. MAIN STREET
   MONROE, NC 28112
   (P) 704-283-9765

2. DATA TABLE:

ADDRESS:	24481 S. TAMIAMI TRAIL BONITA SPRINGS, FL 34134
COUNTY:	LEE COUNTY SECTION 16, TOWNSHIP 47 S, RANGE 25 E
PARCEL ID:	16-47-25-B2-00400.0010, 16-47-25-B2-00400.0020, 16-47-25-B3-00400.0030
CURRENT USE:	VACANT
JURISDICTION:	CITY OF BONITA SPRINGS
PROPOSED USE:	TIDAL WAVE CAR WASH
ZONING DISTRICT:	CG GENERAL COMMERCIAL/IL-LIGHT INDUSTRIAL
FUTURE LAND USE:	CG GENERAL COMMERCIAL
SITE AREA:	1.82 AC PER SURVEY ± (79,319 S.F.)
OPEN SPACE MIN.:	20%

3. SITE AREAS:

	EXIST.	PROP.
PERVIOUS AREA:	79,319 S.F. (100.0%)	37,254 S.F. (47.0%)
IMPERVIOUS AREA:	0 S.F. (00.0%)	42,065 S.F. (53.0%)
BUILDING AREA:	0 S.F. (00.0%)	3,817 S.F. (4.8%)
PAVED AREA:	0 S.F. (00.0%)	33,006 S.F. (41.6%)
CONCRETE/SIDEWALK AREA:	0 S.F. (00.0%)	5,242 S.F. (6.6%)

4. BUILDING HEIGHT: REQUIRED: 35' MAX. PROP.: 19'-6"

5. PARKING REQUIRED: CAR WASH (1.5 SPACE/WASH STALL) = 2 SPACES

   PARKING PROVIDED:
   REGULAR SPACES = 29 SPACES
   ADA HANDICAPPED SPACES = 3 SPACES
   TOTAL SPACES = 32 SPACES

6. QUEUE REQUIRED:
   1 CAR PER SERVICE STALL OR 5 CARS, WHICHEVER IS GREATER = 5 CARS

   QUEUE PROVIDED: 12 CARS

7. BUILDING SETBACKS:

	REQUIRED	PROVIDED
SIDE (E):	25'	250.94'
SIDE (W):	25'	23.69'
FRONT (S):	5'	61.91'
REAR (N):	5'	45.74'

8. LANDSCAPE BUFFERS:

SIDE (E):	25'	25'
SIDE (W):	20'	20'
FRONT (S):	5'	5'
REAR (N):	5'	5'

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE. SUITE 101 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

THE INFORMATION, DESIGN, AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED IN PART OR FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © THOMAS ENGINEERING GROUP, LLC

REVISIONS

REV	DATE	COMMENT	BY
1	10/06/23	PER CITY COMMENTS	TNM

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www.callsunshine.com

PERMIT SET

PROJECT No.:	FT220055
DRAWN BY:	TNM
CHECKED BY:	CTB
DATE:	6/20/2023
SCALE:	AS NOTED
CAD I.D.:	FT220055-SP

PROJECT:
TIDAL WAVE AUTO SPA
24431 S. TAMIAMI TRAIL U.S. HWY. 41
BONITA SPRINGS, FL.
LEE COUNTY

FOR
OLSON LAND PARTNERS, LLC
4300 LEGENDARY DRIVE, SUITE 234
DESTIN, FL.

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
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CRAIG T. BOISSEAU LICENSE No. 67551 STATE OF FLORIDA PROFESSIONAL ENGINEER

CRAIG T. BOISSEAU, P.E.
June 20, 2023
FLORIDA LICENSE No. 67551
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-5.0

TREE REMOVAL /REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402.11, 403.8, 700, 701 AND 900 OF THE LDC.

NOTE: UNLESS OTHERWISE NOTED, ALL SHRUBS, GROUND-COVERS, ACCENT PLANT AND SOD NOT DEPICTED ON THIS PLAN ARE TO BE REMOVED FROM THE SITE.

ALL INVASIVE / EXOTIC PLANT MATERIALS SHALL BE REMOVED THROUGHOUT SITE; PROJECT WILL BE IN COMPLIANCE WITH LDC SECTION 701.4 - EXOTIC PLANT SPECIES MANAGEMENT PLAN WHICH PROVIDES FOR THE CONTINUED REMOVAL OF NUISANCE, EXOTIC PLANT SPECIES THAT BECOME REESTABLISHED WITHIN COMMON, AND OPEN SPACES, FOR THE LIFE OF THE PROJECT

EXISTING TREES TO BE PRESERVED SHALL BE ROOT-PRUNED FOR NEW CONSTRUCTION UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST

NOTE: ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED AND HAVE REMAINING STUMPS, SHALL BE CUT DOWN, STUMP GROUND AND SHALL HAVE ALL ROOTS REMOVED.

TREE PRESERVATION BARRICADES SHALL BE INSTALLED PRIOR TO A CLEARING PERMIT; TREE PRESERVATION BARRICADES AS SHOWN ARE FOR GRAPHIC PURPOSES ONLY & SHALL BE INSTALLED ON SITE PER DETAIL SO AS TO NOT ENCROACH ON THE DRIPLINE OF ANY EXISTING TREE TO REMAIN

NOTE: THIS SITE CONTAINS EXISTING TREES WHICH REQUIRE TRIMMING AND/OR PRUNING (ROOT AND LIMB). THE LANDSCAPE COMPANY/ CONTRACTOR MUST HAVE AN ISA CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER ISA HORTICULTURAL PROCEDURES ARE FOLLOWED REGARDING THE TRIMMING, PRUNING, TRANSPLANTING, ETC. OF THESE TREES. ALL EXISTING TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED, TRIMMED, & ROOT PRUNED FOR NEW CONSTRUCTION (IF APPLICABLE) UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST PRIOR TO ANY CONSTRUCTION TAKING PLACE

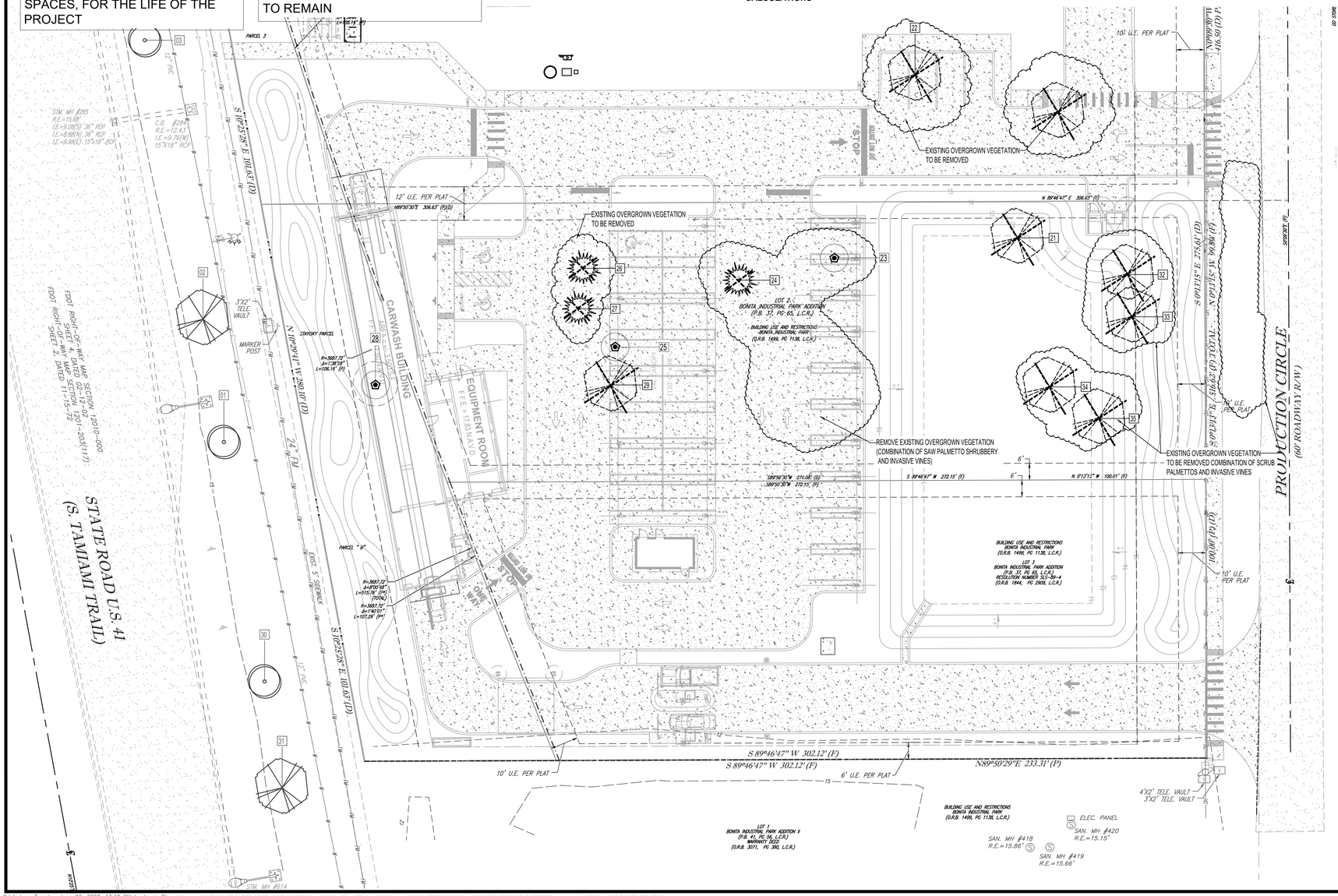
EXISTING TREE DISPOSITION CHART
Tidal Wave Car Wash - Bonita Springs

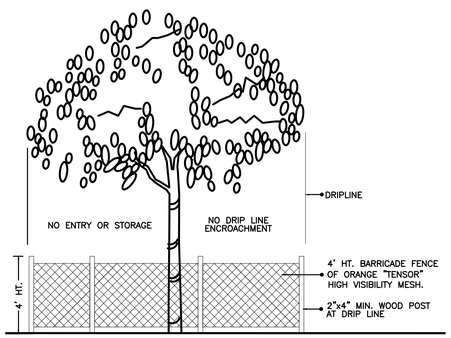
TREE NO.	BOTANICAL NAME	COMMON NAME	SPREAD (feet)	DBH (ins.)	DISPOSITION	COMMENTS
1	**Wodyetia bifurcata**	**Foxtail Palm**	**10**		**REMAIN**	**OFF-SITE**
2	**Quercus virginiana**	**Live Oak**	**15**	**8**	**REMAIN**	**OFF-SITE**
21	Quercus laurifolia	Laurel Oak	20	8	remove	
22	Quercus virginiana	Live Oak	15	16	remove	Double trunk
23	**Sabal palmetto**	**Cabbage Palm**	**10**		**Relocate**	
24	Pinus eliottii	Slash Pine	12	8	remove	
25	**Sabal palmetto**	**Cabbage Palm**	**10**		**Relocate**	
26	Pinus eliottii	Slash Pine	15	10	remove	
27	Pinus eliottii	Slash Pine	12	10	remove	
28	**Sabal palmetto**	**Cabbage Palm**	**10**		**Relocate**	
29	Pinus eliottii	Slash Pine	12	12	remove	
30	**Wodyetia bifurcata**	**Foxtail Palm**	**12**		**REMAIN**	**OFF-SITE**
31	**Quercus virginiana**	**Live Oak**	**15**	**8**	**REMAIN**	**OFF-SITE**
32	Quercus laurifolia	Laurel Oak	8	8	remove	
33	Quercus laurifolia	Laurel Oak	10	8	remove	
34	Quercus laurifolia	Laurel Oak	10	8	remove	
35	Quercus laurifolia	Laurel Oak	10	8	remove	

NOTE: ALL SPREAD INFORMATION ON THIS CHART IS ASSUMED AT THIS TIME BASED ON LATEST HISTORICAL PUBLIC IMAGERY

TOTAL NATIVE TREES TO BE REMOVED:	10
TOTAL RELOCATED PALMS:	3
TOTAL PALM CREDITS (2:1)	1
TOTAL NATIVE TREES REPLACEMENT N.I.C. CREDITS (3:1):	30
TOTAL REQUIRED REPLACEMENTS:	**29**

NOTE: 'OFFSITE' 'ADJACENT' OR 'R/O/W' TREES ARE NOT INCLUDED IN ABOVE TOTAL CALCULATIONS





TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida 1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.

2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.

3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.

4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.

5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade 'B' or better.

6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.

7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.

8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.

9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details.

10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

12. Contractor shall be responsible for providing final grading of all associated planting areas.

13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).

15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.

16. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.

17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form 4 fertilizer to include secondary micronutrients.

18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

THOMAS ENGINEERING GROUP
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REVISIONS

REV	DATE	COMMENT	BY
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PROJECT No.:	FT220055
DRAWN BY:	LD
CHECKED BY:	MDG
DATE:	09/14/2022
SCALE:	AS NOTED
CAD I.D.:	FT220055 DISPOSITION

PROJECT:

TIDAL WAVE CW

FOR

OLDON LD

BONITA SPRINGS

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REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA

REGISTERED LANDSCAPE ARCHITECT
June 20, 2023
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

DISPOSITION PLAN

SHEET NUMBER:

L-1.0

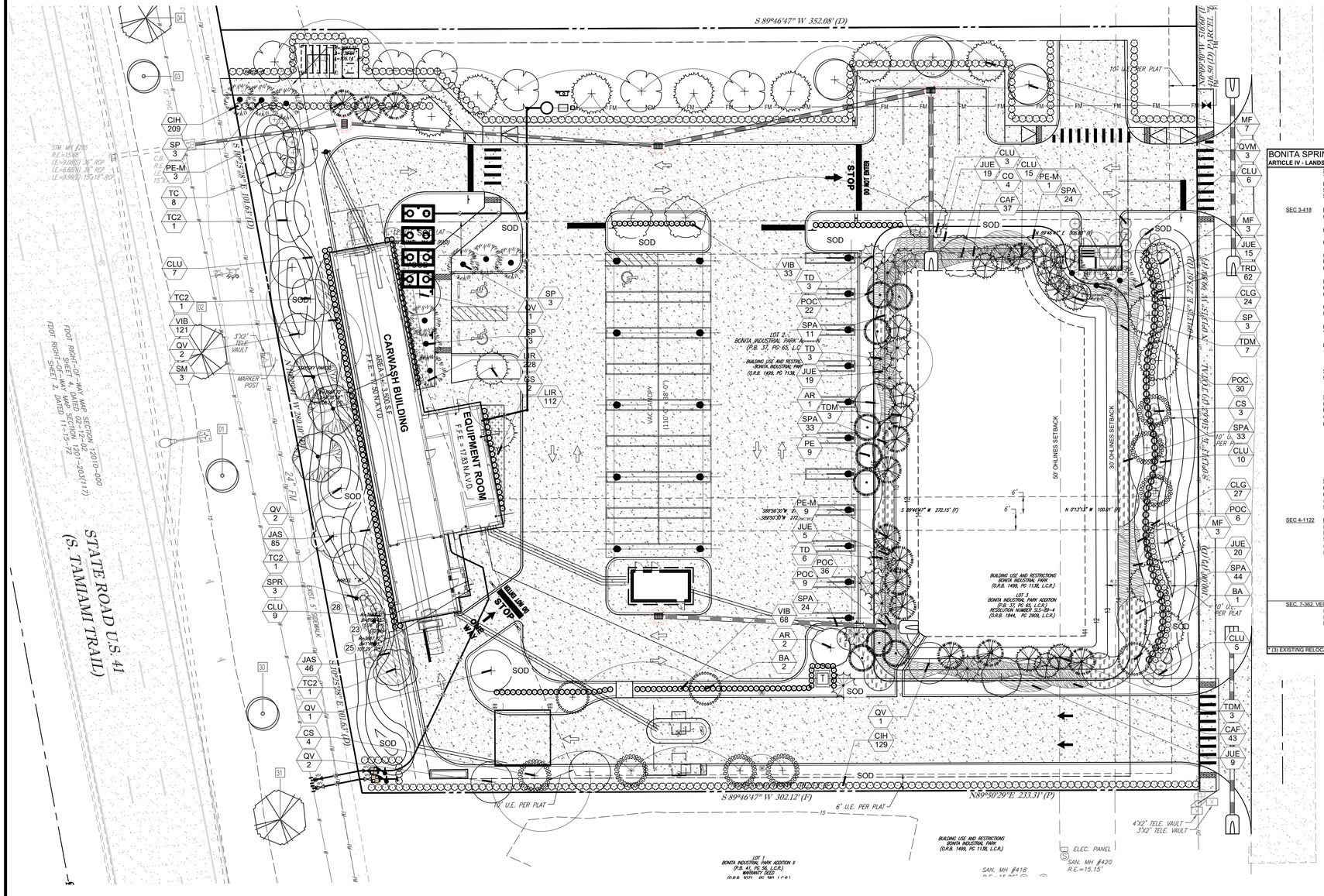
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20

PLEASE REFER TO SHEET L-2.1 FOR LANDSCAPE SCHEDULE & DETAILS, SHEET L-2.2 FOR LANDSCAPE GENERAL NOTES AND SHEET L-1.0 FOR DISPOSITION PLAN AND EXISTING TREE CHART.

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED AND SHALL HAVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP. RAIN SENSOR IS REQUIRED

NOTE: UNLESS OTHERWISE NOTED, SOD TO BE STENOTAPHRUM SECUNDATUM, V. 'FLORITAM', ST. AUGUSTINE SOLID SOD

NOTE: ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS, BUT NOT LIMITED TO, EXTERIOR UTILITY BOXES, METERS, AND TRANSFORMERS NOT CURRENTLY KNOWN OR DEPICTED SHALL BE VISUALLY SCREENED WITH LIVE GREENERY A MINIMUM OF 6" ABOVE TOP OF EQUIPMENT. BACK FLOW PREVENTERS SHALL BE PAINTED TO MATCH THE PRINCIPAL STRUCTURE.



TREE PROTECTION BARRICADE

BONITA SPRINGS - LANDSCAPE CODE REQUIREMENTS

ARTICLE IV - LANDSCAPING

SEC. 3-422. PLANT MATERIAL STANDARDS
Trees: 10' ht, 2" Cal, 4' spread
Palms: 8' ct (1:1)if less than 20' canopy shall be clustered in group of 3
Small Trees: (Dahoon Holly) Plant in groupings
Shrubs: Min. 20" ht, 18-36" spacing

TOTAL SITE AREA: 79,319 SF (1.82 AC)
ZONING: CG -COMMERCIAL/IL-LIGHT INDUSTRIAL
PERVIOUS AREA: 37,254 SF

			REQUIRED	PROVIDED
SEC 3-418	LANDSCAPE STANDARDS (A)(4) One Tree @ 3,500 sq ft of development area	79,319 sq ft	23 TREES	**23 TREES**
	(B) Building Perimeter Plantings 10% of gross building area shall be planting (landscape or planter boxes) (n.i.c. loading areas)	3,817 sq ft	381.7 sq ft	**381.7 sq ft**
	(1) An enlarged perimeter landscape area of 5% the VUA shall be developed as green space within front of retail buildings (May be landscape area, 5' wide planters or raised planters)	33,006 sq ft	1,650.3 sq ft	**2,203.17 sq ft (6.67%)**
	(C) Landscaping of parking and vehicular use areas - Internal Landscaping (2) (a.) At least 1 Tree @ 250 sq ft of required internal planting area (One tree island every 65 feet of parking spaces)	4,206.5 sq ft	17 TREES	**17 TREES**
	(b.) Landscape shall be min 10% of total paved surface area (e.) 5' wide terminal islands	33,006 sq ft	3,300.6 sq ft	**37,254 sq ft**
	(D) Buffering adjacent property *Refer to Adjacent uses buffer chart			
	North:(Light industrial - Commercial) **Type B Buffer** 15' Wide buffer, 5 Trees and Hedge @ 100 lf	346.55'	18 TREES 174 SHRUBS	**18 TREES** **174 SHRUBS**
	South: (Commercial-Commercial) **Type A Buffer** 5' wide buffer, 4 Trees @ 100 lf	302.12'	13 TREES 152 SHRUBS	**NA/EASEMENT** **152 SHRUBS**
	SEC 3-420 STORMWATER PONDS (2) Plant Materials b. 1 herbaceous plant @ 1 linear foot c. Native wetland trees or shrubs may be substitued 50% of herbaceous plants required (At least 4 min. species)	521.98 lf	522 SHRUBS	**551 SHRUBS**
	Trees: *3 gal & 3' height = 5 herbaceous plant credit* *10 gal & 6' height = 20 herbaceous plant credit*	*or 108 - 3 gal trees* *or 27- 10 gal trees*		
	Shrubs: *3 gal & 2' height = 5 herbaceous plant credit* 10 gal & 4' height = 20 herbaceous plant credit	*or 108 - 3 gal shrubs* *or 27-10 gal shrubs*		
	SEC. 3-422. PLANT MATERIAL STANDARDS (H) CREDITS (2) 4" Native tree preserved = 5 Tree Credits *Native palms = 3 Tree Credits* Relocated Sabal Palms = 2 Tree Credits			
SEC 4-1122	Right of Way Landscape Buffers for Car Wash (h) Min. 25' wide undulating berm Min. height of 2' 5 Canopy Trees (Min. 3.5" Cal, 6' spread) @ 100 lf and double hedgerow min. 3 gal, 24" ht, 36" o.c. (Canopy can be replaced with 3 sabal palms staggered)			
	West: (S. Tamiami Trail) Rigth-of-way 249.07'		13 TREES 166 SHRUBS	**13 TREES** **209 SHRUBS**
	East: (Production Circle) Right-of-way 195.59'		10 TREES 131 SHRUBS	**10 TREES** **131 SHRUBS**
	SEC. 7-362. VEGETATION PROTECTION, REMOVAL AND MITIGATION (B) Vegetation Removal and Mitigation (1) One native tree removed replace at 3:1 ratio Payment into mitigation bank may be allowed		29 REPLACEMENT TREES	**29 REPLACEMENT TREES**
	TOTALS:		94 TREES	**84 TREES***
	TOTAL SHRUBS:		1,145 SHRUBS	**1,016 SHRUBS**
	TOTAL MITIGATION TREES:		29 TREES	**29 TREES**

* (3) EXISTING RELOCATED SABAL PALM TREES COUNTING TOWARDS MINIMUM LANDSCAPE REQUIREMENTS.

TIDAL WAVE LANDSCAPE NOTES

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED. NO SEEDING SHALL BE USED.
2. ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3" OF DYED BROWN OR BLACK WOOD MULCH WITH EDGING AS REQUIRED. NO PINE STRAW MULCH WILL BE ALLOWED.
3. ALL RIVER ROCK SHALL BE 4"-6" MINIMUM IN DIAMETER AND SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC.
4. AN UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL LOCAL MUNICIPAL CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
5. IF THERE IS NO PLANT BED AGAINST THE CAR WASH TUNNEL, VAC HOUSE(S), OR DUMPSTER ENCLOSURE, THEN THERE SHALL BE A 18 INCH MINIMUM STRIP OF RIVER ROCK INSTALLED.

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REVISIONS

REV #	DATE XX/XX/XX	COMMENT XXX	BY XXX

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PROJECT:

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June 20, 2023
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FLORIDA BUSINESS CERT. OF AUTH. No. 27528

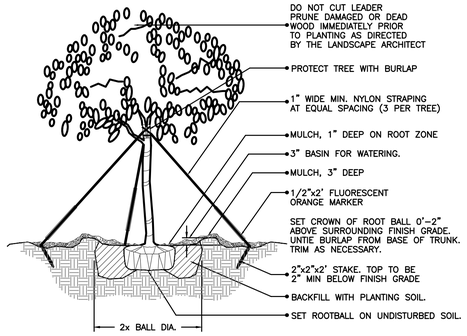
SHEET TITLE:

LANDSCAPE PLAN

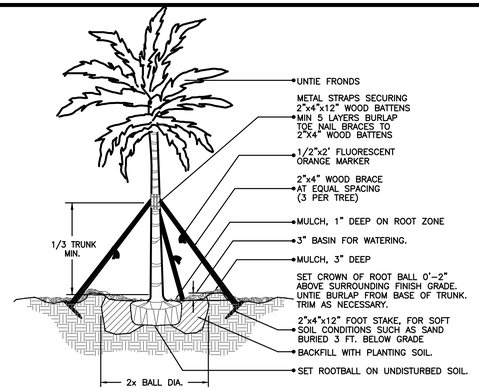
SHEET NUMBER:

L-2.0

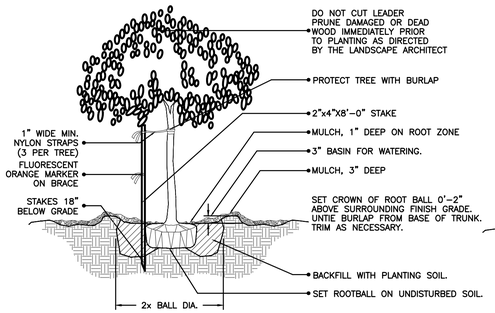
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20



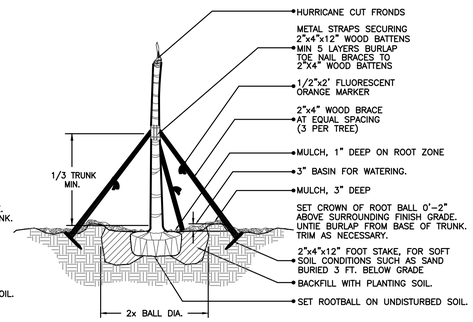
(2" cal. and over)
LARGE TREE PLANTING DETAIL
N.T.S.



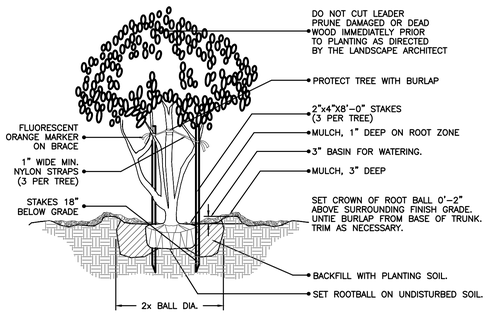
LARGE PALM PLANTING DETAIL
N.T.S.



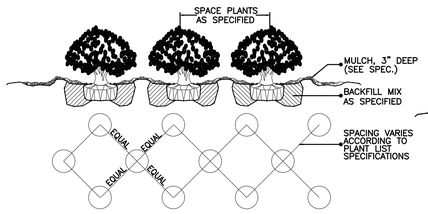
(2" cal. and under)
SMALL TREE PLANTING DETAIL
N.T.S.



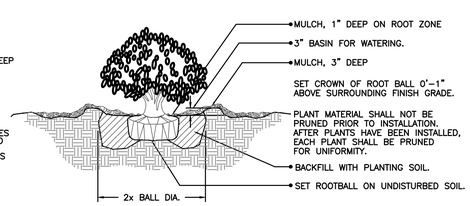
CIGARED SABAL PALM PLANTING DETAIL
N.T.S.



MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL
N.T.S.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	AR	3	Red Maple	Acer rubrum	B & B	3" Cal	12` Ht	5`	Yes	Medium		
	CO	4	Green Buttonwood	Conocarpus erectus	B & B	2"Cal	10-12` Ht	4`-5`	Yes	High		4` CT
	GS	2	Lignum Vitae	Guaiacum sanctum	B & B	2"Cal	10` Ht	4`	Yes	High		
	MF	13	Simpson Stopper	Myrcianthes fragans	B & B	2"Cal	10-12` Ht	4`-5`	Yes	High		4` ct
	PE	9	Slash Pine	Pinus elliotti `Densa`	FG/B&B	2.5"Cal	12` Ht	4-5`	Yes	High		
	QV	9	Southern Live Oak	Quercus virginiana	B & B	3.5"Cal	12` Ht	6`	Yes	High		Min. 3.5" Cal @ 12" above ground
	SM	3	West Indian Mahogany	Swietenia mahagoni	B & B	3.5"Cal	10-12` Ht	6`	Yes	High		Min. 3.5" Cal @ 12" above ground
	TD	12	Bald Cypress	Taxodium distichum	FG/B&B	2.5"Cal	12` Ht	4-5`	Yes	High		4` CT
FLOWERING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	BA	3	Hong Kong Orchid	Bauhinia blakeana	B & B	2"Cal	10-12` Ht	4`-5`	No	High		
	CS	7	Orange Geiger Tree	Cordia sebestena	B & B	2"Cal	10-12` Ht	4`-5`	Yes	High		
	TC	8	Yellow Trumpet Tree	Tabebuia caraiba	B & B	2"Cal	10-12` Ht	4.5`	No	High		4` CT
	TC2	4	Yellow Trumpet Tree	Tabebuia caraiba	B & B	3.5"Cal	10-12` Ht	6`	No	High		Min. 3.5" Cal @ 12" above ground
MITIGATION TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	PE-M	13	Slash Pine	Pinus elliotti `Densa`	FG/B&B	2.5"Cal	12` Ht	4-5`	Yes	High		
	QVM	3	Southern Live Oak	Quercus virginiana	B & B	2.5"Cal	12` Ht	6`	Yes	High		
	TDM	13	Bald Cypress	Taxodium distichum	B & B	2.5"Cal	12` Ht	4`-5`	Yes	High		4` CT
PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	SP	12	Sabal Palm	Sabal palmetto	B & B		10-14` c.t., staggered	10`	Yes	High		
RELOCATIONS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	SPR	3	Cabbage Palmetto	Sabal palmetto	NA		As Noted on Sheet L-1.2	varies	Yes	High		
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	CIH	338	Red Tip Cocoplum	Chrysobalanus icaco 'Red Tip'	NA	24"	24"-30"	18-24"	Yes	High		full to base
	CLG	51	Dwarf Clusia	Clusia guttifera nana	30 gal	24"	36"	24"	Yes	High		full to base
	CLU	55	Small Leaf Clusia	Clusia guttifera	NA	As Shown	4-5` Ht	4-5`	No	High		
	TRD	62	Fakahatchee Grass	Tripsacum dactyloides	n/a	36"	30"	24"	Yes	High		Full to base
	VIB	222	Sandankwa Viburnum	Viburnum suspensum	NA	24"	24"	24"	No	High		Full to base
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS
	JAS	131	Southern Wax Jasmine	Jasminum simplicifolium	n/a	24"	16"	18"	No	Medium	24" o.c.	Full to base
	SPA	169	Sand Cord Grass	Spartina bakeri	n/a	36"	12"-14"	10-12"	Yes	High	36" o.c.	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS
	CAF	80	Yellow Canna	Canna flaccida	n/a	36"	12-14"	10-12"	Yes	High	36" o.c.	
	JUE	87	Soft Rush	Juncus effusus	n/a	36"	14-16"	10-12"	No	High	36" o.c.	
	LIR	340	Lily Turf	Liriope muscari	n/a	16"	12-14"	10-12"	No	High	12" o.c.	Full clumps
	POC	103	Pickerel Weed	Pontederia cordata	n/a	36"	12-14"	8-10"	Yes	High	36" o.c.	

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June 20, 2023
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FLORIDA BUSINESS CERT. OF AUTH. No. 27528

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LANDSCAPE SCHEDULE & DETAILS

SHEET NUMBER:
L-2.1

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20

LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP – LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP – LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLE SUBMITTALS
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

A) GENERAL: PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERSEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL – BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOT BALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERSEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL–DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

E) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER, SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN – MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES – MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS – OSMOCOTE/SIERRA BLEND 14 – 14 – 14
3. SOD – 8 – 8 – 8
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24 – 10 – 5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS.

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

H. DIGGING AND HANDLING

1. PROTECT ROOT SYSTEMS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING/PLANTING. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OF ALL PALMS SUBJECTED TO SUCH PRACTICE. LIKEWISE, EXCESSIVE PRUNING OR "SHAVING" OF ROOT BALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUB-BASES.

I. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL – ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GOWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS OR WITH CIRCLING ROOTS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER. LIKEWISE, SUBSTITUTION OF CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE BALLED AND BURLAPPED/FIELD GROWN WILL NEED AUTHORIZATION FROM THE OWNER AND LA OF RECORD PRIOR TO THE ORDERING OF ANY MATERIALS.

5. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE PLANT SCHEDULE; SIZE (HEIGHT/SPREAD) SPECIFICATIONS TAKE PRECEDENCE OVER GALLON SIZES (IF GALLON SIZES ARE SPECIFIED).

J. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

K. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STAND SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

L. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN A BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. WHERE NO GALLON SIZE IS SPECIFIED ON CONTAINERIZED SHRUBS OR GROUNDCOVERS, THE HEIGHT & SPREAD SPECIFICATIONS SHALL PREVAIL.

M. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. 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. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THE VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE PROHIBITED TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE JURISDICTIONAL MUNICIPALITY

3. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES. INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

4. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN THE RECOMMENDED PLANTING SOIL DEPTH – UNLESS OTHERWISE SPECIFIED BY JURISDICATIONAL CODE. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTRACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.
CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED & A 24" LAYER OF NON-LIMEROCK PLANTING SOIL FAVORABLE TO SHRUB GROWTH & SUSTAINABILITY EXISTS OVER ALL PLANTING AREAS. TREE PITS SHALL BE EXCAVATED & BACKFILLED WITH PLANTING SOIL TO A MINIMUM DEPTH OF 30".

5. RECOMMENDED PLANTING SOIL DEPTH IS GENERALLY AS FOLLOWS:
ALL TREES AND TALL SHRUBS (INDICATED AS 'SHRUBS' & 'SHRUBS AREAS' ON THE PLANT SCHEDULE) SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL; MINIMUM TOPSOIL SHALL BE 6" FOR LOW SHRUBS/GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.
THE MINIMUM TOPSOIL DEPTHS ARE IN ADDITION TO A MINIMUM NON-LIMEROCK SOIL DEPTH OF 10"-18", CONSISTING OF EXISTING UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% CONTAINING NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS.
PURSUANT TO THE ABOVE, THE TOTAL MINIMUM DEPTH OF VIABLE NON-LIMEROCK PLANTING SOIL, INCLUDING EXISTING VIABLE UNDISTURBED/OR STOCKPILED SOIL (IF PRESENT), REQUIRED TO BE PROVIDED ABOVE ANY LIMESTONE/LIMEROCK SUBGRADE CONDITION SHALL BE 12" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SOD AREAS; 16" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR GROUNDCOVERS; 24" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SHRUBS/SHRUB AREAS; AND 30" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR TREE PITS. DESIGNATION OF 'TREES,' 'SHRUBS'/'SHRUB AREAS,' AND 'GROUNDCOVERS' SHALL BE CONSISTENT WITH THE LABELING OF PLANT MATERIALS SHOWN ON THE LANDSCAPE PLAN'S PLANT SCHEDULE, WITH THE EXCEPTION OF COMMON TURFGRASSES WHICH MAY BE INDICATED AS 'GROUNDCOVERS.' NONE OF THE ABOVE MINIMUMS SHALL PRECLUDE THE CONTRACTOR FROM EXCAVATING & PROVIDING SOIL IN ACCORDANCE WITH NOTE N.4 OR N.9. IMPORTED PLANTING SOIL SHALL BE IN ACCORDANCE WITH NOTE D.2.D.
IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE & TAKE REASONABLE MEASURES AS PART OF DUE DILIGENCE TO DETERMINE THE EXTENT OF EXCAVATION REQUIRED & TO DETERMINE THE AMOUNT OF PLANTING SOIL NECESSARY TO ENSURE LONG-TERM SUSTAINABILITY & SURVIVAL OF THE PLANT MATERIALS IN ACCORDANCE WITH THIS CONTRACT.

6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

7. GENERAL: COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

8. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

9. ALL PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO NURSERY STOCK 280.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SEE MATERIALS, SECTION D). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. POOR DRAINAGE CONDITIONS TYPICALLY HAVE A PERCOLATION RATE OF 4" OR LESS PER HOUR, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL RECOMMENDED.

10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING TREES.

11. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
LARGER MATERIAL
-TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

12. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUNDCOVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

13. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

14. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

15. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF DEBRIS, TILL 4" OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

16. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ARBORTIE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

17. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUNDCOVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS). – UNLESS OTHERWISE REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

18. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREE RINGS, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

O. LAWN SODDING

STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD).
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING:
COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND OTHER DEBRIS, AND THE SOIL BROUGHT TO AN EVEN PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING COMMERCIAL BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

4. SODDING: THE CONTRACTOR SHALL SOD ALL THE PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEW TURF BLANKET FOR THE SITE. ALL PERVIOUS AREAS TO REMAIN THAT ARE DISTURBED BY CONSTRUCTION & NOT SHOWN TO HAVE SHRUBS OR GROUNDCOVER ON THE LANDSCAPE PLAN SHALL BE SODDED BY CONTRACTOR. ALL SOD OFF-SITE OR IN THE RIGHT-OF-WAY (DEDICATED OR OTHERWISE) SHALL BE BAHIA 'ARGENTINE' SOLID SOD UNLESS OTHERWISE NOTED.

A) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND, SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOLID, SODDED LAWN AREA.

B) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS, WITH GAPS NO GREATER THAN 1" BETWEEN SOD PANELS.

C) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS,

PLEASE REFER TO SHEET L-2.1 FOR LANDSCAPE SCHEDULE & DETAILS, SHEET L-2.2 FOR LANDSCAPE GENERAL NOTES AND SHEET L-1.0 FOR DISPOSITION PLAN AND EXISTING TREE CHART.

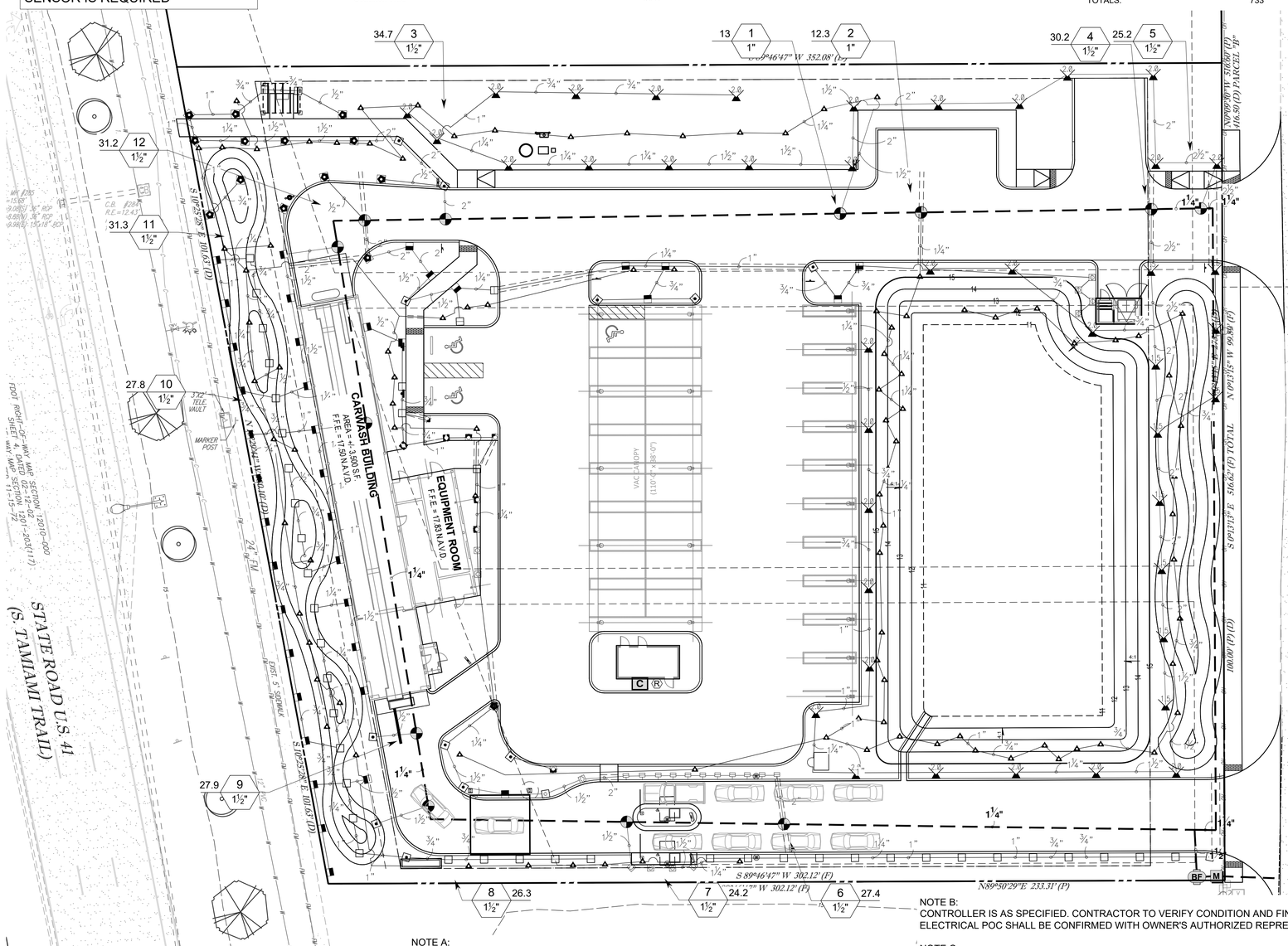
NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED AND SHALL HAVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP. RAIN SENSOR IS REQUIRED

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Bubbler	13	52	1,010	541.1	3.41	45.5	50.8	7.66 in/h
2	Rain Bird PEB	1"	Bubbler	12.25	49	701.1	553.2	4.84	46.9	52.0	7.66 in/h
3	Rain Bird PEB	1-1/2"	Turf Spray	34.69	14	235.0	408.1	2.14	35.7	50.6	1.02 in/h
4	Rain Bird PEB	1-1/2"	Shrub Rotor	30.2	24	630.0	475.7	2.12	30.7	43.1	0.39 in/h
5	Rain Bird PEB	1-1/2"	Shrub Rotor	25.2	18	455.0	459.0	1.62	30.4	40.2	0.43 in/h
6	Rain Bird PEB	1-1/2"	Turf Spray	27.44	33	374.0	99.7	3.13	36.8	46.7	1.04 in/h
7	Rain Bird PEB	1-1/2"	Turf Spray	24.16	19	210.1	99.7	2.71	36.5	45.6	0.96 in/h
8	Rain Bird PEB	1-1/2"	Turf Spray	26.28	14	185.2	170.3	1.97	35.7	46.3	1.17 in/h
9	Rain Bird PEB	1-1/2"	Turf Spray	27.87	13	178.9	195.2	2.68	36.3	47.9	1.46 in/h
10	Rain Bird PEB	1-1/2"	Turf Spray	27.8	13	179.4	301.2	1.68	35.4	46.9	1.44 in/h
11	Rain Bird PEB	1-1/2"	Turf Spray	31.34	14	195.8	361.3	2.41	36.0	49.2	1.33 in/h
12	Rain Bird PEB	1-1/2"	Turf Spray	31.24	20	407.5	380.8	2.6	36.2	49.2	0.97 in/h
	Common Wire						1,017				

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	78	
2	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	73.5	
3	Rain Bird PEB	Turf Spray	1.02 in/h	1	59	2,046	
4	Rain Bird PEB	Shrub Rotor	0.39 in/h	1	154	4,651	
5	Rain Bird PEB	Shrub Rotor	0.43 in/h	1	142	3,578	
6	Rain Bird PEB	Turf Spray	1.04 in/h	1	58	1,591	
7	Rain Bird PEB	Turf Spray	0.96 in/h	1	63	1,522	
8	Rain Bird PEB	Turf Spray	1.17 in/h	1	52	1,367	
9	Rain Bird PEB	Turf Spray	1.46 in/h	1	42	1,170	
10	Rain Bird PEB	Turf Spray	1.44 in/h	1	42	1,168	
11	Rain Bird PEB	Turf Spray	1.33 in/h	1	46	1,442	
12	Rain Bird PEB	Turf Spray	0.97 in/h	1	63	1,968	
		TOTALS:			733	20,655	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	Rain Bird 1806-PRS 5 Series MPR Turf Spray 6" popup with pressure regulator.	11	30
Q T H F	Rain Bird 1806-PRS 8 Series MPR Turf Spray 6" popup with pressure regulator.	8	30
Q T H F	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6" popup with pressure regulator.	6	30
Q T H TT TQ F	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6" popup with pressure regulator.	44	30
Q T H TT TQ F	Rain Bird 1806-PRS 15 Series MPR Turf Spray 6" popup with pressure regulator.	38	30
4 6 8 10 12 15 18	Rain Bird 1806-PRS ADJ Turf Spray 6" popup with pressure regulator.	33	30
1401 1402 1404 1408	Rain Bird 1804-1400 Flood Flood Bubbler 4" popup	101	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1.5	Rain Bird 3500-S 1.5 Shrub Rotor,adjustable and full circle	10	25	1.06	23'
2.0	Rain Bird 3500-S 2.0 Shrub Rotor,adjustable and full circle	32	25	1.4	27'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB Electric Remote Control Valve	12
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1
C	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1
R	Rain Bird RSD-BEx Rain Sensor, with bracket, extension wire	1
M	Water Meter 1-1/2" New 1 1/2" Water Meter	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	4,762 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	1,017 l.f.
	Pipe Sleeve: PVC Schedule 80 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.	317.5 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2023 06 20 11:5
P.O.C. NUMBER: 01	
Water Source Information:	New 1 1/2" Water Meter
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	93 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	55 PSI
Elevation Change:	2 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	54 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	34.69 GPM
Flow Available at POC:	93 GPM
Residual Flow Available:	58.31 GPM
Critical Station:	2
Design Pressure:	40 PSI
Friction Loss:	4.41 PSI
Fittings Loss:	0.43 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.05 PSI
Pressure Req. at Critical Station:	46.9 PSI
Loss for Fittings:	0.1 PSI
Loss for Main Line:	1.05 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	3.65 PSI
Loss for Water Meter:	0.26 PSI
Critical Station Pressure at POC:	51.9 PSI
Pressure Available:	54 PSI
Residual Pressure Available:	2.05 PSI

NOTE A:
POINTS OF CONNECTION SHALL BE FROM A PROPOSED 1 1/2" WATER METER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED	40.2 PSI
DESIGN WATER PRESSURE	55 PSI
MAXIMUM SYSTEM DEMAND	34.69 GPM

NOTE B:
CONTROLLER IS AS SPECIFIED. CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE D:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

THOMAS ENGINEERING GROUP
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REVISIONS

REV #	DATE MM/DD/YY	COMMENT	BY XXX

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PROJECT No.:	FT220055
DRAWN BY:	LD
CHECKED BY:	MDG
DATE:	09/14/2022
SCALE:	AS NOTED
CAD I.D.:	FT220055 IRRIGATION

PROJECT:

TIDAL WAVE CW

FOR

OLDON LD

BONITA SPRINGS

THOMAS ENGINEERING GROUP
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
June 20, 2023
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

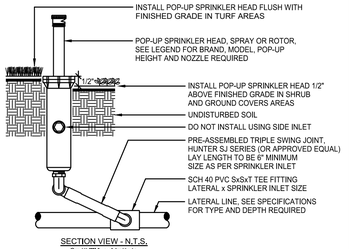
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-3.0

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20

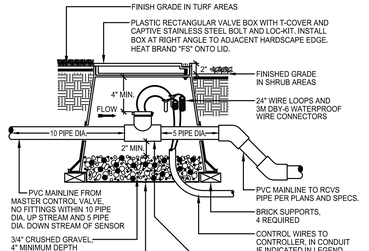


SECTION VIEW - N.T.S.

NOTE:
INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRINKLER HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.
INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.

INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

A POP-UP SPRINKLER

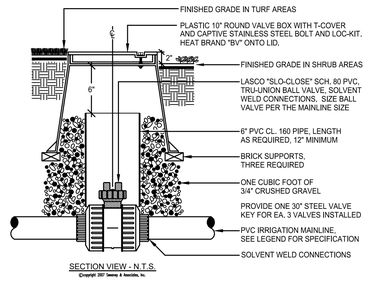


SECTION VIEW - N.T.S.

NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

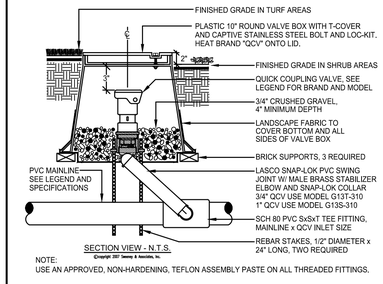
USE SCH 80 PVC 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH AS REQUIRED.

C FLOW SENSOR



SECTION VIEW - N.T.S.

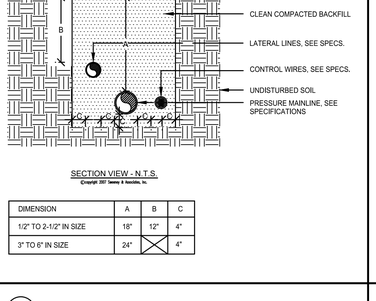
D BALL VALVE



SECTION VIEW - N.T.S.

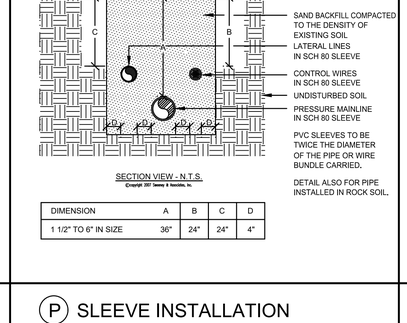
NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

E QUICK COUPLER VALVE



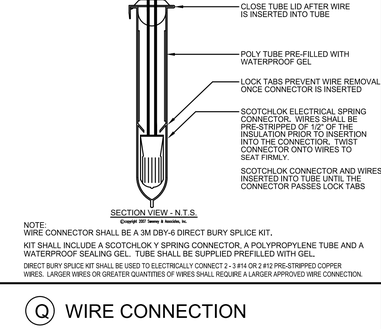
SECTION VIEW - N.T.S.

F REMOTE CONTROL VALVE



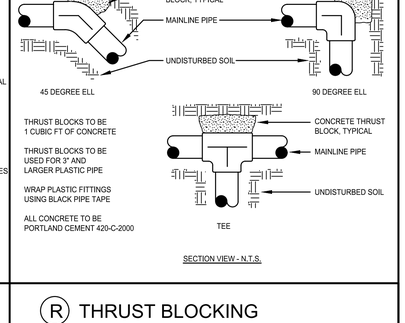
SECTION VIEW - N.T.S.

G DRIP RCV ASSEMBLY



SECTION VIEW

I GROUND ROD INSTALLTION



J DRIPLINE TUBING

SECTION VIEW - N.T.S.

* AS PER LANDSCAPE DRAWINGS

RECOMMENDED INSTALLATION:

TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO 4.5" BELOW FINISHED GRADE AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.

INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FEET ON CENTER SPACING.

BACKFILL FINAL 4.5" OF SOIL/BARK MULCH OVER THE TUBING AFTER INSTALLATION OF THE TUBING AND OBSERVATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

K DRIPLINE CONNECTION(SECTION)

INSTALL DRIP FLUSH VALVE PER DETAIL AT THE END OF EACH TUBING SECTION PER PLAN
INSTALL AIR RELIEF VALVES PER DETAIL, AT HIGH POINTS OF EACH TUBING SECTION PER PLAN.
RUN AIR/VACUUM RELIEF BLANK TUBING LATERAL ALONG HIGH POINT OF MOUND OR BERM.
ATTACH ALL IN-LINE DRIP TUBING TO BLANK LATERAL. MORE THAN TWO RELIEF VALVES MAY NEED TO BE INSTALLED PER SECTION

L DRIPLINE CONNECTION(PLAN)

SECTION VIEW - N.T.S.

M DRIP FLUSH VALVE

SECTION VIEW - N.T.S.

N DRIP AIR RELIEF VALVE

SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

O PIPE INSTALLATION

SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

P SLEEVE INSTALLATION

SECTION VIEW - N.T.S.

NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT,

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

Q WIRE CONNECTION

SECTION VIEW - N.T.S.

R THRUST BLOCKING

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. THOMAS ENGINEERING GROUP RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
14. CONTRACTOR TO RECERTIFY EXISTING PUMP AND PVB IF APPLICABLE.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. SUITE 101 FT. LAUDERDALE, FL 33309 P: 954-202-1000
1502 W. FLETCHER AVE. SUITE 101 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503
THE INFORMATION, DESIGN, AND CONTENT OF THIS DRAWING ARE PROPRIETARY AND SHALL NOT BE COPIED, OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, DATED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS

REV	DATE	COMMENT	BY

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PROJECT No.:	FT220055
DRAWN BY:	LD
CHECKED BY:	MDG
DATE:	09/14/2022
SCALE:	AS NOTED
CAD I.D.:	FT220055 IRRIGATION

PROJECT:

TIDAL WAVE CW

FOR

OLDON LD

BONITA SPRINGS

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
June 20, 2023
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

IRRIGATION DETAILS & NOTES

SHEET NUMBER:

L-3.1

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20

COMMON ABBREVIATIONS:

A.B.	ANCHOR BOLT
AFF/A.F.F.	ABOVE FINISH FLOOR
AHJ/A.H.J.	AUTHORITY HAVING JURISDICTION
ALUM.	ALUMINUM
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
CL/CLOS.	CLOSET
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
CORR.	CORRUGATED
CW	COLD WATER
CTRL	CONTROL
DWG/DWGS	DRAWING/DRAWINGS
EIFS	EXTERIOR INSULATED FINISH
ELEC	ELECTRIC
ELEV	ELEVATION
E.W./EW	EACH WAY
EWC/E.W.C.	ELECTRIC WATER COOLER
EXIST/EXIST'G	EXISTING
EXP. JT./EJ	EXPANSION JOINT
FE/F.E.	FIRE EXTIGUISHER
FEC/F.E.C.	FIRE EXTINGUISHER in CABINET
FF/F.F.	FINISH FLOOR
FFE/F.F.E.	FINISH FLOOR ELEVATION
FOUND.	FOUNDATION
FTG	FOOTING
FRP	FIBER REINFROCED PANEL
GA	GAGE
GC/G.C.	GENERAL CONSTRACTOR
GFI	GROUND FAULT INTERUPT
GWB/GYP BD	GYPSUM BOARD
HC/H.C.	HANDICAP ITEM
HORIZ	HORIZONTAL
HVAC	HEATING VENTILATING and COOLING
HW/H.W.	HOT WATER
HB/H.B.	HOSE BIBB
INSUL	INSULATION
JT	JOINT
JST/JOIST	JOIST
LAM	LAMINATE
LF	LINEAR FEET
LYR	LAYER
MAX	MAXIMUM
MET	METAL
MIN	MINIMUM
MFR	MANUFACTURER
MR/M.R.	MOISTURE RESISTANT
NTS/N.T.S.	NOT TO SCALE
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
O.C.	ON CENTER
OPP HAND	OPPOSITE HAND
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE
PT	PRESSURE TREATED
PLUMB	PLUMBING
PREFIN.	PREFINISHED
RM.	ROOM
R/R	RESTROOM
SAT	SUSPENDED ACOUSTICAL TILE assembly
SCHED.	SCHEDULE
SF/S.F.	STOREFRONT (*or Square Foot in numerical contexts*)
SIM.	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE or STRUCTURAL
TOF/T.O.F.	TOP OF FOOTING
TOS/T.O.S.	TOP OF STEEL
TOM/T.O.M.	TOP OF MASONRY
T/S	TUBE STEEL
T.S.	THICKEN SLAB
THRESH.	THRESHOLD
THK.	THICK
TYP.	TYPICAL
QTY.	QUANTITY
UL/U.L.	UNDERWRITERS LABORATORY
VERT.	VERTICAL
W/	WITH
WD	WOOD
W/O	WITHOUT

REFERENCE RELATED DOCUMENTS FOR ADDITIONAL ABBREVIATIONS USED.

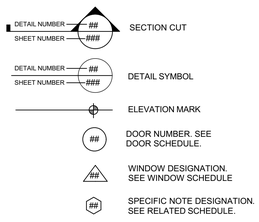
General Note:

These Documents and related content are diagrammatical in nature and are not intended to indicate Means and Methods required to properly complete the work. All work shall meet all applicable Codes and Regulations.

Note To Owner and General Contractor:

The Architect assumes that the permit plan review performed by the related Authorities Having Jurisdiction (AHJ) is thorough, complete, and accurate. Any changes requested by the AHJ which are made after Project Permitting shall be deemed a Change in Scope. The Architect/Engineers shall assume no responsibility for any costs related to such changes.

COMMON SYMBOLS:



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▲ 23-0622

ARCHITECTURAL DESIGN STANDARDS:

Design style chosen shall be applicable on all facades of the building [and secondary buildings]. Per LDC, Chapter 3, Article 4, Section 489, the Architect is to select an approved architectural style and provide a short narrative to explain the style of building and canopy chosen. There are at least 15-required characteristics (architectural language) that are required to be used on the building to create style. Elements of the language not chosen are identified and explained below.

Style Narrative:

The Tidal Wave Auto Spa project shall exhibit a Modern/contemporary style.

1. Required architectural features on primary facades shall include:
   i. irregular floor plans, non-symmetrical;
   ii. large expanses of glass;
   iii. long spans of structure, ~~cantilevers,~~ exposed structural systems; *no special cantilevers*
   v. ~~complex volumes with free-form massing~~; *substituted by simple volumes with simple massing*
   vi. less articulation of the fenestration, usually no trim, with square, rectangular, or irregular openings;
   vii. ~~uniquely identified public entrance~~; *substituted by a uniquely identified vehicular entrance*
   viii. use of various materials on the facade, ~~ceramic tile~~, ~~metal panel systems~~, ~~wood~~, cement-plaster (stucco), or EFIS systems; *substituted by mixed masonry, metal roofing and exposed steelwork*
   ix. storefront systems shall be ~~minimum~~ 12'-0" in height;
   x. prefabricated building forms highly articulated or stylized; *steel kit modules are exposed and enhanced by contrast with conventional masonry materials*
   xi. a ~~combination of~~ large and small forms ~~intermingled~~;
   xii. introduce of large amounts of natural light in public areas; *ample windows naturally light tunnel*

2. Required architectural features (secondary facades): *all facades use consistent design language*
   i. low-slope roofs with articulated parapets if used to conceal rooftop HVAC equipment;
   ii. use of various materials on the facade, ~~ceramic tile~~, ~~metal panel systems~~, ~~wood~~, cement-plaster (stucco), or EFIS systems;
   iii. a combination of large and small forms intermingled.

3. Additional design features (optional):
   i. ~~exposed rooftop solar energy panel systems~~;
   ii. ~~compositions of mass to void that relate to environmental and sustainable architecture~~;
   iii. outward expression of concept of use; *car wash tunnel is expressed*
   iv. ~~design for green and sustainability~~;
   v. use of bold colors (primary colors not allowed); *gray-blue sheet metal roofing*
   vi. other modern/contemporary style characteristics proposed by the applicant will be considered.
      a. use of transom windows under steel beams to accent modern structural systems;
      b. intersecting roof forms with continuous eave lines give a homogeneous, folded appearance
      c. enhanced overhead doors with glazed panels

FLORIDA BUILDING CODES:

The Contractor shall obtain copies of all related Building Codes for reference during construction. All Work shall meet the following building codes and regulations as adopted by the County:

Codes:

NFPA 101 Life Safety Code (LSC)	2018 Edition
Florida Building Code (FBC)	2020 Edition
Florida Mechanical Code (IMC)	2020 Edition
Florida Plumbing Code (IPC)	2020 Edition
National Electric Code (NFPA 70)	2017 Edition
Florida Administrative Code (FLRULES.org)	Current
Florida Energy Conservation Code	2020 Edition

Regulations:

Occupational Safety and Health Administration (OSHA)	Current Regulations
Building and Construction Trade STANDARDS	Current Standards
Underwriters Laboratory (UL)	Current Assembly Criteria

NOTE: All Work shall meet the criteria of the related Product's Manufacturer as needed to meet Code and as needed to provide a Warranted installed assembly. Any install of an assembly over, within or attached to a surface, substrate, or other product assembly shall indicate the installer's and the related manufacturer's acceptance of all conditions as being code compliant and suitable for a fully warranted assembly.

CODE ANALYSIS:

Code Year/Type	*See List of Applicable Codes herein.*
Occupancy Classification	Storage/Business
Type Construction	Type V B
Fire Sprinklers	Not Required
Fire Alarm	Not Required
Building Height	14' eave
Building Stories	Single.
Required Plumbing Fixtures:	1 water closet, 1 lavatory required by code, 1 drinking fountain
Provided Plumbing Fixtures:	1 water closet, 1 lavatory required by code, 1 drinking fountain

Project Description:

Primary Structure: New automatic car wash facility with (1) wash bay. Primary facility is constructed of structural steel framing with metal stud wall infill with standing seam roof.

Flood Areas:

Wetlands:

Historic Preservation:

Endangered Species:

▲ 23-0508
- quantities shown

QTY Secondary Structures Include:
1. Vac Canopy; open-air, exposed structural steel framing with standing seam roof.
1. Vac House; partially enclosed masonry structure w/ roof framing and standing seam roof.
1. Dumpster; partially enclosed masonry screen wall with metal gate assembly (no roof covering)

QTY Shade Structures / Misc:
1. Shade Canopy at Vehicle Wash Prep Area
2. Shade Canopy over Pay Kiosks
2. Pay Kiosks w/ Touch Screen
29. Free-Standing Self-Service Boom Vacs
2. Fast-Pass Membership Card Readers
2. Automatic Electronic Gates
1. Tunnel Exit Wait-Go Light
2. Foundations for Menu Boards

Deferred Submittals:

Prior to fabrication, shipping, or install of the following items, a set of detailed stamped/certified design shop drawings shall be provided by a state licensed Structural Engineer whom is either hired or employeed by the related product Manufacturer, Supplier, Subcontractor, or Installer: *(Do not undertake any related work until such shop drawings have been approved by the structural engineer of record and the local permitting authorities having jurisdiction. All work shall meet all related codes and regulations)*

Vacuum Canopies
Pay Canopies
Pre-Fabricated Wood Trusses
Prep Canopy
Vendor Signage

AHJ approval is required for all deferred submittals on this project, as required by 107.3.5 FBC

Facility Signage:

Facility Signage is not part of this permit submittal. Prior to fabrication, the signage vendor shall submit detailed shop drawings indicating signage types, quantities, sizes, colors, locations, structural support, structural foundations, and utility connections to the local permitting authorities for approval.

Statement of Special Inspections:

SEE STRUCTURAL DRAWINGS

NEW TIDAL WAVE AUTO SPA
134 LEFT ENTRY STD

(WITH PASSENGER'S SIDE EQUIPMENT ROOM)

24431 S TAMIAMI TRAIL, BONITA SPRINGS FL

OWNER:

TIDAL WAVE AUTO SPA

EAST THOMPSON STREET
THOMASTON GEORGIA
30286

ARCHITECT OF RECORD:
Kern Architects
Contact: Phillip E. Kern, Architect
11822 Justice Ave., Ste. B7
Baton Rouge, LA 70816
225-253-8887 office
phillip.kern@kernarchitects.com

STRUCTURAL ENGINEER:
Thompson Engineering
Contact: Casey Brown, PE
2970 Cottage Hill Rd.
Mobile, AL 36606
251-442-4864 office
rcbrown@thompsonengineering.com

MEP ENGINEER:
AST Engineers
Contact: Trent Miles, PE (electrical)
8417 Kelwood Ave.
Baton Rouge, LA 70806
225-926-5600 office
tmiles@astengineers.us

24 HOUR CONTACT DURING CONSTRUCTION:

SHALL BE THE BUILDING PERMIT HOLDER

PROTOTYPES ARE PREPARED BY:
M. Todd Albritton, Architect
202 East Main Street
Thomaston, Georgia 30286
(contact information available upon request and prior approval from Owner)

Note to AHJ:
The Architect or his Engineers are Not Responsible for Construction Administration on this Project.

CIVIL ENGINEER & SITE DESIGN:
Thomas Engineering Group
Contact: Eddie MacDonald, PE
1502 W. Fletcher Ave., Ste. 101
Tampa, FL 33612
813-379-4100 office
emcdonald@thomaseg.com

DEVELOPER:
Olson Land Partners
Contact: Kori Broussard (permits)
4300 Legendary Dr., Ste. 234
Destin, FL 32541
225-454-2629 direct
kori@olpwp.com

CIVIL DRAWINGS ARE ISSUED BY OTHERS UNDER SEPARATE SUBMITTAL

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

COVER SHEET, SHEET INDEX, LEGEND

PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

1G0.1

Project Specifications:

01000 GENERAL

LICENSES

1. ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS SHALL BE LICENSED AS PER STATE LAWS TO PERFORM THE RELATED CONSTRUCTION WORK.
2. CONTRACTORS THAT ARE PRICING OR UNDERTAKING WORK ON D.O.T. RIGHT-OF-WAYS SHALL BE SPECIFICALLY PRE-APPROVED BY THE D.O.T. TO PERFORM SUCH WORK. *THE CONTRACTOR SHALL PROVIDE ALL BONDS REQUIRED TO PERFORM WORK ON RELATED RIGHT-A-WAY.*
3. CONTRACTORS PRICING OR UNDERTAKING WORK ON UTILITY EASEMENTS SHALL BE SPECIFICALLY PRE-APPROVED BY THE RELATED UTILITY COMPANY TO PERFORM SUCH WORK. *THE CONTRACTOR SHALL PROVIDE ALL BONDS REQUIRED TO PERFORM WORK ON RELATED RIGHT-A-WAY OR EASEMENT.*

PERMITS AND FEES

1. UNLESS NOTED OTHERWISE ELSEWHERE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL PLANS AND DOCUMENTS TO PERMITTING AGENCIES AS NEEDED TO OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED BY STATE LAW AS PER THE TYPE OF PROJECT BEING UNDERTAKEN. SUCH PERMITTING AGENCIES TO INCLUDE: STATE (N.O.I. & N.O.T.), FEDERAL AGENCIES (AS MAY BE APPLICABLE), LOCAL UTILITY DEPARTMENTS, LOCAL PLANNING AND ZONING DEPARTMENT, FIRE MARSHAL, AND OTHER AUTHORITIES AS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR THE FOLLOWING:
   A. CONSTRUCTION PERMITS.
   B. ANY UTILITY SERVICE: TEMPORARY SERVICE, LOCATE, DISCONNECT, RELOCATION, CONNECTION/TAP, VAULTS, CONDUITS, METERS, TAP FEES, BORING, TRENCHING, PATCHING.
   C. BONDS OR OTHER INSURANCES AS REQUIRED BY STATE D.O.T. OR UTILITY COMPANY.
   D. IMPACT FEES AS MAY BE DESCRIBED HEREIN.
3. THE GENERAL CONTRACTOR SHALL COORDINATE AND INCLUDE ANY WORK RELATED TO PLAN REVIEW COMMENTS MADE BY PERMITTING OFFICIALS.

01200 BUILDING DRAWINGS

1. DRAWINGS ARE INTENDED TO PROVIDE A BASIS FOR COMPLETION OF WORK SUITABLE FOR THE INTENDED USE OF THE OWNER. ANYTHING NOT EXPRESSLY SET FORTH BUT WHICH IS REASONABLY IMPLIED OR NECESSARY FOR PROPER PERFORMANCE OF THE PROJECT SHALL BE INCLUDED AND PROVIDED AT NO ADDITIONAL COSTS.
2. ALL SUBCONTRACTORS AND SUPPLIERS SHALL REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TO COORDINATE WORK OF THEIR PARTICULAR TRADE. SUCH PLAN REVIEW SHALL NOT BE LIMITED TO ONLY THE TRADITIONAL TRADE DRAWINGS.
3. IF ANY TWO OR MORE CONDITIONS REFLECT CONFLICTING DATA, DETAIL OR INSTRUCTION, THE MOST "STRICT" OR "COSTLY" ITEM SHALL PREVAIL IN TERMS OF CONTRACTOR PRICING. PRIOR TO START OF RELATED WORK, SUCH CONFLICTING ITEMS SHALL BE COORDINATED FOR RESOLUTION.
4. PLAN COPIES – THE CONTRACTOR SHALL PAY FOR ALL PLAN PRINTING AS NEEDED FOR PERMIT SUBMITTALS AND GENERAL WORK. DIGITAL (PDF) COPIES OF "BUILDING" PLANS CAN BE PROVIDED BY THE OWNER FOR USE ON THIS PROJECT ONLY.
5. THE ARCHITECT AND/OR HIS ENGINEERS MAKE NO GUARANTEES ON THE ACCURACY OF SCALE OF ANY DIGITAL DRAWING FILES.
6. ALL BUILDING PLANS AND DIGITAL/CAD FILES REMAIN THE PROPERTY OF THE RELATED ARCHITECT OR ENGINEER. DO NOT REUSE PLANS ON ANY OTHER PROJECT OR LOCATION.
7. DO NOT SCALE THE DRAWINGS FOR ANY CRITICAL DIMENSIONS.
8. CONTACT THE CIVIL ENGINEER FOR INFORMATION REGARDING THE PROCESS AND RELATED COSTS FOR OBTAINING: CIVIL CUT/FILL CALCS, CIVIL POINTS FILES, AND CIVIL CAD FILES.
9. THE ARCHITECT ASSUMES THAT THE PERMIT PLAN REVIEW BY THE AUTHORITIES HAVING JURISDICTION (AHJ) IS THOROUGH, ACCURATE, AND COMPLETE. ANY CHANGES REQUESTED BY THE AHJ OR REQUIRED AS A RESULT OF REVIEWS/INSPECTIONS MADE BY AHJ AFTER PROJECT PERMITTING SHALL BE DEEMED A "LEGITIMATE" CHANGE ORDER. THE ARCHITECT OR ENGINEER WILL ASSUME NO RESPONSIBILITY FOR ANY COSTS RELATING TO SUCH CHANGES.
   a. OPERATING AND MAINTENANCE MANUALS FOR ANY LIFE SAFETY EQUIPMENT PRESENT INCLUDING: FIRE EXTINGUISHERS, FIRE ALARM, FIRE SPRINKLER, SMOKE DETECTION AND/OR HAZARDOUS GAS DETECTION.
   b. SPARE PARTS
   c. ORIGINAL COPY OF THE CERTIFICATE OF OCCUPANCY (OBTAINED AT SUBSTANTIAL COMPLETION).
   d. NOTARIZED LETTER FROM CONTRACTOR'S INSURER THAT INSURANCES WILL BE MAINTAINED FOR A PERIOD OF 1 YEAR BEYOND FINAL PAYMENT.
   e. COPIES OF "NOTICE OF INTENT" (NOI) AND NOTICE OF TERMINATION (NOT) AS APPROVED BY EPD.

01600 CONSTRUCTION PROCEDURES

1. PROVIDE QUALIFIED "FULL TIME"' ON-SITE SUPERVISION OF ALL WORK.
2. COORDINATE MAJOR SUBCONTRACTORS AND SUPPLIERS UNDERTAKING RELATED WORK IN ORDER TO AVOID CONFLICTS.
3. FURNISH ALL REQUIRED TEMPORARY FACILITIES AND SERVICES INCLUDING: WATER, POWER, DEBRIS DISPOSAL, TOILET FACILITIES, JOB TRAILER, MATERIALS STORAGE, HEATING, LIGHTING, BARRIERS/BARRICADES, ENVIRONMENTAL PROTECTION, CONSTRUCTION EQUIPMENT RENTALS, SECURITY, AND ALL SAFETY MEASURES REQUIRED BY OSHA.
4. PROVIDE 4'X8' PROFESSIONALLY PAINTED PROJECT SIGN WITH (2) P.T. 4X4 POSTS. WORDING: PROJECT NAME, OWNER'S NAME, ARCHITECT'S NAME, CONTRACTOR'S COMPANY INFORMATION. INSTALL AT FRONT OF JOBSITE IN LOCATION AS APPROVED BY OWNER AND LOCAL BUILDING OFFICIALS.
5. FURNISH, STORE, HANDLE, INSTALL, AND PROTECT ALL MATERIALS, ASSEMBLIES, AND EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, TRADE STANDARDS, AND RELATED MANUFACTURER'S PUBLISHED INSTRUCTIONS AS PER CONDITIONS PRESENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE SECURE STORAGE OF ALL EQUIPMENT.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE OFF-LOADING OF ALL EQUIPMENT.
8. ADJUST ALL WORK AT COMPLETION. REPAIR OR REPLACE ANY DEFECTIVE WORK.
9. WHERE ANY PARTICULAR CODE, REGULATION, OR STANDARD IS REFERENCED TO BE MET, THE RELATED CONTRACTOR SHALL OBTAIN FULL COPIES OF SUCH CODE, REGULATION, OR STANDARD TO ENSURE THAT ALL RELATED WORK UNDERTAKEN IS IN COMPLIANCE.
10. INSTALLATION OF AN ASSEMBLY, MATERIAL, OR FINISH OVER ANOTHER MATERIAL, SUPPORT, OR SUBSTRATE SHALL CONSTITUTE THE INSTALLER'S AND THE RELATED ITEM MANUFACTURER'S ACCEPTANCE OF ALL CONDITIONS PRESENT AS BEING CODE COMPLIANT, IN ACCORDANCE WITH STANDARD PRACTICES, AND COVERED BY ALL WARRANTIES AND GUARANTEES.
11. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY TO LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
12. WHERE SPECIFICALLY INDICATED ON THE PLANS THAT AN ITEM IS "BY OWNER", "BY OWNER'S VENDOR", "BY OTHERS", OR "N.I.C." SUCH WORK SHALL BE "NOT IN CONTRACT"; HOWEVER, THE CONTRACTOR SHALL ASSIST THE OWNER IN COORDINATION OF THAT RELATED WORK AS IT RELATES TO "IN CONTRACT" WORK IN ORDER TO INTEGRATE ALL ITEMS INTO THE PROJECT WITH NO CONFLICT BETWEEN TRADES.
13. ALL CONSTRUCTION WORK TO MEET STATE CODE REQUIREMENTS FOR "SAFEGUARDS DURING CONSTRUCTION".
14. INSPECTIONS: APPLY FOR, SCHEDULE, OBTAIN, AND PAY FOR ALL REQUIRED INSPECTIONS. CORRECT ANY DEFICIENCIES IMMEDIATELY. PROVIDE COPIES OF ALL INSPECTION REPORTS TO THE OWNER. DO NOT COVER ANY ITEMS UNTIL RELATED INSPECTIONS ARE PASSED.
15. ALL BUILDING MATERIALS/PRODUCTS TO COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS CONTROLLING USE OF VOLATILE ORGANIC COMPOUNDS (VOC's).
16. ALL MATERIALS SHALL BE "NEW" AND CODE COMPLIANT. NO USED OR SUBSTANDARD MATERIALS SHALL BE USED.

01650 OWNER'S SPECIFIC PROCEDURAL REQUIREMENTS

1. MEET "OWNER SPECIFIC PROCEDURAL REQUIREMENTS".
   PRIOR TO PRICING, OBTAIN A WRITTEN COPY OF THE OWNER'S SPECIFIC REQUIREMENTS REGARDING CONTRACTOR WORK PROCEDURES AND REQUIREMENTS AT THEIR FACILITY.

   SUCH PROCEDURES AND REQUIREMENTS MAY INCLUDE:
   TYPICAL INSTALLATION GUIDES OF VARIOUS ASSEMBLIES
   EQUIPMENT DELIVERY DATES
   SPECIFIC INSURANCE REQUIREMENTS
   START-UP OF EQUIPMENT
   SECURITY AND STORAGE
   UTILITIES
   SCHEDULING OF WORK

01700 SPECIAL INSPECTIONS AND TESTING

1. PROVIDE 'SPECIAL INSPECTIONS' AS REQUIRED BY STATE BUILDING CODES. SUCH INSPECTIONS SHALL BE PERFORMED BY A "THIRD PARTY" CERTIFIED SPECIAL INSPECTIONS AGENCY.
   a. THE "OWNER" SHALL HIRE AND PAY FOR THE CERTIFIED "THIRD PARTY SPECIAL INSPECTION AGENCY" TO PERFORM SUCH TESTING AND INSPECTIONS.
   b. THE "THIRD PARTY SPECIAL INSPECTIONS AGENCY" SHALL PERFORM ALL TESTING AND INSPECTIONS, NOTE ANY SUBSTANDARD WORK, AND REVERIFY THAT ALL SUBSTANDARD WORK HAS BEEN CORRECTED. THE "THIRD PARTY SPECIAL INSPECTIONS AGENCY" SHALL ISSUE ALL INTERIM AND FINAL INSPECTION REPORTS TO THE OWNER AND CONTRACTOR WITHIN 48 HOURS AFTER SUCH INSPECTIONS ARE PERFORMED.
   c. THE "CONTRACTOR" SHALL CONTACT THE SPECIAL INSPECTIONS AGENCY AND SCHEDULE ALL INSPECTIONS.
   d. ANY WORK FAILING SPECIAL INSPECTIONS OR TESTING SHALL BE CORRECTED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH RELATED WORK IN THE AREA.
   e. ANY COSTS ASSOCIATED WITH "RETESTS/REINSPECTION" OF ITEMS FAILING INITIAL TESTING/INSPECTIONS SHALL BE PAID BY THE CONTRACTOR.
   f. THE CONTRACTOR SHALL OBTAIN COPIES OF ALL INTERIM AND FINAL SPECIAL INSPECTION REPORTS AND SUBMIT TO LOCAL BUILDING OFFICIALS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. PROVIDE THE FOLLOWING SPECIAL INSPECTIONS, TESTING, AND MONITORING AT STAGES, INTERVALS, AND FREQUENCY AS REQUIRED BY THE STATE BUILDING CODE (LATEST EDITION):
   a. SOIL BORINGS TO DETERMINE SUITABILITY OF SOILS TO SUPPORT NEW CONSTRUCTION.
   b. SUBGRADE COMPACTION TESTING AT BUILDING FOUNDATION AND SLABS.
   c. REBAR PLACEMENT INSPECTION.
   d. CONCRETE CORE TESTS FOR FOOTINGS, INTERIOR SLABS, CONCRETE WALLS.
   e. STRUCTURAL STEEL FRAMING INCLUDING BRACING, BOLTED CONNECTIONS, FIELD WELDED CONNECTION.
   f. LOAD BEARING MASONRY WALLS OR MASONRY FOUNDATIONS.
   g. MOISTURE CONDITIONS AT: SUBGRADE OF SLABS LOCATED BELOW GRADE SUCH AS BASEMENT SLABS AND RECESSED SLAB AREAS.
   h. MOISTURE CONDITIONS AT: AREAS TO RECEIVE RETAINING WALLS WITH INTERIOR SPACE ON ONE SIDE.
   i. OTHER TESTS AS DESCRIBED HEREIN AND/OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. OBTAIN ALL OTHER INSPECTIONS AS MAY BE REQUIRED BY LOCAL AND/OR STATE REGULATIONS AS PER TYPE OF CONSTRUCTION OR TYPE OF BUILDING OCCUPANCY.
4. *HANDICAP ACCESSIBILITY IN TEXAS - PRIOR TO START OF THE PROJECT CONSTRUCTION, THE OWNER SHALL HIRE A CERTIFIED HANDICAP ACCESSIBILITY PROFESSIONAL TO REGISTER THE PROJECT WITH THE STATE AND PROVIDE AN INITIAL REVIEW OF THE PROJECT BUILDING AND SITE TO VERIFY HANDICAP ACCESSIBILITY. AT THE COMPLETION OF THE PROJECT, THE OWNER SHALL HIRE THE SAME PROFESSIONAL TO PERFORM A FINAL INSPECTION TO CERTIFY THAT HANDICAP ACCESSIBILITY STANDARDS ARE MET. FOLLOW ALL STATE GUIDELINES REGARDING THESE REVIEWS AND INSPECTIONS, THE CONTRACTOR SHALL INCORPORATE ALL COMMENTS FROM THE INITIAL PROJECT REVIEW AND FINAL INSPECTIONS INTO THE WORK. THE CONTRACTOR SHALL SCHEDULE FINAL HADICAP ACCESSIBILITY INSPECTION.*

01800 DESIGN-BUILD AND/OR PRE-ENGINEERED ITEMS:

1. WHERE INDICATED IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR, SUBCONTRACTOR, OR RELATED VENDOR SHALL PROVIDE "DESIGN-BUILD" SERVICES AND/OR "PRE-ENGINEERED" ASSEMBLIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CERTIFIED DESIGN SHOP DRAWINGS OF SUCH ASSEMBLIES PREPARED BY A STATE LICENSED PROFESSIONAL ENGINEER CERTIFIED TO PROVIDE RELATED DESIGNS.
3. SUBMIT SUCH DESIGN DOCUMENTATION TO THE LOCAL BUILDING INSPECTIONS DEPARTMENT PRIOR TO THE START OF THE RELATED WORK. "DO NOT PROCEED" WITH RELATED WORK UNTIL SUCH DOCUMENTATION "IS APPROVED" BY THE AUTHORITY HAVING JURISDICTION.
4. ALL ASSEMBLIES SHALL BE DESIGNED TO MEET RELATED CODES.
5. ALL ASSEMBLIES SHALL ADEQUATELY SUPPORT ALL LOAD CONDITIONS PRESENT.

01900 CONSTRUCTION WASTE DISPOSAL

1. THE JOBSITE SHALL BE KEPT CLEAN AT ALL TIMES.
2. DISPOSE OF ALL WASTE LEGALLY OFF-SITE.
3. DO NOT BURN ANY DEBRIS ON-SITE.
4. DO NOT BURY ANY DEBRIS ON-SITE.
5. ANY HAZARDOUS MATERIALS (INCLUDING LEAD-BASED PAINT, FUELS, OR ASBESTOS) SHALL BE HANDLED AND DISPOSED OF OFF-SITE AS PER EPA GUIDELINES. MAINTAIN ALL RECORDS OF DISPOSAL.

02000 DEMOLITION (IF REQUIRED)

1. PRIOR TO PRICING, FIELD VERIFY AND COORDINATE ALL CONDITIONS AND WORK REQUIRED.
2. ALL DEMOLITION WORK TO MEET IBC CHAPTER 33 SECTION 3303.
3. ALL DEMOLITION WORK SHALL MEET OSHA REGULATIONS.
4. PRIOR TO START OF ANY DEMOLITION – OBTAIN ALL PERMITS AND INSPECTIONS.
5. UNDERTAKE ALL HAZARDOUS MATERIALS TESTING AS REQUIRED BY LOCAL/STATE REGULATION.
   IF ANY SUSPECT HAZARDOUS MATERIALS ARE ENCOUNTERED, THEN STOP WORK IN THAT AREA AND NOTIFY OWNER FOR RESOLUTION.
6. ANY HVAC REFRIGERANT, LIQUID PROPANE, NATURAL GAS, OR OTHER HAZARDOUS GASES, LIQUIDS, OR OILS PRESENT SHALL BE "CAPTURED" AND LEGALLY DISPOSED OF AS PER EPA REGULATIONS. FIELD VERIFY ALL RELATED CONDITIONS PRIOR TO START.
7. NO HAZARDOUS MATERIALS SHALL BE DISTURBED, REMOVED, OR DISPOSED OF WITHOUT FOLLOWING ALL EPA/EPD CODES AND REGULATIONS AS PER CONDITIONS PRESENT.
8. ADJACENT SURFACES WHICH ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY ITEMS WHICH ARE TO REMAIN IN PLACE BUT ARE DAMAGED BY THIS WORK SHALL BE PATCHED OR REPLACED TO MATCH.
9. PROVIDE ALL TEMPORARY WALLS, COVERS, SEALS, AND BARRIERS AS NEEDED TO PROTECT EXISTING BUILDING AREAS FROM INTRUSION OF DUST, WEATHER, VANDALS, OR PESTS. REPLACE/REPAIR TO MATCH (AT NO ADDITIONAL COST TO THE OWNER) ANY DAMAGE CAUSED BY SUCH INTRUSION WHICH IS ATTRIBUTED TO DEMOLITION OR NEW CONSTRUCTION WORK.
10. PROVIDE ALL SAW CUTTING, TRENCHING, EXCAVATION, AND PATCHING.
11. ITEMS NOTED TO BE "REUSED" SHALL BE CAREFULLY REMOVED, STORED, AND COVERED IN CLEAN/SAFE AREA.
12. ITEMS NOTED TO BE "TURNED OVER TO OWNER" SHALL BE DISCONNECTED, CAREFULLY REMOVED, CLEANED, AND DELIVERED IN GOOD WORKING ORDER TO THE OWNER'S STORAGE FACILITY.
13. LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF-SITE.
    MAINTAIN RECEIPT AND ACCEPTANCE OF WASTE/DEBRIS BY APPROVED FACILITY.
14. DO NOT BURN OR BURY ANY DEBRIS ON-SITE.
15. DO NOT CLOSE OR DISRUPT FLOW OF WALKS OR STREETS WITHOUT APPROVAL AND COORDINATION WITH OWNER AND LOCAL AUTHORITIES
16. PROVIDE ALL UTILITY DISCONNECTION, INCLUDING, AND RECONNECTION AS REQUIRED TO COMPLETE WORK. SCHEDULE SUCH WORK WITH OWNER AND RELATED UTILITY COMPANY.
17. MAINTAIN UTILITY SERVICE TO ALL AREAS REMAINING IN USE (PROTECT FROM DISRUPTION).
18. ANY EXISTING UTILITY ITEMS IN AREA OF DEMOLITION WHICH ARE NOT TO BE MAINTAINED IN WORKING ORDER OR REUSED SHALL BE REMOVED OUTSIDE THE DEMOLITION AREA AND TERMINATED AS PER CODE.
19. MAINTAIN CODE COMPLIANT AND SAFE EGRESS FROM FACILITY AT ALL TIMES.
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS REQUIRED TO PERFORM ALL WORK.
21. PRIOR TO START OF DEMOLITION, FIELD VERIFY AND LOCATE LOAD BEARING ITEMS.
22. PROVIDE ALL SHORING, BRACING AND SUPPORT AS NEEDED TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE DURING DEMOLITION OR REWORK. SUCH SHORING, BRACING AND SUPPORTS SHALL BE DESIGNED BY A STATE LICENSED STRUCTURAL ENGINEER HIRED BY THE GENERAL CONTRACTOR.

02100 EXISTING CONDITIONS

1. WHILE ATTEMPTS ARE MADE TO SHOW EXISTING CONDITIONS AT THIS PROJECT, SUCH PROJECT DATA SHOULD NOT BE CONSIDERED FINAL OR INCLUSIVE OF ALL EXISTING CONDITIONS PRESENT.
2. ALL ENTITIES PRICING THIS PROJECT SHALL UNDERTAKE A THOROUGH 'SITE VISIT" TO VERIFY AND COORDINATE EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING.
3. THE 'SITE VISIT' SHALL INCLUDE A DETAILED INSPECTION AND VERIFICATIONS OF EXISTING CONDITIONS AS MAY BE PRESENT AT:
   a. SITE
   b. SITE UTILITIES
   c. EXISTING BUILDING WALLS, STRUCTURE AND FENESTRATIONS
   d. EXISTING ROOF AND ROOF MOUNTED EQUIPMENT
   e. ATTIC
   f. CRAWLSPACE
   g. LOAD BEARING ASSEMBLIES
   h. AREA ABOVE SUSPENDED CEILINGS
   i. INTERIOR UTILITIES (PLUMBING, ELECTRICAL, HVAC, LOW VOLTAGE, PHONE/DATA, FIRE PROTECTION)
   j. INTERIOR FINISHES (FLOORS, WALLS, CEILINGS, DOORS, HARDWARE, TRIM, CASEWORK)
   k. CODE VIOLATIONS (ANY CODE VIOLATIONS TO BE BROUGHT TO THE ATTENTION OF OWNER UPON DISCOVERY)
4. INCORPORATE EXISTING CONDITIONS WITH THESE PLANS AND NEW WORK TO BE PERFORMED.
5. ANY CONFLICTS OF DISCREPANCIES BETWEEN EXISTING CONDITION AND THESE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND COORDINATED WITH NEW WORK.
6. INCLUDE ALL WORK REQUIRED AS NEEDED TO MEET DESIGN INTENT OF THESE DRAWINGS.
7. CONTACT OWNER TO VERIFY THE AVAILABILITY OF EXISTING BUILDING DETAILED DRAWINGS.
   a. IF EXISTING BUILDING DRAWING ARE PRESENT, THEN PREFORM A DETAILED REVIEW AND COORDINATION OF SUCH.

02200 SITE CONDITIONS

(REFERENCE SITE DRAWINGS BY LICENSED CIVIL ENGINEER FOR DATA RELATING TO SITE CONDITIONS AND SITE PREPARATION)

02300 TERMITE TREATMENT

1. PRETREAT ALL GRADE AREAS BENEATH FLOOR SLABS, AT FOUNDATIONS, AND AT CRAWLSPACES (IF PRESENT).
2. MATERIALS AND PROCEDURES FOR TERMITE TREATMENT SHALL BE APPROVED BY THE U.S. DEPARTMENT OF AGRICULTURE AND LOCAL ENVIRONMENTAL HEALTH DEPARTMENT.
3. MEET THE REQUIREMENTS OF THE STATE'S STRUCTURAL PEST CONTROL REGULATIONS.
4. MATERIALS TO BE WATER BASED EMULSIONS UNLESS OTHERWISE NOT ALLOWED BY RELATED GOVERNING REGULATIONS AS PER RELATED INSTALLATION CONDITIONS. IN SUCH CASED PROVIDE TERMITE TREATMENT MATERIALS AND INSTALL METHODS AS APPROVED BY THE RELATED AUTHORITIES AS PER CONDITIONS PRESENT.
5. HANDLE AND APPLY MATERIALS AS SUGGESTED BY THE U.S. DEPARTMENT OF AGRICULTURE.
6. APPLICATOR TO BE LICENSED, CERTIFIED, AND INSURED AS PER STATE/FEDERAL REGULATIONS.
7. PROVIDE A CERTIFICATE OF TREATMENT ALONG WITH A 5 YR. WARRANTY STARTING AT DATE OF SUBSTANTIAL COMPLETION. PROVIDE OWNER WITH ORIGINAL COPY OF CERTIFICATE AND WARRANTY.
   a. WARRANTY AND GUARANTEE SHALL STATE THAT "IF ANY TERMITE INFESTATION IS DISCOVERED WITHIN THE WARRANTY PERIOD ALL AREAS WILL BE RETREATED AND ANY DAMAGE CAUSED BY INFESTATION WILL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE ORIGINAL APPLICATOR."

03000 CONCRETE WORK

(REFERENCE THIRD-PARTY FOUNDATION DESIGN DRAWINGS BY LICENSED STRUCTURAL ENGINEER) PRIOR TO START, COORDINATE LOCATIONS OF ALL ITEMS TO BE INSTALLED IN OR UNDER CONCRETE SLABS WITH ALL DRAWINGS AND OTHER RELATED TRADES. ALL ITEMS ARE NOT NECESSARILY SHOWN ON THE FOUNDATION PLAN.

04000 MASONRY WORK

(REFERENCE THIRD-PARTY FOUNDATION DESIGN DRAWINGS BY LICENSED STRUCTURAL ENGINEER FOR ADDITIONAL DATA)

1. UNITS TO BE CLEAN AND DRY AT INSTAL WITH NO DEFECTS.
2. CMU (CONCRETE MASONRY UNITS): SEE THIRD PARTY STRUCTURAL DRAWINGS BY LICENSED STRUCTURAL ENGINEER.
3. BRICK UNITS SHALL CONFORM TO ASTM C216, GRADE SW.
   a. 3 5/8" W X 2 1/4" H X 7 5/8" L FACE BRICK.
   b. BRICK COLOR AND TEXTURE AS SELECTED BY OWNER
   c. UNITS TO BE 'NON-EFFLORESCED' TYPE
   d. PROVIDE SPECIAL SHAPE UNITS AS NEEDED TO MEET DESIGN INTENT.
   e. MORTAR SHALL CONFORM TO ASTM C270, ASTM C150. COLOR – AS SPECIFIED HEREIN OR AS SELECTED BY OWNER
4. SPLIT FACE BLOCK UNITS SHALL CONFORM TO ASTM C90, ASTM C129,ASTM C140, ASTM C-744, ASTM C55
   a. 3 5/8" or 7 5/8" W X 7 5/8" H X 15 5/8" L UNITS. See plans for W (width)
   b. COLOR AND TEXTURE AS SELECTED BY OWNER
   c. MASONRY UNITS AND MORTAR TO HAVE INTEGRAL WATER REPELLENT.
   d. UNITS TO BE 'NON-EFFLORESCED' TYPE
   e. PROVIDE SPECIAL SHAPE UNITS AS NEEDED TO MEET DESIGN INTENT.
   f. MORTAR SHALL CONFORM TO ASTM C270, ASTM C150. COLOR – AS SPECIFIED HEREIN OR AS SELECTED BY OWNER
5. THRU-WALL FLASHING ASSEMBLIES:
   a. PERM-A-BARRIER FLASHING BY GRACE OR EQUAL
      LOCATE CONTINUOUS ALONG BASE OF VENEER WALLS AT DOOR HEADS AND THRESHOLDS, AT WINDOWS HEADS AND SILLS, AT PARAPET CAPS, AND AT OTHER LOCATION INDICATED HEREIN.
   b. COMPONENTS –
      40 MIL POLYETHYLENE SELF ADHERING MEMBRANE WITH MANUFACTURER'S STANDARD CORNER PIECES, END PIECES, AND MASTIC/ADHESIVES.
      MORTAR NET ASSEMBLY AS APPROVED BY MEMBRANE MANUFACTURER.
      WEEPS – 1/4 " ROUND POLY TUBING LOCATED AT 32" O.C. ALONG BASE OF THRU WALL FLASHING.
   c. INSTALL AS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS AND DETAILS AS PER CONDITIONS PRESENT.
   d. PROTECT FROM DAMAGE BY OTHER TRADES
   e. PROVIDE 5 YEAR WARRANTY COVERING FLASHING MATERIALS.
6. MASONRY DAMPROOFING (AT EXTERIOR MULTI-WYTHE : MASONRY OR C.I.P CONCRETE WALLS)
   a. PROVIDE BITUMINOUS DAMPPROOFING AT EXTERIOR FACE OF THE INTERIOR WYTHE AT EXTERIOR MULTI-WYTHE: MASONRY OR C.I.P. WALL ASSEMBLIES.
   b. PRODUCTS: BASF MASTERSEAL 615 OR EQUAL. COMPLY WITH VOC REGULATIONS.
      COMPLY WITH APPLIABLE REGULATIONS CONTROLLING VOLATILE ORGANIC COMPOUND (VOC) LEVELS.
      PREPARE SURFACES AND INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
7. MASONRY REINFORCING
   a. VERTICAL CELL REINFORCING – SEE STRUCTURAL DRAWINGS BY OTHERS.
   b. SINGLE MASONRY WALLS – SEE STRUCTURAL DRAWINGS BY OTHERS.
   c. MASONRY VENEER ANCHORS - PRODUCTS TO BE APPROVED BY THE TIE MFR FOR RELATED INSTALLATION CONDITIONS.
      LOCATE A MINIMUM OF 16" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY.
      SECURE TO APPROVED STRUCTURAL WALL ELEMENTS WITH APPROVED CORROSIVE RESISTANT FASTENERS AS SPECIFIED BY THE MASONRY TIE MANUFACTURER AS PER CONDITIONS PRESENT.
   d. LINTEL/HEADER STRUCTURE – SEE STRUCTURAL DRAWINGS BY OTHERS.
8. MASONRY INSTALLATION
   a. PRIOR TO START, REVIEW ALL DRAWINGS TO COORDINATE LOCATIONS AND CONDITIONS OF OTHER ITEMS WHICH MAY MOUNT IN, ON, OR BEHIND MASONRY CONSTRUCTION INCLUDING: INSERTS, SUPPORTS, EQUIPMENT, BLOCK-OUTS, ANCHORS, REBAR, GROUT, MEP UTILITY ITEMS, FLASHING, ETC..
      CUTTING-IN AFTER THE MASONRY INSTALL SHOULD BE AVOIDED.
   b. LAY UNITS IN RUNNING BOND PATTERN UNLESS INDICATED OTHERWISE ELSEWHERE.
      LAY IN UNIFORM, EVEN, LEVEL, PLUM, AND TRUE. ALIGN JOINTS AS PER BOND PATTERN.
      JOINTS TO BE TOOLED "U" JOINT UNLESS INDICATED OTHERWISE ELSEWHERE.
   c. DO NOT LAY MASONRY WHEN TEMPERATURE IS BELOW 45 DEGREES F. UNLESS TEMPERATURE IS RISING. AT NO TIME LAY MASONRY WHEN TEMPERATURE IS BELOW 40 DEGREES F.
   d. COVER TOPS OF WALLS AT ENDS OF EACH DAY WITH NON-STAINING MATERIAL AS REQUIRED TO PREVENT INFILTRATION OF WEATHER/WATER INTO MASONRY AND CAVITIES.
   e. (3) STACKED BRICKS AND (3) 3/8" JOINTS TO EQUAL 8" H.
      (1) CMU AND (1) 3/8 " JOINT TO EQUAL 8" H.
   f. LOCATE CONTROL JOINTS AND EXPANSION JOINTS AS RECOMMENDED BY NCMA
      (1:5:1 MAX RATIO OF PANEL SIZE OR 25 FEET MAX HORIZONTAL SPACING).
      UNLESS NOTED OTHERWISE, ALIGN CMU JOINTS BEARING ON SLABS WITH THE SLAB JOINTS OR PROVIDE CONTINUOUS BOND BEAM AT THE FIRST COURSE OF BLOCK ACROSS FLOOR JOINT AND FOR 4' MINIMUM EACH SIDE OF SLAB JOINT. BOND BEAM REINFORCING AT FRAMED FLOORS AND FLOOR LEVEL SHALL BE CONTINUOUS THROUGH THE WALL CONTROL JOINT.
      LOCATE JOINTS SO AS TO PROVIDE CONSISTENT, SYMMETRICAL APPEARANCE.
   g. PROVIDE ALL TEMPORARY SHORING BRACING, LIFTS, AND SCAFFOLDING NEEDED FOR SAFE AND PROFESSIONAL INSTALL.
   h. REPOINT DEFECTIVE MASONRY JOINTS
   i. CLEAN MASONRY AT COMPLETION USING MATERIALS AND METHODS AS APPROVED BY MASONRY MANUFACTURER PER CONDITIONS PRESENT. PROTECT SURROUNDING ITEMS FROM STAINING OR DAMAGE. PRETEST CLEANING MATERIALS AND METHODS IN SMALL INCONSPICUOUS AREA PRIOR TO START.

04300 STONE (MANUFACTURED)

0. REFER TO EXTERIOR FINISHES TO DETERMINE IF MANUFACTURED STONE IS USED ON THIS PROJECT.
1. BUCKS COUNTY LEDGESTONE BY CENTURION
   BUCKS COUNTY LEDGE FLATS = S1007/150-701-2SS
   BUCKS COUNTY LEDGE CORNERS = S1007/150-701-2SC
   CENTURION CONTACT (770-560-5608, 770-304-1779, SJONESCENTURION@GMAIL.COM)
2. FURNISH, STORE, PREP, INSTALL, CLEAN, AND PROTECT AS PER STONE MANUFACTURER'S INSTRUCTIONS AS PER CONDITIONS PRESENT.
3. PLAN FOR AND MAINTAIN CLEARANCES FROM GRADE, PAVED SURFACES, DISSIMILAR MATERIALS AND ROOFED SURFACES AS RECOMMENDED BY THE MANUFACTURER.
4. PROVIDE ALL SPECIAL SHAPES. i.e.: CAPS, CORNERS, LINTELS, SILLS, BOX STONES, & WATERTABLES COURSES.
5. BLEND MATERIALS FROM MULTIPLE BOXES TO PROVIDE ATTRACTIVE INSTALLATION.
6. MORTAR TYPE SHALL BE AS RECOMMENDED BY THE STONE MFR..PROVIDE MORTAR JOINTS OF TYPE AND THICKNESS AS RECOMMENDED BY THE MFR..MORTAR COLOR – MATCH STONE COLOR. MAINTAIN LEVEL AND PLUMB JOINT SPACING.
7. PREPARE SUBSTRATE AS RECOMMENDED BY THE STONE MFR..ANY INSTALLATION OF THE ASSEMBLY OVER A SUBSTRATE SHALL INDICATE THE INSTALLER'S ACCEPTANCE OF THE SUBSTRATE CONDITIONS AS BEING CODE COMPLIANT AND APPROVED BY THE STONE MANUFACTURER FOR A COMPLETE WARRANTED INSTALL.
8. PROVIDE ALL REQUIED TIES, ANCHORS, BRACKETS, LATH, MOISTURE BARRIERS, CORROSIVE RESISTANT FLASHING AND OTHER ACCESSORIES AS RECOMMENDED BY THE STONE MFR. FOR A COMPLETE WARRANTED INSTALLATION AS PER CONDITIONS

10. SYSTEM TO INCLUDE: ½" MIN. APPROVED EXTERIOR SHEATHING MEETING ASTM C79 AND GA 753.; VAPOR BARRIER; 1" MINIMUM POLYSTYRENE INSULATION (ATTACH AS RECOMMENDED BY MFR.); FLASHINGS AS SUGGESTED BY MFR.; INTERNAL VINYL TRACK/VENTING ASSEMBLY; POSITIVE DRAINAGE MEASURE, BASE COAT/ WATERPROOF AS SUGGESTED BY MFR., REINFORCING MESH; PRIMER; FINAL COATINGS.
11. ALL PRODUCTS IN ASSEMBLY TO BE OF TYPE/GRADE/MFR AS SUGGESTED BY E.I.F.S. MFR.
12. WHERE ANY CONDITIONS ARE ENCOUNTERED WHICH ARE NOT CLEARLY DESCRIBED IN MANUFACTURER'S PUBLISHED INSTRUCTIONS. THEN INSTALLER SHALL CONTACT MFR. AND OBTAIN DETAILED INSTRUCTIONS/PROCEDURES FOR CORRECT INSTALL.
13. FLASHINGS: PROVIDE ALL FLASHINGS AS SUGGESTED BY MFR. LOCATE AND INSTALL AS PER MFR. INSTRUCTION. INSTALL JAMB AND SILL FLASHINGS PRIOR TO INSTALL OF DOORS AND WINDOWS. INSTALL HEAD FLASHINGS IMMEDIATELY AFTER INSTALL OF DOORS AND WINDOWS. FLASH ALL: WALL TOPS, EDGES, EDGES AT DISSIMILAR ITEMS, PENETRATIONS, ALONG WALL BASE, AND OTHER LOCATIONS AS RECOMMENDED BY ASSEMBLY MFR.. FLASHINGS SHALL DIRECT WATER/MOISTURE TO EXTERIOR NOT INTERIOR.
14. SEALANTS/CAULKS: SEAL AND CAULK JOINTS AND EDGES AS PER MFR. RECOMMENDATIONS.
15. EJ – PROVIDE EXPANSION JOINTS WHERE EIFS MEETS DISSIMILAR MATERIALS AND ALONG CHANGES IN SUBSTRATE MATERIAL. PROVIDE BACKER ROD AND SEAL AS PER MFR. RECOMMENDATIONS.
16. WARRANTIES: PROVIDE MANUFACTURER'S STANDARD WARRANTIES.

07310 SHINGLE ROOFING

1. ALL ROOFING WORK TO MEET INTERNATIONAL BUILDING CODE (IBC LATEST EDITION) CHAPTER 15.
2. 30 YEAR FIBERGLASS CLASS "A" ARCHITECTURAL SHINGLES BY TAMKO OR EQUAL OWNER TO SELECT PARTICULAR SHINGLE FROM MFR. STANDARD CHOICES.
3. INSTALL OVER 30 FELT
4. NO STAPLES TO BE USED.
5. INSTALL IN ACCORDANCE WITH SHINGLE MANUFACTURER'S TYPICAL INSTRUCTIONS USING APPROVED FASTENERS AND METHODS.
6. PROVIDE STARTER COURSES AND RIDGE SHINGLES.
7. ALL SHINGLES SHALL BE FROM SAME LOT/DYE RUN SO AS SO TO PREVENT NON-MATCHING SHINGLE AREAS.
8. PROVIDE 3 YEAR MINIMUM WARRANTY FOR LABOR AND MATERIALS. PROVIDE MANUFACTURER'S 30 YEAR WARRANTY
9. PROVIDE 1% EXTRA STOCK FOR OWNER'S FUTURE USE.
10. PROVIDE ALL FLASHINGS – SEE FLASHING SPECIFICATIONS FOR ADDITIONAL DATA
    a. CONCEALED ROOF TO WALL INTERSECT FLASHING
    b. KICK-OUT FLASHING AT ROOF EDGE AT ROOF/WALL INTER FLASHINGS
    c. WHEN FLASHING TO MASONRY, PROVIDE 2 PC PREFIN. METAL
    d. FLASHING ASSEMBLY WITH SEALANT ALONG TOP
11. INSTALL ALL ASSEMBLIES IN NEAT AND ORDERLY APPEARANCE WITH SMOOTH CUT EDGES AND TIGHT LAPS.
12. RIDGE VENTS – 12" WIDE PERFORMED RIDGE VENT, TAMKO OR EQUAL SHINGLE OVER.
13. BOOTS – PROVIDE WATERTIGHT ASSEMBLY AT PIPE PENETRATIONS.
14. CURBS – PROVIDE WATERTIGHT ASSEMBLIES AS PER RELATED ROOF MOUNTED EQUIPMENT.

NOT USED

07400 METAL ROOF – R PNL

1. ALL ROOFING WORK SHALL MEET INTERNATIONAL BUILDING CODE (IBC LATEST EDITION) CHAPTER 15. MEET UL 580 TESTS FOR UPLIFT RESISTANCE OF ROOF ASSEMBLIES. MANUFACTURER SHALL MEET IAS AC 472 ACCREDITATION REQUIREMENTS. SYSTEM SHALL SUPPORT ALL SNOW, SEISMIC, AND WIND LOADING AS DICTATED BY IBC. SYSTEM SHALL WITHSTAND MAXIMUM DEFLECTION LIMITS AS PER IBC. SYSTEM SHALL BE WATERTIGHT.
2. PRODUCTS: PBR PANEL AS MFR'S BY DETAIL METALS, GRIFFIN, GA
   1 ½", 36" WIDE PANELS, RIBS AT 12" O.C.
   SEE STRUCTURAL DRAWINGS BY OTHERS FOR ROOF PANEL STRUCTURAL CRITERIA.
3. FINISH: VALSPAR WEATHER X SILICONE POLYESTER PAINT SYSTEM.
   COLOR: AS SELECTED BY OWNER.
4. FASTENERS – AS PER ROOF MANUFACTURER'S RECOMMENDATION PER INSTALL CONDITIONS PRESENT.
   EXPOSED FASTENERS TO MATCH METAL COLOR.
5. INSTALLER – TO HAVE 5 YEARS RELATED EXPERIENCE. POSSESS ALL CERTIFICATIONS AS REQUIRED BY THE ROOFING MANUFACTURER AS NEEDED TO MEET WARRANTY CRITERIA.
6. FURNISH, STORE, HANDLE, AND INSTALL ALL MATERIALS AS PER THE ROOFING MANUFACTURER'S PUBLISHED INSTRUCTIONS AS PER THE CONDITIONS PRESENT.
7. ALL INSTALLATION TOOLS SHALL BE AS RECOMMENDED BY THE ROOFING MANUFACTURER.
8. PROVIDE ALL MATERIALS AS RECOMMENDED BY THE PANEL MANUFACTURER
   INCLUDING: MATCHING FLASHINGS, TRIM, COPINGS, CLIPS, FASTENERS, SEAMING, SCREWS, SEALERS, BOOTS, CLOSER STRIPS, GUTTER/DOWNSPOUTS AND OTHER ACCESSORIES AS REQUIRED FOR A COMPLETE WATERTIGHT ROOFING ASSEMBLY.
9. FLASHING AND TRIM MATERIAL AND PROFILES SHALL BE AS RECOMMENDED BY THE PANEL MANUFACTURER. REFERENCE FLASHING AND SHEET METAL SPECIFICATIONS FOR ADDITIONAL DATA.
10. PROVIDE ADEQUATE SUBSTRATE/UNDERLAYMENT, MOISTURE BARRIER, AND PURLINS AS RECOMMENDED BY THE ROOFING MANUFACTURER AS PER CONDITION PRESENT.
    SUPPORT MEMBERS TO MEET ASTM C 754 AND ROOF MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. INSTALLATION OVER SUBSTATE OR SUPPORT INDICATES INSTALLERS ACCEPTANCE OF ALL SUBSTRATE CONDITIONS AS BEING SUITABLE FOR PROPER AND WARRANTED INSTALLATION.
12. INSTALL ASSEMBLIES AS PER MANUFACTURER'S STANDARD INSTRUCTIONS AS PER CONDITIONS PRESENT.
13. FLASH TO ADJACENT MATERIALS AND VENEERS WATERTIGHT AS PER TRADE STANDARDS.
    TURN UP THE FLASHING BEHIND ADJACENT VENEERS IN ORDER TO DIVERT ANY DRAINAGE AT VENEER AWAY FROM THE BUILDING AND ONTO THE ROOF.
    COORDINATE FLASHING DETAILS WITH ADJACENT VENEER MANUFACTURER AND INSTALLER.
    DO NOT VOID ANY WARRANTIES INCLUDING THAT OF ADJACENT MATERIALS.
14. CAULK ALONG ALL FLASHING EDGES WHERE SUCH MEETS ADJACENT MATERIALS.
15. ALL PANELS TO BE ONE PIECE WITH NO PIECED JOINTS FROM ROOF EDGE TO RIDGE UNLESS SPECIFICALLY OTHERWISE RECOMMENDED BY THE PANEL MFR..
16. ALL ROOF MOUNTED ITEMS (I.E. CURBS/BOOTS) SHALL BE COMPATIBLE WITH ROOF PANEL AND ROOF WARRANTY CRIEREA. COLOR MATCH TO ROOF PANEL COLOR WHERE EXPOSED TO VIEW.
17. DAMAGED OR SCRATCHED PANELS SHALL BE REPLACED.
    MINOR SCRATCHES MAY BE TOUCHED-UP/REPAIRED AS PER ROOF PANEL MANUFACTURER'S INSTRUCTION AS LONG AS SUCH REPAIR IS NOT VISIBLE; OTHERWISE, REPLACE.
18. PROVIDE 15 YEAR MINIMUM WARRANTY ON ROOFING ASSEMBLY.

07405 METAL ROOF – PREFINISHED STANDING SEAM METAL

1. ALL ROOFING WORK TO MEET INTERNATIONAL BUILDING CODE (IBC LATEST EDITION) CHAPTER 15. MEET UL 580 TESTS FOR UPLIFT RESISTANCE OF ROOF ASSEMBLIES. MANUFACTURER SHALL MEET IAS AC 472 ACCREDITATION REQUIREMENTS. SYSTEM SHALL SUPPORT ALL SNOW, SEISMIC, AND WIND LOADING AS DICTATED BY IBC. SYSTEM SHALL WITHSTAND MAXIMUM DEFLECTION LIMITS AS PER IBC. SYSTEM SHALL BE WATERTIGHT.
   a. PRODUCTS: 1 ½" TALL VERTICAL RIB, 18" WIDE PANELS BY
   b. SEE STRUCTURAL DRAWINGS BY OTHERS FOR ROOF PANEL STRUCTURAL CRITERIA.
2. FINISH: STANDARD STRIATED. COLOR AS SELECTED BY OWNER. PROVIDE 30 YEAR MINIMUM PANEL FINISH WARRANTY.
3. FASTENERS – TO BE CONCEALED TYPE
4. INSTALLER TO HAVE 5 YEARS RELATED EXPERIENCE. POSSESS ALL CERTIFICATIONS AS REQUIRED BY THE ROOFING MANUFACTURER AS NEEDED TO MEET WARRANTY CRITERIA.
5. FURNISH, STORE, HANDLE AND INSTALL ALL MATERIALS AS PER THE ROOFING MANUFACTURER'S PUBLISHED INSTRUCTIONS AS PER THE CONDITIONS PRESENT. CONDITION PRESENT SYSTEM TO BE WATERTIGHT.
6. ALL TOOLS, SEAMERS, AND ROLLERS SHALL BE RECOMMENDED BY THE ROOFING MANUFACTURER.
7. PROVIDE ALL MATCHING FLASHINGS, TRIM, COPINGS, CLIPS, FASTENERS, SEAMING, SCREWS, SEALERS, ACCESSORIES, AND GUTTER/DOWNSPOUTS AS RECOMMENDED BY PANEL MANUFACTURER AS CONDITIONS PRESENT.
8. SYSTEM TO BE WATERTIGHT.

NOT USED

9. PROVIDE ADEQUATE SUBSTRATE/UNDERLAYMENT, MOISTURE BARRIER, AND PURLINS AS RECOMMENDED BY THE ROOFING MANUFACTURER AS PER CONDITIONS PRESENT.
10. SUPPORT MEMBERS TO MEET ASTM C 754 AND ROOF MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALLATION OVER SUBSTRATE OR SUPPORT INDICATES INSTALLERS ACCEPTANCE OF ALL SUBSTRATE CONDITIONS AS BEING SUITABLE FOR PROPER ROOF PANEL INSTALL.
11. INSTALL AS PER MANUFACTURER'S STANDARD INSTRUCTIONS AS PER CONDITIONS PRESENT
12. FLASH TO DISSIMILAR MATERIALS AND ADJACENT VENEERS WATERTIGHT AS PER TRADE STANDARDS. TURN UP THE FLASHING BEHIND ADJACENT VENEERS IN ORDER TO DIVERT ANY DRAINAGE AT VENEER AWAY FROM THE BUILDING AND ONTO THE ROOF. COORDINATE FLASHING DETAILS WITH ADJACENT VENEER MANUFACTURER AND INSTALLER. DO NOT VOID ANY WARRANTIES INCLUDING THAT OF ADJACENT MATERIALS.
13. CAULK ALONG ALL FLASHING EDGES WHERE SUCH MEETS DISSIMILAR MATERIALS.
14. ALL PANELS TO BE ONE PIECE WITH NO PIECED JOINTS FROM ROOF EDGE TO EDGE UNLESS SPECIFICALLY OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
15. ALL ROOF MOUNTED ITEMS (I.E. CURBS) SHALL BE COMPATIBLE WITH ROOF PANEL AND ROOF WARRANTY CRITERIA. CURB COLOR TO MATCH ROOF PANEL COLOR WHERE EXPOSED TO VIEW.
16. PROVIDE 30 YEAR MINIMUM WARRANTY ON ROOF ASSEMBLY
17. DAMAGED OR SCRATCHED PANELS SHALL BE REPLACED. MINOR SCRATCHES MAY BE TOUCHED UP AS RECOMMENDED BY MANUFACTURER AND COVERED BY WARRANTIES.

07600 FLASHING AND SHEETMETAL

1. MEET SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL" RECOMMENDATIONS FOR DETAILING, METAL THICKNESS, AND INSTALLATION AS PER CONDITIONS PRESENT.
2. FABRICATE AND INSTALL ASSEMBLIES WITH LINES, CORNERS, AND ANGLES SHARP, TRUE, AND PLANE. SURFACES TO BE FREE OF WAVES, WARPS, BUCKLES. EXPOSED EDGES TO BE FOLDED BACK TO FORM ½" WIDE HEM ON SIDE CONCEALED FROM VIEW.
3. ASSEMBLIES SHALL BE FREE FROM WATER LEAKAGE UNDER ALL WEATHER CONDITIONS.
4. PROVIDE FOR EXPANSION AND CONTRACTION IN SHEET METAL WORK AS PER RECOMMENDATIONS OF SMACMA MANUAL AS PER CONDITIONS PRESENT.
5. JOINTS/SEAMS SHALL BE LAPPED, EVENLY SPACED AND LOCATED IN INCONSPICUOUS LOCATIONS.
6. FASTENERS TO BE WATERTIGHT, CONCEALED UNLESS INDICATED OTHERWISE. FASTENERS WHERE EXPOSED TO VIEW SHALL BE WATERTIGHT AND HAVE MATCHING FINISH.
7. COLORS: AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD COLOR CHARTS.
8. GUTTER AND DOWNSPOUTS:
   a. SHALL BE SIZED BY MANUFACTURER TO HANDLE ALL DRAINAGE CONDITIONS PRESENT AS PER IPC.
   b. GUTTERS – 24 GAGE MINIMUM PRE-FINISHED METAL. SEAMLESS APPEARANCE. PROVIDE GUTTER CONTINUOUS ALONG ALL LOW EAVES OF ENTIRE BUILDING. INCLUDING THE FOLLOWING ITEMS IF PRESENT: ROOF RETURNS AND DORMERS.
   c. DOWNSPOUTS – 22 GAGE MINIMUM, TO DIRECT WATER AWAY FROM BUILDING.
   d. PROVIDE ALL MISC. FLASHINGS AND DIVERTERS NEEDED TO DIVERT DRAINAGE INTO GUTTER/DRAIN WITHOUT OVERFLOW TO SURROUNDING SURFACES.
   e. PROVIDE "KICK-OUT" FLASHING AT INTERSECTIONS OF ROOF EDGE AND VERTICAL SURFACE.
   f. PROVIDE ADEQUATE FASTENERS, HANGERS AND SUPPORT.
   g. WHERE INDICATED ON PLANS, PIPE ALL DOWNSPOUTS IN UNDERGROUND PVC PIPING ASSEMBLY TO OUTFLOW THRU CONCRETE CURB OR INTO NEAREST INLET. SIZE UNDERGROUND PIPING ASSEMBLY OTHERWISE, PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT.
9. ROOF FLASHINGS – PROVIDE WATERTIGHT ASSEMBLIES OF MATERIALS, PROFILES, AND FINISHES AS PER ROOFING MANUFACTURER'S INSTRUCTIONS. COLORS TO MATCH SURROUNDING MATERIALS.
10. SHEET METAL FLASHING AND TRIM:
    a. ALUMINUM SHEET: COMMERCIAL QUALITY, ASTM B209, 6063-T5 ALLOY, SHOP PRECOATED, 0.040" UP TO 4" WIDE, 0.050" UP TO 8" WIDE, 0.063" UP TO 10" WIDE, 0.080" UP TO 16" WIDE.
    b. GALVANIZED STEEL: COMMERCIAL QUALITY, ASTM A653, GRADE A, G90 ZINC COATED, 24 GAGE UP TO 8" WIDE, 22 GAGE UP TO 10" WIDE, 20 GAGE UP TO 16" WIDE.

07900 CAULK AND SEALANT

1. PROVIDE PRODUCTS APPROVED FOR RELATED INSTALL MEETING ASTM C920 CLASS 25. ELONGATION PROPERTIES = 25% TO 50%
2. CAULK AROUND ALL DOORS, WINDOWS, LOUVERS, AND WALL PENETRATIONS.
3. CAULK JOINT BETWEEN DISSIMILAR MATERIALS AS REQUIRED.
4. CAULK AROUND ALL PIPE PENETRATIONS THRU WALLS, FLOOR, CEILINGS, AND ROOFS.
5. PROVIDE BACKER ROD WHERE REQUIRED TO ADEQUATELY SUPPORT AND STRENGTHEN CAULK JOINT.
6. EXPOSED CAULK SHALL BE OF COLOR TO MATCH ADJACENT MATERIALS.
7. CAULK USED AT FIRE RATED ASSEMBLIES SHALL BE UL LISTED "FIRE RATED" CAULK.
8. INSTALL AS PER CAULK MANUFACTURER'S INSTRUCTIONS AS PER CONDITIONS PRESENT. INSTALL IN NEAT SMOOTH LINES USING TOOLS AS RECOMMENDED BY CAULK MANUFACTURER.
9. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTAINING CAULK JOINTS AFTER THE BUILDING WARRANTY PERIOD ENDS.
10. COLORS: AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD CHARTS.

08100 METAL DOORS AND FRAMES

1. SEE DOOR SCHEDULE AND FLOOR PLAN FOR DOOR SIZES, PROFILES, AND TYPES.
2. DOORS – 18 GAGE GALVANIZED STEEL WITH G60 COATING. INSULATED CORE. FACTORY PRIMED.
3. FRAMES – GALVANIZED STEEL WITH G60 COATING. FACTORY PRIMED.
   a. WELDED FRAMES TO BE 14 GA. MIN. FOR OPENINGS OVER 4' AND 16 GA. FOR OPENINGS 4' WIDE AND LESS.
4. FACTORY PREP DOORS FOR HARDWARE.
5. PROVIDE ALL ANCHORS AND ACCESSORIES FOR PROPER INSTALL AND FUNCTION.
6. PROVIDE APPROVED LOUVERS WHERE INDICATED. LOUVERS TO BE LOCATED SO AS TO NOT CONFLICT WITH PROPER DOOR HARDWARE INSTALLATION AND FUNCTION.
7. DO NOT CUT, CORE, OR FASTEN TRIM TO ANY DOOR OR FRAME UNLESS APPROVED BY DOOR/FRAME MFR.
8. INSTALL AS PER DOOR AND FRAME MANUFACTURER'S INSTRUCTIONS. INSTALL PLUMB AND TRUE. ADJUST FOR PROPER FUNCTION.

08400 PREFINISHED ALUMINUM STOREFRONT DOORS AND WINDOWS

1. SEE SCHEDULES AND ELEVATIONS, SIZES, PROFILES AND TYPES.
2. FINAL LAYOUTS BASED ON SHOP DRAWINGS PREPARED BY MANUFACTURER AND APPROVED BY OWNER.
3. FRAMES ASSEMBLIES:
   a. MINIMUM ASSEMBLY – MODEL # SERIES 451 BY KAWNEER OR EQUAL.
   b. PREFINISH ALUMINUM EXTRUDED 6063T ALLOY TEMPERED.
   c. SIZE: 2 1/8" X 4 ½" MINIMUM. MINIMUM THICKNESS = .125".
      UPSIZE SYSTEM AS REQUIRED TO MEET RELATED LOAD, SPAN, AND CODE CRITERIA.
   d. FINISH: MANUFACTURER'S STANDARD MULTI-COAT FLUOROPOLYMER COATINGS. COLOR AS SELECTED BY OWNER.
4. GLAZING
   a. ASSEMBLY TO RESIST WIND LOADS AS REQUIRED BY STATE BUILDING CODE.
   b. INSULATED GLAZING TO BE A MINIMUM OF 1" INSULATED LOW E.
   c. UNINSULATED GLAZING TO BE ¼" MINIMUM (UPSIZE AS NEEDED TO MEET RELATED LOAD, SPAN AND CODE CRITERIA)
   d. SPANDRAL GLAZING – SEE PLANS FOR LOCATIONS
   e. PROVIDE SAFETY/TEMPERED GLAZING WHERE REQUIRED BY CODE.
   f. U FACTOR & SHGC COEFFICIENT – MEET MINIMUM REQUIREMENTS OF STATE ENERGY CODE.
5. STOREFRONT DOOR ASSEMBLIES
   a. MODEL # SERIES 350 MEDIUM STILE BY KAWNEER OR EQUAL.
   b. SIZE= 3 ½" VERT. STILES AND TOP RAIL. 10" BOTTOM RAIL.
   c. SYSTEM TO BE COMPATIBLE WITH ANY SURROUNDING STOREFRONT FRAMING.
   d. ASSEMBLY TO RESIST WIND LOADS OF 30 PSF.
   e. GLAZING – INSULATED, LOW E, TEMPERED, TINTED.
   f. HARDWARE – HINGES, HANDICAP ACCESSIBLE THRESHOLD, PANIC DEVICE, CLOSER, WEATHER STRIP, LOCKSET. SEE DOOR AND DOOR HARDWARE SCHEDULE ON PLANS FOR ADDITIONAL DATA.
   g. U FACTOR – MEET MINIMUM REQUIREMENTS OF STATE ENERGY CODE.
6. AS PER TIDAL WAVE CORPORATE'S REQUEST, STOREFRONT UNITS LOCATED AT WASH TUNNEL SHALL HAVE BASE FLASHING INSTALLED IN REVERSE SO AS TO DIRECT ALL DRAINAGE TO WASH TUNNEL INTERIOR.
7. INSTALL ALL ASSEMBLIES AS PER PRODUCT MANUFACTURER'S TYPICAL INSTRUCTIONS AS PER CONDITIONS PRESENT.
8. PROVIDE MATCHING MISCELLANEOUS BREAK METAL TRIM AS PER WATERTIGHT SEAL AT OPENING EDGES.
9. COLORS: ALL COLORS ARE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD SELECTIONS.
10. CLEAN AND ADJUST AT COMPLETION.

08700 DOOR HARDWARE

1. SEE DOOR SCHEDULE AND HARDWARE SCHEDULE ON PLANS FOR ADDITIONAL DATA.
2. GRADE: LIGHT COMMERCIAL GRADE MINIMUM.
3. PROVIDE ITEMS WHICH MEET FIRE CODE WHERE INSTALLED IN FIRE DOOR ASSEMBLY.
4. ALL HARDWARE FINISHES TO MATCH. COORDINATE PRIOR TO ORDERING. THE FINISH SHALL BE SATIN CHROME PLATED APPEARANCE.
5. ALL DOOR HARDWARE SHALL MEET ADA GUIDELINES. DOOR OPENING FORCE FOR PUSHING OR PULLING SHALL BE: INTERIOR DOOR: < 5 LBS., EXTERIOR DOOR: 8 LBS.
6. HARDWARE MATERIALS:
   a. HINGES: BUTT HINGES, FULL MORTISE, 5 KNUCKLE, BRUSHED NICKEL. 3 PER DOOR. HINGES AT EXTERIOR DOORS TO HAVE NON-REMOVABLE PINS.
   b. PANIC DEVICE: VON DUPRIN 98 SERIES OR EQUAL, TO DISENGAGE LOCK, BRUSHED NICKEL (PROVIDE MULLS WHERE NEEDED FOR PROPER FUNCTION)
   c. LEVER SETS: SCHLAGE "AL" SERIES – SATURN. LIGHT COMMERCIAL, BRUSHED NICKEL. LOCK CYLINDERS: MORTISED. STANDARD TRIM. KEY PER OWNER'S INSTRUCTION. PROVIDE "3" LABELED KEYS PER LOCK. CORES TO BE "BEST" COMPATIBLE.
   d. PRIVACY SETS SHALL BE "PUSH BUTTON" TYPE LOCKING. NOT "PUSH/TURN".
   e. CLOSER: SURFACE MOUNTED, COMMERCIAL GRADE 1. LCN #1460 OR EQUAL. CLOSURES TO BE ADJUSTED TO ALLOW MAXIMUM EFFORT OF 5 LBS. TO OPEN. UNDER NO CIRCUMSTANCES SHALL CLOSER HINGES BE USED AS A SUBSTITUTE FOR ACTUAL CLOSER. ON FIRE RATED DOORS OR HIGH USE DOORS SUCH AS LARGE PUBLIC RESTROOMS, CLOSER TO BE ADJUSTED SUCH THAT FROM OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" SEPARATING THE LATCH AND THE LEADING EDGE OF THE DOOR.
   f. STOPS: PROVIDE TRIMKO WALL OR FLOOR MTD. AS PER CONDITIONS PRESENT. BRUSHED NICKEL. STOPS AT HIGH USE DOORS SHALL BE FLOOR MOUNTED. PROVIDE (1) PER DOOR.
   g. FLUSH BOLTS: AS REQUIRED PER PROPER DOOR FUNCTION AT PAIRS OF DOORS. FLUSH MOUNTED.
   h. SILENCERS: STEELCRAFT OR EQUAL. PROVIDE TYPICAL AT ALL METAL AND WOOD FRAMES.
   i. PUSH/PULL PLATES, KICK PLATES: MATCH FINISH OF OTHER HARDWARE. BALDWIN OR EQUAL.
   j. DEADBOLTS: B SERIES BY SCHLAGE, KEYED WITH THUMB TURN ON INTERIOR SIDE.
   k. STRIKES: AS PER LOCKSET MFR. SUGGESTION. PROVIDE DEEP STRIKES WHERE NEEDED TO PROTECT TRIM.
   l. WEATHERSTRIPPING: PEMKO OR EQUAL. PROVIDE AT ALL EXTERIOR DOORS AND AT ALL INTERIOR DOORS WITH NON-CONDITIONED SPACE ON ONE SIDE.
   m. THRESHOLDS: PEMKO. MILL FINISH. SET IN BED OF SEALANT. THRESHOLDS WHEN INSTALLED SHALL BE ½" HIGH MAX AND SHALL MEET HANDICAP ACCESSIBILITY CODES.
   n. SWEEPS: PEMKO OR EQUAL. MILL FINISH. (1) PER EXTERIOR DOOR. (1) PER INTERIOR DOOR WITH NON-CONDITIONED SPACE ON ONE SIDE.
   o. SPECIAL SEALS: PROVIDE SPECIAL SEALS WHERE REQUIRED BY DOOR FUNCTION.
7. MASTER KEY ALL LOCKSETS AS PER OWNER'S INSTRUCTION. PROVIDE (3) LABELED COPIES OF ALL KEYS WITH MASTER KEYING CHART.
8. PROVIDE ALL INCIDENTAL HARDWARE AS NECESSARY FOR PROPER DOOR FUNCTION.
9. ALL ITEMS TO BE INSTALLED AND MOUNTED IN ACCORDANCE WITH APPLICABLE FIRE AND HANDICAP CODES.
10. INSTALL ALL ITEMS AS PER MANUFACTURER'S RECOMMENDATIONS. ADJUST FOR PROPER FIT.
11. WHERE PAIR OF DOORS PRESENT, THEN HARDWARE SET TO APPLY TO BOTH DOORS. PROVIDE ADDITIONAL ASTRAGALS, FLOOR/CEILING BOLTS AS REQUIRED PER PROPER OPERATION OF HARDWARE AT PAIRS OF DOORS.
12. PRIVACY LEVER SETS SHALL AUTOMATICALLY UNLOCK WHEN LEVER ACTIVATED FROM INSIDE ROOM.
13. NO HARDWARE SET SHALL AUTOMATICALLY LOCK WHEN DOOR SHUTS.
14. NO EGRESS DOOR SHALL BE CAPABLE OF BEING LOCKED TO PREVENT EGRESS WHILE BUILDING IS OCCUPIED.
15. PROVIDE PANIC DEVICES AT ELECTRICAL ROOM CLOSETS WHEN ELECTRICAL EQUIPMENT IN ROOM EXCEEDS 800 AMP. PANIC DEVICE TO DISENGAGE ANY LOCKING DEVICES ON DOOR.

09600 MOISTURE RESISTANT (M.R.) PANELS – MR PANELING IS OWNER FURNISHED. GC INSTALLED.

a. GC TO CONTACT EXTRUTECH FOR DELIVERY. TWAS WILL CREATE PO AND PURCHASE. EXTRUTECH WILL DELIVER.

1. WALLS - #2400 FLAT PVC PANELS BY EPI EXTRUITEC PLASTICS INC. 888-818-0118
2. CEILING - #P1600 FLAT PVC PANELS BY EPI EXTRUITEC PLASTICS INC. 888-818-0118
3. PROVIDE ALL FURRING, TRIM, FASTENERS, SEALANTS, ADHESIVES, SPACES AS RECOMMENDED BY THE PANEL MANUFACTURER AS PER CONDITIONS PRESENT.
4. INSTALL ASSEMBLIES IN STRICT COMPLIANCE WITH PANEL MANUFACTURER'S INSTRUCTIONS AS PER CONDITIONS PRESENT. INSTALLATION OF A PANEL ASSEMBLY OVER A SUBSTATE INDICATES THE INSTALLERS ACCEPTANCE OF CONDITIONS AS BEING CODE COMPLIANT, IN COMPLIANCE WITH PANEL MANUFACTURER'S REQUIREMENTS, AND APPROVED FOR A WARRANTED INSTALLATION.
5. PROVIDE STANDARD MANUFACTURER'S WARRANTIES AS PER CONDITIONS PRESENT.

6. CONTACT KERN ARCHITECTS (JOHN WEBB) FOR ANY QUESTIONS OR CLARIFICATIONS. 239-822-0005 JOHN@KERNARCH.COM ▲ 23-0508

09900 PAINTING

1. PAINT ALL SURFACES EXCEPT ALUMINUM, VINYL, GLASS, FACE BRICK, UNDERSIDE OF METAL ROOFING AND PREFINISHED ITEMS - UNLESS NOTED OTHERWISE.
2. OWNER TO SELECT COLORS FROM MANUFACTURER'S STANDARD COLOR CHARTS.
3. PRODUCTS BY PORTER PAINTS, SHERWIN WILLIAMS, BENJAMIN MOORE, ARE ACCEPTABLE.
4. ALL PAINTS TO BE DELIVERED TO JOBSITE READY MIXED.
5. ASSUME 2 TRIM COLORS, 6 WALL COLORS, 2 CEILING COLORS. (CUT IN COLORS TO PROVIDE SHARP/STRAIGHT LINES AND EDGES).
6. PAINT ALL EXPOSED PIPING, CONDUIT, DUCTWORK, AND EXPOSED STRUCTURE IN FINISHED ROOMS WHERE NO CEILING IS PRESENT UNLESS INDICATED OTHERWISE.
7. INSTALLING ANY FINISH OVER A SURFACE INDICATES THE INSTALLER'S ACCEPTANCE OF THE SURFACE CONDITIONS AS BEING SUFFICIENT FOR PROPER MATERIAL INSTALL.
8. ALL SURFACES TO RECEIVE PAINT SHALL BE PREPPED AND SANDED AS PER PAINT MANUFACTURER'S INSTRUCTIONS. SURFACES SHALL BE FREE OF DEFECTS, DUST, AND SHALL BE SMOOTH.
9. FILL NAIL HOLES AND NARROW CRACKS WITH APPROVED FILLER MATERIAL.
10. ANY MILDEW PRESENT SHALL BE TREATED AND SURFACE NEUTRALIZED WITH APPROVED COATING PER COATING MFR'S INSTRUCTION.
11. CLEAN ANY METAL SURFACES TO RECEIVE PAINT OF RUST, RUNS, MILL SCALE, AND OILY RESIDUE.
12. ANY PASSIVATOR OR OIL COATINGS SHALL BE REMOVED PRIOR TO PAINTING (i.e.. @ galvanized metal surfaces). CLEAN AND PREP RELATED SURFACES AS PER THE PAINT MANUFACTURER'S RECOMMENDATIONS.
13. FINAL FINISH TO BE FREE OF DEFECTS, FREE OF BRUSH/ROLLER STROKES, AND OF CONSISTENT COLOR. SAND BETWEEN COATS.
14. DO NOT PAINT ANY SPRINKLER HEADS!
15. PROVIDE OWNER WITH ONE GALLON STOCK OF ALL PAINTS USED FOR FUTURE TOUCH-UP. LABEL ALL CANS WITH COLOR AND LOCATION.
16. PAINT SCHEDULE: (SEE FINISH SCHEDULES ON PLANS)
    a. FERROUS METAL - 1 COAT ALKY'D METAL PRIMER, 2 COATS ALKY'D SEMI-GLOSS ENAMEL FINISH METAL PAINT.
    b. GALVANIZED METAL - CLEAN OF ANY RESIDUE WHICH MAY PREVENT PAINT BOND, 2 COATS ALKYD ENAMEL GLOSS GALV. METAL PAINT.
    c. CONCRETE BLOCK – 1 COAT LATEX BLOCK FILLER, 2 COATS LATEX SEMI-GLOSS MASONRY PAINT.
    d. CONCRETE FLOORS - RUSTOLEUM 2 PART WPOXY WITH COLOR FLAKES. ▲ 23-0508

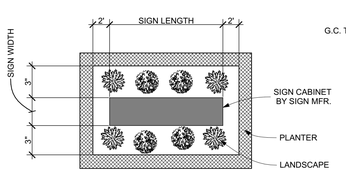
09200 GYPSUM WALL BOARD

1. ANY DRYWALL USED ON PROJECT (AT MANAGER'S OFFICE AND RESTROOM) MUST BE MOISTURE RESISTANT WHERE USED.

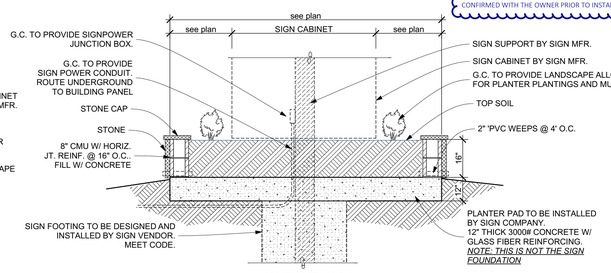
VAC ACCESSORIES NOTES:

1. CONTRACTOR SHALL COORDINATE AN ALLOWANCE FOR GENERAL CARPENTRY LABOR AND MATERIALS TO ASSIST TWAS WITH COMPLETION OF THE VAC STALL AMENITY PACKAGE.
2. CONTINGENCY COSTS SHALL BE BASED ON THE CURRENT TWAS STANDARD VAC AMENITY PACKAGE TO BE VERIFIED WITH THE OWNER PRIOR TO CONSTRUCTION.
3. ALL RELATED WORK TO BE PERFORMED MUST BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION.

▲ 23-0508



PLAN



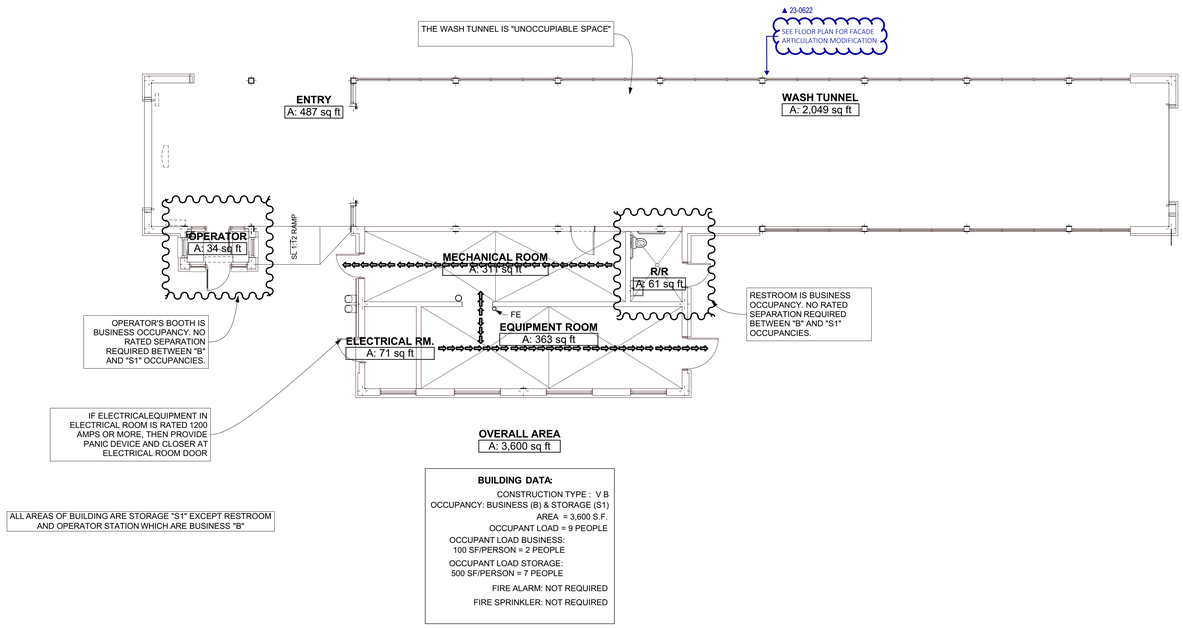
SECTION

PL DETAIL - SIGN PLANTER
NO SCALE
SEE SIGN PACKAGE FOR LOCATION

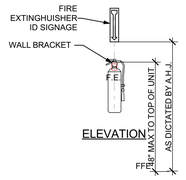
09925 ARCHITECTURAL WALL PANEL (AWP)

NOT USED

1. SHEETS OF EXTERIOR PLYWOOD SIDING FRAME, 4' AWP PRODUCTS ARE USED ON THIS PROJECT
2. PRODUCTS – LIRESTONE PANEL ASSEMBLY BY REPUBLIC ULTIMATED, HAZELWOOD, MO 314-524-2040 OR 314-524-4040
3. ALL PRODUCTS TO BE EXTERIOR GRADE.
4. PRIOR TO START, OBTAIN MANUFACTURER'S



1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

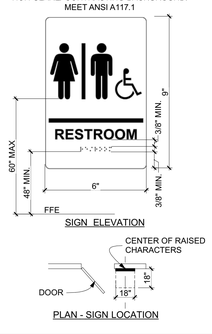


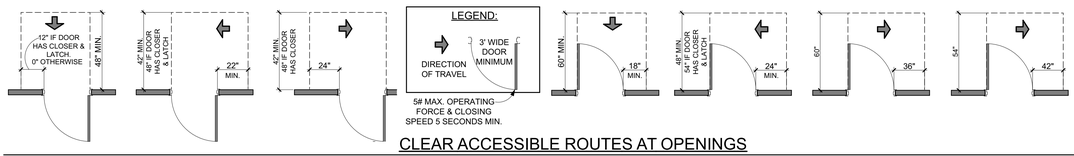
F.E. - FIRE EXTINGUISHER:
10 LB ABC DRY CHEMICAL 4A-80BC MANUFACTURED BY LARSENS OR EQUAL.

WALL BRACKET:
#546 LARSEN WALL MOUNT BRACKET OR EQUAL. SECURE TO SOLID SUPPORT.

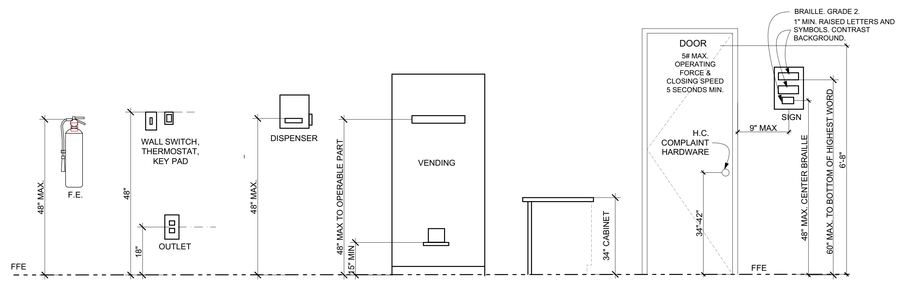
F.E.

HC ACCESSIBLE RESTROOM SIGNAGE:
1/16" ACRYLIC.
RAISED CHARACTERS & BRAILLE.
NON GLARE/ CONTRASTING BACKGROUND.
MEET ANSI A117.1

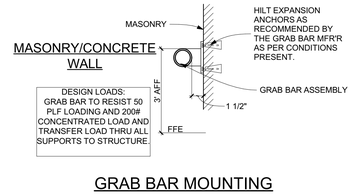




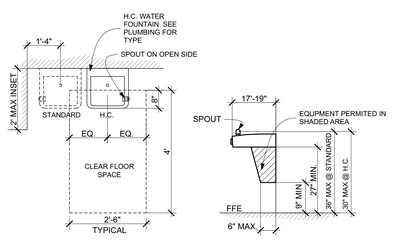
CLEAR ACCESSIBLE ROUTES AT OPENINGS



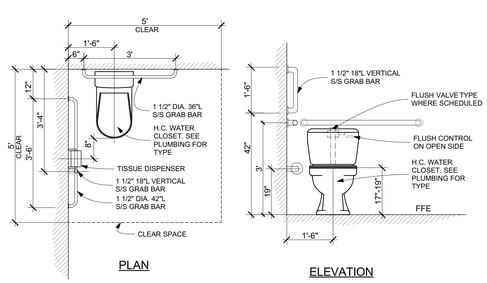
HANDICAP ACCESSIBLE ITEMS: MOUNTING HEIGHTS



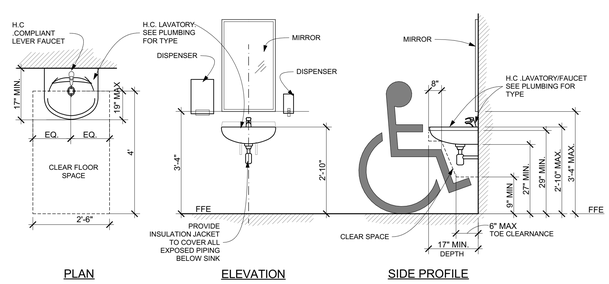
GRAB BAR MOUNTING



DRINKING FOUNTAIN (E.W.C)



WATER CLOSET



WALL HUNG LAVATORY

(H.C.) HANDICAP ACCESSIBLE ITEMS

NOT TO SCALE

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

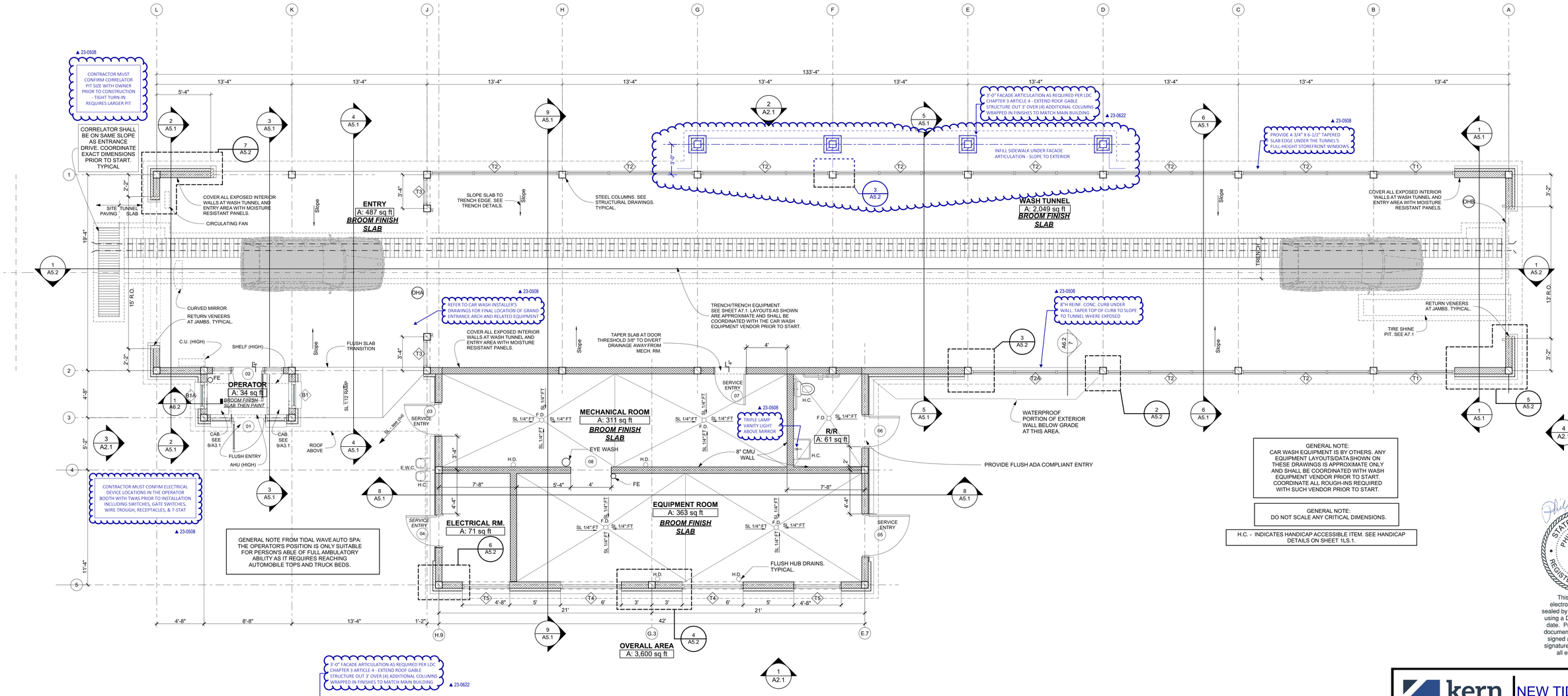
TIDAL WAVE AUTO SPA

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE
LIFE SAFETY

PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

1LS.1

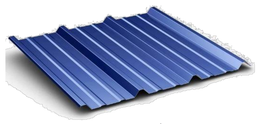


GENERAL NOTE:
CAR WASH EQUIPMENT IS BY OTHERS. ANY EQUIPMENT LAYOUTS/DATA SHOWN ON THESE DRAWINGS IS APPROXIMATE ONLY AND SHALL BE COORDINATED WITH WASH EQUIPMENT VENDOR PRIOR TO START. COORDINATE ALL ROUGH-INS REQUIRED WITH SUCH VENDOR PRIOR TO START.

GENERAL NOTE:
DO NOT SCALE ANY CRITICAL DIMENSIONS.

H.C. - INDICATES HANDICAP ACCESSIBLE ITEM. SEE HANDICAP DETAILS ON SHEET 1LS.1.

STUCCO OR EIFS
COLOR: SW 9102 QUINOA



PREFINISHED METAL ROOF
R PANEL. COLOR = REGAL BLUE
ROOF FLASHING, FASCIA, SOFFIT, GUTTER, AND OVERHANG TRIM TO MATCH ROOF COLOR.

WATERTABLE:
SPLIT FACE "SILL" BLOCK
WHITE RANGE. OLD CASTLE.

CULTURED STONE VENEER
BUCKS COUNTY LEDGESTONE
BY CENTURION

GLASS: CLEAR

SPLIT FACE BLOCK
BEIGE RANGE. OLD CASTLE.

EXPOSED STRUCTURAL STEEL
(BEAMS, TRUSSES & COLUMNS)
PAINT COLOR: "BLACK"
DO NOT PAINT UNDERSIDE OF ANY EXPOSED ROOF PANELS

STOREFRONT FRAMES,
LOUVERS
COLOR - BRONZE

HM DOORS AND FRAMES
PAINT COLOR: SW 2735 ROCKWEED

EXTERIOR FINISH SCHEDULE

1 OVERALL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

NAME	FLOOR	BASE	WALL	CEILING	REMARKS
ELECTRICAL RM.	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
ENTRY	BROOM FINISHED SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	
EQUIPMENT ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
MECHANICAL ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
OPERATOR	RUSTOLEUM 2 PART EPOXY W/ COLOR FLAKES	NONE	PAINTED CMU. SW9102	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	BROOM FINISH FLOOR SLAB THEN PAINT
OVERALL AREA	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
R/R	CERAMIC TILE DALTILE VOLUMN 1.0 12X24 INTENSITY PEBBLE	CERAMIC SANITARY COVE BASE DALTILE VOLUMN 1 REVERB ASH	CER. TILE DALTILE VOLUMN 1 12 X24 REVERB ASH. SEE REMARKS.	M.R. PANELS OVER FURRING OVER 2X6 FRAMING @ 16" O.C.. 9'H	WALL CERAMIC TILE IS TO BE FULL HEIGHT @ PLUMBING WALL & 6'H @ OTHER 3 WALLS. PROVIDE SEALANT TILE JOINT AT ALL CORNERS. FLOOR TILE TO BE "NON-SLIP".
WASH TUNNEL	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	

NOTE: AUXILIARY BUILDINGS - REFERENCE RELATED PLANS FOR ADDITIONAL INFORMATION
1. ANY DRYWALL USED ON PROJECT (AT MANAGER'S OFFICE AND RESTROOM) MUST BE MOISTURE RESISTANT WHERE USED.
2. MR PANELING IS OWNER FURNISHED / GC INSTALLED
▲ 23-0508

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT
This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

kern architects

NEW TIDAL WAVE AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

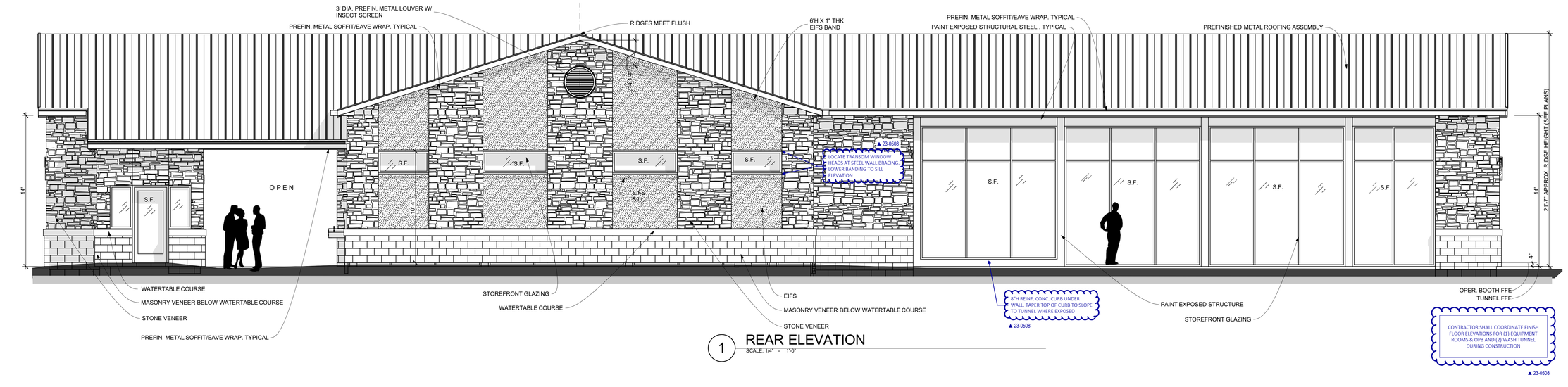
FIRST FLOOR PLAN

PROJECT DATE: -

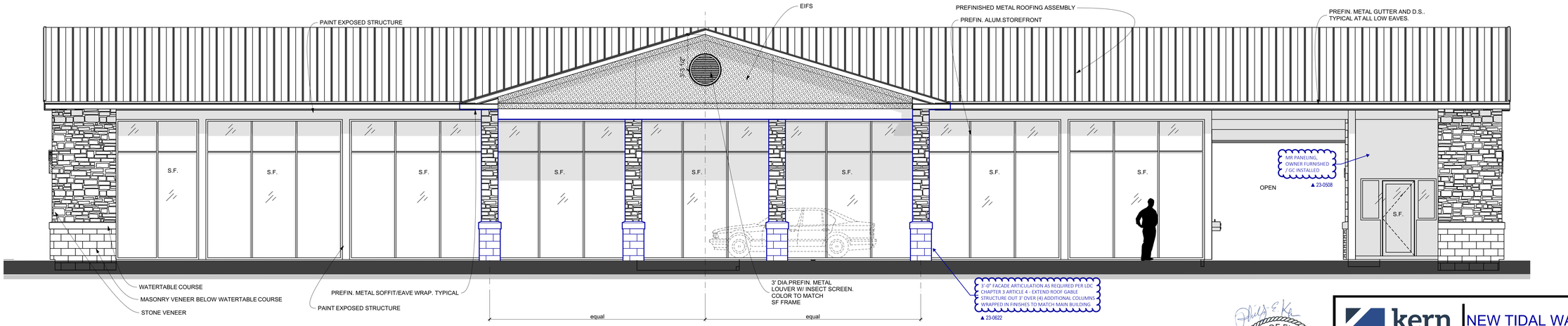
PROJECT NUMBER:

DRAWN BY:

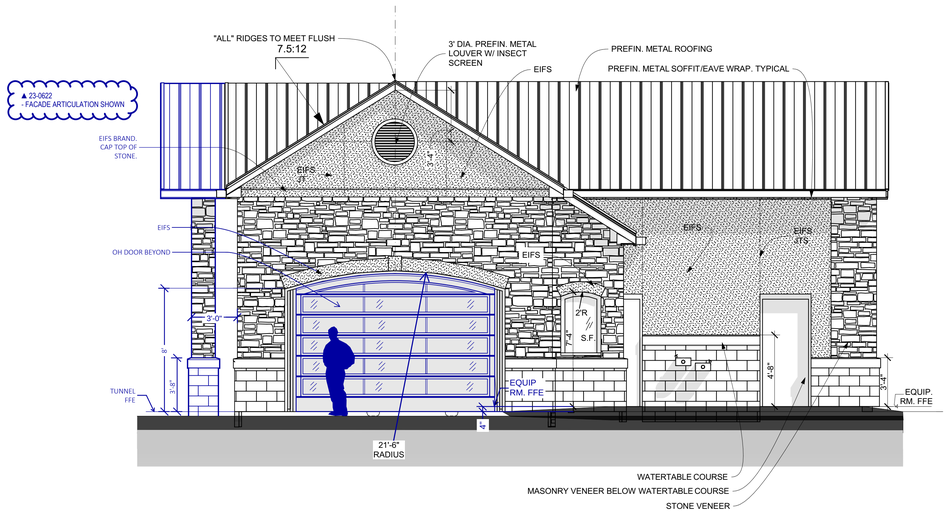
A1.1

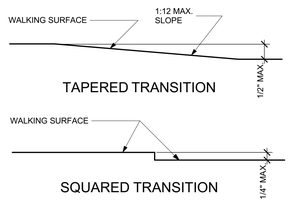


1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

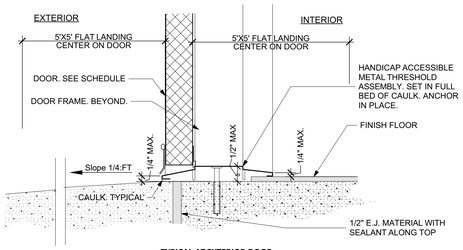

"ALL" RIDGES TO MEET FLUSH
7.5:12
3' DIA. PREFIN. METAL LOUVER W/ INSECT SCREEN
EIFS
PREFIN. METAL ROOFING
PREFIN. METAL SOFFIT/EAVE WRAP. TYPICAL
▲ 23-0622 - FACADE ARTICULATION SHOWN
EIFS BRAND, CAP TOP OF STONE.
EIFS
OH DOOR BEYOND
EIFS
EIFS JTS
EIFS
EIFS
EIF



WALKING SURFACE TRANSITIONS OVER 1/2" SHALL MAKE USE OF CODE COMPLIANT STAIRS OR RAMPS.

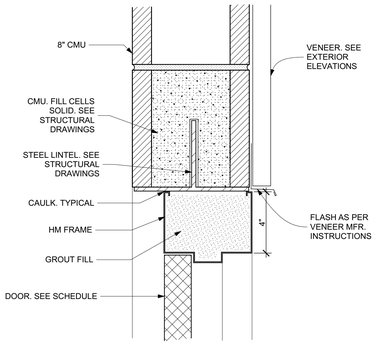
1 WALKING SURFACE TRANSITIONS

NOT TO SCALE



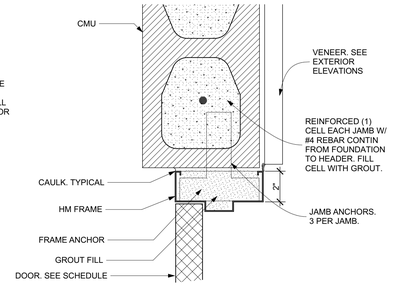
TYPICAL AT EXTERIOR DOOR

2 THRESHOLD DETAIL



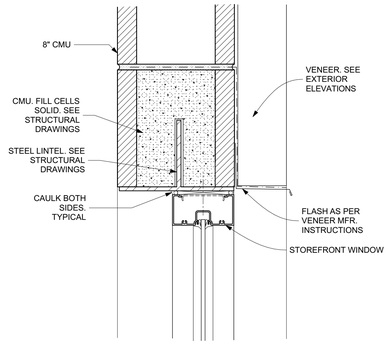
3 HEAD DETAIL

NOT TO SCALE



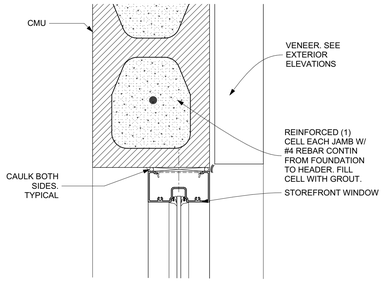
4 JAMB DETAIL

NOT TO SCALE



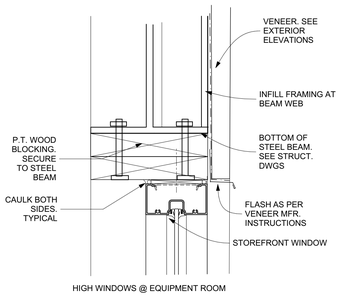
5 HEAD DETAIL

NOT TO SCALE



6 JAMB DETAIL

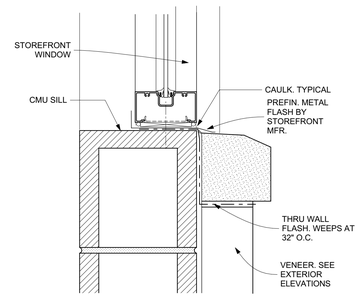
NOT TO SCALE



HIGH WINDOWS @ EQUIPMENT ROOM

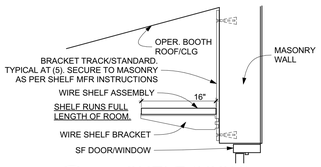
5A HEAD DETAIL

NOT TO SCALE



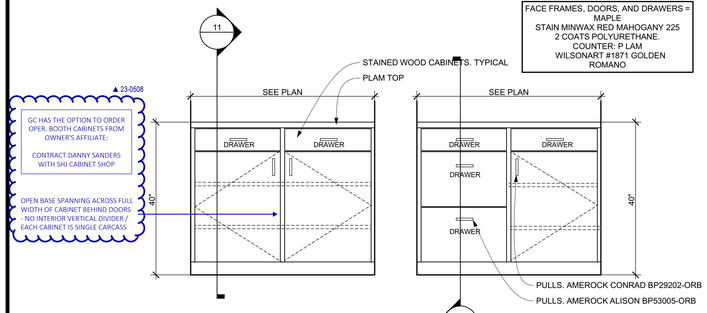
7 JAMB DETAIL

NOT TO SCALE



12 SHELF (HIGH)

NOT TO SCALE



▲ 23-0508

GC HAS THE OPTION TO ORDER OPER. BOOTH CABINETS FROM OWNER'S AFFILIATE:

CONTRACT DANNY SANDERS WITH SHJ CABINET SHOP

OPEN BASE SPANNING ACROSS FULL WIDTH OF CABINET BEHIND DOORS - NO INTERIOR VERTICAL DIVIDER / EACH CABINET IS SINGLE CARCASS

FACE FRAMES, DOORS, AND DRAWERS = MAPLE
STAIN MINWAX RED MAHOGANY 225
2 COATS POLYURETHANE.
COUNTER: P LAM
WILSONART #1871 GOLDEN ROMANO

8 BASE CABINET ELEVATION

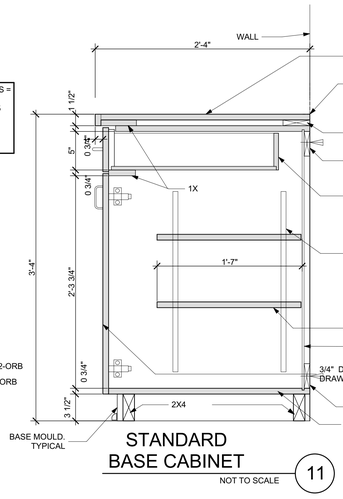
TUNNEL ENTRY SIDE OF OPER. BOOTH

NOT TO SCALE

9 BASE CABINET ELEVATION

TUNNEL EXIT SIDE OF OPER BOOTH

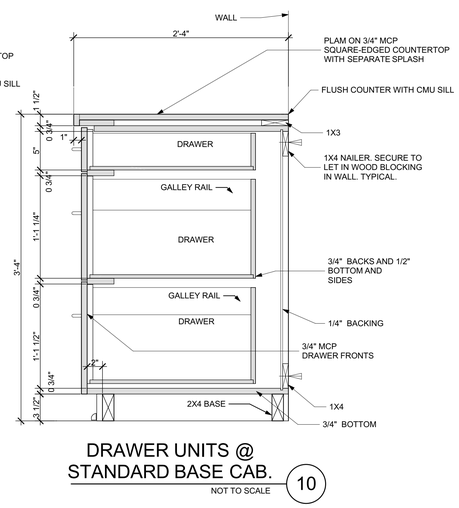
NOT TO SCALE



STANDARD BASE CABINET

NOT TO SCALE

11



DRAWER UNITS @ STANDARD BASE CAB.

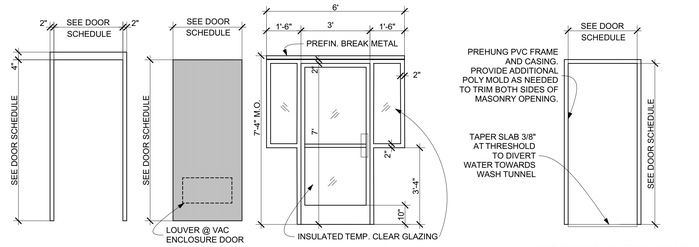
NOT TO SCALE

10

DOOR SCHEDULE							
DOOR ID	Nominal W x H Size	DOOR TYPE	FRAME TYPE	FRAME DETAIL HEAD	FRAME DETAIL JAMB	HDWR SET	UL FIRE RATING	REMARKS
01	3'×7'	SF1	SF1	5/A3.1	6/A3.1	1	Unrated	
02	3'×7'	SF1	SF1	5/A3.1	6/A3.1	1	Unrated	
03	3'×7'	HMF	1	3/A3.1	4/A3.1	2	Unrated	
04	3'×7'	HMF	1	3/A3.1	4/A3.1	2	Unrated	PROVIDE LOUVER LOW IN DOOR. SEE HVAC DWGS FOR SIZE.
05	4'×7'	HMF	1	3/A3.1	4/A3.1	2	Unrated	
06	3'×7'	HMF	1	3/A3.1	4/A3.1	4	Unrated	
07	3'×7'	MRF	PREHUNG PVC	3/A3.1 SIMILAR	4/A3.1 SIMILAR	3	Unrated	TAPER SLAB THRESHOLD TOWARDS TUNNEL.
08	4'×8'	MASONRY OPENING	---	---	---		Unrated	MASONRY OPENING ▲ 23-0508
OHA	12'×12'	OHC	-	8/A6.1	SECURE TO STRUCT.		Unrated	OH DOOR TO COVER ARCHED OPENING. PAINT FACTORY GRAY - NOT GALVANIZED
OHB	13'×9'	OHC	-	8/A5.2	5/A5.2		Unrated	OH DOOR TO COVER ARCHED OPENING. PAINT FACTORY GRAY - NOT GALVANIZED

GENERAL NOTE: OVERHEAD SIZES AS LISTED ARE APPROXIMATE WHERE LOCATED BETWEEN STRUCTURAL STEEL FRAMING MEMBERS. FIELD MEASURE AND FILL SPACE AVAILABLE.

DOOR SCHEDULE - AUXILIARY BUILDINGS										
DOOR ID	LOCATION	W	H	THICK.	DOOR TYPE	FRAME TYPE	FRAME DETAIL HEAD	FRAME DETAIL JAMB	HDWR SET	UL FIRE RATING	REMARKS
V1	VAC. ENCLOSURE	3'	7'	1 3/4"	HMF	1	DH/AB.1	DJ/AB.1	#2	Unrated	COORDINATE QUANTITY OF DOORS -SEE AUXILIARY BUILDING PLAN SHEETS. PROVIDE LOUVER LOW IN VAC ENCLOSURE DOOR AS INDICATED.
V2	VENDING	3'	7'	1 3/4"	HMF	1	DH/AB.1	DJ/AB.1	#2	Unrated	COORDINATE QUANTITY OF DOORS -SEE AUXILIARY BUILDING PLAN SHEETS.
D1	DUMPSTER	3'	7'	1 3/4"	HMF	1	DH/AB.1	DJ/AB.1	#2	Unrated	SEE AUXILIARY BUILDING PLAN SHEETS.



GALV. HOLLOW METAL FRAME

FRAME 1

GALV. HOLLOW METAL FLUSH. INSUL. CORE.

HMF

STOREFRONT DOOR AND FRAME ASSEMBLY

SF1

ALL WEATHER PVC FLUSH PREHUNG DOOR, NO GLAZING. COLOR - WHITE

EPI-EXTRUTECH PLASTICS INC. 888-818-0118

MRF

DOOR AND FRAME TYPE ELEVATIONS:

NOTE: SOME ITEMS MAY NOT BE USED ON THIS JOB.

DOOR HARDWARE SCHEDULE:

NOTE: NO DOOR SHALL LOCK AUTOMATICALLY AT CLOSING.

HDWR SET 1 STOREFRONT ENTRY
ALL HARDWARE TO BE PROVIDED BY THE DOOR MANUFACTURER.
3 CAST ALUMINUM HINGES, PUSH/PULL BAR SET, ADJUSTABLE GRADE 1 SURFACE MOUNTED CLOSER, LOCK CYLINDER, WEATHERSTRIP, SWEEP, METAL THRESHOLD, STOP, CLOSE

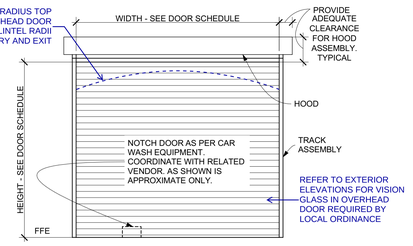
HDWR SET 2
KEYED LEVER ENTRY SET, DEADBOLT , 3 HINGES, STRIKE, STOP, CLOSER, HOLD OPEN, WEATHERSTRIP, SILENCERS, SWEEP, METAL THRESHOLD.
CLOSER AT DUMPSTER ENCLOSURE DOOR TO BE MOUNTED ON EXTERIOR SIDE.

HDWR SET 3
KEYED LEVER ENTRY SET, 3 HINGES, STRIKE, SILENCERS, STOP, CLOSER.
LOCK TO DISENGAGE WHEN LEVER ACTIVATED FROM INTERIOR.

HDWR SET 4 RESTROOM (SINGLE USER)
PRIVACY (PUSH BUTTON) LEVER SET KEYED WITH PIN AND TUMBLER,
3 HINGES, STRIKE, SILENCERS, STOP, CLOSER, HC SIGNAGE
LOCK TO DISENGAGE WHEN LEVER ACTIVATED FROM INTERIOR.

LOCKSETS "SHALL NOT" AUTOMATICALLY LOCK WHEN CLOSED. TYPICAL ALL HARDWARE SETS.

COORDINATE CUSTOM RADIUS TOP DESIGN WITH OVERHEAD DOOR COMPANY AND STEEL LINTEL RADII AT TUNNEL ENRY AND EXIT



STANDARD COILING DOOR MANUAL/CHAIN HOIST.

OVERHEAD DOOR - COILING

OHC

OVERHEAD DOOR TYPE ELEVATIONS:

OVERHEAD DOOR NOTE:
ALL OVERHEAD DOORS SHALL MEET DASMA MINIMUM WIND LOAD RATING AS PER LOCATION. ALL OVERHEAD DOORS SHALL HAVE DASMA APPROVED LABEL AFFIXED TO EACH UNIT. MEET IBC CHAPTER 16.

WINDOW SCHEDULE						
NO.	LOCATION	Nominal W x H Size	TYPE	GLAZING	APPROX. QTY.	REMARKS:
B1	OPER. BOOTH	2'-4"×4'	STOREFRONT	INSULATED CLEAR	1	FLAT TOP. SEE 1 & 2 /A6.2 AND 5-7/A3.1
B1A	OPER. BOOTH	2'-4"×4'	STOREFRONT	INSULATED CLEAR	1	ARCHED TOP. SEE 1 & 2 /A6.2 AND 5-7/A3.1
T1	TUNNEL	7'-8"×13'	STOREFRONT	CLEAR	2	SEE 2/A6.1
T2	TUNNEL	12'-8"×13'	STOREFRONT	CLEAR	9	SEE 2/A6.1
T2A	TUNNEL	12'-8"×12'-4"	STOREFRONT	CLEAR	1	SEE 2/A6.1 FOR HEAD & 7/A6.2 FOR SILL & CURB NOTE
T3	TUNNEL	2'-8"×12'	STOREFRONT	CLEAR	2	SEE 4/A5.1
T4	EQUIP RM	6'×2'	STOREFRONT	CLEAR	2	SEE 6/A3.1, 5A/A3.1 & TRANSOM NOTE
T5	EQUIP RM	4'-8"×2'	STOREFRONT	CLEAR	2	SEE 6/A3.1, 5A/A3.1 & TRANSOM NOTE

▲ 23-0508

CURB NOTE: SIT WINDOW ON 8"H CURB WALL - SEE PLAN AND ELEVATIONS FOR LOCATION NEAR RESTROOMS

▲ 23-0508

TRANSOM NOTE: LOCATE TRANSOM WINDOW HEADS AT STEEL WALL BRACING. LOWER CHANGE IN MATERIAL & BANDING TO SILL ELEVATION

GENERAL NOTE: WINDOW UNIT SIZES AS LISTED ARE APPROXIMATE WHERE LOCATED BETWEEN STRUCTURAL STEEL FRAMING MEMBERS. FIELD MEASURE AND FILL SPACE AVAILABLE.
PROVIDE ADDITIONAL MULLS AND UPSIZE ASSEMBLY AS REQUIRED TO MEET WIND LOADS.
MINIMIZE THE AMOUNT OF ADDITIONAL MULLS. TIDAL WAVE CORP TO APPROVE FINAL LAYOUTS PRIOR TO PURCHASE.

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

TIDAL WAVE AUTO SPA

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE

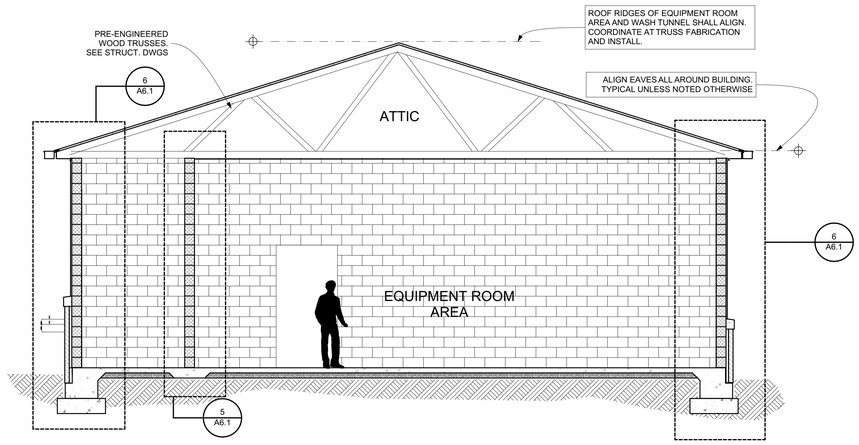
DOOR & WINDOW SCHEDULE/DETAILS

PROJECT DATE: -

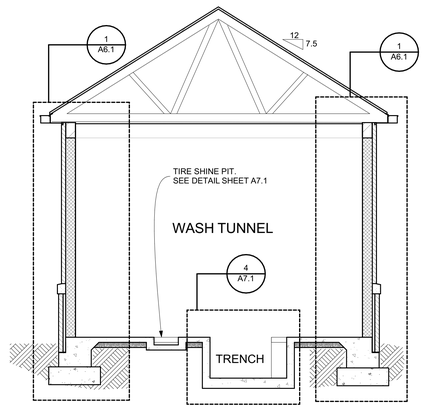
PROJECT NUMBER:

DRAWN BY:

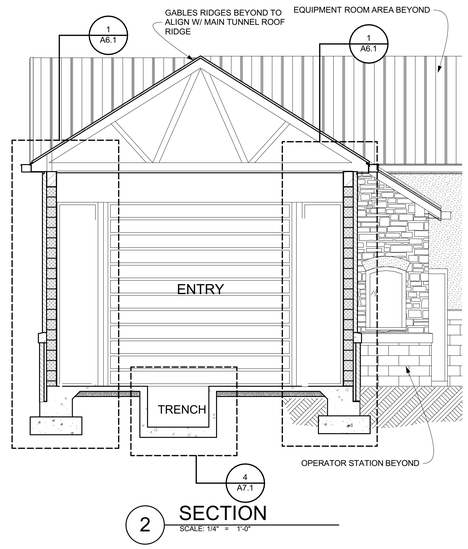
A3.1



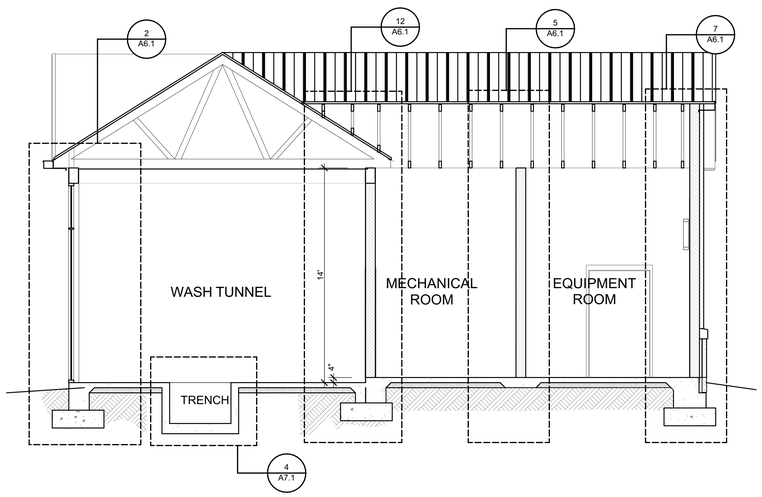
8 SECTION THRU EQUIPMENT ROOM AREA
SCALE: 1/4" = 1'-0"



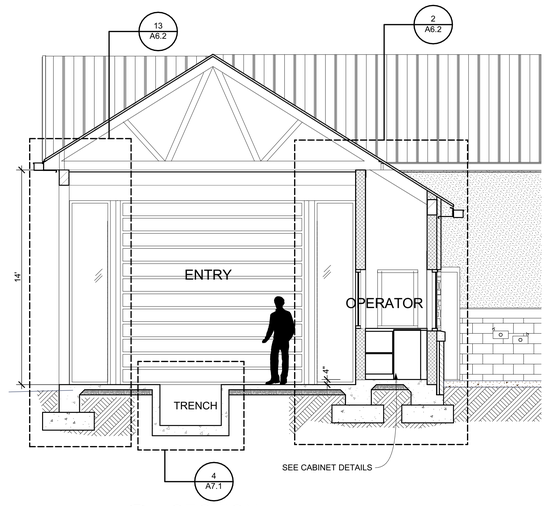
1 SECTION
SCALE: 1/4" = 1'-0"



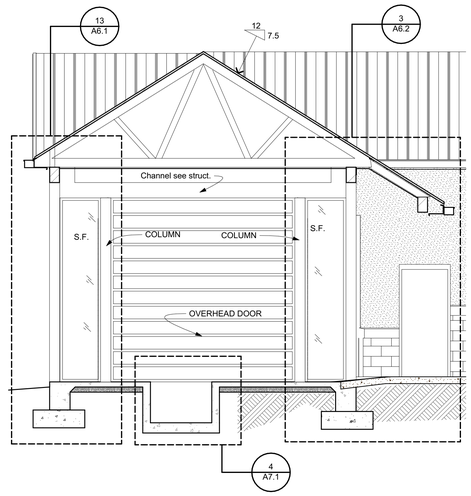
2 SECTION
SCALE: 1/4" = 1'-0"



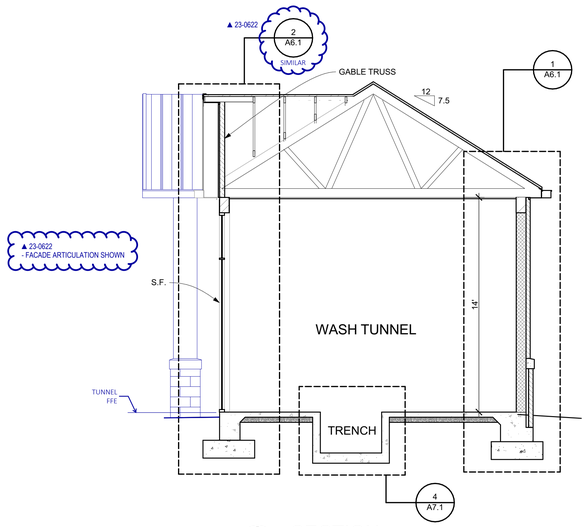
9 SECTION THRU TUNNEL/ EQUIP RM.
SCALE: 1/4" = 1'-0"



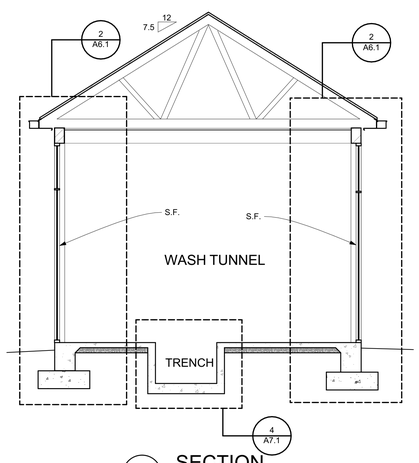
3 SECTION
SCALE: 1/4" = 1'-0"



4 SECTION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



6 SECTION
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

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NEW TIDAL WAVE AUTO SPA 134
LEFT ENTRY
TYPE A

24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:

TIDAL WAVE AUTO SPA

EAST THOMPSON STREET
THOMASTON GEORGIA
30286

TIDAL WAVE AUTO SPA

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

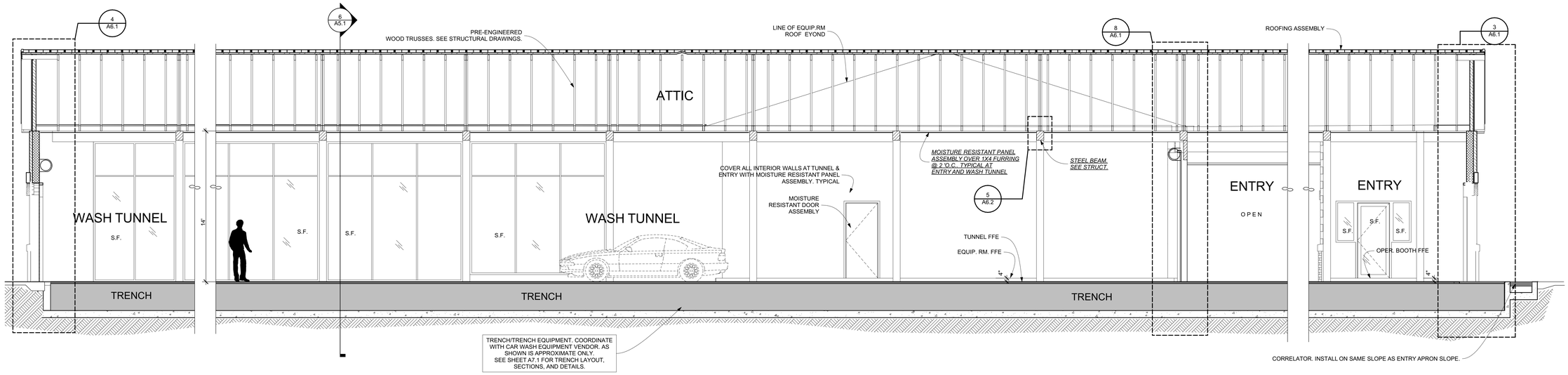
BUILDING SECTION

PROJECT DATE: -

PROJECT NUMBER:

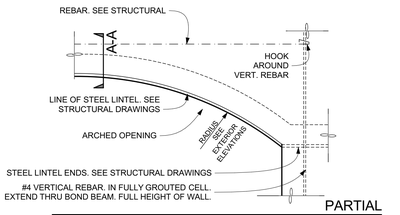
DRAWN BY:

A5.1

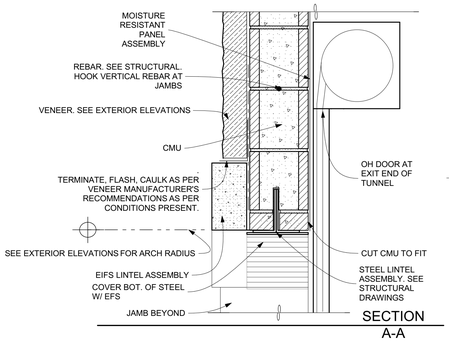


1 OVERALL BUILDING SECTION THRU WASH TUNNEL

SCALE: 1/4" = 1'-0"



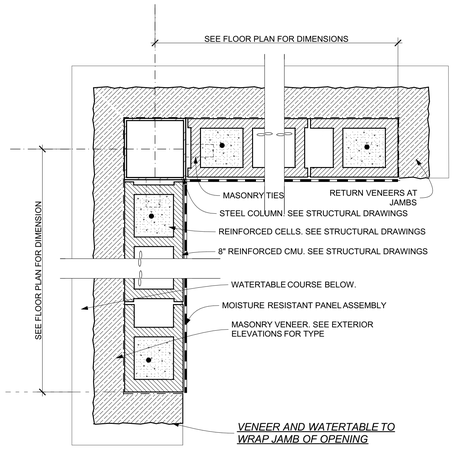
PARTIAL ELEVATION



SECTION A-A

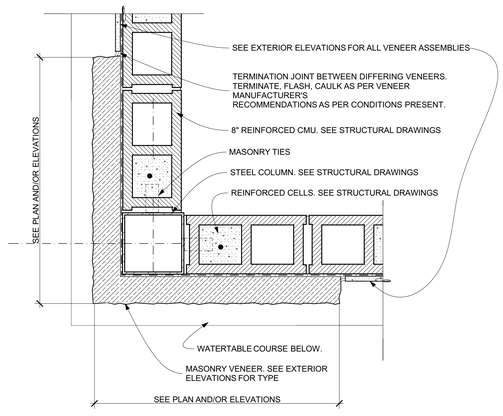
8 DETAIL - ARCHED HEADER

1 1/2"=1'-0"



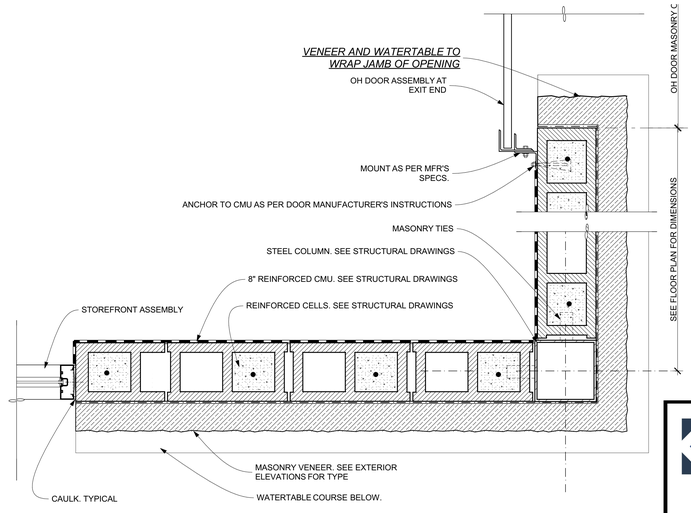
7 DETAIL

1 1/2"=1'-0"



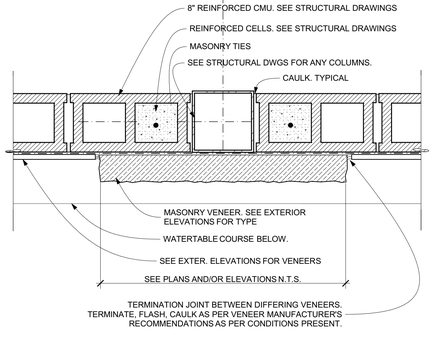
6 DETAIL

1 1/2"=1'-0"



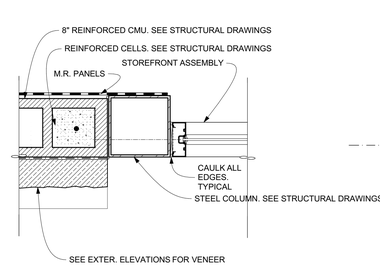
5 DETAIL

1 1/2"=1'-0"



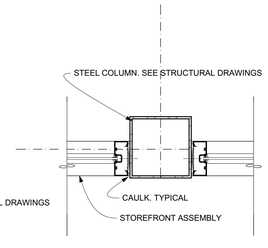
4 DETAIL

1 1/2"=1'-0"



3 DETAIL

1 1/2"=1'-0"



2 DETAIL

1 1/2"=1'-0"

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NEW TIDAL WAVE AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE

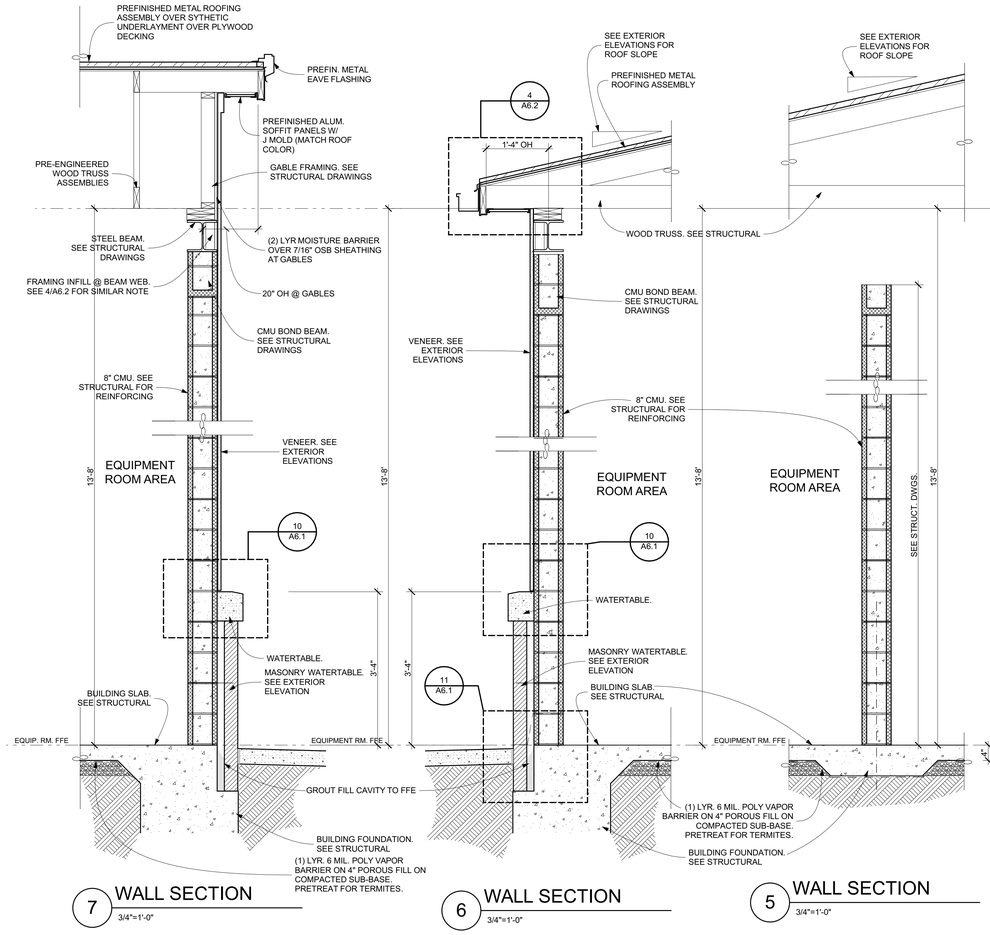
BUILDING SECTION

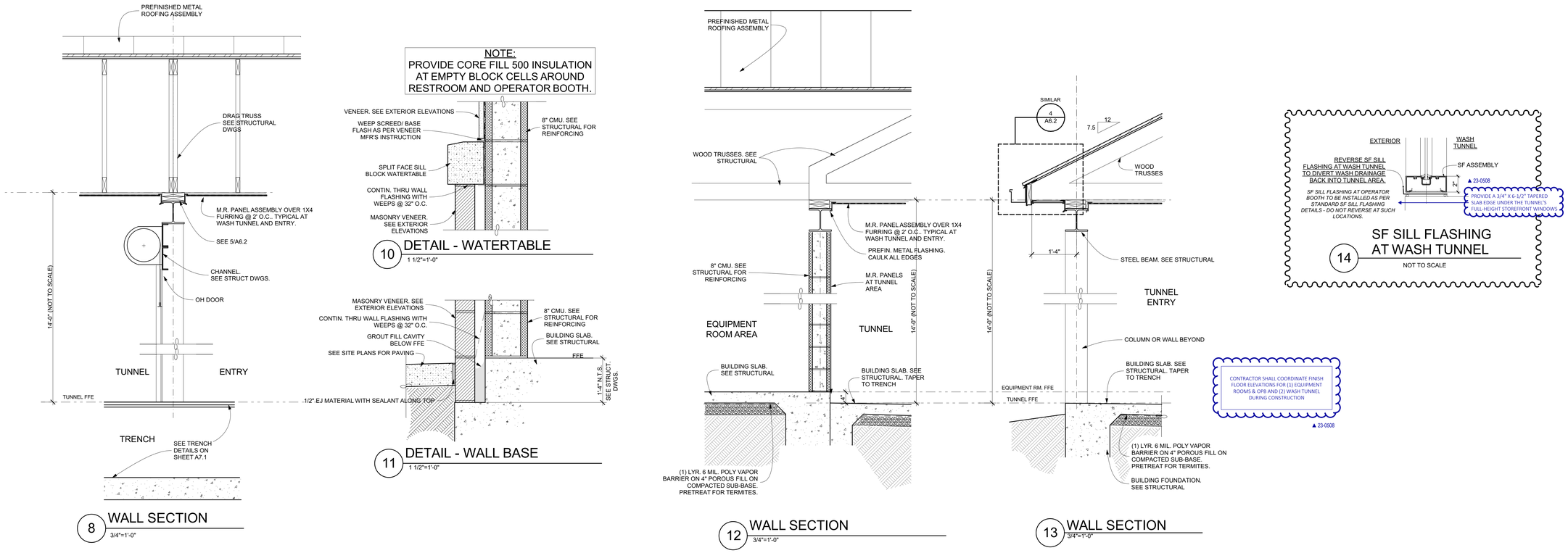
PROJECT DATE: -

PROJECT NUMBER:

DRAWN BY:

A5.2





kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

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NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A

24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:

TIDAL WAVE AUTO SPA

EAST THOMPSON STREET
THOMASTON GEORGIA
30286

TIDAL WAVE AUTO SPA

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE

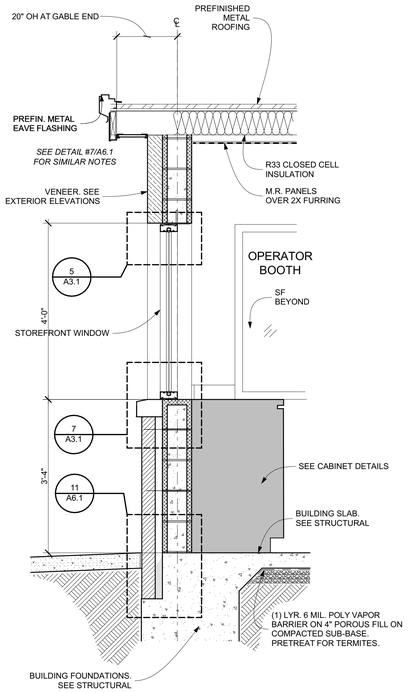
SECTIONS/DETAILS

PROJECT DATE: -

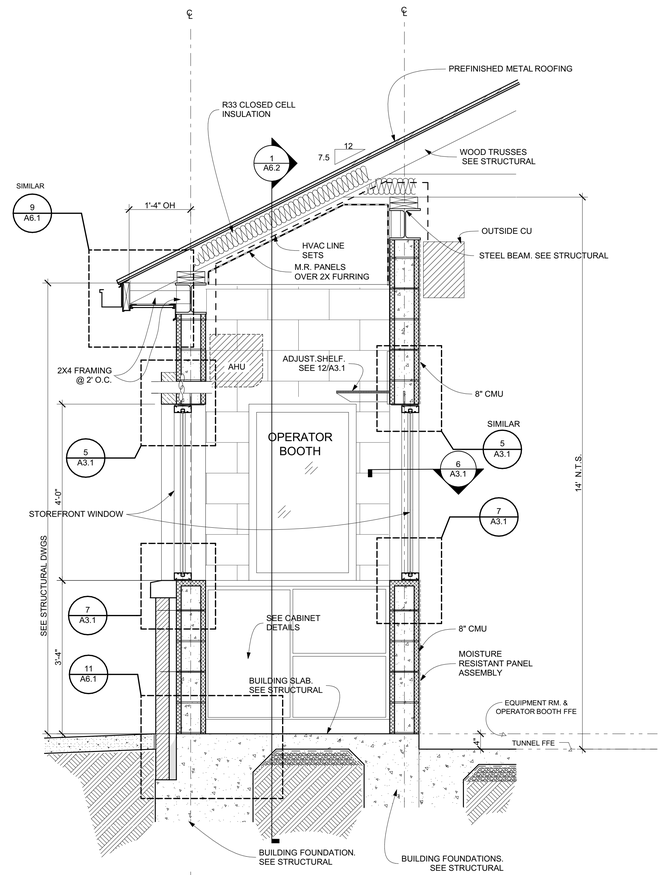
PROJECT NUMBER:

DRAWN BY:

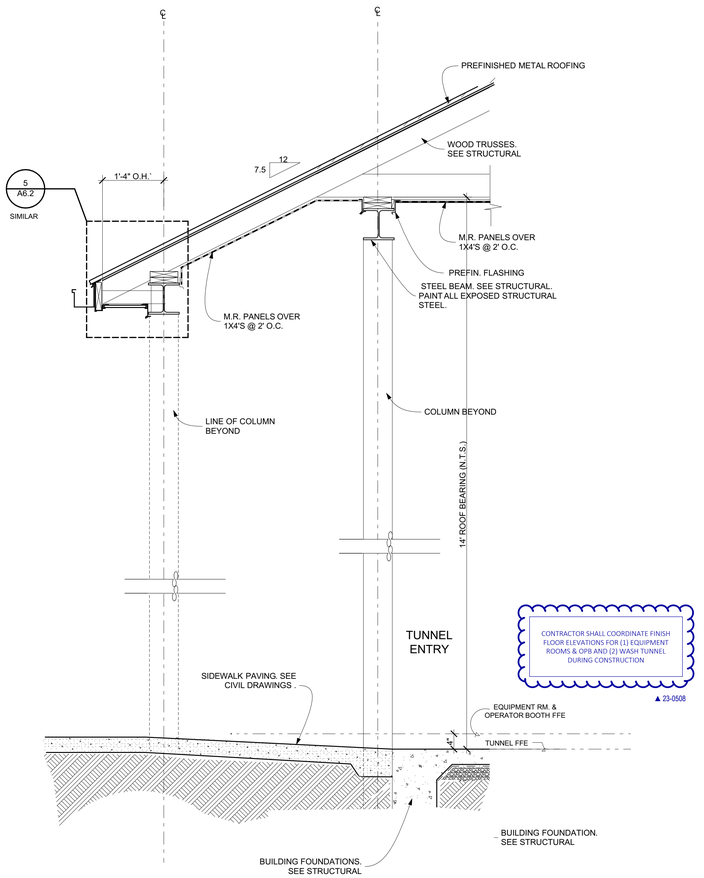
A6.1



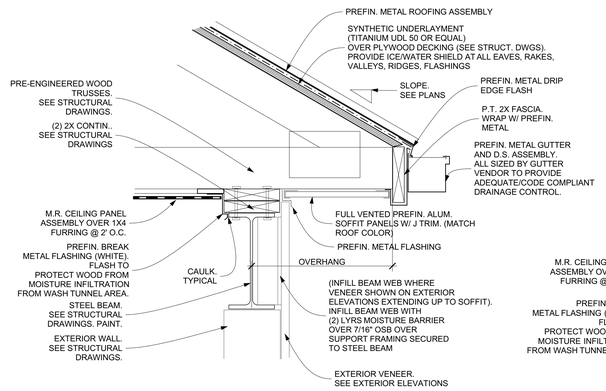
1 WALL SECTION
3/4"=1'-0"



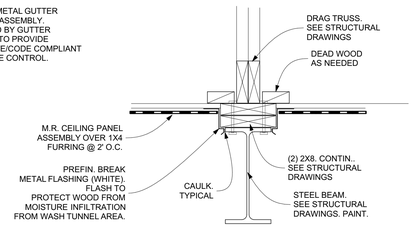
2 WALL SECTION
3/4"=1'-0"



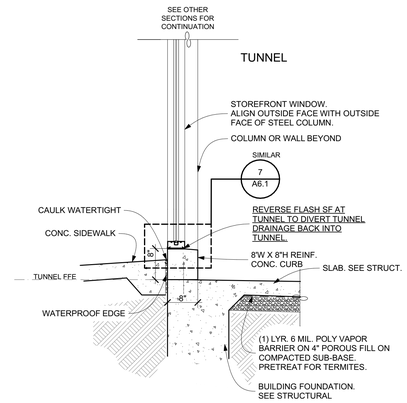
3 WALL SECTION
3/4"=1'-0"



4 DETAIL - TYPICAL OVERHANG
NO SCALE



5 DETAIL - DRAG TRUSS/BEAM
NO SCALE



7 WALL SECTION
3/4"=1'-0"

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STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
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NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A

24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:

TIDAL WAVE AUTO SPA

EAST THOMPSON STREET
THOMASTON GEORGIA
30286

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE

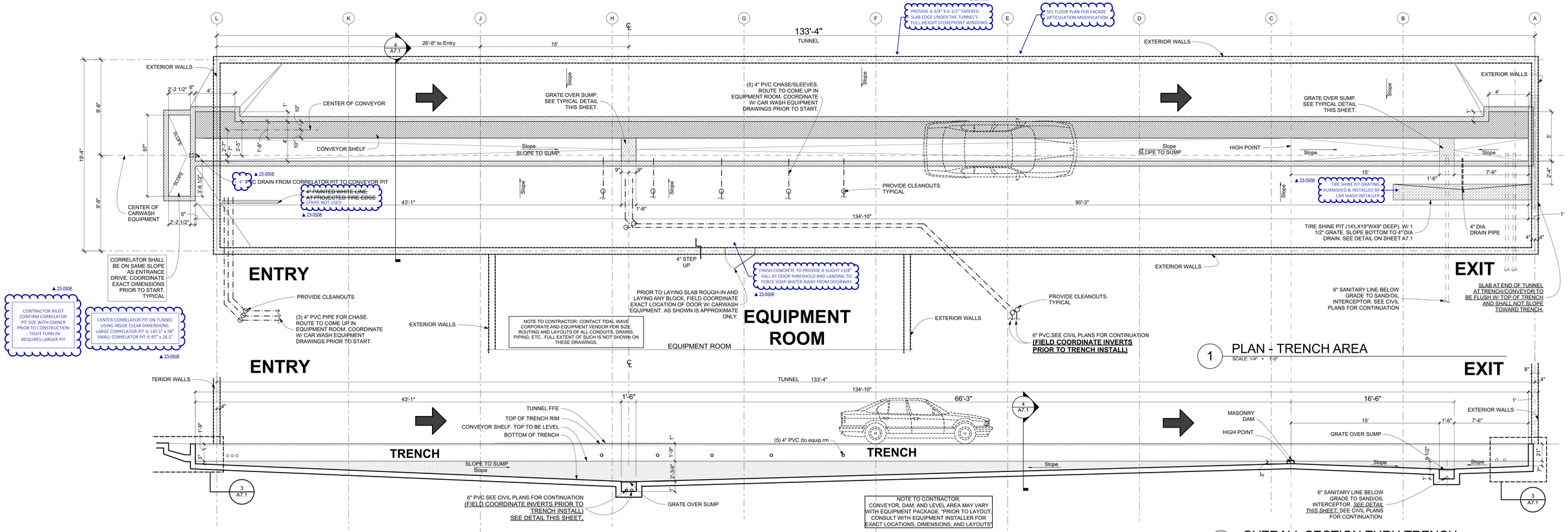
SECTIONS/DETAILS

PROJECT DATE: -

PROJECT NUMBER:

DRAWN BY:

A6.2



STATE OF FLORIDA
PHILLIP E. KERN
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TIDAL WAVE AUTO SPA

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A

24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

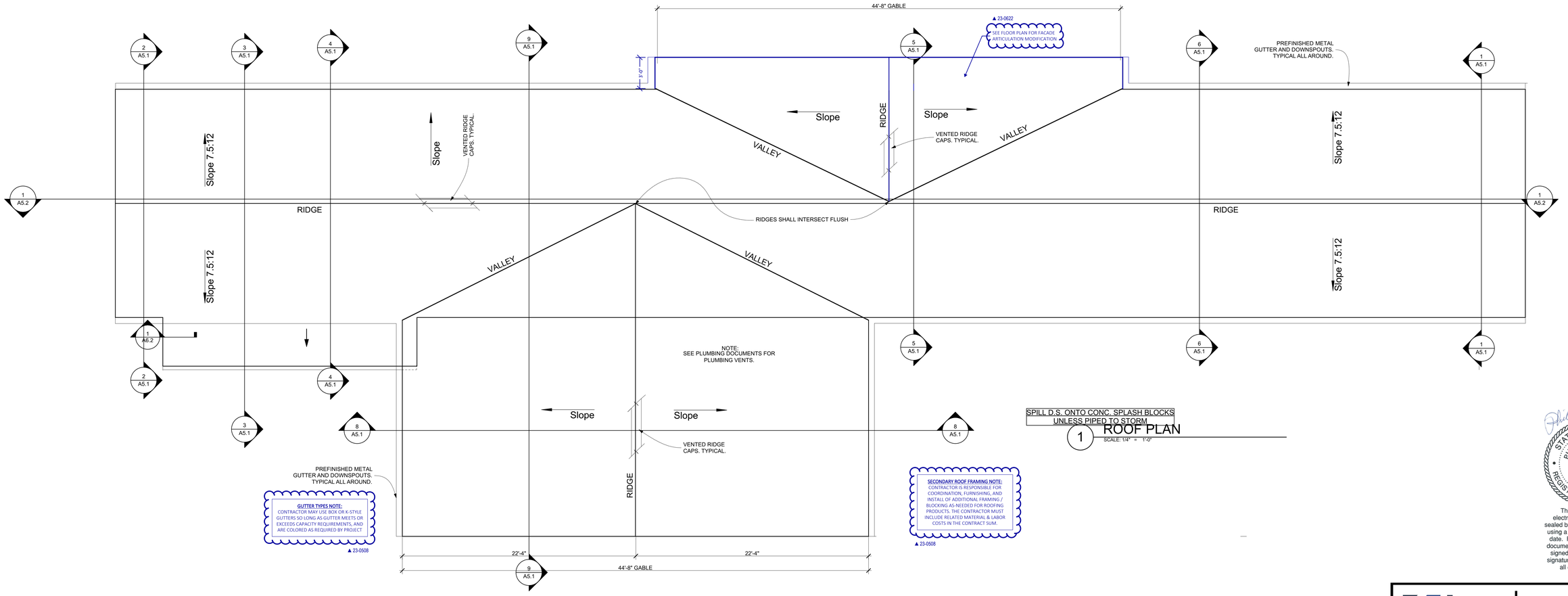
TRENCH DETAILS

PROJECT DATE: -

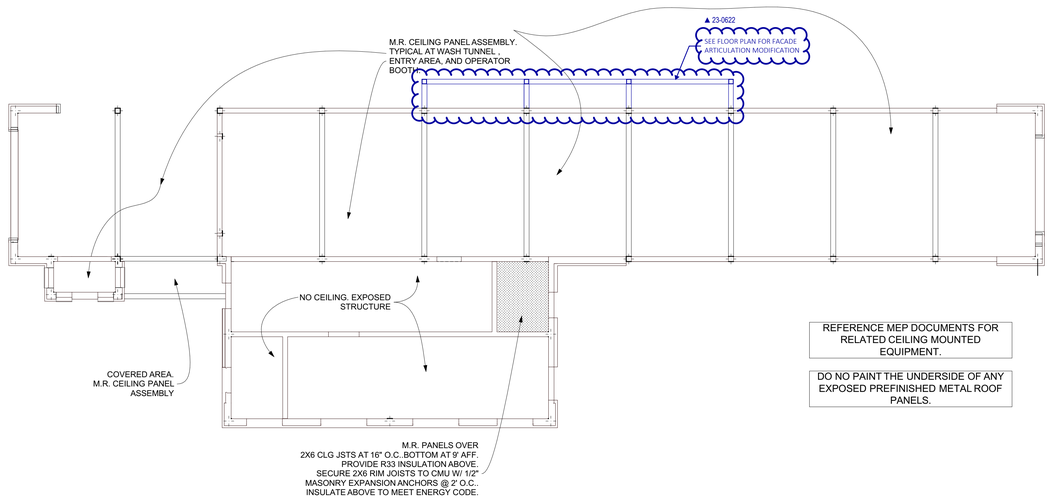
PROJECT NUMBER:

DRAWN BY:

A7.1



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



REFERENCE MEP DOCUMENTS FOR RELATED CEILING MOUNTED EQUIPMENT.

DO NO PAINT THE UNDERSIDE OF ANY EXPOSED PREFINISHED METAL ROOF PANELS.

2 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
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TIDAL WAVE AUTO SPA

NEW TIDAL WAVE
AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

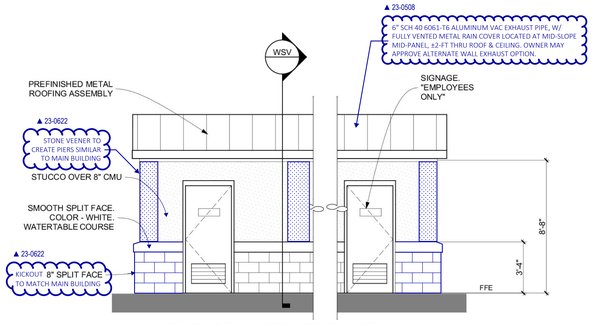
ROOF PLAN

PROJECT DATE: -

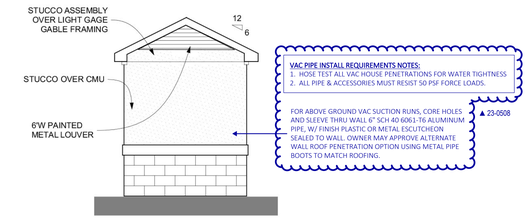
PROJECT NUMBER:

DRAWN BY:

A8.1

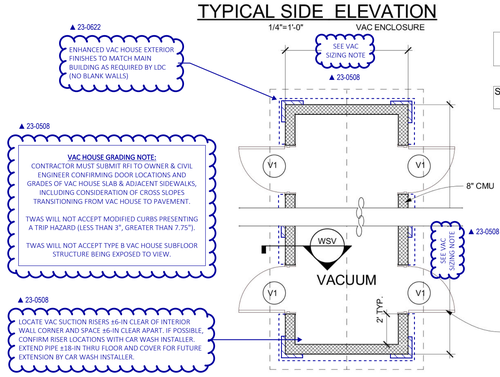


TYPICAL SIDE ELEVATION



TYPICAL END ELEVATION

1/4"=1'-0" VAC ENCLOSURE



PLAN VAC ENCLOSURE

1/4"=1'-0"

ALL FINISHES, MATERIALS, AND COLORS TO MATCH MAIN CAR WASH BUILDING

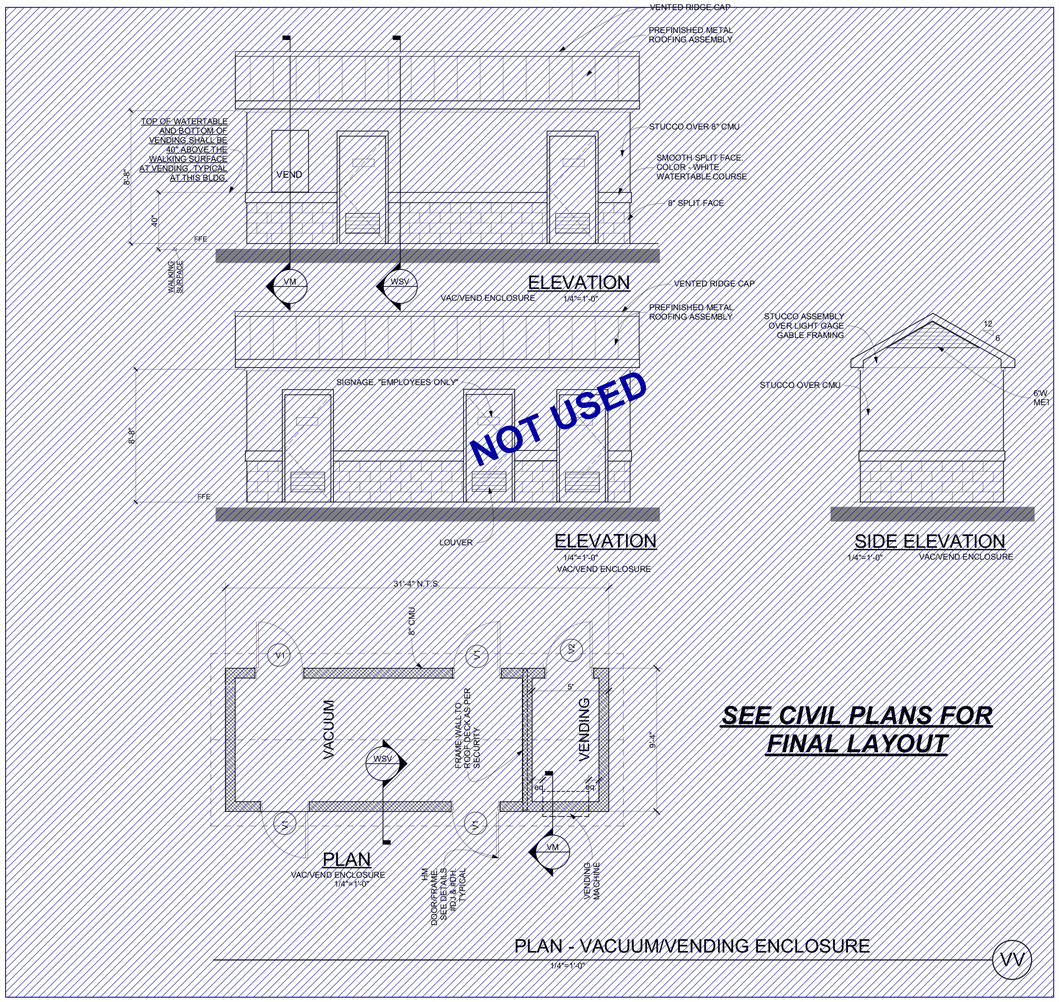
SEE CIVIL DRAWINGS FOR LAYOUT AND QUANTITIY OF BUILDINGS

SEE CIVIL PLANS FOR FINAL LAYOUT

▲ 23-0508
VAC HOUSE SIZING NOTES:
1. CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL VAC HOUSE SIZING USING FINAL LAYOUT TO BE PROVIDED BY OWNER.
2. CONTRACTOR SHALL COORDINATE AN ALLOWANCE FOR ALL RELATED WORK TO ENLARGE VAC HOUSE UP TO 11'-4" X 31'-4".
3. ALL RELATED WORK TO BE PERFORMED MUST BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION, INCLUDING ROUGH-IN FOR SUCTION AIR & POWER, FOUNDATION AND GRADING.

VE PLAN - VACUUM ENCLOSURE

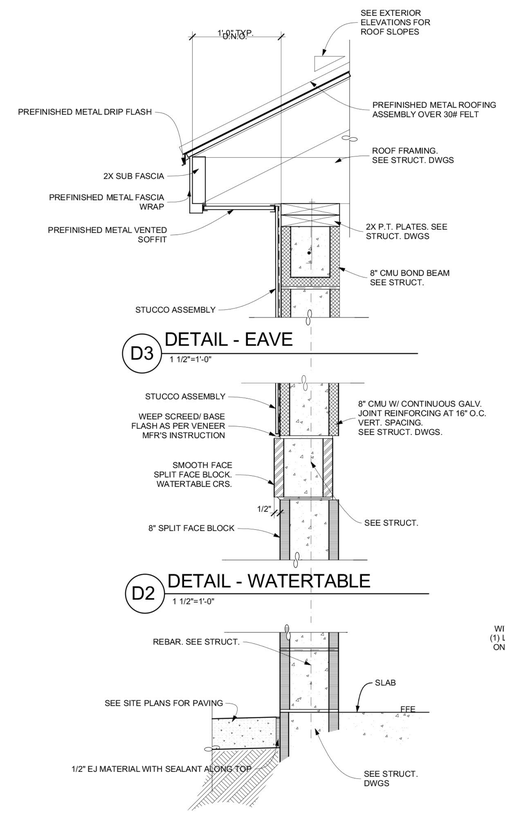
1/4"=1'-0"



SEE CIVIL PLANS FOR FINAL LAYOUT

PLAN - VACUUM/VENDING ENCLOSURE

1/4"=1'-0" VV



D3 DETAIL - EAVE

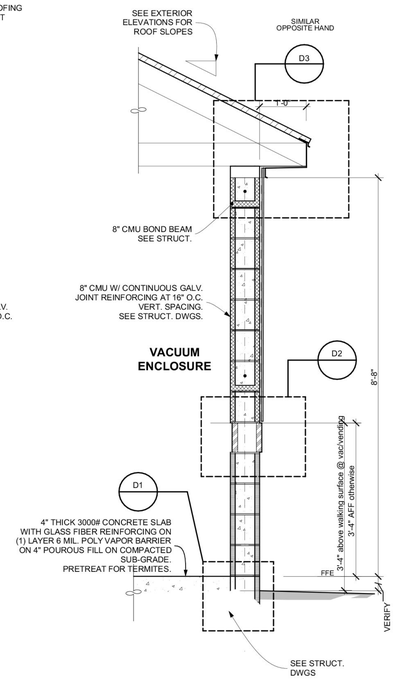
1 1/2"=1'-0"

D2 DETAIL - WATERTABLE

1 1/2"=1'-0"

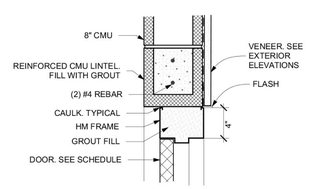
D1 DETAIL - WALL BASE

1 1/2"=1'-0"



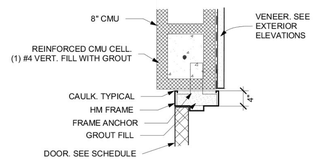
WSV WALL SECTION

3/4"=1'-0"



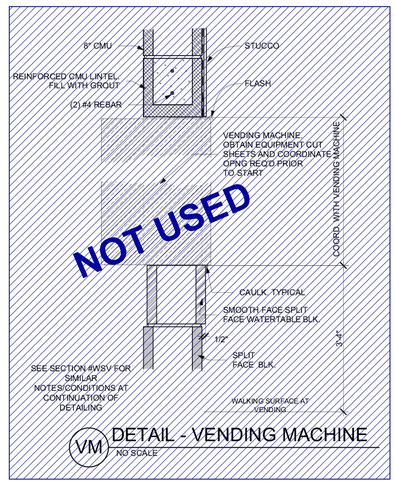
DH HEAD - DOOR

1 1/2"=1'-0"



DJ JAMB - DOOR

1 1/2"=1'-0"



VM DETAIL - VENDING MACHINE

NO SCALE

THE DUMPSTER ENCLOSURE AND VAC/VEND ENCLOSURES ARE RISK CATEGORY "I".

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

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NEW TIDAL WAVE AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE

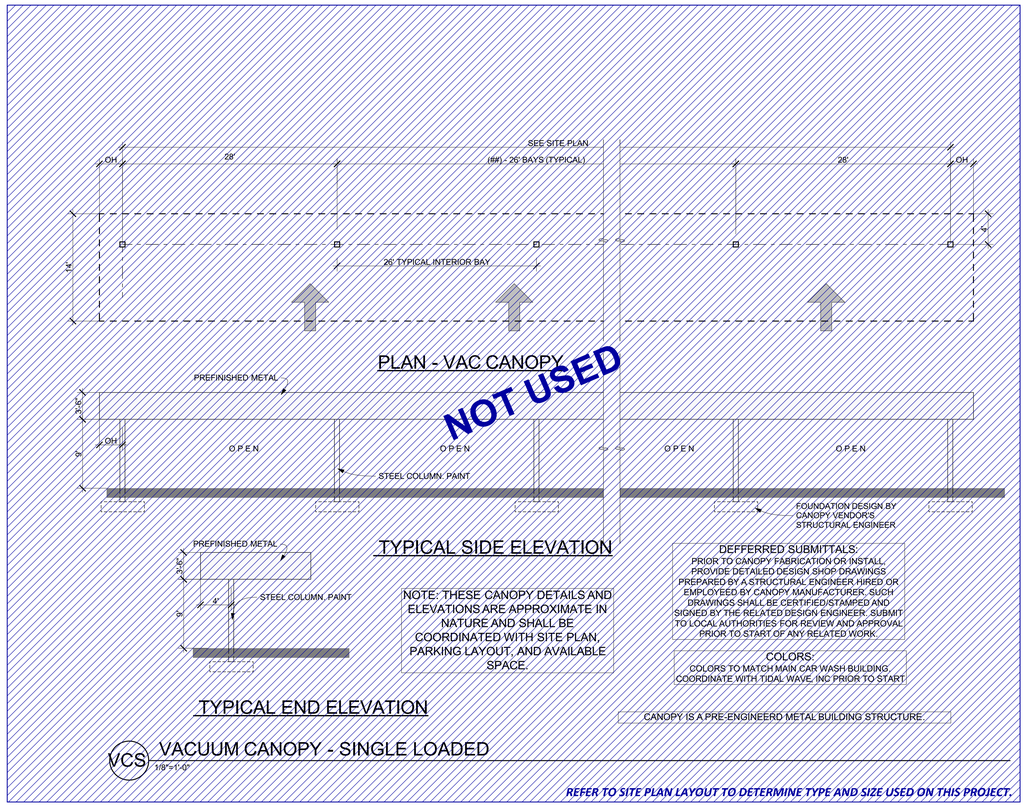
AUXILIARY BUILDINGS

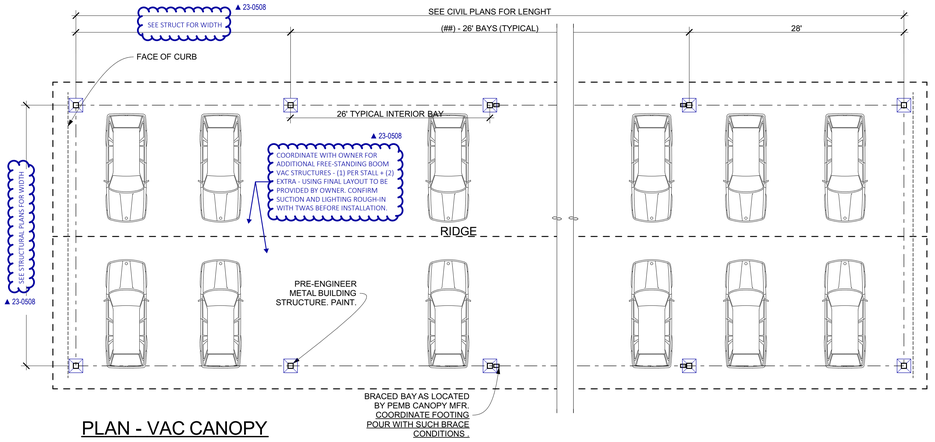
PROJECT DATE: -

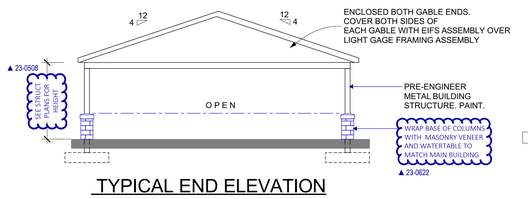
PROJECT NUMBER:

DRAWN BY:

AB.1



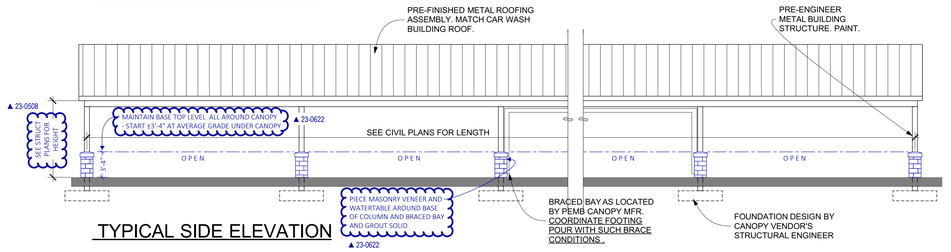




DEFFERRED SUBMITTALS:
PRIOR TO CANOPY FABRICATION OR INSTALL, PROVIDE DETAILED DESIGN SHOP DRAWINGS PREPARED BY A STRUCTURAL ENGINEER HIRED OR EMPLOYEED BY CANOPY MANUFACTURER. SUCH DRAWINGS SHALL BE CERTIFIED/STAMPED AND SIGNED BY THE RELATED DESIGN ENGINEER. SUBMIT TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO START OF ANY RELATED WORK.

COLORS:
COLORS TO MATCH MAIN CAR WASH BUILDING. COORDINATE WITH TIDAL WAVE, INC PRIOR TO START.

CANOPY IS A PRE-ENGINEERD METAL BUILDING STRUCTURE.



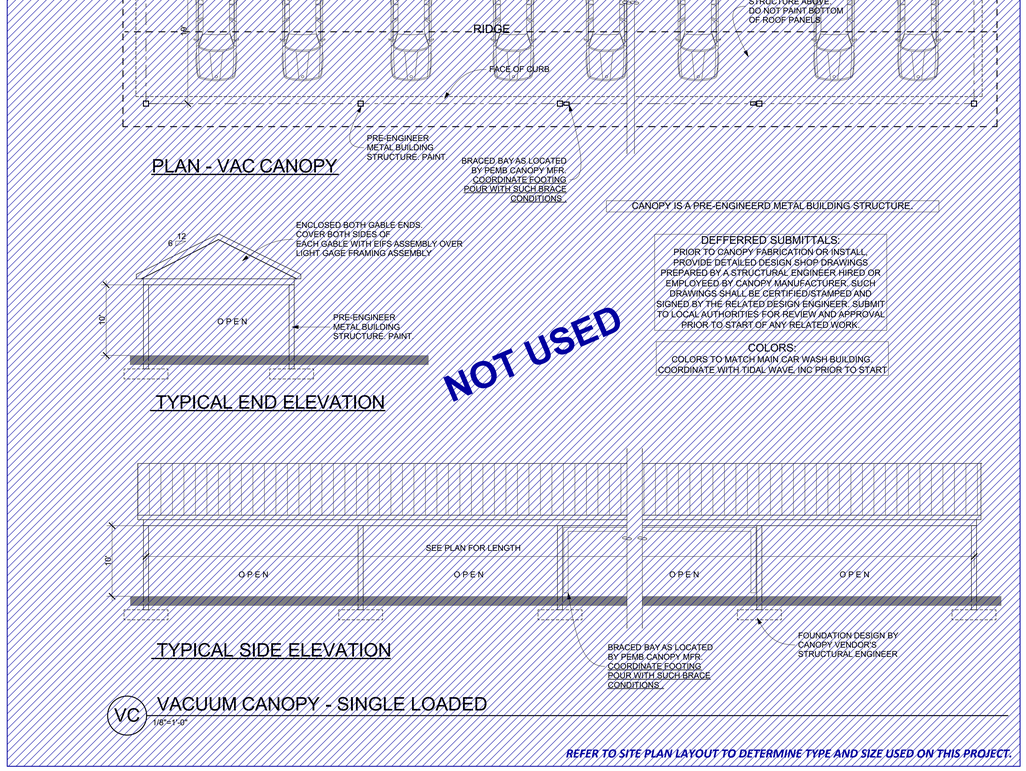
VC VACUUM CANOPY - DOUBLE LOADED
1/8"=1'-0"

REFER TO SITE PLAN LAYOUT TO DETERMINE TYPE AND SIZE USED ON THIS PROJECT.

VAC COLUMN LENGTH COORDINATION NOTE:
CONTRACTOR MUST SUBMIT AN RFI TO THE OWNER TO CONFIRM MINIMUM CAR CLEARANCES ARE PROVIDED BY APPROVED VAC CANOPY COLUMN LENGTHS - INCLUDE PROJECT-SPECIFIC STEEL SHOP DRAWINGS AND VAC FOOTING COORDINATION RFI RESPONSES FROM CIVIL

VAC FOOTING COORDINATION NOTE:
CONTRACTOR MUST SUBMIT AN RFI TO THE CIVIL ENGINEER TO CONFIRM THE LOCATION AND GRADE-ELEVATION(S) OF VAC CANOPY FOOTERS, WITH PROJECT-SPECIFIC SHOP DRAWINGS OF RELATED STEEL LAYOUT, ANCHOR BOLTS, AND FOOTING SIZES

▲ 23-0508



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STATE OF FLORIDA
PHILLIP E. KERN
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NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A
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Lee County

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SHEET TITLE

AUXILIARY BUILDINGS

PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

AB.2

SGS

Test Report

Flame Propagation of Textiles and Films
NFPA 701 Test Method 2 (Flat Specimens) - 2010 Edition

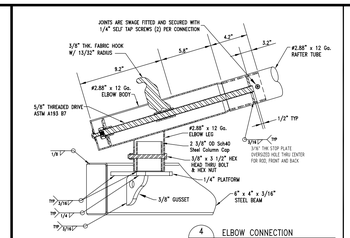
Wave

Specimen	Dimensions (inches)	Char Length (inches)	After Flame (seconds/requirement 2.0)	Flaming Residues (seconds/requirement 2.0)
1	5x17	9.9	0.0	0.0
2	5x17	10.0	0.0	0.0
3	5x17	8.0	0.0	0.0
4	5x17	9.1	0.0	0.0
5	5x17	9.1	0.0	0.0
6	5x17	8.4	0.0	0.0
7	5x17	9.6	0.0	0.0
8	5x17	9.8	0.0	0.0
9	5x17	9.8	0.0	0.0
10	5x17	8.4	0.0	0.0

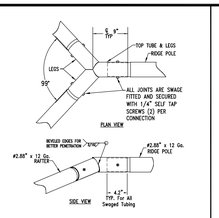
Observations:
Slight charring, smoking.

Requirements:
A material tested in single sheets shall not continue flaming for more than 2 seconds after the test flame is removed from contact with the specimen. The char length of any single flat specimen shall not exceed 17.1 cm (6.75 in.). Any material that melts and drips shall not flame for more than 2 seconds after reaching the floor of the test apparatus.

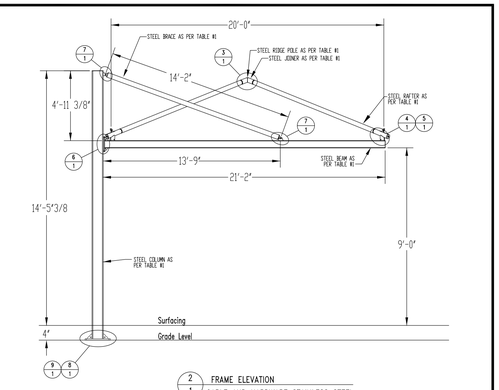
Conclusion:
The submitted sample **meets** the requirements of NFPA 701 Test Method 2 (Flat Specimens) - 2010 Edition, when tested in its original state.



4 / 1 ELBOW CONNECTION
ALL HARDWARE STAINLESS STEEL

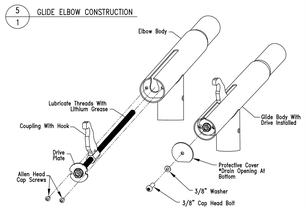


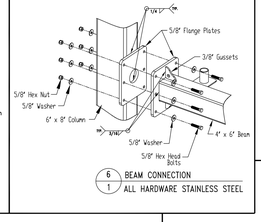
3 / 1 "Y" JOINER CONNECTION
ALL HARDWARE STAINLESS STEEL



2 / 1 FRAME ELEVATION
CABLE AND HARDWARE STAINLESS STEEL

5 / 1 GLIDE ELBOW CONSTRUCTION





6 / 1 BEAM CONNECTION
ALL HARDWARE STAINLESS STEEL

OWNER NOTES
1. FABRIC MEMBRANE(S) MUST BE REMOVED IF LIVE LOAD/ROOF SNOW LOAD IS EXPECTED TO EXCEED 5 PSF AND/OR THE WIND SPEED IS EXPECTED TO EXCEED AN ULTIMATE DESIGN WIND SPEED OF 115 MPH OR A NOMINAL DESIGN WIND SPEED OF 90 MPH.
2. THE OWNER ACCEPTS FULL RESPONSIBILITY OF REMOVING THE FABRIC FROM THE STEEL FRAME WHEN ANY OR ALL OF THESE CONDITIONS MAY OCCUR.
3. THE STEEL STRUCTURE WITH THE FABRIC REMOVED IS DESIGNED TO WITHSTAND DEAD LOADS, ROOF LIVE LOADS, SNOW LOADS, SEISMIC LOADS AND WIND SPEEDS PER THE LOCAL CODE REQUIREMENTS.

GENERAL NOTES
1. FABRIC MEETS NFPA 701-04.
2. ALL EXPOSED STEEL TO BE POWDERCOATED.

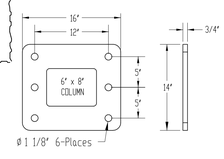
FOUNDATION DESIGN
CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS: 3,000 PSI
STEEL REINFORCEMENT: ASTM-A615, GRADE 60
VERTICAL FOUNDATION PRESSURE: 1,500 PSF
LATERAL BEARING PRESSURE: 100 PSF/F

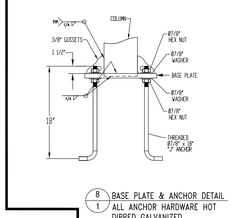
FOUNDATION NOTES:
1. THE FOUNDATION DESIGN IS BASED ON TABLE 1806.2 OF THE BUILDING CODE, CLASS 5 SOIL MATERIAL. IF DIFFERENT SOIL CONDITIONS ARE ENCOUNTERED, IT IS RECOMMENDED THAT A SITE SPECIFIC GEOTECHNICAL REPORT IS CONDUCTED TO DETERMINE THE LOAD BEARING VALUES OF THE SOIL.

MATERIALS
ALL MATERIALS LISTED BELOW MAY NOT BE SPECIFIC TO THIS PROJECT.

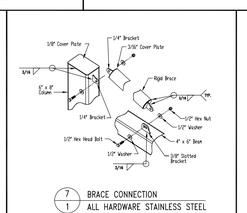
MEMBER TYPE	ASTM	MIN. YIELD STRENGTH
W SHAPES	A992	50 KSI
RECTANGULAR HSS TUBES	A500(GRADE C)	50 KSI
SQUARE HSS TUBES	A500(GRADE C)	50 KSI
ROUND HSS TUBES	A500(GRADE B)	42 KSI
SCHEDULE PIPE	A53 (GRADE B)	35 KSI
ROUND MECHANICAL TUBING	A519	42 KSI
MISCELLANEOUS PLATES/SHAPES	A36	36 KSI
CONNECTION BOLTS	A325	92 KSI
HEADED ANCHOR BOLTS	F1554	36 KSI
HOOKED ANCHOR BOLTS	A307	36 KSI

2" STAINLESS STEEL CABLE SHALL HAVE A NOMINAL STRENGTH OF 6,400 LBS.

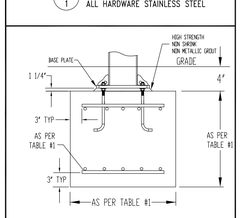




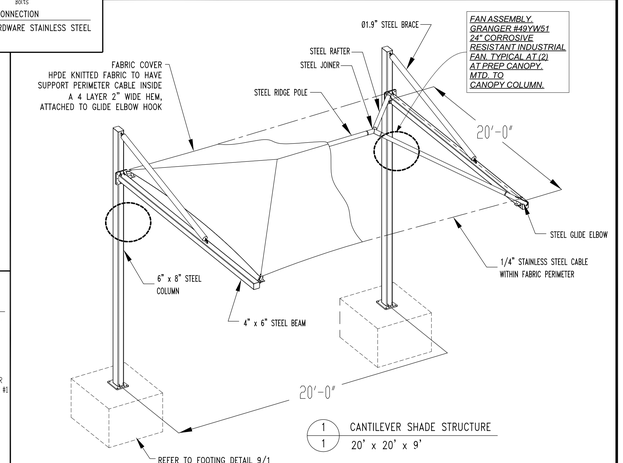
8 / 1 BASE PLATE & ANCHOR DETAIL
ALL ANCHOR HARDWARE HOT DIPPED GALVANIZED



7 / 1 BRACE CONNECTION
ALL HARDWARE STAINLESS STEEL



9 / 1 FOOTING DETAIL



1 / 1 CANTILEVER SHADE STRUCTURE
20' x 20' x 9'

OCCUPANCY GROUP(S): U
TYPE OF CONSTRUCTION: V-B

PREP CANOPY

PAY CANOPY AND PREP CANOPY:

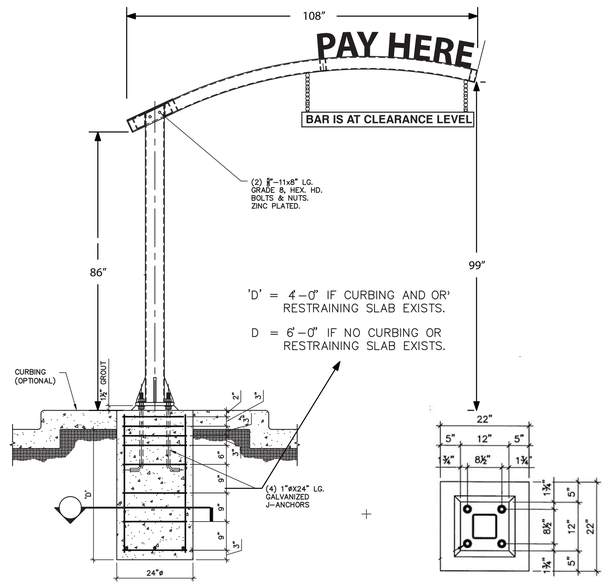
DESIGN INFORMATION INDICATED ON THIS SHEET IS DIAGRAMMATICAL IN NATURE AND NOT MEANT FOR CONSTRUCTION. FINAL DESIGN SHALL BE BY LICENSED STRUCTURAL ENGINEERS HIRED OR EMPLOYEED BY CANOPY MANUFACTURER.
DESIGNS SHALL MEET ALL RELATED LOCAL AND STATE CODES, REGULATIONS, AND LOAD CRITERIA.

COLORS:

COLORS TO MATCH MAIN CAR WASH BUILDING.
COORDINATE WITH TIDAL WAVE, INC PRIOR TO START

DEFFERRED SUBMITTALS:

PRIOR TO CANOPY FABRICATION OR INSTALL, PROVIDE DETAILED DESIGN SHOP DRAWINGS PREPARED BY A STRUCTURAL ENGINEER HIRED OR EMPLOYEED BY CANOPY MANUFACTURER. SUCH DRAWINGS SHALL BE CERTIFIED/STAMPED AND SIGNED BY THE RELATED DESIGN ENGINEER. SUBMIT TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO START OF ANY RELATED WORK.



PAY CANOPY

PART # - CPSC

SPECIFICATIONS

Top is heavy duty aluminum tubing 2" x 4" x .250" wrapped with baked enamel aluminum.

Post is heavy steel 6" x 6" x .250"

NOTES:

UL c UL us
UL FILE NUMBER: UXYT.E180559

JOB NUMBER

DATE

11450 Stephens Rd
Warren, MI 48089
Phone:800-682-7446
www.tsscws.com

SUPERIOR RECREATIONAL PRODUCTS Shade

Superior Shade
150 Aderson Industrial Blvd.
Carrollton, GA
30117

Revisions:	
Date:	By:

Drawn:
Date:
Chkd:
Date:

1
Sheet No.

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

TIDAL WAVE AUTO SPA

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

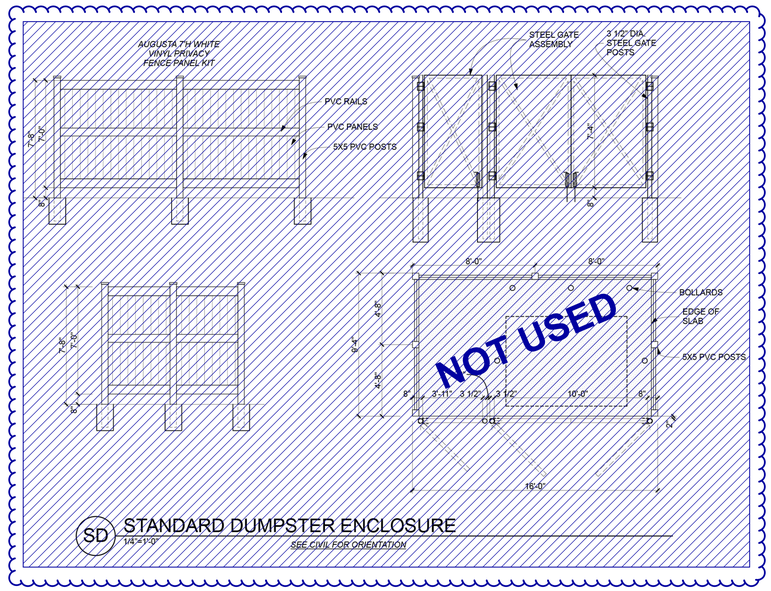
SHEET TITLE

CANOPIES

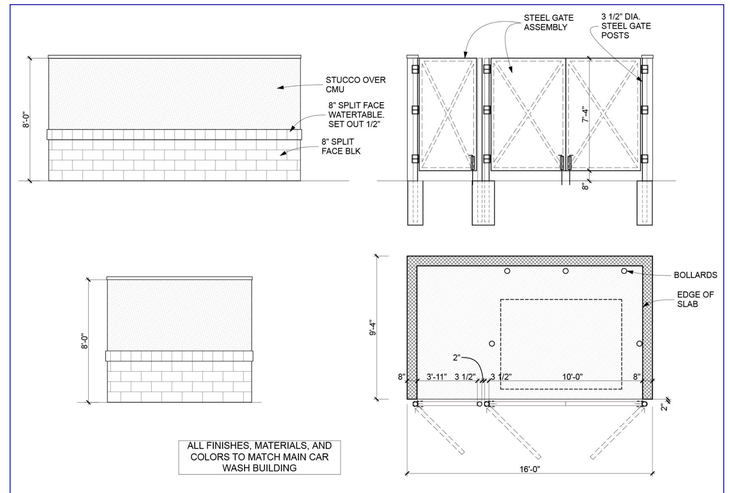
PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

AB.3

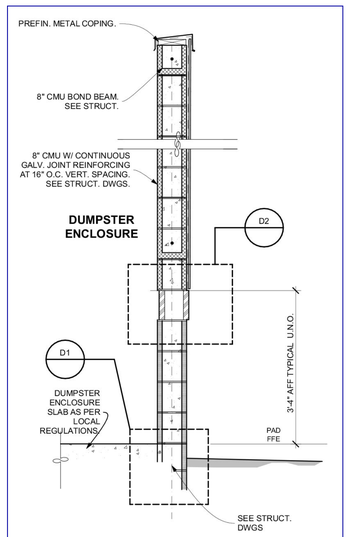
▲ 23-0508



SD STANDARD DUMPSTER ENCLOSURE
1/4"=1'-0"
SEE CIVIL FOR ORIENTATION



OD OPTIONAL DUMPSTER ENCLOSURE
1/4"=1'-0"
SEE CIVIL FOR ORIENTATION



WSD WALL SECTION
3/4"=1'-0"

▲ 23-0508

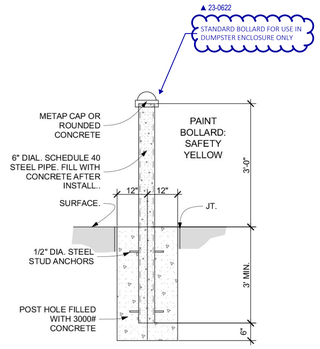
DUMPSTER GRADING NOTE:
CONTRACTOR MUST SUBMIT RFI TO OWNER & CIVIL ENGINEER CONFIRMING DOOR LOCATION AND GRADES OFDUMPSTER SLAB & ADJACENT FLATWORK, INCLUDING CONSIDERATION OF CROSS SLOPES TRANSITIONING FROM FLATWORK TO DUMPSTER.

TWAS WILL NOT ACCEPT MODIFIED CURBS PRESENTING A TRIP HAZARD (LESS THAN 3", GREATER THAN 7.75").

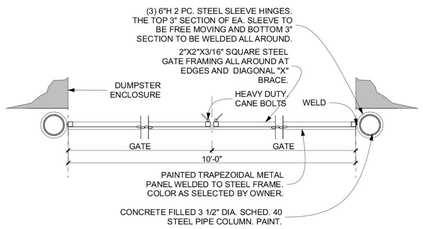
▲ 23-0622

B2 DETAIL - STYLIZED BOLLARD
NOT TO SCALE

▲ 23-0622



B1 DETAIL - BOLLARD
NOT TO SCALE



DG DUMPSTER ENCLOSURE GATE
NO SCALE

THE DUMPSTER ENCLOSURE AND VAC/VEND ENCLOSURES ARE RISK CATEGORY "I".

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

DUMPSTER ENCLOSURES

PROJECT DATE: -

PROJECT NUMBER:

DRAWN BY:

DE

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

PROJECT NAME: **TIDAL WAVE CAR WASH**

TYPE OF CASE: **SPECIAL EXCEPTION**

CASE NUMBER: **SPE23-98082-BOS**

HEARING DATE: **OCTOBER 17, 2023**

PLANNER: **MIKE FIIGON II, SENIOR PLANNER**

REQUEST AND STAFF RECOMMENDATION

A special exception request to allow a car wash facility on property located within the US 41 Overlay, pursuant to LDC 4-891.

Deviations Requested: None

Staff recommends **APPROVAL** of the request in conjunction with the conditions outlined later in this Staff Report.

I. APPLICATION SUMMARY:

A. Applicant: OLP Wash Partners, LLC

B. Agent: Thomas Engineering Group, LLC

C. Request: A special exception request to allow a car wash facility on property located within the US 41 Overlay, pursuant to LDC 4-891.

D. Location: 24461 S. Tamiami Trail, Bonita Springs, FL, 34135

(FKA 24431 S. Tamiami Trail & 24461 S. Tamiami Trail)

E. Future Land Use Designation, Current Zoning and Use of Property:

Future Land Use: General Commercial

Current Zoning: General Commercial (CG) & Light Industrial (IL)*

**Active rezoning petition RZN23-98084-BOS to convert to CG for entire property*

Current Use: Vacant

F. Surrounding Land Use:

Existing Zoning & Land Use	Future Land Use Map
North: Commercial (CG); Vacant	General Commercial
East: Light Industrial (IL); Production Cir R/W; Self Storage	Industrial
South: General Commercial (CG); Retail building	General Commercial
West: US 41 R/W; Commercial Planned Development (CPD), Recreational Vehicle (RV-3); Retail shopping center; RV Park	General Commercial; Medium Density Multi-Family Residential

II. BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The request is for a special exception to allow a car wash facility on property located within the US 41 Overlay.

The property is part of a plat known as the Bonita Industrial Park Addition, created in December of 1985 and recorded in March of 1986. Since its recording, the property has remained vacant. At one time, there was intent to place a car dealership on the adjacent property to the north (part of the same plat), but the development never materialized.

The property has two zoning designations, Light Industrial (IL), and General Commercial (CG). The agent for the Applicant has submitted a conventional rezoning application (RZN23-98084-BOS) to unify the zoning as General Commercial in its entirety. Staff has recommended approval of that request, and this car wash petition has been evaluated from the perspective of the property being fully located in the CG zoning district.

According to table 4-661 of the City's Land Development Code, car washes are a permitted use in the CG district. However, since the property is located in the US 41 Overlay, special exception approval is required, pursuant to LDC 4-891.

Special Exception Review Criteria

Pursuant to LDC 4-891(1)(1), the following criteria are to be used to evaluate special exception requests in the US 41 Overlay:

(i) Consistency with the intent of the U.S. 41 Overlay District in protecting and enhancing viewsheds from U.S. 41 and other public roadways.

(ii) The building and site design standards incorporate innovative techniques to address the project's visual impact on the U.S. 41 corridor and demonstrate enhancements to the minimum standards.

(iii) The request addresses the balance between auto-oriented design and pedestrian access through enhanced design standards.

(iv) Exceptional or extraordinary conditions exist which warrant the proposed use, including but not limited to demonstrated

market demand and minimum spatial separation of 500 feet from a similar use.

(v) Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(vi) Will be compatible with existing or planned uses.

(vii) Will [not] cause damage, hazard, nuisance or other detriment to persons or property.

(viii) Will protect, conserve or preserve environmentally critical areas and natural resources.

(ix) Consistency with the goals, objectives, policies and intent of the Bonita Plan.

(x) In compliance with all general zoning provisions, supplemental regulations and performance standards pertaining to the use set forth in this chapter.

In reviewing the request, site plans, narratives, landscape plans, traffic statements, and the Applicant's justifications (as provided in the backup documentation), Staff is able to make the following findings based on the aforementioned criteria:

Criterion i: Consistency with the intent of the US 41 Overlay District in protecting and enhancing viewsheds from US 41 and other public roadways.

(Conceptual Rendering provided by Thomas Engineering, 2023)

Staff Analysis: Throughout the application submittal process, Staff has gone back and forth with the Applicant on appropriate buffering and landscaping standards in order to protect the views from US 41. A landscape buffer 25 feet in width will abut the project's US 41 property line and will aid in visually screening the building from the roadway. Line of site exhibits and draft renderings (including the sample shown above) were also provided as a means to better demonstrate compliance with the item. It is the Staff's opinion

that the Applicant has adequately addressed this criterion for viewshed protection.

Criterion ii: The building and site design standards incorporate innovative techniques to address the project's visual impact on the US 41 corridor and demonstrate enhancements to the minimum standards.

Staff Analysis: As demonstrated on the site plan, the Applicant has agreed to position the tunnel parallel to US 41 in order to avoid a scenario where drivers are subjected to a straight shot down the tube of the building where many of the mechanical components of the car wash will be housed. The design also aids in avoiding the stacking of vehicles adjacent to the US 41 right-of-way. Parking will be oriented towards the middle of the site along with a drainage pond (fully landscaped). Additionally, a cross access easement will be provided for the property to the north. It is Staff's opinion this item has been adequately addressed.

Criterion iii: The request addresses the balance between auto-oriented design and pedestrian access through enhanced design standards.

Staff Analysis: The project is auto-oriented by nature. However, the Applicant will also provide sidewalk connections from the site to US 41 on the west, and Production Circle on the east. The site plan also shows an area for respite on the northwest corner of the property, which proposes a pergola, bench, and bike rack adjacent to the US 41 right-of-way. It is the Staff opinion this item has been adequately addressed.

Criterion iv: Exceptional or extraordinary conditions exist which warrant the proposed use, including but not limited to demonstrated market demand and minimum spatial separation of 500 feet from a similar use.

Staff Analysis: The closest car wash is over 800 feet away, located north of the subject property on the opposite side (west side) of US 41. The closest car wash on the east side of US 41 (same side as the subject project) is approximately four (4) miles south. It is the Applicant's position that the sharp rise in car wash requests is a response to market demand. Staff acknowledges the rise in car wash requests for Bonita specifically. Including this application, there have been four (4) special exception car wash project requests in the past year alone. By comparison, there were none in 2020 or 2021. The last car wash request for a property on US 41 was 2014 and came

in the form of a rezoning petition. As a result, it is the Staff's opinion that there is validity in the Applicant's position of a rise in demand for car wash uses.

Criterion v: Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff Analysis: The car wash is proposed on commercial property, surrounded by other commercial or industrial uses/properties on all sides. The nearest residential property is Leisure Time RV Park, located on the opposite side of US 41 and behind a solid privacy wall. The project will be subject to the development standards of the land development code and at this time, no deviations are being considered that would be detrimental to the public welfare.

Criterion vi: Will be compatible with existing or planned uses.

Staff Analysis: The property abuts existing commercial development on the south side. The property to the east has a development order application for a storage facility. The property abutting to the north is vacant but has the zoning entitlements of the General Commercial zoning district (RZN23-9808-BOS). To the west is the US 41 right-of-way, followed by an existing retail and restaurant plaza. The proposed car wash is a commercial use surrounded by other commercial/industrial uses and properties. It is the Staff opinion that the car wash use will be compatible with existing or planned uses in the area.

Criterion vii: Will [not] cause damage, hazard, nuisance or other detriment to persons or property.

Staff Analysis: Division 34 of LDC 4 contains uses that require special setbacks from residential areas mainly because of the historic understanding that they could be a nuisance, or hazardous in some instances. Car washes are *not* listed as one of the uses that requires special/increased setbacks and are not considered a hazardous use. Per the Applicant's narrative, there will be attendants and employees on-site to help ensure smooth operation of the facility and overall site. There will be buffering, screening, stormwater management and interconnectivity associated with the project. The proposed car wash is a commercial use in a commercial zoning district and will be regulated by the land development code and the noise control ordinance.

Criterion viii: Will protect, conserve or preserve environmentally critical areas and natural resources.

Staff Analysis: There are no documented environmentally critical areas or natural resources on-site.

Criterion ix: Consistency with the goals, objectives, policies, and intent of the Bonita Plan.

Staff Analysis: The property is within the General Commercial future land use category as described in the Comprehensive Plan (Bonita Plan). Further analysis is provided below.

Criterion x: In compliance with all general zoning provisions, supplemental regulations and performance standards pertaining to the use set forth in this chapter.

Staff Analysis: There are no requested deviations or variances from zoning provisions, regulations, or performance standards. The car wash will be required to comply with the applicable provisions of the Land Development Code.

Surrounding Zoning

Property to the north is zoned General Commercial (CG) and Light Industrial (IL). To the east is Light Industrial property (IL) and the south is General Commercial (CG). The property abuts the US 41 right-of-way on the west. However, property on the west side of US 41 is zoned Commercial Planned Development (CPD).

Neighborhood Compatibility

The car wash is proposed near an existing industrial park with industrial uses. Subject to rezoning application RZN23-98084-BOS, the property is located within a commercial zoning district and within a commercial future land use category. While there are residential areas (RV parks) within 500 feet of the property in question, the project will be subject to the City's Noise Control Ordinance. It is the Staff opinion that the requested car wash is not incompatible with the surrounding neighborhood.

Environmental Considerations

There are no environmentally critical areas or natural resources observed on-site. All buffering and landscaping will need to be in compliance with the Land Development Code.

Traffic

The Applicant provided a Traffic Impact Statement, which was reviewed by the City's Traffic Engineer as well as the Florida Department of Transportation (FDOT). Multiple roadway segments were analyzed including Production Circle, and US 41 (north of the project site and south of the project site). The car wash, once constructed, will account for less than 2% of the surrounding roadway traffic volume and as such, the project is not considered one of significant impact. The current design shows two driveways onto Production Circle to aid in the one-way movements of on-site traffic flow, with the southernmost point being the point of access and the northernmost point serving as egress. Another TIS will be evaluated during the local development order process.

Comprehensive Plan Considerations

The subject property is located in the General Commercial future land use category, according to the future land use map of Bonita Springs. The category includes the following provisions:

Policy 1.1.14: General Commercial *- Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.*

a. *Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*
b. *If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
c. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*

d. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The project is commercial in nature and [subject to the approval of rezoning petition RZN23-98084] is located on a commercial property within the City. It is the Staff opinion the requested use does not violate the provisions of the future land use category as outlined in the Comprehensive Plan/Bonita Plan.

With regards to the Traffic Element of the Comprehensive Plan, the project fronts fully constructed roadways with suitable access to the site. The Applicant will be providing additional sidewalk connections to Production Circle and US 41, as required by code. It is the Staff opinion the request does not violate the applicable provisions of the Traffic Element of the Bonita Plan.

It is the Staff opinion that the remaining Comprehensive Plan elements of Conservation/Coastal Management, Intergovernmental Coordination, Housing, Capital Improvements, and Recreation/Open Space are not applicable to this request. This determination was made after Staff examined all elements for applicability to this request.

It is the Staff opinion the request does not violate the applicable provisions of the Comprehensive Plan.

Findings & Conclusion

It is Staff's opinion that the special exception request for a car wash is consistent with the provisions of the Comprehensive Plan, is compatible with existing uses within the area, will not cause damage, hazards or nuisance, will not impact environmentally critical areas (none are on site), and is located in an area with adequate public facilities.

Based upon an analysis of the Application and the special exception approval criteria, Staff makes the following findings and conclusions, as conditioned:

1. The requested special exception, as conditioned:

    a) Meets or exceed all applicable performance and locational standards set forth for the proposed use;

    b) is consistent with the goals, objectives, policies and intent set forth in the City of Bonita Springs Comprehensive Plan;

c) is compatible with existing or planned uses in the surrounding area;

d) will not cause damage, hazard, nuisance or other detriment to persons or property;

e) will not have an adverse effect on surrounding properties; and

f) will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in the City's Land Development Code.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of the request with the following conditions:

1. The special exception will be valid for this Applicant only and proposed site modifications should be generally consistent with the attached site plan, landscape plan, and architectural plan.

2. The City of Bonita Springs Noise Control Ordinance remains in effect in its entirety.

3. Additional information or changes to the plan not covered by this approval may require additional approvals. Such approvals will follow the processes outlined in the Land Development Code.

4. Approval of this special exception request does not guarantee approval of a local development order or building permit.

5. Unless modified by this approval, the property shall be consistent with the regulations of the Land Development Code for the General Commercial (CG) zoning district and the US 41 Overlay.

SUBJECT PROPERTY

The Applicant indicates the current STRAP number is: 16-47-25-B2-00400.0020

EXHIBITS

A. Sketch and Legal Description, Signed and Sealed by Mark O. Allen, dated February 22, 2022

ATTACHMENTS

A. Proposed Site Plan
B. Proposed Landscape Plan
C. Proposed Architectural Plans
D. Special Exception Narrative
E. Application Backup (available online)

FIELDBOOK See	PAGE File	DATE 2-4-22	SECTION 16	,TWP 47	S, RGE 25	E

NORTH ARROW

FOUNDATION LOCATION | FIELDBOOK | PAGE

LEGEND

- SET CONC. MON. W/CAP I.D.# 3553
- SET IRON PIN W/CAP I.D. # 3553
- FD. CONC. MON. W/CAP
- FD. CONC. MON.
- FD. IRON PIN
- ASSUMED ELEVATION
- BENCHMARK
- R RECORDED
- M MEASURED

CON'T REVERSE SIDE

SCALE 1"=100'

FINAL SURVEY DATE

LEGAL DESCRIPTION

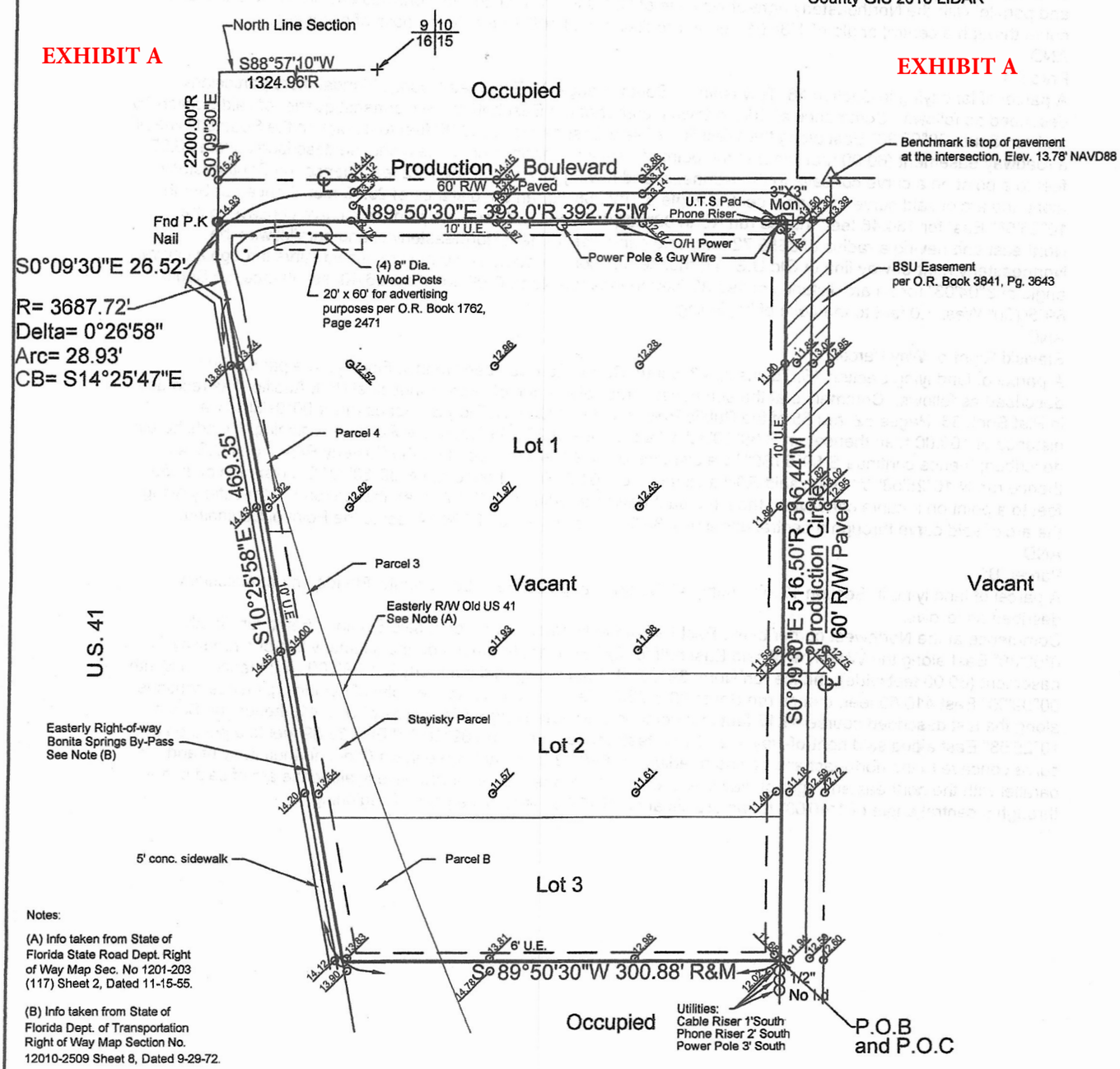
(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: Lots 1,2 and 3, Bonita Industrial Park Addition as recorded in Plat Book 37, Pages 62-65 of the public records of Lee County, Florida. Also, that portion of land lying between Bonita Industrial Park Addition and the Easterly Right of way of Bonita Springs By-Pass. See reverse side for complete metes and bounds legal description.

Elevations are NAVD88 and based on Lee County GIS 2018 LIDAR

EXHIBIT A

EXHIBIT A



Notes:

(A) Info taken from State of Florida State Road Dept. Right of Way Map Sec. No 1201-203 (117) Sheet 2, Dated 11-15-55.

(B) Info taken from State of Florida Dept. of Transportation Right of Way Map Section No. 12010-2509 Sheet 8, Dated 9-29-72.

NOTES

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON Centerline Production Blvd being N89°50'30"E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL N/A PER F.I.R.M. PANEL NO. 12071C0593G , DATED 12-07-2018
6. LAST DATE OF FIELDWORK 2-4-2022
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

2-22-22

P.L.S.

MARK O. ALLEN P.L.S. #3553
LB #6558

MARK O. ALLEN, INC.

PROFESSIONAL LAND SURVEYOR

FAX: (239) 992-6070
TELE: (239) 992-8900

10602 WOODS CIRCLE
BONITA SPRINGS, FL 34135

DWN. BY	CHK'D BY	ORDERED BY	SHEET 1 OF 1
SMA		Mike Lucido	DWG. NO. 2004-81

Lots 1, 2 & 3, Bonita Industrial Park Addition, according to the map or plat thereof as recorded in Plat Book 37, Page 62, Public Records of Lee County, Florida.

AND

Parcel 3

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly described as follows: Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 00°09'30" East along the West line of said East half for 2200.00 feet to a point on the Southerly line of a roadway easement (60.00 feet wide); thence run North 89°50'30" East along said Southerly line 393.00 feet; thence run South 00°09'30" East 216.50 feet; thence run South 89°50'30" West 338.99 feet to the point of beginning; thence continue along last described course 17.51 feet to a point on the Easterly right-of-way line of U.S. 41; thence run South10°25'58" East along said right-of-way line 101.63 feet; thence run N 89°50'30" East 31.74 feet to a point on a curve concave to the Northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Old U.S. 41; thence run Northwesterly along the arc of said curve through a central angle of 1°38'01" for an arc distance of 105.11 feet to the point of beginning.

AND

Parcel 4

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly described as follows: Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 00°09'30" East along the West line of said East half for 2200.00 feet to a point on the Southerly line of a roadway easement (60.00 feet wide) to the point of beginning; thence continue along the described course 26.65 feet to a point on a curve concave to the Northeast and having a radius of 3687.72 feet; thence run Southeasterly along the arc of said curve through a central angle of 0°26'58" for an arc distance of 28.93 feet; thence run South 10°25'58" East for 164.46 feet; thence run North 89°50'30" East 17.51 feet to a point on a curve concave to the Northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Old U.S. 41; thence run Northwesterly along the arc of said curve through a central angle of 3°04'03" for an arc distance of 197.38 feet; thence run North 0°09'30" West 26.40 feet; thence run South 89°50'30" West 1.0 feet to the point of beginning.

AND

Stayiski Right-of-Way Parcel

A parcel of land lying Section 16, Township 47 South, Range 25 East, Lee County, Florida more particiularly described as follows: Commence at the southeast corner of the plat of "Bonita Industrial Park Addition" as recorded in Plat Book 36, Pages 62 thru 65 of the Public Records of Lee County, Florida; thence run N 00°09'30" W a distance of 100.00 feet; thence run S 89°50'30" W a distance of 271.08 feet to the Point of Beginning of lands herein described; thence continue S 89°50'30" W a distance of 47.92 feet to a point on the Easterly R/W line of U.S. 41; thence run N 10°25'58" W along said R/W a distance of 101.63 feet; thence run N 89°50'30" E a distance of 30.50 feet to a point on a curve concave to the Northeast having a radius of 3686.72 feet; thence run Southeasterly along the arc of said curve through a central angle of 1°38'58" for a distance of 106.14 feet to the Point of Beginning.

AND

Parcel "B"

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, more particularly desribed as follows:

Commence at the Northwest corner of the East half of the Northeast quarter of said Section 16 and run South 0°09'30" East along the West line of said East half for 2200.00 feet to a point on the southerly line of a roadway easement (60.00 feet wide); thence run North 89°50'30" East along said southerly line 393.00 feet; thence run South 00°09'30" East 416.50 feet; thence run South 89°50'30" West 271.08 feet to the point of beginning; thence continue along the last described course 49.17 feet to a point on the easterly right-of-way line of U.S. 41; thence run South 10°25'58" East along said right-of-way line 101.63 feet; thence run North 89°50'30" East 69.89 feet to a point on a curve concave to the northeast and having a radius of 3686.72 feet, said curve lies 1.0 feet northeasterly of and parallel with the northeasterly right-of-way line of Old U.S. 41; thence run northwesterly along the arc of said curve through a central angle of 1°40'03" for an arc distance of 107.30 feet to the point of beginning.

APPENDIX A

LEGEND OF ABBREVIATIONS

A= Arc
APPROX= Approximate
ASPH= Asphalt
AVE= Avenue
BLVD= Boulevard
B.M= Benchmark
℄ = Centerline
CH= Chord
CALC= Calculated
C.B= Chord Bearing
CBS= Concrete Block Structure
C&GS Coastal and Geodetic Survey
CHK'D= Checked
CMP= Corrigated Metal Pipe
CO= County
CONC= Concrete
COR= Corner
CT= Court
D.E= Drainage Easement
Desc= Description
D.H= Drill Hole
DWN= Drawn
EL or ELEV= Elevation
EOP= Edge of Pavement
EOW= Edge of Water
FB= Fieldbook
FD= Found
FLA= Florida
IP= Iron Pin
LN= Lane
M= Measured
M.E= Maintenance Easement
MH= Manhole
MHW= Mean High Water
MON= Monument
N/A= Not Applicable
NGVD= National Geodetic Vertical Datum
NO= Number
O.R Book= Official Record Book
ORIG= Original
O/S= Offset
P.B= Plat Book
P.C= Point of Curvature
PG= Page
P.I= Point of Intersection
PLS= Professional Land Surveyor
℄ = Property Line
PLS= Professional Land Surveyor
P.O.B= Point of Begininng
P.O.C= Point of Commencement
P.O.L= Point on Line
PROP= Property
P.T= Point of Tangency
PUE= Public Utility Easement
R= Record or Radius
RAD= Radius
RCP= Reinforced Concrete Pipe
RD= Road
RDL= Radial
RES= Residence
RLS= Registered Land Surveyor
R.O.W= Right of Way
R or RGE= Range
SEC= Section
ST= Street
STY= Story
TOB= Top of Bank
T.U.E. = Technology Utility Easement
TYP= Typical
T or TWP= Township
UE= Utility Easement
W/= With
△= Delta or Benchmark
= Fire Hydrant

DATUM NOTE:

THE TWO SITE BENCHMARKS AND VERTICAL CONTROL ELEVATIONS USED IN THE ABOVE GPS SITE CALIBRATION ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND WERE OBTAINED BASED ON A LEVEL LOOP USING A TRIMBLE DINI 0.6MM DIGITAL LEVEL TO THE SITE FROM THE FOLLOWING NATIONAL GEODETIC SURVEY CONTROL POINT

BM# J 416 (PID AD8323) ELEVATION = 14.92 (NAVD '88)

FEMA NOTE:

THIS PROPERTY IS LOCATED IN THE CITY OF BONITA SPRINGS (COMMUNITY NUMBER 120680), SUBJECT PROPERTY IS WITHIN FEMA FLOOD ZONE "X" (BASE FLOOD ELEVATION N/A), BASED ON THE FLOOD INSURANCE RATE MAP (FIRM), DATED DECEMBER 7, 2018, PANEL 0593, SUFFIX G, (AS REFERENCED IN FEMA INDEX MAP FOR LEE COUNTY, FLORIDA, DATED AUGUST 28, 2008) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN HEREON.

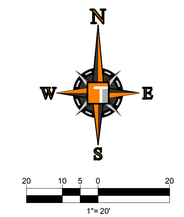
SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND LEE COUNTY LAND DEVELOPMENT CODE.
4. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. ALL PARKING SPACE STRIPING (EXCLUDING ACCESSIBLE SPACES) SHALL BE 4" WHITE PAINT.
6. A PERPETUAL ACCESS EASEMENT OPEN TO THE PUBLIC WILL BE PROVIDED TO THE CITY FOR THE PORTION OF SIDEWALK ON PRIVATE PROPERTY.
7. RETENTION PONDS AND WETLAND AREAS WILL NOT BE FENCED, UNLESS REQUIRED BY ANOTHER REVIEWING AGENCY..
8. ALL WORK WITHIN THE FDOT R.O.W. SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND STANDARD PLANS (LATEST EDITION).
9. MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE INDICES OF THE FDOT STANDARD PLANS INDEX 102-600 SERIES ACCORDING TO THE TYPE OF ROADWAY AND TYPE OF WORK BEING PERFORMED. REFER TO FDOT STANDARD PLANS INDEX #102-660 FOR PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS.
10. ANY DAMAGED SIDEWALK OR CURB WITHIN THE FDOT R.O.W. SHALL BE REMOVED AND REPLACED.
11. ALL SIDEWALKS WITHIN THE FDOT R.O.W. SHALL COMPLY WITH FDOT STANDARD PLANS INDEX #522-001 AND BE CONSTRUCTED OF A MINIMUM 6" THICK FDOT CLASS I NON-STRUCTURAL 3,000 PSI CONC. WITH FIBER MESH. ALL TRUNCATED DOMES SHALL BE INSTALLED PER FDOT STANDARD PLANS INDEX #522-002.
12. ALL WORK REQUIRING LANE CLOSURES SHALL BE PERFORMED SUNDAY THROUGH THURSDAY, 8:00 PM THROUGH 5:00 AM.
13. ALL DISTURBED AREAS WITHIN THE FDOT R.O.W. WILL BE SODDED.

ADA ACCESSIBILITY NOTES:

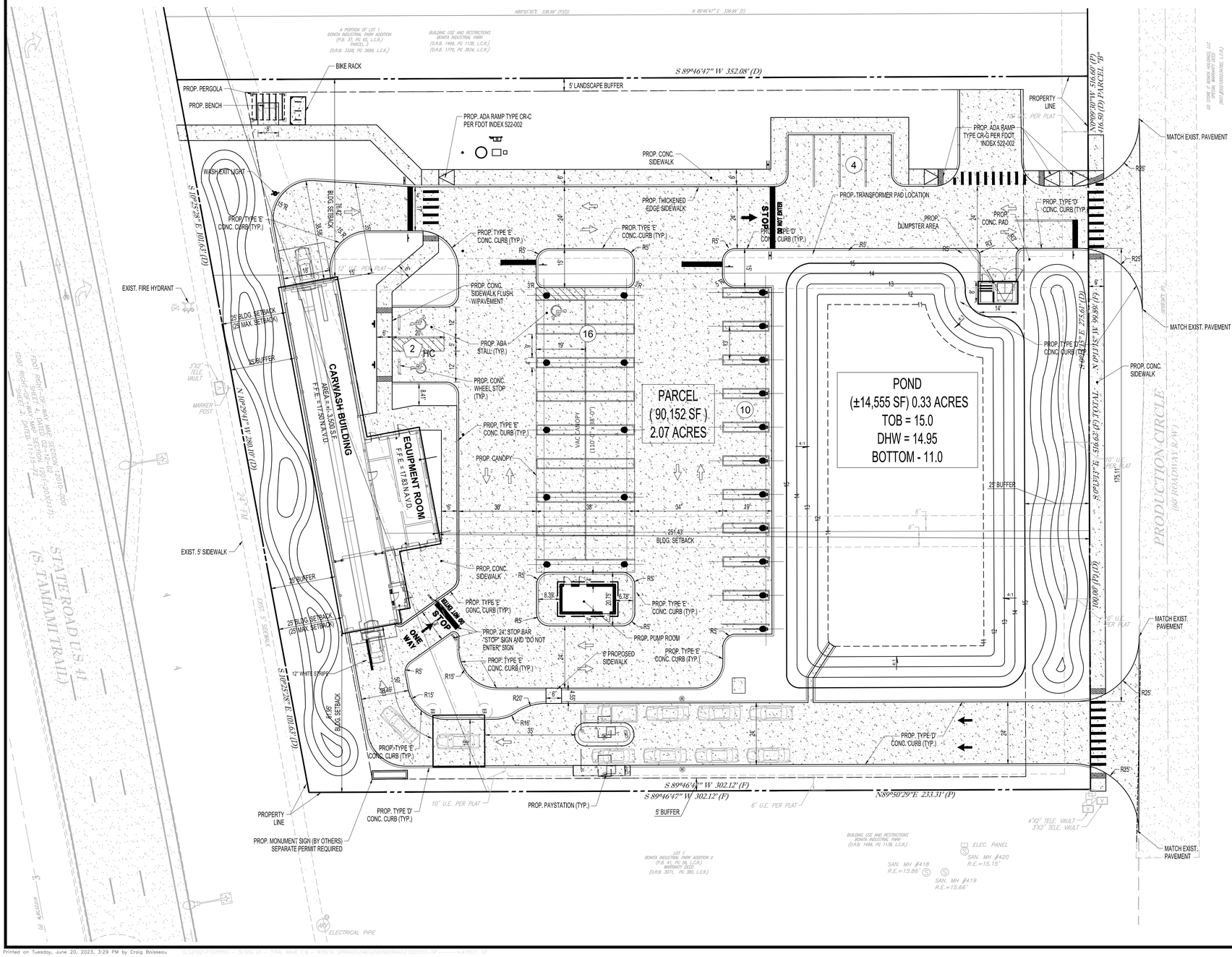
1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

ATTACHMENT A



LEGEND:

- EXIST. PROPERTY LINE
- PROP. LANDSCAPE BUFFER
- PROP. BUILDING SETBACK
- PROP. BUILDING
- PROP. D-CURB
- PROP. ROLL CURB
- PROP. CONC. PAVEMENT
- 6 — PROP. PARKING SPACE COUNT
- 4 HC — PROP. HANDICAP STALLS
- PAINTED DIRECTIONAL ARROW
- PROP. LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- PROP. VACUUM BOOM/STATION



CONCEPTUAL SITE PLAN FOR SPECIAL EXCEPTION

SITE DATA TABLE

1. ALTA/NSPS LAND TITLE SURVEY BY:
   CARLSON ENVIRONMENTAL CONSULTANTS, PC
   308 S. MAIN STREET
   MONROE, NC 28112
   (P) 704-283-9765

2. DATA TABLE:

ADDRESS:	24481 S. TAMIAMI TRAIL BONITA SPRINGS, FL 34134
COUNTY:	LEE COUNTY SECTION 16, TOWNSHIP 47 S, RANGE 25 E
PARCEL ID:	16-47-25-B2-00400.0010, 16-47-25-B2-00400.0020, 16-47-25-B3-00400.0030
CURRENT USE:	VACANT
JURISDICTION:	CITY OF BONITA SPRINGS
PROPOSED USE:	TIDAL WAVE CAR WASH
ZONING DISTRICT:	CG GENERAL COMMERCIAL/IL-LIGHT INDUSTRIAL
FUTURE LAND USE:	CG GENERAL COMMERCIAL
SITE AREA:	1.82 AC PER SURVEY ± (79,319 S.F.)
OPEN SPACE MIN.:	20%

3. SITE AREAS:

	EXIST.	PROP.
PERVIOUS AREA:	79,319 S.F. (100.0%)	37,254 S.F. (47.0%)
IMPERVIOUS AREA:	0 S.F. (00.0%)	42,065 S.F. (53.0%)
BUILDING AREA:	0 S.F. (00.0%)	3,817 S.F. (4.8%)
PAVED AREA:	0 S.F. (00.0%)	33,006 S.F. (41.6%)
CONCRETE/SIDEWALK AREA:	0 S.F. (00.0%)	5,242 S.F. (6.6%)

4. BUILDING HEIGHT: REQUIRED: 35' MAX. PROP.: 19'-6"

5. PARKING REQUIRED: CAR WASH (1.5 SPACE/WASH STALL) = 2 SPACES

   PARKING PROVIDED:
   REGULAR SPACES = 29 SPACES
   ADA HANDICAPPED SPACES = 3 SPACES
   TOTAL SPACES = 32 SPACES

6. QUEUE REQUIRED:
   1 CAR PER SERVICE STALL OR 5 CARS, WHICHEVER IS GREATER = 5 CARS

   QUEUE PROVIDED: 12 CARS

7. BUILDING SETBACKS:

	REQUIRED	PROVIDED
SIDE (E):	25'	250.94'
SIDE (W):	25'	23.69'
FRONT (S):	5'	61.91'
REAR (N):	5'	45.74'

8. LANDSCAPE BUFFERS:

SIDE (E):	25'	25'
SIDE (W):	20'	20'
FRONT (S):	5'	5'
REAR (N):	5'	5'

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE. SUITE 101 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7593

THE INFORMATION, DESIGN, AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED IN WHOLE OR IN PART OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © THOMAS ENGINEERING GROUP, LLC

REVISIONS

REV	DATE	COMMENT	BY
1	00/00/XX	XXXXXXXXXXXXXXXXXXXX	XX

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PERMIT SET

PROJECT No.:	FT220055
DRAWN BY:	TNM
CHECKED BY:	CTB
DATE:	6/20/2023
SCALE:	AS NOTED
CAD I.D.:	FT220055-SP

PROJECT:
TIDAL WAVE AUTO SPA
24431 S. TAMIAMI TRAIL U.S. HWY. 41
BONITA SPRINGS, FL.
LEE COUNTY

FOR
OLSON LAND PARTNERS, LLC
4300 LEGENDARY DRIVE, SUITE 234
DESTIN, FL.

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

CRAIG T. BOISSEAU LICENSE No. 67551 STATE OF FLORIDA PROFESSIONAL ENGINEER

CRAIG T. BOISSEAU, P.E.
June 20, 2023
FLORIDA LICENSE No. 67551
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-5.0

TREE REMOVAL /REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402.11, 403.8, 700, 701 AND 900 OF THE LDC.

NOTE: UNLESS OTHERWISE NOTED, ALL SHRUBS, GROUND-COVERS, ACCENT PLANT AND SOD NOT DEPICTED ON THIS PLAN ARE TO BE REMOVED FROM THE SITE.

ALL INVASIVE / EXOTIC PLANT MATERIALS SHALL BE REMOVED THROUGHOUT SITE; PROJECT WILL BE IN COMPLIANCE WITH LDC SECTION 701.4 - EXOTIC PLANT SPECIES MANAGEMENT PLAN WHICH PROVIDES FOR THE CONTINUED REMOVAL OF NUISANCE, EXOTIC PLANT SPECIES THAT BECOME REESTABLISHED WITHIN COMMON, AND OPEN SPACES, FOR THE LIFE OF THE PROJECT

EXISTING TREES TO BE PRESERVED SHALL BE ROOT-PRUNED FOR NEW CONSTRUCTION UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST

NOTE: ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED AND HAVE REMAINING STUMPS, SHALL BE CUT DOWN, STUMP GROUND AND SHALL HAVE ALL ROOTS REMOVED.

TREE PRESERVATION BARRICADES SHALL BE INSTALLED PRIOR TO A CLEARING PERMIT; TREE PRESERVATION BARRICADES AS SHOWN ARE FOR GRAPHIC PURPOSES ONLY & SHALL BE INSTALLED ON SITE PER DETAIL SO AS TO NOT ENCROACH ON THE DRIPLINE OF ANY EXISTING TREE TO REMAIN

NOTE: THIS SITE CONTAINS EXISTING TREES WHICH REQUIRE TRIMMING AND/OR PRUNING (ROOT AND LIMB). THE LANDSCAPE COMPANY/ CONTRACTOR MUST HAVE AN ISA CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER ISA HORTICULTURAL PROCEDURES ARE FOLLOWED REGARDING THE TRIMMING, PRUNING, TRANSPLANTING, ETC. OF THESE TREES. ALL EXISTING TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED, TRIMMED, & ROOT PRUNED FOR NEW CONSTRUCTION (IF APPLICABLE) UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST PRIOR TO ANY CONSTRUCTION TAKING PLACE

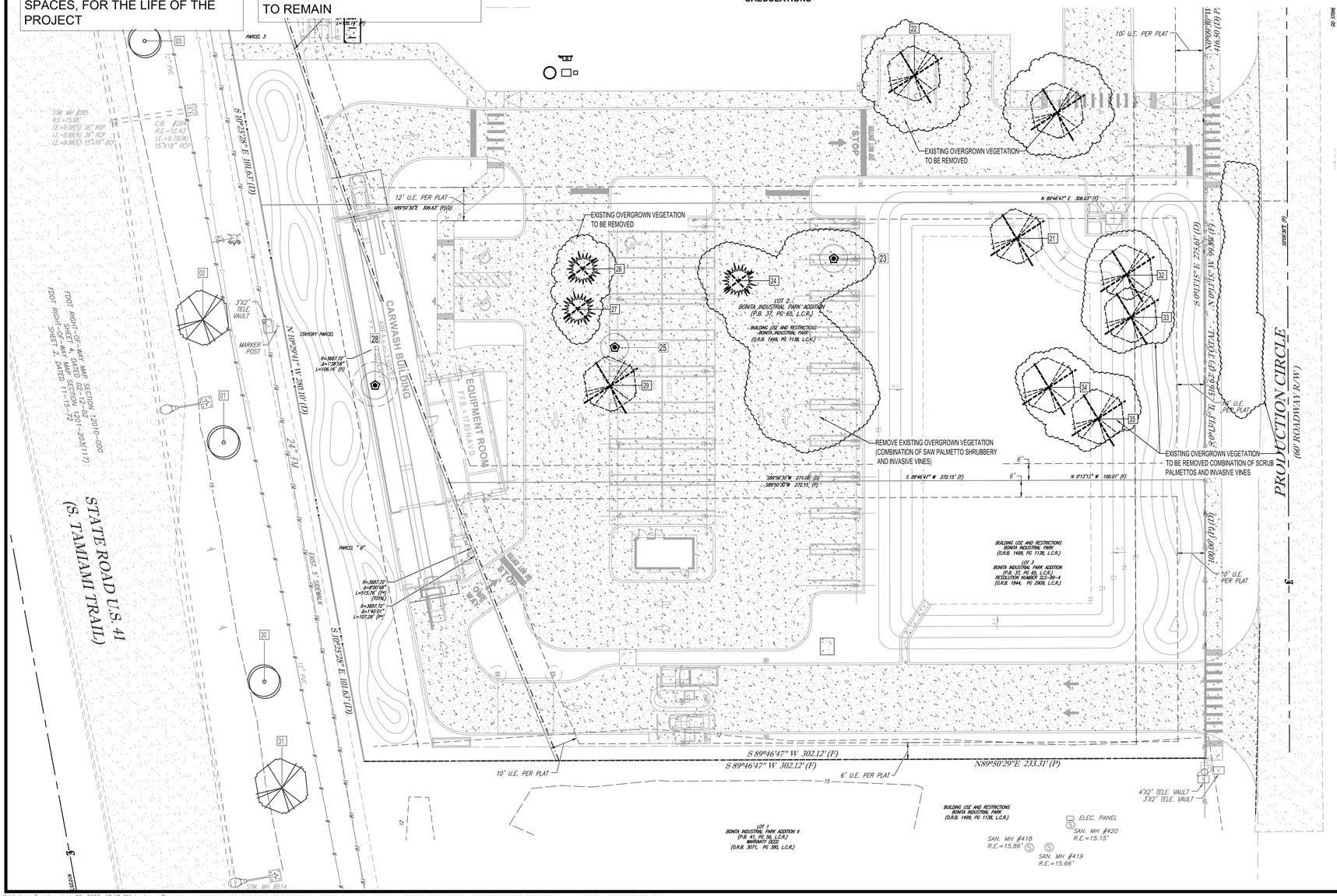
EXISTING TREE DISPOSITION CHART
Tidal Wave Car Wash - Bonita Springs

TREE NO.	BOTANICAL NAME	COMMON NAME	SPREAD (feet)	DBH (ins.)	DISPOSITION	COMMENTS
1	**Wodyetia bifurcata**	**Foxtail Palm**	**10**		**REMAIN**	**OFF-SITE**
2	**Quercus virginiana**	**Live Oak**	**15**	**8**	**REMAIN**	**OFF-SITE**
21	Quercus laurifolia	Laurel Oak	20	8	remove	
22	Quercus virginiana	Live Oak	15	16	remove	Double trunk
23	**Sabal palmetto**	**Cabbage Palm**	**10**		**Relocate**	
24	Pinus eliottii	Slash Pine	12	8	remove	
25	**Sabal palmetto**	**Cabbage Palm**	**10**		**Relocate**	
26	Pinus eliottii	Slash Pine	15	10	remove	
27	Pinus eliottii	Slash Pine	12	10	remove	
28	**Sabal palmetto**	**Cabbage Palm**	**10**		**Relocate**	
29	Pinus eliottii	Slash Pine	12	12	remove	
30	**Wodyetia bifurcata**	**Foxtail Palm**	**12**		**REMAIN**	**OFF-SITE**
31	**Quercus virginiana**	**Live Oak**	**15**	**8**	**REMAIN**	**OFF-SITE**
32	Quercus laurifolia	Laurel Oak	8	8	remove	
33	Quercus laurifolia	Laurel Oak	10	8	remove	
34	Quercus laurifolia	Laurel Oak	10	8	remove	
35	Quercus laurifolia	Laurel Oak	10	8	remove	

NOTE: ALL SPREAD INFORMATION ON THIS CHART IS ASSUMED AT THIS TIME BASED ON LATEST HISTORICAL PUBLIC IMAGERY

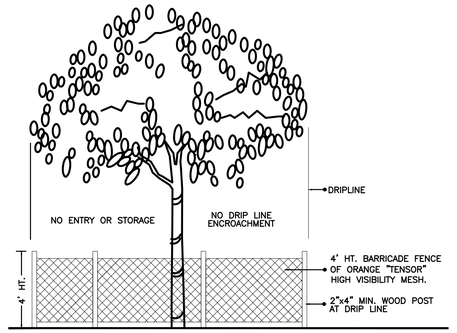
TOTAL NATIVE TREES TO BE REMOVED:	10
TOTAL RELOCATED PALMS:	3
TOTAL PALM CREDITS (2:1)	1
TOTAL NATIVE TREES REPLACEMENT N.I.C. CREDITS (3:1):	30
TOTAL REQUIRED REPLACEMENTS:	**29**

NOTE: 'OFFSITE' 'ADJACENT' OR 'R/O/W' TREES ARE NOT INCLUDED IN ABOVE TOTAL CALCULATIONS



ATTACHMENT B

TREE PROTECTION BARRICADE



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.

2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.

3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.

4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.

5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade 'B' or better.

6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.

7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.

8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.

9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details.

10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

12. Contractor shall be responsible for providing final grading of all associated planting areas.

13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).

15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.

16. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.

17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.

18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

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REVISIONS

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PROJECT No.:	FT220055
DRAWN BY:	LD
CHECKED BY:	MDG
DATE:	09/14/2022
SCALE:	AS NOTED
CAD I.D.:	FT220055 DISPOSITION

PROJECT:

TIDAL WAVE CW

FOR

OLDON LD

BONITA SPRINGS

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA

REGISTERED LANDSCAPE ARCHITECT
June 20, 2023
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

DISPOSITION PLAN

SHEET NUMBER:

L-1.0

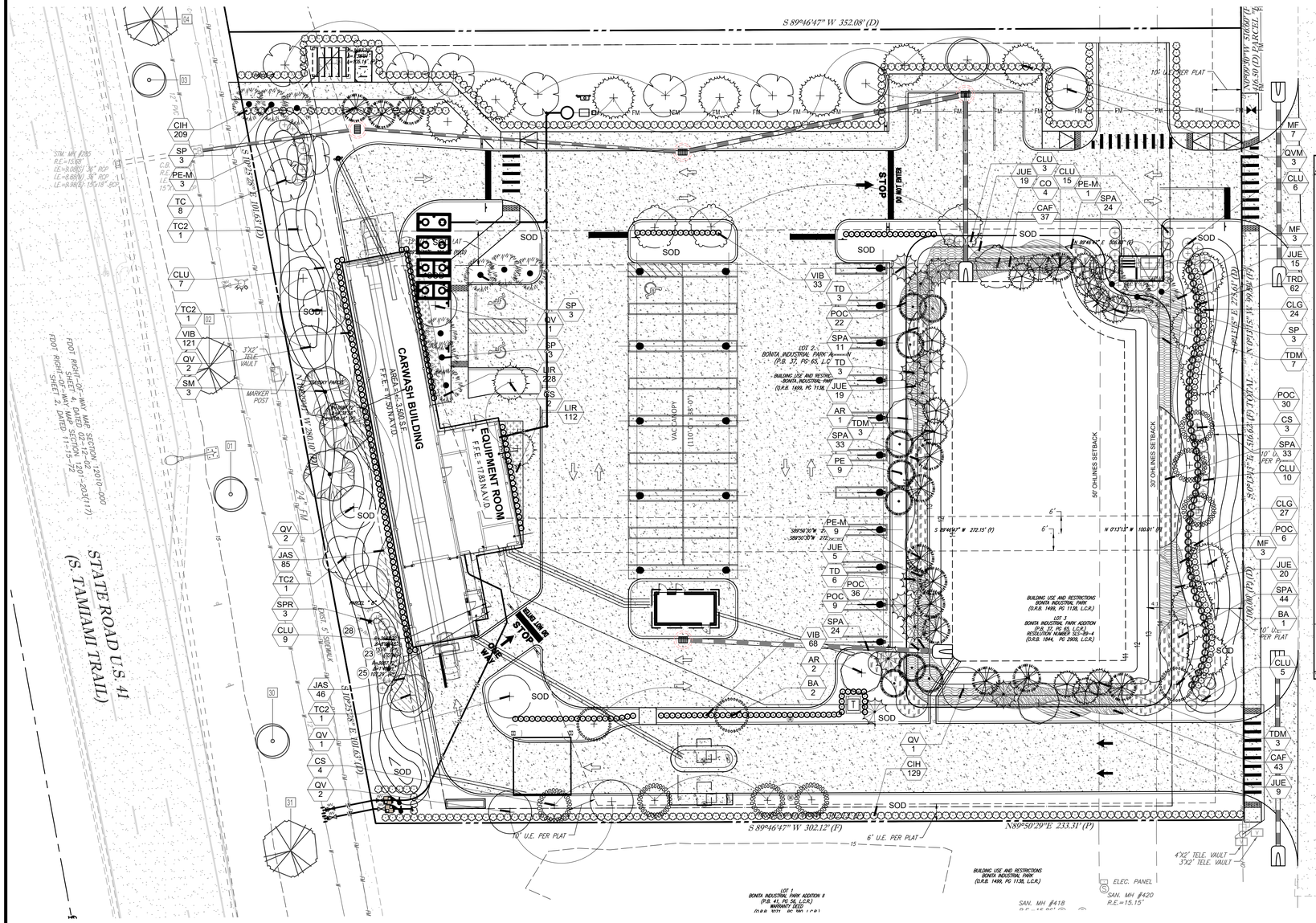
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20

PLEASE REFER TO SHEET L-2.1 FOR LANDSCAPE SCHEDULE & DETAILS, SHEET L-2.2 FOR LANDSCAPE GENERAL NOTES AND SHEET L-1.0 FOR DISPOSITION PLAN AND EXISTING TREE CHART.

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED AND SHALL HAVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP. RAIN SENSOR IS REQUIRED

NOTE: UNLESS OTHERWISE NOTED, SOD TO BE STENOTAPHRUM SECUNDATUM, V. 'FLORITAM', ST. AUGUSTINE SOLID SOD

NOTE: ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS, BUT NOT LIMITED TO, EXTERIOR UTILITY BOXES, METERS, AND TRANSFORMERS NOT CURRENTLY KNOWN OR DEPICTED SHALL BE VISUALLY SCREENED WITH LIVE GREENERY A MINIMUM OF 6" ABOVE TOP OF EQUIPMENT. BACK FLOW PREVENTERS SHALL BE PAINTED TO MATCH THE PRINCIPAL STRUCTURE.



20 10 5 0 20
1"= 20'

TREE PROTECTION BARRICADE

BONITA SPRINGS - LANDSCAPE CODE REQUIREMENTS

ARTICLE IV - LANDSCAPING

TOTAL SITE AREA: 79,319 SF (1.82 AC)
ZONING: CG -COMMERCIAL/IL-LIGHT INDUSTRIAL
PERVIOUS AREA: 37,254 SF

			REQUIRED	PROVIDED
SEC 3-418	LANDSCAPE STANDARDS			
	(A)(4) One Tree @ 3,500 sq ft of development area	79,319 sq ft	23 TREES	**23 TREES**
	(B) Building Perimeter Plantings 10% of gross building area shall be planting (landscape or planter boxes) (n.i.c. loading areas)	3,817 sq ft	381.7 sq ft	**381.7 sq ft**
	(1) An enlarged perimeter landscape area of 5% the VUA shall be developed as green space within front of retail buildings (May be landscape area, 5' wide planters or raised planters)	33,006 sq ft	1,650.3 sq ft	**2,203.17 sq ft (6.67%)**
	(C) Landscaping of parking and vehicular use areas - Internal Landscaping (2) (a.) At least 1 Tree @ 250 sq ft of required internal planting area (One tree island every 65 feet of parking spaces)	4,206.5 sq ft	17 TREES	**17 TREES**
	(b.) Landscape shall be min 10% of total paved surface area (e.) 5' wide terminal islands	33,006 sq ft	3,300.6 sq ft	**37,254 sq ft**
	(D) Buffering adjacent property *Refer to Adjacent uses buffer chart			
	North:(Light industrial - Commercial) **Type B Buffer** 15' Wide buffer, 5 Trees and Hedge @ 100 lf	346.55'	18 TREES 174 SHRUBS	**18 TREES** **174 SHRUBS**
	South: (Commercial-Commercial) **Type A Buffer** 5' wide buffer, 4 Trees @ 100 lf	302.12'	13 TREES 152 SHRUBS	**NA/EASEMENT** **152 SHRUBS**
	SEC 3-420 STORMWATER PONDS (2) Plant Materials b. 1 herbaceous plant @ 1 linear foot c. Native wetland trees or shrubs may be substitued 50% of herbaceous plants required (At least 4 min. species)	521.98 lf	522 SHRUBS	**551 SHRUBS**
	Trees: *3 gal & 3' height = 5 herbaceous plant credit* *10 gal & 6' height = 20 herbaceous plant credit*	*or 108 - 3 gal trees* *or 27- 10 gal trees*		
	Shrubs: *3 gal & 2' height = 5 herbaceous plant credit* 10 gal & 4' height = 20 herbaceous plant credit	*or 108 - 3 gal shrubs* *or 27-10 gal shrubs*		
	SEC. 3-422. PLANT MATERIAL STANDARDS (H) CREDITS (2) 4" Native tree preserved = 5 Tree Credits *Native palms = 3 Tree Credits* Relocated Sabal Palms = 2 Tree Credits			
SEC 4-1122	Right of Way Landscape Buffers for Car Wash (h) Min. 25' wide undulating berm Min. height of 2' 5 Canopy Trees (Min. 3.5" Cal, 6' spread) @ 100 lf and double hedgerow min. 3 gal, 24" ht, 36" o.c. (Canopy can be replaced with 3 sabal palms staggered)			
	West: (S. Tamiami Trail) Rigth-of-way 249.07'		13 TREES 166 SHRUBS	**13 TREES** **209 SHRUBS**
	East: (Production Circle) Right-of-way 195.59'		10 TREES 131 SHRUBS	**10 TREES** **131 SHRUBS**
	SEC. 7-362. VEGETATION PROTECTION, REMOVAL AND MITIGATION (B) Vegetation Removal and Mitigation (1) One native tree removed replace at 3:1 ratio Payment into mitigation bank may be allowed		29 REPLACEMENT TREES	**29 REPLACEMENT TREES**
		TOTALS:	94 TREES	**84 TREES***
		TOTAL SHRUBS:	1,145 SHRUBS	**1,016 SHRUBS**
		TOTAL MITIGATION TREES:	29 TREES	**29 TREES**

* (3) EXISTING RELOCATED SABAL PALM TREES COUNTING TOWARDS MINIMUM LANDSCAPE REQUIREMENTS.

TIDAL WAVE LANDSCAPE NOTES

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED. NO SEEDING SHALL BE USED.
2. ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3" OF DYED BROWN OR BLACK WOOD MULCH WITH EDGING AS REQUIRED. NO PINE STRAW MULCH WILL BE ALLOWED.
3. ALL RIVER ROCK SHALL BE 4"-6" MINIMUM IN DIAMETER AND SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC.
4. AN UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL LOCAL MUNICIPAL CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
5. IF THERE IS NO PLANT BED AGAINST THE CAR WASH TUNNEL, VAC HOUSE(S), OR DUMPSTER ENCLOSURE, THEN THERE SHALL BE A 18 INCH MINIMUM STRIP OF RIVER ROCK INSTALLED.

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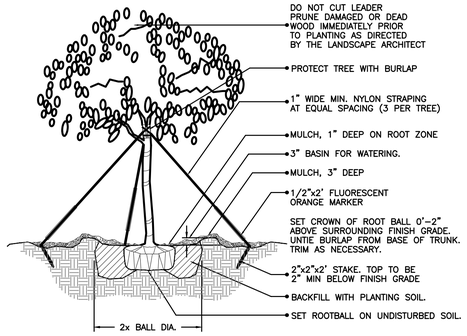
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

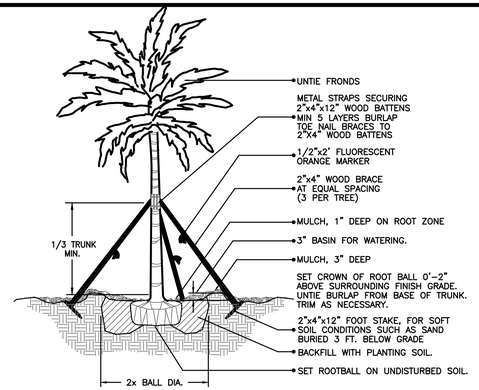
L-2.0

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20



(2" cal. and over) LARGE TREE PLANTING DETAIL

N.T.S.



LARGE PALM PLANTING DETAIL

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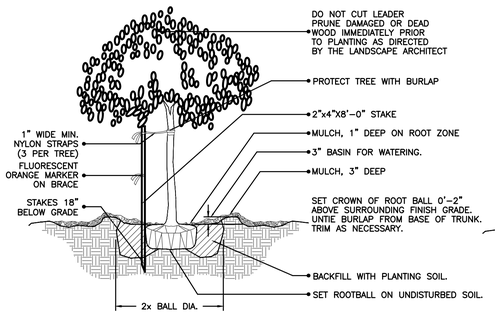
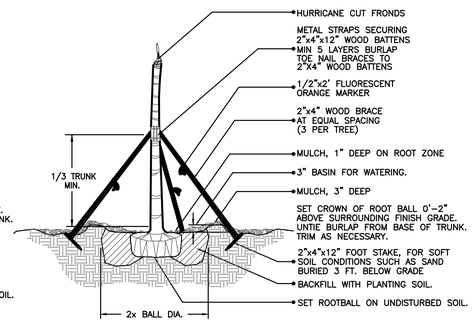


(2" cal. and under) SMALL TREE PLANTING DETAIL

N.T.S.



CIGARED SABAL PALM PLANTING DETAIL

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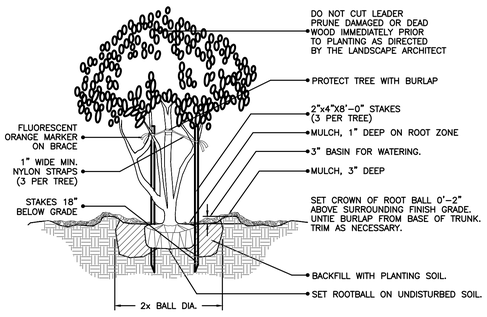

MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL

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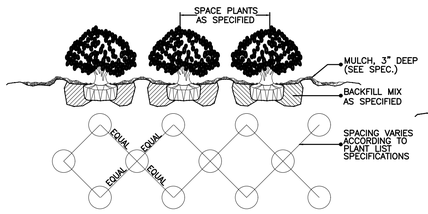
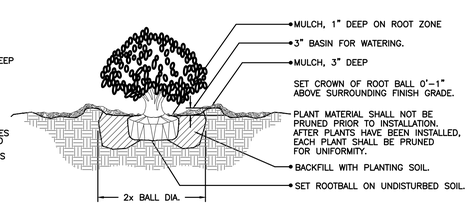


SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	AR	3	Red Maple	Acer rubrum	B & B	3" Cal	12` Ht	5`	Yes	Medium		
	CO	4	Green Buttonwood	Conocarpus erectus	B & B	2"Cal	10-12` Ht	4`-5`	Yes	High		4` CT
	GS	2	Lignum Vitae	Guaiacum sanctum	B & B	2"Cal	10` Ht	4`	Yes	High		
	MF	13	Simpson Stopper	Myrcianthes fragans	B & B	2"Cal	10-12` Ht	4`-5`	Yes	High		4` ct
	PE	9	Slash Pine	Pinus elliotti `Densa`	FG/B&B	2.5"Cal	12` Ht	4-5`	Yes	High		
	QV	9	Southern Live Oak	Quercus virginiana	B & B	3.5"Cal	12` Ht	6`	Yes	High		Min. 3.5" Cal @ 12" above ground
	SM	3	West Indian Mahogany	Swietenia mahagoni	B & B	3.5"Cal	10-12` Ht	6`	Yes	High		Min. 3.5" Cal @ 12" above ground
	TD	12	Bald Cypress	Taxodium distichum	FG/B&B	2.5"Cal	12` Ht	4-5`	Yes	High		4` CT
FLOWERING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	BA	3	Hong Kong Orchid	Bauhinia blakeana	B & B	2"Cal	10-12` Ht	4`-5`	No	High		
	CS	7	Orange Geiger Tree	Cordia sebestena	B & B	2"Cal	10-12` Ht	4`-5`	Yes	High		
	TC	8	Yellow Trumpet Tree	Tabebuia caraiba	B & B	2"Cal	10-12` Ht	4.5`	No	High		4` CT
	TC2	4	Yellow Trumpet Tree	Tabebuia caraiba	B & B	3.5"Cal	10-12` Ht	6`	No	High		Min. 3.5" Cal @ 12" above ground
MITIGATION TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	PE-M	13	Slash Pine	Pinus elliotti `Densa`	FG/B&B	2.5"Cal	12` Ht	4-5`	Yes	High		
	QVM	3	Southern Live Oak	Quercus virginiana	B & B	2.5"Cal	12` Ht	6`	Yes	High		
	TDM	13	Bald Cypress	Taxodium distichum	B & B	2.5"Cal	12` Ht	4`-5`	Yes	High		4` CT
PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	SP	12	Sabal Palm	Sabal palmetto	B & B		10-14` c.t., staggered	10`	Yes	High		
RELOCATIONS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	SPR	3	Cabbage Palmetto	Sabal palmetto	NA		As Noted on Sheet L-1.2	varies	Yes	High		
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
	CIH	338	Red Tip Cocoplum	Chrysobalanus icaco 'Red Tip'	NA	24"	24"-30"	18-24"	Yes	High		full to base
	CLG	51	Dwarf Clusia	Clusia guttifera nana	30 gal	24"	36"	24"	Yes	High		full to base
	CLU	55	Small Leaf Clusia	Clusia guttifera	NA	As Shown	4-5` Ht	4-5`	No	High		
	TRD	62	Fakahatchee Grass	Tripsacum dactyloides	n/a	36"	30"	24"	Yes	High		Full to base
	VIB	222	Sandankwa Viburnum	Viburnum suspensum	NA	24"	24"	24"	No	High		Full to base
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS
	JAS	131	Southern Wax Jasmine	Jasminum simplicifolium	n/a	24"	16"	18"	No	Medium	24" o.c.	Full to base
	SPA	169	Sand Cord Grass	Spartina bakeri	n/a	36"	12"-14"	10-12"	Yes	High	36" o.c.	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS
	CAF	80	Yellow Canna	Canna flaccida	n/a	36"	12-14"	10-12"	Yes	High	36" o.c.	
	JUE	87	Soft Rush	Juncus effusus	n/a	36"	14-16"	10-12"	No	High	36" o.c.	
	LIR	340	Lily Turf	Liriope muscari	n/a	16"	12-14"	10-12"	No	High	12" o.c.	Full clumps
	POC	103	Pickerel Weed	Pontederia cordata	n/a	36"	12-14"	8-10"	Yes	High	36" o.c.	

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TIDAL WAVE CW

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MICHAEL D. GROSSWIRTH
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STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
June 20, 2023
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

LANDSCAPE SCHEDULE & DETAILS

SHEET NUMBER:

L-2.1

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20

LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP – LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP – LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLE SUBMITTALS
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

A) GENERAL: PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERSEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL – BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOT BALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERSEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL–DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

E) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER, SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN – MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES – MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS – OSMOCOTE/SIERRA BLEND 14 – 14 – 14
3. SOD – 8 – 8 – 8
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24 – 10 – 5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS.

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

H. DIGGING AND HANDLING

1. PROTECT ROOT SYSTEMS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING/PLANTING. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OF ALL PALMS SUBJECTED TO SUCH PRACTICE. LIKEWISE, EXCESSIVE PRUNING OR "SHAVING" OF ROOT BALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUB-BASES.

I. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL – ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GOWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS OR WITH CIRCLING ROOTS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER. LIKEWISE, SUBSTITUTION OF CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE BALLED AND BURLAPPED/FIELD GROWN WILL NEED AUTHORIZATION FROM THE OWNER AND LA OF RECORD PRIOR TO THE ORDERING OF ANY MATERIALS.

5. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE PLANT SCHEDULE; SIZE (HEIGHT/SPREAD) SPECIFICATIONS TAKE PRECEDENCE OVER GALLON SIZES (IF GALLON SIZES ARE SPECIFIED).

J. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

K. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STAND SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

L. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN A BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. WHERE NO GALLON SIZE IS SPECIFIED ON CONTAINERIZED SHRUBS OR GROUNDCOVERS, THE HEIGHT & SPREAD SPECIFICATIONS SHALL PREVAIL.

M. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. 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. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THE VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE PROHIBITED TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE JURISDICTIONAL MUNICIPALITY

3. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES. INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

4. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN THE RECOMMENDED PLANTING SOIL DEPTH – UNLESS OTHERWISE SPECIFIED BY JURISDICATIONAL CODE. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.
CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED & A 24" LAYER OF NON-LIMEROCK PLANTING SOIL FAVORABLE TO SHRUB GROWTH & SUSTAINABILITY EXISTS OVER ALL PLANTING AREAS. TREE PITS SHALL BE EXCAVATED & BACKFILLED WITH PLANTING SOIL TO A MINIMUM DEPTH OF 30".

5. RECOMMENDED PLANTING SOIL DEPTH IS GENERALLY AS FOLLOWS:
ALL TREES AND TALL SHRUBS (INDICATED AS 'SHRUBS' & 'SHRUBS AREAS' ON THE PLANT SCHEDULE) SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL; MINIMUM TOPSOIL SHALL BE 6" FOR LOW SHRUBS/GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.
THE MINIMUM TOPSOIL DEPTHS ARE IN ADDITION TO A MINIMUM NON-LIMEROCK SOIL DEPTH OF 10"-18", CONSISTING OF EXISTING UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% CONTAINING NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS.
PURSUANT TO THE ABOVE, THE TOTAL MINIMUM DEPTH OF VIABLE NON-LIMEROCK PLANTING SOIL, INCLUDING EXISTING VIABLE UNDISTURBED/OR STOCKPILED SOIL (IF PRESENT), REQUIRED TO BE PROVIDED ABOVE ANY LIMESTONE/LIMEROCK SUBGRADE CONDITION SHALL BE 12" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SOD AREAS; 16" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR GROUNDCOVERS; 24" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SHRUBS/SHRUB AREAS; AND 30" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR TREE PITS. DESIGNATION OF 'TREES,' 'SHRUBS'/'SHRUB AREAS,' AND 'GROUNDCOVERS' SHALL BE CONSISTENT WITH THE LABELING OF PLANT MATERIALS SHOWN ON THE LANDSCAPE PLAN'S PLANT SCHEDULE, WITH THE EXCEPTION OF COMMON TURFGRASSES WHICH MAY BE INDICATED AS 'GROUNDCOVERS.' NONE OF THE ABOVE MINIMUMS SHALL PRECLUDE THE CONTRACTOR FROM EXCAVATING & PROVIDING SOIL IN ACCORDANCE WITH NOTE N.4 OR N.9. IMPORTED PLANTING SOIL SHALL BE IN ACCORDANCE WITH NOTE D.2.D.
IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE & TAKE REASONABLE MEASURES AS PART OF DUE DILIGENCE TO DETERMINE THE EXTENT OF EXCAVATION REQUIRED & TO DETERMINE THE AMOUNT OF PLANTING SOIL NECESSARY TO ENSURE LONG-TERM SUSTAINABILITY & SURVIVAL OF THE PLANT MATERIALS IN ACCORDANCE WITH THIS CONTRACT.

6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

7. GENERAL: COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

8. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

9. ALL PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO NURSERY STOCK 280.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SEE MATERIALS, SECTION D). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. POOR DRAINAGE CONDITIONS TYPICALLY HAVE A PERCOLATION RATE OF 4" OR LESS PER HOUR, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL RECOMMENDED.

10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING TREES.

11. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
LARGER MATERIAL
-TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

12. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUNDCOVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

13. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

14. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

15. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS, MIX 4" OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

16. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ARBORTIE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

17. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUNDCOVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS). – UNLESS OTHERWISE REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

18. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREE RINGS, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

O. LAWN SODDING

STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD).
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING:
COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND OTHER DEBRIS, AND THE SOIL BROUGHT TO AN EVEN PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING COMMERCIAL BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

4. SODDING: THE CONTRACTOR SHALL SOD ALL THE PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEW TURF BLANKET FOR THE SITE. ALL PERVIOUS AREAS TO REMAIN THAT ARE DISTURBED BY CONSTRUCTION & NOT SHOWN TO HAVE SHRUBS OR GROUNDCOVER ON THE LANDSCAPE PLAN SHALL BE SODDED BY CONTRACTOR. ALL SOD OFF-SITE OR IN THE RIGHT-OF-WAY (DEDICATED OR OTHERWISE) SHALL BE BAHIA 'ARGENTINE' SOLID SOD UNLESS OTHERWISE NOTED.

A) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND, SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOLID, SODDED LAWN AREA.

B) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS, WITH GAPS NO GREATER THAN 1" BETWEEN SOD PANELS.

C) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS

PLEASE REFER TO SHEET L-2.1 FOR LANDSCAPE SCHEDULE & DETAILS, SHEET L-2.2 FOR LANDSCAPE GENERAL NOTES AND SHEET L-1.0 FOR DISPOSITION PLAN AND EXISTING TREE CHART.

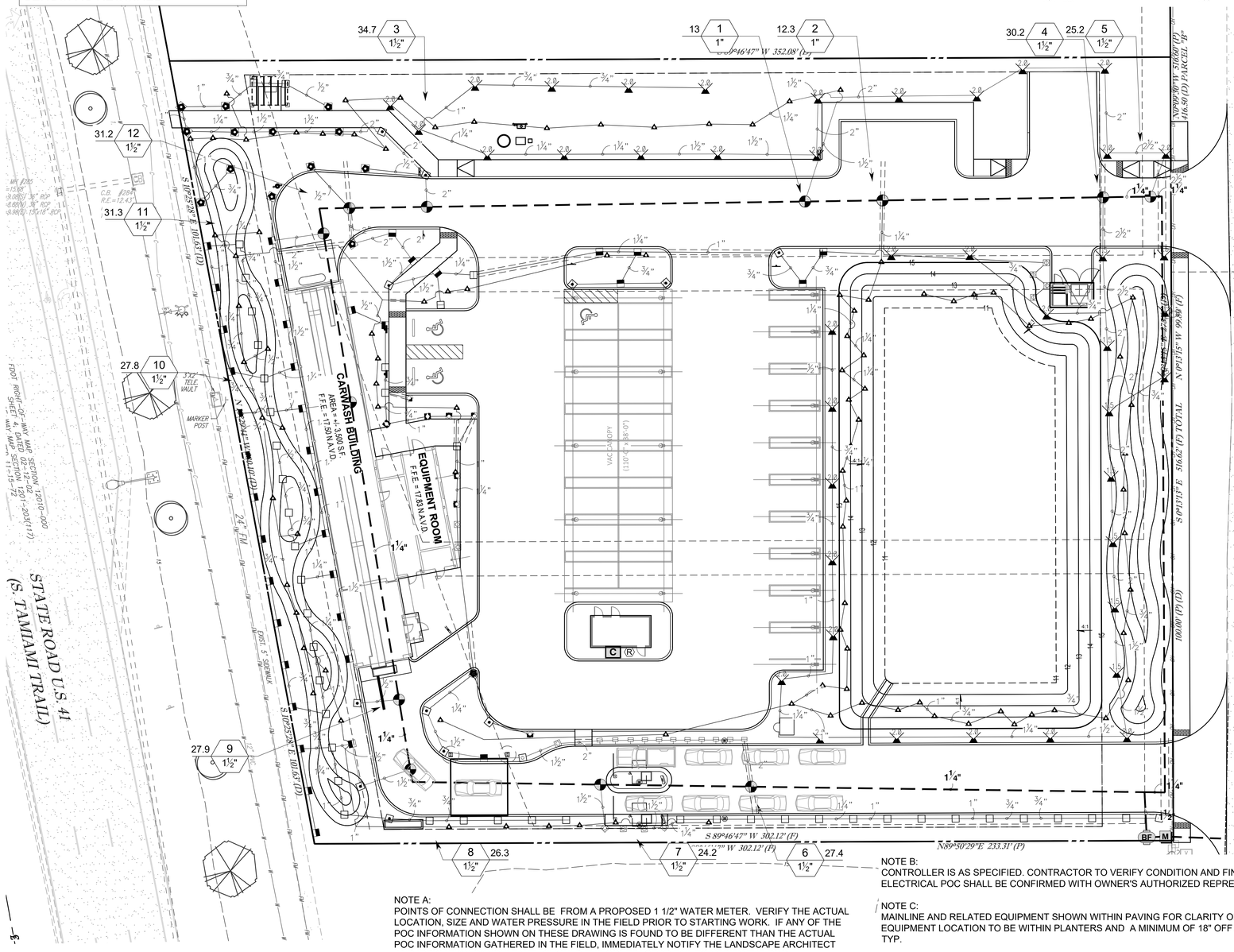
NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED AND SHALL HAVE 100% COVERAGE WITH A MINIMUM 50% OVERLAP. RAIN SENSOR IS REQUIRED

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Bubbler	13	52	1,010	541.1	3.41	45.5	50.8	7.66 in/h
2	Rain Bird PEB	1"	Bubbler	12.25	49	701.1	553.2	4.84	46.9	52.0	7.66 in/h
3	Rain Bird PEB	1-1/2"	Turf Spray	34.69	14	235.0	408.1	2.14	35.7	50.6	1.02 in/h
4	Rain Bird PEB	1-1/2"	Shrub Rotor	30.2	24	630.0	475.7	2.12	30.7	43.1	0.39 in/h
5	Rain Bird PEB	1-1/2"	Shrub Rotor	25.2	18	455.0	459.0	1.62	30.4	40.2	0.43 in/h
6	Rain Bird PEB	1-1/2"	Turf Spray	27.44	33	374.0	99.7	3.13	36.8	46.7	1.04 in/h
7	Rain Bird PEB	1-1/2"	Turf Spray	24.16	19	210.1	99.7	2.71	36.5	45.6	0.96 in/h
8	Rain Bird PEB	1-1/2"	Turf Spray	26.28	14	185.2	170.3	1.97	35.7	46.3	1.17 in/h
9	Rain Bird PEB	1-1/2"	Turf Spray	27.87	13	178.9	195.2	2.68	36.3	47.9	1.46 in/h
10	Rain Bird PEB	1-1/2"	Turf Spray	27.8	13	179.4	301.2	1.68	35.4	46.9	1.44 in/h
11	Rain Bird PEB	1-1/2"	Turf Spray	31.34	14	195.8	361.3	2.41	36.0	49.2	1.33 in/h
12	Rain Bird PEB	1-1/2"	Turf Spray	31.24	20	407.5	380.8	2.6	36.2	49.2	0.97 in/h
	Common Wire						1,017				

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	78	
2	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	73.5	
3	Rain Bird PEB	Turf Spray	1.02 in/h	1	59	2,046	
4	Rain Bird PEB	Shrub Rotor	0.39 in/h	1	154	4,651	
5	Rain Bird PEB	Shrub Rotor	0.43 in/h	1	142	3,578	
6	Rain Bird PEB	Turf Spray	1.04 in/h	1	58	1,591	
7	Rain Bird PEB	Turf Spray	0.96 in/h	1	63	1,522	
8	Rain Bird PEB	Turf Spray	1.17 in/h	1	52	1,367	
9	Rain Bird PEB	Turf Spray	1.46 in/h	1	42	1,170	
10	Rain Bird PEB	Turf Spray	1.44 in/h	1	42	1,168	
11	Rain Bird PEB	Turf Spray	1.33 in/h	1	46	1,442	
12	Rain Bird PEB	Turf Spray	0.97 in/h	1	63	1,968	
		TOTALS:			733	20,655	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	Rain Bird 1806-PRS 5 Series MPR Turf Spray 6" popup with pressure regulator.	11	30
Q T H F	Rain Bird 1806-PRS 8 Series MPR Turf Spray 6" popup with pressure regulator.	8	30
Q T H F	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6" popup with pressure regulator.	6	30
Q T H TT TQ F	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6" popup with pressure regulator.	44	30
Q T H TT TQ F	Rain Bird 1806-PRS 15 Series MPR Turf Spray 6" popup with pressure regulator.	38	30
4 6 8 10 12 15 18	Rain Bird 1806-PRS ADJ Turf Spray 6" popup with pressure regulator.	33	30
1401 1402 1404 1408	Rain Bird 1804-1400 Flood Flood Bubbler 4" popup	101	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1.5	Rain Bird 3500-S 1.5 Shrub Rotor,adjustable and full circle	10	25	1.06	23'
2.0	Rain Bird 3500-S 2.0 Shrub Rotor,adjustable and full circle	32	25	1.4	27'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB Electric Remote Control Valve	12
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1
C	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1
R	Rain Bird RSD-BEx Rain Sensor, with bracket, extension wire	1
M	Water Meter 1-1/2" New 1 1/2" Water Meter	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	4,762 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	1,017 l.f.
	Pipe Sleeve: PVC Schedule 80 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.	317.5 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2023 06 20 11:5
P.O.C. NUMBER: 01	
Water Source Information:	New 1 1/2" Water Meter
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	93 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	55 PSI
Elevation Change:	2 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	54 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	34.69 GPM
Flow Available at POC:	93 GPM
Residual Flow Available:	58.31 GPM
Critical Station:	2
Design Pressure:	40 PSI
Friction Loss:	4.41 PSI
Fittings Loss:	0.43 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.05 PSI
Pressure Req. at Critical Station:	46.9 PSI
Loss for Fittings:	0.1 PSI
Loss for Main Line:	1.05 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	3.65 PSI
Loss for Water Meter:	0.26 PSI
Critical Station Pressure at POC:	51.9 PSI
Pressure Available:	54 PSI
Residual Pressure Available:	2.05 PSI

NOTE A:
POINTS OF CONNECTION SHALL BE FROM A PROPOSED 1 1/2" WATER METER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED	40.2 PSI
DESIGN WATER PRESSURE	55 PSI
MAXIMUM SYSTEM DEMAND	34.69 GPM

NOTE B:
CONTROLLER IS AS SPECIFIED. CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE D:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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REVISIONS

REV #	DATE XX/XX/XX	COMMENT XXX	BY XXX

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PROJECT No.:	FT220055
DRAWN BY:	LD
CHECKED BY:	MDG
DATE:	09/14/2022
SCALE:	AS NOTED
CAD I.D.:	FT220055 IRRIGATION

PROJECT:

TIDAL WAVE CW

FOR

OLDON LD

BONITA SPRINGS

THOMAS ENGINEERING GROUP
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TAMPA, FLORIDA 33612
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REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
June 20, 2023
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

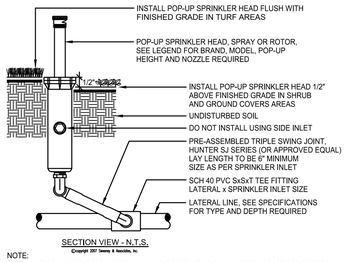
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-3.0

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20



SECTION VIEW - N.T.S.

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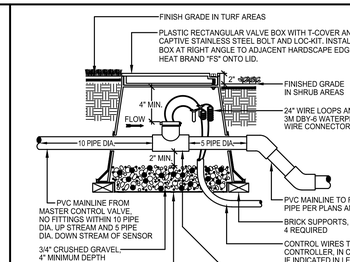
NOTE:
INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRINKLER HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.
INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.

INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

A POP-UP SPRINKLER



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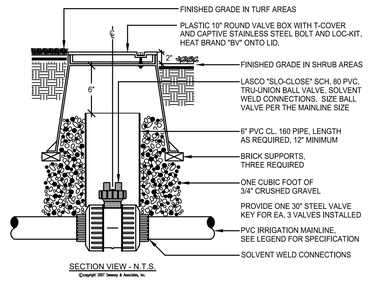
NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

USE SCH 80 PVC 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH AS REQUIRED.

C FLOW SENSOR



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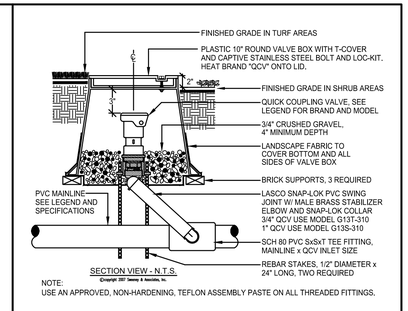
D BALL VALVE



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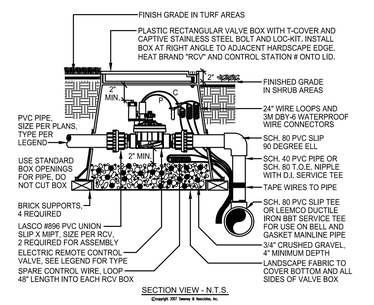
NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

E QUICK COUPLER VALVE



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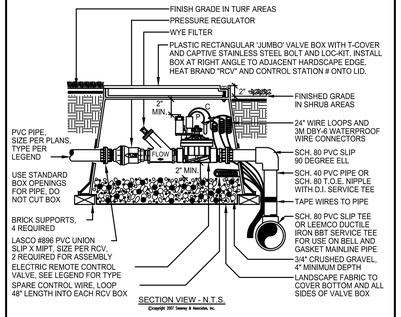
F REMOTE CONTROL VALVE



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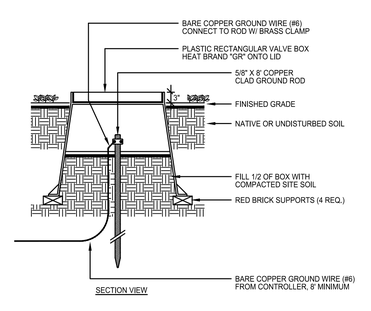
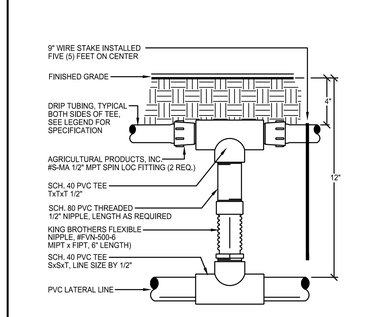
G DRIP RCV ASSEMBLY

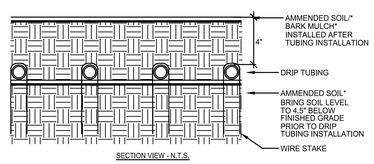


SECTION VIEW

I GROUND ROD INSTALLTION



J DRIPLINE TUBING



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* AS PER LANDSCAPE DRAWINGS

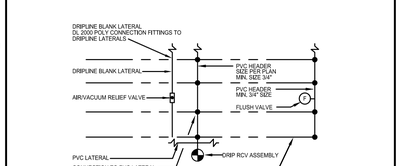
RECOMMENDED INSTALLATION:

TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO 4.5" BELOW FINISHED GRADE AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.

INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FEET ON CENTER SPACING.

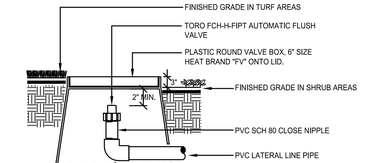
BACKFILL FINAL 4.5" OF SOIL/BARK MULCH OVER THE TUBING AFTER INSTALLATION OF THE TUBING AND OBSERVATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

K DRIPLINE CONNECTION(SECTION)



INSTALL DRIP FLUSH VALVE PER DETAIL AT THE END OF EACH TUBING SECTION PER PLAN
INSTALL AIR RELIEF VALVES PER DETAIL AT HIGH POINTS OF EACH TUBING SECTION PER PLAN.
RUN AIR/VACUUM RELIEF BLANK TUBING LATERAL ALONG HIGH POINT OF MOUND OR BERM.
ATTACH ALL IN-LINE DRIP TUBING TO BLANK LATERAL. MORE THAN TWO RELIEF VALVES MAY NEED TO BE INSTALLED PER SECTION

L DRIPLINE CONNECTION(PLAN)



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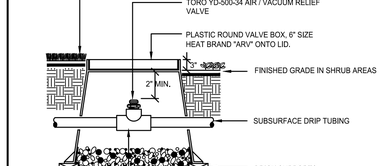
M DRIP FLUSH VALVE



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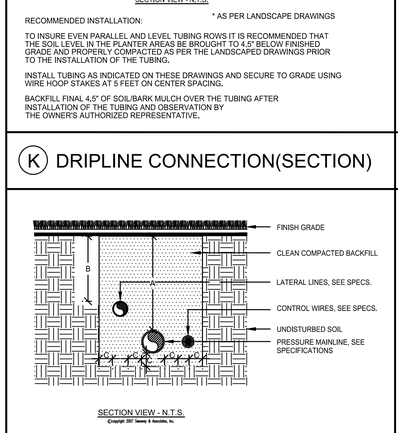
N DRIP AIR RELIEF VALVE



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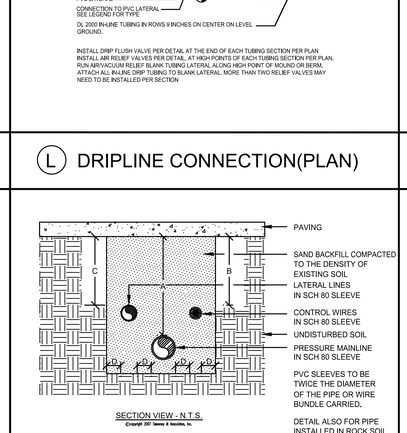
DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

O PIPE INSTALLATION



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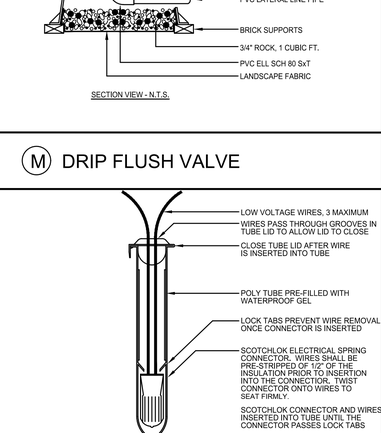
DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

P SLEEVE INSTALLATION



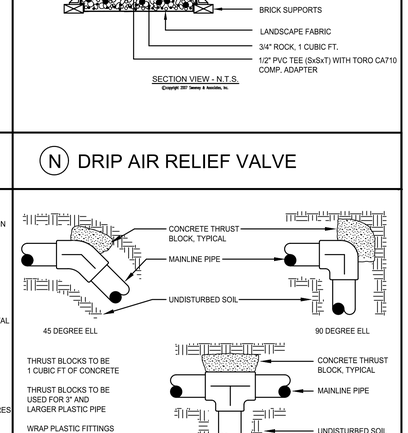
SECTION VIEW - N.T.S.

NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT,

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

Q WIRE CONNECTION



SECTION VIEW - N.T.S.

R THRUST BLOCKING

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. THOMAS ENGINEERING GROUP RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
14. CONTRACTOR TO RECERTIFY EXISTING PUMP AND PVB IF APPLICABLE.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-1000
1502 W. FLETCHER AVE. SUITE 206 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 101 JUPITER, FL 33458 P: 561-203-7503

THE INFORMATION, DESIGN, AND CONTENT OF THIS DRAWING ARE PROPRIETARY AND SHALL NOT BE COPIED, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PERMISSION OF THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, DATED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS

REV	DATE	COMMENT	BY

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PROJECT No.:	FT220055
DRAWN BY:	LD
CHECKED BY:	MDG
DATE:	09/14/2022
SCALE:	AS NOTED
CAD I.D.:	FT220055 IRRIGATION

PROJECT:

TIDAL WAVE CW

FOR

OLDON LD

BONITA SPRINGS

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
June 20, 2023
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

IRRIGATION DETAILS & NOTES

SHEET NUMBER:

L-3.1

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2023-06-20

COMMON ABBREVIATIONS:

A.B.	ANCHOR BOLT
AFF/A.F.F.	ABOVE FINISH FLOOR
AHJ/A.H.J.	AUTHORITY HAVING JURISDICTION
ALUM.	ALUMINUM
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
CL/CLOS.	CLOSET
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
CORR.	CORRUGATED
CW	COLD WATER
CTRL	CONTROL
DWG/DWGS	DRAWING/DRAWINGS
EIFS	EXTERIOR INSULATED FINISH
ELEC	ELECTRIC
ELEV	ELEVATION
E.W./EW	EACH WAY
EWC/E.W.C.	ELECTRIC WATER COOLER
EXIST/EXIST'G	EXISTING
EXP. JT./EJ	EXPANSION JOINT
FE/F.E.	FIRE EXTIGUISHER
FEC/F.E.C.	FIRE EXTINGUISHER in CABINET
FF/F.F.	FINISH FLOOR
FFE/F.F.E.	FINISH FLOOR ELEVATION
FOUND.	FOUNDATION
FTG	FOOTING
FRP	FIBER REINFROCED PANEL
GA	GAGE
GC/G.C.	GENERAL CONSTRACTOR
GFI	GROUND FAULT INTERUPT
GWB/GYP BD	GYPSUM BOARD
HC/H.C.	HANDICAP ITEM
HORIZ	HORIZONTAL
HVAC	HEATING VENTILATING and COOLING
HW/H.W.	HOT WATER
HB/H.B.	HOSE BIBB
INSUL	INSULATION
JT	JOINT
JST/JOIST	JOIST
LAM	LAMINATE
LF	LINEAR FEET
LYR	LAYER
MAX	MAXIMUM
MET	METAL
MIN	MINIMUM
MFR	MANUFACTURER
MR/M.R.	MOISTURE RESISTANT
NTS/N.T.S.	NOT TO SCALE
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
O.C.	ON CENTER
OPP HAND	OPPOSITE HAND
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE
PT	PRESSURE TREATED
PLUMB	PLUMBING
PREFIN.	PREFINISHED
RM.	ROOM
R/R	RESTROOM
SAT	SUSPENDED ACOUSTICAL TILE assembly
SCHED.	SCHEDULE
SF/S.F.	STOREFRONT (*or Square Foot in numerical contexts*)
SIM.	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE or STRUCTURAL
TOF/T.O.F.	TOP OF FOOTING
TOS/T.O.S.	TOP OF STEEL
TOM/T.O.M.	TOP OF MASONRY
T/S	TUBE STEEL
T.S.	THICKEN SLAB
THRESH.	THRESHOLD
THK.	THICK
TYP.	TYPICAL
QTY.	QUANTITY
UL/U.L.	UNDERWRITERS LABORATORY
VERT.	VERTICAL
W/	WITH
WD	WOOD
W/O	WITHOUT

REFERENCE RELATED DOCUMENTS FOR ADDITIONAL ABBREVIATIONS USED.

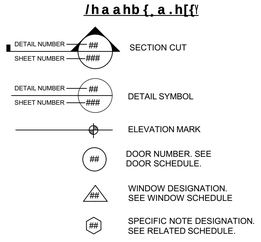
General Note:

These Documents and related content are diagrammatical in nature and are not intended to indicate Means and Methods required to properly complete the work. All work shall meet all applicable Codes and Regulations.

Note To Owner and General Contractor:

The Architect assumes that the permit plan review performed by the related Authorities Having Jurisdiction (AHJ) is thorough, complete, and accurate. Any changes requested by the AHJ which are made after Project Permitting shall be deemed a Change in Scope. The Architect/Engineers shall assume no responsibility for any costs related to such changes.

/h a ahb { . a .h[{!



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▲ 23-0622

ARCHITECTURAL DESIGN STANDARDS:

Design style chosen shall be applicable on all facades of the building [and secondary buildings]. Per LDC, Chapter 3, Article 4, Section 489, the Architect is to select an approved architectural style and provide a short narrative to explain the style of building and canopy chosen. There are at least 15-required characteristics (architectural language) that are required to be used on the building to create style. Elements of the language not chosen are identified and explained below.

Style Narrative:

The Tidal Wave Auto Spa project shall exhibit a Modern/contemporary style.

1. Required architectural features on primary facades shall include:
   i. irregular floor plans, non-symmetrical;
   ii. large expanses of glass;
   iii. long spans of structure, ~~cantilevers~~, exposed structural systems; *no special cantilevers*
   v. ~~complex volumes with free-form massing~~; *substituted by simple volumes with simple massing*
   vi. less articulation of the fenestration, usually no trim, with square, rectangular, or irregular openings;
   vii. ~~uniquely identified public entrance~~; *substituted by a uniquely identified vehicular entrance*
   viii. use of various materials on the facade, ~~ceramic tile~~, ~~metal panel systems~~, ~~wood~~, cement-plaster (stucco), or EFIS systems; *substituted by mixed masonry, metal roofing and exposed steelwork*
   ix. storefront systems shall be ~~minimum~~ 12'-0" in height;
   x. prefabricated building forms highly articulated or stylized; *steel kit modules are exposed and enhanced by contrast with conventional masonry materials*
   xi. a ~~combination of~~ large and small forms ~~intermingled~~;
   xii. introduce of large amounts of natural light in public areas; *ample windows naturally light tunnel*

2. Required architectural features (secondary facades): *all facades use consistent design language*
   i. low-slope roofs with articulated parapets if used to conceal rooftop HVAC equipment;
   ii. use of various materials on the facade, ~~ceramic tile~~, ~~metal panel systems~~, ~~wood~~, cement-plaster (stucco), or EFIS systems;
   iii. a combination of large and small forms intermingled.

3. Additional design features (optional):
   i. ~~exposed rooftop solar energy panel systems~~;
   ii. ~~compositions of mass to void that relate to environmental and sustainable architecture~~;
   iii. outward expression of concept of use; *car wash tunnel is expressed*
   iv. ~~design for green and sustainability~~;
   v. use of bold colors (primary colors not allowed); *gray-blue sheet metal roofing*
   vi. other modern/contemporary style characteristics proposed by the applicant will be considered.
      a. use of transom windows under steel beams to accent modern structural systems;
      b. intersecting roof forms with continuous eave lines give a homogeneous, folded appearance
      c. enhanced overhead doors with glazed panels

FLORIDA BUILDING CODES:

The Contractor shall obtain copies of all related Building Codes for reference during construction. All Work shall meet the following building codes and regulations as adopted by the County:

Codes:

NFPA 101 Life Safety Code (LSC)	2018 Edition
Florida Building Code (FBC)	2020 Edition
Florida Mechanical Code (IMC)	2020 Edition
Florida Plumbing Code (IPC)	2020 Edition
National Electric Code (NFPA 70)	2017 Edition
Florida Administrative Code (FLRULES.org)	Current
Florida Energy Conservation Code	2020 Edition

Regulations:

Occupational Safety and Health Administration (OSHA)	Current Regulations
Building and Construction Trade STANDARDS	Current Standards
Underwriters Laboratory (UL)	Current Assembly Criteria

NOTE: All Work shall meet the criteria of the related Product's Manufacturer as needed to meet Code and as needed to provide a Warranted installed assembly. Any install of an assembly over, within or attached to a surface, substrate, or other product assembly shall indicate the installer's and the related manufacturer's acceptance of all conditions as being code compliant and suitable for a fully warranted assembly.

CODE ANALYSIS:

Code Year/Type	*See List of Applicable Codes herein.*
Occupancy Classification	Storage/Business
Type Construction	Type V B
Fire Sprinklers	Not Required
Fire Alarm	Not Required
Building Height	14' eave
Building Stories	Single.
Required Plumbing Fixtures:	1 water closet, 1 lavatory required by code, 1 drinking fountain
Provided Plumbing Fixtures:	1 water closet, 1 lavatory required by code, 1 drinking fountain

Project Description:

Primary Structure: New automatic car wash facility with (1) wash bay. Primary facility is constructed of structural steel framing with metal stud wall infill with standing seam roof.

Flood Areas:

Wetlands:

Historic Preservation:

Endangered Species:

▲ 23-0508
- quantities shown

QTY Secondary Structures Include:
1. Vac Canopy; open-air, exposed structural steel framing with standing seam roof.
1. Vac House; partially enclosed masonry structure w/ roof framing and standing seam roof.
1. Dumpster; partially enclosed masonry screen wall with metal gate assembly (no roof covering)

QTY Shade Structures / Misc:
1. Shade Canopy at Vehicle Wash Prep Area
2. Shade Canopy over Pay Kiosks
2. Pay Kiosks w/ Touch Screen
29. Free-Standing Self-Service Boom Vacs
2. Fast-Pass Membership Card Readers
2. Automatic Electronic Gates
1. Tunnel Exit Wait-Go Light
2. Foundations for Menu Boards

Deferred Submittals:

Prior to fabrication, shipping, or install of the following items, a set of detailed stamped/certified design shop drawings shall be provided by a state licensed Structural Engineer whom is either hired or employeed by the related product Manufacturer, Supplier, Subcontractor, or Installer: *(Do not undertake any related work until such shop drawings have been approved by the structural engineer of record and the local permitting authorities having jurisdiction. All work shall meet all related codes and regulations)*

Vacuum Canopies
Pay Canopies
Pre-Fabricated Wood Trusses
Prep Canopy
Vendor Signage

AHJ approval is required for all deferred submittals on this project, as required by 107.3.5 FBC

Facility Signage:

Facility Signage is not part of this permit submittal. Prior to fabrication, the signage vendor shall submit detailed shop drawings indicating signage types, quantities, sizes, colors, locations, structural support, structural foundations, and utility connections to the local permitting authorities for approval.

Statement of Special Inspections:

SEE STRUCTURAL DRAWINGS

ATTACHMENT C

NEW TIDAL WAVE AUTO SPA
134 LEFT ENTRY STD

(WITH PASSENGER'S SIDE EQUIPMENT ROOM)

24431 S TAMIAMI TRAIL, BONITA SPRINGS FL

OWNER:

TIDAL WAVE AUTO SPA

EAST THOMPSON STREET
THOMASTON GEORGIA
30286

ARCHITECT OF RECORD:
Kern Architects
Contact: Phillip E. Kern, Architect
11822 Justice Ave., Ste. B7
Baton Rouge, LA 70816
225-253-8887 office
phillip.kern@kernarchitects.com

STRUCTURAL ENGINEER:
Thompson Engineering
Contact: Casey Brown, PE
2970 Cottage Hill Rd.
Mobile, AL 36606
251-442-4864 office
rcbrown@thompsonengineering.com

MEP ENGINEER:
AST Engineers
Contact: Trent Miles, PE (electrical)
8417 Kelwood Ave.
Baton Rouge, LA 70806
225-926-5600 office
tmiles@astengineers.us

24 HOUR CONTACT DURING CONSTRUCTION:

SHALL BE THE BUILDING PERMIT HOLDER

PROTOTYPES ARE PREPARED BY:
M. Todd Albritton, Architect
202 East Main Street
Thomaston, Georgia 30286
(contact information available upon request and prior approval from Owner)

b2íŠ íi2 ! ! W
The Architect or his Engineers are Not Responsible for Construction Administration on this Project.

CIVIL ENGINEER & SITE DESIGN:
Thomas Engineering Group
Contact: Eddie MacDonald, PE
1502 W. Fletcher Ave., Ste. 101
Tampa, FL 33612
813-379-4100 office
emcdonald@thomaseg.com

DEVELOPER:
Olson Land Partners
Contact: Kori Broussard (permits)
4300 Legendary Dr., Ste. 234
Destin, FL 32541
225-454-2629 direct
kori@olpwp.com

CIVIL DRAWINGS ARE ISSUED BY OTHERS UNDER SEPARATE SUBMITTAL

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

COVER SHEET, SHEET INDEX, LEGEND

PROJECT DATE: -

PROJECT NUMBER:

DRAWN BY:

1G0.1

Project Specifications:

01000 GENERAL

LICENSES

1. ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS SHALL BE LICENSED AS PER STATE LAWS TO PERFORM THE RELATED CONSTRUCTION WORK.
2. CONTRACTORS THAT ARE PRICING OR UNDERTAKING WORK ON D.O.T. RIGHT-OF-WAYS SHALL BE SPECIFICALLY PRE-APPROVED BY THE D.O.T. TO PERFORM SUCH WORK. *THE CONTRACTOR SHALL PROVIDE ALL BONDS REQUIRED TO PERFORM WORK ON RELATED RIGHT-A-WAY.*
3. CONTRACTORS PRICING OR UNDERTAKING WORK ON UTILITY EASEMENTS SHALL BE SPECIFICALLY PRE-APPROVED BY THE RELATED UTILITY COMPANY TO PERFORM SUCH WORK. *THE CONTRACTOR SHALL PROVIDE ALL BONDS REQUIRED TO PERFORM WORK ON RELATED RIGHT-A-WAY OR EASEMENT.*

PERMITS AND FEES

1. UNLESS NOTED OTHERWISE ELSEWHERE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL PLANS AND DOCUMENTS TO PERMITTING AGENCIES AS NEEDED TO OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED BY STATE LAW AS PER THE TYPE OF PROJECT BEING UNDERTAKEN. SUCH PERMITTING AGENCIES TO INCLUDE: STATE (N.O.I. & N.O.T.), FEDERAL AGENCIES (AS MAY BE APPLICABLE), LOCAL UTILITY DEPARTMENTS, LOCAL PLANNING AND ZONING DEPARTMENT, FIRE MARSHAL, AND OTHER AUTHORITIES AS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR THE FOLLOWING:
   A. CONSTRUCTION PERMITS.
   B. ANY UTILITY SERVICE: TEMPORARY SERVICE, LOCATE, DISCONNECT, RELOCATION, CONNECTION/TAP, VAULTS, CONDUITS, METERS, TAP FEES, BORING, TRENCHING, PATCHING.
   C. BONDS OR OTHER INSURANCES AS REQUIRED BY STATE D.O.T. OR UTILITY COMPANY.
   D. IMPACT FEES AS MAY BE DESCRIBED HEREIN.
3. THE GENERAL CONTRACTOR SHALL COORDINATE AND INCLUDE ANY WORK RELATED TO PLAN REVIEW COMMENTS MADE BY PERMITTING OFFICIALS.

01200 BUILDING DRAWINGS

1. DRAWINGS ARE INTENDED TO PROVIDE A BASIS FOR COMPLETION OF WORK SUITABLE FOR THE INTENDED USE OF THE OWNER. ANYTHING NOT EXPRESSLY SET FORTH BUT WHICH IS REASONABLY IMPLIED OR NECESSARY FOR PROPER PERFORMANCE OF THE PROJECT SHALL BE INCLUDED AND PROVIDED AT NO ADDITIONAL COSTS.
2. ALL SUBCONTRACTORS AND SUPPLIERS SHALL REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TO COORDINATE WORK OF THEIR PARTICULAR TRADE. SUCH PLAN REVIEW SHALL NOT BE LIMITED TO ONLY THE TRADITIONAL TRADE DRAWINGS.
3. IF ANY TWO OR MORE CONDITIONS REFLECT CONFLICTING DATA, DETAIL OR INSTRUCTION, THE MOST "STRICT" OR "COSTLY" ITEM SHALL PREVAIL IN TERMS OF CONTRACTOR PRICING. PRIOR TO START OF RELATED WORK, SUCH CONFLICTING ITEMS SHALL BE COORDINATED FOR RESOLUTION.
4. PLAN COPIES – THE CONTRACTOR SHALL PAY FOR ALL PLAN PRINTING AS NEEDED FOR PERMIT SUBMITTALS AND GENERAL WORK. DIGITAL (PDF) COPIES OF "BUILDING" PLANS CAN BE PROVIDED BY THE OWNER FOR USE ON THIS PROJECT ONLY.
5. THE ARCHITECT AND/OR HIS ENGINEERS MAKE NO GUARANTEES ON THE ACCURACY OF SCALE OF ANY DIGITAL DRAWING FILES.
6. ALL BUILDING PLANS AND DIGITAL/CAD FILES REMAIN THE PROPERTY OF THE RELATED ARCHITECT OR ENGINEER. DO NOT REUSE PLANS ON ANY OTHER PROJECT OR LOCATION.
7. DO NOT SCALE THE DRAWINGS FOR ANY CRITICAL DIMENSIONS.
8. CONTACT THE CIVIL ENGINEER FOR INFORMATION REGARDING THE PROCESS AND RELATED COSTS FOR OBTAINING: CIVIL CUT/FILL CALCS, CIVIL POINTS FILES, AND CIVIL CAD FILES.
9. THE ARCHITECT ASSUMES THAT THE PERMIT PLAN REVIEW BY THE AUTHORITIES HAVING JURISDICTION (AHJ) IS THOROUGH, ACCURATE, AND COMPLETE. ANY CHANGES REQUESTED BY THE AHJ OR REQUIRED AS A RESULT OF REVIEWS/INSPECTIONS MADE BY AHJ AFTER PROJECT PERMITTING SHALL BE DEEMED A "LEGITIMATE" CHANGE ORDER. THE ARCHITECT OR ENGINEER WILL ASSUME NO RESPONSIBILITY FOR ANY COSTS RELATING TO SUCH CHANGES.
   a. OPERATING AND MAINTENANCE MANUALS FOR ANY LIFE SAFETY EQUIPMENT PRESENT INCLUDING: FIRE EXTINGUISHERS, FIRE ALARM, FIRE SPRINKLER, SMOKE DETECTION AND/OR HAZARDOUS GAS DETECTION.
   b. SPARE PARTS
   c. ORIGINAL COPY OF THE CERTIFICATE OF OCCUPANCY (OBTAINED AT SUBSTANTIAL COMPLETION).
   d. NOTARIZED LETTER FROM CONTRACTOR'S INSURER THAT INSURANCES WILL BE MAINTAINED FOR A PERIOD OF 1 YEAR BEYOND FINAL PAYMENT.
   e. COPIES OF "NOTICE OF INTENT" (NOI) AND NOTICE OF TERMINATION (NOT) AS APPROVED BY EPD.

01600 CONSTRUCTION PROCEDURES

1. PROVIDE QUALIFIED "FULL TIME"' ON-SITE SUPERVISION OF ALL WORK.
2. COORDINATE MAJOR SUBCONTRACTORS AND SUPPLIERS UNDERTAKING RELATED WORK IN ORDER TO AVOID CONFLICTS.
3. FURNISH ALL REQUIRED TEMPORARY FACILITIES AND SERVICES INCLUDING: WATER, POWER, DEBRIS DISPOSAL, TOILET FACILITIES, JOB TRAILER, MATERIALS STORAGE, HEATING, LIGHTING, BARRIERS/BARRICADES, ENVIRONMENTAL PROTECTION, CONSTRUCTION EQUIPMENT RENTALS, SECURITY, AND ALL SAFETY MEASURES REQUIRED BY OSHA.
4. PROVIDE 4'X8' PROFESSIONALLY PAINTED PROJECT SIGN WITH (2) P.T. 4X4 POSTS. WORDING: PROJECT NAME, OWNER'S NAME, ARCHITECT'S NAME, CONTRACTOR'S COMPANY INFORMATION. INSTALL AT FRONT OF JOBSITE IN LOCATION AS APPROVED BY OWNER AND LOCAL BUILDING OFFICIALS.
5. FURNISH, STORE, HANDLE, INSTALL, AND PROTECT ALL MATERIALS, ASSEMBLIES, AND EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, TRADE STANDARDS, AND RELATED MANUFACTURER'S PUBLISHED INSTRUCTIONS AS PER CONDITIONS PRESENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE SECURE STORAGE OF ALL EQUIPMENT.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE OFF-LOADING OF ALL EQUIPMENT.
8. ADJUST ALL WORK AT COMPLETION. REPAIR OR REPLACE ANY DEFECTIVE WORK.
9. WHERE ANY PARTICULAR CODE, REGULATION, OR STANDARD IS REFERENCED TO BE MET, THE RELATED CONTRACTOR SHALL OBTAIN FULL COPIES OF SUCH CODE, REGULATION, OR STANDARD TO ENSURE THAT ALL RELATED WORK UNDERTAKEN IS IN COMPLIANCE.
10. INSTALLATION OF AN ASSEMBLY, MATERIAL, OR FINISH OVER ANOTHER MATERIAL, SUPPORT, OR SUBSTRATE SHALL CONSTITUTE THE INSTALLER'S AND THE RELATED ITEM MANUFACTURER'S ACCEPTANCE OF ALL CONDITIONS PRESENT AS BEING CODE COMPLIANT, IN ACCORDANCE WITH STANDARD PRACTICES, AND COVERED BY ALL WARRANTIES AND GUARANTEES.
11. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY TO LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
12. WHERE SPECIFICALLY INDICATED ON THE PLANS THAT AN ITEM IS "BY OWNER", "BY OWNER'S VENDOR", "BY OTHERS", OR "N.I.C." SUCH WORK SHALL BE "NOT IN CONTRACT"; HOWEVER, THE CONTRACTOR SHALL ASSIST THE OWNER IN COORDINATION OF THAT RELATED WORK AS IT RELATES TO "IN CONTRACT" WORK IN ORDER TO INTEGRATE ALL ITEMS INTO THE PROJECT WITH NO CONFLICT BETWEEN TRADES.
13. ALL CONSTRUCTION WORK TO MEET STATE CODE REQUIREMENTS FOR "SAFEGUARDS DURING CONSTRUCTION".
14. INSPECTIONS: APPLY FOR, SCHEDULE, OBTAIN, AND PAY FOR ALL REQUIRED INSPECTIONS. CORRECT ANY DEFICIENCIES IMMEDIATELY. PROVIDE COPIES OF ALL INSPECTION REPORTS TO THE OWNER. DO NOT COVER ANY ITEMS UNTIL RELATED INSPECTIONS ARE PASSED.
15. ALL BUILDING MATERIALS/PRODUCTS TO COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS CONTROLLING USE OF VOLATILE ORGANIC COMPOUNDS (VOC's).
16. ALL MATERIALS SHALL BE "NEW" AND CODE COMPLIANT. NO USED OR SUBSTANDARD MATERIALS SHALL BE USED.

01650 OWNER'S SPECIFIC PROCEDURAL REQUIREMENTS

1. MEET "OWNER SPECIFIC PROCEDURAL REQUIREMENTS".
   PRIOR TO PRICING, OBTAIN A WRITTEN COPY OF THE OWNER'S SPECIFIC REQUIREMENTS REGARDING CONTRACTOR WORK PROCEDURES AND REQUIREMENTS AT THEIR FACILITY.

   SUCH PROCEDURES AND REQUIREMENTS MAY INCLUDE:
   TYPICAL INSTALLATION GUIDES OF VARIOUS ASSEMBLIES
   EQUIPMENT DELIVERY DATES
   SPECIFIC INSURANCE REQUIREMENTS
   START-UP OF EQUIPMENT
   SECURITY AND STORAGE
   UTILITIES
   SCHEDULING OF WORK

01700 SPECIAL INSPECTIONS AND TESTING

1. PROVIDE 'SPECIAL INSPECTIONS' AS REQUIRED BY STATE BUILDING CODES. SUCH INSPECTIONS SHALL BE PERFORMED BY A "THIRD PARTY" CERTIFIED SPECIAL INSPECTIONS AGENCY.
   a. THE "OWNER" SHALL HIRE AND PAY FOR THE CERTIFIED "THIRD PARTY SPECIAL INSPECTION AGENCY" TO PERFORM SUCH TESTING AND INSPECTIONS.
   b. THE "THIRD PARTY SPECIAL INSPECTIONS AGENCY" SHALL PERFORM ALL TESTING AND INSPECTIONS, NOTE ANY SUBSTANDARD WORK, AND REVERIFY THAT ALL SUBSTANDARD WORK HAS BEEN CORRECTED. THE "THIRD PARTY SPECIAL INSPECTIONS AGENCY" SHALL ISSUE ALL INTERIM AND FINAL INSPECTION REPORTS TO THE OWNER AND CONTRACTOR WITHIN 48 HOURS AFTER SUCH INSPECTIONS ARE PERFORMED.
   c. THE "CONTRACTOR" SHALL CONTACT THE SPECIAL INSPECTIONS AGENCY AND SCHEDULE ALL INSPECTIONS.
   d. ANY WORK FAILING SPECIAL INSPECTIONS OR TESTING SHALL BE CORRECTED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH RELATED WORK IN THE AREA.
   e. ANY COSTS ASSOCIATED WITH "RETESTS/REINSPECTION" OF ITEMS FAILING INITIAL TESTING/INSPECTIONS SHALL BE PAID BY THE CONTRACTOR.
   f. THE CONTRACTOR SHALL OBTAIN COPIES OF ALL INTERIM AND FINAL SPECIAL INSPECTION REPORTS AND SUBMIT TO LOCAL BUILDING OFFICIALS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. PROVIDE THE FOLLOWING SPECIAL INSPECTIONS, TESTING, AND MONITORING AT STAGES, INTERVALS, AND FREQUENCY AS REQUIRED BY THE STATE BUILDING CODE (LATEST EDITION):
   a. SOIL BORINGS TO DETERMINE SUITABILITY OF SOILS TO SUPPORT NEW CONSTRUCTION.
   b. SUBGRADE COMPACTION TESTING AT BUILDING FOUNDATION AND SLABS.
   c. REBAR PLACEMENT INSPECTION.
   d. CONCRETE CORE TESTS FOR FOOTINGS, INTERIOR SLABS, CONCRETE WALLS.
   e. STRUCTURAL STEEL FRAMING INCLUDING BRACING, BOLTED CONNECTIONS, FIELD WELDED CONNECTION.
   f. LOAD BEARING MASONRY WALLS OR MASONRY FOUNDATIONS.
   g. MOISTURE CONDITIONS AT: SUBGRADE OF SLABS LOCATED BELOW GRADE SUCH AS BASEMENT SLABS AND RECESSED SLAB AREAS.
   h. MOISTURE CONDITIONS AT: AREAS TO RECEIVE RETAINING WALLS WITH INTERIOR SPACE ON ONE SIDE.
   i. OTHER TESTS AS DESCRIBED HEREIN AND/OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. OBTAIN ALL OTHER INSPECTIONS AS MAY BE REQUIRED BY LOCAL AND/OR STATE REGULATIONS AS PER TYPE OF CONSTRUCTION OR TYPE OF BUILDING OCCUPANCY.
4. *HANDICAP ACCESSIBILITY IN TEXAS - PRIOR TO START OF THE PROJECT CONSTRUCTION, THE OWNER SHALL HIRE A CERTIFIED HANDICAP ACCESSIBILITY PROFESSIONAL TO REGISTER THE PROJECT WITH THE STATE AND PROVIDE AN INITIAL REVIEW OF THE PROJECT BUILDING AND SITE TO VERIFY HANDICAP ACCESSIBILITY. AT THE COMPLETION OF THE PROJECT, THE OWNER SHALL HIRE THE SAME PROFESSIONAL TO PERFORM A FINAL INSPECTION TO CERTIFY THAT HANDICAP ACCESSIBILITY STANDARDS ARE MET. FOLLOW ALL STATE GUIDELINES REGARDING THESE REVIEWS AND INSPECTIONS, THE CONTRACTOR SHALL INCORPORATE ALL COMMENTS FROM THE INITIAL PROJECT REVIEW AND FINAL INSPECTIONS INTO THE WORK. THE CONTRACTOR SHALL SCHEDULE FINAL HADICAP ACCESSIBILITY INSPECTION.*

01800 DESIGN-BUILD AND/OR PRE-ENGINEERED ITEMS:

1. WHERE INDICATED IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR, SUBCONTRACTOR, OR RELATED VENDOR SHALL PROVIDE "DESIGN-BUILD" SERVICES AND/OR "PRE-ENGINEERED" ASSEMBLIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CERTIFIED DESIGN SHOP DRAWINGS OF SUCH ASSEMBLIES PREPARED BY A STATE LICENSED PROFESSIONAL ENGINEER CERTIFIED TO PROVIDE RELATED DESIGNS.
3. SUBMIT SUCH DESIGN DOCUMENTATION TO THE LOCAL BUILDING INSPECTIONS DEPARTMENT PRIOR TO THE START OF THE RELATED WORK. "DO NOT PROCEED" WITH RELATED WORK UNTIL SUCH DOCUMENTATION "IS APPROVED" BY THE AUTHORITY HAVING JURISDICTION.
4. ALL ASSEMBLIES SHALL BE DESIGNED TO MEET RELATED CODES.
5. ALL ASSEMBLIES SHALL ADEQUATELY SUPPORT ALL LOAD CONDITIONS PRESENT.

01900 CONSTRUCTION WASTE DISPOSAL

1. THE JOBSITE SHALL BE KEPT CLEAN AT ALL TIMES.
2. DISPOSE OF ALL WASTE LEGALLY OFF-SITE.
3. DO NOT BURN ANY DEBRIS ON-SITE.
4. DO NOT BURY ANY DEBRIS ON-SITE.
5. ANY HAZARDOUS MATERIALS (INCLUDING LEAD-BASED PAINT, FUELS, OR ASBESTOS) SHALL BE HANDLED AND DISPOSED OF OFF-SITE AS PER EPA GUIDELINES. MAINTAIN ALL RECORDS OF DISPOSAL.

02000 DEMOLITION (IF REQUIRED)

1. PRIOR TO PRICING, FIELD VERIFY AND COORDINATE ALL CONDITIONS AND WORK REQUIRED.
2. ALL DEMOLITION WORK TO MEET IBC CHAPTER 33 SECTION 3303.
3. ALL DEMOLITION WORK SHALL MEET OSHA REGULATIONS.
4. PRIOR TO START OF ANY DEMOLITION – OBTAIN ALL PERMITS AND INSPECTIONS.
5. UNDERTAKE ALL HAZARDOUS MATERIALS TESTING AS REQUIRED BY LOCAL/STATE REGULATION.
   IF ANY SUSPECT HAZARDOUS MATERIALS ARE ENCOUNTERED, THEN STOP WORK IN THAT AREA AND NOTIFY OWNER FOR RESOLUTION.
6. ANY HVAC REFRIGERANT, LIQUID PROPANE, NATURAL GAS, OR OTHER HAZARDOUS GASES, LIQUIDS, OR OILS PRESENT SHALL BE "CAPTURED" AND LEGALLY DISPOSED OF AS PER EPA REGULATIONS. FIELD VERIFY ALL RELATED CONDITIONS PRIOR TO START.
7. NO HAZARDOUS MATERIALS SHALL BE DISTURBED, REMOVED, OR DISPOSED OF WITHOUT FOLLOWING ALL EPA/EPD CODES AND REGULATIONS AS PER CONDITIONS PRESENT.
8. ADJACENT SURFACES WHICH ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY ITEMS WHICH ARE TO REMAIN IN PLACE BUT ARE DAMAGED BY THIS WORK SHALL BE PATCHED OR REPLACED TO MATCH.
9. PROVIDE ALL TEMPORARY WALLS, COVERS, SEALS, AND BARRIERS AS NEEDED TO PROTECT EXISTING BUILDING AREAS FROM INTRUSION OF DUST, WEATHER, VANDALS, OR PESTS. REPLACE/REPAIR TO MATCH (AT NO ADDITIONAL COST TO THE OWNER) ANY DAMAGE CAUSED BY SUCH INTRUSION WHICH IS ATTRIBUTED TO DEMOLITION OR NEW CONSTRUCTION WORK.
10. PROVIDE ALL SAW CUTTING, TRENCHING, EXCAVATION, AND PATCHING.
11. ITEMS NOTED TO BE "REUSED" SHALL BE CAREFULLY REMOVED, STORED, AND COVERED IN CLEAN/SAFE AREA.
12. ITEMS NOTED TO BE "TURNED OVER TO OWNER" SHALL BE DISCONNECTED, CAREFULLY REMOVED, CLEANED, AND DELIVERED IN GOOD WORKING ORDER TO THE OWNER'S STORAGE FACILITY.
13. LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF-SITE.
    MAINTAIN RECEIPT AND ACCEPTANCE OF WASTE/DEBRIS BY APPROVED FACILITY.
14. DO NOT BURN OR BURY ANY DEBRIS ON-SITE.
15. DO NOT CLOSE OR DISRUPT FLOW OF WALKS OR STREETS WITHOUT APPROVAL AND COORDINATION WITH OWNER AND LOCAL AUTHORITIES
16. PROVIDE ALL UTILITY DISCONNECTION, INCLUDING, AND RECONNECTION AS REQUIRED TO COMPLETE WORK. SCHEDULE SUCH WORK WITH OWNER AND RELATED UTILITY COMPANY.
17. MAINTAIN UTILITY SERVICE TO ALL AREAS REMAINING IN USE (PROTECT FROM DISRUPTION).
18. ANY EXISTING UTILITY ITEMS IN AREA OF DEMOLITION WHICH ARE NOT TO BE MAINTAINED IN WORKING ORDER OR REUSED SHALL BE REMOVED OUTSIDE THE DEMOLITION AREA AND TERMINATED AS PER CODE.
19. MAINTAIN CODE COMPLIANT AND SAFE EGRESS FROM FACILITY AT ALL TIMES.
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS REQUIRED TO PERFORM ALL WORK.
21. PRIOR TO START OF DEMOLITION, FIELD VERIFY AND LOCATE LOAD BEARING ITEMS.
22. PROVIDE ALL SHORING, BRACING AND SUPPORT AS NEEDED TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE DURING DEMOLITION OR REWORK. SUCH SHORING, BRACING AND SUPPORTS SHALL BE DESIGNED BY A STATE LICENSED STRUCTURAL ENGINEER HIRED BY THE GENERAL CONTRACTOR.

02100 EXISTING CONDITIONS

1. WHILE ATTEMPTS ARE MADE TO SHOW EXISTING CONDITIONS AT THIS PROJECT, SUCH PROJECT DATA SHOULD NOT BE CONSIDERED FINAL OR INCLUSIVE OF ALL EXISTING CONDITIONS PRESENT.
2. ALL ENTITIES PRICING THIS PROJECT SHALL UNDERTAKE A THOROUGH 'SITE VISIT" TO VERIFY AND COORDINATE EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING.
3. THE 'SITE VISIT' SHALL INCLUDE A DETAILED INSPECTION AND VERIFICATIONS OF EXISTING CONDITIONS AS MAY BE PRESENT AT:
   a. SITE
   b. SITE UTILITIES
   c. EXISTING BUILDING WALLS, STRUCTURE AND FENESTRATIONS
   d. EXISTING ROOF AND ROOF MOUNTED EQUIPMENT
   e. ATTIC
   f. CRAWLSPACE
   g. LOAD BEARING ASSEMBLIES
   h. AREA ABOVE SUSPENDED CEILINGS
   i. INTERIOR UTILITIES (PLUMBING, ELECTRICAL, HVAC, LOW VOLTAGE, PHONE/DATA, FIRE PROTECTION)
   j. INTERIOR FINISHES (FLOORS, WALLS, CEILINGS, DOORS, HARDWARE, TRIM, CASEWORK)
   k. CODE VIOLATIONS (ANY CODE VIOLATIONS TO BE BROUGHT TO THE ATTENTION OF OWNER UPON DISCOVERY)
4. INCORPORATE EXISTING CONDITIONS WITH THESE PLANS AND NEW WORK TO BE PERFORMED.
5. ANY CONFLICTS OF DISCREPANCIES BETWEEN EXISTING CONDITION AND THESE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND COORDINATED WITH NEW WORK.
6. INCLUDE ALL WORK REQUIRED AS NEEDED TO MEET DESIGN INTENT OF THESE DRAWINGS.
7. CONTACT OWNER TO VERIFY THE AVAILABILITY OF EXISTING BUILDING DETAILED DRAWINGS.
   a. IF EXISTING BUILDING DRAWING ARE PRESENT, THEN PREFORM A DETAILED REVIEW AND COORDINATION OF SUCH.

02200 SITE CONDITIONS

(REFERENCE SITE DRAWINGS BY LICENSED CIVIL ENGINEER FOR DATA RELATING TO SITE CONDITIONS AND SITE PREPARATION)

02300 TERMITE TREATMENT

1. PRETREAT ALL GRADE AREAS BENEATH FLOOR SLABS, AT FOUNDATIONS, AND AT CRAWLSPACES (IF PRESENT).
2. MATERIALS AND PROCEDURES FOR TERMITE TREATMENT SHALL BE APPROVED BY THE U.S. DEPARTMENT OF AGRICULTURE AND LOCAL ENVIRONMENTAL HEALTH DEPARTMENT.
3. MEET THE REQUIREMENTS OF THE STATE'S STRUCTURAL PEST CONTROL REGULATIONS.
4. MATERIALS TO BE WATER BASED EMULSIONS UNLESS OTHERWISE NOT ALLOWED BY RELATED GOVERNING REGULATIONS AS PER RELATED INSTALLATION CONDITIONS. IN SUCH CASED PROVIDE TERMITE TREATMENT MATERIALS AND INSTALL METHODS AS APPROVED BY THE RELATED AUTHORITIES AS PER CONDITIONS PRESENT.
5. HANDLE AND APPLY MATERIALS AS SUGGESTED BY THE U.S. DEPARTMENT OF AGRICULTURE.
6. APPLICATOR TO BE LICENSED, CERTIFIED, AND INSURED AS PER STATE/FEDERAL REGULATIONS.
7. PROVIDE A CERTIFICATE OF TREATMENT ALONG WITH A 5 YR. WARRANTY STARTING AT DATE OF SUBSTANTIAL COMPLETION. PROVIDE OWNER WITH ORIGINAL COPY OF CERTIFICATE AND WARRANTY.
   a. WARRANTY AND GUARANTEE SHALL STATE THAT "IF ANY TERMITE INFESTATION IS DISCOVERED WITHIN THE WARRANTY PERIOD ALL AREAS WILL BE RETREATED AND ANY DAMAGE CAUSED BY INFESTATION WILL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE ORIGINAL APPLICATOR."

03000 CONCRETE WORK

(REFERENCE THIRD-PARTY FOUNDATION DESIGN DRAWINGS BY LICENSED STRUCTURAL ENGINEER) PRIOR TO START, COORDINATE LOCATIONS OF ALL ITEMS TO BE INSTALLED IN OR UNDER CONCRETE SLABS WITH ALL DRAWINGS AND OTHER RELATED TRADES. ALL ITEMS ARE NOT NECESSARILY SHOWN ON THE FOUNDATION PLAN.

04000 MASONRY WORK

(REFERENCE THIRD-PARTY FOUNDATION DESIGN DRAWINGS BY LICENSED STRUCTURAL ENGINEER FOR ADDITIONAL DATA)

1. UNITS TO BE CLEAN AND DRY AT INSTAL WITH NO DEFECTS.
2. CMU (CONCRETE MASONRY UNITS): SEE THIRD PARTY STRUCTURAL DRAWINGS BY LICENSED STRUCTURAL ENGINEER.
3. BRICK UNITS SHALL CONFORM TO ASTM C216, GRADE SW.
   a. 3 5/8" W X 2 1/4" H X 7 5/8" L FACE BRICK.
   b. BRICK COLOR AND TEXTURE AS SELECTED BY OWNER
   c. UNITS TO BE 'NON-EFFLORESCED' TYPE
   d. PROVIDE SPECIAL SHAPE UNITS AS NEEDED TO MEET DESIGN INTENT.
   e. MORTAR SHALL CONFORM TO ASTM C270, ASTM C150. COLOR – AS SPECIFIED HEREIN OR AS SELECTED BY OWNER
4. SPLIT FACE BLOCK UNITS SHALL CONFORM TO ASTM C90, ASTM C129,ASTM C140, ASTM C-744, ASTM C55
   a. 3 5/8" or 7 5/8" W X 7 5/8" H X 15 5/8" L UNITS. See plans for W (width)
   b. COLOR AND TEXTURE AS SELECTED BY OWNER
   c. MASONRY UNITS AND MORTAR TO HAVE INTEGRAL WATER REPELLENT.
   d. UNITS TO BE 'NON-EFFLORESCED' TYPE
   e. PROVIDE SPECIAL SHAPE UNITS AS NEEDED TO MEET DESIGN INTENT.
   f. MORTAR SHALL CONFORM TO ASTM C270, ASTM C150. COLOR – AS SPECIFIED HEREIN OR AS SELECTED BY OWNER
5. THRU-WALL FLASHING ASSEMBLIES:
   a. PERM-A-BARRIER FLASHING BY GRACE OR EQUAL
      LOCATE CONTINUOUS ALONG BASE OF VENEER WALLS AT DOOR HEADS AND THRESHOLDS, AT WINDOWS HEADS AND SILLS, AT PARAPET CAPS, AND AT OTHER LOCATION INDICATED HEREIN.
   b. COMPONENTS –
      40 MIL POLYETHYLENE SELF ADHERING MEMBRANE WITH MANUFACTURER'S STANDARD CORNER PIECES, END PIECES, AND MASTIC/ADHESIVES.
      MORTAR NET ASSEMBLY AS APPROVED BY MEMBRANE MANUFACTURER.
      WEEPS – 1/4 " ROUND POLY TUBING LOCATED AT 32" O.C. ALONG BASE OF THRU WALL FLASHING.
   c. INSTALL AS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS AND DETAILS AS PER CONDITIONS PRESENT.
   d. PROTECT FROM DAMAGE BY OTHER TRADES
   e. PROVIDE 5 YEAR WARRANTY COVERING FLASHING MATERIALS.
6. MASONRY DAMPROOFING (AT EXTERIOR MULTI-WYTHE : MASONRY OR C.I.P CONCRETE WALLS)
   a. PROVIDE BITUMINOUS DAMPPROOFING AT EXTERIOR FACE OF THE INTERIOR WYTHE AT EXTERIOR MULTI-WYTHE: MASONRY OR C.I.P. WALL ASSEMBLIES.
   b. PRODUCTS: BASF MASTERSEAL 615 OR EQUAL. COMPLY WITH VOC REGULATIONS.
      COMPLY WITH APPLIABLE REGULATIONS CONTROLLING VOLATILE ORGANIC COMPOUND (VOC) LEVELS.
      PREPARE SURFACES AND INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
7. MASONRY REINFORCING
   a. VERTICAL CELL REINFORCING – SEE STRUCTURAL DRAWINGS BY OTHERS.
   b. SINGLE MASONRY WALLS – SEE STRUCTURAL DRAWINGS BY OTHERS.
   c. MASONRY VENEER ANCHORS - PRODUCTS TO BE APPROVED BY THE TIE MFR FOR RELATED INSTALLATION CONDITIONS.
      LOCATE A MINIMUM OF 16" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY.
      SECURE TO APPROVED STRUCTURAL WALL ELEMENTS WITH APPROVED CORROSIVE RESISTANT FASTENERS AS SPECIFIED BY THE MASONRY TIE MANUFACTURER AS PER CONDITIONS PRESENT.
   d. LINTEL/HEADER STRUCTURE – SEE STRUCTURAL DRAWINGS BY OTHERS.
8. MASONRY INSTALLATION
   a. PRIOR TO START, REVIEW ALL DRAWINGS TO COORDINATE LOCATIONS AND CONDITIONS OF OTHER ITEMS WHICH MAY MOUNT IN, ON, OR BEHIND MASONRY CONSTRUCTION INCLUDING: INSERTS, SUPPORTS, EQUIPMENT, BLOCK-OUTS, ANCHORS, REBAR, GROUT, MEP UTILITY ITEMS, FLASHING, ETC..
      CUTTING-IN AFTER THE MASONRY INSTALL SHOULD BE AVOIDED.
   b. LAY UNITS IN RUNNING BOND PATTERN UNLESS INDICATED OTHERWISE ELSEWHERE.
      LAY IN UNIFORM, EVEN, LEVEL, PLUM, AND TRUE. ALIGN JOINTS AS PER BOND PATTERN.
      JOINTS TO BE TOOLED "U" JOINT UNLESS INDICATED OTHERWISE ELSEWHERE.
   c. DO NOT LAY MASONRY WHEN TEMPERATURE IS BELOW 45 DEGREES F. UNLESS TEMPERATURE IS RISING. AT NO TIME LAY MASONRY WHEN TEMPERATURE IS BELOW 40 DEGREES F.
   d. COVER TOPS OF WALLS AT ENDS OF EACH DAY WITH NON-STAINING MATERIAL AS REQUIRED TO PREVENT INFILTRATION OF WEATHER/WATER INTO MASONRY AND CAVITIES.
   e. (3) STACKED BRICKS AND (3) 3/8" JOINTS TO EQUAL 8" H.
      (1) CMU AND (1) 3/8 " JOINT TO EQUAL 8" H.
   f. LOCATE CONTROL JOINTS AND EXPANSION JOINTS AS RECOMMENDED BY NCMA
      (1:5:1 MAX RATIO OF PANEL SIZE OR 25 FEET MAX HORIZONTAL SPACING).
      UNLESS NOTED OTHERWISE, ALIGN CMU JOINTS BEARING ON SLABS WITH THE SLAB JOINTS OR PROVIDE CONTINUOUS BOND BEAM AT THE FIRST COURSE OF BLOCK ACROSS FLOOR JOINT AND FOR 4' MINIMUM EACH SIDE OF SLAB JOINT. BOND BEAM REINFORCING AT FRAMED FLOORS AND FLOOR LEVEL SHALL BE CONTINUOUS THROUGH THE WALL CONTROL JOINT.
      LOCATE JOINTS SO AS TO PROVIDE CONSISTENT, SYMMETRICAL APPEARANCE.
   g. PROVIDE ALL TEMPORARY SHORING BRACING, LIFTS, AND SCAFFOLDING NEEDED FOR SAFE AND PROFESSIONAL INSTALL.
   h. REPOINT DEFECTIVE MASONRY JOINTS
   i. CLEAN MASONRY AT COMPLETION USING MATERIALS AND METHODS AS APPROVED BY MASONRY MANUFACTURER PER CONDITIONS PRESENT. PROTECT SURROUNDING ITEMS FROM STAINING OR DAMAGE. PRETEST CLEANING MATERIALS AND METHODS IN SMALL INCONSPICUOUS AREA PRIOR TO START.

04300 STONE (MANUFACTURED)

0. REFER TO EXTERIOR FINISHES TO DETERMINE IF MANUFACTURED STONE IS USED ON THIS PROJECT.
1. BUCKS COUNTY LEDGESTONE BY CENTURION
   BUCKS COUNTY LEDGE FLATS = S1007/150-701-25S
   BUCKS COUNTY LEDGE CORNERS = S1007/150-701-25C
   CENTURION CONTACT (770-560-5608, 770-304-1779, SJONESCENTURION@GMAIL.COM)
2. FURNISH, STORE, PREP, INSTALL, CLEAN, AND PROTECT AS PER STONE MANUFACTURER'S INSTRUCTIONS AS PER CONDITIONS PRESENT.
3. PLAN FOR AND MAINTAIN CLEARANCES FROM GRADE, PAVED SURFACES, DISSIMILAR MATERIALS AND ROOFED SURFACES AS RECOMMENDED BY THE MANUFACTURER.
4. PROVIDE ALL SPECIAL SHAPES. i.e.: CAPS, CORNERS, LINTELS, SILLS, BOX STONES, & WATERTABLES COURSES.
5. BLEND MATERIALS FROM MULTIPLE BOXES TO PROVIDE ATTRACTIVE INSTALLATION.
6. MORTAR TYPE SHALL BE AS RECOMMENDED BY THE STONE MFR..PROVIDE MORTAR JOINTS OF TYPE AND THICKNESS AS RECOMMENDED BY THE MFR..MORTAR COLOR – MATCH STONE COLOR. MAINTAIN LEVEL AND PLUMB JOINT SPACING.
7. PREPARE SUBSTRATE AS RECOMMENDED BY THE STONE MFR..ANY INSTALLATION OF THE ASSEMBLY OVER A SUBSTRATE SHALL INDICATE THE INSTALLER'S ACCEPTANCE OF THE SUBSTRATE CONDITIONS AS BEING CODE COMPLIANT AND APPROVED BY THE STONE MANUFACTURER FOR A COMPLETE WARRANTED INSTALL.
8. PROVIDE ALL REQUIED TIES, ANCHORS, BRACKETS, LATH, MOISTURE BARRIERS, CORROSIVE RESISTANT FLASHING AND OTHER ACCESSORIES AS RECOMMENDED BY THE STONE MFR. FOR A COMPLETE WARRANTED INSTALLATION AS PER CONDITIONS PR

10. SYSTEM TO INCLUDE: ½" MIN. APPROVED EXTERIOR SHEATHING MEETING ASTM C79 AND GA 753.; VAPOR BARRIER; 1" MINIMUM POLYSTYRENE INSULATION (ATTACH AS RECOMMENDED BY MFR.); FLASHINGS AS SUGGESTED BY MFR.; INTERNAL VINYL TRACK/VENTING ASSEMBLY; POSITIVE DRAINAGE MEASURE, BASE COAT/ WATERPROOF AS SUGGESTED BY MFR., REINFORCING MESH; PRIMER; FINAL COATINGS.
11. ALL PRODUCTS IN ASSEMBLY TO BE OF TYPE/GRADE/MFR AS SUGGESTED BY E.I.F.S. MFR.
12. WHERE ANY CONDITIONS ARE ENCOUNTERED WHICH ARE NOT CLEARLY DESCRIBED IN MANUFACTURER'S PUBLISHED INSTRUCTIONS. THEN INSTALLER SHALL CONTACT MFR. AND OBTAIN DETAILED INSTRUCTIONS/PROCEDURES FOR CORRECT INSTALL.
13. FLASHINGS: PROVIDE ALL FLASHINGS AS SUGGESTED BY MFR. LOCATE AND INSTALL AS PER MFR. INSTRUCTION. INSTALL JAMB AND SILL FLASHINGS PRIOR TO INSTALL OF DOORS AND WINDOWS. INSTALL HEAD FLASHINGS IMMEDIATELY AFTER INSTALL OF DOORS AND WINDOWS. FLASH ALL: WALL TOPS, EDGES, EDGES AT DISSIMILAR ITEMS, PENETRATIONS, ALONG WALL BASE, AND OTHER LOCATIONS AS RECOMMENDED BY ASSEMBLY MFR.. FLASHINGS SHALL DIRECT WATER/MOISTURE TO EXTERIOR NOT INTERIOR.
14. SEALANTS/CAULKS: SEAL AND CAULK JOINTS AND EDGES AS PER MFR. RECOMMENDATIONS.
15. EJ – PROVIDE EXPANSION JOINTS WHERE EIFS MEETS DISSIMILAR MATERIALS AND ALONG CHANGES IN SUBSTRATE MATERIAL. PROVIDE BACKER ROD AND SEAL AS PER MFR. RECOMMENDATIONS.
16. WARRANTIES: PROVIDE MANUFACTURER'S STANDARD WARRANTIES.

07310 SHINGLE ROOFING

1. ALL ROOFING WORK TO MEET INTERNATIONAL BUILDING CODE (IBC LATEST EDITION) CHAPTER 15.
2. 30 YEAR FIBERGLASS CLASS "A" ARCHITECTURAL SHINGLES BY TAMKO OR EQUAL
   OWNER TO SELECT PARTICULAR SHINGLE FROM MFR. STANDARD CHOICES.
3. INSTALL OVER 30 FELT
4. NO STAPLES TO BE USED.
5. INSTALL IN ACCORDANCE WITH SHINGLE MANUFACTURER'S TYPICAL INSTRUCTIONS USING APPROVED FASTENERS AND METHODS.
6. PROVIDE STARTER COURSES AND RIDGE SHINGLES.
7. ALL SHINGLES SHALL BE FROM SAME DYE LOT AND RUN SO AS SO TO PREVENT NON-MATCHING SHINGLE AREAS.
8. PROVIDE 3 YEAR MINIMUM WARRANTY FOR LABOR AND MATERIALS.
   PROVIDE MANUFACTURER'S 30 YEAR WARRANTY
9. PROVIDE 1% EXTRA STOCK FOR OWNER'S FUTURE USE.
10. PROVIDE ALL FLASHINGS – SEE FLASHING SPECIFICATIONS FOR ADDITIONAL DATA
    a. CONCEALED ROOF TO WALL INTERSECT FLASHING
    b. KICK-OUT FLASHING AT ROOF EDGE AT ROOF/WALL INTER FLASHINGS
    c. WHEN FLASHING TO MASONRY, PROVIDE 2 PC PREFIN. METAL
    d. FLASHING ASSEMBLY WITH SEALANT ALONG TOP
11. INSTALL ALL ASSEMBLIES IN NEAT AND ORDERLY APPEARANCE WITH SMOOTH CUT EDGES AND TIGHT LAPS.
12. RIDGE VENTS – 12" WIDE PERFORMED RIDGE VENT, TAMKO OR EQUAL SHINGLE OVER.
13. BOOTS – PROVIDE WATERTIGHT ASSEMBLY AT PIPE PENETRATIONS.
14. CURBS – PROVIDE WATERTIGHT ASSEMBLIES AS PER RELATED ROOF MOUNTED EQUIPMENT.

NOT USED

07400 METAL ROOF – R PNL

1. ALL ROOFING WORK SHALL MEET INTERNATIONAL BUILDING CODE (IBC LATEST EDITION) CHAPTER 15.
   MEET UL 580 TESTS FOR UPLIFT RESISTANCE OF ROOF ASSEMBLIES.
   MANUFACTURER SHALL MEET IAS AC 472 ACCREDITATION REQUIREMENTS.
   SYSTEM SHALL SUPPORT ALL SNOW, SEISMIC, AND WIND LOADING AS DICTATED BY IBC. SYSTEM SHALL WITHSTAND MAXIMUM DEFLECTION LIMITS AS PER IBC.
   SYSTEM SHALL BE WATERTIGHT.
2. PRODUCTS: PBR PANEL AS MFR'S BY DETAIL METALS, GRIFFIN, GA
   1 ¼", 36" WIDE PANELS, RIBS AT 12" O.C.
   SEE STRUCTURAL DRAWINGS BY OTHERS FOR ROOF PANEL STRUCTURAL CRITERIA.
3. FINISH: VALSPAR WEATHER X SILICONE POLYESTER PAINT SYSTEM.
   COLOR: AS SELECTED BY OWNER.
4. FASTENERS – AS PER ROOF MANUFACTURER'S RECOMMENDATION PER INSTALL CONDITIONS PRESENT.
   EXPOSED FASTENERS TO MATCH METAL COLOR.
5. INSTALLER – TO HAVE 5 YEARS RELATED EXPERIENCE. POSSESS ALL CERTIFICATIONS AS REQUIRED BY THE ROOFING MANUFACTURER AS NEEDED TO MEET WARRANTY CRITERIA.
6. FURNISH, STORE, HANDLE, AND INSTALL ALL MATERIALS AS PER THE ROOFING MANUFACTURER'S PUBLISHED INSTRUCTIONS AS PER THE CONDITIONS PRESENT.
7. ALL INSTALLATION TOOLS SHALL BE AS RECOMMENDED BY THE ROOFING MANUFACTURER.
8. PROVIDE ALL MATERIALS AS RECOMMENDED BY THE PANEL MANUFACTURER
   INCLUDING: MATCHING FLASHINGS, TRIM, COPINGS, CLIPS, FASTENERS, SEAMING, SCREWS, SEALERS, BOOTS, CLOSER STRIPS, GUTTER/DOWNSPOUTS AND OTHER ACCESSORIES AS REQUIRED FOR A COMPLETE WATERTIGHT ROOFING ASSEMBLY.
9. FLASHING AND TRIM MATERIAL AND PROFILES SHALL BE AS RECOMMENDED BY THE PANEL MANUFACTURER. REFERENCE FLASHING AND SHEET METAL SPECIFICATIONS FOR ADDITIONAL DATA.
10. PROVIDE ADEQUATE SUBSTRATE/UNDERLAYMENT, MOISTURE BARRIER, AND PURLINS AS RECOMMENDED BY THE ROOFING MANUFACTURER AS PER CONDITION PRESENT.
    SUPPORT MEMBERS TO MEET ASTM C 754 AND ROOF MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. INSTALLATION OVER SUBSTATE OR SUPPORT INDICATES INSTALLERS ACCEPTANCE OF ALL SUBSTRATE CONDITIONS AS BEING SUITABLE FOR PROPER AND WARRANTED INSTALLATION.
12. INSTALL ASSEMBLIES AS PER MANUFACTURER'S STANDARD INSTRUCTIONS AS PER CONDITIONS PRESENT.
13. FLASH TO ADJACENT MATERIALS AND VENEERS WATERTIGHT AS PER TRADE STANDARDS.
    TURN UP THE FLASHING BEHIND ADJACENT VENEERS IN ORDER TO DIVERT ANY DRAINAGE AT VENEER AWAY FROM THE BUILDING AND ONTO THE ROOF.
    COORDINATE FLASHING DETAILS WITH ADJACENT VENEER MANUFACTURER AND INSTALLER.
    DO NOT VOID ANY WARRANTIES INCLUDING THAT OF ADJACENT MATERIALS.
14. CAULK ALONG ALL FLASHING EDGES WHERE SUCH MEETS ADJACENT MATERIALS.
15. ALL PANELS TO BE ONE PIECE WITH NO PIECED JOINTS FROM ROOF EDGE TO RIDGE UNLESS SPECIFICALLY OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER..
16. ALL ROOF MOUNTED ITEMS (I.E. CURBS/BOOTS) SHALL BE COMPATIBLE WITH ROOF PANEL AND ROOF WARRANTY CRIEREA. COLOR MATCH TO ROOF PANEL COLOR WHERE EXPOSED TO VIEW.
17. DAMAGED OR SCRATCHED PANELS SHALL BE REPLACED.
    MINOR SCRATCHES MAY BE TOUCHED-UP/REPAIRED AS PER ROOF PANEL MANUFACTURER'S INSTRUCTION AS LONG AS SUCH REPAIR IS NOT VISIBLE; OTHERWISE, REPLACE.
18. PROVIDE 15 YEAR MINIMUM WARRANTY ON ROOFING ASSEMBLY.

07405 METAL ROOF – PREFINISHED STANDING SEAM METAL

1. ALL ROOFING WORK TO MEET INTERNATIONAL BUILDING CODE (IBC LATEST EDITION) CHAPTER 15. MEET UL 580 TESTS FOR UPLIFT RESISTANCE OF ROOF ASSEMBLIES. MANUFACTURER SHALL MEET IAS AC 472 ACCREDITATION REQUIREMENTS.
   SYSTEM SHALL SUPPORT ALL SNOW, SEISMIC, AND WIND LOADING AS DICTATED BY IBC. SYSTEM SHALL WITHSTAND MAXIMUM DEFLECTION LIMITS AS PER IBC. SYSTEM SHALL BE WATERTIGHT.
   a. PRODUCTS: 1 ½" TALL VERTICAL RIB, 18" WIDE PANELS
   b. SEE STRUCTURAL DRAWINGS BY OTHERS FOR ROOF PANEL STRUCTURAL CRITERIA.
2. FINISH: STANDARD STRIATED. COLOR AS SELECTED BY OWNER. PROVIDE 30 YEAR MINIMUM PANEL FINISH WARRANTY.
3. FASTENERS – TO BE CONCEALED TYPE
4. INSTALLER TO HAVE 5 YEARS RELATED EXPERIENCE. POSSESS ALL CERTIFICATIONS AS REQUIRED BY THE ROOFING MANUFACTURER AS NEEDED TO MEET WARRANTY CRITERIA.
5. FURNISH, STORE, HANDLE AND INSTALL ALL MATERIALS AS PER THE ROOFING MANUFACTURER'S PUBLISHED INSTRUCTIONS AS PER THE CONDITIONS PRESENT. CONDITION PRESENT SYSTEM TO BE WATERTIGHT.
6. ALL TOOLS, SEAMERS, AND ROLLERS SHALL BE RECOMMENDED BY THE ROOFING MANUFACTURER.
7. PROVIDE ALL MATCHING FLASHINGS, TRIM, COPINGS, CLIPS, FASTENERS, SEAMING, SCREWS, SEALERS, ACCESSORIES, AND GUTTER/DOWNSPOUTS AS RECOMMENDED BY PANEL MANUFACTURER AS CONDITIONS PRESENT.
8. SYSTEM TO BE WATERTIGHT.

NOT USED

9. PROVIDE ADEQUATE SUBSTRATE/UNDERLAYMENT, MOISTURE BARRIER, AND PURLINS AS RECOMMENDED BY THE ROOFING MANUFACTURER AS PER CONDITIONS PRESENT.
10. SUPPORT MEMBERS TO MEET ASTM C 754 AND ROOF MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALLATION OVER SUBSTRATE OR SUPPORT INDICATES INSTALLERS ACCEPTANCE OF ALL SUBSTRATE CONDITIONS AS BEING SUITABLE FOR PROPER ROOF PANEL INSTALL.
11. INSTALL AS PER MANUFACTURER'S STANDARD INSTRUCTIONS AS PER CONDITIONS PRESENT
12. FLASH TO DISSIMILAR MATERIALS AND ADJACENT VENEERS WATERTIGHT AS PER TRADE STANDARDS. TURN UP THE FLASHING BEHIND ADJACENT VENEERS IN ORDER TO DIVERT ANY DRAINAGE AT VENEER AWAY FROM THE BUILDING AND ONTO THE ROOF. COORDINATE FLASHING DETAILS WITH ADJACENT VENEER MANUFACTURER AND INSTALLER. DO NOT VOID ANY WARRANTIES INCLUDING THAT OF ADJACENT MATERIALS.
13. CAULK ALONG ALL FLASHING EDGES WHERE SUCH MEETS DISSIMILAR MATERIALS.
14. ALL PANELS TO BE ONE PIECE WITH NO PIECED JOINTS FROM ROOF EDGE TO EDGE UNLESS SPECIFICALLY OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
15. ALL ROOF MOUNTED ITEMS (I.E. CURBS) SHALL BE COMPATIBLE WITH ROOF PANEL AND ROOF WARRANTY CRITERIA. CURB COLOR TO MATCH ROOF PANEL COLOR WHERE EXPOSED TO VIEW.
16. PROVIDE 30 YEAR MINIMUM WARRANTY ON ROOF ASSEMBLY
17. DAMAGED OR SCRATCHED PANELS SHALL BE REPLACED. MINOR SCRATCHES MAY BE TOUCHED UP AS RECOMMENDED BY MANUFACTURER AND COVERED BY WARRANTIES.

07600 FLASHING AND SHEETMETAL

1. MEET SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL" RECOMMENDATIONS FOR DETAILING, METAL THICKNESS, AND INSTALLATION AS PER CONDITIONS PRESENT.
2. FABRICATE AND INSTALL ASSEMBLIES WITH LINES, CORNERS, AND ANGLES SHARP, TRUE, AND PLANE. SURFACES TO BE FREE OF WAVES, WARPS, BUCKLES. EXPOSED EDGES TO BE FOLDED BACK TO FORM ½" WIDE HEM ON SIDE CONCEALED FROM VIEW.
3. ASSEMBLIES SHALL BE FREE FROM WATER LEAKAGE UNDER ALL WEATHER CONDITIONS.
4. PROVIDE FOR EXPANSION AND CONTRACTION IN SHEET METAL WORK AS PER RECOMMENDATIONS OF SMACMA MANUAL AS PER CONDITIONS PRESENT.
5. JOINTS/SEAMS SHALL BE LAPPED, EVENLY SPACED AND LOCATED IN INCONSPICUOUS LOCATIONS.
6. FASTENERS TO BE WATERTIGHT, CONCEALED UNLESS INDICATED OTHERWISE. FASTENERS WHERE EXPOSED TO VIEW SHALL BE WATERTIGHT AND HAVE MATCHING FINISH.
7. COLORS: AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD COLOR CHARTS.
8. GUTTER AND DOWNSPOUTS:
   a. SHALL BE SIZED BY MANUFACTURER TO HANDLE ALL DRAINAGE CONDITIONS PRESENT AS PER IPC.
   b. GUTTERS – 24 GAGE MINIMUM PRE-FINISHED METAL. SEAMLESS APPEARANCE. PROVIDE GUTTER CONTINUOUS ALONG ALL LOW EAVES OF ENTIRE BUILDING. INCLUDING THE FOLLOWING ITEMS IF PRESENT: ROOF RETURNS AND DORMERS.
   c. DOWNSPOUTS – 22 GAGE MINIMUM, TO DIRECT WATER AWAY FROM BUILDING.
   d. PROVIDE ALL MISC. FLASHINGS AND DIVERTERS NEEDED TO DIVERT DRAINAGE INTO GUTTER/DRAIN WITHOUT OVERFLOW TO SURROUNDING SURFACES.
   e. PROVIDE "KICK-OUT" FLASHING AT INTERSECTIONS OF ROOF EDGE AND VERTICAL SURFACE.
   f. PROVIDE ADEQUATE FASTENERS, HANGERS AND SUPPORT.
   g. WHERE INDICATED ON PLANS, PIPE ALL DOWNSPOUTS IN UNDERGROUND PVC PIPING ASSEMBLY TO OUTFLOW THRU CONCRETE CURB OR INTO NEAREST INLET. SIZE UNDERGROUND PIPING ASSEMBLY OTHERWISE, PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT.
9. ROOF FLASHINGS – PROVIDE WATERTIGHT ASSEMBLIES OF MATERIALS, PROFILES, AND FINISHES AS PER ROOFING MANUFACTURER'S INSTRUCTIONS. COLORS TO MATCH SURROUNDING MATERIALS.
10. SHEET METAL FLASHING AND TRIM:
    a. ALUMINUM SHEET: COMMERCIAL QUALITY, ASTM B209, 6063-T5 ALLOY, SHOP PRECOATED, 0.040" UP TO 4" WIDE, 0.050" UP TO 8" WIDE, 0.063" UP TO 10" WIDE, 0.080" UP TO 16" WIDE.
    b. GALVANIZED STEEL: COMMERCIAL QUALITY, ASTM A653, GRADE A, G90 ZINC COATED, 24 GAGE UP TO 8" WIDE, 22 GAGE UP TO 10" WIDE, 20 GAGE UP TO 16" WIDE.

07900 CAULK AND SEALANT

1. PROVIDE PRODUCTS APPROVED FOR RELATED INSTALL MEETING ASTM C920 CLASS 25. ELONGATION PROPERTIES = 25% TO 50%
2. CAULK AROUND ALL DOORS, WINDOWS, LOUVERS, AND WALL PENETRATIONS.
3. CAULK JOINT BETWEEN DISSIMILAR MATERIALS AS REQUIRED.
4. CAULK AROUND ALL PIPE PENETRATIONS THRU WALLS, FLOOR, CEILINGS, AND ROOFS.
5. PROVIDE BACKER ROD WHERE REQUIRED TO ADEQUATELY SUPPORT AND STRENGTHEN CAULK JOINT.
6. EXPOSED CAULK SHALL BE OF COLOR TO MATCH ADJACENT MATERIALS.
7. CAULK USED AT FIRE RATED ASSEMBLIES SHALL BE UL LISTED "FIRE RATED" CAULK.
8. INSTALL AS PER CAULK MANUFACTURER'S INSTRUCTIONS AS PER CONDITIONS PRESENT. INSTALL IN NEAT SMOOTH LINES USING TOOLS AS RECOMMENDED BY CAULK MANUFACTURER.
9. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTAINING CAULK JOINTS AFTER THE BUILDING WARRANTY PERIOD ENDS.
10. COLORS: AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD CHARTS.

08100 METAL DOORS AND FRAMES

1. SEE DOOR SCHEDULE AND FLOOR PLAN FOR DOOR SIZES, PROFILES, AND TYPES.
2. DOORS – 18 GAGE GALVANIZED STEEL WITH G60 COATING. INSULATED CORE. FACTORY PRIMED.
3. FRAMES – GALVANIZED STEEL WITH G60 COATING. FACTORY PRIMED.
   a. WELDED FRAMES TO BE 14 GA. MIN. FOR OPENINGS OVER 4' AND 16 GA. FOR OPENINGS 4' WIDE AND LESS.
4. FACTORY PREP DOORS FOR HARDWARE.
5. PROVIDE ALL ANCHORS AND ACCESSORIES FOR PROPER INSTALL AND FUNCTION.
6. PROVIDE APPROVED LOUVERS WHERE INDICATED. LOUVERS TO BE LOCATED SO AS TO NOT CONFLICT WITH PROPER DOOR HARDWARE INSTALLATION AND FUNCTION.
7. DO NOT CUT, CORE, OR FASTEN TRIM TO ANY DOOR OR FRAME UNLESS APPROVED BY DOOR/FRAME MFR.
8. INSTALL AS PER DOOR AND FRAME MANUFACTURER'S INSTRUCTIONS. INSTALL PLUMB AND TRUE. ADJUST FOR PROPER FUNCTION.

08400 PREFINISHED ALUMINUM STOREFRONT DOORS AND WINDOWS

1. SEE SCHEDULES AND ELEVATIONS, SIZES, PROFILES AND TYPES.
2. FINAL LAYOUTS BASED ON SHOP DRAWINGS PREPARED BY MANUFACTURER AND APPROVED BY OWNER.
3. FRAMES ASSEMBLIES:
   a. MINIMUM ASSEMBLY – MODEL # SERIES 451 BY KAWNEER OR EQUAL.
   b. PREFINISH ALUMINUM EXTRUDED 6063T ALLOY TEMPERED.
   c. SIZE: 2 1/8" X 4 ½" MINIMUM. MINIMUM THICKNESS = .125".
      UPSIZE SYSTEM AS REQUIRED TO MEET RELATED LOAD, SPAN, AND CODE CRITERIA.
   d. FINISH: MANUFACTURER'S STANDARD MULTI-COAT FLUOROPOLYMER COATINGS. COLOR AS SELECTED BY OWNER.
4. GLAZING
   a. ASSEMBLY TO RESIST WIND LOADS AS REQUIRED BY STATE BUILDING CODE.
   b. INSULATED GLAZING TO BE A MINIMUM OF 1" INSULATED LOW E.
   c. UNINSULATED GLAZING TO BE ¼" MINIMUM (UPSIZE AS NEEDED TO MEET RELATED LOAD, SPAN AND CODE CRITERIA)
   d. SPANDRAL GLAZING – SEE PLANS FOR LOCATIONS
   e. PROVIDE SAFETY/TEMPERED GLAZING WHERE REQUIRED BY CODE.
   f. U FACTOR & SHGC COEFFICIENT – MEET MINIMUM REQUIREMENTS OF STATE ENERGY CODE.
5. STOREFRONT DOOR ASSEMBLIES
   a. MODEL # SERIES 350 MEDIUM STILE BY KAWNEER OR EQUAL.
   b. SIZE= 3 ½" VERT. STILES AND TOP RAIL. 10" BOTTOM RAIL.
   c. SYSTEM TO BE COMPATIBLE WITH ANY SURROUNDING STOREFRONT FRAMING.
   d. ASSEMBLY TO RESIST WIND LOADS OF 30 PSF.
   e. GLAZING – INSULATED, LOW E, TEMPERED, TINTED.
   f. HARDWARE – HINGES, HANDICAP ACCESSIBLE THRESHOLD, PANIC DEVICE, CLOSER, WEATHER STRIP, LOCKSET. SEE DOOR AND DOOR HARDWARE SCHEDULE ON PLANS FOR ADDITIONAL DATA.
   g. U FACTOR – MEET MINIMUM REQUIREMENTS OF STATE ENERGY CODE.
6. AS PER TIDAL WAVE CORPORATE'S REQUEST, STOREFRONT UNITS LOCATED AT WASH TUNNEL SHALL HAVE BASE FLASHING INSTALLED IN REVERSE SO AS TO DIRECT ALL DRAINAGE TO WASH TUNNEL INTERIOR.
7. INSTALL ALL ASSEMBLIES AS PER PRODUCT MANUFACTURER'S TYPICAL INSTRUCTIONS AS PER CONDITIONS PRESENT.
8. PROVIDE MATCHING MISCELLANEOUS BREAK METAL TRIM AS PER WATERTIGHT SEAL AT OPENING EDGES.
9. COLORS: ALL COLORS ARE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD SELECTIONS.
10. CLEAN AND ADJUST AT COMPLETION.

08700 DOOR HARDWARE

1. SEE DOOR SCHEDULE AND HARDWARE SCHEDULE ON PLANS FOR ADDITIONAL DATA.
2. GRADE: LIGHT COMMERCIAL GRADE MINIMUM.
3. PROVIDE ITEMS WHICH MEET FIRE CODE WHERE INSTALLED IN FIRE DOOR ASSEMBLY.
4. ALL HARDWARE FINISHES TO MATCH. COORDINATE PRIOR TO ORDERING. THE FINISH SHALL BE SATIN CHROME PLATED APPEARANCE.
5. ALL DOOR HARDWARE SHALL MEET ADA GUIDELINES. DOOR OPENING FORCE FOR PUSHING OR PULLING SHALL BE: INTERIOR DOOR: < 5 LBS., EXTERIOR DOOR: 8 LBS.
6. HARDWARE MATERIALS:
   a. HINGES: BUTT HINGES, FULL MORTISE, 5 KNUCKLE, BRUSHED NICKEL. 3 PER DOOR. HINGES AT EXTERIOR DOORS TO HAVE NON-REMOVABLE PINS.
   b. PANIC DEVICE: VON DUPRIN 98 SERIES OR EQUAL, TO DISENGAGE LOCK, BRUSHED NICKEL (PROVIDE MULLS WHERE NEEDED FOR PROPER FUNCTION)
   c. LEVER SETS: SCHLAGE "AL" SERIES – SATURN. LIGHT COMMERCIAL, BRUSHED NICKEL. LOCK CYLINDERS: MORTISED. STANDARD TRIM. KEY PER OWNER'S INSTRUCTION. PROVIDE "3" LABELED KEYS PER LOCK. CORES TO BE "BEST" COMPATIBLE.
   d. PRIVACY SETS SHALL BE "PUSH BUTTON" TYPE LOCKING. NOT "PUSH/TURN".
   e. CLOSER: SURFACE MOUNTED, COMMERCIAL GRADE 1. LCN #1460 OR EQUAL. CLOSURES TO BE ADJUSTED TO ALLOW MAXIMUM EFFORT OF 5 LBS. TO OPEN. UNDER NO CIRCUMSTANCES SHALL CLOSER HINGES BE USED AS A SUBSTITUTE FOR ACTUAL CLOSER. ON FIRE RATED DOORS OR HIGH USE DOORS SUCH AS LARGE PUBLIC RESTROOMS, CLOSER TO BE ADJUSTED SUCH THAT FROM OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" SEPARATING THE LATCH AND THE LEADING EDGE OF THE DOOR.
   f. STOPS: PROVIDE TRIMKO WALL OR FLOOR MTD. AS PER CONDITIONS PRESENT. BRUSHED NICKEL. STOPS AT HIGH USE DOORS SHALL BE FLOOR MOUNTED. PROVIDE (1) PER DOOR.
   g. FLUSH BOLTS: AS REQUIRED PER PROPER DOOR FUNCTION AT PAIRS OF DOORS. FLUSH MOUNTED.
   h. SILENCERS: STEELCRAFT OR EQUAL. PROVIDE TYPICAL AT ALL METAL AND WOOD FRAMES.
   i. PUSH/PULL PLATES, KICK PLATES: MATCH FINISH OF OTHER HARDWARE. BALDWIN OR EQUAL.
   j. DEADBOLTS: B SERIES BY SCHLAGE, KEYED WITH THUMB TURN ON INTERIOR SIDE.
   k. STRIKES: AS PER LOCKSET MFR. SUGGESTION. PROVIDE DEEP STRIKES WHERE NEEDED TO PROTECT TRIM.
   l. WEATHERSTRIPPING: PEMKO OR EQUAL. PROVIDE AT ALL EXTERIOR DOORS AND AT ALL INTERIOR DOORS WITH NON-CONDITIONED SPACE ON ONE SIDE.
   m. THRESHOLDS: PEMKO. MILL FINISH. SET IN BED OF SEALANT. THRESHOLDS WHEN INSTALLED SHALL BE ½" HIGH MAX AND SHALL MEET HANDICAP ACCESSIBILITY CODES.
   n. SWEEPS: PEMKO OR EQUAL. MILL FINISH. (1) PER EXTERIOR DOOR. (1) PER INTERIOR DOOR WITH NON-CONDITIONED SPACE ON ONE SIDE.
   o. SPECIAL SEALS: PROVIDE SPECIAL SEALS WHERE REQUIRED BY DOOR FUNCTION.
7. MASTER KEY ALL LOCKSETS AS PER OWNER'S INSTRUCTION. PROVIDE (3) LABELED COPIES OF ALL KEYS WITH MASTER KEYING CHART.
8. PROVIDE ALL INCIDENTAL HARDWARE AS NECESSARY FOR PROPER DOOR FUNCTION.
9. ALL ITEMS TO BE INSTALLED AND MOUNTED IN ACCORDANCE WITH APPLICABLE FIRE AND HANDICAP CODES.
10. INSTALL ALL ITEMS AS PER MANUFACTURER'S RECOMMENDATIONS. ADJUST FOR PROPER FIT.
11. WHERE PAIR OF DOORS PRESENT, THEN HARDWARE SET TO APPLY TO BOTH DOORS. PROVIDE ADDITIONAL ASTRAGALS, FLOOR/CEILING BOLTS AS REQUIRED PER PROPER OPERATION OF HARDWARE AT PAIRS OF DOORS.
12. PRIVACY LEVER SETS SHALL AUTOMATICALLY UNLOCK WHEN LEVER ACTIVATED FROM INSIDE ROOM.
13. NO HARDWARE SET SHALL AUTOMATICALLY LOCK WHEN DOOR SHUTS.
14. NO EGRESS DOOR SHALL BE CAPABLE OF BEING LOCKED TO PREVENT EGRESS WHILE BUILDING IS OCCUPIED.
15. PROVIDE PANIC DEVICES AT ELECTRICAL ROOM CLOSETS WHEN ELECTRICAL EQUIPMENT IN ROOM EXCEEDS 800 AMP. PANIC DEVICE TO DISENGAGE ANY LOCKING DEVICES ON DOOR.

09600 MOISTURE RESISTANT (M.R.) PANELS – MR PANELING IS OWNER FURNISHED. GC INSTALLED.

a. GC TO CONTACT EXTRUTECH FOR DELIVERY. TWAS WILL CREATE PO AND PURCHASE. EXTRUTECH WILL DELIVER.

1. WALLS - #2400 FLAT PVC PANELS BY EPI EXTRUITEC PLASTICS INC. 888-818-0118
2. CEILING - #P1600 FLAT PVC PANELS BY EPI EXTRUITEC PLASTICS INC. 888-818-0118
3. PROVIDE ALL FURRING, TRIM, FASTENERS, SEALANTS, ADHESIVES, SPACES AS RECOMMENDED BY THE PANEL MANUFACTURER AS PER CONDITIONS PRESENT.
4. INSTALL ASSEMBLIES IN STRICT COMPLIANCE WITH PANEL MANUFACTURER'S INSTRUCTIONS AS PER CONDITIONS PRESENT. INSTALLATION OF A PANEL ASSEMBLY OVER A SUBSTATE INDICATES THE INSTALLERS ACCEPTANCE OF CONDITIONS AS BEING CODE COMPLIANT, IN COMPLIANCE WITH PANEL MANUFACTURER'S REQUIREMENTS, AND APPROVED FOR A WARRANTED INSTALLATION.
5. PROVIDE STANDARD MANUFACTURER'S WARRANTIES AS PER CONDITIONS PRESENT.

6. CONTACT KERN ARCHITECTS WITH QUESTIONS. 239-489-1990 OR JW@KERNARCHITECTS.COM OR JOE@KERNARCHITECTS.COM

▲ 23-0508

09900 PAINTING

1. PAINT ALL SURFACES EXCEPT ALUMINUM, VINYL, GLASS, FACE BRICK, UNDERSIDE OF METAL ROOFING AND PREFINISHED ITEMS - UNLESS NOTED OTHERWISE.
2. OWNER TO SELECT COLORS FROM MANUFACTURER'S STANDARD COLOR CHARTS.
3. PRODUCTS BY PORTER PAINTS, SHERWIN WILLIAMS, BENJAMIN MOORE, ARE ACCEPTABLE.
4. ALL PAINTS TO BE DELIVERED TO JOBSITE READY MIXED.
5. ASSUME 2 TRIM COLORS, 6 WALL COLORS, 2 CEILING COLORS. (CUT IN COLORS TO PROVIDE SHARP/STRAIGHT LINES AND EDGES).
6. PAINT ALL EXPOSED PIPING, CONDUIT, DUCTWORK, AND EXPOSED STRUCTURE IN FINISHED ROOMS WHERE NO CEILING IS PRESENT UNLESS INDICATED OTHERWISE.
7. INSTALLING ANY FINISH OVER A SURFACE INDICATES THE INSTALLER'S ACCEPTANCE OF THE SURFACE CONDITIONS AS BEING SUFFICIENT FOR PROPER MATERIAL INSTALL.
8. ALL SURFACES TO RECEIVE PAINT SHALL BE PREPPED AND SANDED AS PER PAINT MANUFACTURER'S INSTRUCTIONS. SURFACES SHALL BE FREE OF DEFECTS, DUST, AND SHALL BE SMOOTH.
9. FILL NAIL HOLES AND NARROW CRACKS WITH APPROVED FILLER MATERIAL.
10. ANY MILDEW PRESENT SHALL BE TREATED AND SURFACE NEUTRALIZED WITH APPROVED COATING PER COATING MFR'S INSTRUCTION.
11. CLEAN ANY METAL SURFACES TO RECEIVE PAINT OF RUST, RUNS, MILL SCALE, AND OILY RESIDUE.
12. ANY PASSIVATOR OR OIL COATINGS SHALL BE REMOVED PRIOR TO PAINTING (i.e.. @ galvanized metal surfaces). CLEAN AND PREP RELATED SURFACES AS PER THE PAINT MANUFACTURER'S RECOMMENDATIONS.
13. FINAL FINISH TO BE FREE OF DEFECTS, FREE OF BRUSH/ROLLER STROKES, AND OF CONSISTENT COLOR. SAND BETWEEN COATS.
14. DO NOT PAINT ANY SPRINKLER HEADS!
15. PROVIDE OWNER WITH ONE GALLON STOCK OF ALL PAINTS USED FOR FUTURE TOUCH-UP. LABEL ALL CANS WITH COLOR AND LOCATION.
16. PAINT SCHEDULE: (SEE FINISH SCHEDULES ON PLANS)
    a. FERROUS METAL - 1 COAT ALKY'D METAL PRIMER, 2 COATS ALKY'D SEMI-GLOSS ENAMEL FINISH METAL PAINT.
    b. GALVANIZED METAL - CLEAN OF ANY RESIDUE WHICH MAY PREVENT PAINT BOND, 2 COATS ALKYD ENAMEL GLOSS GALV. METAL PAINT.
    c. CONCRETE BLOCK – 1 COAT LATEX BLOCK FILLER, 2 COATS LATEX SEMI-GLOSS MASONRY PAINT.
    d. CONCRETE FLOORS - RUSTOLEUM 2 PART WPOXY WITH COLOR FLAKES.

▲ 23-0508

09200 GYPSUM WALL BOARD

1. ANY DRYWALL USED ON PROJECT (AT MANAGER'S OFFICE AND RESTROOM) MUST BE MOISTURE RESISTANT WHERE USED.

VAC ACCESSORIES NOTES:

1. CONTRACTOR SHALL COORDINATE AN ALLOWANCE FOR GENERAL CARPENTRY LABOR AND MATERIALS TO ASSIST TWAS WITH COMPLETION OF THE VAC STALL AMENITY PACKAGE.
2. CONTINGENCY COSTS SHALL BE BASED ON THE CURRENT TWAS STANDARD VAC AMENITY PACKAGE TO BE VERIFIED WITH THE OWNER PRIOR TO CONSTRUCTION.
3. ALL RELATED WORK TO BE PERFORMED MUST BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION.

▲ 23-0508

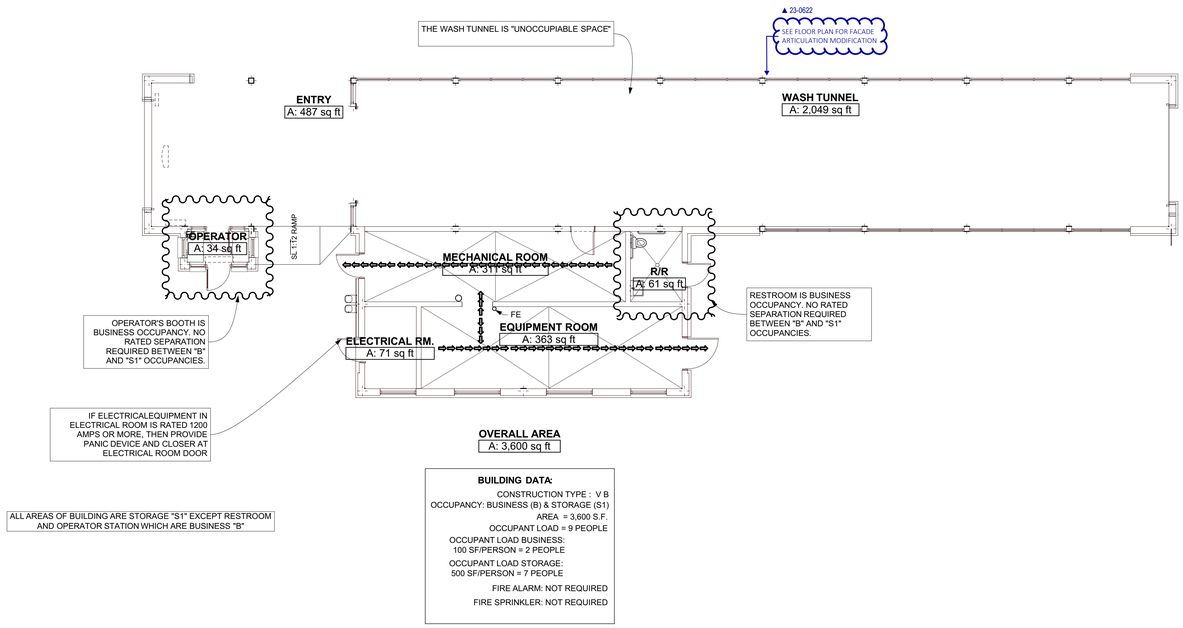
09925 ARCHITECTURAL WALL PANEL (AWP)

NOT USED

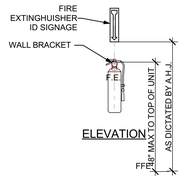
1. PRODUCTS – LIRESTONE PANEL ASSEMBLY BY REPUBLIC ALUMINUM UNLIMITED, HAZELWOOD, MO 314-524-2040 OR 314-524-4040
2. ALL PRODUCTS TO BE EXTERIOR GRADE.
3. PRIOR TO START, OBTAIN MANUFACTURER'S STANDARD PRODUCT DATA AND DETAILED INSTALLATION INSTRUCTIONS.
4. STORE AND HANDLE AS PER MANUFACTURER'S INSTRUCTIONS.
5. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AS PER CONDITIONS PRESENT.
6. INSTALL OVER "SOLUTIONS" WATER BARRIER
7. PROVIDE ALL FURRING, LAYER SUPPORTS, FASTENERS, ADHESIVES, FLASHINGS, J CHANNEL/FLASH, AND CAULK AS PER MANUFACTURER'S INSTRUCTIONS AS PER CONDITIONS PRESENT.
8. ANY WORK REQUIRING OR BACKING SUPPORTING AWP THAT IS WITHIN 12" OF GRADE SHALL BE PRESSURE TREATED.
9. PROVIDE MANUFACTURER'S "KEYED" CORNERS.
10. ASSEMBLY TO ALLOW FOR WATER DRAINING.
11. OWNER TO SELECT COLORS FROM MANUFACTURER'S STANDARD COLOR CHARTS. SEE PLANS.
12. PRODUCTS BY PORTER PAINTS, SHERWIN WILLIAMS, BENJAMIN MOORE, ARE ACCEPTABLE.

10400 SIGNAGE

1. RESTROOM SIGNAGE:
   a. UNIVERSAL "RESTROOM" SIGN: PROVIDE (1) PER UNISEX TOILET ROOM DOOR.
      ROOM NAME, BRAILLE, AND HANDICAP PICTOGRAM.
2. EMPLOYEE ONLY SIGNAGE:
   a. SEE PLANS FOR LOCATION. WORDING "EMPLOYEES



1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

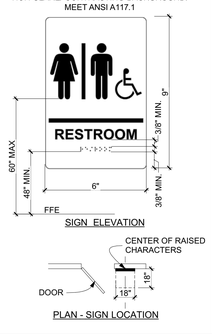


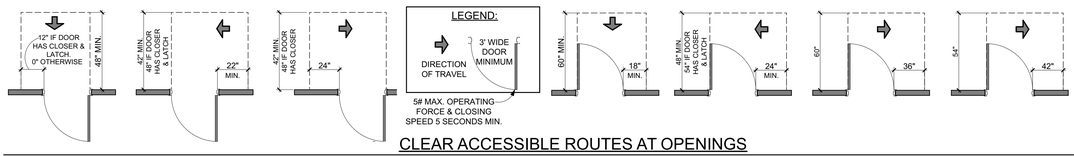
F.E. - FIRE EXTINGUISHER:
10 LB ABC DRY CHEMICAL 4A-80BC MANUFACTURED BY LARSENS OR EQUAL.

WALL BRACKET:
#546 LARSEN WALL MOUNT BRACKET OR EQUAL. SECURE TO SOLID SUPPORT.

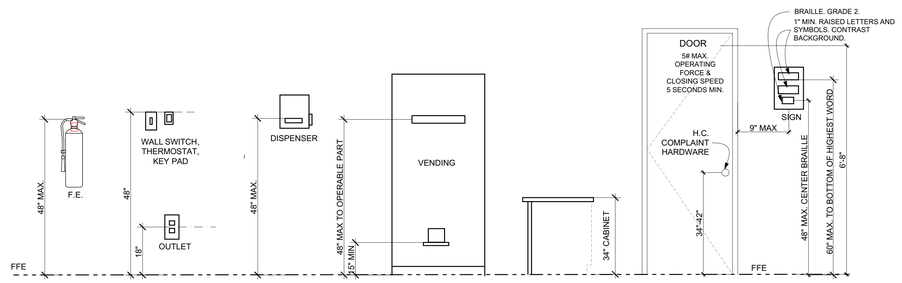
F.E.

HC ACCESSIBLE RESTROOM SIGNAGE:
1/16" ACRYLIC.
RAISED CHARACTERS & BRAILLE.
NON GLARE/ CONTRASTING BACKGROUND.
MEET ANSI A117.1

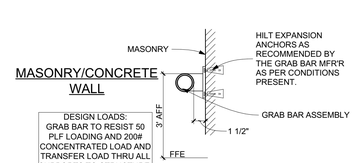




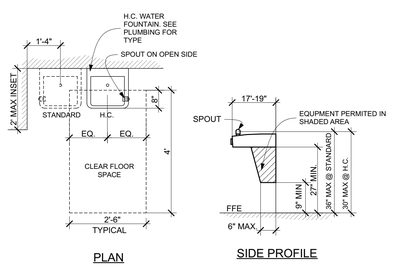
CLEAR ACCESSIBLE ROUTES AT OPENINGS



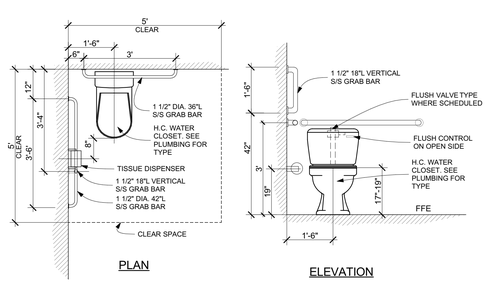
HANDICAP ACCESSIBLE ITEMS: MOUNTING HEIGHTS



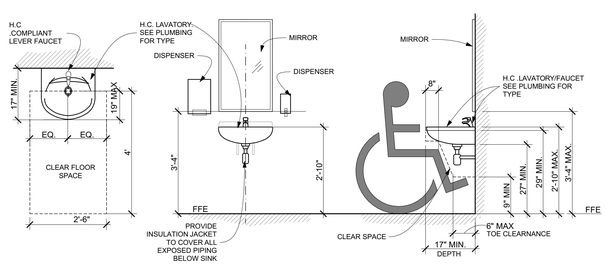
GRAB BAR MOUNTING



DRINKING FOUNTAIN (E.W.C)



WATER CLOSET



WALL HUNG LAVATORY

(H.C.) HANDICAP ACCESSIBLE ITEMS

NOT TO SCALE

kern architects

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A

24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:

TIDAL WAVE AUTO SPA

EAST THOMPSON STREET
THOMASTON GEORGIA
30286

TIDAL WAVE AUTO SPA

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE

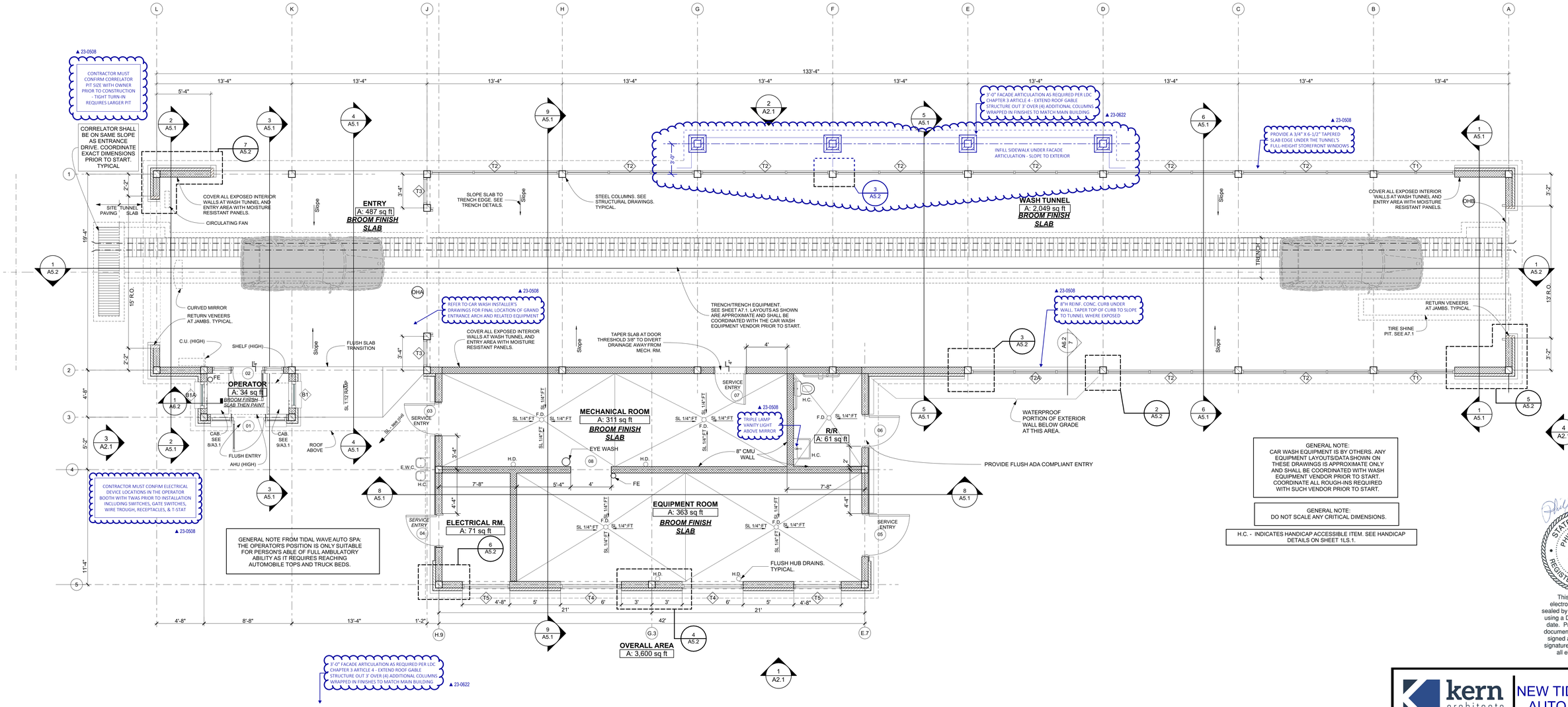
LIFE SAFETY

PROJECT DATE: -

PROJECT NUMBER:

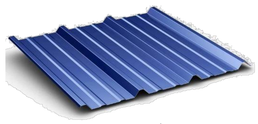
DRAWN BY:

1LS.1



1 OVERALL FLOOR PLAN
SCALE: 1/4" = 1'-0"

STUCCO OR EIFS
COLOR: SW 9102 QUINOA



PREFINISHED METAL ROOF
R PANEL. COLOR = REGAL BLUE
ROOF FLASHING, FASCIA, SOFFIT, GUTTER, AND OVERHANG TRIM TO MATCH ROOF COLOR.

WATERTABLE:
SPLIT FACE "SILL" BLOCK
WHITE RANGE. OLD CASTLE.

CULTURED STONE VENEER
BUCKS COUNTY LEDGESTONE
BY CENTURION

GLASS: CLEAR

SPLIT FACE BLOCK
BEIGE RANGE. OLD CASTLE.

EXPOSED STRUCTURAL STEEL
(BEAMS, TRUSSES & COLUMNS)
PAINT COLOR: "BLACK"
DO NOT PAINT UNDERSIDE OF ANY EXPOSED ROOF PANELS

STOREFRONT FRAMES,
LOUVERS
COLOR - BRONZE

HM DOORS AND FRAMES
PAINT COLOR: SW 2735 ROCKWEED

EXTERIOR FINISH SCHEDULE

ROOM FINISH SCHEDULE

NAME	FLOOR	BASE	WALL	CEILING	REMARKS
ELECTRICAL RM.	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
ENTRY	BROOM FINISHED SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	
EQUIPMENT ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
MECHANICAL ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
OPERATOR	RUSTOLEUM 2 PART EPOXY W/ COLOR FLAKES	NONE	PAINTED CMU. SW9102	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	BROOM FINISH FLOOR SLAB THEN PAINT
OVERALL AREA	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
R/R	CERAMIC TILE DALTILE VOLUMN 1.0 12X24 INTENSITY PEBBLE	CERAMIC SANITARY COVE BASE DALTILE VOLUMN 1 REVERB ASH	CER. TILE DALTILE VOLUMN 1 12 X24 REVERB ASH. SEE REMARKS.	M.R. PANELS OVER FURRING OVER 2X6 FRAMING @ 16" O.C.. 9'H	WALL CERAMIC TILE IS TO BE FULL HEIGHT @ PLUMBING WALL & 6'H @ OTHER 3 WALLS. PROVIDE SEALANT TILE JOINT AT ALL CORNERS. FLOOR TILE TO BE "NON-SLIP".
WASH TUNNEL	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	

NOTE: AUXILIARY BUILDINGS - REFERENCE RELATED PLANS FOR ADDITIONAL INFORMATION
1. ANY DRYWALL USED ON PROJECT (AT MANAGER'S OFFICE AND RESTROOM) MUST BE MOISTURE-RESISTANT WHERE USED.
2. MR PANELING IS OWNER FURNISHED / GC INSTALLED
▲ 23-0508

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT
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kern architects

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A

24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

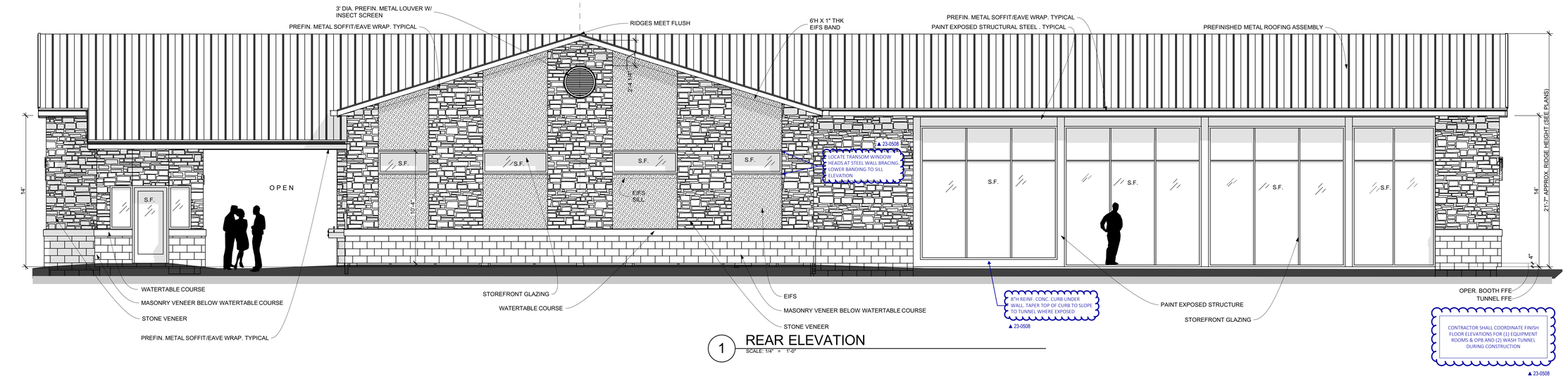
FIRST FLOOR PLAN

PROJECT DATE: -

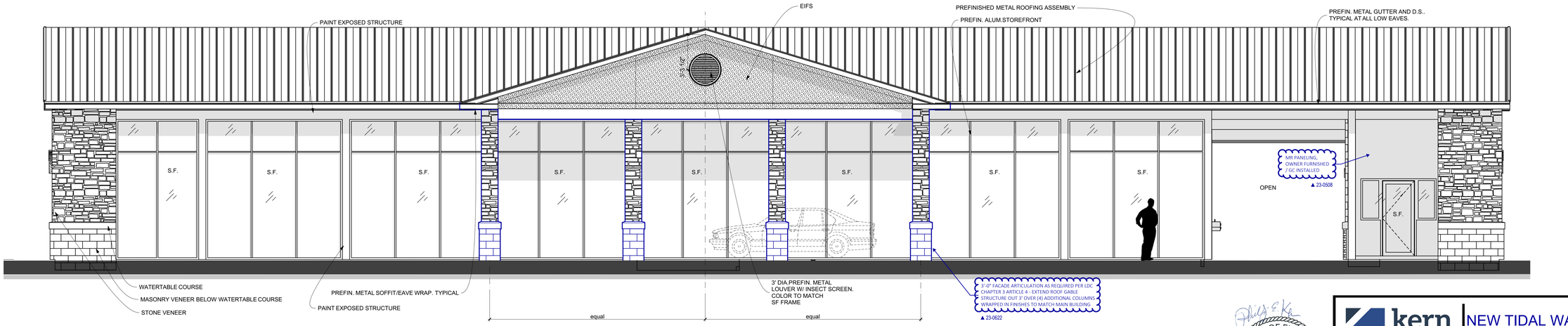
PROJECT NUMBER:

DRAWN BY:

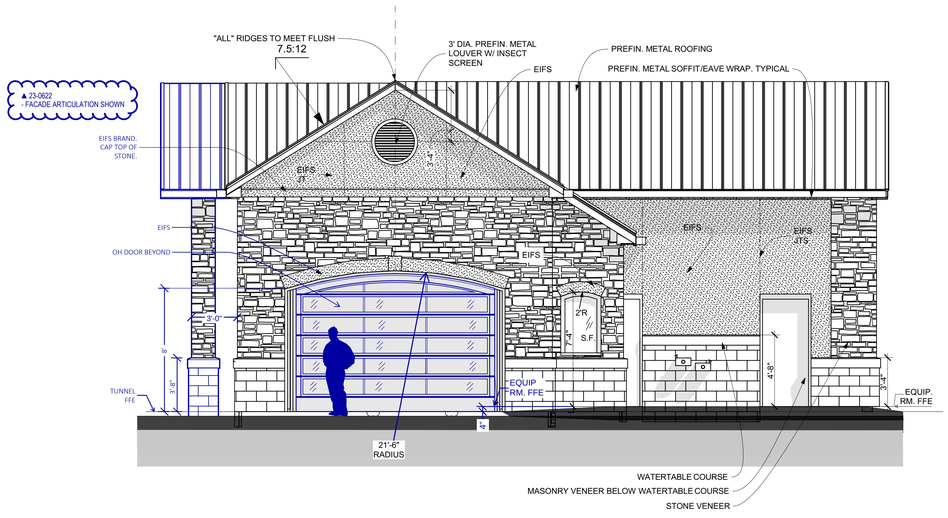
A1.1



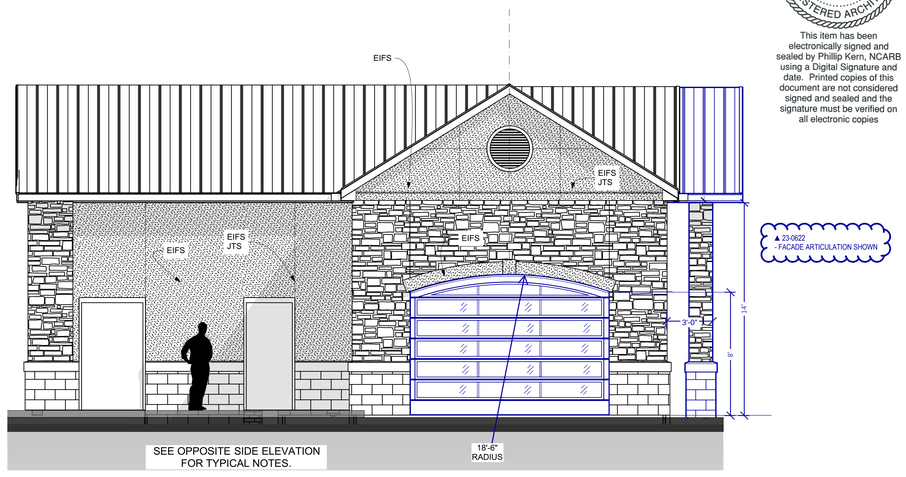
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION - ENTRY
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION - EXIT
SCALE: 1/4" = 1'-0"

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

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kern architects

TIDAL WAVE AUTO SPA

NEW TIDAL WAVE AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

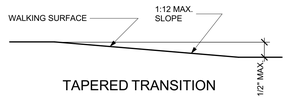
EXTERIOR ELEVATION

PROJECT DATE: -

PROJECT NUMBER:

DRAWN BY:

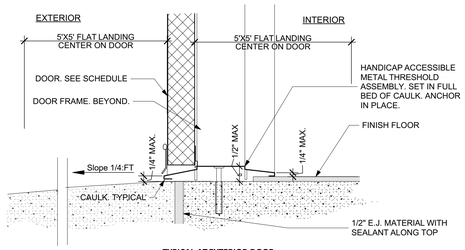
A2.1



WALKING SURFACE TRANSITIONS OVER 1/2" SHALL MAKE USE OF CODE COMPLIANT STAIRS OR RAMPS.

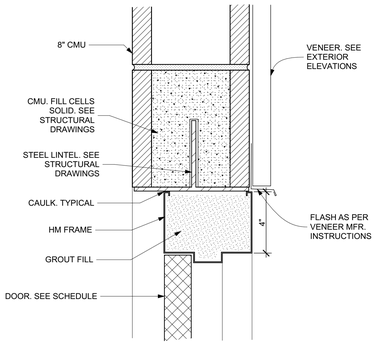
1 WALKING SURFACE TRANSITIONS

NOT TO SCALE



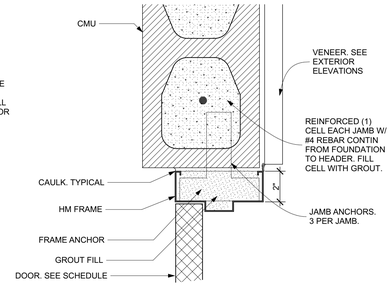
TYPICAL AT EXTERIOR DOOR

2 THRESHOLD DETAIL



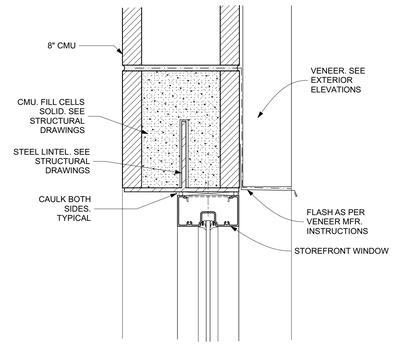
3 HEAD DETAIL

NOT TO SCALE



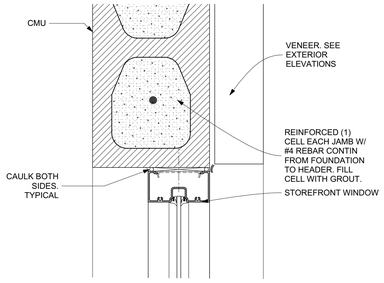
4 JAMB DETAIL

NOT TO SCALE



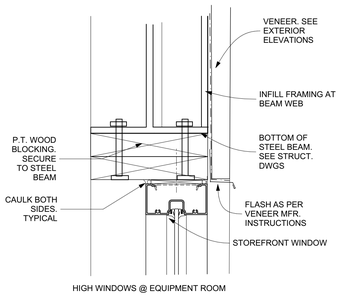
5 HEAD DETAIL

NOT TO SCALE



6 JAMB DETAIL

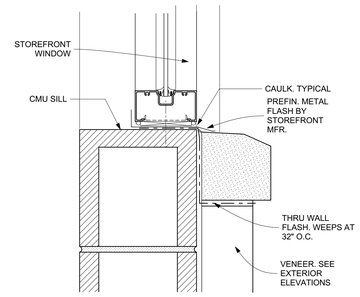
NOT TO SCALE



HIGH WINDOWS @ EQUIPMENT ROOM

5A HEAD DETAIL

NOT TO SCALE



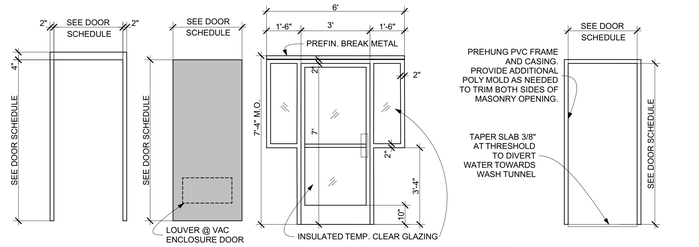
7 JAMB DETAIL

NOT TO SCALE

DOOR SCHEDULE								
DOOR ID	Nominal W x H Size	DOOR TYPE	FRAME			HDWR SET	UL FIRE RATING	REMARKS
			TYPE	DETAIL				
				HEAD	JAMB			
01	3'×7'	SF1	SF1	5/A3.1	6/A3.1	1	Unrated	
02	3'×7'	SF1	SF1	5/A3.1	6/A3.1	1	Unrated	
03	3'×7'	HMF	1	3/A3.1	4/A3.1	2	Unrated	
04	3'×7'	HMF	1	3/A3.1	4/A3.1	2	Unrated	PROVIDE LOUVER LOW IN DOOR. SEE HVAC DWGS FOR SIZE.
05	4'×7'	HMF	1	3/A3.1	4/A3.1	2	Unrated	
06	3'×7'	HMF	1	3/A3.1	4/A3.1	4	Unrated	
07	3'×7'	MRF	PREHUNG PVC	3/A3.1 SIMILAR	4/A3.1 SIMILAR	3	Unrated	TAPER SLAB THRESHOLD TOWARDS TUNNEL.
08	4'×8'	MASONRY OPENING	---	---	---		Unrated	MASONRY OPENING ▲ 23-0508
OHA	12'×12'	OHC	-	8/A6.1	SECURE TO STRUCT.		Unrated	OH DOOR TO COVER ARCHED OPENING. PAINT FACTORY GRAY - NOT GALVANIZED
OHB	13'×9'	OHC	-	8/A5.2	5/A5.2		Unrated	OH DOOR TO COVER ARCHED OPENING. PAINT FACTORY GRAY - NOT GALVANIZED

GENERAL NOTE: OVERHEAD SIZES AS LISTED ARE APPROXIMATE WHERE LOCATED BETWEEN STRUCTURAL STEEL FRAMING MEMBERS. FIELD MEASURE AND FILL SPACE AVAILABLE.

DOOR SCHEDULE - AUXILIARY BUILDINGS										
DOOR ID	LOCATION	W	H	THICK.	DOOR TYPE	FRAME			HDWR SET	UL FIRE RATING	REMARKS
						TYPE	DETAIL				
							HEAD	JAMB			
V1	VAC. ENCLOSURE	3'	7'	1 3/4"	HMF	1	DH/AB.1	DJ/AB.1	#2	Unrated	COORDINATE QUANTITY OF DOORS -SEE AUXILIARY BUILDING PLAN SHEETS. PROVIDE LOUVER LOW IN VAC ENCLOSURE DOOR AS INDICATED.
V2	VENDING	3'	7'	1 3/4"	HMF	1	DH/AB.1	DJ/AB.1	#2	Unrated	COORDINATE QUANTITY OF DOORS -SEE AUXILIARY BUILDING PLAN SHEETS.
D1	DUMPSTER	3'	7'	1 3/4"	HMF	1	DH/AB.1	DJ/AB.1	#2	Unrated	SEE AUXILIARY BUILDING PLAN SHEETS.



DOOR AND FRAME TYPE ELEVATIONS:

NOTE: SOME ITEMS MAY NOT BE USED ON THIS JOB.

DOOR HARDWARE SCHEDULE:

NOTE: NO DOOR SHALL LOCK AUTOMATICALLY AT CLOSING.

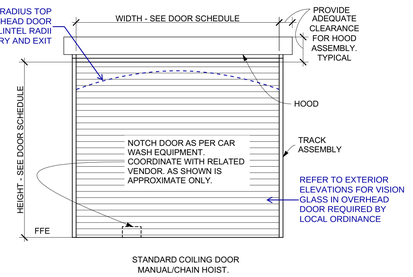
HDWR SET 1 STOREFRONT ENTRY
ALL HARDWARE TO BE PROVIDED BY THE DOOR MANUFACTURER.
3 CAST ALUMINUM HINGES, PUSH/PULL BAR SET, ADJUSTABLE GRADE 1 SURFACE MOUNTED CLOSER, LOCK CYLINDER, WEATHERSTRIP, SWEEP, METAL THRESHOLD, STOP, CLOSE

HDWR SET 2
KEYED LEVER ENTRY SET, DEADBOLT , 3 HINGES, STRIKE, STOP, CLOSER, HOLD OPEN, WEATHERSTRIP, SILENCERS, SWEEP, METAL THRESHOLD.
CLOSER AT DUMPSTER ENCLOSURE DOOR TO BE MOUNTED ON EXTERIOR SIDE.

HDWR SET 3
KEYED LEVER ENTRY SET, 3 HINGES, STRIKE, SILENCERS, STOP, CLOSER.
LOCK TO DISENGAGE WHEN LEVER ACTIVATED FROM INTERIOR.

HDWR SET 4 RESTROOM (SINGLE USER)
PRIVACY (PUSH BUTTON) LEVER SET KEYED WITH PIN AND TUMBLER,
3 HINGES, STRIKE, SILENCERS, STOP, CLOSER, HC SIGNAGE
LOCK TO DISENGAGE WHEN LEVER ACTIVATED FROM INTERIOR.

LOCKSETS "SHALL NOT" AUTOMATICALLY LOCK WHEN CLOSED. TYPICAL ALL HARDWARE SETS.

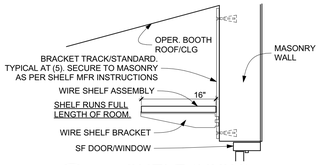


OVERHEAD DOOR - COILING

OHC

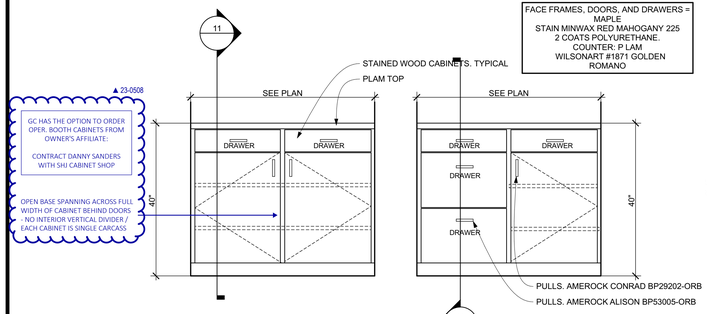
OVERHEAD DOOR TYPE ELEVATIONS:

OVERHEAD DOOR NOTE:
ALL OVERHEAD DOORS SHALL MEET DASMA MINIMUM WIND LOAD RATING AS PER LOCATION. ALL OVERHEAD DOORS SHALL HAVE DASMA APPROVED LABEL AFFIXED TO EACH UNIT. MEET IBC CHAPTER 16.



12 SHELF (HIGH)

NOT TO SCALE



▲ 23-0508
GC HAS THE OPTION TO ORDER OPER. BOOTH CABINETS FROM OWNER'S AFFILIATE:
CONTRACT DANNY SANDERS WITH SHJ CABINET SHOP
OPEN BASE SPANNING ACROSS FULL WIDTH OF CABINET BEHIND DOORS - NO INTERIOR VERTICAL DIVIDER / EACH CABINET IS SINGLE CARCASS

FACE FRAMES, DOORS, AND DRAWERS = MAPLE
STAIN MINWAX RED MAHOGANY 225
2 COATS POLYURETHANE.
COUNTER: P LAM
WILSONART #1871 GOLDEN ROMANO

8 BASE CABINET ELEVATION

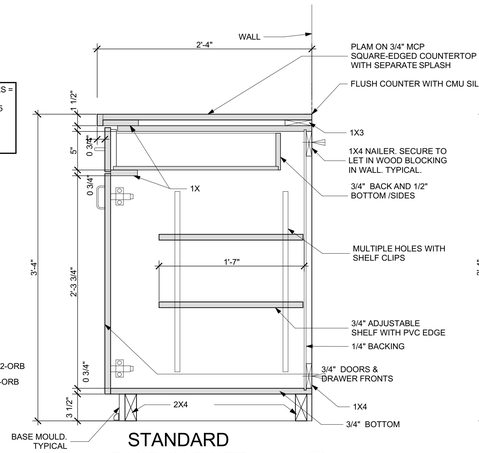
TUNNEL ENTRY SIDE OF OPER. BOOTH

NOT TO SCALE

9 BASE CABINET ELEVATION

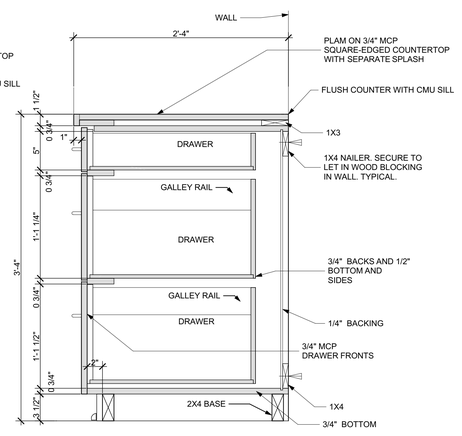
TUNNEL EXIT SIDE OF OPER BOOTH

NOT TO SCALE



STANDARD BASE CABINET

NOT TO SCALE



DRAWER UNITS @ STANDARD BASE CAB.

NOT TO SCALE

WINDOW SCHEDULE						
NO.	LOCATION	Nominal W x H Size	TYPE	GLAZING	APPROX. QTY.	REMARKS:
B1	OPER. BOOTH	2'-4"×4'	STOREFRONT	INSULATED CLEAR	1	FLAT TOP. SEE 1 & 2 /A6.2 AND 5-7/A3.1
B1A	OPER. BOOTH	2'-4"×4'	STOREFRONT	INSULATED CLEAR	1	ARCHED TOP. SEE 1 & 2 /A6.2 AND 5-7/A3.1
T1	TUNNEL	7'-8"×13'	STOREFRONT	CLEAR	2	SEE 2/A6.1
T2	TUNNEL	12'-8"×13'	STOREFRONT	CLEAR	9	SEE 2/A6.1
T2A	TUNNEL	12'-8"×12'-4"	STOREFRONT	CLEAR	1	SEE 2/A6.1 FOR HEAD & 7/A6.2 FOR SILL & CURB NOTE ▲ 23-0508
T3	TUNNEL	2'-8"×12'	STOREFRONT	CLEAR	2	SEE 4/A5.1
T4	EQUIP RM	6'×2'	STOREFRONT	CLEAR	2	SEE 6/A3.1, 5A/A3.1 & TRANSOM NOTE
T5	EQUIP RM	4'-8"×2'	STOREFRONT	CLEAR	2	SEE 6/A3.1, 5A/A3.1 & TRANSOM NOTE

CURB NOTE: SIT WINDOW ON 8"H CURB WALL - SEE PLAN AND ELEVATIONS FOR LOCATION NEAR RESTROOMS

TRANSOM NOTE: LOCATE TRANSOM WINDOW HEADS AT STEEL WALL BRACING. LOWER CHANGE IN MATERIAL & BANDING TO SILL ELEVATION ▲ 23-0508

GENERAL NOTE: WINDOW UNIT SIZES AS LISTED ARE APPROXIMATE WHERE LOCATED BETWEEN STRUCTURAL STEEL FRAMING MEMBERS. FIELD MEASURE AND FILL SPACE AVAILABLE.
PROVIDE ADDITIONAL MULLS AND UPSIZE ASSEMBLY AS REQUIRED TO MEET WIND LOADS.
MINIMIZE THE AMOUNT OF ADDITIONAL MULLS. TIDAL WAVE CORP TO APPROVE FINAL LAYOUTS PRIOR TO PURCHASE.

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

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NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

TIDAL WAVE AUTO SPA

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE

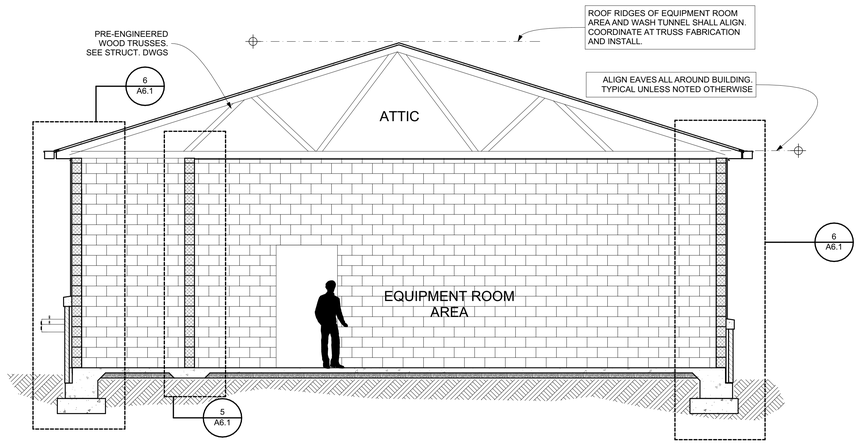
DOOR & WINDOW SCHEDULE/DETAILS

PROJECT DATE: -

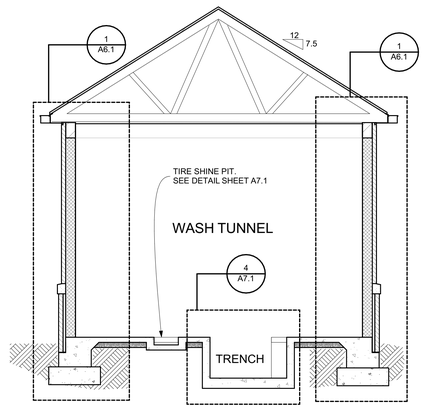
PROJECT NUMBER:

DRAWN BY:

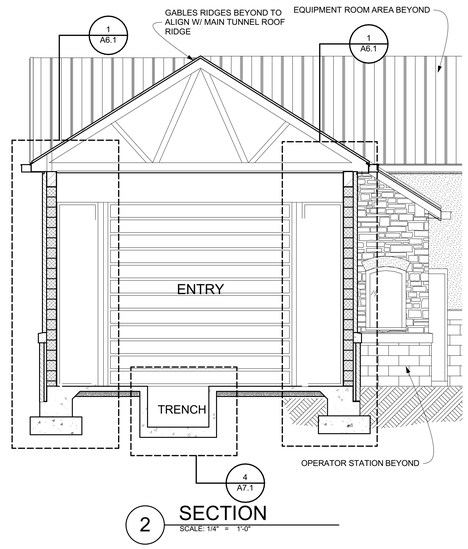
A3.1



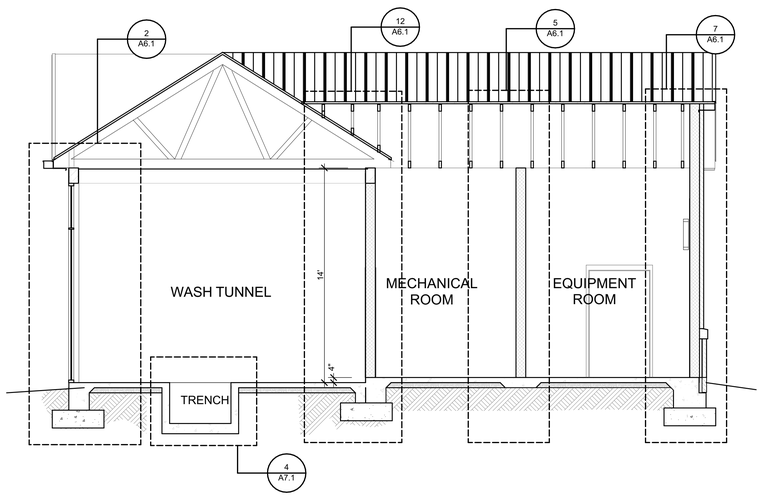
8 SECTION THRU EQUIPMENT ROOM AREA
SCALE: 1/4" = 1'-0"



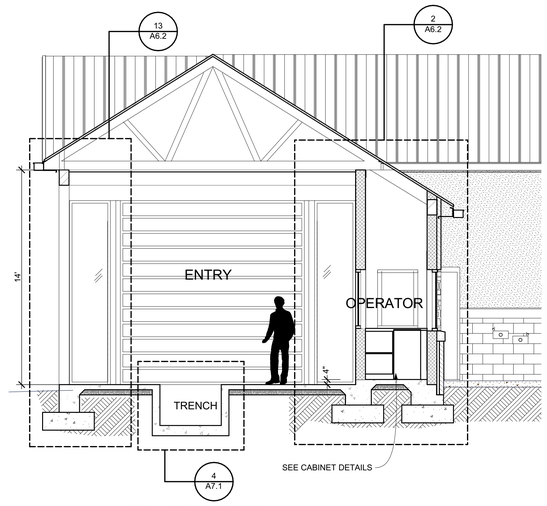
1 SECTION
SCALE: 1/4" = 1'-0"



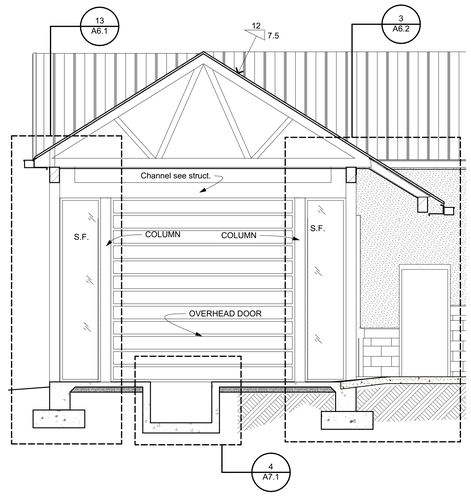
2 SECTION
SCALE: 1/4" = 1'-0"



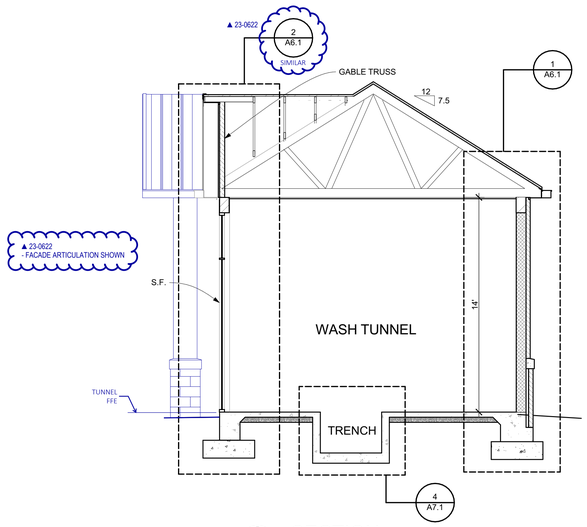
9 SECTION THRU TUNNEL/ EQUIP RM.
SCALE: 1/4" = 1'-0"



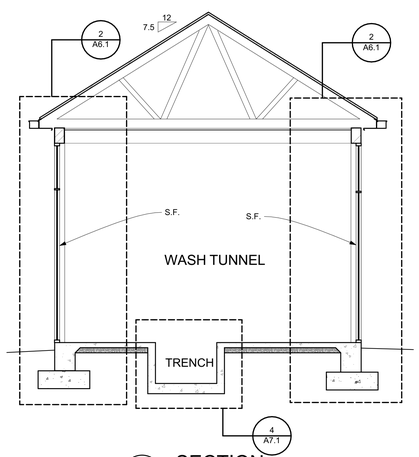
3 SECTION
SCALE: 1/4" = 1'-0"



4 SECTION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



6 SECTION
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

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NEW TIDAL WAVE AUTO SPA 134
LEFT ENTRY
TYPE A

24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

TIDAL WAVE AUTO SPA

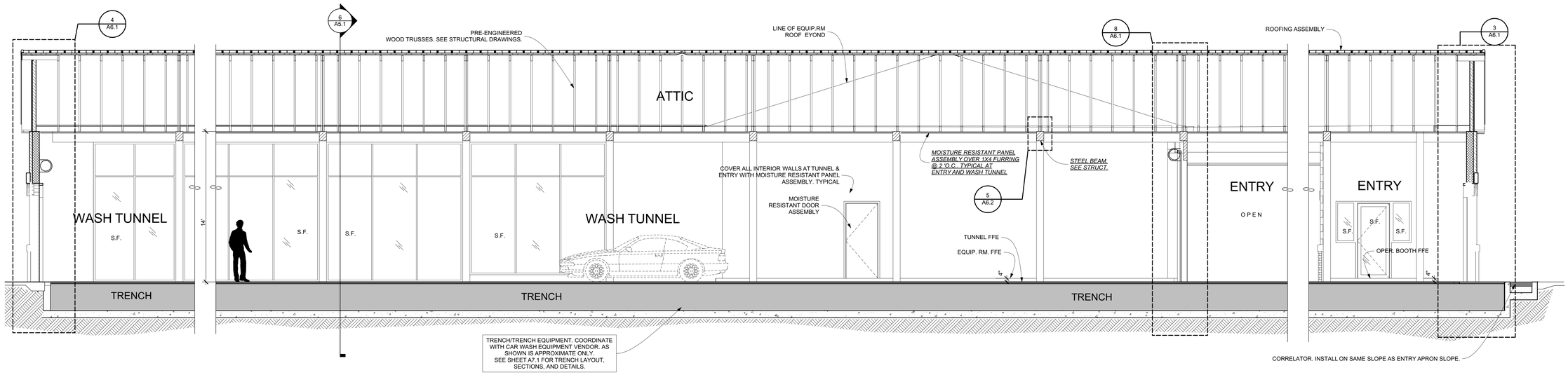
SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

BUILDING SECTION

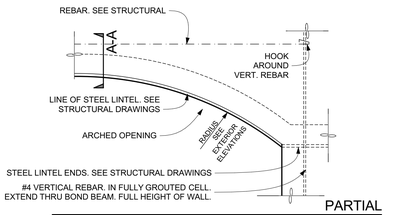
PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

A5.1

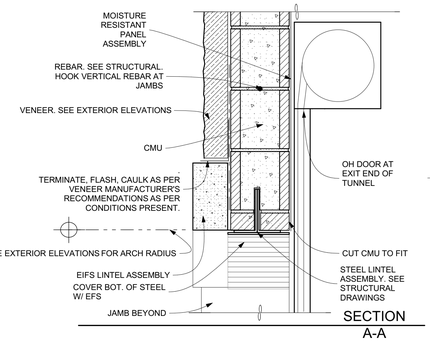


1 OVERALL BUILDING SECTION THRU WASH TUNNEL

SCALE: 1/4" = 1'-0"



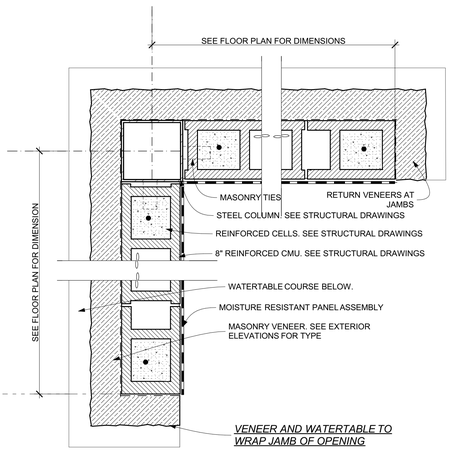
PARTIAL ELEVATION



SECTION A-A

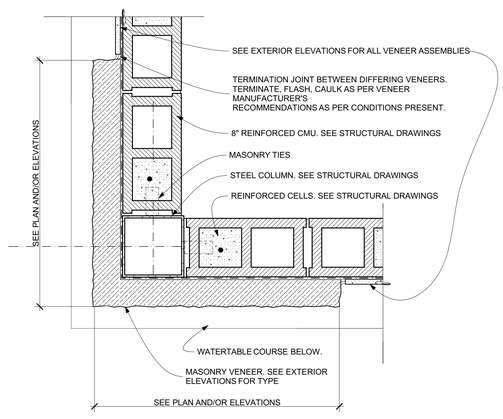
8 DETAIL - ARCHED HEADER

1 1/2"=1'-0"



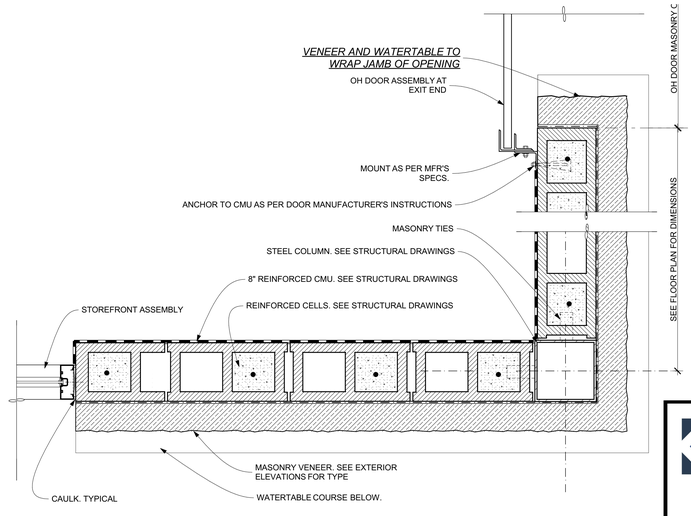
7 DETAIL

1 1/2"=1'-0"



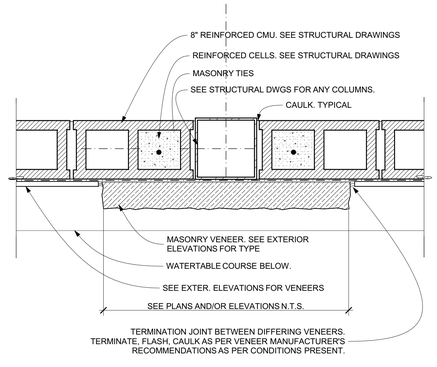
6 DETAIL

1 1/2"=1'-0"



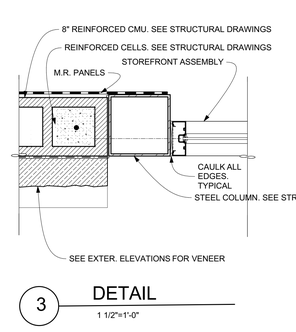
5 DETAIL

1 1/2"=1'-0"



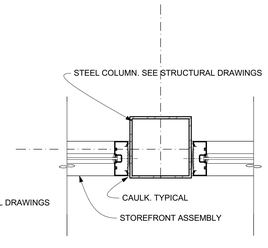
4 DETAIL

1 1/2"=1'-0"



3 DETAIL

1 1/2"=1'-0"



2 DETAIL

1 1/2"=1'-0"

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
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NEW TIDAL WAVE
AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE

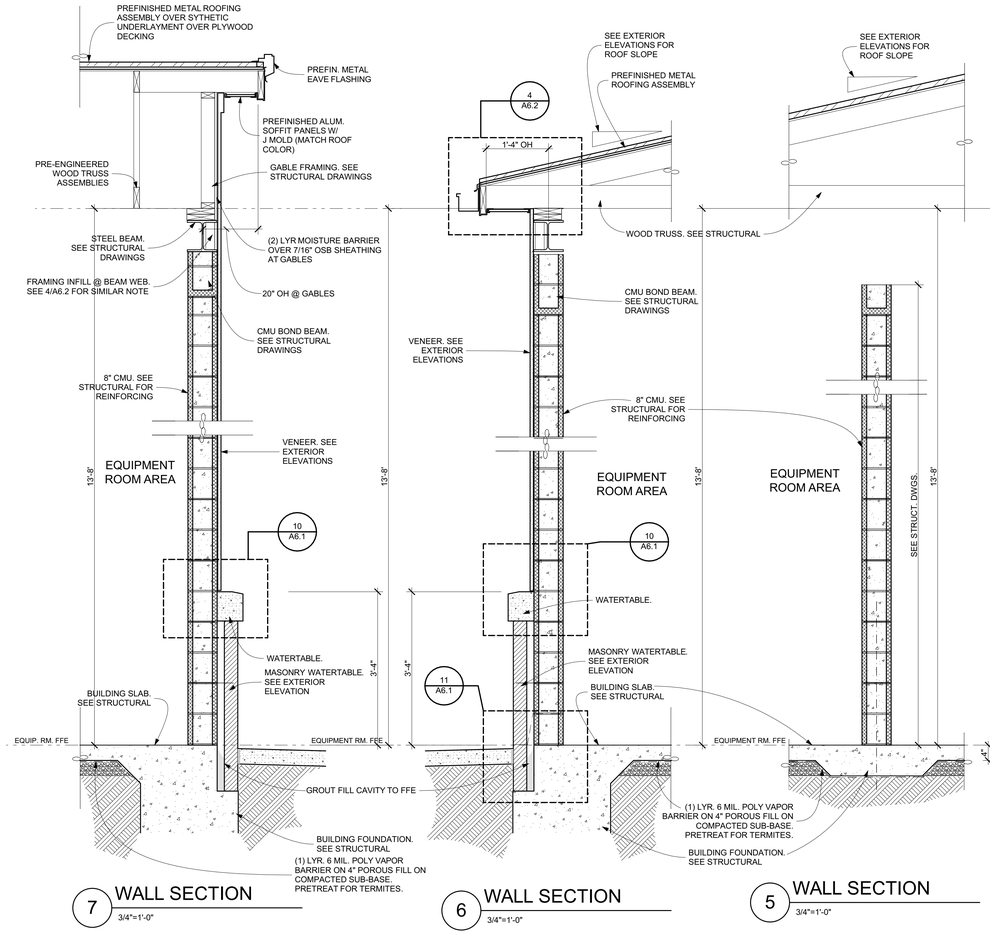
BUILDING SECTION

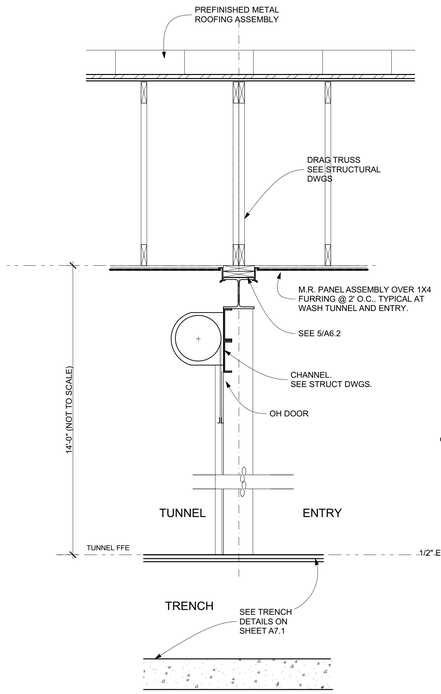
PROJECT DATE: -

PROJECT NUMBER:

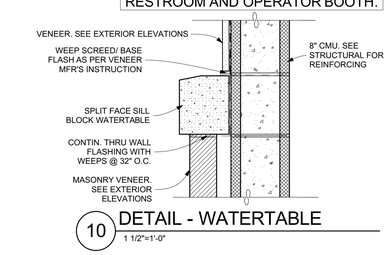
DRAWN BY:

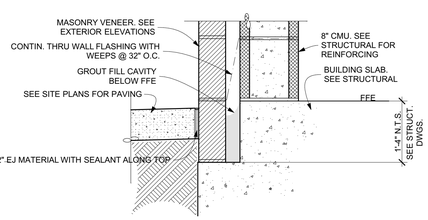
A5.2

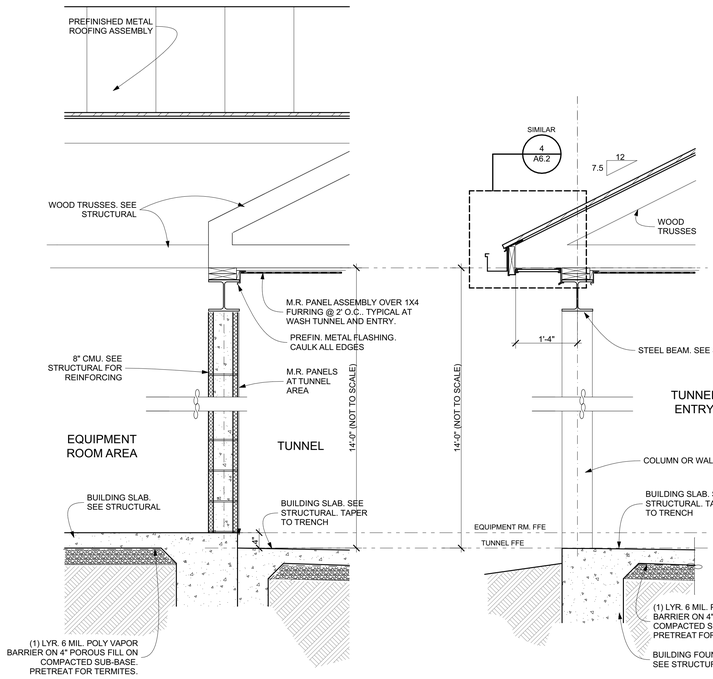


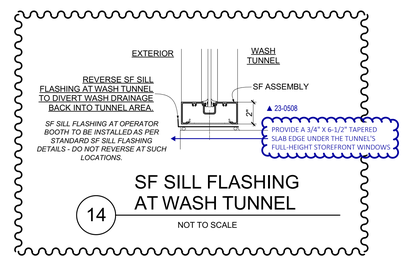


NOTE:
PROVIDE CORE FILL 500 INSULATION AT EMPTY BLOCK CELLS AROUND RESTROOM AND OPERATOR BOOTH.









CONTRACTOR SHALL COORDINATE FINISH FLOOR ELEVATIONS FOR (1) EQUIPMENT ROOMS & OPB AND (2) WASH TUNNEL DURING CONSTRUCTION
▲ 23-0508

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
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EAST THOMPSON STREET
THOMASTON GEORGIA
30286

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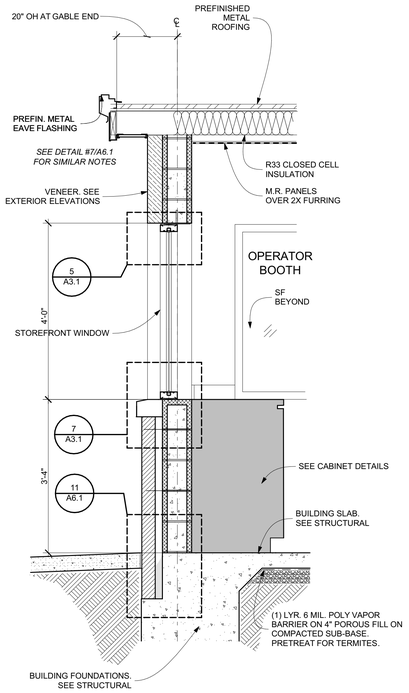
▲ 23-0508	JW R1 UPDATE

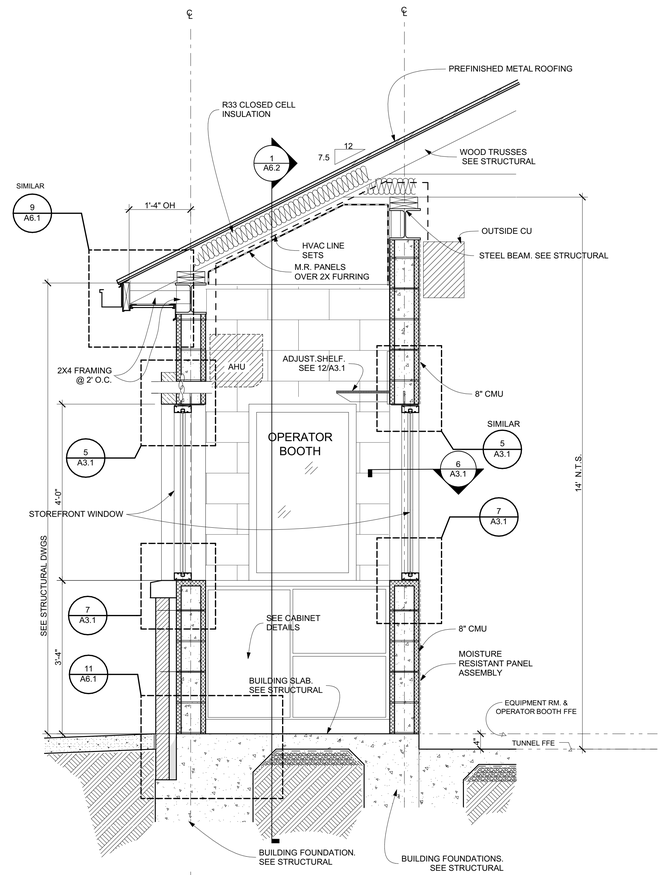
SHEET TITLE
SECTIONS/DETAILS

PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

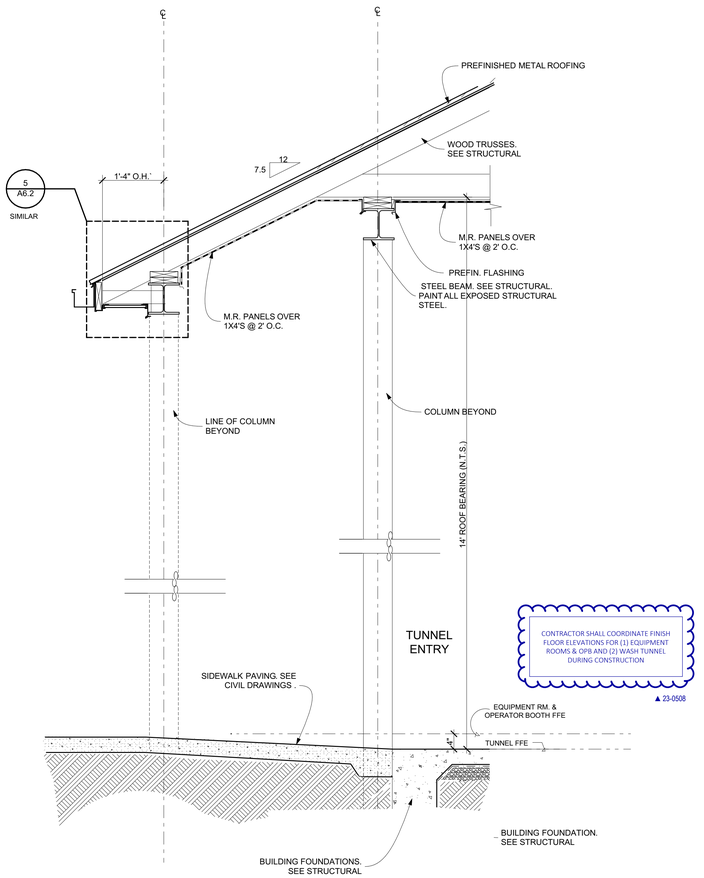
A6.1



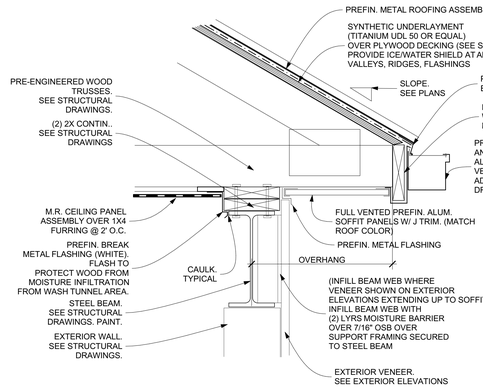
1 WALL SECTION
3/4"=1'-0"



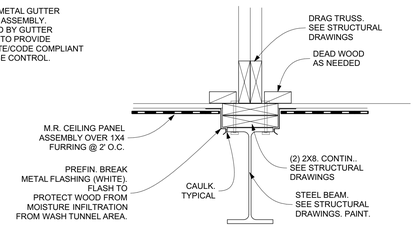
2 WALL SECTION
3/4"=1'-0"



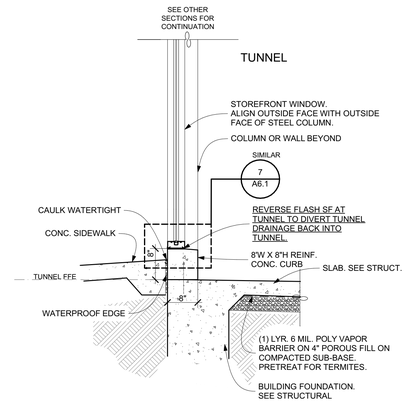
3 WALL SECTION
3/4"=1'-0"



4 DETAIL - TYPICAL OVERHANG
NO SCALE



5 DETAIL - DRAG TRUSS/BEAM
NO SCALE



7 WALL SECTION
3/4"=1'-0"

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STATE OF FLORIDA
PHILLIP E. KERN
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Lee County

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THOMASTON GEORGIA
30286

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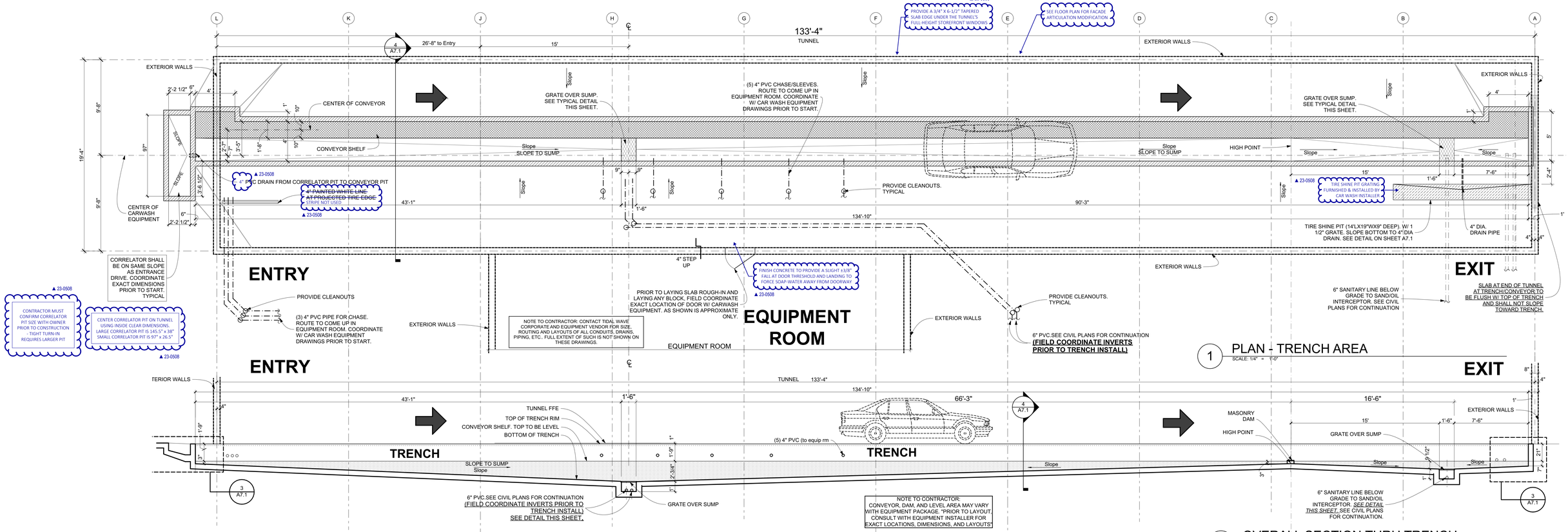
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

SHEET TITLE
SECTIONS/DETAILS

PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

A6.2



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NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A

24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

SHEET DATE:	23-0508
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▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

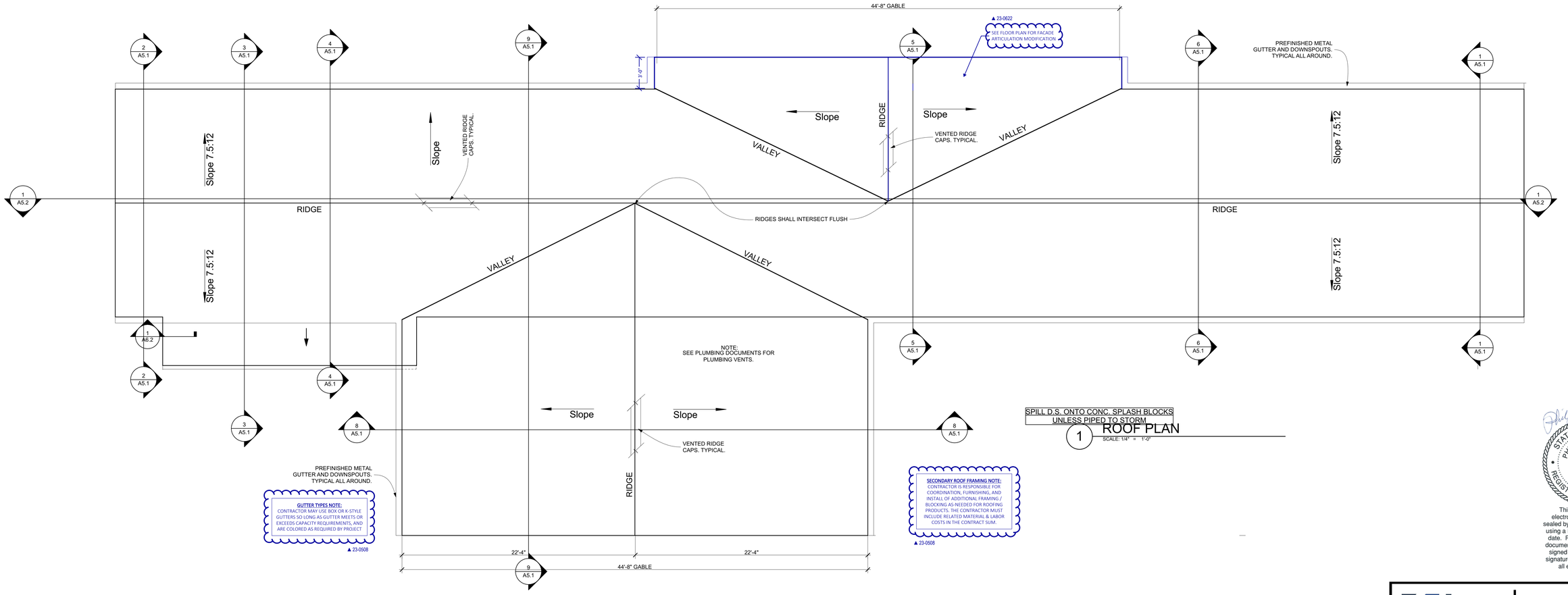
TRENCH DETAILS

PROJECT DATE: -

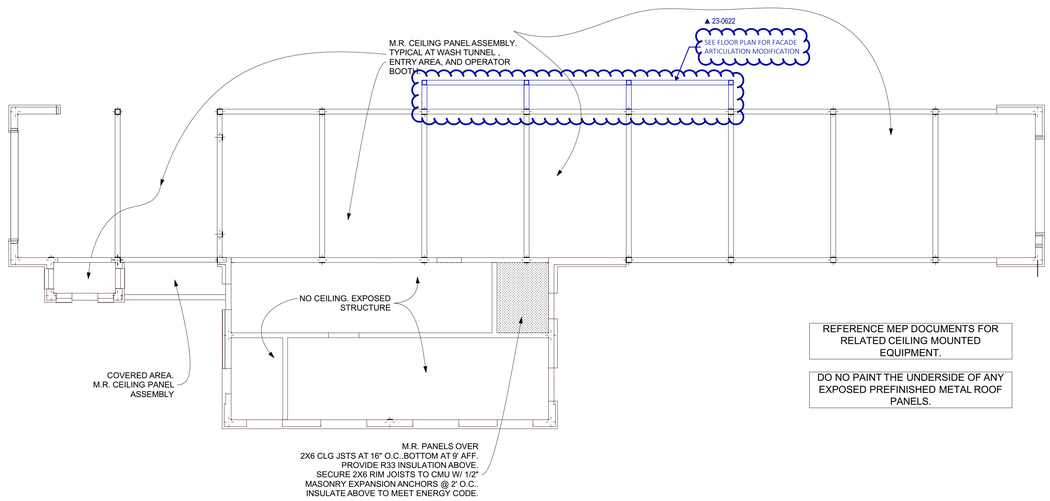
PROJECT NUMBER:

DRAWN BY:

A7.1



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



REFERENCE MEP DOCUMENTS FOR RELATED CEILING MOUNTED EQUIPMENT.

DO NO PAINT THE UNDERSIDE OF ANY EXPOSED PREFINISHED METAL ROOF PANELS.

2 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
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TIDAL WAVE AUTO SPA

NEW TIDAL WAVE
AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

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SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

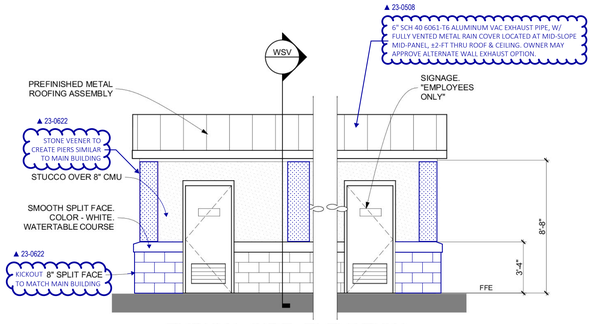
ROOF PLAN

PROJECT DATE: -

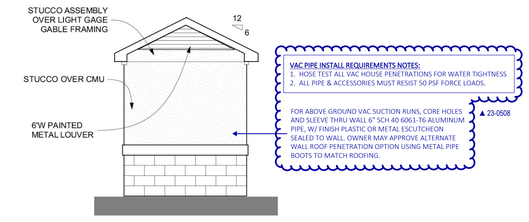
PROJECT NUMBER:

DRAWN BY:

A8.1

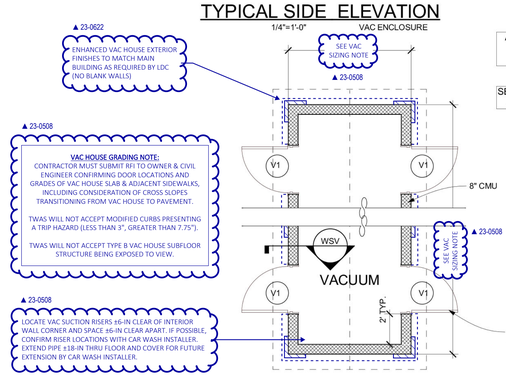


TYPICAL SIDE ELEVATION



TYPICAL END ELEVATION

1/4"=1'-0" VAC ENCLOSURE



PLAN VAC ENCLOSURE

1/4"=1'-0"

ALL FINISHES, MATERIALS, AND COLORS TO MATCH MAIN CAR WASH BUILDING

SEE CIVIL DRAWINGS FOR LAYOUT AND QUANTITIY OF BUILDINGS

SEE CIVIL PLANS FOR FINAL LAYOUT

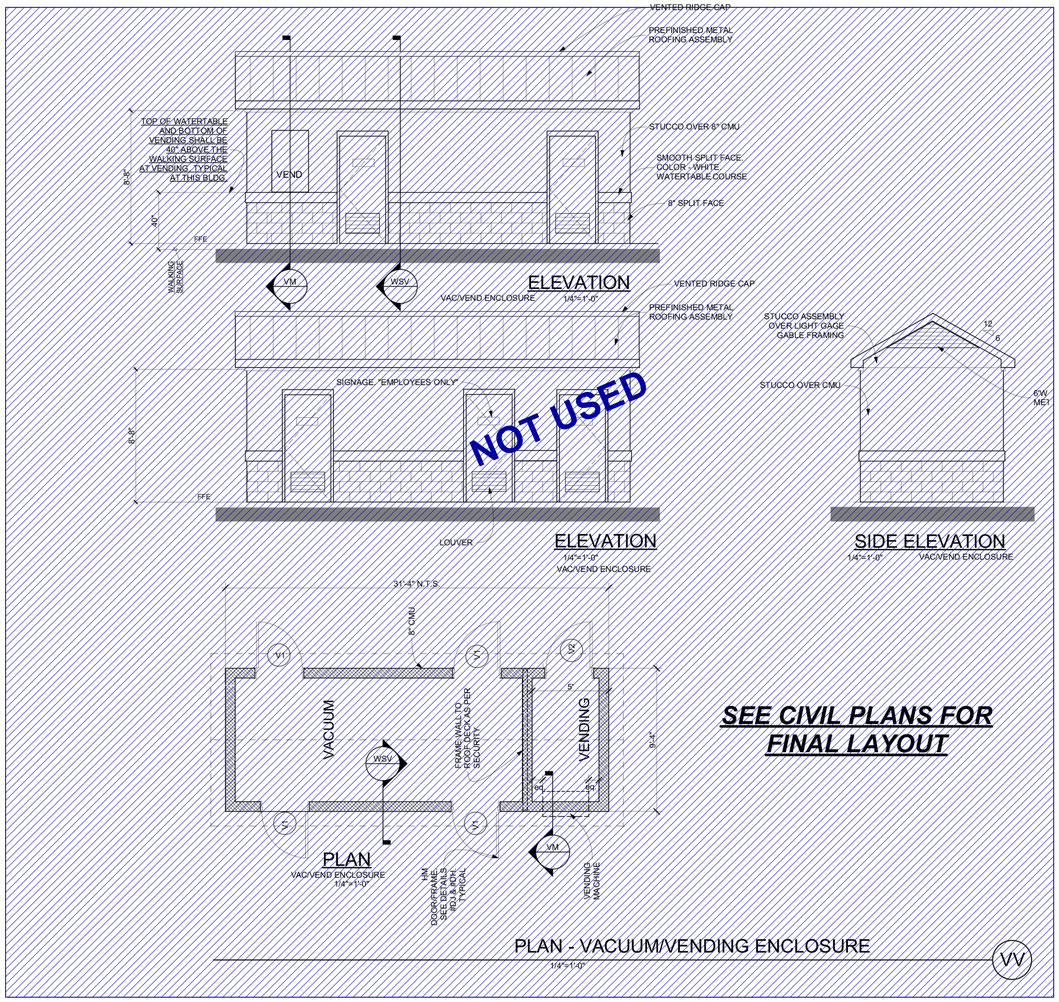
▲ 23-0508

VAC HOUSE SIZING NOTES:

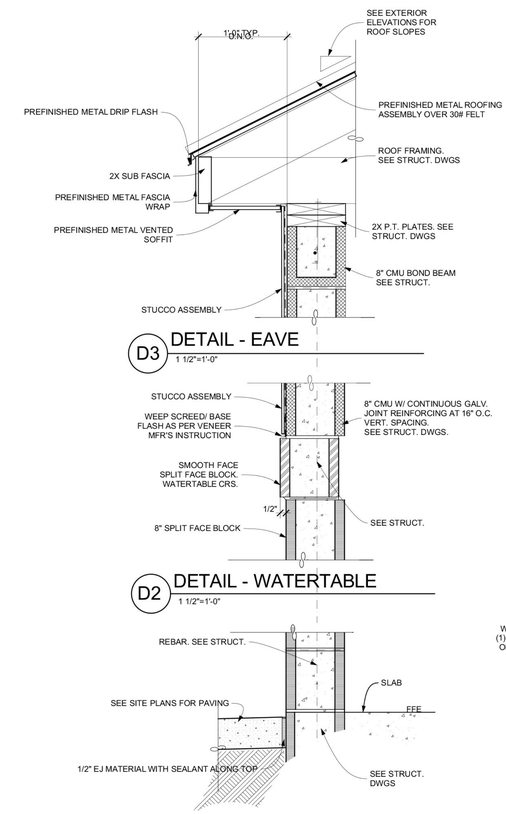
1. CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL VAC HOUSE SIZING USING FINAL LAYOUT TO BE PROVIDED BY OWNER.
2. CONTRACTOR SHALL COORDINATE AN ALLOWANCE FOR ALL RELATED WORK TO ENLARGE VAC HOUSE UP TO 11'-4" X 31'-4".
3. ALL RELATED WORK TO BE PERFORMED MUST BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION, INCLUDING ROUGH-IN FOR SUCTION AIR & POWER, FOUNDATION AND GRADING.

VE PLAN - VACUUM ENCLOSURE

1/4"=1'-0"



SEE CIVIL PLANS FOR FINAL LAYOUT



D3 DETAIL - EAVE

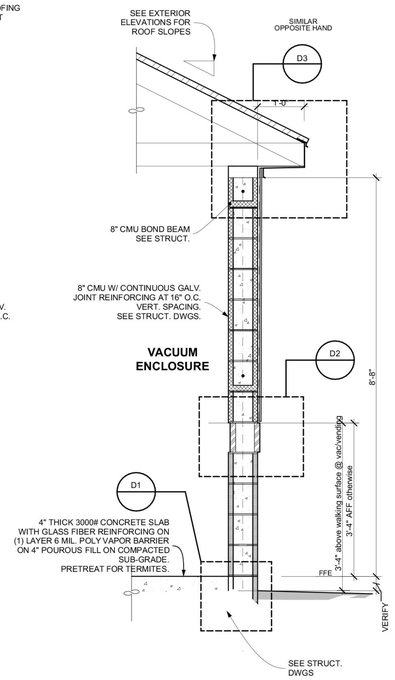
1 1/2"=1'-0"

D2 DETAIL - WATERTABLE

1 1/2"=1'-0"

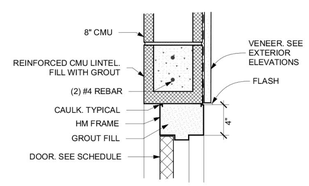
D1 DETAIL - WALL BASE

1 1/2"=1'-0"



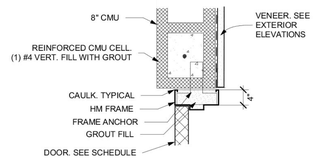
WSV WALL SECTION

3/4"=1'-0"



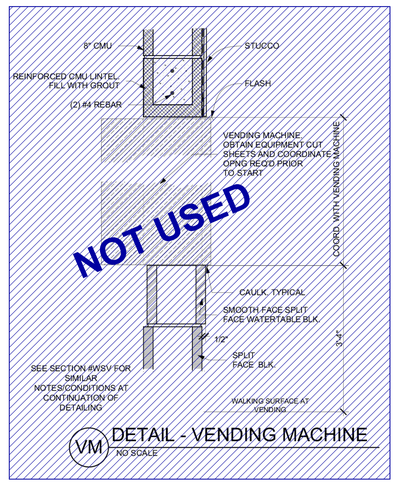
DH HEAD - DOOR

1 1/2"=1'-0"



DJ JAMB - DOOR

1 1/2"=1'-0"



VM DETAIL - VENDING MACHINE

NO SCALE

THE DUMPSTER ENCLOSURE AND VAC/VEND ENCLOSURES ARE RISK CATEGORY "I".

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
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SHEET DATE:	23-0508
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▲ 23-0508	JW R1 UPDATE

SHEET TITLE

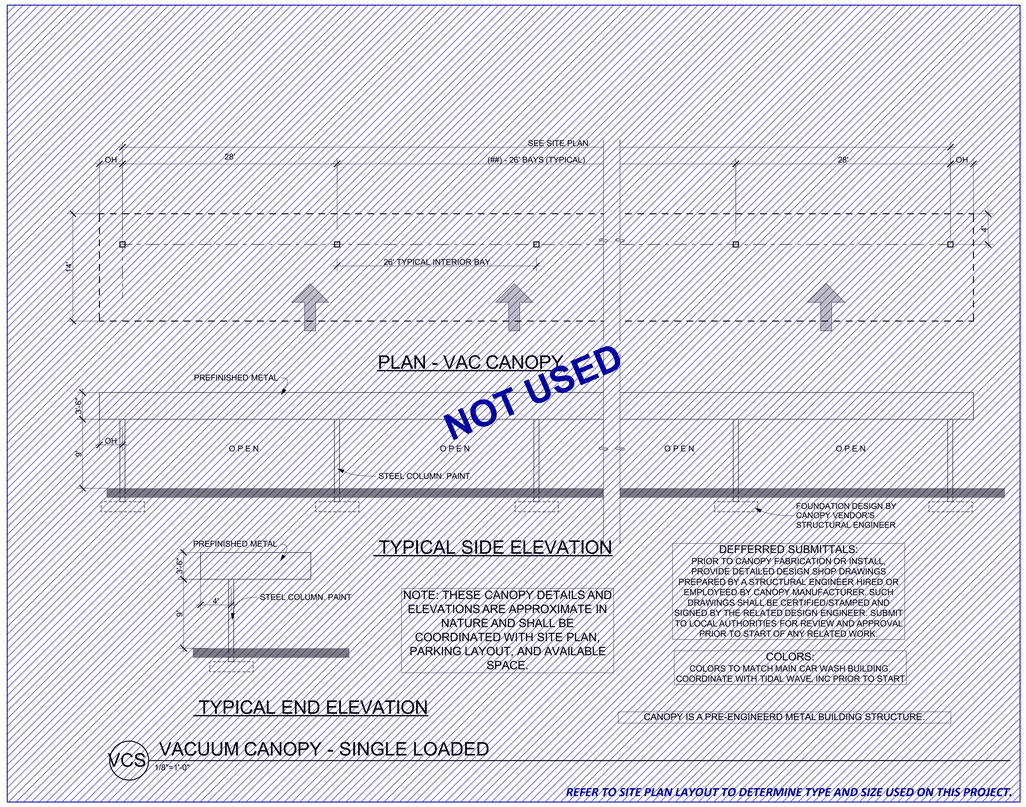
AUXILIARY BUILDINGS

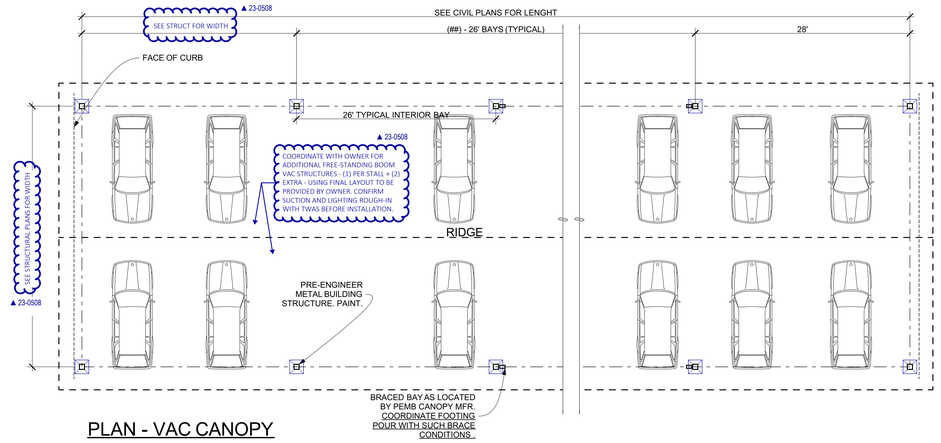
PROJECT DATE: -

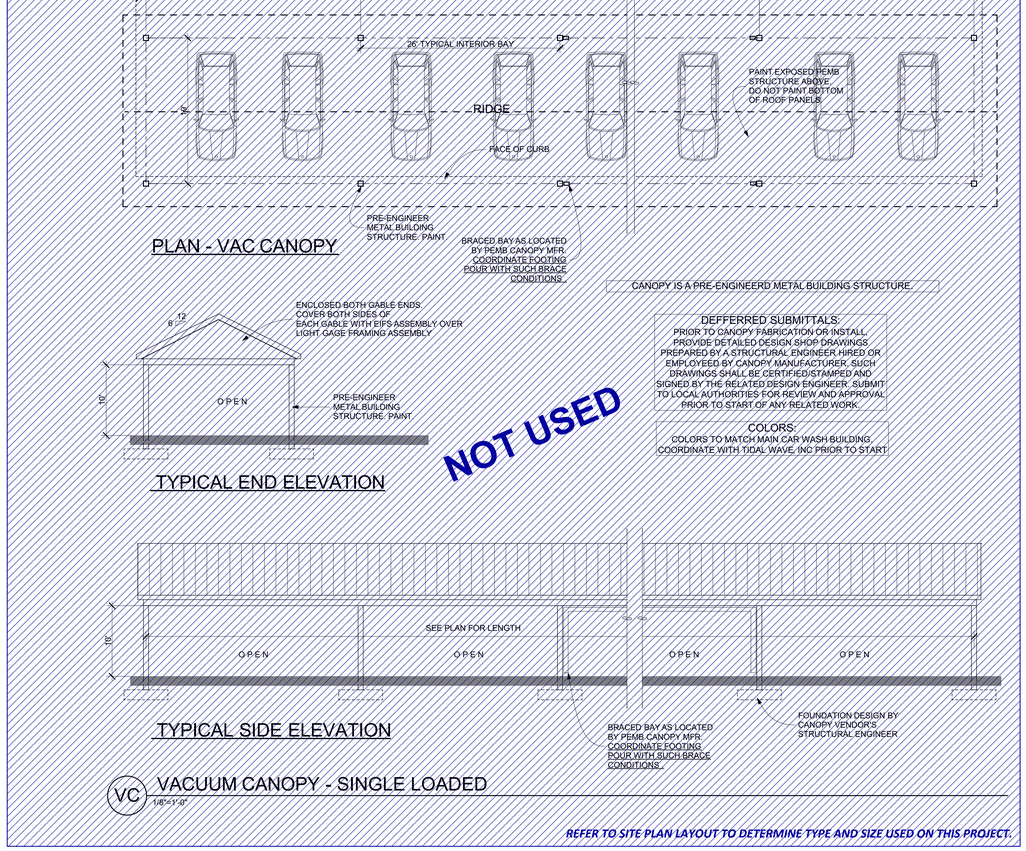
PROJECT NUMBER:

DRAWN BY:

AB.1







kern architects

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▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

AUXILIARY BUILDINGS

PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

AB.2

SGS

Test Report

Flame Propagation of Textiles and Films
NFPA 701 Test Method 2 (Flat Specimens) - 2010 Edition

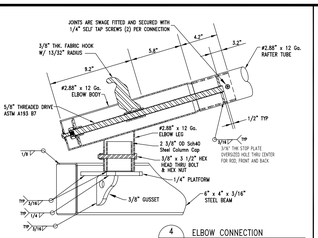
Wave

Specimen	Dimensions (inches)	Char Length (inches)	After Flame (seconds/average)	Flaming Residues (seconds/average)
1	5x17	9.9	0.0	0.0
2	5x17	10.0	0.0	0.0
3	5x17	8.0	0.0	0.0
4	5x17	9.1	0.0	0.0
5	5x17	8.5	0.0	0.0
6	5x17	8.4	0.0	0.0
7	5x17	9.6	0.0	0.0
8	5x17	9.8	0.0	0.0
9	5x17	9.8	0.0	0.0
10	5x17	8.4	0.0	0.0

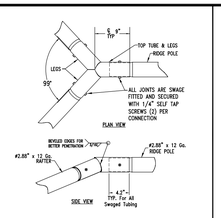
Observations:
Slight charring, smoking.

Requirements:
A material tested in single sheets shall not continue flaming for more than 2 seconds after the test flame is removed from contact with the specimen. The char length of any single flat specimen shall not exceed 17.1 cm (6.75 in.). Any material that melts and drips from the specimen shall not ignite cotton batting. Specimens shall not continue to flame for more than 2 seconds after reaching the floor of the test apparatus.

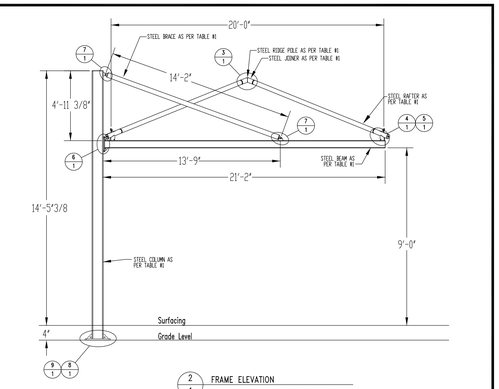
Conclusion:
The submitted sample **meets** the requirements of NFPA 701 Test Method 2 (Flat Specimens) - 2010 Edition, when tested in its original state.



4 / 1 ELBOW CONNECTION
ALL HARDWARE STAINLESS STEEL

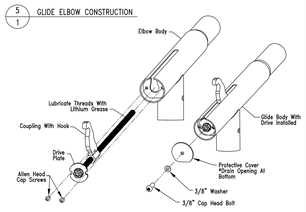


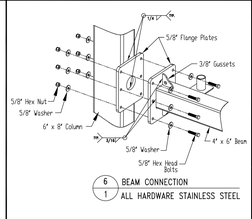
3 / 1 "Y" JOINER CONNECTION
ALL HARDWARE STAINLESS STEEL



2 / 1 FRAME ELEVATION
CABLE AND HARDWARE STAINLESS STEEL

5 / 1 GLIDE ELBOW CONSTRUCTION





6 / 1 BEAM CONNECTION
ALL HARDWARE STAINLESS STEEL

OWNER NOTES
1. FABRIC MEMBRANE(S) MUST BE REMOVED IF LIVE LOAD/ROOF SNOW LOAD IS EXPECTED TO EXCEED 5 PSF AND/OR THE WIND SPEED IS EXPECTED TO EXCEED AN ULTIMATE DESIGN WIND SPEED OF 115 MPH OR A NOMINAL DESIGN WIND SPEED OF 90 MPH.
2. THE OWNER ACCEPTS FULL RESPONSIBILITY OF REMOVING THE FABRIC FROM THE STEEL FRAME WHEN ANY OR ALL OF THESE CONDITIONS MAY OCCUR.
3. THE STEEL STRUCTURE WITH THE FABRIC REMOVED IS DESIGNED TO WITHSTAND DEAD LOADS, ROOF LIVE LOADS, SNOW LOADS, SEISMIC LOADS AND WIND SPEEDS PER THE LOCAL CODE REQUIREMENTS.

GENERAL NOTES
1. FABRIC MEETS NFPA 701-04.
2. ALL EXPOSED STEEL TO BE POWDERCOATED.

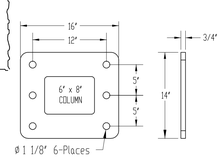
FOUNDATION DESIGN
CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS: 3,000 PSI
STEEL REINFORCEMENT: ASTM-A615, GRADE 60
VERTICAL FOUNDATION PRESSURE: 1,500 PSF
LATERAL BEARING PRESSURE: 100 PSF/F

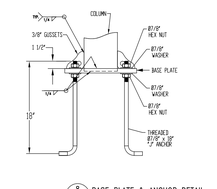
FOUNDATION NOTES:
1. THE FOUNDATION DESIGN IS BASED ON TABLE 1806.2 OF THE BUILDING CODE, CLASS 5 SOIL MATERIAL. IF DIFFERENT SOIL CONDITIONS ARE ENCOUNTERED, IT IS RECOMMENDED THAT A SITE SPECIFIC GEOTECHNICAL REPORT IS CONDUCTED TO DETERMINE THE LOAD BEARING VALUES OF THE SOIL.

MATERIALS
ALL MATERIALS LISTED BELOW MAY NOT BE SPECIFIC TO THIS PROJECT.

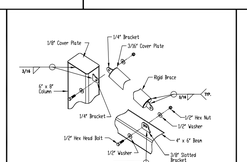
MEMBER TYPE	ASTM	MIN. YIELD STRENGTH
W SHAPES	A992	50 KSI
RECTANGULAR HSS TUBES	A500(GRADE C)	50 KSI
SQUARE HSS TUBES	A500(GRADE C)	50 KSI
ROUND HSS TUBES	A500(GRADE B)	42 KSI
SCHEDULE PIPE	A53 (GRADE B)	35 KSI
ROUND MECHANICAL TUBING	A519	42 KSI
MISCELLANEOUS PLATES/SHAPES	A36	36 KSI
CONNECTION BOLTS	A325	92 KSI
HEADED ANCHOR BOLTS	F1554	36 KSI
HOOKED ANCHOR BOLTS	A307	36 KSI

2" STAINLESS STEEL CABLE SHALL HAVE A NOMINAL STRENGTH OF 6,400 LBS.

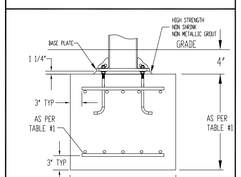




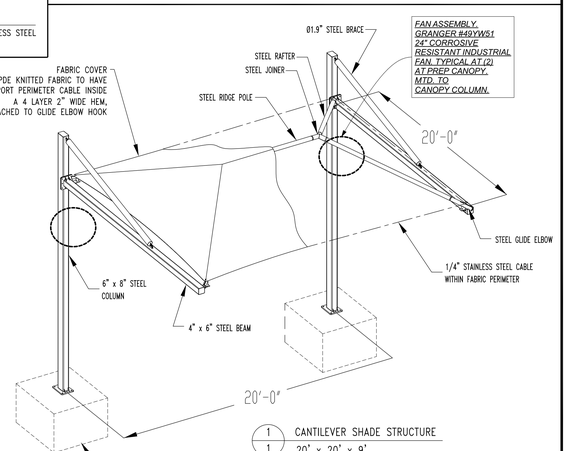
8 / 1 BASE PLATE & ANCHOR DETAIL
ALL ANCHOR HARDWARE HOT DIPPED GALVANIZED



7 / 1 BRACE CONNECTION
ALL HARDWARE STAINLESS STEEL



9 / 1 FOOTING DETAIL



1 / 1 CANTILEVER SHADE STRUCTURE
20' x 20' x 9'

OCCUPANCY GROUP(S): U
TYPE OF CONSTRUCTION: V-B

PREP CANOPY

PAY CANOPY AND PREP CANOPY:

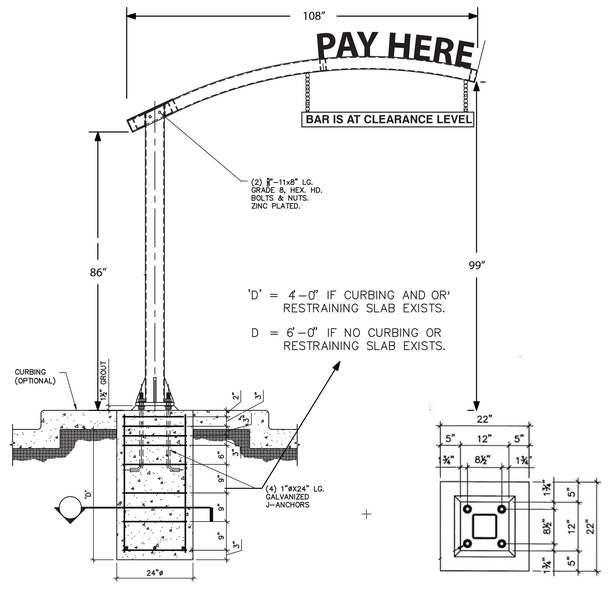
DESIGN INFORMATION INDICATED ON THIS SHEET IS DIAGRAMMATICAL IN NATURE AND NOT MEANT FOR CONSTRUCTION. FINAL DESIGN SHALL BE BY LICENSED STRUCTURAL ENGINEERS HIRED OR EMPLOYEED BY CANOPY MANUFACTURER.
DESIGNS SHALL MEET ALL RELATED LOCAL AND STATE CODES, REGULATIONS, AND LOAD CRITERIA.

COLORS:

COLORS TO MATCH MAIN CAR WASH BUILDING.
COORDINATE WITH TIDAL WAVE, INC PRIOR TO START

DEFFERRED SUBMITTALS:

PRIOR TO CANOPY FABRICATION OR INSTALL, PROVIDE DETAILED DESIGN SHOP DRAWINGS PREPARED BY A STRUCTURAL ENGINEER HIRED OR EMPLOYEED BY CANOPY MANUFACTURER. SUCH DRAWINGS SHALL BE CERTIFIED/STAMPED AND SIGNED BY THE RELATED DESIGN ENGINEER. SUBMIT TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO START OF ANY RELATED WORK.



PAY CANOPY

PART # - CPSC

SPECIFICATIONS

Top is heavy duty aluminum tubing 2" x 4" x .250" wrapped with baked enamel aluminum.

Post is heavy steel 6" x 6" x .250"

NOTES:

UL c UL us
UL FILE NUMBER: UXYT.E180559

JOB NUMBER

DATE

TSS PROMOTING CARWASH SERVICES

11450 Stephens Rd
Warren, MI 48089
Phone:800-682-7446
www.tsscws.com

SUPERIOR RECREATIONAL PRODUCTS Shade

Superior Shade
150 Aderson Industrial Blvd.
Carrollton, GA
30117

Revisions:	
Date:	By:
Drawn:	
Date:	
Chkd:	
Date:	

1
Sheet No.

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

TIDAL WAVE AUTO SPA

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE

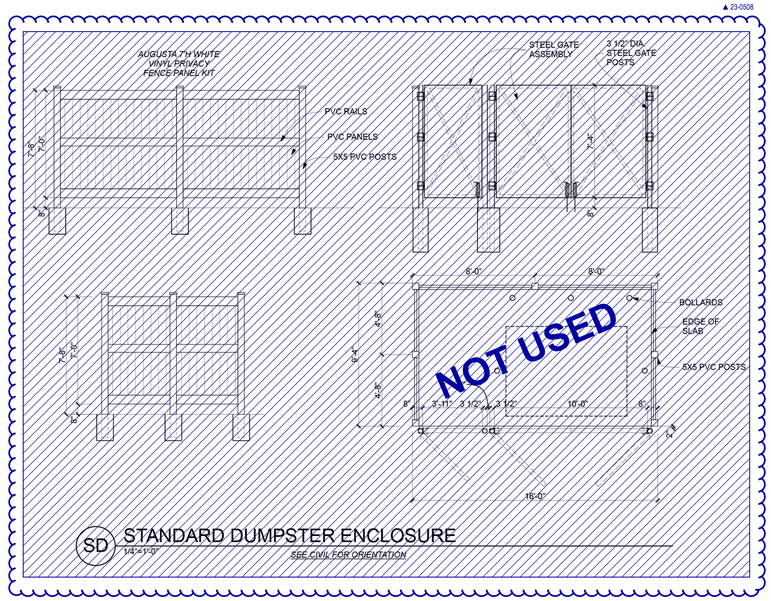
SHEET TITLE

CANOPIES

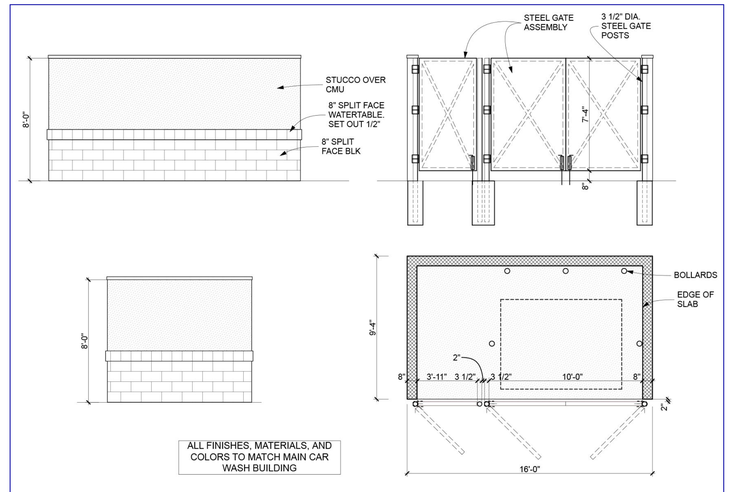
PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

AB.3

▲ 23-0508

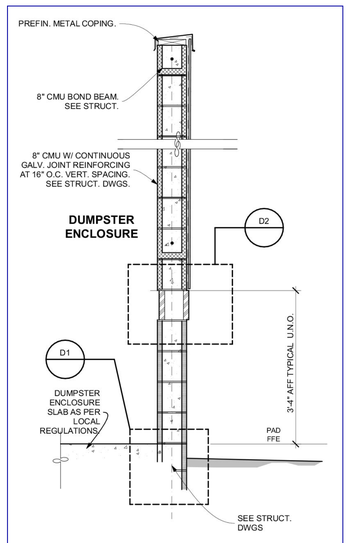


SD STANDARD DUMPSTER ENCLOSURE
1/4"=1'-0"
SEE CIVIL FOR ORIENTATION



ALL FINISHES, MATERIALS, AND COLORS TO MATCH MAIN CAR WASH BUILDING

OD OPTIONAL DUMPSTER ENCLOSURE
1/4"=1'-0"
SEE CIVIL FOR ORIENTATION



WSD WALL SECTION
3/4"=1'-0"

▲ 23-0508

DUMPSTER GRADING NOTE:
CONTRACTOR MUST SUBMIT RFI TO OWNER & CIVIL ENGINEER CONFIRMING DOOR LOCATION AND GRADES OFDUMPSTER SLAB & ADJACENT FLATWORK, INCLUDING CONSIDERATION OF CROSS SLOPES TRANSITIONING FROM FLATWORK TO DUMPSTER.

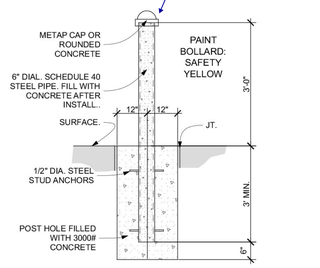
TWAS WILL NOT ACCEPT MODIFIED CURBS PRESENTING A TRIP HAZARD (LESS THAN 3", GREATER THAN 7.75").

▲ 23-0622

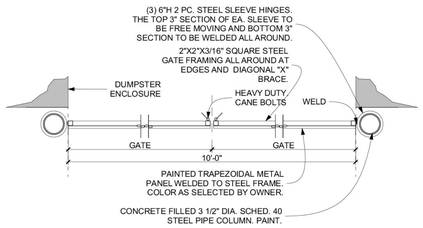
ALL BOLLARDS IN PARKING AREA SHALL BE SLEEVED AND STYLIZED. FOR PRICING, USE GRAINGER PRODUCT 3K2R3

B2 DETAIL - STYLIZED BOLLARD
NOT TO SCALE

▲ 23-0622
STANDARD BOLLARD FOR USE IN DUMPSTER ENCLOSURE ONLY



B1 DETAIL - BOLLARD
NOT TO SCALE



DG DUMPSTER ENCLOSURE GATE
NO SCALE

THE DUMPSTER ENCLOSURE AND VAC/VEND ENCLOSURES ARE RISK CATEGORY "I".

kern architects

STATE OF FLORIDA
PHILLIP E. KERN
AR 101600
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Phillip Kern, NCARB using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on all electronic copies

NEW TIDAL WAVE AUTO SPA 134
LEFT ENTRY
TYPE A
24431 S Tamiami Trail
Bonita Springs, FL 34135
Lee County

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

SHEET DATE:	23-0508
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:
▲ 23-0508	JW R1 UPDATE
▲ 23-0622	SPECIAL EXCEPTION COMMENTS

SHEET TITLE

DUMPSTER ENCLOSURES

PROJECT DATE: -
PROJECT NUMBER:
DRAWN BY:

DE

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVENUE, SUITE 101
TAMPA, FL 33612
P: 813-379-4100
WWW.THOMASENGINEERINGGROUP.COM

ATTACHMENT D

June 20, 2023

Craig Boisseau
1502 W. Fletcher Avenue, Suite 101
Tampa, FL 33612
813-379-4100

City of Bonita Springs
Attn: Mary Zizzo, Mike Fiigon
9220 Bonita Beach Rd.
Bonita Springs, FL 34135

Re: Exhibit IV-D: Rezoning Narrative
24431 & 24461 S TAMIAMI TRAIL
BONITA SPRINGS, FL 34134
Section 16, Township 47S, Range 25E
STRAP:16-47-25-B2-00400.0010 & 16-47-25-B2-00400.0020

Dear Mary and Mike,

The subject site is located East of US Hwy 41/S Tamiami Trail and West of Production Cir. The project proposes a 3,817 SF Tidal Wave Car Wash on a 1.82-acre site, comprising of Lot 3, Lot 2, and a portion of Lot 1 Bonita Industrial Park. General Commercial (CG) Zoning with-in the U.S. 41 Overlay District permits proposed use type "car wash," with a special exception, whereas Light Industrial (IL) Zoning does not. The proposed development seeks to rezone Light Industrial (IL) on Lots 1 and 2 to General Commercial (CG) in anticipation of future growth as shown in the future land use map, as General Commercial (CG). We request rezoning for the portions of the site zoned IL to be rezoned CG and we request special exception to develop a car wash on this property.

The proposed project meets the following criteria for special exception requests in the U.S. 41 Overlay:

(i) The project is consistent with the intent of the U.S. 41 Overlay District in protecting and enhancing viewsheds from U.S. 41 and other public roadways.
   a. The car wash tunnel building is close to the roadway and includes enhanced landscape screening. The building and enhanced landscape buffer hide the vacuum area and pay line. This will ensure the architecturally designed building will be seen from the roadway instead of the cars waiting to pay or the vacuum area with cars being vacuumed. This is more desirable than having a large parking lot in front of a strip center where only parked cars and the advertisements from the store fronts are seen from the roadway.

(ii) The building and site design incorporates innovative techniques to address the project's visual impact on the U.S. 41 corridor and demonstrates enhancements to the minimum standards.

a. The car wash building has a low flat design that helps it blend in behind the enhanced landscape buffer in front of it. The building does not include some of the tall structural elements that other car wash buildings have which would stick out among the existing commercial buildings currently along the corridor.
b. This new carwash site is laid out in such a way to as to screen the vehicles and working area of the site from the view of the roadway, which is an improvement on the way the next closest carwash is laid out.
c.

(iii) The request addresses the balance between auto-oriented design and pedestrian access through enhanced design standards.
a. The nature of the business is purely car oriented, so we are providing balance by including a rest stop for pedestrians and cyclists with the gazebo and bike racks. The project provides additional interconnectivity with Production Circle via a 6' wide sidewalk and access easement through the project to the other side.

(iv) Exceptional or extraordinary conditions exist which warrant the proposed use, including but not limited to demonstrated market demand and minimum spatial separation of 500 feet from a similar use.
a. The closest similar use is 845' north on the opposite side of US41, which is above the minimum. It also provides easier access for people traveling northbound where the existing carwash is already serving more southbound traffic. With similar facilities on both directions it offers more people the option of impulsive stops. There is a sharp rise in the construction of carwash facilities lately as people are keeping their cars longer and are motivated to better maintain them. Many existing carwash facilities offer rather high prices for monthly memberships and are often busy which offers further evidence of the market being able to support more of these facilities.

(v) The project will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
a. Washing cars at an automated carwash uses less water and takes less time than doing it at home in the driveway, which offers the area more water efficiency. The benefit is more efficient use of water. The project meets stormwater quality standards and incorporates a dry retention pond which ensures stormwater is percolated into the ground and helps recharge the surficial aquifer.

(vi) The project will be compatible with existing or planned uses.
a. The carwash will be located on a commercial corridor close to large residential areas. The directly adjacent commercial uses will not be adversely affected by the vacuum or wash facility noise and the location is close enough to residential areas that it is readily accessible while commuting to or from other activities.

(vii) The project will not cause damage, hazard, nuisance or other detriment to persons or property.
a. The project includes design features to ensure the safety of patrons and their vehicles and the adjacent properties. Attendants will be monitoring and directing vehicles during operating hours to ensure the safety of employees and patrons. The carwash tunnel and

vacuum equipment is designed with modern standards to be effective and safe for patrons, employees, and people nearby. The carwash equipment is monitored and operated by trained employees and either turned off or locked up outside of business hours. The site design will meet or exceed the requirements of the LDC regarding buffering and screening to ensure the expectations of the community are met. The site will be kept free of loose trash and the dumpster enclosure will contain and screen the dumpster from view and from tampering when employees are not present. The project includes a stormwater treatment system designed to collect, convey, treat, attenuate, and discharge the stormwater runoff in a responsible way. The project includes water and sanitary sewer utility systems including back flow preventers, a lift station, underground sewer lines, and oil/water separators to ensure the efficient use and safety of the municipal water and sewer systems.

(viii) There are no environmentally critical areas or natural resources in the project area.

a. The property is currently a cleared and maintained open lot which is periodically mowed. The small parcel area does not contain any known habitats for protected wildlife or plant species.

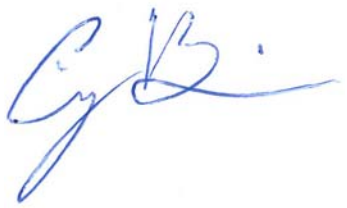
(ix) The project is consistent with the goals, objectives, policies and intent of the Bonita Plan.

a. The Bonita Plan aims to promote a balanced mix of land uses that enhance the quality of life and economic vitality of the city. The carwash development will provide a needed service to the residents and visitors of Bonita Springs, while respecting the character of the surrounding area. The carwash development will comply with all applicable regulations and standards, such as landscaping, buffering, lighting, drainage, and noise control. The carwash development will also contribute to the city's tax base and create employment opportunities. The carwash development is compatible with the existing and planned land uses in the vicinity, and will not adversely affect the public health, safety, or welfare.

Thank you for your consideration of this request. Please feel free to reach out if you have any questions.

Sincerely,

THOMAS ENGINEERING GROUP



Craig Boisseau, P.E.
Project Engineer

City Council Chambers
9101 Bonita Beach Road
Bonita Springs, Florida 34135

CITY COUNCIL
Draft MEETING MINUTES
November 15, 2023

1. Call to Order
Mayor Steinmeyer called the meeting to order at 5:30 p.m.

2. Invocation
The invocation was provided by Rev Jeff Chitwood, Anchor Christian Church in Bonita Springs.

3. Pledge of Allegiance
Mayor Steinmeyer led the Pledge of Allegiance

4. Roll Call
The City Clerk called the roll:

Present: 7 *Mayor Steinmeyer, Council Member Bogacz, Council Member Purdon, Council Member Carr, Council Member Corrie, Council Member Fullick, Deputy Mayor Forbes*

Absent: 0

5. Approval of Agenda
No changes

6. Mayor's Welcome

7. Public Comment on Agenda Items

Jim Magnus - Commented on Agenda Item 10B and his participation on the Recovery Task Force Economic Recovery branch where he advocated for projects to benefit downtown recovery/resiliency.

Kyle Moran - Commented on Agenda Item 10B and his participation on the Recovery Task Force Economic Recovery branch where he advocated for economic resiliency/recovery projects for the downtown area.

8. Zoning and Land Use Items:

A. (First Reading of Ordinance) A request to rezone portions of property totaling approximately 4.1 acres +/- from the Light Industrial District to the General Commercial District. (Green Sheet No. 23-11-260)

The Clerk read the title block into the record. Mike Fiigon, Senior Planner with Community Development, introduced the item. Council Member Carr motioned to move to Second Reading; seconded by Deputy Mayor Forbes. The Clerk recorded the vote by roll call; the motion carried unanimously.

9. Consent Agenda:

Council Member Carr motioned to approve the Consent Agenda; Deputy Mayor Forbes seconded. The motion carried unanimously.

A. Approval of the October 18, 2023 Draft City Council Meeting Minutes

B. Approval of the November 1, 2023 Draft City Council Meeting Minutes

C. Approval of the November 1, 2023 Draft City Council Workshop Minutes

D. Confirm and ratify Resolutions Extending Local State of Emergency due to Hurricane Ian. (Green Sheet No. 23-11-251)

E. Confirm and ratify Resolutions Extending Local State of Emergency due to Hurricane Idalia. (Green Sheet No. 23-11-252)

F. Approve the 18th Amendment to the Agreement between the City of Bonita Springs and CH2MHILL Engineers for the provision of Community Development services. (Green Sheet No. 23-11-264)

G. Approve proposal from Musco Sports Lighting, LLC for the installation of LED lighting fixtures on 5 poles in the Bonita Springs Skate Park and Pump Track facility in the amount of $70,000.00. (Green Sheet No. 23-11-258)

H. Approve the proposal from EnviroStruct, LLC from the Construction Manager at Risk Continuing Services agreement in an amount not to exceed $733,371.42 for Community Park Baseball Complex Phase 3 Renovations project. (Green Sheet No. 23-11-259)

I. Approve contract with Rummel, Klepper & Kahl, LLP (RK&K) for engineering design services for East Terry Street Stormwater and Multi-Use Pathway Project (Green Sheet No. 23-11-257)

J. Authorize Lee County Interlocal Agreement for the Lee Tran Ultra Bus Service. (Green Sheet No. 23-11-256)

DRAFT

K. Approve a special event application for the Tabernaculo de Alabanza – Celebrando la Navidad on Sunday, December 17, 2023 with a five minute firework finale presented by LaserNet. (Green Sheet No. 23-11-261)

L. Approve Resolution awarding the Downtown Lawn, Landscape & Irrigation Maintenance Project RFB 23-04 to the lowest responsive bidder, P & T Lawn and Tractor Service in the Total Bid Amount of $260,075.00, and providing Council authorization of the agreement, pending approval of all documentation. (Green Sheet No. 23-11-263)

M. Approve Resolution for the final budget amendment for fiscal year 2022-2023. (Green Sheet No. 23-11-254)

- Opportunity for City Council Comments on Consent Agenda

10. Mayor and Council Member Items:

A. Discussion of intention for the Goodbread Grocery Site. (Green Sheet No. 23-11-255)

Mayor Steinmeyer opened the discussion by asking for ideas for the Goodbread Grocery structure located adjacent to Riverside Park.

Deputy Mayor Forbes distributed two historic photocopies of the building and stated that if the decision is to keep it, then it must be restored in a historically accurate manner. (On file in the Clerk's office)

Council Member Carr expressed support for hiring DPZ to develop a cohesive revisioning plan for the area, which will incorporate the Goodbread structure. Council Member Bogacz agreed.

Council Member Purdon noted that the structure lost its historic designation upon being moved, and it now has no functional use. He is not in favor of spending money and time on a consultant study.

Mayor Steinmeyer suggested repurposing the building for use as another artist cottage.

Council Member Fullick expressed support for repurposing the space rather than spending money on the structure.

Council Member Corrie made a motion to engage DPZ to conduct a study and bring back ideas and plans for Council's consideration; Council Member Purdon seconded. The motion carried unanimously.

B. Discussion regarding the Recovery and Resilience Draft Initiative Profiles for the Lee County Recovery Task Force (Green Sheet No. 23-11-253)

Council Member Corrie opened the discussion regarding the draft, which had been provided to Council Members at the prior Council meeting. After a discussion, Council members concurred with Council Member Corrie that the City's three initiatives are stormwater management, workforce housing, and Rails to Trails. Council Member Corrie and Deputy Mayor Forbes will relay the City's requests at the Task Force meeting on November 16. The final report is expected to be completed in February.

DRAFT

11. Public Hearing:

A. Second Reading and Public Hearing of an Ordinance adopting the 2023-2024 Five Year Capital Improvement Program Annual Update. (Green Sheet No. 23-11-262)

The Clerk read the Ordinance title block into the record. Mayor Steinmeyer motioned to approve; seconded by Council Member Carr. City Attorney Rooney called for public comment and, seeing none, the Mayor asked the Clerk to record the vote by roll call. The motion carried unanimously.
Ordinance 2023-15 Adopted

12. City Attorney's Items:

City Attorney Rooney informed Council that his annual contracted service hours will be fewer than budgeted at the end of the calendar year, so pursuant to the City's contract with Gray Robinson, the firm will be returning approximately $86,000.

13. City Manager's Items:

A. Update regarding Hurricane Ian recovery

Lisa Roberson, Director of Administrative and Financial Services, advised property owners whose homes sustained damage caused by Hurricane Ian to report those damages to the Lee County Property Appraiser's Office, and then discuss with Property Appraiser staff how those damages may have impacted assessed value.

Ayita Longergan, Floodplain Manager, informed Council of recent review conducted by FEMA, from which the City received no negative feedback nor violation findings. She stated that the positive outcome of the review helps to protect the City's standing in the National Flood Insurance Program. She commended the Neighborhood Services department for their teamwork with public education.

14. Mayor and Council Member Reports

Council Member Bogacz reported on her attendance at the meeting regarding Coconut Road that she discussed with Council on 11/1.

Council Member Corrie expressed concern about the rise of antisemitism.

Council Member Fullick reported on the success of the Veterans Day Ceremony and thanked staff and the Veterans Advisory Board.

Deputy Mayor Forbes reported on his attendance at the Veterans Day breakfast with Senator Rick Scott.

DRAFT

15. Public Comment

Kyle Moran commended Council for the decision to retain DPZ for the study in the Riverside Park area. He also commented on the Recovery Task Force discussion and pointed out that the City's diversity could be beneficial in the funding process.

Ben Hershenson *commented on the Veterans Day ceremony hosted by his homeowner's association, which included a special recognition of a 91-year-old veteran of the Korean War. He also thanked Council Member Corrie for his words of support for the Jewish community in Bonita Springs and everywhere.*

16. Adjournment

There being no further business, the meeting adjourned at 6:37 p.m.

Prepared by:

_____
Mike Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: _____

AUTHENTICATED:

_____
Rick Steinmeyer, Mayor

DRAFT

City Council Chambers
9101 Bonita Beach Road
Bonita Springs, Florida 34135

City Council Workshop
Transportation & Community Aesthetics
Capital Improvement Projects
November 15, 2023

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1. Call to Order

Mayor Steinmeyer called the meeting to order at 4:00 p.m.

2. Roll Call

The City Clerk called the roll:

Present: 7 *Mayor Steinmeyer, Council Member Bogacz, Council Member Purdon, Council Member Carr, Council Member Corrie, Council Member Fullick, Deputy Mayor Forbes*

Absent: 0

3. Staff Presentations on Transportation & Community Aesthetics Capital Improvement Projects

Presenting on Transportation projects, Assistant City Manager Matt Feeney, provided status updates on path/sidewalk projects and network expansion projects that are underway throughout the City. Additionally, he presented on signage projects that are planned in accordance with the City's new Wayfinding Signage and Gateway Feature Master Plan.

Nicole Perino, Director of Parks & Recreation, provided a PowerPoint presentation on Parks capital improvement projects. Beginning with the Baseball Complex, Phase I and II completed accomplishments include turf and fencing replacement, irrigation upgrades, new dugouts, and LED lighting upgrades. She also reviewed plans for Phase III renovations and noted that budget outyears include funding for additional renovations beyond Phase III. Director Perino also reviewed the following planned projects:

- *Skate Park and Pump Track (completed June 2023)*
- *Community Pool Improvements*
- *Liles Hotel Renovations - damage caused by Hurricane Ian (roofing completed May 2023)*
- *Leitner Creek Soccer Complex Improvements (designs include three youth fields and one adult field).*
- *Marni Fields Restroom Facilities*
- *Island Park Entry Pocket Park*
- *Hickory Circle Landscaping*
- *Riverside Park Bandshell Renovations*
- *Soccer Complex Concession and Restroom Renovations*
- *Community Park Playground and Tennis Court Resurfacing and Fencing*
- *Depot Park Playground Renovation and Expansion*

Clerk's note: PowerPoint presentations on file in the Clerk's office.

Draft

4. City Council Discussion

Council provided direction by consensus to move forward with the identified Transportation and Parks projects.

5. Public Comment

None.

6. Adjournment

There being no further business, the meeting adjourned at 5:15 p.m.

Prepared by:

_____
Mike Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: _____

AUTHENTICATED:

_____
Rick Steinmeyer, Mayor

Draft

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-265
December 6, 2023

REQUESTED MOTION: Confirm and ratify Resolutions extending the Local State of Emergency due to Hurricane Ian.

REQUESTOR: Arleen M. Hunter, City Manager; Derek Rooney, City Attorney

AGENDA: Consent

STRATEGIC PRIORITY:

BACKGROUND:

Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and declared a state of emergency, pursuant to Chapter 252, Florida Statutes. As Hurricane Ian posed a serious threat to our area, an ultimate landfall directly affected the City of Bonita Springs. Consistent with Florida statutes, the following Resolutions were prepared and signed by the Mayor and staff to extend the Local State of Emergency in seven day increments.

At this time, it is appropriate for City Council to ratify the continued Local State of Emergency.

STAFF RECOMMENDATION: Approve

ATTACHMENTS:

1. Resolution No. 23-124 issued on November 13, 2023
2. Resolution No. 23-128 issued on November 20, 2023
3. Resolution No. 23-130 issued on November 27, 2023

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Mike Sheffield

CITY OF BONITA SPRINGS
RESOLUTION NO. 23-124

AN EMERGENCY RESOLUTION OF THE CITY OF BONITA SPRINGS DECLARING A STATE OF LOCAL EMERGENCY RESULTING FROM HURRICANE IAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and has declared a state of emergency, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on September 26, 2022 the City declared a local State of Emergency ahead of the landfall of Hurricane Ian; and

WHEREAS, Hurricane Ian had a significant impact on this area, the effects of which are still being fully ascertained and include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

WHEREAS, the effects of Hurricane Ian continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 13th day of November, 2023.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney Office

Date filed with City Clerk: 11/13/23

CITY OF BONITA SPRINGS
RESOLUTION NO. 23-128

AN EMERGENCY RESOLUTION OF THE CITY OF BONITA SPRINGS DECLARING A STATE OF LOCAL EMERGENCY RESULTING FROM HURRICANE IAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and has declared a state of emergency, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on September 26, 2022 the City declared a local State of Emergency ahead of the landfall of Hurricane Ian; and

WHEREAS, Hurricane Ian had a significant impact on this area, the effects of which are still being fully ascertained and include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

WHEREAS, the effects of Hurricane Ian continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 20th day of November, 2023.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney Office

Date filed with City Clerk: 11/20/23

CITY OF BONITA SPRINGS
RESOLUTION NO. 23-130

AN EMERGENCY RESOLUTION OF THE CITY OF BONITA SPRINGS DECLARING A STATE OF LOCAL EMERGENCY RESULTING FROM HURRICANE IAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and has declared a state of emergency, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on September 26, 2022 the City declared a local State of Emergency ahead of the landfall of Hurricane Ian; and

WHEREAS, Hurricane Ian had a significant impact on this area, the effects of which are still being fully ascertained and include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

WHEREAS, the effects of Hurricane Ian continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 27th day of November, 2023.

AUTHENTICATION:

Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney Office

Date filed with City Clerk: 11/27/23

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-266
December 6, 2023

REQUESTED MOTION: Confirm and ratify Resolutions extending the Local State of Emergency due to Hurricane Idalia.

REQUESTOR: Arleen M. Hunter, City Manager; Derek Rooney, City Attorney

AGENDA: Consent

STRATEGIC PRIORITY:

BACKGROUND:

On August 26, 2023, pursuant to Chapter 252, Florida Statutes Governor Ron DeSantis signed Executive Orders 2023-171 to declare a state of emergency, including Lee County, in response to the anticipated landfall of Tropical Storm Idalia. Due to the threat of severe weather and potential impacts to the City, on August 28, 2023, the Mayor executed Resolution No. 23-70 declaring a state of emergency within the City with regard to then-Tropical Storm Idalia.

Consistent with Florida statutes, the following Resolutions were prepared and signed by the Mayor and staff to extend the Local State of Emergency in seven day increments.

At this time, it is appropriate for City Council to ratify the Local State of Emergency.

STAFF RECOMMENDATION: Confirm and ratify the Local State of Emergency.

ATTACHMENTS:

1. Resolution No. 23-125 issued on November 13, 2023
2. Resolution No. 23-129 issued on November 20, 2023
3. Resolution No. 23-131 issued on November 27, 2023

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield

CITY OF BONITA SPRINGS
RESOLUTION NO 23 - 125

AN EMERGENCY RESOLUTION OF THE CITY OF BONITA SPRINGS EXTENDING A STATE OF LOCAL EMERGENCY RESULTING FROM HURRICANE IDALIA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Ron DeSantis signed Executive Orders 2023-171 and 2023-172, in response to the anticipated landfall of Hurricane Idalia and has declared a state of emergency including Lee County, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on August 28, 2023 the City declared a local State of Emergency ahead of the landfall of Hurricane Idalia; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. Effective Date

This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 13th day of November, 2023.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with City Clerk: 11/13/23

CITY OF BONITA SPRINGS
RESOLUTION NO 23 - 129

AN EMERGENCY RESOLUTION OF THE CITY OF BONITA SPRINGS EXTENDING A STATE OF LOCAL EMERGENCY RESULTING FROM HURRICANE IDALIA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Ron DeSantis signed Executive Orders 2023-171 and 2023-172, in response to the anticipated landfall of Hurricane Idalia and has declared a state of emergency including Lee County, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on August 28, 2023 the City declared a local State of Emergency ahead of the landfall of Hurricane Idalia; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. Effective Date

This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 20th day of November, 2023.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with City Clerk: 11/20/23

CITY OF BONITA SPRINGS
RESOLUTION NO 23 - 131

AN EMERGENCY RESOLUTION OF THE CITY OF BONITA SPRINGS EXTENDING A STATE OF LOCAL EMERGENCY RESULTING FROM HURRICANE IDALIA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Ron DeSantis signed Executive Orders 2023-171 and 2023-172, in response to the anticipated landfall of Hurricane Idalia and has declared a state of emergency including Lee County, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on August 28, 2023 the City declared a local State of Emergency ahead of the landfall of Hurricane Idalia; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. Effective Date

This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 27th day of November, 2023.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with City Clerk: 11/27/23

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-268
December 6, 2023

REQUESTED MOTION: Approve a Resolution to engage five (5) firms for the City's Miscellaneous Grant Writing and Support Services (CN 23-23) and authorize staff to enter into negotiations with the firms selected.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA: Consent

STRATEGIC PRIORITY: 3) Strengthen City Finances and 7) Government Transparency

BACKGROUND:

On October 31, 2023, the City received five (5) sealed Letters of Interest for Miscellaneous Grant Writing and Support Services CN 23-23.

On November 21, 2023, the Selection Committee met to evaluate the submittals. After review, the committee recommended five (5) firms to provide professional services to the City. Listed in no particular order, these firms are:

GrantWorks, Inc.

Guardian Community Resource Management, Inc.

Hagerty Consulting, Inc.

Pegasus Engineering, LLC

Tetra Tech, Inc.

STAFF RECOMMENDATION: Staff recommends award of Miscellaneous Grant Writing and Support Services to the five (5) above-referenced firms.

ATTACHMENTS:

1. Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Matt Feeney

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION NO. 23 - __

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING THE SELECTION COMMITTEE'S RECOMMENDATION TO ENGAGE FIVE (5) FIRMS FOR THE CITY'S MISCELLANEOUS GRANT WRITING AND SUPPORT SERVICES CN 23-23 AND AUTHORIZE STAFF TO ENTER INTO NEGOTIATIONS WITH THE FIVE (5) FIRMS SELECTED.

WHEREAS, the City advertised for Miscellaneous Grant Writing and Support Services and received five (5) qualified and experienced submittals; and

WHEREAS, the Selection Committee met and selected the following firms:

- GrantWorks, Inc.
- Guardian Community Resource Management, Inc.
- Hagerty Consulting, Inc.
- Pegasus Engineering, LLC
- Tetra Tech, Inc.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

Section 1. To approve the Selection Committee's recommendation to engage the five (5) firms enumerated above for the City's Miscellaneous Grant Writing and Support Services CN #23-23.

Section 2. This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this _____ day of _____, 2023.

AUTHENTICATION:

_____ _____
Mayor Rick Steinmeyer Michael J. Sheffield, City Clerk

APPROVED AS TO FORM: _____
City Attorney's Office

Vote:

Bogacz	Steinmeyer
Purdon	Fullick
Carr	Forbes
Corrie	

Date filed: _____

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-269
December 6, 2023

REQUESTED MOTION: Approve the proposal from RVi Planning + Landscape Architecture for the Design of the Leitner Creek Soccer Complex Project in the amount of $399,700.00.

REQUESTOR: Nicole Perino, Parks and Recreation Director

AGENDA: Consent

STRATEGIC PRIORITY: Community Aesthetics

BACKGROUND:

At the November 15, 2023, City Council Workshop, staff was directed to proceed with projects funded in the current budget year Capital improvement plan. Attached is a proposal from RVi Planning + Landscape Architecture, in the amount of $399,700.00 for the Leitner Creek Soccer Complex Design project.

The work is outlined in the Scope of Services proposal for implementation (100% construction documents) including surveying, public input meetings, the Schematic Design Phase, the Design Development Phase, and the Final Construction documents, which include construction documents ready for bid, bidding services and construction administration as well as construction services to see the project through completion.

This project is to develop ±7.12 acres adjacent to the existing community dog park into a new soccer complex facility. The project includes 3 youth soccer fields, one adult soccer field, a concession/restroom/storage facility, new parking lot with 102 parking spaces and 5 ADA spaces, sidewalk connectivity to the existing dog park, open space landscaping, Utility connections to both BSU sewer and FPL electrical, field irrigation system and LED field lighting.

The work will be provided pursuant to Florida Statute §287.055, as the City went through the procurement process through CN 17-20 for Miscellaneous Outdoor Recreational Facility Design and Engineering.

STAFF RECOMMENDATION: Approve the proposal from RVi Planning + Landscape Architecture, for the City of Bonita Springs Leitner Creek Soccer Complex Design project, in the amount of $399,700.00.

ATTACHMENTS:

1. RVi Proposal

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Mike Sheffield
Department Director: Nicole Perino

Council Action: Approved __ Denied __ Deferred ___ Other_____

MSA WORK ORDER

November 21, 2023

Nicole Perino
City of Bonita Springs ("Client")
9101 Bonita Beach Road, Bonita Springs, FL 34135
RVi Project Number: 23006868

RE: **Leitner Creek Soccer Complex**

Dear Ms. Perino,

RVi Planning + Landscape Architecture ("Consultant") is pleased to submit the attached work order for professional services for the Leitner Creek Soccer Complex located in Bonita Springs, Florida ("Project"). Below is a summary of services.

The City of Bonita Springs intends to develop ±7.12 acres adjacent to the existing community dog park into a youth soccer complex. The project includes four soccer fields, a concession/restroom/storage building, parking lot, sidewalk connectivity to the existing dog park and open space landscaping. It is understood that the following permits will be needed to develop the project: City of Bonita Springs Development Order, Bonita Springs Utilities Application to Construct, FDEP Potable Water and Wastewater Permits, SFWD Environmental Resource Permit, City of Bonita Springs Building Permit.

The known relevant local governmental authorities ("RGA's") having jurisdiction over the Project are: City of Bonita Springs, BSU, FDEP, SFWMD.

The Consultant will hire the services of the following subconsultants in the performance of this Agreement: Civil Engineer, Architect, Environment Consultant, Surveyor, Traffic Engineer, Structural Engineer, MEP Engineer.

Fees for these subconsultants are included as part of Consultants fees.

Fees for these subconsultants will be billed as a reimbursable.

The Consultants will coordinate with the following consultants, hired separately by the Client, in the performance of this Agreement: Geotechnical Engineer, Lighting Engineer (Photometric services provided by City's lighting vendor, Musco).

Please review the attached scope of services and provide your approval by signing at Article 3.

Sincerely,

Ryan Seacrist
Principal - Florida

MSA – WORK ORDER

Project Name: Leitner Creek Soccer Complex
RVi# 23006868
Client Name: City of Bonita Springs
Client Address: 9101 Bonita Beach Road, Bonita Springs, Fl 34135

Pursuant to the Master Professional Services Agreement (the "Agreement") entered into between City of Bonita Springs 9101 Bonita Beach Road, Bonita Springs, FL 34135 ("Client") and RVi Planning + Landscape Architecture, Inc. ("Consultant"), effective April 7, 2022, subject to all terms and conditions thereof, Client hereby engages Consultant as follows for the Leitner Creek Soccer Complex, Bonita Springs ("Project") through this Work Order (the "Work Order"):

ARTICLE 1: BASIC SERVICES

The Consultant shall provide, for the Basic Fee plus reimbursable expenses, services described in the following phases.

1.1 (TASK 01) PRELIMINARY & PROJECT COORDINATION SERVICES

1. Attend a Kickoff Meeting to establish project program and communication protocols.
2. Obtain and review plans, maps, and records provided by the Owner.
3. Conduct preliminary field visit.
4. Summarize site development requirements, code, and policy considerations.
5. Coordination with sub-consultants (civil engineer, architect, surveyor).
6. Prepare a project schedule delineating each phase, major milestones, and any public meetings required if not already provided by Client.

1.2 (TASK 02) PUBLIC MEETINGS, WORKSHOPS & GRAPHICS

1. Participate in City Council meetings, soccer league meetings, and public workshops as requested by Client.
   a. (2) City Council meetings/presentations, (1) soccer league meeting, (1) public workshop
2. Prepare presentations and graphics in support of the public meetings and workshops.
   a. Presentations will be in Microsoft PowerPoint format and a digital copy will be provided to the Client.
   b. Graphics include 2D digitally rendered site plans, dimension and setback exhibits, color and material image boards, and digitally rendered building elevations.

1.3 (TASK 03) CONCEPTUAL SITE PLANNING SERVICES

1. Provide conceptual site planning services as requested by Client, this may include:
   a. Conceptual building, parking lot, pedestrian and vehicular circulation, soccer field layout, spectator seating and open space layout;
   b. Collaboration with Client, Civil Engineer and Architect to refine the site plan;
   c. Conceptual site plans will be provided as 24x36 black-line drawings.

1.4 (TASK 04) SCHEMATIC DESIGN SERVICES

1. Based on the Client approved conceptual site plan, Consultant will prepare Schematic Design studies for the landscape and hardscape components, as described below.
   a. The Schematic Design may include initial plan, section and elevation drawings, illustrating the general scope, scale and relationship of the landscape architectural components.
   b. The following site and landscape improvements will be considered in the Schematic Design:

- Preservation of existing trees, drainage ways and other features to be left undisturbed;
- Grading and drainage;
- Roads, parking and service areas;
- Soccer field layouts;
- Pedestrian circulation and development of outdoor people spaces;
- Furnishings selection;
- Site signage;
- Exterior planting: trees, shrubs, groundcover accent planting;
- Irrigation;

2. Prepare an opinion of probable cost for the construction based on the approved schematic design and other selections made by Client.

3. Review Schematic Design Drawings and opinion of probable construction cost with the Client for approval and authorization to proceed. Design presentations and iterations are limited to two (2). Meetings or presentations beyond those described will be billed as an additional service.

DELIVERABLES:

- Schematic Landscape Plans in digital 24x36 format

1.5 (TASK 05) DESIGN DEVELOPMENT SERVICES

1. Based on the Client approved Schematic Design, Consultant will prepare Design Development drawings for the landscape and hardscape components.

   a. The Design Development drawings shall include plans, sections, elevations and typical details to fix and describe the size and character of the landscape components approved by the Client for further design.

   b. The Design Development drawings will establish major materials and finishes.

   c. The Design Development drawings and all subsequent phases shall be limited to those landscape components approved by the Client in the Schematic Design phase.

2. Update the opinion of probable cost for the construction based on the Design Development drawings.

3. Review Design Development drawings and opinion of probable cost with the Client for approval and authorization to proceed. Design presentations and iterations are limited to two (2). Meetings or presentations beyond those described will be billed as an additional service.

DELIVERABLES:

- Design Development Landscape Plans in digital 24x36 format

1.6 (TASK 06) CONSTRUCTION DOCUMENT SERVICES

1. Based on the Client approved Design Development drawings, prepare Construction Documents for the landscape components. Initiation of the Construction Documents will rely on the approved, complete civil engineers' drawings and shall include:

   a. Typical detail drawings, that set forth in the requirements for construction of the landscape and hardscape components, including depiction of their size, shape, dimensions, and locations; and

   b. Specifications that identify the materials, equipment, workmanship and quality standards (or performance criteria), for landscape and hardscape components.

2. Prepare an opinion of probable cost based on the Construction Documents.

3. Review the Construction Documents and opinion of probable cost with the Client for their approval and authorization to proceed.

DELIVERABLES:

- Construction Documents in digital 24x36

1.7 (TASK 07) IRRIGATION DESIGN SERVICES

1. Review project's irrigation related information such as electronic files for site, structures, building and landscape area(s) layouts in order to calculate potential flow demand required & potential water use:

   a. Provide a Schematic Design that will illustrate the potential locations for:

      - Areas to be 100% irrigated, as well as areas to be partially irrigated (seasonal irrigation), and also natural areas (no irrigation);
      - Irrigation water source type, operating characteristics & service requirements;
      - Recommended control system type, operating characteristics, and control system required elements, recommended control wire type and size(s);
      - Irrigation main & submain piping sections layout, routing, sizes, flow limits, and sleeving locations, layouts, recommended types and sizes;
      - Main & submain piping system specialty valves locations, types and recommended sizes.
      - Schematic Design Service System Construction Details – to provide accurate graphic communication that is representative of the elements proposed.

2. Based on the Schematic Irrigation Design choices selected proceed to Irrigation Design Construction Drawings preparation. The Construction Drawings Preparation will consist of incorporating the Schematic Design Data into a set of Construction Documents.

   a. The Construction Documents will include the following:

- Zone Control Valves, types, sizes and corresponding elements such as control wire connectors, ID & warning tags, valve box types & sizes, valve boxes drainage systems.
- Hydrants, type, sizes and operating characteristics, hydrant zones estimated discharge rates and recommended activation schedule – including seasonal adjustments.
- Construction Documents Design Entire System Construction Details – to provide accurate graphic communication that is representative of the elements proposed.

DELIVERABLES:

- Construction Documents in digital 24x36

1.8 (TASK 08) REGULATORY SERVICES

1. Upon approval and authorization to proceed, prepare documents reasonably required for review by RGAs to comply with permitting requirements. Client's civil engineer will be solely responsible for preparing the official submittal and application, for submitting it to the appropriate RGA, and for processing it through the administrative approval process.
2. As requested by Client participate, in the permitting process including:
    a. Evaluate and respond to RGA review and comments;
    b. Attend public hearings to address applicable issues. Attendance at public hearings is limited to two occurrences;
    c. Coordination with City of Bonita Springs Tree Advisory Board as needed to obtain Development Order approval;
    d. Review with the Client, modifications requested by RGAs, and at Client's direction, modify the documents accordingly for re-submission;

1.9 (TASK 09) BIDDING PHASE SERVICES

1. If requested, the Consultant, following the Client's approval of the Construction Documents, will assist the Client in obtaining bids and in awarding contracts for construction for the Project.
2. The services that may be provided in this phase include:
    a. Attending pre-bid conference;
    b. Assisting the Client in qualifying bidders;
    c. Issuing bidding documents;
    d. Preparing addenda to the Construction Documents;
    e. Attending bid opening;
    f. Evaluating bids;
    g. Distributing required sets of Contract Documents.

1.10 (TASK 10) CONSTRUCTION OBSERVATION PHASE SERVICES

Consultant shall, as part of the Basic Services, visit the site at Client's request to observe particular portions of the landscape work identified by the Client and to answer questions from the Client as to whether those identified portions are, in general being performed in accordance with the Construction Documents. Consultant may also visit the site periodically to determine whether the completed construction portions of the landscape work is in general conformance with the aesthetic intent of the Construction Documents. The Consultant will not be required to make exhaustive or continuous on-site observations to check the quality or quantity of the work. The total number of all such Client-requested, and periodic, visits included in the Basic Services is (10) ten.

1. Perform the following services as they relate to landscape components:
    a. Attend pre-construction conference;
    b. Respond to Requests for Information;
    c. Review and process shop drawings, product data and samples (submittals). Individual submittal reviews are limited to two (2) per submittal;
    d. Assist Client in preparing work descriptions for Change Orders;
    e. Assist Client in reviewing applications for payment from contractor;
    f. Assist Client in preparing progress memoranda.
2. Assist Client in conducting a Final Observation of the Project to determine, in general, whether the landscape items contained on the punchlist have been completed or corrected and are in general conformance with the aesthetic intent of the Landscape Construction Documents.
3. The Construction Observation Phase will terminate when final payment to the contractor is due, or in the absence of a final Certificate for Payment, sixty days after the Date of Substantial Completion of the Work, whichever occurs first.

1.11 (TASK 11) CIVIL ENGINEERING SERVICES

1. Includes City of Bonita Springs Development Order, BSU and FDEP Applications to Construct, and SFWMD Environmental Resource Permit. See attachment 'B' for detailed scope information.

2. Includes Design Development, Bidding Services, Dry Utility Coordination, Engineering Construction Services, and Engineering Certification Services. See attachment 'B' for detailed scope information.

1.12 (TASK 12) ARCHITECTURAL SERVICES

1. Includes Concept Design and Renderings, Construction Documents, and Food Services Consultant. See attachment 'C' for detailed scope information.

2. Includes Bidding and Construction Observation Services. See attachment 'C' for detailed scope information.

1.13 (TASK 13) SURVEYING SERVICES

1. Includes Boundary and Topographic Survey. See attachment 'D' for detailed scope information.

1.14 (TASK 14) ENVIRONMENTAL SERVICES

1. Includes Protected Species Assessment, SFWMD Environmental Resource Permit, Gopher Tortoise Burrow 100% Survey, Gopher Tortoise Permit Application. See attachment 'E' for detailed scope information.

2. Includes City of Bonita Springs Development Order Assistance, SFWMD ERP Request for Additional Information, FWS & FWC Coordination. Gopher Tortoise Relocation, General Coordination. See attachment 'E' for detailed scope information.

1.15 (TASK 15) TRAFFIC IMPACT STUDY

1. Includes City of Bonita Springs Development Order Traffic Impact Statement. See attachment 'F' for detailed scope information.

ARTICLE 2: COMPENSATION

2.1 BASIC SERVICES

The Client shall compensate the Consultant as follows:

Lump Sum: Consultant's compensation shall include the lump sum of $265,900 dollars for Basic Services (the "Basic Fee"), plus the total for Additional Services performed on an hourly basis at the rates set forth in Section 4.4, plus reimbursable expenses as set forth in Section 4.5. Consultant's total compensation for Basic Services shall be allocated among the various phases of the Project as set forth below and will be billed monthly based on percent of work complete for each phase of the Project, along with Additional Services and reimbursable expenses incurred during the billing period. The amounts indicated do not include amounts resulting from substantial change in scope of the Project or services. The Client agrees to pay the Consultant the following fees for the Basic Services:

Task 03:	Conceptual Site Planning Services	$ 3,500
Task 04:	Schematic Design Phase Services	$ 10,000
Task 05:	Design Development Services	$ 18,000
Task 06:	Construction Document Phase Services	$ 25,000
Task 07:	Irrigation Design Services	$ 10,000
Task 11.1:	Civil Engineering Services (See attachment 'B')	$ 95,000
Task 12.1:	Architectural Services (See attachment 'C')	$ 60,000
Task 13:	Surveying Services (See attachment 'D')	$ 25,000
Task 14.1:	Environmental Services (See attachment 'E')	$ 12,500
Task 15:	Traffic Impact Study (See attachment 'F')	$ 6,900
	Total Lump Sum Fees:	$265,900

Hourly: Consultant's compensation shall include the total for Basic Services (the "Basic Fee") and Additional Services performed on an hourly basis at the rates set forth in Section 4.4, plus reimbursable expenses as set forth in Section 4.5. Consultant's estimated compensation for Basic Services for each phase of the Project are set forth below. The amounts indicated do not include amounts for Additional Services or resulting from substantial change in scope of the Project or services but will otherwise not be exceeded without authorization from the Client. The Client agrees to pay the Consultant the following estimated fees for the Basic Services:

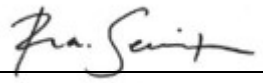
Task 01:	Preliminary & Project Coordination Services	$ 12,000
Task 02:	Public Meetings, Workshops & Graphics	$ 12,000

Task 08:	Regulatory Services	$ 9,000
Task 09:	Bidding Phase Services	$ 5,000
Task 10:	Construction Observation Phase Services	$ 15,000
Task 11.2:	Civil Engineering Services (See attachment 'B')	$ 45,000
Task 12.2:	Architectural Services (See attachment 'C')	$ 12,000
Task 14.2:	Environmental Services (See attachment 'E')	$ 23,800
	Total Hourly Fees:	$133,800
	Total Lump Sum & Hourly Fees:	**$399,700**

ARTICLE 3: APPROVED AND ACCEPTED

Client approves and accepts the Work Order and authorizes Consultant to commence work upon Consultant's receipt of the properly executed and signed Work Order and specific amendments. If the Work Order is not executed by Client within thirty (30) days of the date tendered, it shall become invalid unless: (1) Consultant extends the time in writing; or (2) at the sole option of Consultant, Consultant accepts Client's oral, email or other written authorization to proceed with services, in which event the terms of the authorization shall be deemed to include all the terms of this Work Order. Consultant's performance of the services under such authorization shall be in reliance on the inclusion and incorporation of all the terms of the Agreement in the authorization.

RVi Planning + Landscape Architecture, Inc.

Signature: 

Printed Name: Ryan Seacrist, PLA

Title: Principal - Florida

Date: November 21, 2023

City of Bonita Springs

Signature: _____

Printed Name: _____

Title: _____

Date: _____

EXHIBIT A: LIMIT OF WORK

EXHIBIT B: CIVIL ENGINEER SUBCONSULTANT SCOPE OF SERVICES

SCOPE OF WORK FOR BONITA SPRINGS SOCCER COMPLEX DO & ERP

Based upon our understanding of project requirements and discussions with you we have developed the following scope of services:

TASK 1: DESIGN DEVELOPMENT:

- Master Site Planning:
  - Update and finalize site plan based on preliminary site plan, input from Client and landowner, and development standards pursuant to zoning and/or LDC.
  - Compile final site plan, survey information, and other critical site information into a final CAD design file to be used for construction plan preparation.
- Meetings and Coordination:
  - Prepare for and attend meetings with Client, landowner, and project team to review master site plans, project budgets, schedules, permitting strategy, and other similar project parameters. Assumes four (4) meetings.
  - Attend pre-application meetings with governmental agencies as required, assumes two (2) meetings (City of Bonita Springs, Bonita Springs Utilities, SFWMD, and/or Fire/EMS).

TASK 2: CITY OF BONITA SPRINGS DEVELOPMENT ORDER:

- Prepare, submit, and support the City of Bonita Springs Development Order (DO) application.
- Based on final site plan, prepare construction plans for the project, which will include, but is not limited to:
  - Site Grading and Earthwork
  - Drainage Plan
  - Construction Phasing Plan
  - Existing Conditions Plan
  - Plan & Profiles
  - Erosion Control Plan
  - Standard Details Water/Sewer
  - Conduit Plan
  - Pavement Markings
  - Master Utility Plan
  - Demolition Plan
  - Zoning Data Plan/Site Plans
  - Standard Details Paving/Drainage
  - Cross Sections
  - Cover and General Notes
- Prepare engineering report and necessary models for utilities and drainage.
- Prepare engineer's opinion of probable cost for permitting purposes only.
- Coordinate with subconsultants as required by the project.
- Coordinate with staff during the review of the application and submitted information.
- Prepare, coordinate, and respond to Requests for Additional Information (RAI). The estimated fee assumes two (2) RAIs. Additional RAIs will be billed at an hourly rate.
- Prepare for and attend one (1) City of Bonita Springs Public Workshop and one (1) City Council Meeting. The estimated fee assumes one (1) public workshop and one (1) council meeting. Additional public workshops and/or council meetings will be billed at an hourly rate.

TASK 3: BSU AND FDEP APPLICATIONS TO CONSTRUCT:

- Bonita Springs Utilities Application to Construct:
  - Prepare, submit, and support the Bonita Springs Utilities (BSU) Application to Construct to address DO utility stipulations.
  - Prepare engineer's opinion of probable cost for permitting purposes only.
  - Prepare, coordinate, and respond to Requests for Additional Information (RAI). The estimated fee assumes one (1) RAI. Additional RAIs will be billed at an hourly rate.
- FDEP Potable Water and Wastewater Permits:
  - Prepare and submit the Florida Department of Environmental Protection (FDEP) applications for Potable Water and Wastewater system extensions.
  - Prepare, coordinate, and respond to Requests for Additional Information (RAI). The estimated fee assumes one (1) RAI. Additional RAIs will be billed at an hourly rate.

TASK 4: SFWMD ENVIRONMENTAL RESOURCE PERMIT:

- Prepare, submit, and support a SFWMD Environmental Resource Permit (ERP) application.
- Research and review existing permits or previous permits, drainage studies, and adjacent projects to establish a basis of the surface water management system.
- Prepare land use summary, establish minimum design elevations, cross sections, and site grading.
- Coordination with subconsultants as required by the project.
- Coordinate with staff during the review of the application and submitted information.
- Prepare, coordinate, and respond to Requests for Additional Information (RAI). The estimated fee assumes two (2) RAIs. Additional RAIs will be billed at an hourly rate.

TASK 5: BIDDING SERVICES:

- Provide bidding services to include:
  - Prepare bidding contract documents and specifications for project.
  - Attend pre-bid meeting.
  - Prepare bid addendums.
  - Prepare bid tabulation for client.
  - Prepare bid comparison for client.

TASK 6: DRY UTILITY COORDINATION:

- Provide dry utility coordination services to include:
  - Meetings with client and utility providers.
  - Provide client with a site plan showing dry utility locations.
  - Coordinate with dry utility providers regarding location and easements.
  - Exhibits to public utility providers.

TASK 7: ENGINEERING CONSTRUCTION SERVICES:

- Provide engineering construction services to include:
  - Attend weekly construction meetings as necessary (assumes ten (10) weeks).

EXHIBIT C: ARCHITECT SUBCONSULTANT SCOPE OF SERVICES

I. GENERAL INFORMATION

The Project Team proposed for this project is:

- RG Architects, PA. – Architecture.
- Matern Professional Engineering – MEP and FP
- Fishman & Associates - Food Services

II. PROJECT CRITERIA & STANDARDS

Applicable codes/standards including the following:

- Florida Building Code Eighth Edition (2023)
- Florida Fire Prevention Code Eighth Edition (2023)

III. PROJECT SCOPE

Architectural/Engineering Services to provide concept design, renderings, construction documents, bidding and negotiations, and construction observation as described below based on RVI'S Email dated 11.7.2023:

Project size: ±7.12 AC
Strap #'s: 25-47-25-B4-00008.0000 Folio 10283471, 25-47-25-B4-00007.0000 Folio 10283469

- 4 fields with 30 players, 4 coaches and 60 spectators each = 376
- ±50 dog park users
- Concession and restroom portion of the building being air conditioned.
- Maintenance storage does not air conditioned.

a. Concessions and restrooms building with integrated pavilion. The approximate total area is 3,000gsf.
The concessions area will be air conditioned and will include a warming kitchen and associated food services equipment (there is not kitchen design included).
The restroom will be air conditioned and designed to accommodate the capacity as prescribed by codes and regulations governing this project as well as per the owner's request.
The covered pavilion will be an extension of the roof to create shaded open seating areas.

b. Maintenance building approximately 500gsf
This building will be designed to house equipment and product storage per owner direction and requirements.

EXHIBIT D: SURVEY SUBCONSULTANT SCOPE OF SERVICES

Surveying Services

Boundary and Topographic Survey

Provide necessary field & office work to prepare a Boundary Survey for the above referenced project in accordance with the Minimum Technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.051, Florida Administrative Code, pursuant to section 472027 Florida Statues.

Boundary monumentation will be recovered or set and visibly marked. Aboveground improvements and all visible improvements will be located and shown. Topographic shots across property. Rhodes & Rhodes will research in house and Public Records for easements and Right-of-ways of record. No title work will be provided by this firm. Client is to provide title search to finalize survey. Boundary survey will be based on State Plane Coordinates, NAD 83, for the West Zone of Florida.

Total: $25,000.00

This fixed fee is based on construction stakeout one time only. Any re-staking or additional staking requests will be charged at standard rates.

EXHIBIT E: ENVIRONMENTAL SUBCONSULTANT SCOPE OF SERVICES

TASK 01: PROTECTED SPECIES ASSESSMENT – LEE COUNTY:

A protected species survey will be conducted on the site. *Atwell* will document any species listed as threatened, endangered, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) observed on-site. The methodology and findings, including a vegetation map with survey transect locations and locations of observed protected species (if any), will be summarized in a Protected Species Assessment Report in a format suitable to meet the requirements of Lee County, FWC, and the South Florida Water Management District (SFWMD). This task does not include required specific protected species surveys if any such species are discovered during this general survey. Also, does not include preparation of management plans or pursuit of permits from wildlife agencies. The cost and timing of these additional tasks, based on the results of the general survey, can be estimated in the event they become necessary.

TASK 02: CITY OF BONITA SPRINGS DEVELOPMENT ORDER ASSISTANCE:

Atwell will assist the project engineer and planner with the preparation of the environmental portions of the City of Bonita Springs Development Order submittal. This consists of preparation of a vegetation map (FLUCCS), Soils Map, Protected Species Assessment, and Indigenous Area Management Plan per the City's requirements. This task also includes one on-site meeting with City staff.

TASK 03: SFWMD - ENVIRONMENTAL RESOURCE PERMIT (ERP) - APPLICATION:

Atwell will prepare the environmental portions of Section C of the South Florida Water Management District (SFWMD) ERP application for one site plan. This material will consist of a vegetation/wetland map, secondary impact analysis, conceptual wetland mitigation and monitoring plan (narrative and sketches), and an estimation of normal pool water elevations for preserved wetlands. The environmental information will be presented in the format required by the SFWMD and provided to the project's civil engineer for submittal to the agencies. Any changes to the site plan will result in increased cost of this task. Any increased costs will be approved by the client prior to initiating additional work.

TASK 04: SFWMD ERP REQUEST FOR ADDITIONAL INFORMATION (RAI)S:

Atwell will work with the project engineer to prepare and submit responses to RAI(s) that may be requested by the South Florida Water Management District (SFWMD) in response to the initial permit application submittal. This may include additional mitigation analysis and negotiations and assisting the client with wetland impact avoidance and minimization analyses. The scope and magnitude of the questions asked by the SFWMD during the RAI process cannot be accurately determined at this time. The SFWMD controls the number of RAIs through their questions to clarify the application. Estimated costs of this task may not cover all work required to adequately respond to the RAI(s). Any increased costs will be approved by the client prior to initiating additional work.

TASK 05: FWS & FWC COORDINATION:

Coordinate protected species issues with the U.S. Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWC) and other agency meetings and negotiations regarding potential habitat, usage, value, and compensation. This task does not include specific listed species surveys that may be required.

TASK 06: GOPHER TORTOISE BURROW 100 % SURVEY:

Biologists will conduct a 100 percent gopher tortoise burrow survey of the development area in accordance with Florida Fish and Wildlife Conservation Commission (FWC) guidelines. Potentially occupied and abandoned gopher tortoise burrows will be marked in the field and located using a handheld GPS unit (estimated accuracy of 10± feet). A map illustrating the approximate gopher tortoise burrow locations will be provided.

The 100% gopher tortoise burrow survey is valid for 90 days. If an FWC permit application is not submitted and the burrows are not excavated within the 90-day time frame, the FWC will require a second 100% survey. This second survey, should it become necessary, is not within this scope of services.

TASK 07: GOPHER TORTOISE PERMIT APPLICATION:

This task consists of the field and office work required to prepare and submit the online Gopher Tortoise Burrow Permit Application to Florida Fish and Wildlife Conservation Commission (FWC). The FWC permit application fee is not included in this cost estimate. Preparation of responses to requests for additional information (RAI) required to obtain final agency action is also included. The fee and scope for this task assumes that the gopher tortoise survey will not reveal the presence of more than four gopher tortoise burrows on the subject parcel and that the resident gopher tortoises will be relocated off-site.

To relocate the gopher tortoises off-site, you will need to contract with an FWC approved recipient site. The recipient site will charge a fee based on the number of gopher tortoises relocated to their property. That fee is not included within this scope of services.

The gopher tortoise burrow survey is valid for 90 days. If the burrows are not excavated within the 90-day time frame, the FWC will require a second 100 percent survey. This second survey, should it become necessary, is not within this scope of services.

TASK 08: GOPHER TORTOISE RELOCATION – (4-DAY ESTIMATE):

Atwell will conduct the field and office work required to excavate the existing gopher tortoise burrows on-site and relocate the captured gopher tortoises to an FWC approved recipient site. The client is responsible for providing the backhoe (with a smooth bladed bucket) and operator required for the excavations. The client is also responsible for marking all underground utilities that could potentially be impacted by the burrow excavation activity.

TASK 09: GENERAL COORDINATION:

Atwell will coordinate with client, engineer, and planner to assist with site plan design and revisions, agency pre-application meetings, Lee County meetings, team meetings, site visits, various correspondence and any other task at the client's request that are not covered by Tasks 01 through 05 above. This task will be billed at the hourly rates as shown on the attached Method of Compensation. This task does not include preparation for or attendance of hearings.

EXHIBIT F: TRAFFIC ENGINEER SUBCONSULTANT SCOPE OF SERVICES

City of Bonita Springs Development Order Traffic Impact Statement

1. Discuss the traffic study methodology with the City of Bonita Springs Community Development Transportation staff to establish a methodology for the transportation analysis.
2. Based on the proposed schedule of uses and development intensity, prepare a trip generation and distribution analysis pursuant to the acceptable methodology.
3. Determine the surrounding build-out year traffic conditions using historical growth data as documented within that area.
4. Conduct traffic counts along Streetsboro Lane and Bonita Drive to determine current traffic volumes along these two roadways as current traffic data is not available from the City of Bonita Springs for these roads.
5. Research and record any planned roadway improvements, which will be beneficial to the development.
6. Analyze the required links and intersections impacted by the proposed development in order to determine their allowable capacities.
7. Analyze the site access drive intersection and Bonita Grande Drive and determine what, if any, turn lane improvements need to be made to satisfy the current turn lane policy.
8. Prepare a report which summarizes the above previously listed findings and conclusions.
9. Address sufficiency comments from the City with respect to the TIS.

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-271
December 6, 2023

REQUESTED MOTION: Approve the change order for the Community Park Baseball Complex Phase 3 renovations project in the amount of $104,938.00 to include the Restroom Facility Renovations.

REQUESTOR: Nicole Perino, Parks and Recreation Director

AGENDA: Consent

STRATEGIC PRIORITY: #5 Community Aesthetics

BACKGROUND:

On November 15, 2023, City Council approved the proposal from EnviroStruct, LLC for Community Park Baseball Complex Phase 3 renovations in the amount of $733,371.42. The project scope was intended to include locations and construction of Bleacher shade structures and furnishings for each of the 4 fields as well as restroom facility renovations.

The original scope was to include the cost of the restroom renovations in the amount of $104,938. Unfortunately, the contractor inadvertently excluded the cost of the Restroom facility renovations in the final project cost approved by Council as outlined in the original proposal.

In order to include the restroom facility renovations in the Phase 3 construction project, a change order in the amount of $104,938 is needed. This will bring the total Phase 3 amount to $838,309.42.

Funding for all Phase 3 improvements is included in the current fiscal year budget.

STAFF RECOMMENDATION: Approve the change order in the amount of $104,938.00 to include the restroom facility renovations in the Community Park Baseball Complex Phase 3 renovations project.

ATTACHMENTS:

1. Change Order

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Mike Sheffield
Department Director: Nicole Perino

Council Action: Approved __ Denied __ Deferred ___ Other_____

CITY OF BONITA SPRINGS CONSTRUCTION CONTRACT
CHANGE ORDER - TYPE I

Change Order Requires Approval by the City Council for Expenditures Over $50,000

CONTRACT/PROJECT NAME: Bonita Springs Community Park Baseball Complex Phase 3

CONTRACTOR: EnviroStruct, LLC PROJECT NO.: 6

CONTRACT NO.: BSC 23-11-286 BID NO.: CN 19-12

CHANGE REQUESTED BY: Nicole Perino, Parks and Recreation Director DATE OF REQUEST: November 29, 2023

Upon the completion and execution of this Change Order by both parties to the Contract, and upon the CITY issuing the CONTRACTOR a written Notice to Proceed, the CONTRACTOR will be authorized to and shall proceed to make the following changes in the Contract.

Documents: Change order from EnviroStruct

Description: Restroom Facility Renovations

Purpose of Change Order: Include the restroom renovations in the Phase 3 renovations as was approved by Council to be included in this Phase.

Attachments (List documents supporting change) Scope of Work of Restroom Renovations with cost

CHANGE IN CONTRACT PRICE:

Original Contract Price

$ 733,371.42

Previous Change Orders No. 0 to No. 0

$ 0

Contract Price prior to this Change Order

$ 733,371.42

Net Increase (Decrease)
of this Change Order
$ 104,938.00

Contract Price with all approved Change Orders

$ 838.309.42

CHANGE IN CONTRACT TIME:

Original Contract Time

77
Calendar Days

Net change from previous Change Orders

0
Calendar Days

Contract Time prior to this Change Order

77
Calendar Days

Net Increase (Decrease)
of this Change Order
0
Calendar Days

Contract Time with all approved Change Orders

77
Calendar Days

It is understood and agreed that the acceptance of this modification by the CONTRACTOR constitutes an accord and satisfaction and represents an agreement for payment in full (both time and money) for all costs arising out of, or incidental to, the above-mentioned change.

RECOMMENDED:

By: _____
Consultant (if applicable) Date

By: _____
Parks and Recreation Date

ACCEPTED:

By: _____
Contractor

Date Accepted: _____

Corporate Seal

APPROVAL:

By: _____
Mayor - City of Bonita Springs

Date Approved: _____

By: _____
City Attorney's Office

Date Approved: _____

PCCO #001

SW Florida Office
26701 Dublin Woods Circle
Bonita Springs, Florida 34135
Phone: (239) 494-5700
Fax: (239) 491-7155

Project: 2023-0026 - Bonita Springs Ballfield Bleacher Shade Structure
26740 Pine Ave.
Bonita Springs, 34135

Prime Contract Change Order #001: Add in bathroom renovations to base contract

TO:	**City of Bonita Springs Parks Department** 9101 Bonita Beach Rd Bonita Springs, Florida 34135	**FROM:**	**Envirostruct, LLC** 26701 Dublin Woods Circle Bonita Springs, Florida 34135
DATE CREATED:	11/29/2023	**CREATED BY:**	Ron Cernohous **(Envirostruct, LLC)**
CONTRACT STATUS:	Approved	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	11/29/2023
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	No
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	1:Shade Structure	**TOTAL AMOUNT:**	$104,938.00

DESCRIPTION:
CE #001 - Add in bathroom renovations
Men's & Women's restrooms:
remove existing finishes.
Add granite counter to concession.
replace 6 exterior doors and the hardware.
Epoxy finish the restroom floors.
Tile the restroom walls.
Paint the ceilings and doors.
New bath partitions. and accessories.
New toilets and sinks and faucets.
Revise electrical for new devises and lights.

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
001	CE #001 - Add in bathroom renovations		$104,938.00
		Total:	$104,938.00

CHANGE ORDER LINE ITEMS:

PCO # 001: CE #001 - Add in bathroom renovations

#	Budget Code	Description	Amount
1	02-232.S Demo- core drill holes/sod repairs	demolition	$1,000.00
2	06-710.S Counter Tops.Commitment	granite counter	$600.00
3	08-100.S Hollow Metal Doors & Frames.Commitment	Exterior doors and hardware	$18,456.00
4	09-670.S Epoxy Floors.Commitment	epoxy floors	$11,250.00
5	09-870.S Ceramic Tile.Commitment	wall tile	$15,875.00
6	09-940.S Paint	paint	$6,000.00
7	10-600.S Toilet Partitions.Commitment	toilet partitions	$15,855.00
8	10-815.S Bath Accessories.Commitment	bath accessories	$7,450.00
9	15-400.S Plumbing.Commitment	Plumbing	$18,663.00

ENVIROSTRUCT LLC
GENERAL CONTRACTORS & CONSTRUCTION MANAGERS

PCCO #001

#	Budget Code	Description	Amount
10	16-001.S Electric Subcontractor.Commitment	electrical	$9,789.00
		Subtotal:	**$104,938.00**
		Performance & Payment Bond (0.00% Applies to all line item types.):	$0.00
		Liability Insurance (0.00% Applies to all line item types.):	$0.00
		Fee (0.00% Applies to all line item types.):	$0.00
		Grand Total:	**$104,938.00**

The original (Contract Sum)	$733,371.42
Net change by previously authorized Change Orders	$0.00
The contract sum prior to this Change Order was	$733,371.42
The contract sum will be increased by this Change Order in the amount of	$104,938.00
The new contract sum including this Change Order will be	$838,309.42
The contract time will not be changed by this Change Order.	

City of Bonita Springs Parks Department
9101 Bonita Beach Rd
Bonita Springs, Florida 34135

Envirostruct, LLC
26701 Dublin Woods Circle
Bonita Springs, Florida 34135

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-276
December 6, 2023

REQUESTED MOTION: Approve policy amendment to allow City staff to conduct local review of floodway encroachments in accordance with CFR 44, Florida Statutes, and the City's Flood Hazard Reduction Program.

REQUESTOR: Ayita W. Lonergan, Floodplain Manager; John Dulmer, Community Development Director

AGENDA: Consent

STRATEGIC PRIORITY: #1 Stormwater Management

BACKGROUND:

On November 15, 2023, staff provided an update to City Council regarding Hurricane Ian recovery activities. One of staff's recommendations was to amend the Council's previous policy regarding review of requests to encroach into a FEMA Floodway, which would allow for greater local input in the review process.

On October 11, 2017 Council unanimously approved sending the attached letter to the Federal Emergency Management Agency (FEMA) to request that they refrain from approving any type of requests to make the Imperial River or Spring Creek Floodways narrower, or to make any changes favorable to development that might adversely impact flooding in these areas, until such time that FEMA completed their updates to the Flood Insurance Rate Maps based on the results of Hurricane Irma flooding.

Since that request, staff reviews relating to floodway encroachments along the Imperial River or Spring Creek have been paused. An applicant's alternative is to seek a Conditional Letter of Map Change through FEMA for review and approval; once approved by FEMA, staff cannot amend the data provided for approval.

The City's current Flood Hazard Reduction Program relating to all floodway encroachments is strictly enforced, monitored, and aligns with Code of Federal Regulations Title 44, Florida Building Code and cross referenced to local planning, zoning and drainage plan requirements.

STAFF RECOMMENDATION: Authorize staff to resume review of floodway encroachment applications along the Imperial River and Spring Creek consistent with the City's Flood Hazard Reduction Ordinance.

ATTACHMENTS:

1. City's Letter to FEMA dated October 13, 2017

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	John Dulmer

City of Bonita Springs Florida
Small Town Charm, Big Bright Future.

9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Peter Simmons
Mayor

Amy Burns Quaremba
Council Member
District One

Greg Dewitt
Council Member
District Two

Steven Slachta
Council Member
District Three

Peter R. O'Flinn
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes
Council Member
District Six

Carl L. Schwing
City Manager
(239) 949-6267

Audrey E. Vance
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

October 13, 2017

Federal Emergency Management Agency (FEMA)

RE: City of Bonita Springs, Florida

To Whom It May Concern:

This letter is to request that FEMA please refrain from approving any type of requests to make the Imperial River or Spring Creek Floodways in the City of Bonita Springs narrower, or to make any changes that are favorable to development, that might adversely impact flooding in our community, until such time as FEMA updates their Flood Maps based on the results of Hurricane Irma flooding.

This request specifically asks that FEMA immediately refrain from approving any applications already in the process for approval, as well as all future requests for deviation or relief or alteration of the established FEMA floodway boundaries for the Imperial River and/or Spring Creek. The flooding that resulted from Hurricane Irma and the rainstorm which followed on Thursday after the hurricane, seriously damaged numerous homes in our community. We estimate roughly 500+ homes were flooded to varying degrees. We feel FEMA should expedite the map revisions based on this flooding so the City can intelligently evaluate future development proposals.

Thank you in advance for respecting and implementing our requests, especially since our community has been one of the three hardest hit Hurricane Irma communities in the State of Florida.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,

Peter Simmons
Mayor

cc: Congressman Francis Rooney
City Council
Carl L. Schwing, City Manager
Audrey E. Vance, City Attorney

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-274
December 6, 2023

REQUESTED MOTION: Approve Agreement for Sale and Purchase for the acquisition and condemnation of parcel 206 required for the Bonita Grande Drive Extension to the City's planned park facilities adjacent to the Larry Kiker Preserve.

REQUESTOR: Derek Rooney, City Attorney, and Matt Feeney, Assistant City Manager

AGENDA: City Attorney's Items

STRATEGIC PRIORITY: #2 Transportation

BACKGROUND: On December 4, 2019, the City entered into a settlement agreement with BG Mine, LLC which provided for the transfer of over 30 acres of future park land and access to the northern lake of the existing BG Mine immediately adjacent to the Kiker Preserve. Included in that agreement is the provision for BG Mine to provide sufficient roadway access to the park either upon lands owned by BG Mine or secured from adjacent owners. The City engaged Hole Montes to conduct a route study to determine the most appropriate route for the drive to the park facilities. The route was approved on March 1, 2023, by the City Council following the presentation and recommendation of Hole Montes.

On September 6, 2023, Council Approved a Settlement Implementation Agreement and thirteen (13) resolutions of necessity for the acquisition and condemnation of parcels required for the Bonita Grande drive extension to the City's planned park facilities adjacent to the Larry Kiker Preserve.

The current request is for the Council to approve the Agreement for Sale and Purchase of Parcel 206, in the amount of $82,500.00.

To facilitate the design and acquisition of rights associated with this access, the parties previously entered into a Public Road Access Facilitation Agreement which requires BG Mine to maintain deposits with the City necessary for the City to recover its costs in conjunction with the planning of the proposed access to clarify additional obligations of the City and BG Mine relating to funding, design approval, construction of their portion of the right-of-way, shared stormwater, indemnification, and park turnover.

STAFF RECOMMENDATION: Approve agreement for Sale and Purchase of Parcel 206.

ATTACHMENTS: Agreement for Sale and Purchase of Interest in Property

---

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Department Director:	Matt Feeney

AGREEMENT FOR SALE AND PURCHASE
OF INTEREST IN PROPERTY

THIS AGREEMENT, by and between City of Bonita Springs, a Florida Municipal Corporation, hereinafter referred to as "BUYER", and **SARITA K. CATALDO,** whose address is **2807 Johnson Street, Elkhart, Indiana 46514; JOSEPH D. CATALDO,** whose address is **70916 Cambridge Court, Niles, Michigan 49120; TERESA GAUVREAU,** whose address is **17038 Mimosa (PO Box 310), Rancho Santa Fe, California 92067; GIOVANA HEETER,** whose address is **52041 N. Lakeshore Drive, Granger, Indiana 46530;** and **MASSIMO D. CATALDO,** whose address is **52396 Liberty Mills Court, Granger, Indiana 46530,** hereinafter referred to as "SELLERS".

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the total sum of **Eighty-two Thousand Five Hundred and no Dollars** (**$82,500.00**), paid pursuant to the schedule in Paragraph 2, below, together with other good and valuable consideration, to be paid by the BUYER to the SELLERS as hereinafter provided, and in further consideration of the mutual covenants to be performed and kept by and between the parties hereto, the parties agree as follows:

1. SELLERS agree to sell and convey by Special Warranty Deed **Parcel 206** as described on the deed attached hereto as Schedule I and by reference made a part hereof. SELLERS shall provide a Certificate of Death for Domenico Cataldo in recordable form no later than the execution date of this Agreement.

2. In consideration for said conveyance by the SELLERS, the BUYER agrees to pay the purchase price of **Eighty-two Thousand Five Hundred and no dollars** (**$82,500.00**) in full satisfaction of any and all claims in this case inclusive of all fees and costs. Further, BUYER agrees to pay SELLERS attorney's fee, not to exceed **Three Thousand and no dollars** ($3,000.00).

3. The contract shall be closed and possession shall be transferred within **ninety (90) days** of the execution date of this agreement; unless extended by mutual agreement of the parties hereto.

4. In the event that the Owner's remaining property is damaged as a direct result of trespass by the City's contractors onto such remaining property during the course of the Bonita Grande Drive Improvement Project, the City shall reimburse the Owner for any documented damages incurred as a result of such trespass.

5. With the exception of oil, gas and mineral rights, SELLERS agree to convey title to the aforesaid property including improvements to the BUYER free and clear of all encumbrances or liens, except restrictions and matters appearing on the plat and/or common to the subdivision and public utility easements of record. SELLERS shall secure any release of any mortgage(s) necessitated by the sale of the subject property prior to closing.

6. BUYER agrees to pay documentary stamps, if they are required to be affixed to the instrument of conveyance.

7. BUYER agrees to pay for recording of the conveyance document(s).

8. SELLERS shall pay all ad valorem taxes, prorated ad valorem taxes, solid waste assessments, street light assessment if applicable and tangible personal property taxes applicable, accruing up to and including the date of closing.

9. BUYER designates American Government Services, 3812 W Linebaugh Ave, Tampa, FL 33618, as closing agent. The closing shall occur at the location designated by BUYER.

10. This Agreement may be executed in multiple counterparts.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 10th day of November, 2023.

CITY OF BONITA SPRINGS, A FLORIDA MUNICIPAL CORPORATION

_____

By: _____

WITNESS AS TO SELLERS:

Caitl Cataldo
1st Witness signature

Caitriona Cataldo
1st Witness print

2nd Witness signature

Massimo Cataldo
2nd Witness print

Sarita K. Cataldo
Sarita K. Cataldo

James C Farrelly

1st Witness signature

James C Farrelly

1st Witness print

Caitl Cataldo

2nd Witness signature

Caitriona Cataldo

2nd Witness print

Joseph D. Cataldo

Joseph D. Cataldo

Caitl Cataldo

1st Witness signature

Caitriona Cataldo

1st Witness print

Teresa Gauvreau

_____

2nd Witness signature

_____

2nd Witness print

Caitl Cataldo

1st Witness signature

Caitriona Cataldo

1st Witness print

Giovana Heeter

Giovana Heeter

_____

2nd Witness signature

Massimo Cataldo

2nd Witness print

1st Witness signature

1st Witness print

2nd Witness signature

2nd Witness print

Joseph D. Cataldo

1st Witness signature

MARIELLA GAUVREAU

1st Witness print

2nd Witness signature

PAUL GAUVREAU

2nd Witness print

Teresa Gauvreau

1st Witness signature

1st Witness print

2nd Witness signature

2nd Witness print

Giovana Heeter

Carl Cataldo
1st Witness signature

Caitriona Cataldo
1st Witness print

Giovana Hester
2nd Witness signature

Giovana Hester
2nd Witness print

Massimo D. Cataldo

Prepared by and return to:

BARTLETT LOEB HINDS & THOMPSON, PLLC
100 N. Tampa Street, Suite 2050
Tampa, FL 33602

Tax Parcel No.: 29-47-26-B1-00132.0000

[Space Above This Line For Recording Data]

Special Warranty Deed

This Indenture made this ____ day of_____, 2023, between **SARITA K. CATALDO,** whose address is 2807 Johnson Street, Elkhart, Indiana 46514; **JOSEPH D.CATALDO**, whose address is 70916 Cambridge Court, Niles, Michigan 49120; **TERESA GAUVREAU,** whose address is 17038 Mimosa (PO Box 310), Rancho Santa Fe, California 92067; **GIOVANA HEETER,** whose address is 52041 N. Lakeshore Drive, Granger, Indiana 46530; and **MASSIMO D. CATALDO,** whose address is 52396 Liberty Mills Court, Granger, Indiana 46530, grantors*, and **City of Bonita Springs,** whose post office address is 9101 Bonita Beach Road, Bonita Springs, Florida 34135, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

See attached Exhibit "A"

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Schedule "I"

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

_____ _____

Witness Name: _____ Sarita K. Cataldo

_____

Witness Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of_____, 2023, by _____, as _____ of _____, on behalf of the company. Who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Printed Name: _____
My Commission
Expires: _____

_____ _____

Witness Name: _____ Joseph D. Cataldo

_____

Witness Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of_____, 2023, by _____, as _____ of _____, on behalf of the company. Who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Printed Name: _____
My Commission
Expires: _____

Witness Name: _____ Teresa Gauvreau

Witness Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of_____, 2023, by _____, as _____ of _____, on behalf of the company. Who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Printed Name: _____
My Commission
Expires: _____

Witness Name: _____ Giovana Heeter

Witness Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of_____, 2023, by _____, as _____ of _____, on behalf of the company. Who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Printed Name: _____
My Commission
Expires: _____

_____ _____

Witness Name: _____ Massimo D. Cataldo

_____

Witness Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of_____, 2023, by _____, as _____ of _____, on behalf of the company. Who is [ ] personally known to me or [ ] has produced _____ as identification.

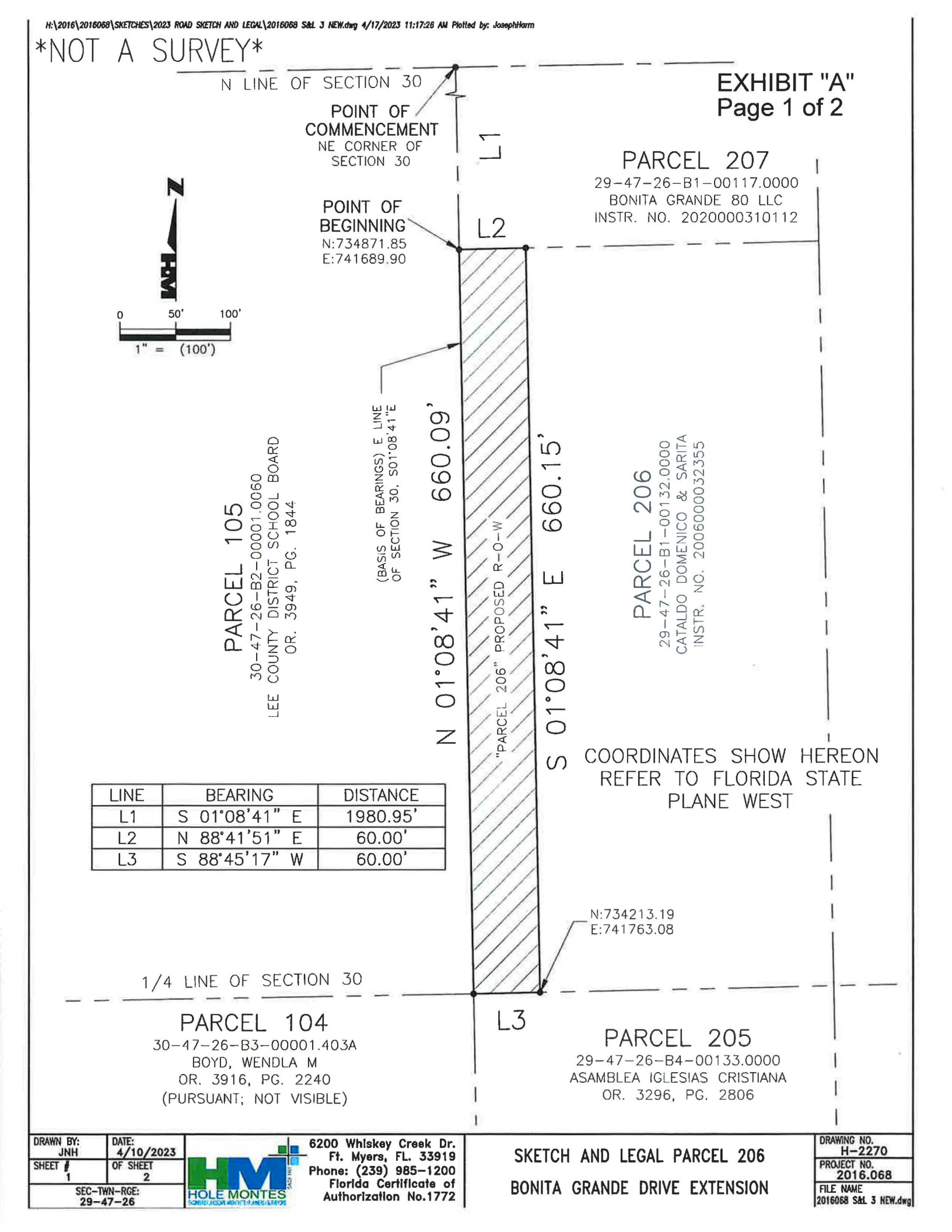
_____

Printed Name: _____
My Commission
Expires: _____

_____ _____

NOT A SURVEY

EXHIBIT "A"
Page 1 of 2



LINE	BEARING	DISTANCE
L1	S 01°08'41" E	1980.95'
L2	N 88°41'51" E	60.00'
L3	S 88°45'17" W	60.00'

DRAWN BY: JNH	DATE: 4/10/2023	HOLE MONTES	6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772
SHEET # 1	OF SHEET 2		
SEC-TWN-RGE: 29-47-26			

SKETCH AND LEGAL PARCEL 206

BONITA GRANDE DRIVE EXTENSION

DRAWING NO.	H-2270
PROJECT NO.	2016.068
FILE NAME	2016068 S&L 3 NEW.dwg

EXHIBIT "A"
Page 2 of 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, THENCE RUN ALONG EAST LINE OF SAID SECTION 30, S01°08'41"E FOR A DISTANCE OF 1980.95 FEET; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N88°41'51"E FOR A DISTANCE OF 60.00 FEET; THENCE RUN S01°08'41"E FOR A DISTANCE OF 660.15 FEET; THENCE RUN S88°45'17"W FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 30; THENCE RUN ALONG THE SAID EAST LINE N01°08'41"W FOR A DISTANCE OF 660.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING 39607.96 SQUARE FEET OR 0.91 ACRE, MORE OR LESS.

BEARINGS REFER TO EAST LINE OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING S01°08'41"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

THOMAS M. MURPHY License Number 5628 STATE OF FLORIDA Professional Surveyor and Mapper

BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

DRAWN BY: JNH	DATE: 4/10/2023	HOLE MONTES	6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL PARCEL 206 BONITA GRANDE DRIVE EXTENSION	DRAWING NO. H-2270
SHEET # 2	OF SHEET 2				PROJECT NO. 2016.068
SEC-TWN-RGE: 29-47-26					FILE NAME 2016068 S&L 3 NEW.dwg

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-267
December 6, 2023

REQUESTED MOTION: Presentation and update from Dr. Margaret Banyan regarding State-required and potential optional Comprehensive Amendments, as determined by the City's Evaluation and Appraisal Review (E.A.R.)

REQUESTOR: Arleen M. Hunter, City Manager; Carly Sanseverino, Staff Attorney

AGENDA: Consent

STRATEGIC PRIORITY: #1 Improve Stormwater Management #2 Transportation #3 Community Aesthetics #4 Environmental Protection #5 Strengthen City Finances #7 Government Transparency #8 Economic Development

BACKGROUND:

Earlier this year, the City completed its State-required Evaluation and Appraisal Review (E.A.R.) of the City's Comprehensive Plan. The purpose of the EAR process, which occurs every seven years, is to determine whether plan amendments are necessary to reflect changes in state requirements during the cycle. The next step is to draft and adopt the required amendments to the Comprehensive Plan. Any desired optional amendments can be processed concurrently with the required amendments.

Dr. Margaret Banyan will be present at the City Council meeting to provide an update regarding the scope of potential amendments as well as opportunities for public participation.

STAFF RECOMMENDATION: Receive update.

ATTACHMENTS: None.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	John Dulmer

CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY

Green Sheet No. 23-12-273
December 6, 2023

REQUESTED MOTION: Presentation and review of the Preliminary 2022-2023 Fiscal Year end Financial Report.

REQUESTOR: Lisa Griggs Roberson, CPA, Director of Financial and Administrative Services

AGENDA: City Manager's Items

STRATEGIC PRIORITY: #7 Government Transparency

BACKGROUND:

Staff will be providing a brief presentation on the attached Preliminary 2022-2023 Fiscal Year End Financial Report. This report also includes September 30, 2023, monthly details.

The report is preliminary as it is subject to change until the audit report is finalized in April.

Please note that staff is in the process of developing an estimated fund balance as of September 30, 2023, which will be completed in April along with the audit completion.

STAFF RECOMMENDATION: Receive presentation and report.

ATTACHMENTS:

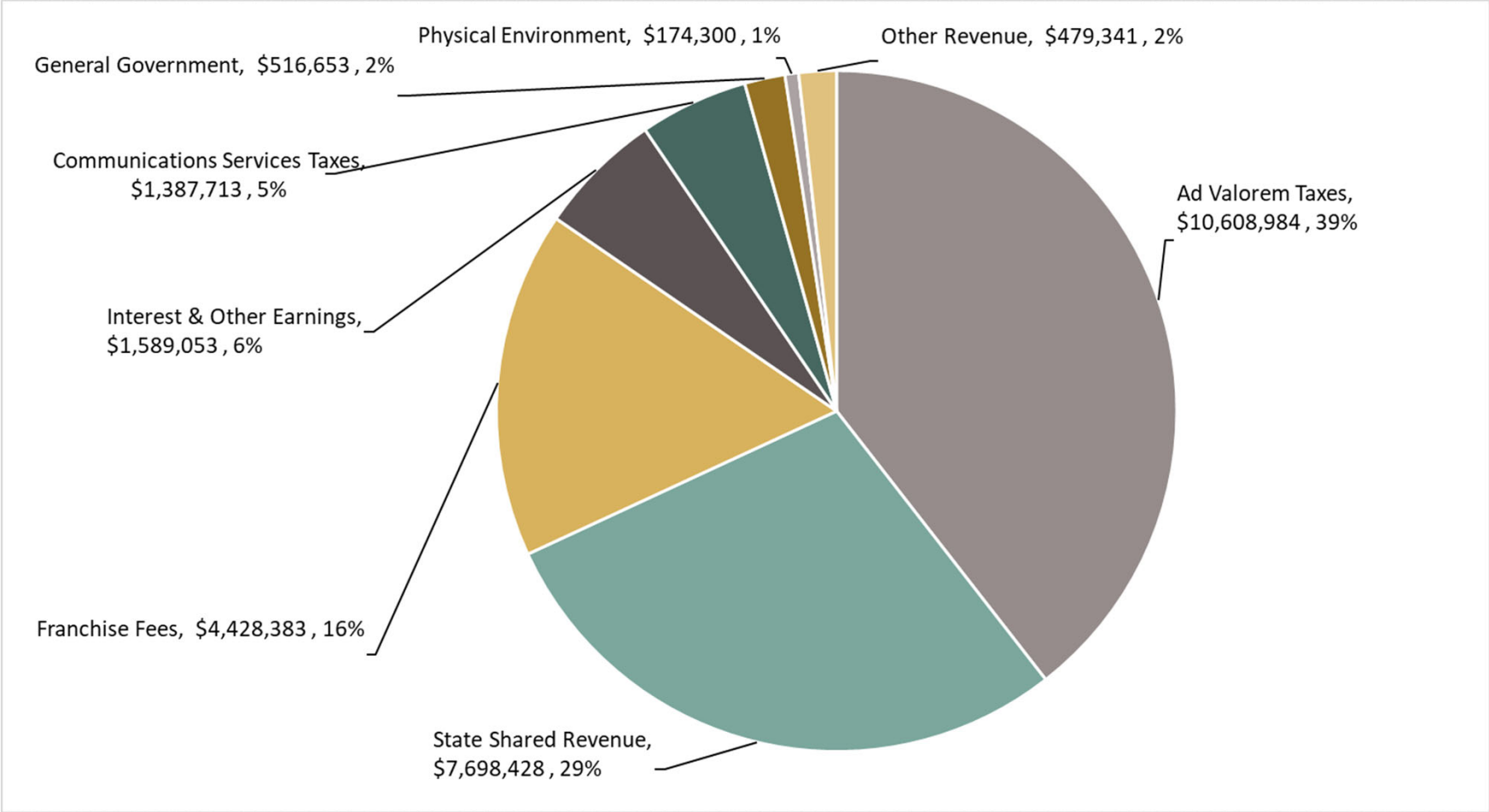
1. Presentation
2. Preliminary 2022-2023 Fiscal Year End Financial Report

REVIEWERS:

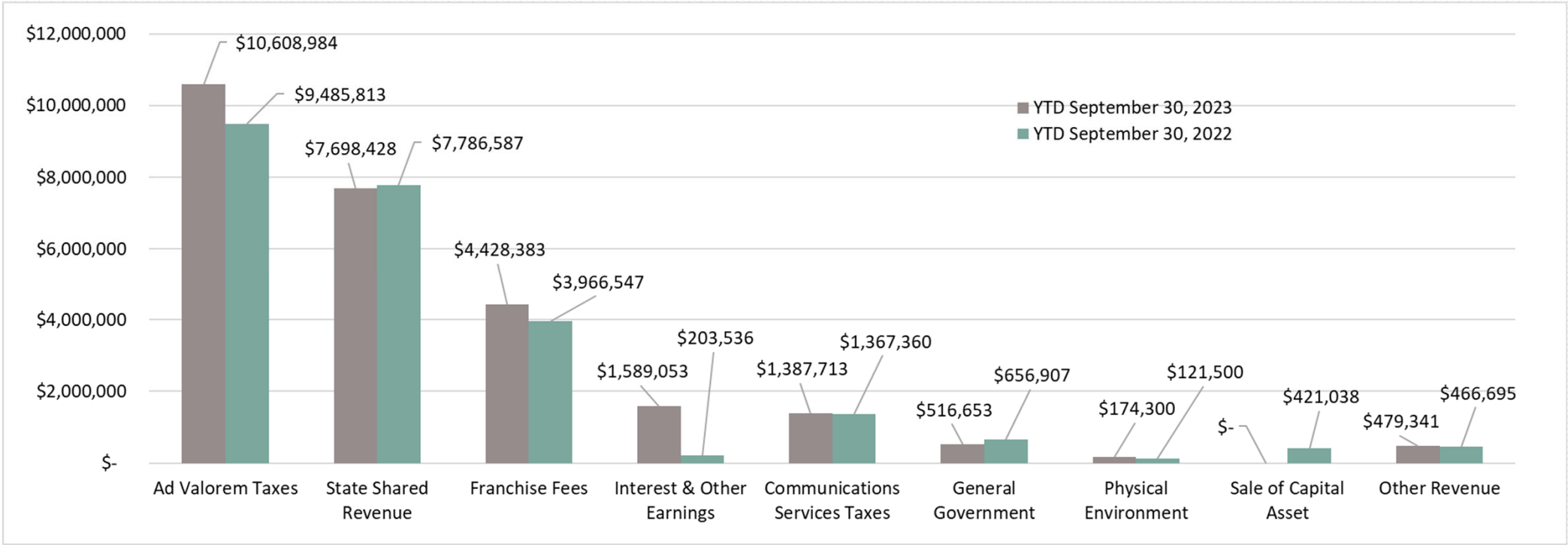
City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lisa Griggs Roberson

Fiscal Year end 2022-2023 Preliminary Financial Report

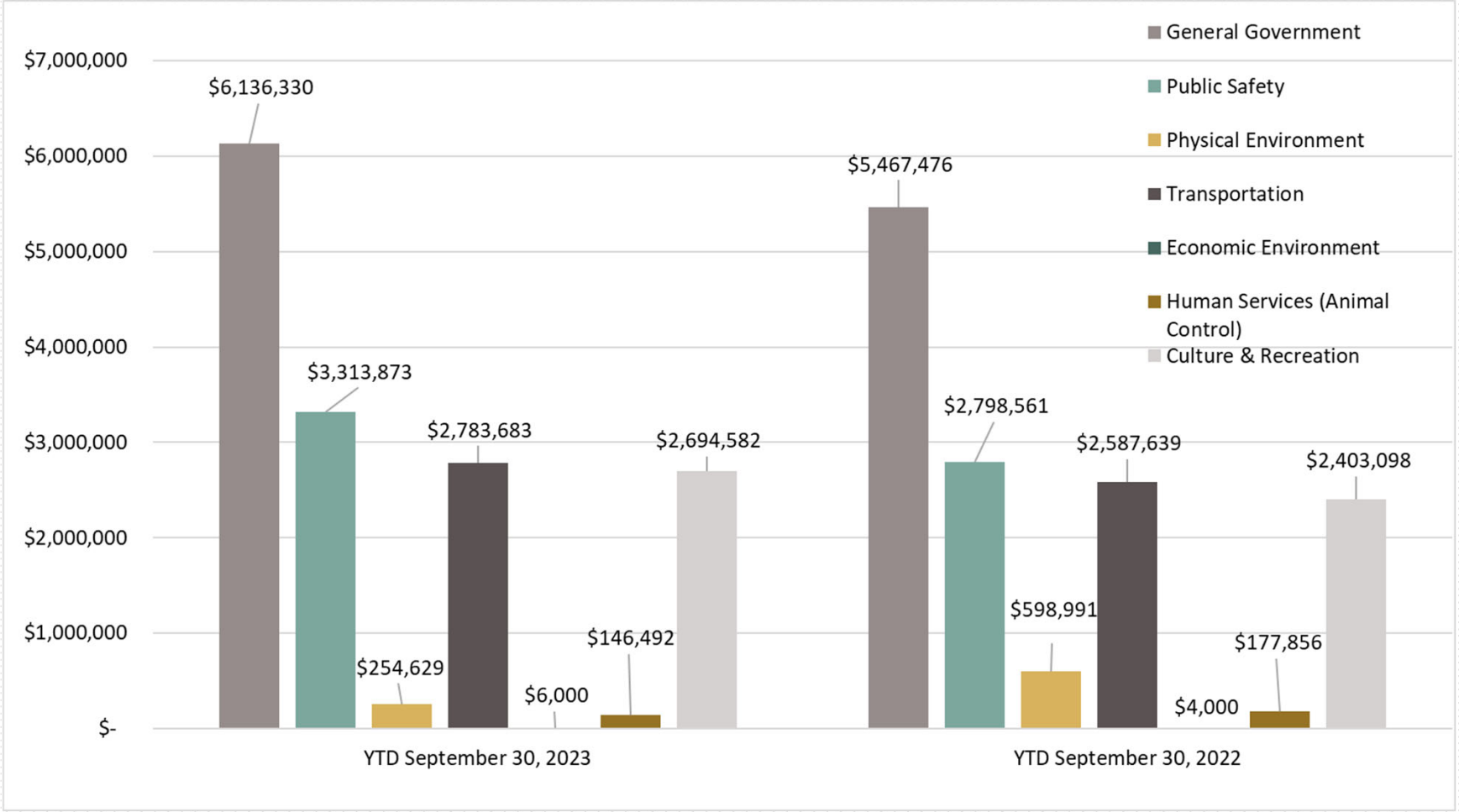
General Fund Revenue as of September 30, 2023



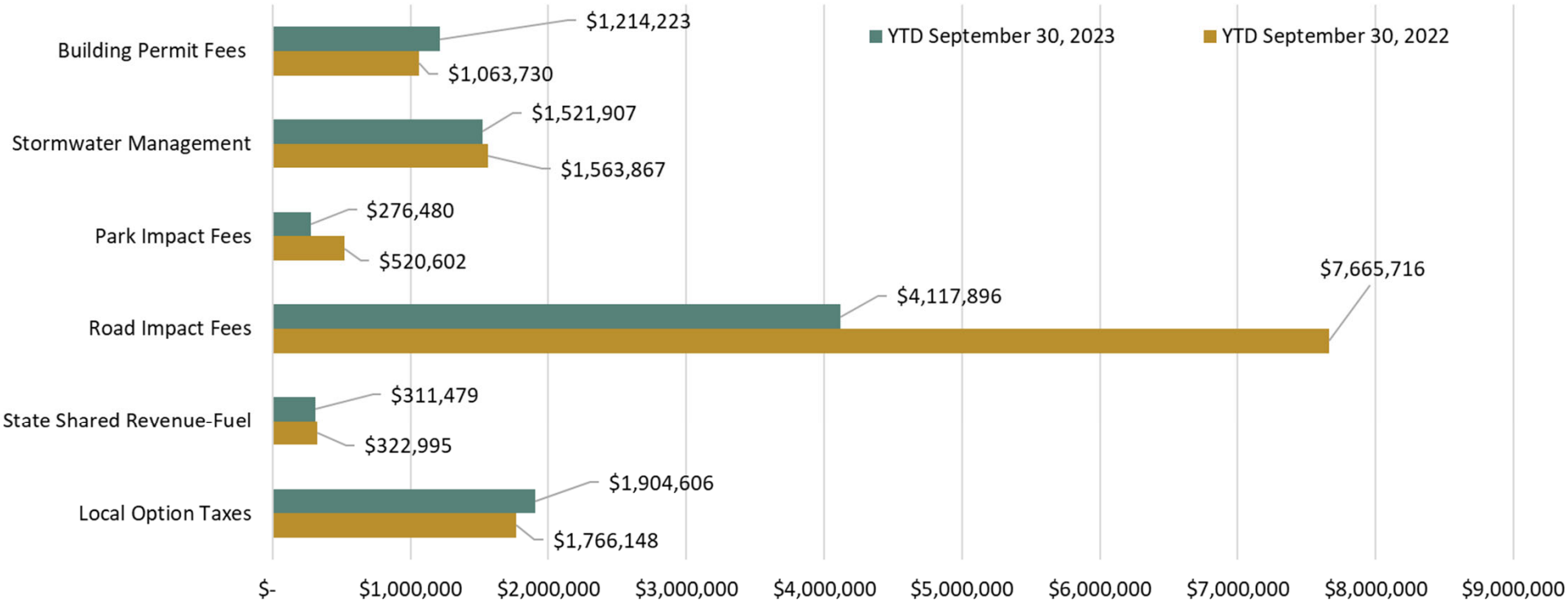
General Fund Revenue



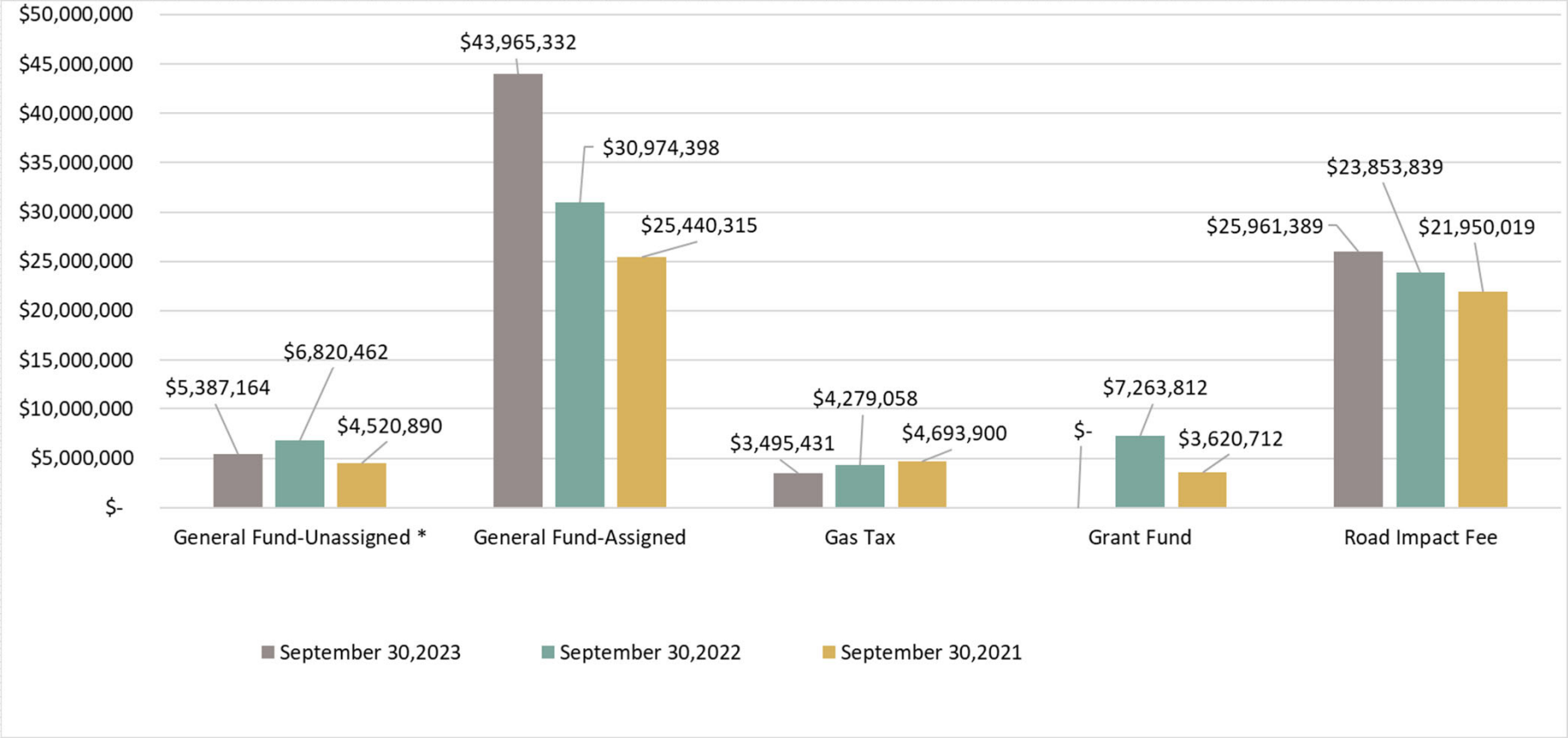
General Fund Expenditures



Restricted Revenue

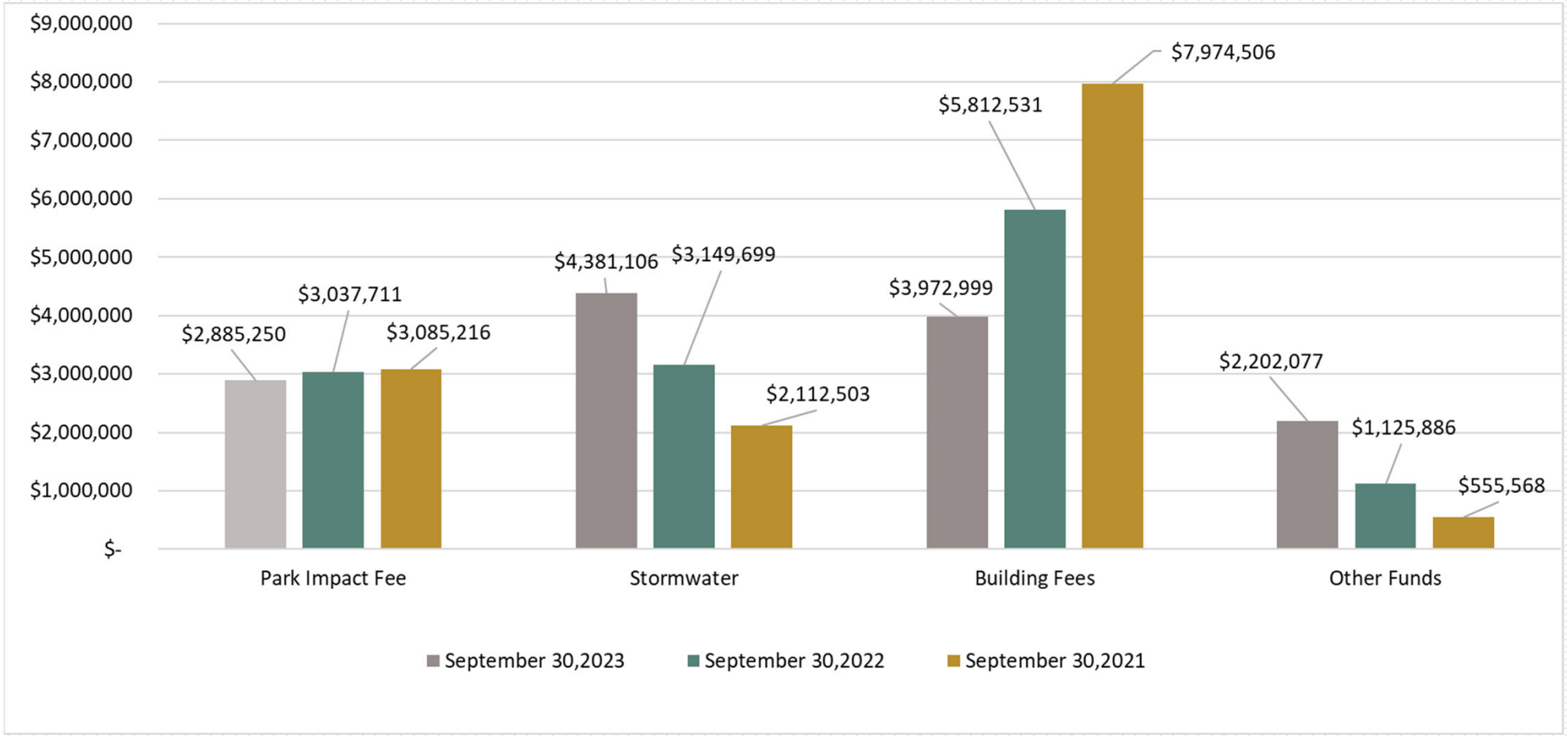


Cash Balances



* General fund unassigned fund balance will be calculated at the end of the fiscal year after all audit adjustments are completed.

Cash Balances



FEMA Update as of 11/30/23

- Operating & Disaster Reserves reduced by Hurricane Ian cost not yet reimbursed by FEMA

Operating Reserves		$4,400,000
Disaster Reserves		2,000,000
Total Reserves		6,400,000
Hurricane Ian activity to date:		
Expenditures	$9,480,048	
Less FEMA & Insurance	(5,184,578)	(4,295,470)
		$2,104,530

- Local Government Emergency Bridge Loan $2,000,000

Thank you...

City of Bonita Springs, Florida
Balance Sheet

as of September 30, 2023

		Special Revenue Funds									
				Impact Fee Funds				Downtown	Debt	Capital	Total
	General Fund	Gas Tax	Grants	Road	Park	Stormwater Management	Building Fees	Area Revenue Sharing	Service Funds	Project Fund	Governmental Funds
ASSETS											
Cash and cash equivalents	$ 49,352,496	$ 3,495,431	$ -	$ 25,961,389	$ 2,885,250	$ 4,381,106	$ 3,972,999	$ 2,202,077	$ -		$ 92,250,748
Receivables (net)	487,656	-		-	-	-	-	-	-	-	487,656
Due from other govt	1,420,669	170,706	293,509			13,674					1,898,558
Due from other funds	2,605,874	-	-	-	-	-	-	-	-	-	2,605,874
Total assets	$ 53,866,695	$ 3,666,137	$ 293,509	$ 25,961,389	$ 2,885,250	$ 4,394,780	$ 3,972,999	$ 2,202,077	$ -	$ -	$ 97,242,836
LIABILITIES AND FUND BALANCES											
Liabilities:											
Accounts and contracts payable	$ 873,647	$ 463,346	$ 268,068	$ 320,037	$ -	$ 63,171	$ 3,170	$ -	$ -	$ -	$ 1,991,439
Accrued liabilities	7,025,166	-	-		-	-	-	-	-	-	7,025,166
Due to other funds		-	2,605,874		-	-	-	-	-		2,605,874
Due to other governments	26,879	-		8,053	-	-	-	-	-	-	34,932
Unearned Revenue	766	-		-	-	-	-	-	-	-	766
Total liabilities	7,926,458	463,346	2,873,942	328,090	-	63,171	3,170	-	-	-	11,658,177
Total fund balances, beginning of the year	38,479,177	4,030,927	-	23,525,092	2,899,905	3,103,061	5,809,724	1,125,886	-	-	78,973,772
Revenues and Other Financing Sources over (under) Expenditures and Other Financing Uses	7,461,060	(828,136)	(2,580,433)	2,108,207	(14,655)	1,228,548	(1,839,895)	1,076,191	-	-	6,610,887
Fund balances	45,940,237	3,202,791	(2,580,433)	25,633,299	2,885,250	4,331,609	3,969,829	2,202,077	-	-	85,584,659
Total liabilities and fund balances	$ 53,866,695	$ 3,666,137	$ 293,509	$ 25,961,389	$ 2,885,250	$ 4,394,780	$ 3,972,999	$ 2,202,077	$ -	$ -	$ 97,242,836

City of Bonita Springs, FL

General Fund Budget Report

Group Summary

For Fiscal: 2022-2023 Period Ending: 09/30/2023

RevAccountType;ExpFinStmtLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 00 - General Fund					
Revenue					
311 - Ad Valorem Taxes	10,614,900.00	10,614,900.00	206,434.55	10,608,983.51	5,916.49
315 - Communications Services Taxes	1,296,600.00	1,296,600.00	233,676.54	1,387,712.99	-91,112.99
316 - Local Business Taxes	30,000.00	30,000.00	14,460.65	33,763.31	-3,763.31
323 - Franchise Fees	3,605,000.00	3,605,000.00	995,504.10	4,428,383.32	-823,383.32
329 - Other Permits, Fees & Special Assessment	42,100.00	42,100.00	6,925.00	58,315.00	-16,215.00
335 - State Shared Revenue	6,559,632.00	6,559,632.00	1,120,571.84	7,698,428.24	-1,138,796.24
341 - General Government	481,700.00	481,700.00	50,676.18	516,652.86	-34,952.86
343 - Physical Environment	112,200.00	112,200.00	10,500.00	174,300.00	-62,100.00
347 - Culture/Recreation	76,500.00	76,500.00	4,689.33	93,284.82	-16,784.82
349 - Other Charges for Services	60,000.00	60,000.00	4,265.11	47,472.96	12,527.04
351 - Judgements, Fines-Traffic	22,400.00	22,400.00	7,552.62	26,812.09	-4,412.09
354 - Fines Local Ordinance	80,000.00	80,000.00	440.00	150,270.91	-70,270.91
361 - Interest & Other Earnings	60,000.00	60,000.00	166,802.77	1,589,052.64	-1,529,052.64
362 - Rents & Royalties	65,000.00	65,000.00	4,403.50	61,044.07	3,955.93
366 - Contributions	0.00	0.00	0.00	2,962.65	-2,962.65
369 - Other Misc Revenues	12,000.00	12,000.00	198.63	5,415.53	6,584.47
381 - Transfers In	0.00	7,344,956.00	0.00	7,344,956.00	0.00
Revenue Total:	**23,118,032.00**	**30,462,988.00**	**2,827,100.82**	**34,227,810.90**	**-3,764,822.90**
Expense					
51 - General Government	7,181,643.00	7,356,933.00	684,650.89	6,136,329.97	1,220,603.03
52 - Public Safety	3,446,595.00	3,457,775.00	135,040.96	3,313,873.46	143,901.54
53 - Physical Environment	489,199.00	489,199.00	89,478.68	254,628.96	234,570.04
54 - Transportation	3,532,486.00	3,548,405.00	508,849.48	2,783,682.71	764,722.29
55 - Economic Environment	27,550.00	27,550.00	0.00	6,000.00	21,550.00
56 - Human Services	161,230.00	161,230.00	1,780.00	146,491.80	14,738.20
57 - Culture & Recreation	3,188,468.00	3,252,463.00	424,151.53	2,694,581.75	557,881.25
58 - Other Uses/Transfers Out	13,682,410.00	36,569,202.65	6,150,436.79	11,431,162.04	25,138,040.61
Expense Total:	**31,709,581.00**	**54,862,757.65**	**7,994,388.33**	**26,766,750.69**	**28,096,006.96**
Fund: 00 - General Fund Surplus (Deficit):	**-8,591,549.00**	**-24,399,769.65**	**-5,167,287.51**	**7,461,060.21**	**-31,860,829.86**
Total Surplus (Deficit):	**-8,591,549.00**	**-24,399,769.65**	**-5,167,287.51**	**7,461,060.21**	

General Fund Expenditure by Department

City of Bonita Springs, FL

Group Summary

For Fiscal: 2022-2023 Period Ending: 09/30/2023

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 00 - General Fund					
101 - City Council	501,350.00	501,350.00	36,885.98	353,726.82	147,623.18
102 - Boards & Committees	81,000.00	81,000.00	3,000.00	10,031.40	70,968.60
201 - City Manager	618,140.00	605,379.00	53,408.43	486,759.65	118,619.35
211 - Planning & Zoning	2,036,855.00	2,091,638.00	152,341.53	1,928,349.75	163,288.25
220 - Law Enforcement/Security	2,359,284.00	2,359,284.00	5,660.00	2,354,742.93	4,541.07
230 - Neighborhood Services	1,056,581.00	1,067,761.00	125,225.19	936,485.12	131,275.88
240 - Information Technologies	327,161.00	327,161.00	25,120.85	249,452.48	77,708.52
250 - Public Works	3,958,285.00	3,974,204.00	598,328.16	3,033,755.07	940,448.93
260 - Emergency Preparedness	30,730.00	30,730.00	4,155.77	22,645.41	8,084.59
270 - Non-Departmental Expenditures	782,740.00	694,740.00	48,360.03	370,434.70	324,305.30
301 - City Attorney	807,071.00	894,961.00	96,852.14	815,603.71	79,357.29
401 - Adminstrative Services	531,110.00	534,940.00	57,437.02	472,886.23	62,053.77
402 - City Hall	258,120.00	258,120.00	36,174.48	233,541.91	24,578.09
410 - Human Resources	70,700.00	70,700.00	4,235.13	29,810.31	40,889.69
430 - Communications	968,146.00	974,836.00	82,770.00	837,257.73	137,578.27
501 - Finance	838,101.00	960,959.00	100,445.10	828,428.97	132,530.03
601 - Parks & Recreation Adminstration	762,884.00	773,534.00	94,024.56	708,852.29	64,681.71
602 - Receation Center	484,201.00	486,001.00	66,009.62	429,975.05	56,025.95
603 - Community Park & Ball Fields	186,075.00	199,750.00	34,585.22	156,428.76	43,321.24
604 - Community Pool	585,633.00	595,503.00	59,865.41	433,278.42	162,224.58
605 - Riverside Park	204,286.00	227,286.00	55,496.84	197,227.37	30,058.63
609 - Formerly Community Hall/Sherriff Substation	17,092.00	17,092.00	955.93	9,984.35	7,107.65
610 - Dog Park	69,408.00	69,408.00	24,458.73	71,063.61	-1,655.61
611 - Beach Parks	9,740.00	9,740.00	54.29	2,381.22	7,358.78
613 - BS Soccer Complex	125,814.00	125,814.00	7,904.73	88,186.60	37,627.40
614 - Kentucky Street Park	3,500.00	3,500.00	3,000.00	3,234.60	265.40
615 - Liles Hotel	84,360.00	89,360.00	21,944.90	73,814.11	15,545.89
617 - Bonita Nature Place	28,542.00	28,542.00	10,574.09	29,817.98	-1,275.98
618 - Windsor Road Preserve	7,980.00	7,980.00	6,552.12	6,930.94	1,049.06
620 - Marni Fields	101,558.00	101,558.00	11,360.65	103,385.29	-1,827.29
621 - BS River Park	28,532.00	28,532.00	1,403.32	8,542.61	19,989.39
622 - Cullum's Bonita Trail	17,000.00	17,000.00	6,050.00	8,354.61	8,645.39
623 - Carpenter Lane Canoe & Kayak	1,193.00	1,193.00	1,104.38	1,238.39	-45.39
624 - Leitner Creek Neighborhood Park	30,499.00	30,499.00	2,586.29	6,156.12	24,342.88
626 - Oak Creek Preserve	6,000.00	6,000.00	0.00	1,795.00	4,205.00
629 - Oak Creek Kayak Launch	5,000.00	5,000.00	0.00	0.00	5,000.00
631 - Former Library Building	42,000.00	42,000.00	5,518.15	28,341.29	13,658.71
883 - Veterans	500.00	500.00	102.50	197.00	303.00
885 - Donate a Bench	0.00	0.00	0.00	2,490.85	-2,490.85
Fund: 00 - General Fund Total:	**18,027,171.00**	**18,293,555.00**	**1,843,951.54**	**15,335,588.65**	**2,957,966.35**
Total Surplus (Deficit):	**-18,027,171.00**	**-18,293,555.00**	**-1,843,951.54**	**-15,335,588.65**	

City of Bonita Springs, FL

Special Revenue Funds Budget Report

Group Summary

For Fiscal: 2022-2023 Period Ending: 09/30/2023

RevAccountType;ExpFinStmtLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 10 - Gas Tax Fund					
Revenue					
312 - Local Option Taxes	1,808,300.00	1,808,300.00	295,063.74	1,904,606.29	-96,306.29
335 - State Shared Revenue	297,100.00	297,100.00	40,754.78	311,479.32	-14,379.32
361 - Interest & Other Earnings	7,000.00	7,000.00	14,734.00	151,567.00	-144,567.00
Revenue Total:	**2,112,400.00**	**2,112,400.00**	**350,552.52**	**2,367,652.61**	**-255,252.61**
Expense					
54 - Transportation	1,727,702.00	1,727,702.00	105,649.61	1,438,892.94	288,809.06
58 - Other Uses/Transfers Out	1,100,000.00	4,422,811.00	516,808.91	1,756,895.31	2,665,915.69
Expense Total:	**2,827,702.00**	**6,150,513.00**	**622,458.52**	**3,195,788.25**	**2,954,724.75**
Fund: 10 - Gas Tax Fund Surplus (Deficit):	**-715,302.00**	**-4,038,113.00**	**-271,906.00**	**-828,135.64**	**-3,209,977.36**
Fund: 13 - Grant Fund					
Revenue					
331 - Federal Grants	22,133,197.00	42,922,672.00	280,117.87	5,671,878.06	37,250,793.94
332 - Other Financial Assistance-Federal Source	0.00	7,491,423.00	0.00	7,241,423.00	250,000.00
334 - State Grants	0.00	17,083,279.00	187,774.35	193,394.17	16,889,884.83
337 - Local Gvmt Grants	40,000.00	90,616.00	31,160.00	40,000.00	50,616.00
361 - Interest & Other Earnings	0.00	103,533.00	0.00	103,533.00	0.00
369 - Other Misc Revenues	0.00	158,795.00	0.00	158,794.67	0.33
381 - Transfers In	40,000.00	4,335,471.00	4,297,629.40	4,297,629.40	37,841.60
Revenue Total:	**22,213,197.00**	**72,185,789.00**	**4,796,681.62**	**17,706,652.30**	**54,479,136.70**
Expense					
52 - Public Safety	80,000.00	9,560,049.00	315,300.66	9,522,207.07	37,841.93
57 - Culture & Recreation	0.00	496,713.00	21,795.43	339,650.76	157,062.24
58 - Other Uses/Transfers Out	22,133,197.00	62,129,027.00	-927,773.95	10,425,226.87	51,703,800.13
Expense Total:	**22,213,197.00**	**72,185,789.00**	**-590,677.86**	**20,287,084.70**	**51,898,704.30**
Fund: 13 - Grant Fund Surplus (Deficit):	**0.00**	**0.00**	**5,387,359.48**	**-2,580,432.40**	**2,580,432.40**
Fund: 14 - Road Impact Fee Fund					
Revenue					
324 - Impact Fees	4,236,120.00	4,236,120.00	104,538.51	4,117,895.50	118,224.50
361 - Interest & Other Earnings	40,000.00	40,000.00	100,123.00	923,679.00	-883,679.00
Revenue Total:	**4,276,120.00**	**4,276,120.00**	**204,661.51**	**5,041,574.50**	**-765,454.50**
Expense					
58 - Other Uses/Transfers Out	7,774,523.00	26,061,839.00	518,673.64	2,933,367.71	23,128,471.29
Expense Total:	**7,774,523.00**	**26,061,839.00**	**518,673.64**	**2,933,367.71**	**23,128,471.29**
Fund: 14 - Road Impact Fee Fund Surplus (Deficit):	**-3,498,403.00**	**-21,785,719.00**	**-314,012.13**	**2,108,206.79**	**-23,893,925.79**
Fund: 16 - Park Impact Fee Fund					
Revenue					
324 - Impact Fees	408,250.00	408,250.00	5,718.00	276,480.00	131,770.00
361 - Interest & Other Earnings	5,000.00	5,000.00	9,190.00	101,569.00	-96,569.00
Revenue Total:	**413,250.00**	**413,250.00**	**14,908.00**	**378,049.00**	**35,201.00**
Expense					
58 - Other Uses/Transfers Out	1,100,000.00	3,544,451.00	-20,190.83	392,704.06	3,151,746.94
Expense Total:	**1,100,000.00**	**3,544,451.00**	**-20,190.83**	**392,704.06**	**3,151,746.94**
Fund: 16 - Park Impact Fee Fund Surplus (Deficit):	**-686,750.00**	**-3,131,201.00**	**35,098.83**	**-14,655.06**	**-3,116,545.94**
Fund: 18 - Stormwater Management					
Revenue					
325 - Special Assessments - Charges for Public Services	1,008,100.00	1,008,100.00	16,555.07	1,521,907.18	-513,807.18

RevAccountType;ExpFinStmtLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
361 - Interest & Other Earnings	2,000.00	2,000.00	14,184.00	88,598.00	-86,598.00
Revenue Total:	**1,010,100.00**	**1,010,100.00**	**30,739.07**	**1,610,505.18**	**-600,405.18**
Expense					
53 - Physical Environment	657,111.00	657,111.00	73,990.00	381,957.11	275,153.89
58 - Other Uses/Transfers Out	2,800,000.00	2,800,000.00	0.00	0.00	2,800,000.00
Expense Total:	**3,457,111.00**	**3,457,111.00**	**73,990.00**	**381,957.11**	**3,075,153.89**
Fund: 18 - Stormwater Management Surplus (Deficit):	**-2,447,011.00**	**-2,447,011.00**	**-43,250.93**	**1,228,548.07**	**-3,675,559.07**
Fund: 19 - Building Fees Fund					
Revenue					
322 - Building Permits	1,390,000.00	1,390,000.00	127,504.39	1,214,222.56	175,777.44
329 - Other Permits, Fees & Special Assessment	0.00	0.00	0.00	31,960.00	-31,960.00
361 - Interest & Other Earnings	15,000.00	15,000.00	13,193.00	133,227.00	-118,227.00
Revenue Total:	**1,405,000.00**	**1,405,000.00**	**140,697.39**	**1,379,409.56**	**25,590.44**
Expense					
52 - Public Safety	3,026,800.00	3,097,811.00	256,806.78	3,096,400.65	1,410.35
58 - Other Uses/Transfers Out	0.00	821,099.00	916.00	122,903.94	698,195.06
Expense Total:	**3,026,800.00**	**3,918,910.00**	**257,722.78**	**3,219,304.59**	**699,605.41**
Fund: 19 - Building Fees Fund Surplus (Deficit):	**-1,621,800.00**	**-2,513,910.00**	**-117,025.39**	**-1,839,895.03**	**-674,014.97**
Fund: 23 - Downtown Area Revenue Sharing					
Revenue					
311 - Ad Valorem Taxes	427,100.00	427,100.00	0.00	427,100.00	0.00
337 - Local Gvmt Grants	1,707,110.00	1,707,110.00	0.00	1,721,829.00	-14,719.00
Revenue Total:	**2,134,210.00**	**2,134,210.00**	**0.00**	**2,148,929.00**	**-14,719.00**
Expense					
58 - Other Uses/Transfers Out	1,072,740.00	1,072,740.00	0.00	1,072,738.00	2.00
Expense Total:	**1,072,740.00**	**1,072,740.00**	**0.00**	**1,072,738.00**	**2.00**
Fund: 23 - Downtown Area Revenue Sharing Surplus (Deficit):	**1,061,470.00**	**1,061,470.00**	**0.00**	**1,076,191.00**	**-14,721.00**
Total Surplus (Deficit):	**-7,907,796.00**	**-32,854,484.00**	**4,676,263.86**	**-850,172.27**	

City of Bonita Springs, FL

Debt Service Funds Budget Report

Group Summary

For Fiscal: 2022-2023 Period Ending: 09/30/2023

RevAccountType;ExpFinStmtLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 21 - 2014 Debt Fund					
Revenue					
381 - Transfers In	1,072,740.00	1,072,740.00	0.00	1,072,738.00	2.00
Revenue Total:	**1,072,740.00**	**1,072,740.00**	**0.00**	**1,072,738.00**	**2.00**
Expense					
51 - General Government	1,072,740.00	1,072,740.00	0.00	1,072,738.00	2.00
Expense Total:	**1,072,740.00**	**1,072,740.00**	**0.00**	**1,072,738.00**	**2.00**
Fund: 21 - 2014 Debt Fund Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Fund: 22 - 2020 Debt Fund					
Revenue					
381 - Transfers In	461,000.00	461,000.00	0.00	460,993.98	6.02
Revenue Total:	**461,000.00**	**461,000.00**	**0.00**	**460,993.98**	**6.02**
Expense					
51 - General Government	461,000.00	461,000.00	0.00	460,993.98	6.02
Expense Total:	**461,000.00**	**461,000.00**	**0.00**	**460,993.98**	**6.02**
Fund: 22 - 2020 Debt Fund Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	

City of Bonita Springs, FL

Capital Projects Funds Budget Report

Group Summary

For Fiscal: 2022-2023 Period Ending: 09/30/2023

ExpFunction;RevAccountType	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 30 - Cap Projects Fund					
Revenue					
366 - Contributions	0.00	334,502.00	2,351.25	138,837.05	195,664.95
381 - Transfers In	46,694,130.00	120,317,307.65	1,962,201.99	13,979,558.65	106,337,749.00
Revenue Total:	**46,694,130.00**	**120,651,809.65**	**1,964,553.24**	**14,118,395.70**	**106,533,413.95**
Expense					
513 - Finance & Adminstration	140,000.00	1,021,837.00	1,309.07	129,449.70	892,387.30
519 - Other Gen Gvmt	2,645,000.00	4,909,816.00	84,902.87	743,818.63	4,165,997.37
537 - Conservation/Resource Mgmt	210,000.00	5,854,088.00	25,619.01	120,076.07	5,734,011.93
538 - Flood/Storm Water Mgmt	9,430,910.00	43,309,187.00	179,902.87	4,997,693.84	38,311,493.16
539 - Other Physical Environment	0.00	250,000.00	0.00	0.00	250,000.00
541 - Road & Street Facilities	26,457,720.00	54,498,672.61	1,049,938.52	5,028,622.34	49,470,050.27
545 - Parking Facilities	0.00	50,000.00	0.00	0.00	50,000.00
572 - Parks & Recreation	7,760,500.00	10,520,525.04	622,880.90	3,098,735.12	7,421,789.92
573 - Cultural Services	50,000.00	138,000.00	0.00	0.00	138,000.00
575 - Special Recreation Facilities	0.00	99,684.00	0.00	0.00	99,684.00
Expense Total:	**46,694,130.00**	**120,651,809.65**	**1,964,553.24**	**14,118,395.70**	**106,533,413.95**
Fund: 30 - Cap Projects Fund Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Fund: 31 - Other Capital Projects Fund					
Revenue					
381 - Transfers In	1,395,000.00	3,889,695.00	-20,960.83	979,121.90	2,910,573.10
Revenue Total:	**1,395,000.00**	**3,889,695.00**	**-20,960.83**	**979,121.90**	**2,910,573.10**
Expense					
552 - Economic Development	0.00	78,381.00	0.00	0.00	78,381.00
572 - Parks & Recreation	1,395,000.00	3,811,314.00	-20,960.83	979,121.90	2,832,192.10
Expense Total:	**1,395,000.00**	**3,889,695.00**	**-20,960.83**	**979,121.90**	**2,910,573.10**
Fund: 31 - Other Capital Projects Fund Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	