

AQUA EXPRESS II CARWASH, LLC

PENSACOLA, FLORIDA

ESCAMBIA COUNTY DEC PLAN REVIEW	APPROVED
DEC Chairman Signature: <i>[Signature]</i>	3-10-21
Printed Name: <i>[Signature]</i>	DATE
Development Name: <i>[Signature]</i>	
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances. It is not in any way relieving the applicant of the responsibility of obtaining all necessary permits from the appropriate agencies. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit. The issuance of a building permit is subject to approval of a final plat or the issuance of a building permit.	

PROJECT NO.: 20124982 2PSP
PROPERTY ID NO.: 34-25-30-0061-000-004

ZONING DESIGNATION: COM

ADJACENT ZONING: NORTH - HC/LI
EAST - COM
SOUTH - MDR
WEST - COM

FLU DESIGNATION: C

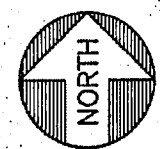
ADJACENT FLU DESIGNATION: NORTH - C-1
EAST - C-1
SOUTH - R2
WEST - C-1

PROJECT: NEW CAR WASH BUILDING

PROJECT ADDRESS: 4425 W. FAIRFIELD DR.,
PENSACOLA, FLORIDA 32506

PROJECT CONTACT: BUSTER & VANESSA NAQUIN

SQUARE FOOTAGE	
BLDG SQ. FT.	= 3,743
CANOPY SQ. FT.	= 752
TOTAL SQ. FT.	= 4,495



VICINITY MAP

LIFE SAFETY & BUILDING CODE INFORMATION

1. BUSINESS OCCUPANCY

A. LIFE SAFETY CODE 2009 INFORMATION

OCCUPANCY	BUSINESS
SUB CLASSIFICATION OF OCCUPANCY	CLASS B
SQUARE FOOTAGE	4,495 SQ. FT.
AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED/NOT PROVIDED
FIRE ALARM SYSTEM	NOT REQUIRED/NOT PROVIDED
TRAVEL DISTANCE	200 FT.
COMMON PATH OF TRAVEL	80
DEAD END CORRIDOR LIMIT	20 FT.
NUMBER OF EXITS	2 REQUIRED
MIN. WIDTH OF CORRIDORS	36"
OCCUPANCY LOAD	4

B. 2014 INTERNATIONAL BUILDING CODE INFORMATION

OCCUPANCY	BUSINESS
SQUARE FOOTAGE	4,495 SQ. FT.
AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED/NOT PROVIDED
FIRE ALARM SYSTEM	NOT REQUIRED/PROVIDED
TRAVEL DISTANCE	200 FT.
COMMON PATH OF TRAVEL	80
DEAD END CORRIDOR LIMIT	20 FT.
NUMBER OF EXITS	2 REQUIRED
MIN. WIDTH OF CORRIDORS	36"
OCCUPANT LOAD	4
AREA LIMITATION	UNLIMITED
HEIGHT LIMITATION	1 STORY
WIND LOAD DESIGN	150 MPH - 3 SECOND GUST
ROOF LIVE LOAD	20 PSF
RISK CATEGORY	II

DESIGN TEAM

ARCHITECTURAL CONSULTANT

RSC & ASSOCIATES, INC

ARCHITECTS, PLANNERS, & INTERIOR DESIGNERS
5200 NW 43RD STREET
SUITE 102-376
GAINESVILLE, FLORIDA 32606
FL REG # 11311

CONSULTING ENGINEERS

DAVID LANE BEAIRD & ASSOCIATES, INC

CONSULTING ENGINEERS
105 COMMERCIAL PARKWAY
WEST MONROE, LOUISIANA 71292
FL COA # 31340

ELECTRICAL ENGINEERS

THE POWER SOURCE PLLC

ELECTRICAL ENGINEERS
945 MADISON AVENUE
MADISON, MISSISSIPPI 39110
FL COA # 28417

JURISDICTIONAL CONTACTS

ESCAMBIA COUNTY DEVELOPMENT SERVICES

3363 WEST PARK PLACE
PENSACOLA, FLORIDA 32505
PHONE NO.: (850)-595-3475
FAX NO.: (850)-595-3481

EMERALD COAST UTILITIES AUTHORITY

9255 STUREVANT STREET
PENSACOLA, FLORIDA 32514
PHONE NO.: (850)-476-5110
FAX NO.: (850)-494-7346

NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT

180 E. REDSTONE AVENUE
CRESTVIEW, FLORIDA 32539
PHONE NO.: (850)-683-5044
FAX NO.: (850)-683-5050

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

2800 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399
PHONE NO.: (866)-336-6312
FAX NO.: (850)-297-1211

DRAWING INDEX	
DRAWING NO.	DESCRIPTION
T1	TITLE SHEET
SV1.0	TOPOGRAPHIC SURVEY
FL1.0	FIRE LANE PLAN
SD1.0	SITE DEMOLITION PLAN
SP1.0	SITE PLAN
SP1.1	GEOMETRIC LAYOUT
SP1.2	GRADING & DRAINAGE PLAN
SP1.3	PAVING PLAN
SP1.4	EROSION CONTROL PLAN
SP1.5	PARTIAL PLAN & PROFILE
SP2.0	SITE DETAILS
SP2.1	SITE DETAILS
SP2.2	EROSION CONTROL DETAILS
SP2.3	TRANSFORMER PAD DETAILS
SP2.4	IRRIGATION DETAILS
LS1.0	LANDSCAPE PLAN
LS2.0	LANDSCAPE DETAILS
LS2.0	LANDSCAPE DETAILS
A2.01	FLOOR PLAN
A2.02	OFFICE PARTIAL PLAN & DETAILS
A3.10	EXTERIOR ELEVATIONS

SIGNAGE

FREESTANDING SIGNAGE:
ONE (1) FREESTANDING SIGN STRUCTURE ALLOWED PER PARCEL STREET FRONTAGE. STRUCTURES SHALL BE PLACED NO LESS THAN 200 LF FROM ANY OTHER NON-EXEMPT SIGN STRUCTURES ON THE SAME PARCEL. THE FREESTANDING SIGN IS LIMITED TO A MINIMUM 10' SETBACK, MEASURED FROM THE FORWARD-MOST EDGE OF THE SIGN, FROM RIGHTS OF WAY AND MUST MAINTAIN VISUAL CLEARANCE ALONG RIGHTS OF WAY AND AT INTERSECTIONS.

W. FAIRFIELD (ARTERIAL STREET):
FREESTANDING SIGNAGE SHALL BE LIMITED TO ONE SIGN A MAXIMUM OF 250 SF IN AREA AND A MAXIMUM OF 35 LF IN HEIGHT (LIMITED BY STREET FRONTAGE).

WALL SIGNAGE:
TOTAL ALLOWABLE SQUARE FOOTAGE OF WALL SIGNAGE SHALL BE LIMITED TO 369 SF (2.25 SF * 164 LF FRONTAGE).

A VALID ESCAMBIA COUNTY SIGN PERMIT MUST BE OBTAINED PRIOR TO ERECTING, CONSTRUCTING, ALTERING OR RELOCATING ANY SITE SIGNAGE. FOR SIGNS PLACED ON A CORNER, THE SIDE SETBACK WILL BE DETERMINED BY MEASURING 35' ALONG THE INTERSECTIONS OF THE TWO PUBLIC RIGHTS OF WAY.

SITE REQUIREMENTS COMMERCIAL ZONE

FOR THE PURPOSE OF APPLYING ZONING REGULATIONS, THE FRONT LOT LINE OF W. FAIRFIELD DRIVE IS ADJACENT TO W. FAIRFIELD DRIVE.

LOT COVERAGE
THE PERVIOUS AREA SHALL BE AT LEAST 15 PERCENT OF THE TOTAL AREA (A MAXIMUM OF 85 PERCENT MAXIMUM IMPERVIOUS COVER RATIO).

MAXIMUM BUILDING HEIGHT
SHALL BE 150 FEET.

SETBACK REQUIREMENTS

FRONT AND REAR - 15' MINIMUM
SIDES: 10' MINIMUM

SPECIAL CONDITIONS:

- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND SECURE FROM THE ENGINEER/ARCHITECT OR OWNER ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE REQUIRED TO A CLEAR AND FULL UNDERSTANDING OF THE WORK.
- ANY WORK OR MATERIAL WHICH IS NOT DIRECTLY OR INDIRECTLY NOTED IN THE SPECIFICATIONS AND DRAWINGS, BUT IS NECESSARY FOR THE PROPER CARRYING OUT OF THE OBVIOUS INTENTION IS TO BE UNDERSTOOD AS "IMPLIED" AND IS TO BE PROVIDED BY THE CONTRACTOR IN HIS PROPOSAL AS FULLY AS IF SPECIFICALLY DESCRIBED OR DELINEATED. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS MUST BE REPORTED TO THE ENGINEER/ARCHITECT FOR CORRECTION AND INTERPRETATION BEFORE THE WORK IS EXECUTED.
- DURING THE BIDDING PERIOD, ANY DISCREPANCIES, CONFLICTS, AND/OR QUESTIONS OF INTERPRETATION IN THE DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT PROMPTLY FOR CLARIFICATION. THE ENGINEER/ARCHITECT SHALL ISSUE WRITTEN ADDENDA TO BIDDERS CLARIFYING SUCH MATTERS. THE ENGINEER/ARCHITECT WILL NOT BE RESPONSIBLE FOR ORAL INSTRUCTIONS. IT SHALL BE HELD THAT ALL BIDDERS HAVE EXAMINED ALL DOCUMENTS FOR PROPER COMPREHENSION IN THE DIVISION OF THE WORK, AND THEIR RELATIONSHIP TO OTHER CONTRACTORS OR SECTIONS OF THE WORK. NO ALLOWANCE SHALL BE MADE, AFTER THE BID OPENING, FOR MISUNDERSTANDING ON THE PART OF THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECS. AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL AND STATE GOVERNING AUTHORITIES.

PREPARATION AND SAFETY:

- THE CONTRACTOR AND HIS SUBCONTRACTOR'S SHALL PERFORM ALL WORK IN A SAFE AND ORDERLY MANNER, AVOIDING HAZARDOUS CONDITIONS WHEREVER POSSIBLE.
- THE CONTRACTOR AND HIS SUBCONTRACTOR'S SHALL ERECT SUITABLE BARRIERS AROUND HAZARDOUS DEMOLITION AND CONSTRUCTION AREAS TO DETOUR PEDESTRIAN TRAFFIC AND PREVENT NORMAL ACCESS TO SUCH AREAS BY UNAUTHORIZED PERSONS.
- THE CONTRACTOR AND HIS SUBCONTRACTOR'S SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE SAFETY CODES AND STANDARDS.

SITE SAFETY:

THE ENGINEER/ARCHITECT'S SITE RESPONSIBILITIES ARE LIMITED TO THE ACTIVITIES AS A CONSULTANT. IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE METHODS OF WORK PERFORMANCE AND SEQUENCING OF CONSTRUCTION. SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR AND THE PRESENCE OF THE ENGINEER/ARCHITECT ON SITE SHALL NOT RELIEVE THE CONTRACTOR OF SITE SAFETY NOR SHOULD THE ENGINEER/ARCHITECT'S ACTIVITIES ON THE SITE SUGGEST TO ANY PARTIES ANY RESPONSIBILITY FOR SAFETY.

CONTRACTOR NOTES:

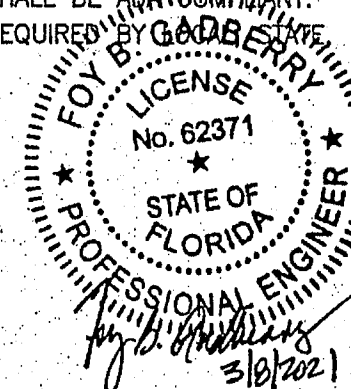
- THE CONTRACTOR SHALL PROVIDE SUPERVISION AS REQUIRED TO DIRECT THE WORK REQUIRED.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL PERFORM ALL WORK AS SHOWN OR IMPLIED IN COMPLIANCE WITH ALL STATE OF FLORIDA AND FEDERAL CODES, RULES, AND REGULATIONS.
- THE CONTRACTOR SHALL HAVE AND MAINTAIN GENERAL LIABILITY AND WORKERS COMPENSATION INSURANCE THROUGHOUT THE PROJECT AS REQUIRED BY THE CONTRACT AND OWNER.
- CHANGE ORDERS SHALL BE COMPLETED AND AGREED TO BY ALL PARTIES PRIOR TO ANY CHANGES IN WORK & EXECUTION OF THAT WORK.

PROJECT WARRANTY:

THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE(1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS WARRANTY SHALL COVER ALL WORK PERFORMED BY HIM AND HIS SUBCONTRACTOR.

GENERAL NOTES:

- THE CONTRACTOR SHALL REPORT TO THE ENGINEER/ ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION HE MAY DISCOVER. THE SUBCONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE FIELD REPRESENTATIVE. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE PROJECT MANAGER AND ENGINEER/ARCHITECT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
- EXISTING ELEVATIONS & LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- PLANS APPROVED BY THE FLORIDA OFFICE OF STATE FIRE MARSHAL SHALL BE KEPT ON SITE & SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, & CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS & UNTIL JOB IS COMPLETED.
- ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY RESPONSIBLE CONTRACTOR & ALL AREAS SHALL BE LEFT CLEAN (BROOM) CONDITION AT ALL TIMES.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS & WORKERS AT ALL TIMES.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, PHONE, & TOILET FACILITIES AS REQUIRED.
- ALL DIMENSIONS ARE TO ONE SIDE OF WALL UNLESS SHOWN OTHERWISE. DIMENSIONS TAKE PRECEDENCE OVER DRAWING. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ENGINEER AND PROJECT MANAGER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING BUILDING CODES & ORDINANCES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS & SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINISH LOAD CARRYING SYSTEMS ARE COMPLETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR & SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE(1) YEAR AFTER THE COMPLETION & ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- GENERAL CONTRACTOR SHALL SEAL ALL FLOOR, WALL & CEILING PENETRATIONS IN ELECTRICAL & MECHANICAL ROOMS. ALL PENETRATIONS OF RATED WALL SYSTEMS SHALL BE SEALED WITH APPROVED FIRE CAULK.
- GENERAL CONTRACTOR SHALL PROFESSIONALLY CAULK ALL WINDOWS, DOOR FRAMES, MISC., MILL WORK, & ANY DISSIMILAR SURFACES.
- FOR ADDITIONAL ITEMS NOT COVERED BY THE PLANS PROVIDED BY OWNER & SET UP BY GENERAL CONTRACTOR - SEE SPECIFICATIONS.
- ALL SUBMITTALS FOR SUBSTITUTIONS SHALL BE ACCOMPANIED BY A CREDIT.
- ALL ARCHITECTURAL GLAZING MATERIAL & INSTALLATION SHALL COMPLY WITH THE RULES & REGULATIONS OF THE CONSUMER PRODUCT SAFETY COMMISSION.
- ALL FINISH SURFACES OF WALL & CEILING MATERIALS ARE NOT TO EXCEED A FLAME SPREAD RATING OF 200 & A SMOKE DENSITY RATING OF 450 (PER IBC TABLE 4).
- MAIN EXIT AISLES SHALL BE A MINIMUM OF 44" IN WIDTH & SECONDARY AISLES TO BE A MINIMUM OF 36" IN WIDTH.
- ALL EXIT DOORS TO BE OPERABLE FROM THE INSIDE WITH A SINGLE EFFORT WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. ALL HARDWARE SHALL BE BRASS OR BRASS PLATED.
- INSTALL ILLUMINATED EXIT SIGNS AT ALL EXIT DOORS AS REQUIRED BY BR-101, BR-102, & FEDERAL RULES, REGULATIONS, CODES & ORDINANCES.
- ALL LANDINGS AT EXTERIOR ARE TO BE FLUSH.



TITLE SHEET

DATE:
09-02-20

T1

JOB No. 200701

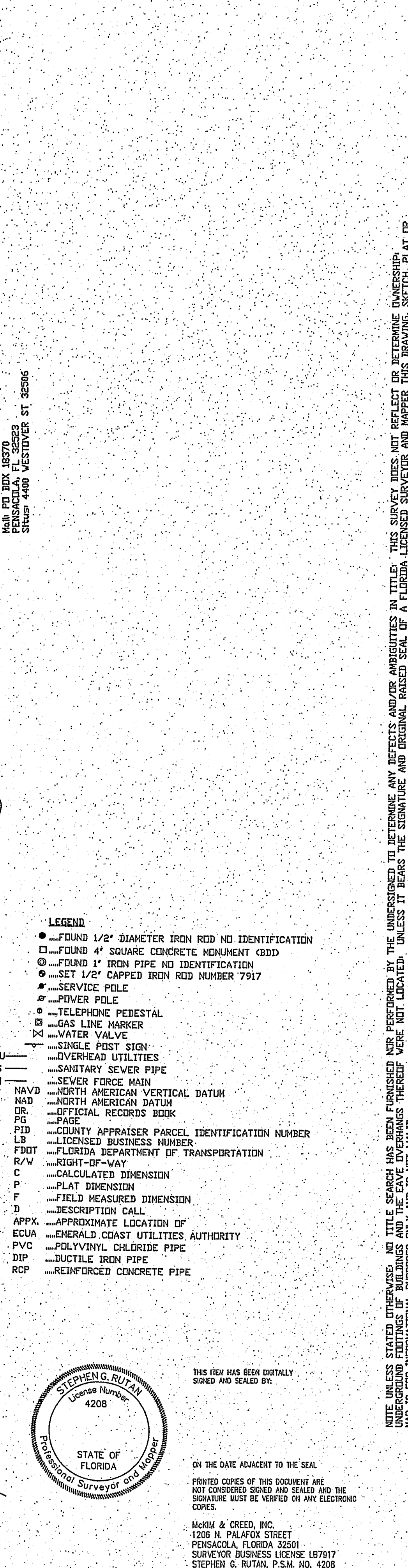
ESCAMBIA COUNTY, FLORIDA


AQUA EXPRESS II CARWASH

CITY OF PENSACOLA

DAVID LANE BEAIRD
& ASSOCIATES, INC.

CIVIL & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
105 COMMERCIAL PARKWAY, WEST MONROE, LOUISIANA 71291 (504) 388-3227
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340





McKIM & CREED
 1206 N. Palatka St.
 Pensacola, Florida 32501
 Phone: (904) 994-9503
 FL Surveying Business License # 19197
 FL Certificate of Accreditation # 25388
 (www.mckimandcreed.com)

UNIVERSITY OF WEST FLORIDA

FOR

ESCAMBIA COUNTY, FLORIDA

SECTION 34, T-2-S, R-30-W

APO

BOUNDARY & TOPOGRAPHIC SURVEY

Valid only with embossed seal

Revisions	
Date	Description
8/29/20	INVERTS

Designed By: _____

Drawn By: _____

SGR

Checked By: _____

Job No.: _____

08060-0001

Date: _____

10/29/2020

Scale: _____

1" = 20'

FIELD DATE 8/25/2020

CREW: _____ JM/BB

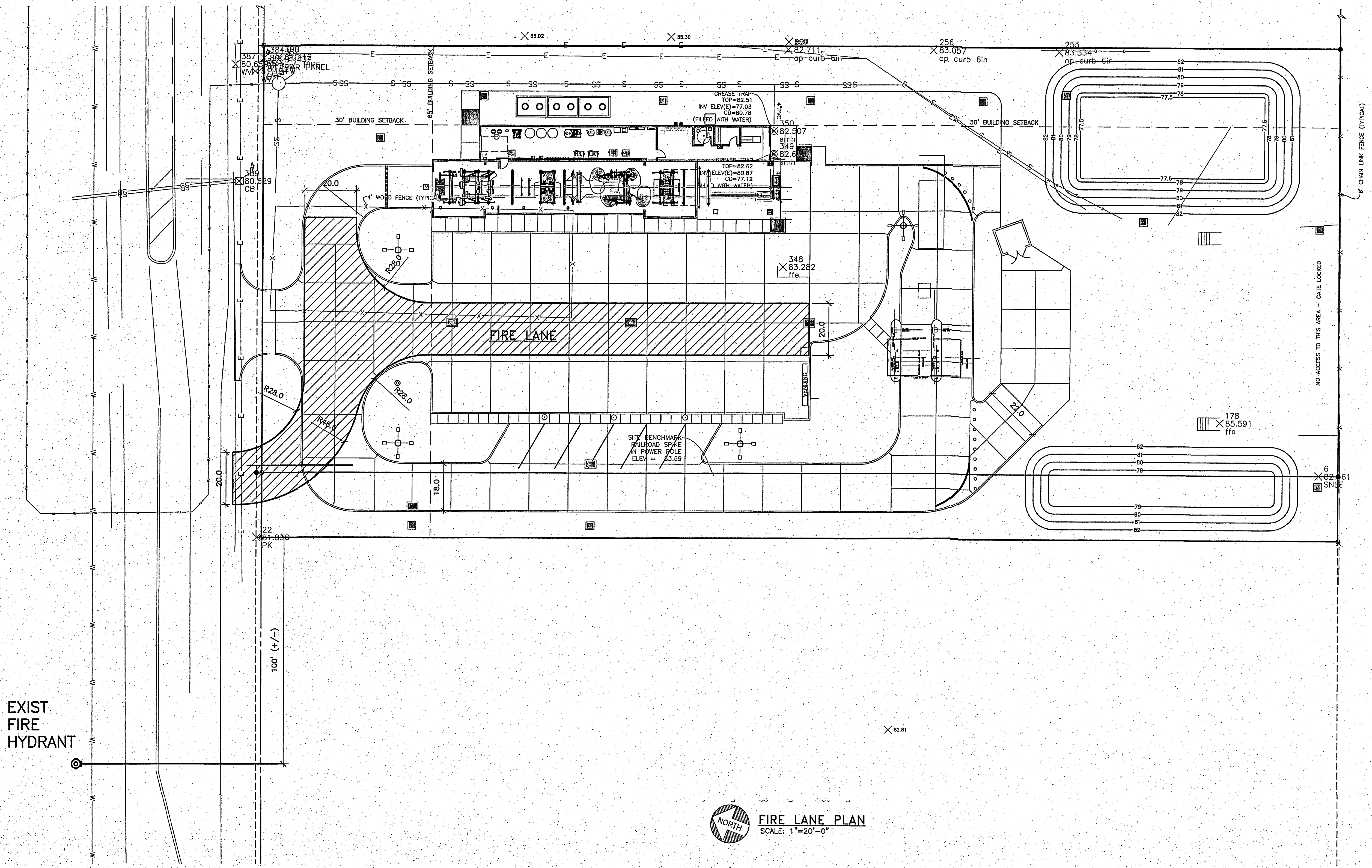
THIS IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID

1" = 20'

FIELD DATE 8/25/2020

CREW: JM/SB

CREW:



FIRE LANE SIGN NOTES

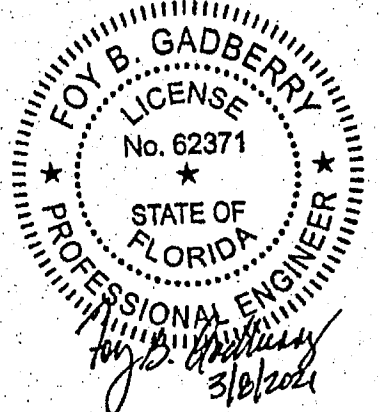
1. AT THE BEGINNING AND END OF THE FIRE LANE, THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS INEFFECT. THE INTERMEDIATE SIGNS SHALL HAVE A DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. THE MAXIMUM SPACING OF THE SIGNS SHALL BE 75', CONTIGENT UPON TRAFFIC ENGINEERING REVIEW AND APPROVAL.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POLE.
5. THE SIGN PLATE SHALL BE A MINIMUM OF 12"x18" WITH A THICKNESS OF 0.80".
6. THE SIGNS AND POST SHALL BE CONSTRUCTED AND TO THE DIMENSIONS REQUIRED BY THE ESCAMBIA COUNTY FIRE CODE.

FIRE LANE STRIPING

1. FIRE LANES/FIRE APPARATUS ACCESS' ROADS SHALL BE MARKED ON THE CURBS OT PAVEMENT WITH A RED STRIPE 4" IN WIDTH AND STENCILED EVERY FIFTY FEET IN WHITE LETTERS AT LEAST 3" IN HEIGHT WITH THE WORDS, "FIRE LANE NO PARKING/TOW AWAY ZONE" SO AS TO PREVENT PARKING IN THE AREA.
2. WHERE STRIPING IS NOT PRACTICAL AN APPROVED FIRE LANE SIGN SHALL BE PLACED EVERY SEVENTY FIVE (75) FEET.

FIRE LANE NOTES

1. CURBS LOCATED IN EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB, WHERE A FIRE LANE PASSES BETWEEN HEAD IN SPACES. THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET. WHERE FIRE LANES ARE CLEARLY DEFINED BY CURB/PAVEMENT STRIPING, FIRE LANE SIGNS ARE NOT REQUIRED. FIRE LANE SIGNS SHOULD BE PLACED EVERY SEVENTY FIVE (75) FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL.
2. ANY COLOR OTHER THAN RED MAY BE USED IN NOT PARKING AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING SHALL USED ONLY TO DESIGNATE APPROVED FIRE LANES.



FIRE LANE PLAN

CITY OF PENSACOLA

ESCAMBIA COUNTY, FLORIDA

DAVID LANE BEARD
& ASSOCIATES, INC.
CONSULTING ENGINEERS

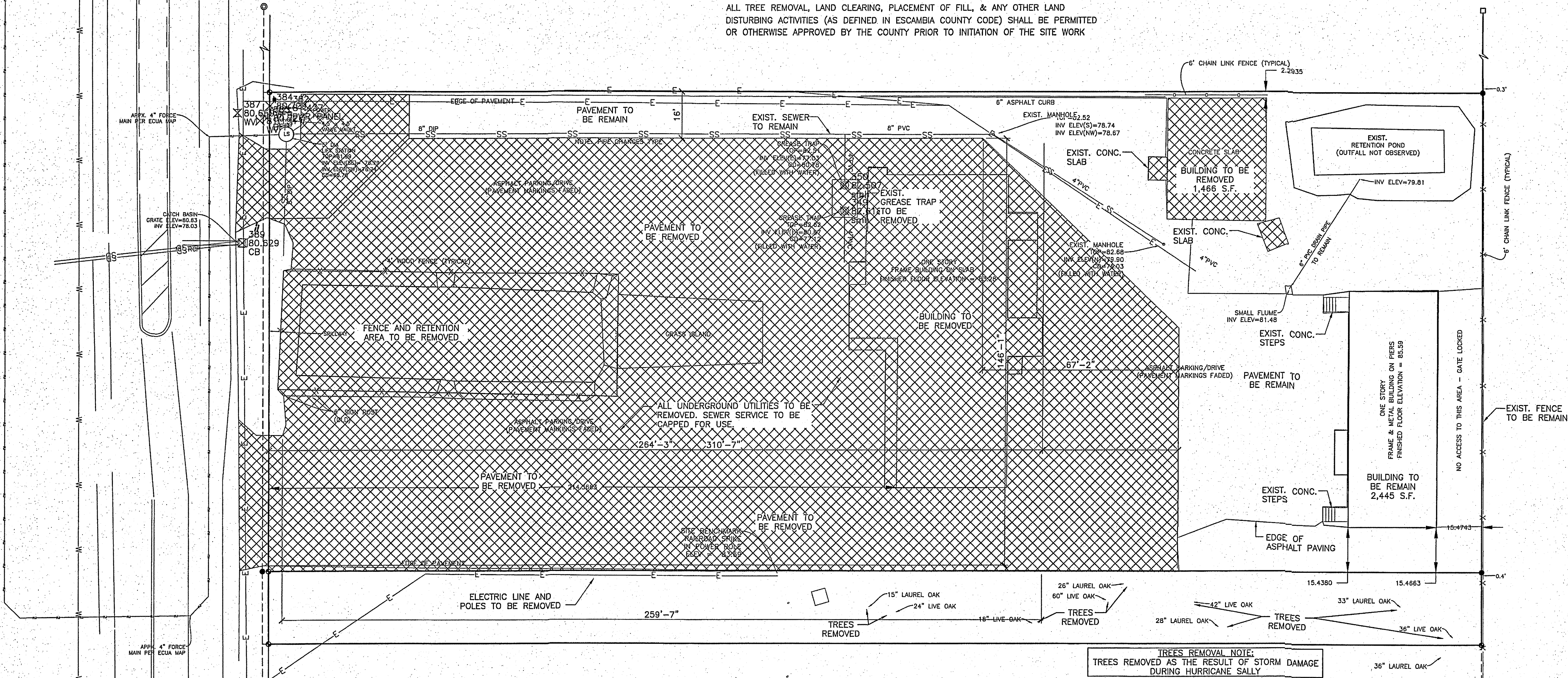
AQUA EXPRESS II CARWASH

Civil & Structural Engineers
105 Calhoun Parkway
Tallahassee, FL 32301
Phone: 904-791-3221
Fax: 904-398-3227
Email: david@beardandassociates.com
PROJECT MANAGEMENT
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

DATE:
09-02-20
FL1.0

LAND DISTURBANCE ACTIVITIES:

ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, & ANY OTHER LAND DISTURBING ACTIVITIES (AS DEFINED IN ESCAMBIA COUNTY CODE) SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION OF THE SITE WORK



WELLHEAD PROTECTION AREA

THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOURS OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (IE GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICAL, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA-EMERALD COAST UTILITIES AUTHORITY (850) 476-5110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH AGENCIES



DEMOLITION PLAN

SCALE: 1"=20'-0"

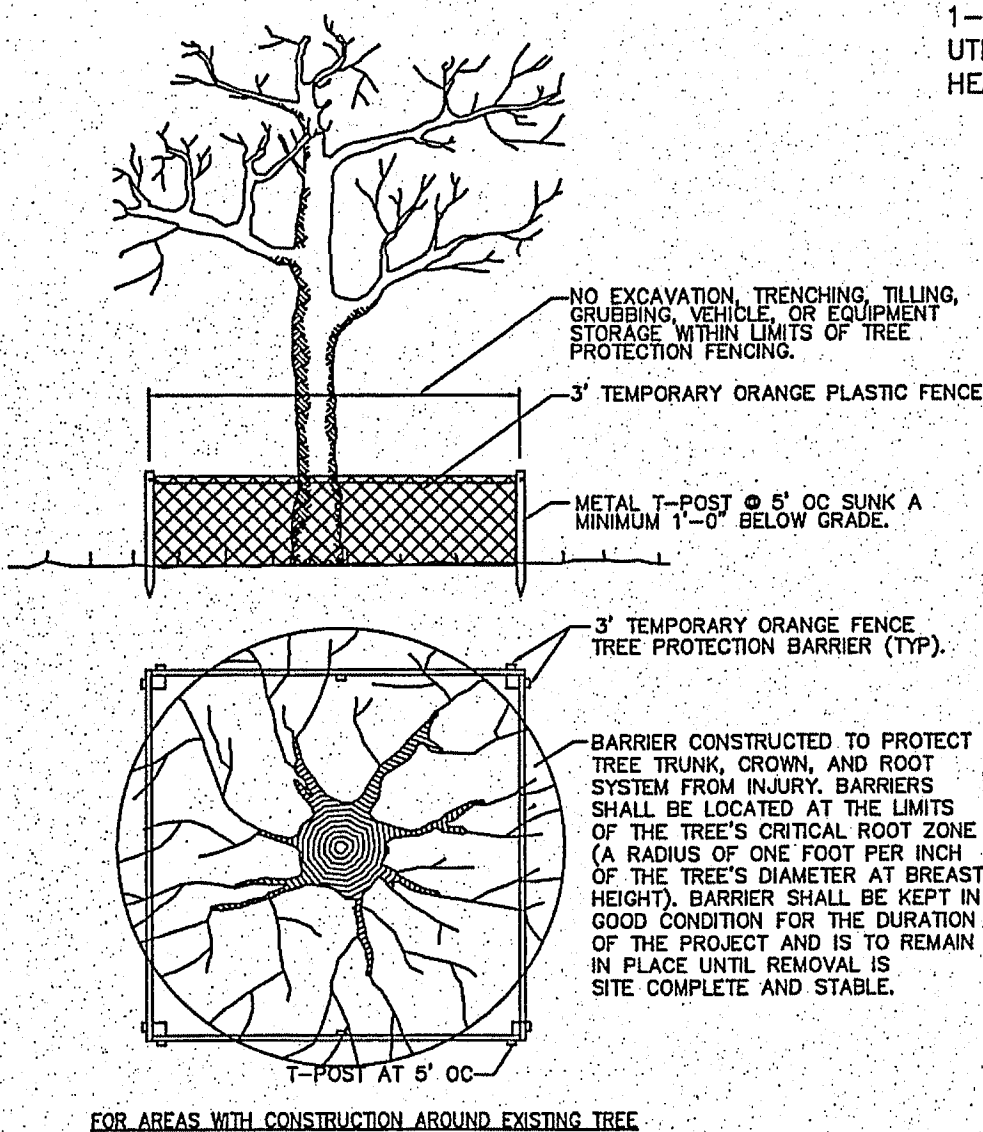
IMPERVIOUS AREA DEMOLISHED			
ASPHALT	CONCRETE	BUILDING	TOTAL
33,028.63 SF	74.57 SF	1,466.15 SF	5,595.80 SF
TOTAL 33,028.63 SF	74.57 SF	7,061.95 SF	40,165.15 SF

GENERAL NOTES:

- CONTRACTOR TO HAVE EXISTING UTILITIES MARKED BY SUNSHINE 811 PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO PROVIDE SIGNAGE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER THE FLORIDA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT REQUIREMENTS TO WARN MOTORIST OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO FIELD LOCATE & EXPOSE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

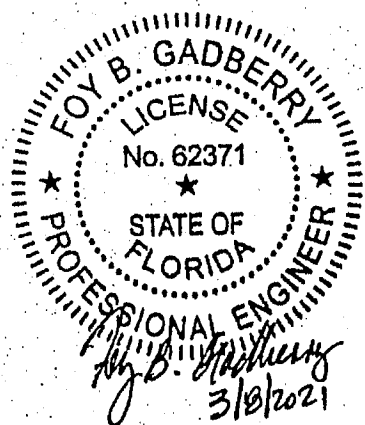
NOTE

THE CONTRACTOR SHALL NOTIFY FDOT-DISTRICT 03 PRIOR TO PERFORMING ANY WORK WITHIN THE LIMITS OF RIGHT OF WAY.



- FOR ADDED PROTECTION:
- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
 - MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
 - PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

EXISTING TREE PROTECTION DETAIL



FINAL INSPECTION NOTE:

THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT 850-595-3472. AS-BUILT CERTIFICATIONS ARE REQUIRED PRIOR FOR FINAL INSPECTION/APPROVAL.

CONTRACTOR RECORDS:

THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION TO WHICH SHOW "AS BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND (IF APPLICABLE) OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.

AS BUILT CERTIFICATION:

THE PROJECT ENGINEER/ENGINEER OF RECORD SHALL PROVIDE ESCAMBIA COUNTY "AS BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE AS BUILT CERTIFICATION MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

LAND DISTURBANCE ACTIVITIES:

ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, & ANY OTHER LAND DISTURBING ACTIVITIES (AS DEFINED IN ESCAMBIA COUNTY CODE) SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION OF THE SITE WORK

SITE DATA:

PARCEL ZONING: COM
FLOOD: C
BUILDING SETBACK REQUIRED
FRONT SETBACK = 15'
REAR SETBACK = 15'
SIDE SETBACK = 10'
MAXIMUM IMPERVIOUS AREA = 85%
MAXIMUM BUILDING HEIGHT = 150'
MAXIMUM FLOOR AREA RATIO = 1.0(C)
PROPOSED FLOOR AREA RATIO
TOTAL GROSS FLOOR AREA = 4447 SF
GROSS LOT AREA = 78,314 sf
FLOOR AREA RATIO = 0.06

RETENTION/DETENTION AREA:

RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.

FOUNDATION NOTES:

- FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE GROSS BEARING PRESSURE OF 2000 PSF. FOR FOOTING FOUNDATIONS APPROXIMATELY 2 FEET BELOW FINAL GRADE. CONTRACTOR TO VERIFY BEARING CAPACITY OF SOIL.
- PROTECT PIPES & CONDUITS RUNNING THROUGH WALLS & SLABS WITH 1/2 INCH EXPANSION MATERIAL. LOWER CONTINUOUS FOOTINGS & GRADE BEAMS PERPENDICULAR TO PIPE RUNS TO ALLOW PIPES TO PASS ABOVE THE FOOTINGS OR THROUGH THE GRADE BEAMS. ALTERNATIVELY, PROVIDE A CONCRETE JACKET IF PIPES ARE LOW ENOUGH TO BE PLACED BELOW THE FOOTINGS & GRADE BEAMS. LOWER FOOTINGS & GRADE BEAMS PARALLEL TO PIPE RUNS TO AVOID SURCHARGE ONTO ADJACENT TRENCH EXCAVATIONS.
- MAINTAIN SUBGRADE & FILL MOISTURE CONTENT UNTIL FOUNDATIONS ARE PLACED PER GEO.
- ARRANGE FOR OWNER'S INDEPENDENT TESTING AGENCY TO MONITOR CUT & FILL OPERATIONS & PERFORM FIELD DENSITY & MOISTURE CONTENT TESTS TO VERIFY COMPACTION & APPROVE FOOTING SUBGRADES PRIOR TO PLACING CONCRETE.
- DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
- MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES & TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE STRUCTURES.
- KEEP OPEN EXCAVATIONS AROUND BUILDING PERIMETER DRY. BACK FILL AGAINST FOUNDATIONS & GRADE BEAMS AS SOON AS PRACTICAL. PUMP WATER OUT & DRY OPEN EXCAVATIONS, IF FLOODED PRIOR TO BACKFILLING.

BUILDING PAD PREPARATION NOTES:

- BEFORE BEGINNING ANY EARTHWORK, INCLUDING BUT NOT LIMITED TO SITE STRIPPING, EXCAVATION, GRADING, OR PLACEMENT OF FILL MATERIAL, ALL TREES ON SITE OR ADJUTING THE SITE SHALL BE PROTECTED TO PREVENT DAMAGE FROM CONSTRUCTION ACTIVITIES.
- THE AREAS TO RECEIVE SELECT FILL SHALL BE STRIPPED OF ALL VEGETATION, EXISTING FILL, & SOFT OR DISTURBED SOILS. THE EXCAVATED AREA SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING DENSITY-CONTROLLED SELECT GRAVELLY FILL - EXCAVATE FOUR FEET BELOW FINISHED FLOOR, AND FILL WITH SELECT FILL MATERIAL COMPACTED TO 95% DENSITY MOD PROCTOR.
 - ENTIRE SITE SHALL BE PROOF ROLLED WITH FULLY LOADED TANDEM AXLE DUMP TRUCK. ALL AREAS THAT ARE OBSERVED TO RUT OR DEFLECT SHALL BE REMOVED, BACKFILLED WITH SELECT MATERIAL WITH A PI 41B, AND COMPACTED TO 95% DENSITY STD PROCTOR.
 - THE EXPOSED GRADE SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTENED TO A CONTENT OF -2 TO +4 PERCENT OF OPTIMUM & RECOMPACTED TO A MINIMUM OF 95% OF THE ASTM D-698.
 - SELECT FILL, CONSISTING OF SOIL APPROVED BY A SOILS ENGINEER, SHALL BE PLACED IN COMPACTED LAYERS WITH SUITABLE COMPACTION EQUIPMENT.
 - PLACE SUBSEQUENT LIFTS OF SELECT FILL IN THIN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES ON LOOSE THICKNESS & COMPACT EACH LIFT TO AT LEAST 95% OF ASTM D-698. MAINTAIN MOISTURE WITHIN TWO PERCENT BELOW TO FOUR PERCENT ABOVE THE THEORETICAL OPTIMUM.
 - FIELD OBSERVATION & TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER DURING GRADING TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION & THE PROPER MOISTURE CONTENT. WHERE COMPACTION IS LESS THAN REQUIRED, ADDITIONAL COMPACTION EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT, AS NECESSARY, UNTIL 95% COMPACTION IS OBTAINED.
 - FINE GRAINED, LOW COHESION SOILS OF THE TYPE SPECIFIED FOR SELECT FILL MAY BE COMPACTED USING RUBBER-TIRED, AND/OR PNEUMATIC ROLLERS, & STRICT MOISTURE CONTROL.
 - VEGETATION OR ASSOCIATED ROOT SYSTEM LOCATED WITHIN THE AREA TO BE GRADED SHALL BE REMOVED DURING GRADING. ANY EXISTING OR ABANDONED UTILITIES LOCATED WITHIN THE AREA SHALL BE REMOVED OR RELOCATED, ALL FILL MATERIALS & DISTURBED SOILS RESULTING FROM GRADING OPERATIONS SHOULD BE REMOVED & PROPERLY RECOMPACTED PRIOR TO FOUNDATION EXCAVATION.
 - SELECT FILL SHALL CONSIST OF HOMOGENEOUS SOILS FREE OF ORGANIC MATTER & DEBRIS, OR ROCK LARGER THAN SIX INCHES IN DIAMETER, & POSSESSING A PLASTICITY INDEX BETWEEN FOUR & FIFTEEN WITH A MAXIMUM LIQUID LIMIT OF 36. THE MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT SUBGRADE PREPARATION & VERIFIED IN THE FOLLOWING MANNER:
CONDUCT IN-PLACE DENSITY TESTS AT THE RATE OF ONE TEST PER 2,500 SQUARE FEET FOR EACH CONFIRM SUITABILITY BY ATTERBURG LIMIT TESTS AT THE RATE OF ONE TEST PER 500 CUBIC FEET. THE SOURCE OF SELECT FILL IS UNKNOWN. ALLOW AT LEAST THREE DAYS FOR PROPER TESTING OF POTENTIAL BORROW AREAS. VERIFY SUITABILITY PRIOR TO PLACEMENT ON SITE.

GENERAL SITE NOTES:

- SITE TO BE GRADED BY CONTRACTOR TO DRAIN AWAY FROM BUILDING.
- THE FINISHED FLOOR SHALL BE A MINIMUM 2'-0" ABOVE THE GRADE OF THE SITE @ THE BUILDING.

BUILDING USE AREAS:

RESTROOM - 69 SF
OFFICE/BUSINESS (NET) - 351 SF/100 SF = 4 PEOPLE
INDUSTRIAL - 3323 SF/500 SF/PERSON = 6 PEOPLE

WATER AND SEWER SERVICE NOTE:

VERIFY WITH ESCAMBIA COUNTY UTILITY AUTHORITY (ECUA) FOR WATER AND SEWER SERVICE LOCATION

FLORIDA DEPARTMENT OF TRANSPORTATION NOTIFICATION:

THE CONTRACTOR SHALL NOTIFY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 48 HOURS IN ADVANCE TO INITIATING ANY WORK IN THE STATE RIGHTS OF WAY.

STORMWATER/DRAINAGE COMPLETION NOTICE:

ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

GENERAL SITE GRADING NOTES:

- TOP SOIL TO BE STOCKPILED ON SITE & SPREAD OVER SLOPES UPON COMPLETION OF GRADING.
- ALL SELECT FILL MATERIAL TO BE FREE OF ORIGINAL MATERIALS & SHALL BE COMPACTED. SELECT MATERIAL SHALL HAVE A PI < 15 & SHALL BE COMPACTED TO 95% DENSITY MODIFIED PROCTOR.
- ALL EXCESS EXCAVATED MATERIAL TO BE SPREAD ON SITE IN A MANNER NOT TO BLOCK DRAINAGE PATTERNS AS DIRECT BY THE OWNER AUTHORIZED REPRESENTATIVE.
- ALL DISTURBED AREAS OF THE SITE SHALL BE SEEDED & FERTILIZED.

FLAG POLE:

THE FLAGPOLE IS TO BE OWNER SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. FIELD LOCATE PER OWNER'S REPRESENTATIVE DIRECTION.

PROPOSED SIGNAGE NOTE:

THE SIGNAGE IS NOT DEFINED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A VALID ESCAMBIA COUNTY SIGN PERMIT AND SHALL ADHERE TO ESCAMBIA COUNTY REGULATIONS AS DEFINED IN SECTION 5.8 OF THE ESCAMBIA COUNTY LDC. FOR SIGN REGULATIONS

SIGNAGE NOTES:

THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL INSTALLATION FOR ALL SIGNS INCLUDING PROVIDING CONDUITS AND CONDUCTORS TO EACH SIGN LOCATION - DIRECTIONAL & ADVERTISEMENT SIGNAGE. THE CONTRACTOR SHALL INSTALL ALL DIRECTIONAL SIGNS. ADVERTISEMENT SIGNS SHALL BE INSTALLED BY SIGN COMPANY BY OWNER. THE CONTRACTOR COORDINATE HIS WORK WITH THE SIGN COMPANY AND THE OWNERS REPRESENTATIVE TO INSURE PROPER INSTALLATION.

IRRIGATION NOTES:

THE CONTRACTOR SHALL COORDINATE THE IRRIGATION SYSTEM INSTALLATION AND PROVIDE 4-2" PVC CONDUITS EXTENDING 2' PAST THE DRIVEWAY WIDTH. WATER SUPPLY TO BE ROUTED TO THE BUILDING AS DIRECTED BY THE OWNERS REPRESENTATIVE AND IRRIGATION CONTRACTOR.

BACKFLOW PREVENTORS

THE CONTRACTOR SHALL SUPPLY & INSTALL BACKFLOW PREVENTORS FOR EACH WATER SUPPLY TO THE PROPOSED FACILITY-ONE ONE 2 1/2" ASSEMBLY. LOCATE PER THE ECUA WATER DEPARTMENT AND THE OWNERS REPRESENTATIVE. EACH SHALL BE A COMPLETE INSTALLATION PER THE FLORIDA PLUMBING CODE AND SHALL BE PROVIDED WITH INSULATED FIBERGLASS COVERS TO PREVENT FREEZING OR INSTALLED INSIDE A EQUIPMENT ROOM

GENERAL NOTES:

- CONTRACTOR TO HAVE EXISTING UTILITIES MARKED BY SUNSHINE 811 PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO PROVIDE SIGNAGE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER THE FLORIDA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT REQUIREMENTS TO WARN MOTORIST OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO FIELD LOCATE & EXPOSE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

WELLHEAD PROTECTION AREA

THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOURS OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (IE GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICAL, ETC.) TO THE APPROPRIATE STATE(FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL(COEA-EMERALD COAST UTILITIES AUTHORITY (850) 476-5110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH AGENCIES

EROSION CONTROL WARNING:

THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATIONS. SEE DRAWING SP1.4 FOR PLAN & SP2.2 FOR EROSION CONTROL DETAILS.

ROOF DRAINAGE NOTE:

ALL ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL BE DIRECTED TO, CONNECT TO OR BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

PLAN DEVIATION:

NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.

SUNSHINE UTILITIES NOTIFICATION:

NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT OF WAY: 1-800-432-4770.

DAMAGE TO EXISTING FACILITIES:

ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR/DEVELOPER PRIOR TO FINAL "As Built" SIGN OFF FROM THE ESCAMBIA COUNTY.

DUMPSTER SERVICE TIME:

THE DUMPSTER SHALL BE SERVICED/EMPTIED BETWEEN THE HOURS OF 6:00 AM AND 8:00 AM. NO SERVICING SHALL BE ALLOWED DURING HOURS OF OPERATION

PARKING CALCULATIONS:

PROPOSED SINGLE - TUNNEL, AUTOMATIC CARWASH ESCAMBIA COUNTY LACKS PARKING REQUIREMENTS FOR AN AUTOMATIC CARWASH.
HOURS OF OPERATION: 8:00 AM TO 8:00 PM - 7DAYS/WEEK
1 SPACE PER EMPLOYEE
MAX. 3 EMPLOYEES - 3 SPACES
3 TOTAL PARKING STALLS REQUIRED
22 VACUUM/STANDARD STALLS PROPOSED
1 HANDICAP VACUUM STALL PROPOSED
1 MEMBER SIGN-UP STALL
24 TOTAL AVAILABLE

PARKING STALL NOTES:

- HANDICAP PARKING STALL ARE TO MEASURE 12'x20' WITH AN ADJACENT 5' WIDE STRIPED AISLE.
- VACUUM PARKING STALLS ARE TO MEASURE 12'x20'.
- ALL PARKING STALLS ARE TO BE DEMARCATED WITH 4" SOLID WHITE LINES UNLESS OTHERWISE NOTED.

POTABLE WATER NOTE

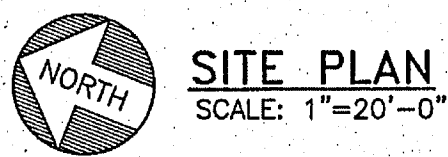
1" WATER SUPPLY FOR SALES OFFICE & RESTROOMS SHALL BE CONNECTED TO THE 3" SUPPLY LINE.

FINISH PAD NOTE:

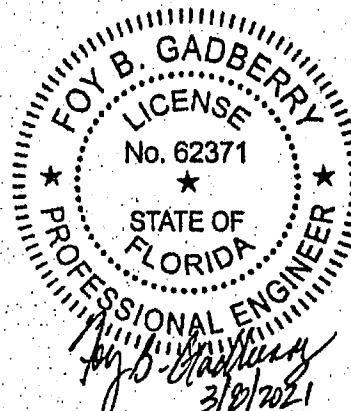
CONTRACTOR TO VERIFY INVERT OF SANITARY SEWER SERVICE PRIOR TO COMPLETION OF BUILDING PAD. CONTRACTOR TO ALLOW UP TO A 1' INCREASE IN FINISH PAD ELEVATION WITHOUT ADDITIONAL COMPENSATION.

CURB NOTE

ALL CURBS IN ADJACENT TO SIDEWALKS OR A DEFINED PATH OF PEDESTRIAN TRAVEL SHALL BE PAINTED SAFETY YELLOW



SITE PLAN
SCALE: 1"=20'-0"



DAVID LANE BEARD
& ASSOCIATES, INC.
CONSULTING ENGINEERS

ESCAMBIA COUNTY, FLORIDA

CITY OF PENSACOLA

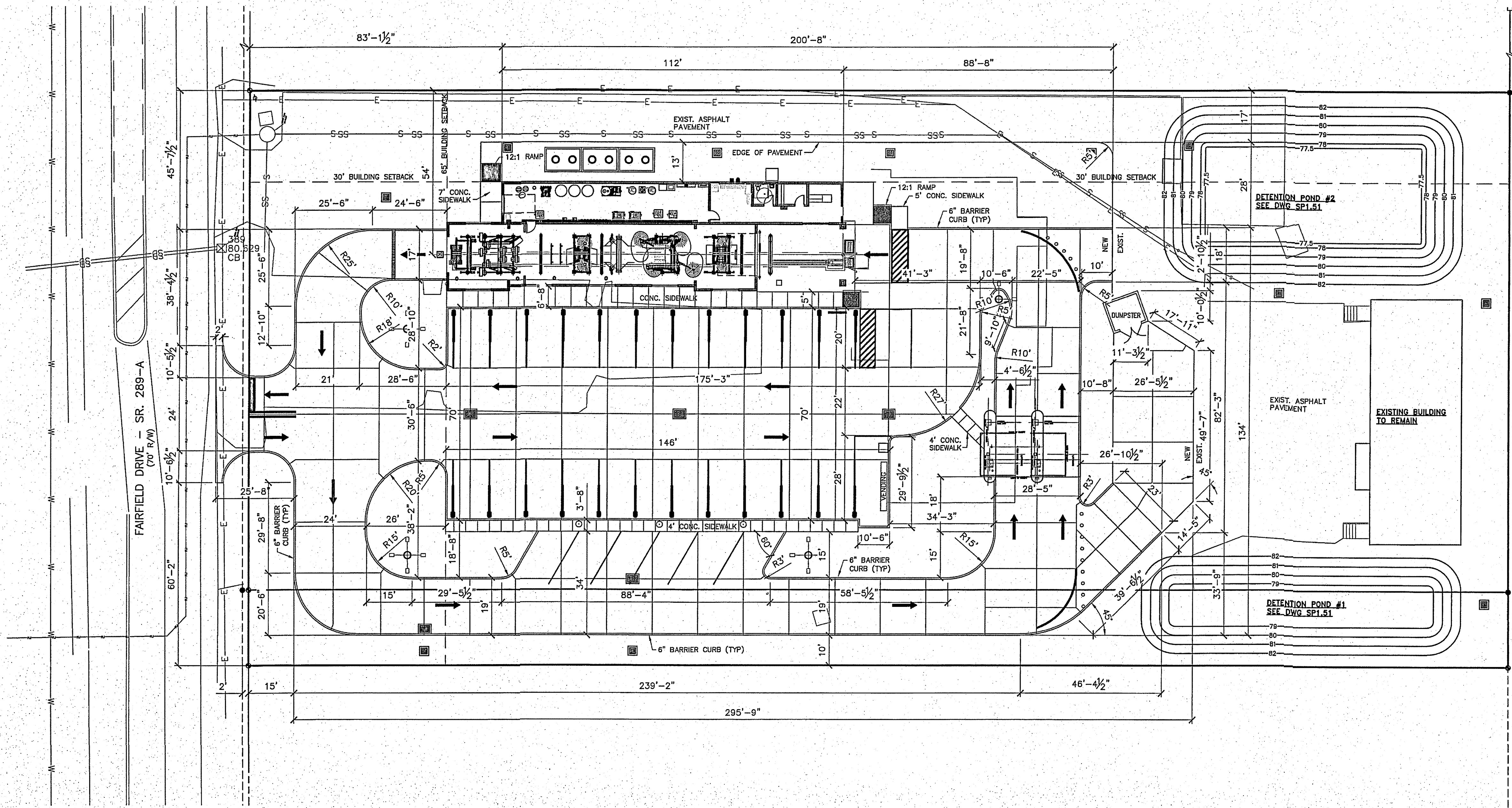
SITE PLAN

AQUA EXPRESS II CARWASH

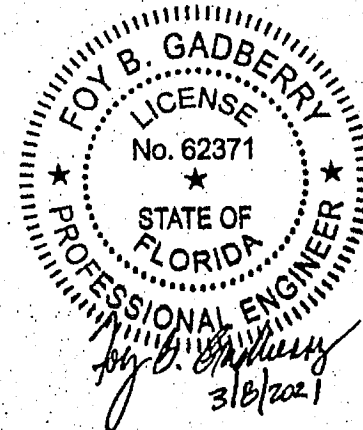
CIVIL & STRUCTURAL ENGINEERS
105 COMMERCIAL PARKWAY, WEST MONROE, LOUISIANA 71191
(504) 398-3277
www.davebeardinc.com
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

DATE:
09-02-20

SP1.0



GEOMETRIC PLAN
SCALE: 1"=20'-0"



GEOMETRIC PLAN

FINAL COMPARISON - 5/9/2018

DATE:
09-02-20

SP1.1

JOB No. 200701

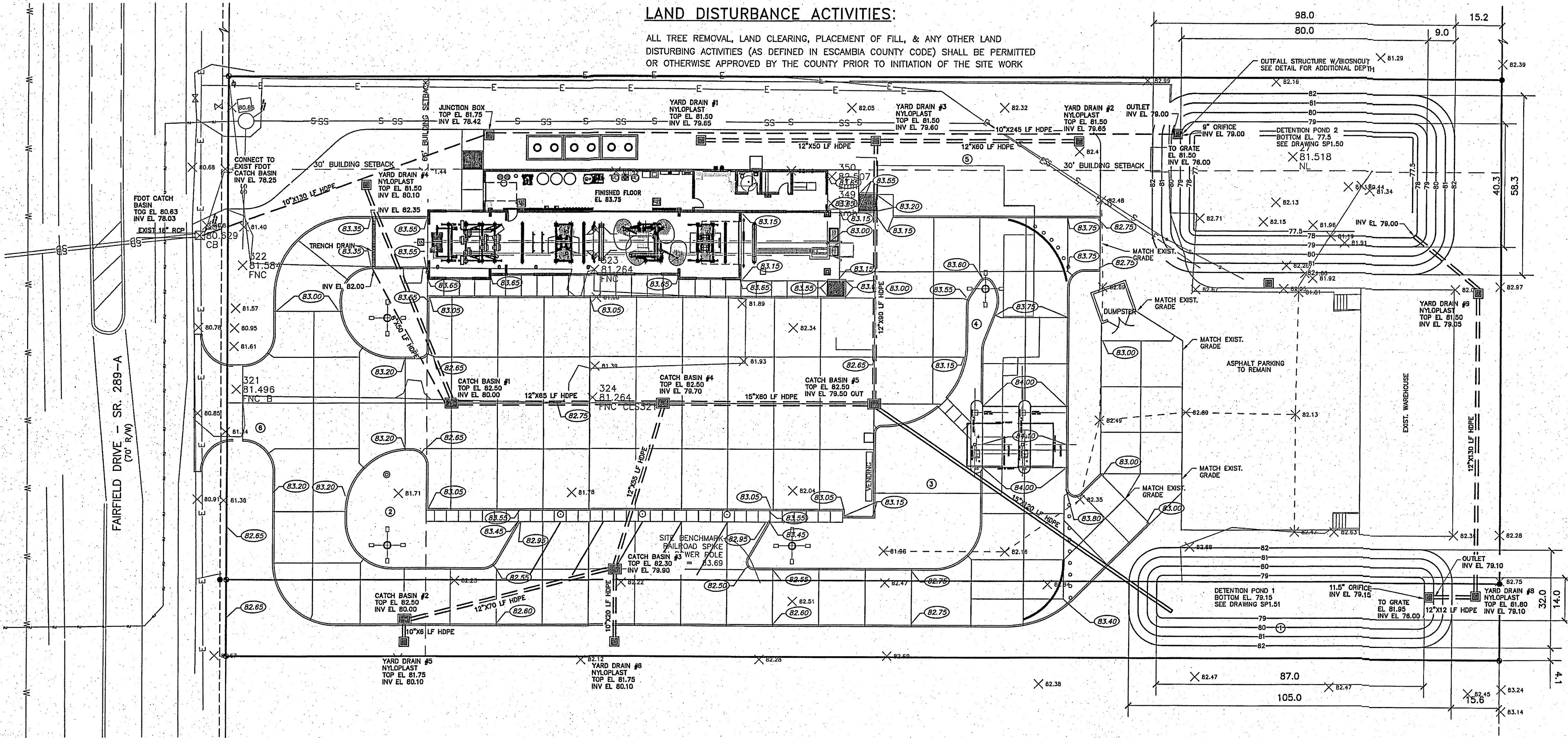
CITY OF PENSACOLA

ESCAMBIA COUNTY, FLORIDA

DAVID LANE BEARD
& ASSOCIATES, INC.

AQUA EXPRESS II CARWASH

CIVIL & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
105 COMMERCIAL PARKWAY, WEST MONROE, LOUISIANA 71291 (519) 388-3227
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340



AS BUILT CERTIFICATION:

THE PROJECT ENGINEER/ENGINEER OF RECORD SHALL PROVIDE ESCAMBIA COUNTY "AS BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE AS BUILT CERTIFICATION MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

PLAN DEVIATION:

NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.

COMPLETION NOTICE:

ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

EROSION CONTROL WARNING:

THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATIONS.

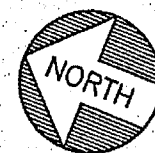
CONTRACTOR RECORDS:

THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION TO WHICH SHOW "AS BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND (IF APPLICABLE) OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.

CALCULATION OF POND RECOVERY

DETENTION POND #1 - 100 YEAR EVENT
PEAK STORAGE = 0.116 ACRE FT = 5,053 CU FT
DETENTION POND #2 - 100 YEAR EVENT
PEAK STORAGE = 0.237 ACRE FT = 10,324 CU FT
DISCHARGE RATE = 1.45 CFS

POND RECOVERY TIME = 15,377 CU FT/1.45 CFS = 10,604.8 SEC = 2.95 HRS AT PEAK DISCHARGE RATE



DRAINAGE, GRADING PLAN

SCALE: 1"=20'-0"

ROOF DRAINAGE NOTE:

ALL ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL BE DIRECTED TO, CONNECT TO OR BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

SUNSHINE UTILITIES NOTIFICATION:

NOTIFY EMERALD COAST UTILITIES AUTHORITY 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT OF WAY: 1-850-476-0480

DAMAGE TO EXISTING FACILITIES:

ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR/DEVELOPER PRIOR TO FINAL "As Built" SIGN OFF FROM THE ESCAMBIA COUNTY.

FLORIDA DEPARTMENT OF TRANSPORTATION NOTIFICATION:

THE CONTRACTOR SHALL NOTIFY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 48 HOURS IN ADVANCE TO INITIATING ANY WORK IN THE STATE RIGHTS OF WAY.

WELLHEAD PROTECTION AREA

THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOURS OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (IE GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICAL, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA-EMERALD COAST UTILITIES AUTHORITY (850) 476-5110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH AGENCIES

MAINTENANCE OF DETENTION AREAS

THE CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEANOUT ACCUMULATED SILT, AND STABILIZE THE RETENTION/DETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED PRIOR TO REQUESTING FOR INSPECTION

UNDEVELOPED CONDITION

TOTAL AREA = 1.800 ACRES = 78,314.47 SQ FT (+/-)
IMPERVIOUS AREA = 1.344 ACRES = 58,562.95 SQ FT (+/-)
PERVIOUS AREA = 0.456 ACRES = 19,751.52 SQ FT (+/-)
IMPERVIOUS DEMOED AREA = 0.922 ACRES = 40,185.15 SQ FT (+/-)

NEW DEVELOPED CONDITION

TOTAL AREA = 1.800 ACRES = 78,314.47 SQ FT
IMPERVIOUS AREA = 1.12 ACRES = 47,491.47 SQ FT (+/-)
PERVIOUS AREA = 0.68 ACRES = 30,823 SQ FT (+/-)
IMPERVIOUS AREA/TOTAL AREA = 47,491.47 SF/78314 SF = 60.6%
PERVIOUS AREA/TOTAL AREA = 30,823 SF/78314 SF = 39.4%
IMPERVIOUS DEMOED AREA/TOTAL AREA = 60.6% < 80% REQUIRED

DETERMINATION OF RUNOFF COEFFICIENT & PRETREATMENT VOLUME

DETERMINATION OF RUNOFF COEFFICIENT

IMPERVIOUS AREA = 47,491.47 SF C=0.95
PERVIOUS AREA = 30,823 SF C=0.15

COMBINED Ce = (47,491.47/78314.47)*0.95 + (30823/78314.47)*0.15
Ce = 0.63

1" RUNOFF ENTIRE SITE

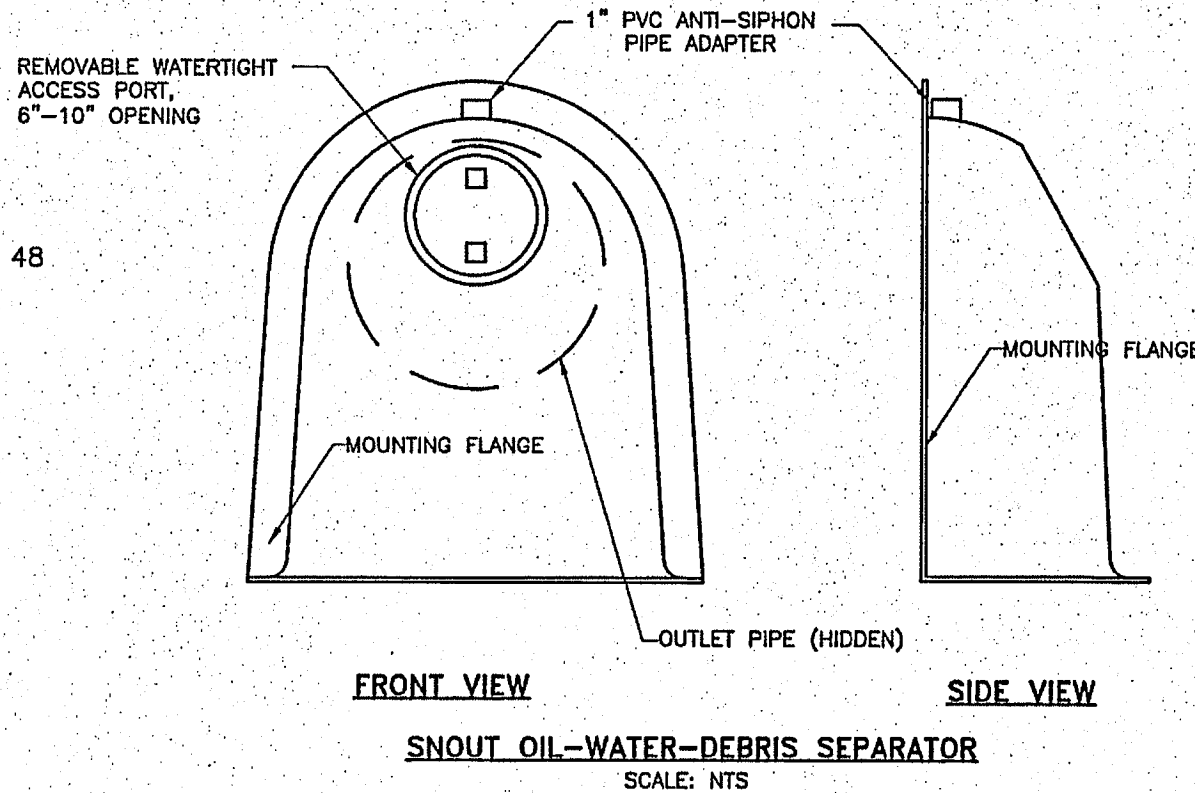
V = (0.5"/12")X1.80 AC X 43560 SF/AC = 3,267 CU FT

1" RUNOFF PROPOSED SITE

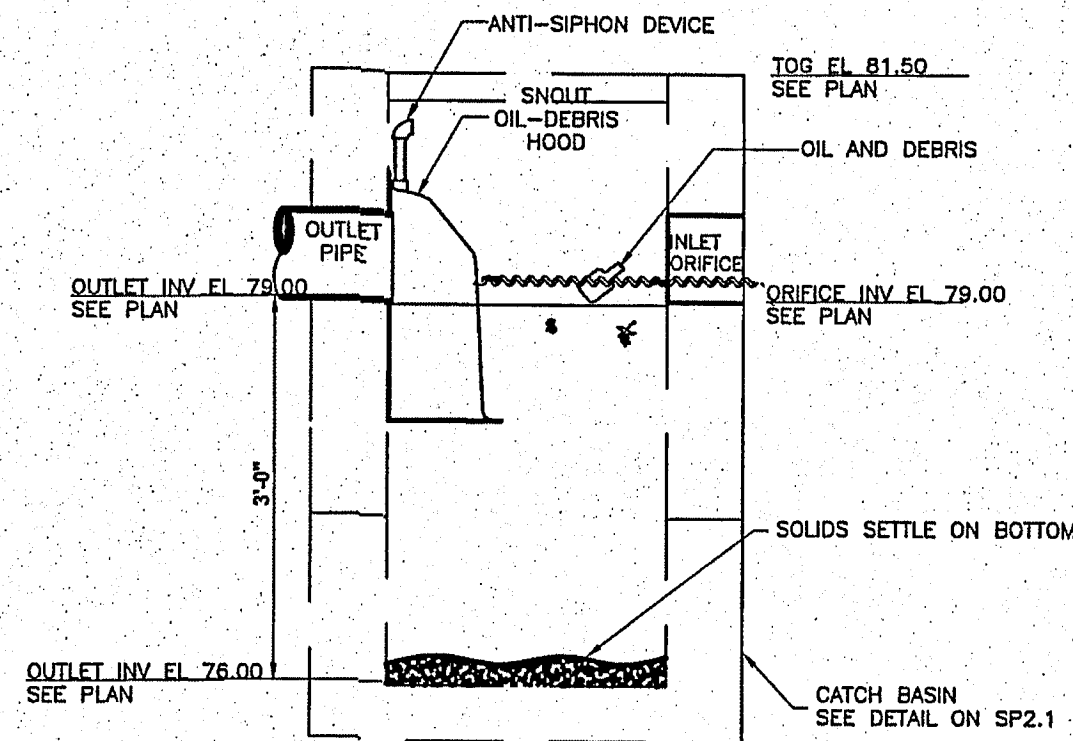
V = 1"/12X1.80 AC X 43560 SF/AC X 0.63 = 4,116 CU FT

USE GREATER OF THE TWO CALCULATED VOLUMES

Vreq = 4,116 CU FT - REQUIRED TREATMENT MINIMUM VOLUME



FRONT VIEW
SIDE VIEW
SNOUT OIL-WATER-DEBRIS SEPARATOR
SCALE: NTS



SEE BIOSNOUT MANUFACTURER INSTALLATION INSTRUCTIONS
INSTALLATION DETAIL

TYPICAL OUTFALL STRUCTURE

STORMWATER POLLUTION PREVENTION SEQUENCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION A FORMAL STORMWATER POLLUTION PREVENTION PLAN. A COPY OF THE PLAN SHALL BE SUPPLIED TO THE OWNER PRIOR TO BEGINNING CONSTRUCTION AND STORMWATER PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL QUALITY (FDEQ).

CONSTRUCTION STAGE 1

- CONSTRUCT SILT TRAPS AT ALL EXISTING PRIMARY STORMWATER DISCHARGE POINTS PRIOR TO PERFORMING ANY SITE GRADING. THIS SHALL CONSIST OF PLACING SEDIMENT CHECK DAMS AND SILT FENCING AS NECESSARY.
- PLACE ALL EROSION CONTROL MEASURES SO THAT NO DIRECT DISCHARGE OF STORM WATER CAN BE MADE WITHOUT PASSING THROUGH THESE TEMPORARY DETENTION MEASURES.

CONSTRUCTION STAGE 2

- COORDINATE CONSTRUCTION ACTIVITIES TO CONTROL DISTURBANCE TO NATURAL GROUND WITHIN CONSTRUCTION LIMITS.
- PERFORM GRADING TRANSVERSE TO SLOPES.
- PROVIDE CONTINUOUS SILT FENCING ALONG ENTIRE LENGTH OF THE SLOPES PRIOR TO PLACING FILL MATERIAL OR GRADING.

CONSTRUCTION STAGE 3

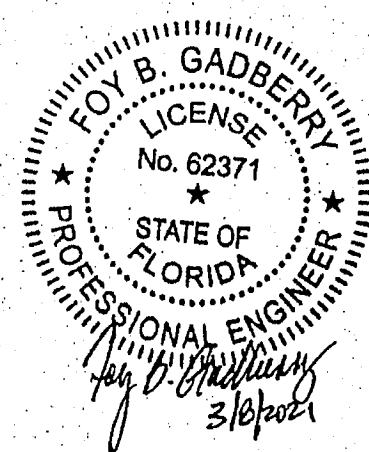
- ESTABLISH GRASS GROUND COVER ON FINISHED SLOPES AFTER GRADING OPERATIONS ARE COMPLETE.
- ESTABLISH SEDIMENT CHECK DAMS AROUND OPEN PIPE INLETS AND MAINTAIN UNTIL RUNOFF AREAS ARE PAVED OR STABILIZED.
- ESTABLISH SILT FENCE AND SEDIMENT CHECK DAMS AT NEW DISCHARGE POINTS.

CONSTRUCTION STAGE 4

- MAINTAIN PERIMETER BARRIERS UNTIL SLOPES AND DISTURBED AREAS HAVE ATTAINED SPECIFIED GRASS COVER AND PAVING IS COMPLETE.
- REMOVE BARRIERS (SILT FENCES, HAY BALES, ETC.) AND DISPOSE OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, ORDINANCE, AND APPLICABLE REGULATIONS.
- REMOVE SEDIMENT BUILD-UPS IN DETENTION FACILITIES AND DOWNSTREAM CHANNELS AND/OR PIPING AS REQUIRED.
- FINISH SITE GRADING AND ESTABLISH GRASS COVER ON ALL DISTURBED AREAS.

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL APPLY FOR A STORM WATER DISCHARGE PERMIT THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL QUALITY AND ANY FEES ASSOCIATED WITH THIS PERMIT ARE TO BE PAID BY THE CONTRACTOR
- THE STORMWATER POLLUTION PREVENTION SEQUENCE HAS BEEN PREPARED FOR THE CONTRACTOR'S USE DURING THIS PROJECT IS THE MINIMUM THE CONTRACTOR SHALL FOLLOW THIS PLAN THROUGH OUT CONSTRUCTION FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ADDITIONAL MEASURES REQUIRED TO PREVENT THE TRANSPORTATION OF MATERIALS FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM INSPECTIONS AND MAINTENANCE OF THE EROSION CONTROL MEASURES AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN HEREON AND AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN TO PREVENT SILTATION OF ADJACENT PROPERTY AND DRAINAGE FACILITIES.
- ANY SILTATION OF ADJACENT PROPERTY OR DRAINAGE FACILITIES SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE BY OWNER.
- ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS PROCEEDED SILTATION IS NO LONGER ANTICIPATED.
- ALL AREAS WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SEED AND MULCH OR SOD AS SOON AS PRACTICAL AFTER BEING DISTURBED. THESE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES ON A DAILY BASIS DURING CONSTRUCTION INCLUDING THE REPAIR OR REPLACEMENT OF ANY FAILED MEASURES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- THE CONTRACTOR SHALL USE ORGANIC OR SYNTHETIC MULCHES SHALL BE USED ON CUT AND EMBANKMENT SLOPES WHICH HAVE NOT BEEN COMPLETED TO PLAN GRADE OR WHERE THE WEATHER OR SOIL CONDITIONS WILL NOT PERMIT COMPLETING THEM WITHIN A REASONABLE TIME OR ON OTHER AREAS WHERE SOIL EROSION IS LIKELY TO OCCUR.
- THE CONTRACTOR SHALL REMOVE MUD TRACKED ONTO PUBLIC RIGHT-OF-WAY IN A TIMELY BASIS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE CRUSHED STONE CONSTRUCTION EXIT POINT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT AND MUD FROM THE EXITING TRAFFIC, THE CONTRACTOR SHALL PROVIDE HOSE BARRIERS AT THE EXIT POINT AND WASH TIRES BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS SHALL BE MADE TO INTERSECT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.
- SILT FENCES SHALL BE USED TO CONTROL AND CONTAIN THE SEDIMENT FROM STOCKPILED SOILS.
- THIS EROSION CONTROL PLAN IS TO BE USED BY THE CONTRACTOR AS A MINIMUM GUIDELINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL METHODS AND/OR PRODUCTS TO UNFORESEEN CONSTRUCTION PROCEDURES AS REQUIRED TO PREVENT THE TRANSPORTATION OF MATERIAL FROM THE SITE BY WIND, WATER, OR ANY OTHER ACTIONS.



DAVID LANE BEARD
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CONSULTING ENGINEERS

ESCAMBIA COUNTY, FLORIDA

CITY OF PENSACOLA

DRAINAGE, GRADING PLAN

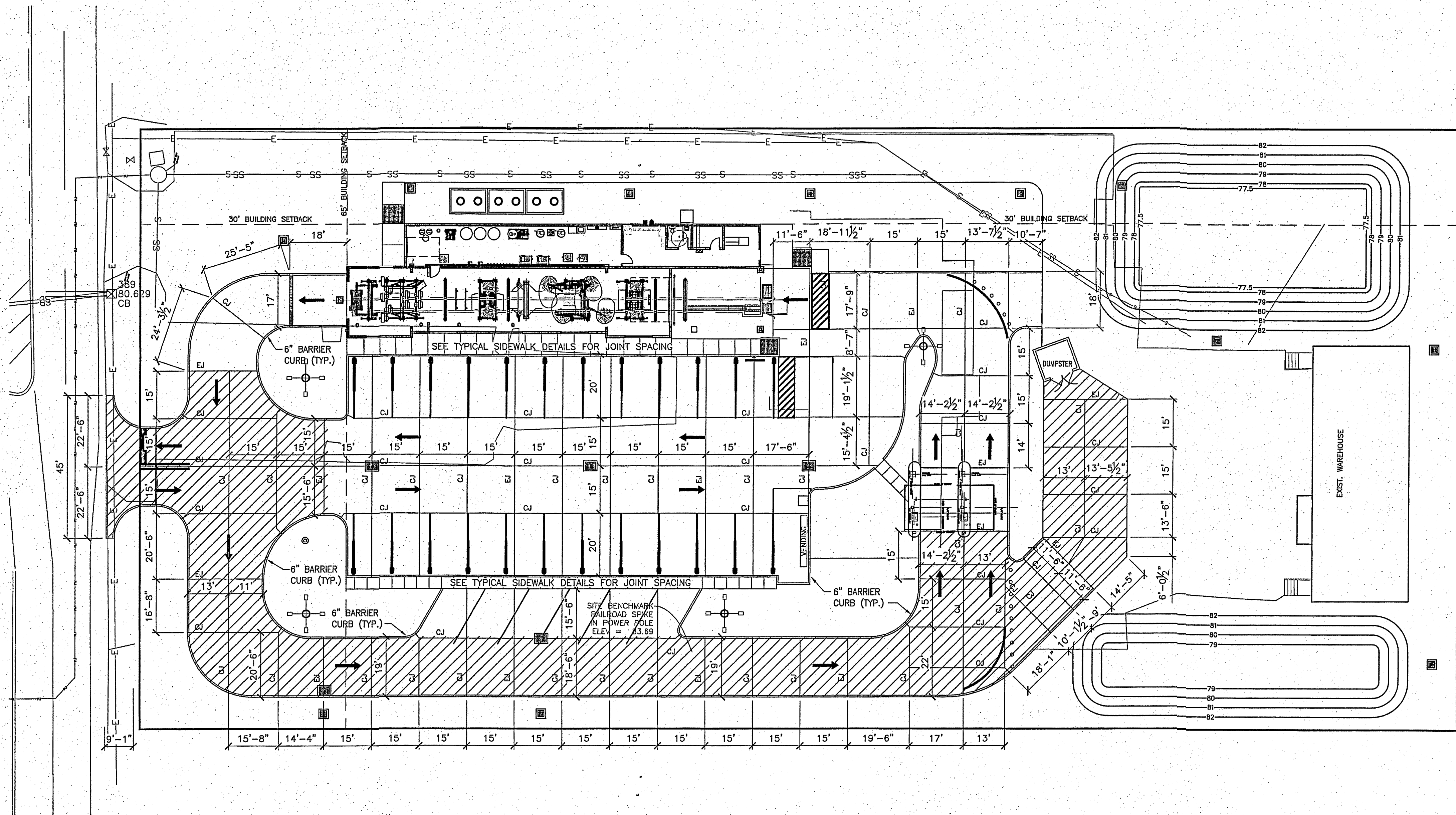
AQUA EXPRESS II CARWASH

CIVIL & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
105 COMMERCIAL PARKWAY, WEST MONROE, LOUISIANA 71291 (518) 388-3227
www.aquaexpressinc.com
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

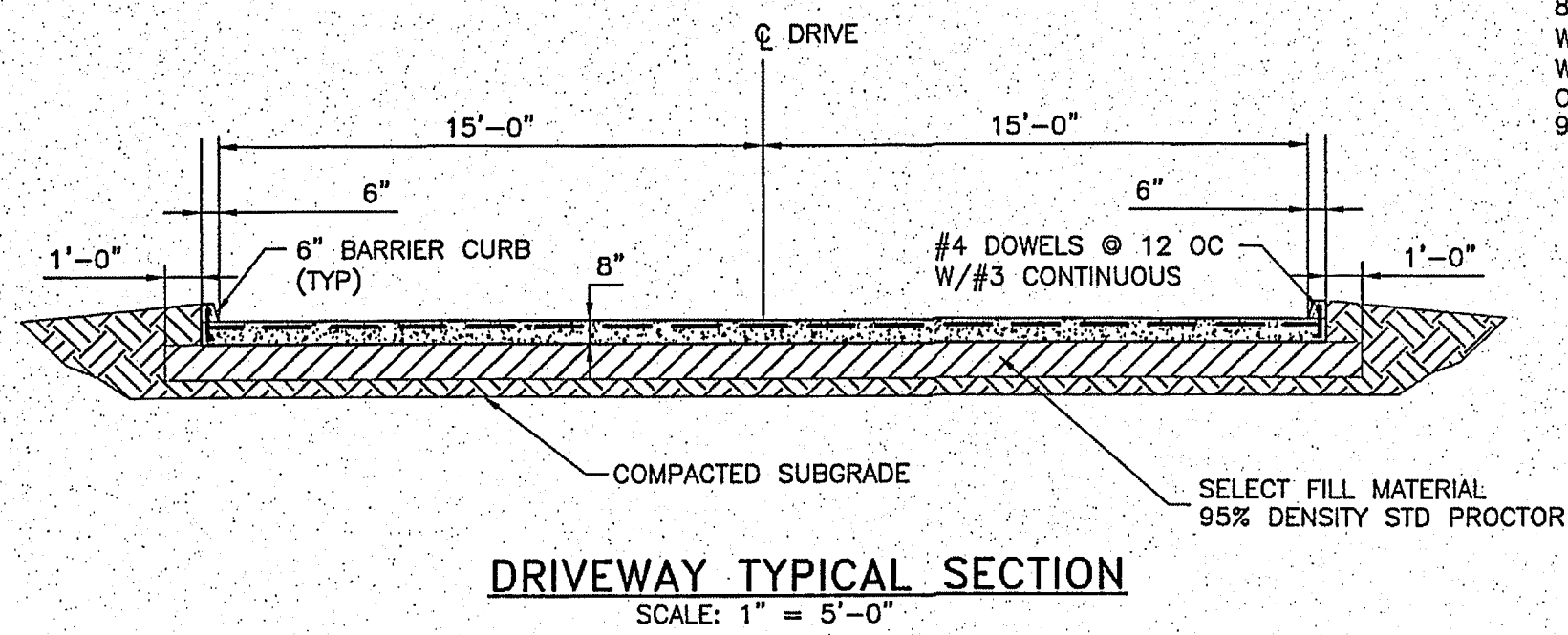
DATE:
09-02-20

SP1.2

JOB No. 200701



PAVING PLAN
SCALE: 1"=20'-0"



DRIVEWAY TYPICAL SECTION
SCALE: 1" = 5'-0"

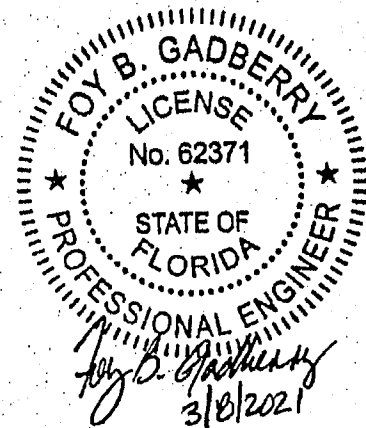
HEAVY DUTY PAVING
8" THICK-3000 PSI CONCRETE
W/5% AIR ENTRAINMENT
W/#3 @ 12 OC (EA WAY)
ON COMPACTED SELECT FILL MATERIAL
95% DENSITY STD PROCTOR

PAVING LEGEND

HEAVY DUTY PAVING
8" THICK-3000 PSI CONCRETE
W/5% AIR ENTRAINMENT
W/#3 @ 12 OC EA WAY
ON COMPACTED SELECT FILL MATERIAL
95% DENSITY STD PROCTOR

STANDARD DUTY PAVING
5 1/2" THICK-3000 PSI CONCRETE
W/5% AIR ENTRAINMENT
W/6X6X6 GA WWF
ON COMPACTED SELECT FILL MATERIAL
95% DENSITY STD PROCTOR

CJ - CONTRACTION JOINT
EJ - EXPANSION JOINT



PAVING PLAN

CITY OF PENSACOLA

ESCAMBIA COUNTY, FLORIDA

AQUA EXPRESS II CARWASH

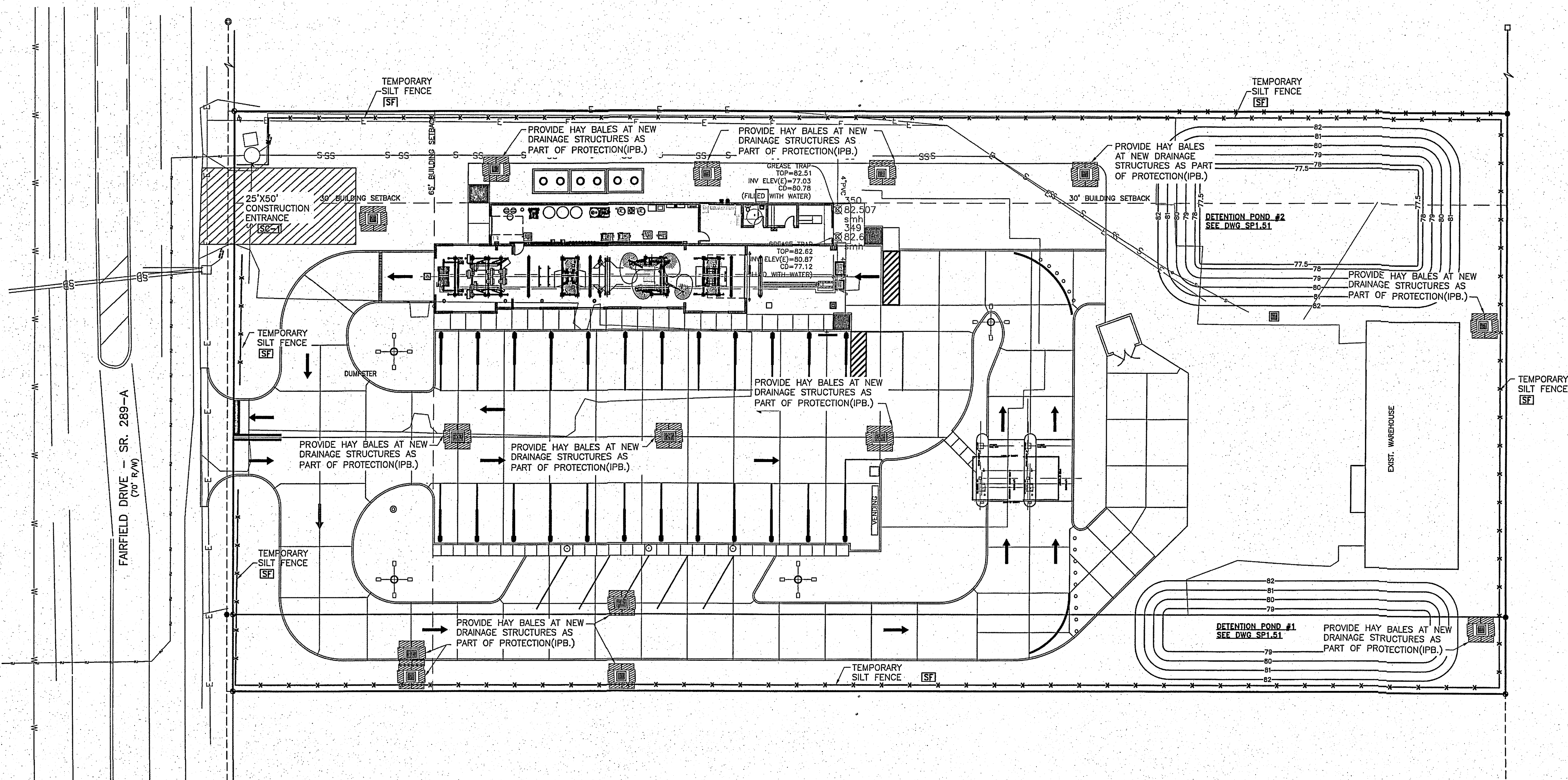
DAVID LANE BEARD
& ASSOCIATES, INC.

CIVIL & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
100 COMMERCIAL PARKWAY, WEST MONROE, LOUISIANA 71291 (513) 398-3227
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

DATE:
09-02-20

SP1.3

JOB No. 200701



EROSION CONTROL PLAN

SCALE: 1"=20'-0"

EROSION CONTROL WARNING:

THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATIONS.

UTILITY WARNING:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE ARCHITECT/ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR/ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES.

GENERAL NOTES:

- CONTRACTOR TO HAVE EXISTING UTILITIES MARKED BY FLORIDA ONE CALL PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO PROVIDE SIGNAGE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER THE FLORIDA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT REQUIREMENTS TO WARN MOTORIST OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO FIELD LOCATE & EXPOSE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

POST CONSTRUCTION NOTE:

ALL DRAINAGE STRUCTURES AND DETENTION PONDS ARE TO BE CLEANED OF ALL SILT AND DEBRIS AND RESTORED TO PLAN GRADES. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED TO ESTABLISH GROUND COVER AS SOON AS POSSIBLE.

ROOF DRAINAGE NOTE:

ALL ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL BE DIRECTED TO, CONNECT TO OR BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

SEEDING & FERTILIZING NOTE:

ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT TO BE LANDSCAPED, SHALL BE SEEDED, MULCHED, AND FERTILIZED UTILIZING THE HYDROMULCH METHOD. SEED SHALL BE BERMUDA GRASS AT APPLICATION RATE OF 20#/ACRE. THE SITE SHALL BE DISKED, RAKED, LEVELED, AND PREPARED. FERTILIZER AND LIME RATE SHALL BE AS PER THE RECOMMENDATION OF A SOILS TEST PERFORMED BY THE CONTRACTOR AND APPROVED BY THE OWNER AND ENGINEER.

EROSION CONTROL NOTES:

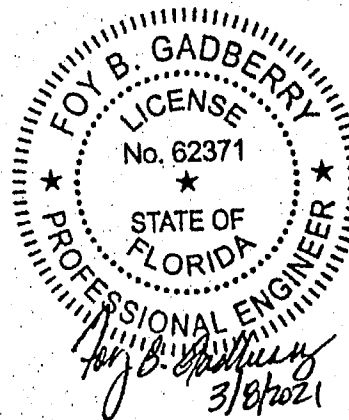
- THE CONTRACTOR SHALL APPLY FOR A STORM WATER DISCHARGE PERMIT THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL QUALITY AND ANY FEES ASSOCIATED WITH THIS PERMIT ARE TO BE PAID BY THE CONTRACTOR.
- THE STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THE CONTRACTOR'S USE DURING THIS PROJECT IS THE MINIMUM THE CONTRACTOR SHALL FOLLOW THIS PLAN THROUGH OUT CONSTRUCTION FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ADDITIONAL MEASURES REQUIRED TO PREVENT THE TRANSPORTATION OF MATERIALS FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM INSPECTIONS AND MAINTENANCE OF THE EROSION CONTROL MEASURES AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES AS SHOWN HEREON AND AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN TO PREVENT SILTATION OF ADJACENT PROPERTY AND DRAINAGE FACILITIES.
- ANY SILTATION OF ADJACENT PROPERTY OR DRAINAGE FACILITIES SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE BY OWNER.
- ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS PROGRESSED SILTATION IS NO LONGER ANTICIPATED.
- ALL AREAS WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SEED AND MULCH OR SOD AS SOON AS PRACTICAL AFTER BEING DISTURBED. THESE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES ON A DAILY BASIS DURING CONSTRUCTION INCLUDING THE REPAIR OR REPLACEMENT OF ANY FAILED MEASURES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
- THE CONTRACTOR SHALL USE ORGANIC OR SYNTHETIC MULCHES ON CUT AND EMBANKMENT SLOPES WHICH HAVE NOT BEEN COMPLETED TO PLAN GRADE OR WHERE THE WEATHER OR SOIL CONDITIONS WILL NOT PERMIT COMPLETING THEM WITHIN A REASONABLE TIME OR ON OTHER AREAS WHERE SOIL EROSION IS LIKELY TO OCCUR.
- THE CONTRACTOR SHALL REMOVE MUD TRACKED ONTO PUBLIC RIGHT-OF-WAY IN A TIMELY BASIS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE CRUSHED STONE CONSTRUCTION EXIT POINT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT AND MUD FROM THE EXITING TRAFFIC, THE CONTRACTOR SHALL PROVIDE HOSE BIBBS AT THE EXIT POINT AND WASH TIRES BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS SHALL BE MADE TO INTERSECT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.
- SILT FENCES SHALL BE USED TO CONTROL AND CONTAIN THE SEDIMENT FROM STOCKPILED SOILS.
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STORMWATER PREVENTION POLLUTION PLAN CONTROL DOCUMENT

THE CONTRACTOR SHALL SECURE A STORMWATER POLLUTION PREVENTION PLAN DOCUMENT FROM A LICENSED ENGINEER IN THE STATE OF FLORIDA TO PREPARE AND COMPILE A STORMWATER POLLUTION PREVENTION PLAN SPECIFICALLY FOR THIS PROJECT IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA. THE GUIDELINES SHOWN HEREON THIS DRAWING ARE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES REQUIRED BY THE PREPARED STORMWATER POLLUTION PREVENTION PLAN AND FOR ALL DOCUMENTATION THAT IS REQUIRED BY LAW.

STORMWATER POLLUTION PREVENTION SEQUENCE

- CONSTRUCTION STAGE 1
- CONSTRUCT SILT TRAPS AT ALL EXISTING PRIMARY STORMWATER DISCHARGE POINTS PRIOR TO PERFORMING ANY SITE GRADING. THIS SHALL CONSIST OF PLACING SEDIMENT CHECK DAMS AND SILT FENCING AS NECESSARY.
 - PLACE ALL EROSION CONTROL MEASURES SO THAT NO DIRECT DISCHARGE OF STORM WATER CAN BE MADE WITHOUT PASSING THROUGH THESE TEMPORARY DETENTION MEASURES.
- CONSTRUCTION STAGE 2
- COORDINATE CONSTRUCTION ACTIVITIES TO CONTROL DISTURBANCE TO NATURAL GROUND WITHIN CONSTRUCTION LIMITS.
 - PERFORM GRADING TRANSVERSE TO SLOPES.
 - PROVIDE CONTINUOUS SILT FENCING ALONG ENTIRE LENGTH OF TOE SLOPES PRIOR TO PLACING FILL MATERIAL OR GRADING.
- CONSTRUCTION STAGE 3
- ESTABLISH GRASS GROUND COVER ON FINISHED SLOPES AFTER GRADING OPERATIONS ARE COMPLETE.
 - ESTABLISH SEDIMENT CHECK DAMS AROUND OPEN PIPE INLETS AND MAINTAIN UNTIL RUNOFF AREAS ARE PAVED OR STABILIZED.
 - ESTABLISH SILT FENCE AND SEDIMENT CHECK DAMS AT NEW DISCHARGE POINTS.
- CONSTRUCTION STAGE 4
- MAINTAIN PERIMETER BARRIERS UNTIL SLOPES AND DISTURBED AREAS HAVE ATTAINED SPECIFIED GRASS COVER AND PAVING IS COMPLETE.
 - REMOVE BARRIERS (SILT FENCES, HAY BALES, ETC.) AND DISPOSE OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, ORDINANCE, AND APPLICABLE REGULATIONS.
 - REMOVE SEDIMENT BUILD-UPS IN DETENTION FACILITIES AND DOWNSTREAM CHANNELS AND/OR PIPING AS REQUIRED.
 - FINISH SITE GRADING AND ESTABLISH GRASS COVER ON ALL DISTURBED AREAS.



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CITY OF PENSACOLA

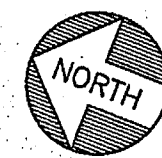
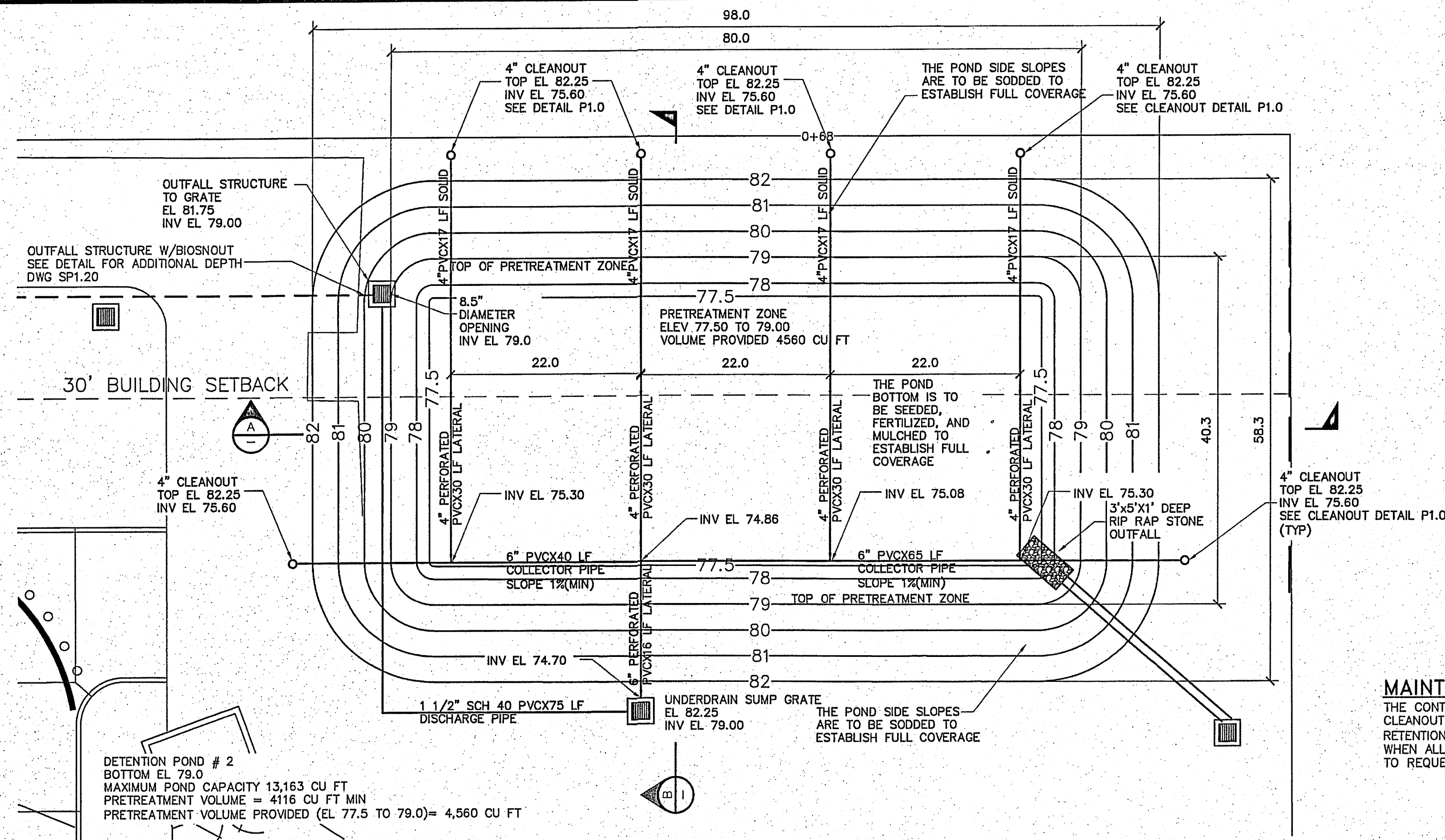
EROSION CONTROL PLAN

AQUA EXPRESS II CARWASH

CIVIL & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
105 COMMERCIAL PARKWAY, WEST MONROE, LOUISIANA 71291 (504) 398-3227
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

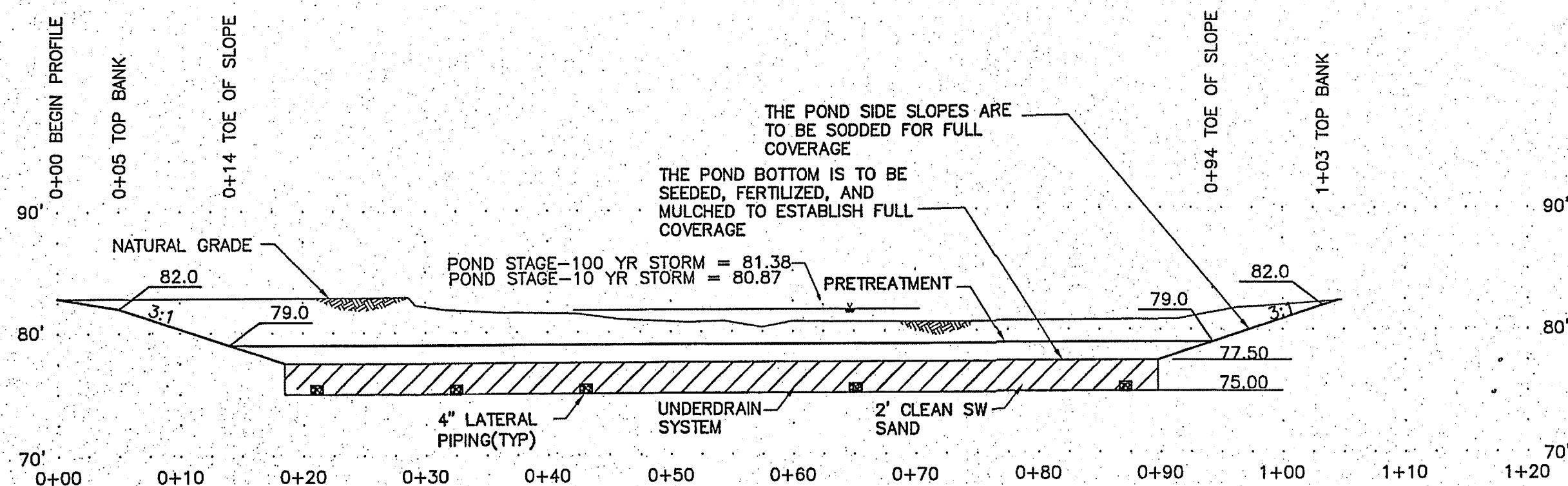
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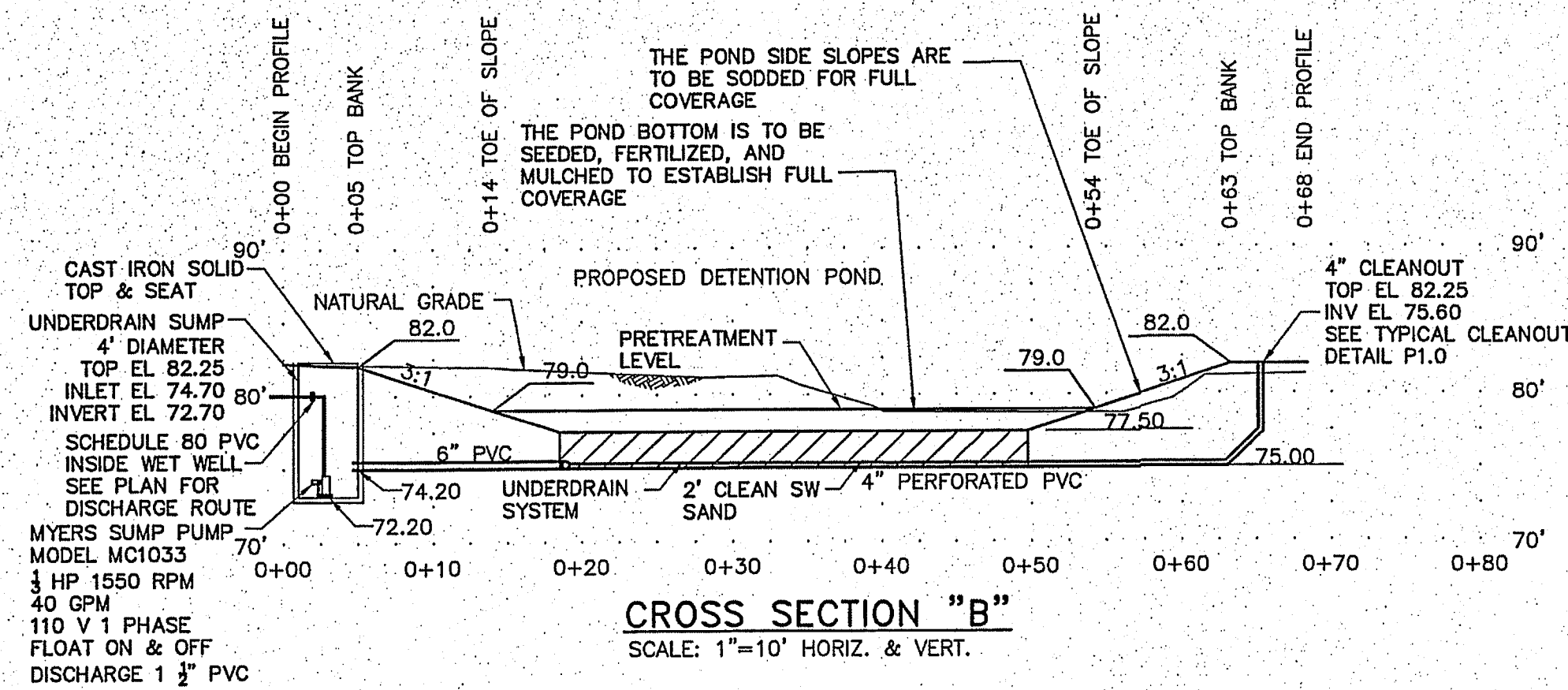
PLAN DETENTION/TREATMENT POND 2

SCALE: 1"=10'-0"



LONGITUDINAL SECTION "A"

SCALE: 1"=10' HORIZ. & VERT.



CROSS SECTION "B"

SCALE: 1"=10' HORIZ. & VERT.

MAINTENANCE OF DETENTION AREAS

THE CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEANOUT ACCUMULATED SILT, AND STABILIZE THE RETENTION/DETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED PRIOR TO REQUESTING FOR INSPECTION

MAXIMUM DISCHARGE RATE: $Q_{e3}=1.66$ CFS

POND STAGE TABULATION			
EXIST.	PROPOSED FLOW-IN	PROPOSED FLOW-OUT	POND STAGE EL. MSL
$Q_{e2} = 1.51$ CFS	$Q_{p2} = 2.80$ CFS	$Q_{p2} = 0.95$ CFS	EL 79.17
$Q_{e3} = 1.66$ CFS	$Q_{p3} = 3.06$ CFS	$Q_{p3} = 1.02$ CFS	EL 80.57
$Q_{e4} = 1.71$ CFS	$Q_{p4} = 3.26$ CFS	$Q_{p4} = 1.06$ CFS	EL 80.64
$Q_{e5} = 1.76$ CFS	$Q_{p5} = 3.45$ CFS	$Q_{p5} = 1.10$ CFS	EL 80.71
$Q_{e6} = 1.86$ CFS	$Q_{p6} = 3.65$ CFS	$Q_{p6} = 1.14$ CFS	EL 80.81
$Q_{e10} = 1.93$ CFS	$Q_{p10} = 3.78$ CFS	$Q_{p10} = 1.18$ CFS	EL 80.87
$Q_{e100} = 2.67$ CFS	$Q_{p100} = 4.60$ CFS	$Q_{p100} = 1.41$ CFS	EL 81.38

DETERMINATION OF PRETREATMENT VOLUME

PROPOSED CONDITION

DETERMINATION OF RUNOFF COEFFICIENT
IMPERVIOUS AREA = 47,491.47 SF $C=0.95$
PERVIOUS AREA = 30,823 SF $C=0.15$

COMBINED $C_e = (47,491.47/78,314.47)*0.95 + (30,823/78,314.47)*0.15$
 $C_e = 0.63$

1" RUNOFF ENTIRE SITE

$V = (0.5"/12") \times 1.80 \text{ AC} \times 43,560 \text{ SF/AC} = 3,267 \text{ CU FT}$

1" RUNOFF PROPOSED SITE

$V = 1"/12 \times 1.80 \text{ AC} \times 43,560 \text{ SF/AC} \times 0.63 = 4,116 \text{ CU FT}$

USE GREATER OF THE TWO CALCULATED VOLUMES

$V_{req} = 4,116 \text{ CU FT}$ -- REQUIRED TREATMENT MINIMUM VOLUME

DETERMINATION OF POND RECOVERY TIME

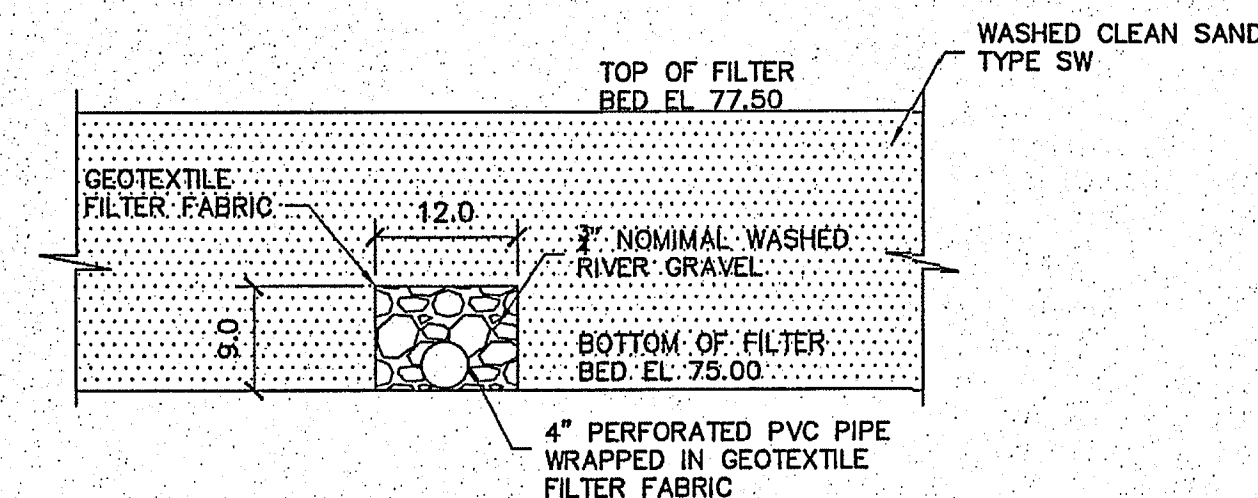
PRETREATMENT VOLUME SUPPLIED = 4560 CU FT

DUE TO THE ELEVATION OF THE STORM WATER OUTFALL AVAILABLE AND GEOTECHNICAL LIMITATIONS OF THE SOIL PROPERTIES FOR ABSORPTION OF THE PRETREATED VOLUME - THE UNDERDRAIN SYSTEM WILL FLOW INTO A SUMP AND THEN WILL BE PUMPED TO THE OUTFALL STRUCTURE. ALL FLOW WILL BE THROUGH A MANUFACTURED SKIMMER SYSTEM.

PUMP SELECTED HAS A CAPACITY OF 40 GPM

TR = 4560 CU FT / 7.481 GAL/CU FT / 40 GPM

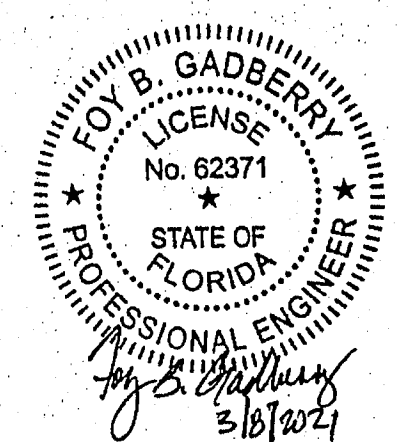
TR = 852 MINUTES = 14.21 HRS



TYPICAL UNDERDRAIN LATERAL

DETAIL

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



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CONSULTING ENGINEERS

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105 COMMERCIAL PARKWAY, SUITE 200, MOBILE, ALABAMA 36688-3327
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

CITY OF PENSACOLA

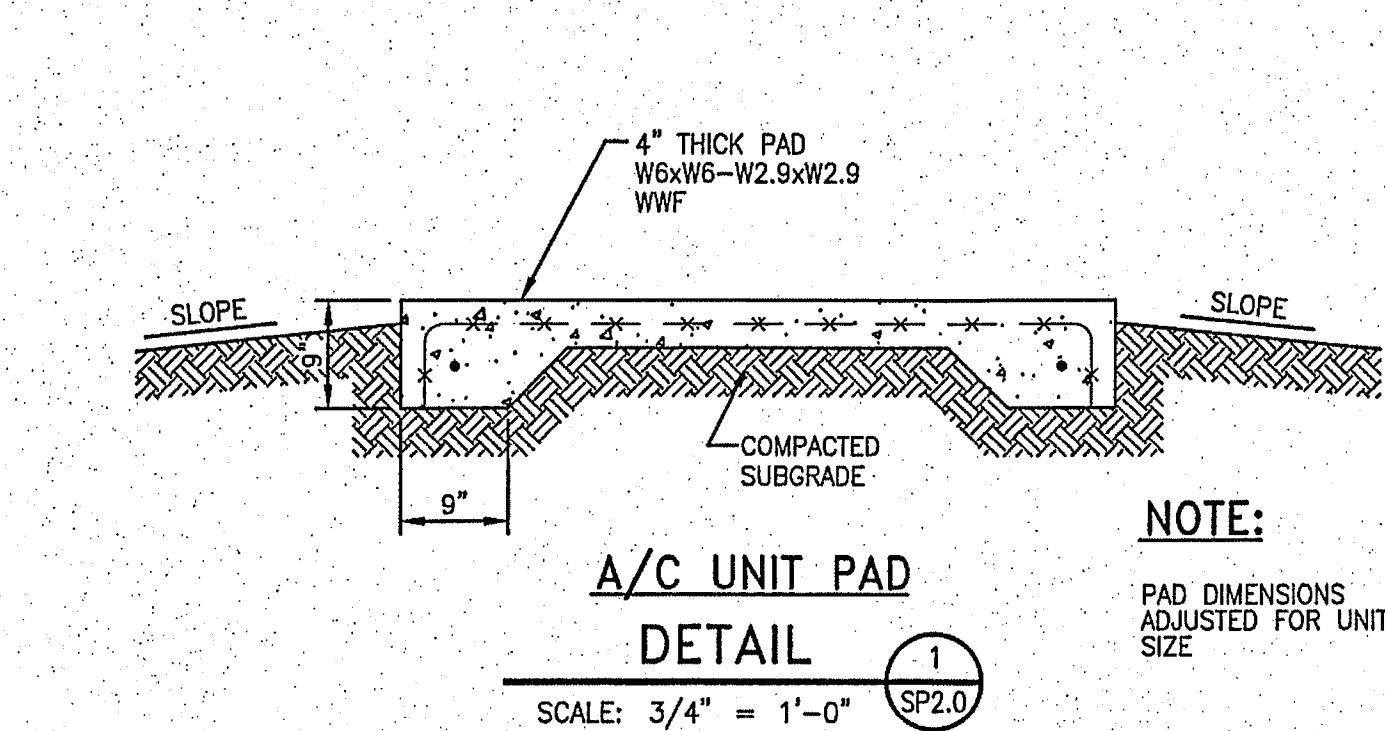
PARTIAL PLAN & PROFILE

AQUA EXPRESS II CARWASH

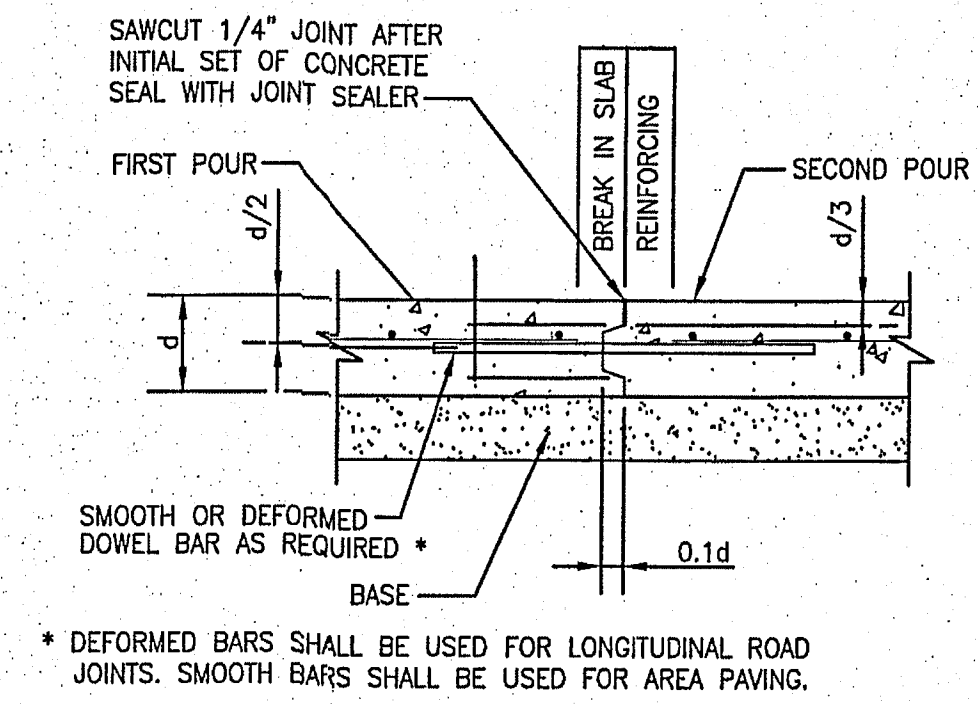
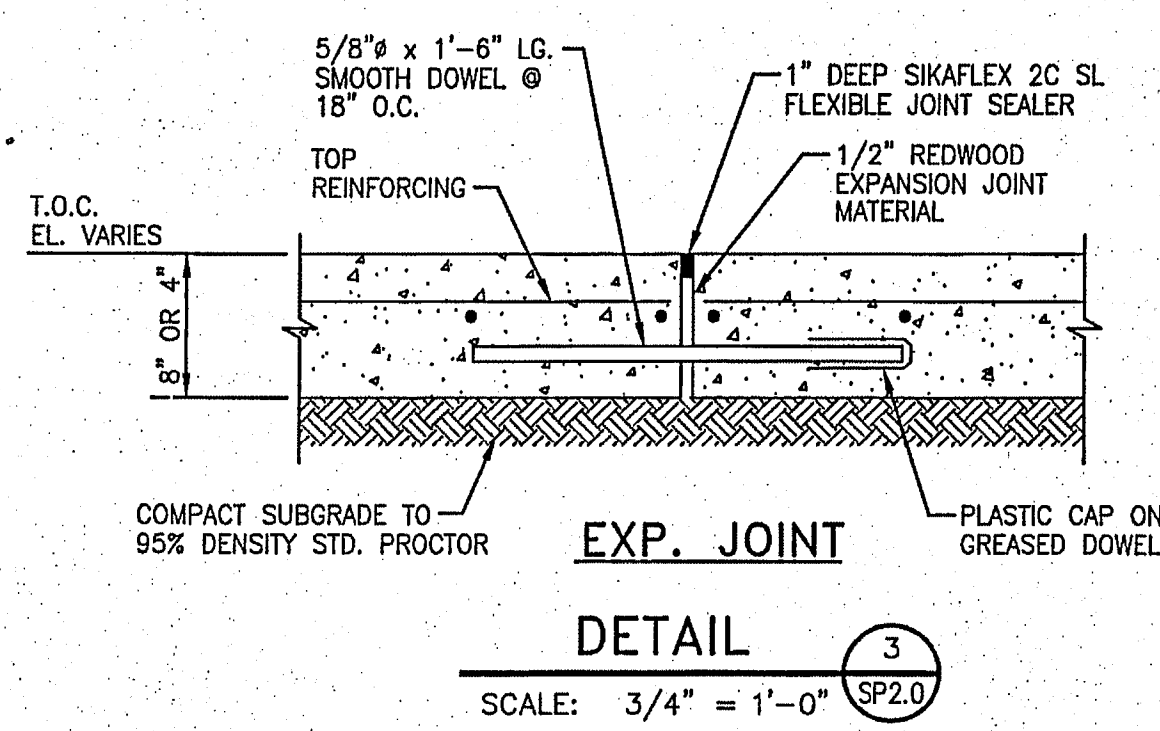
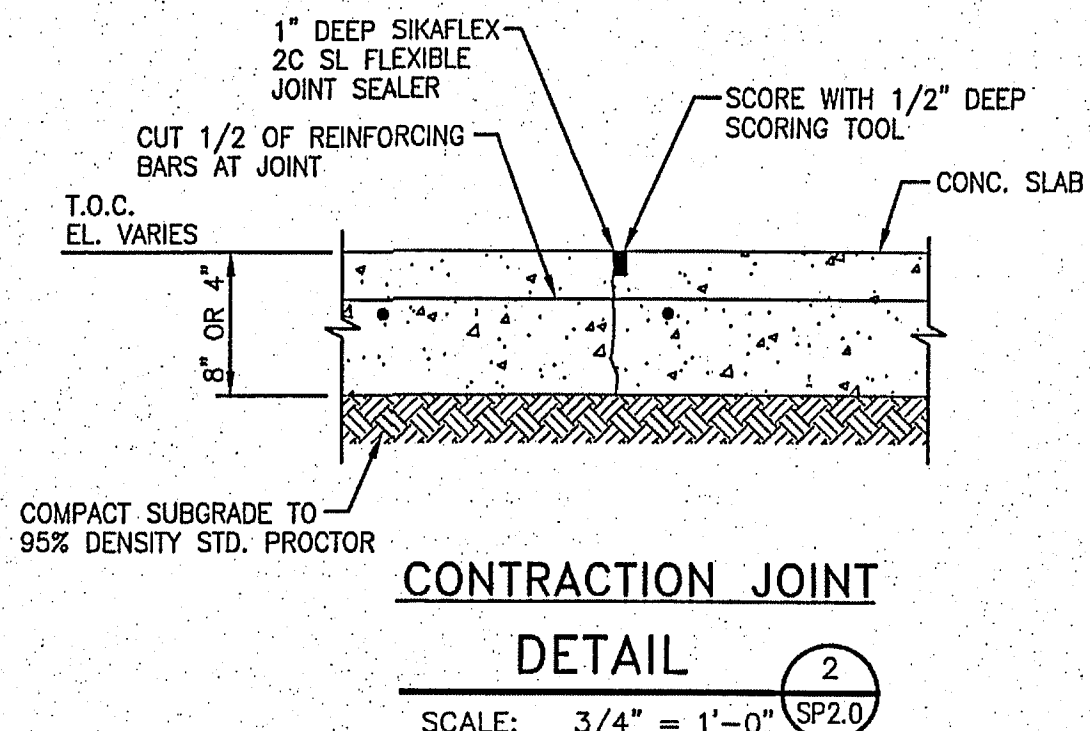
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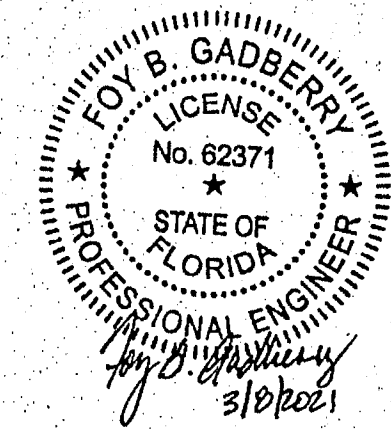
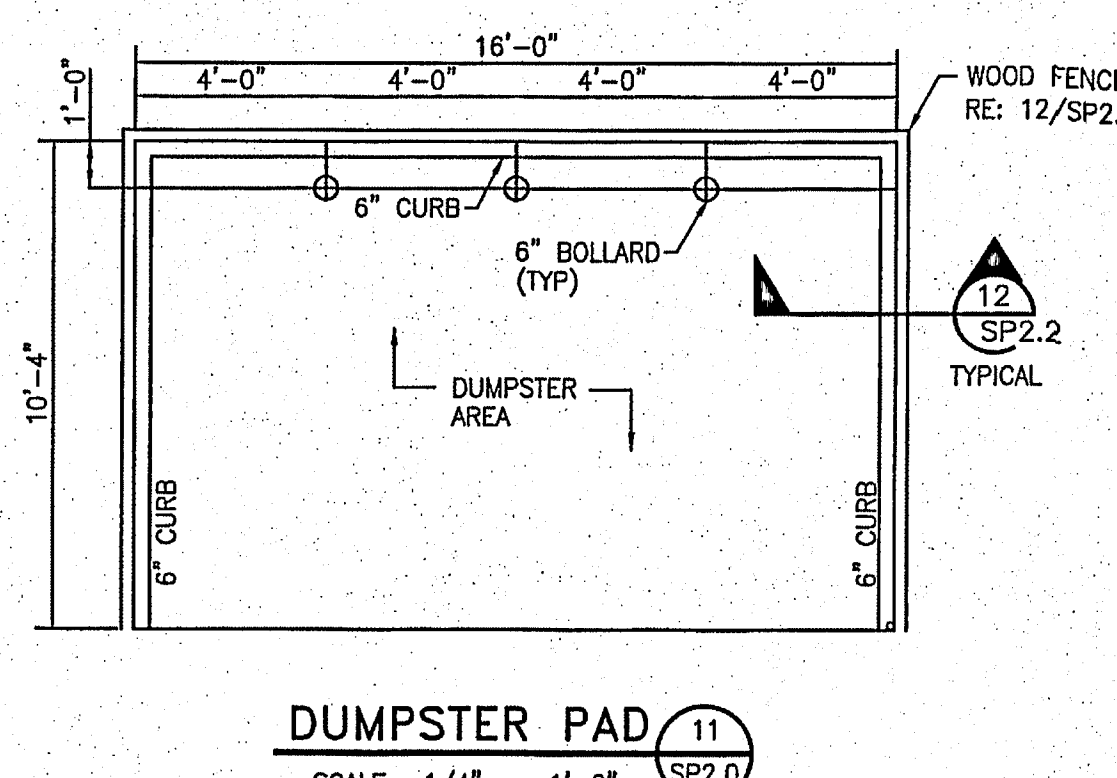
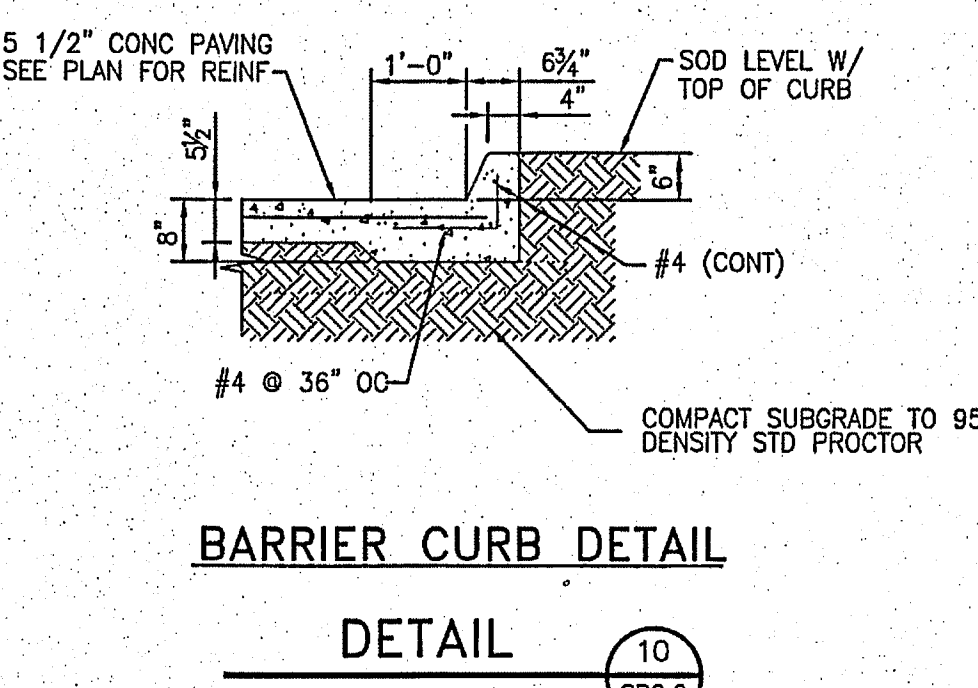
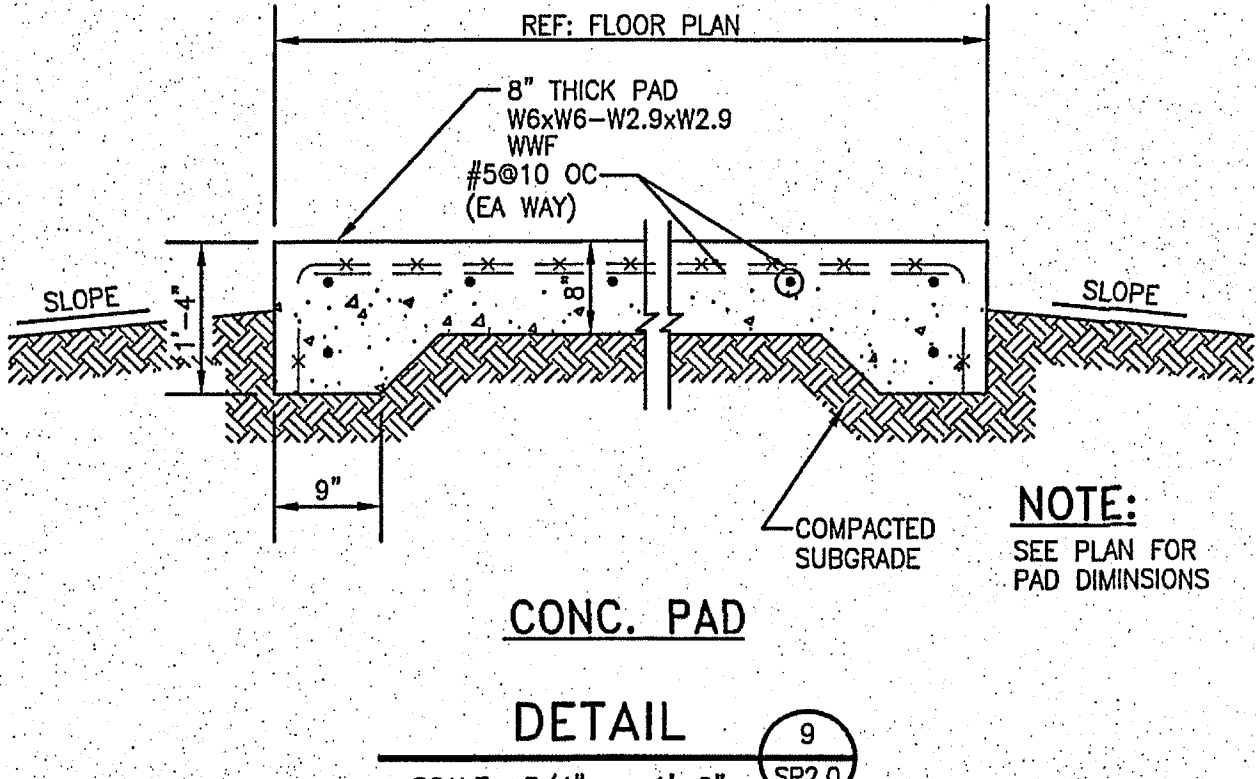
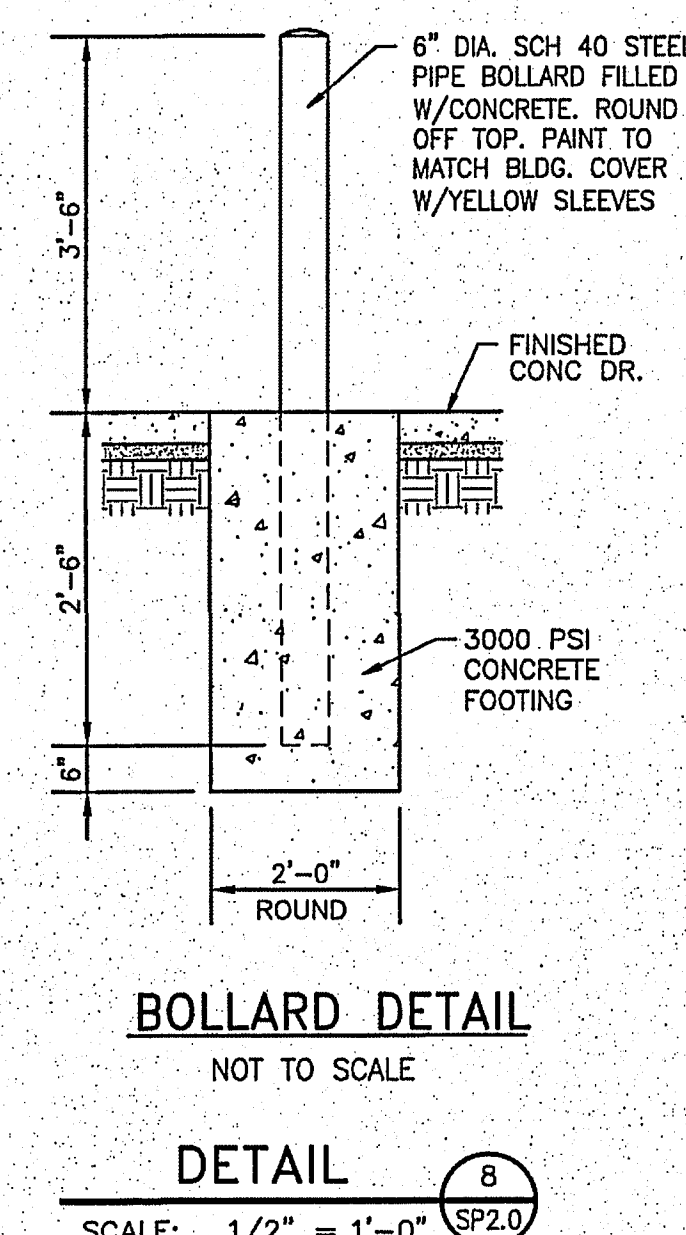
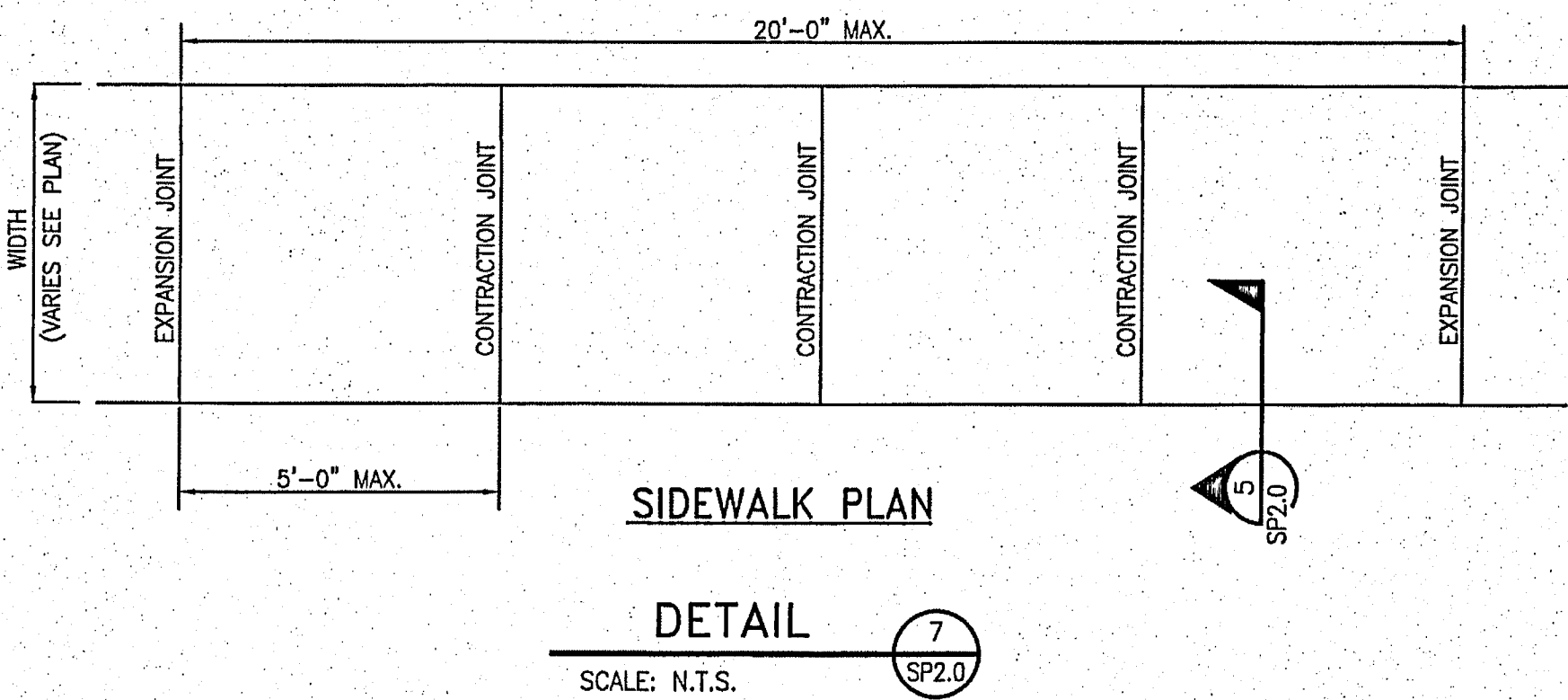
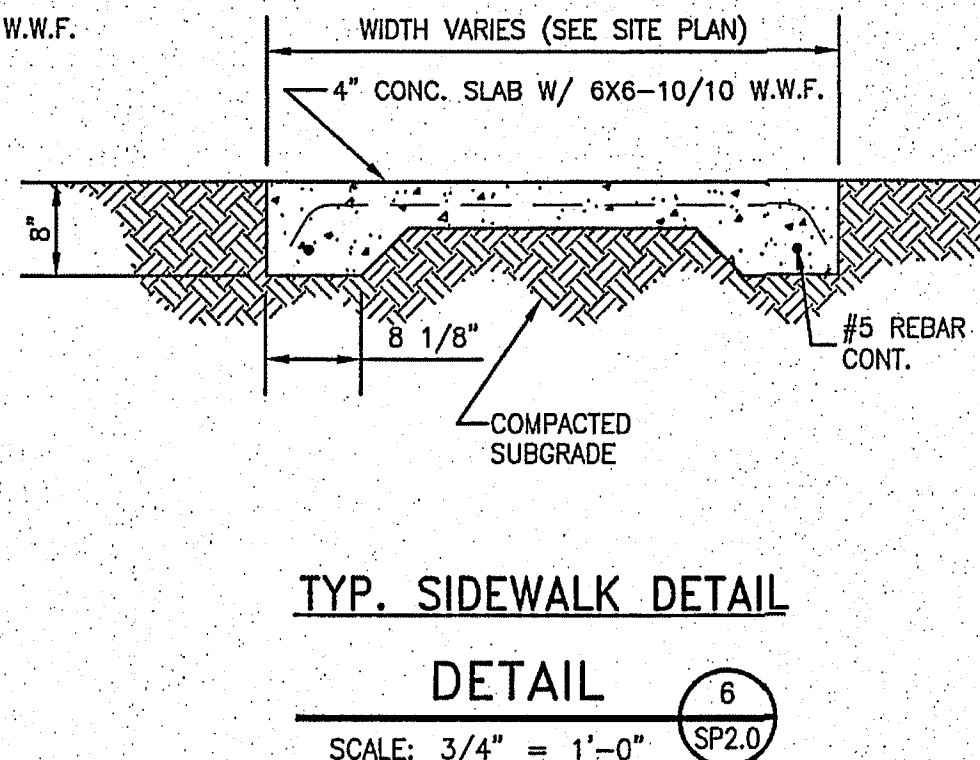
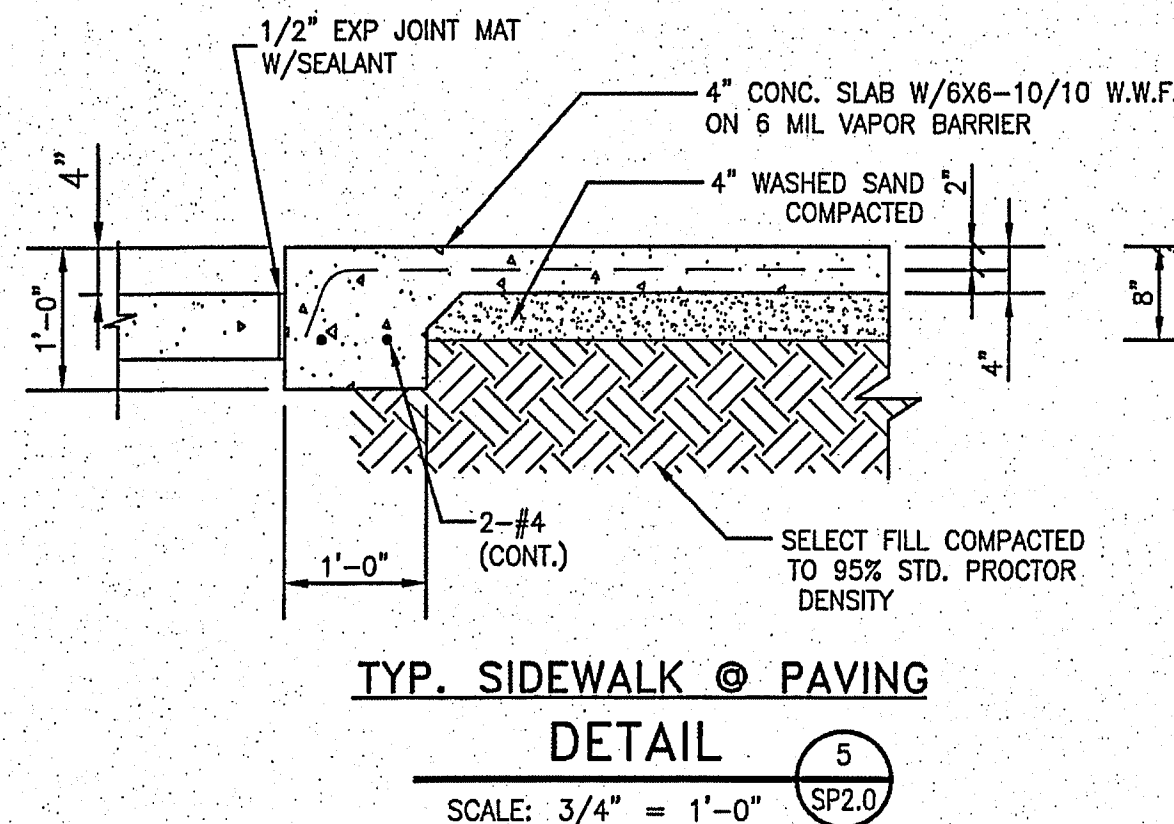
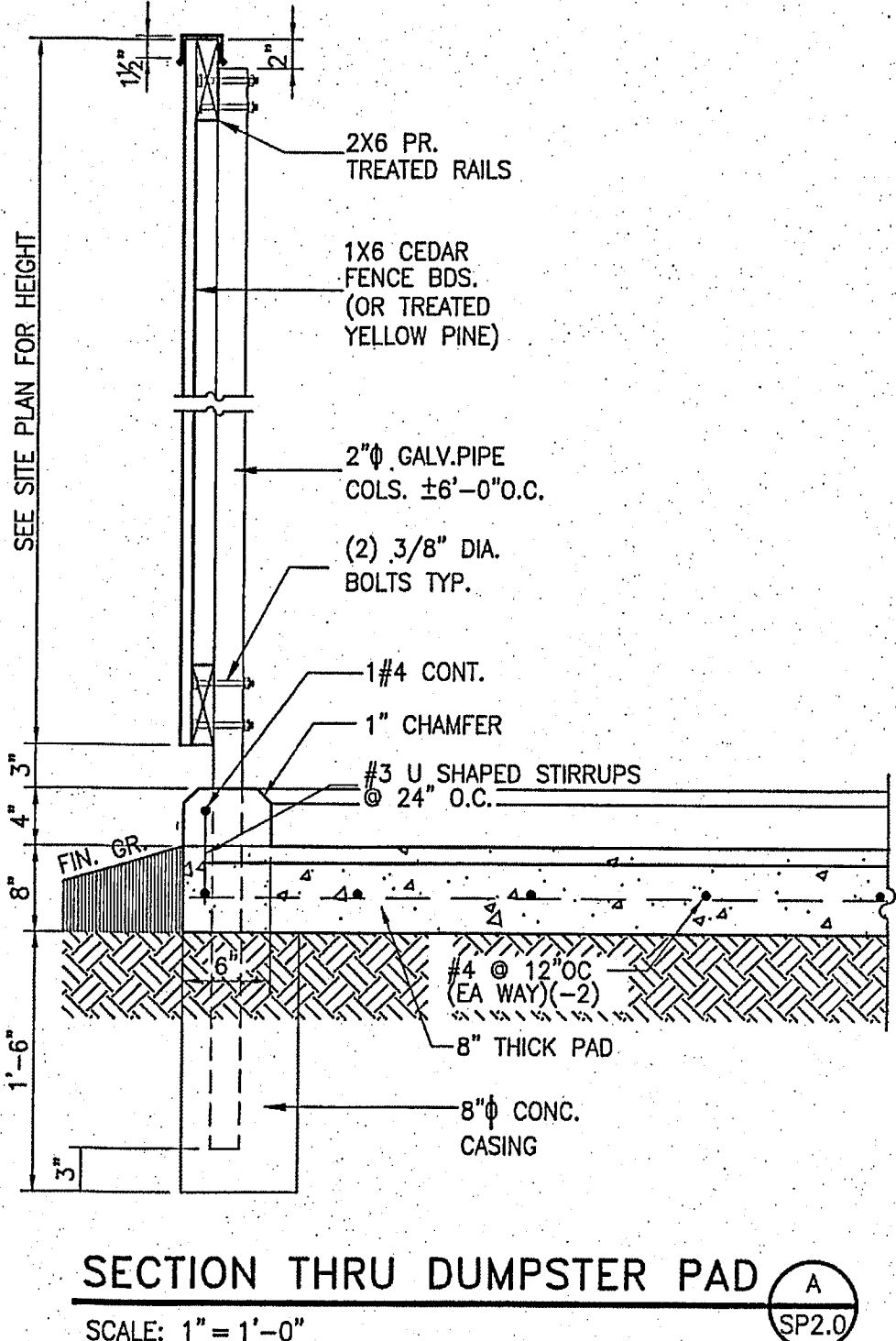
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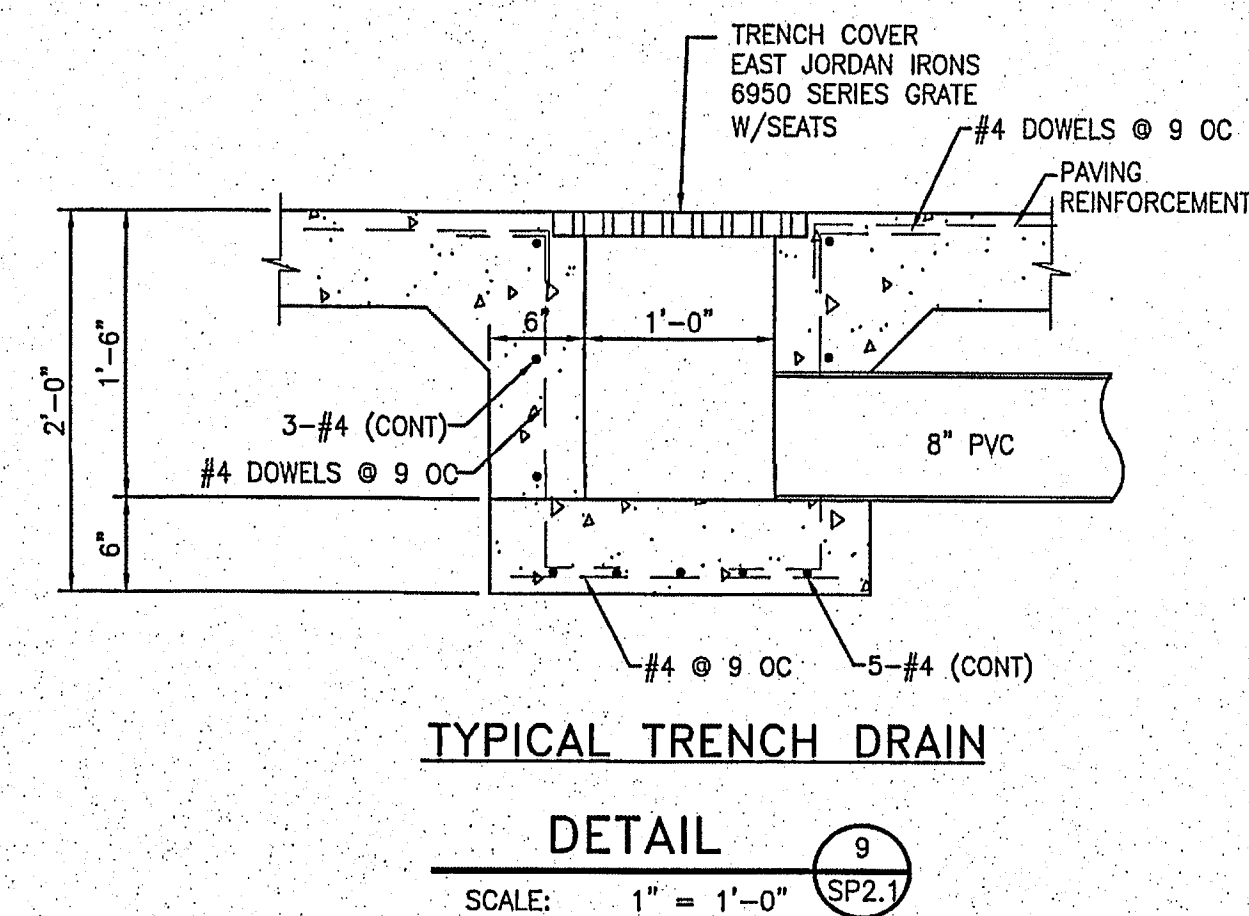
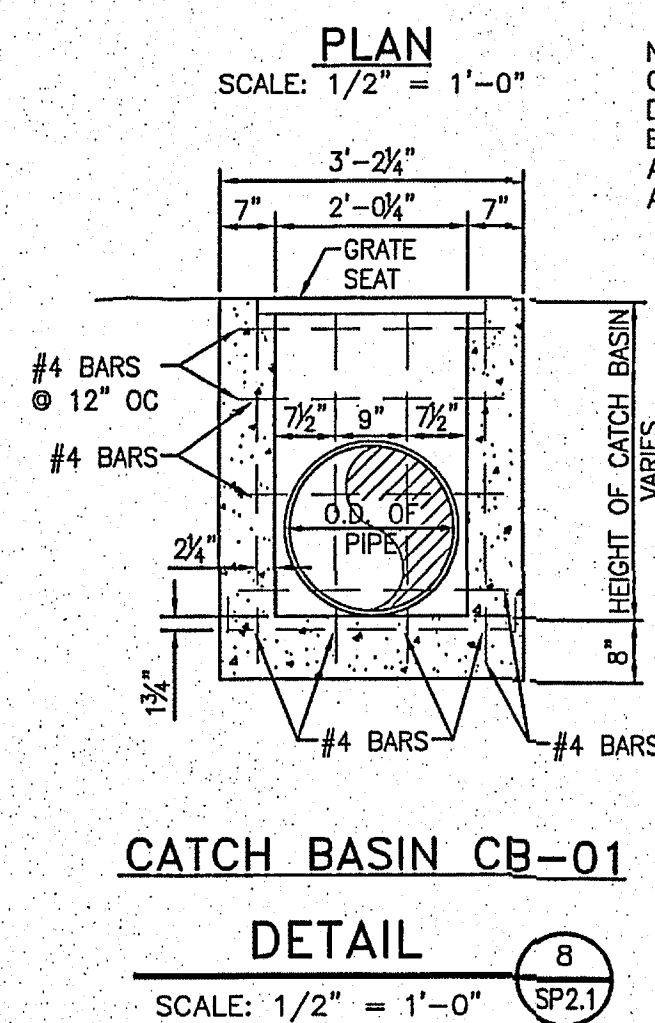
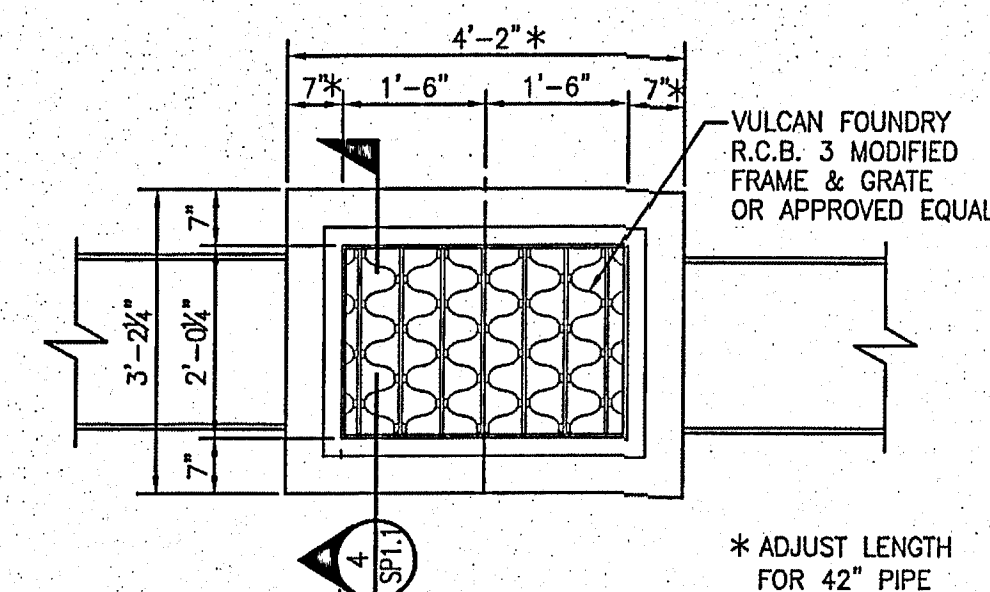
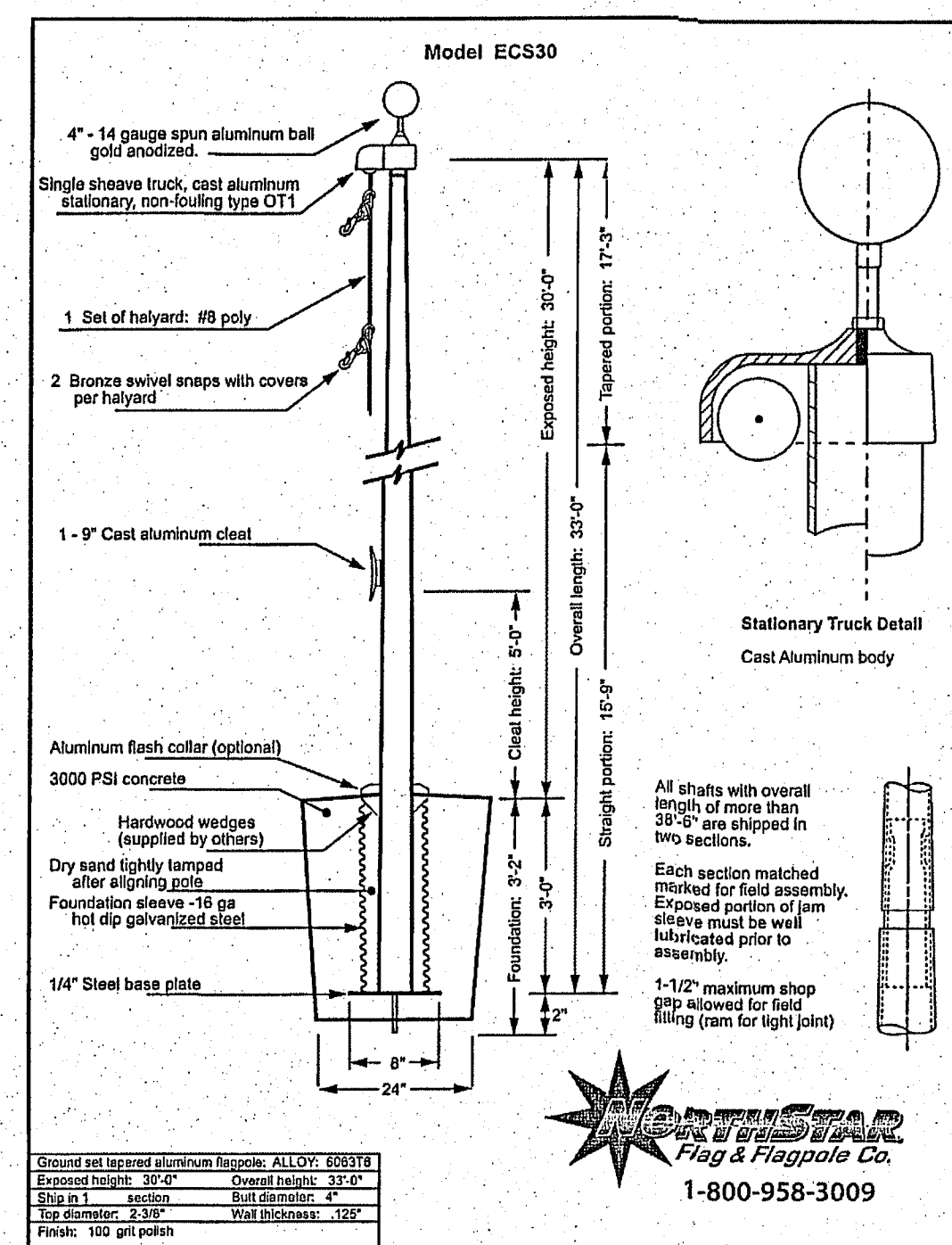
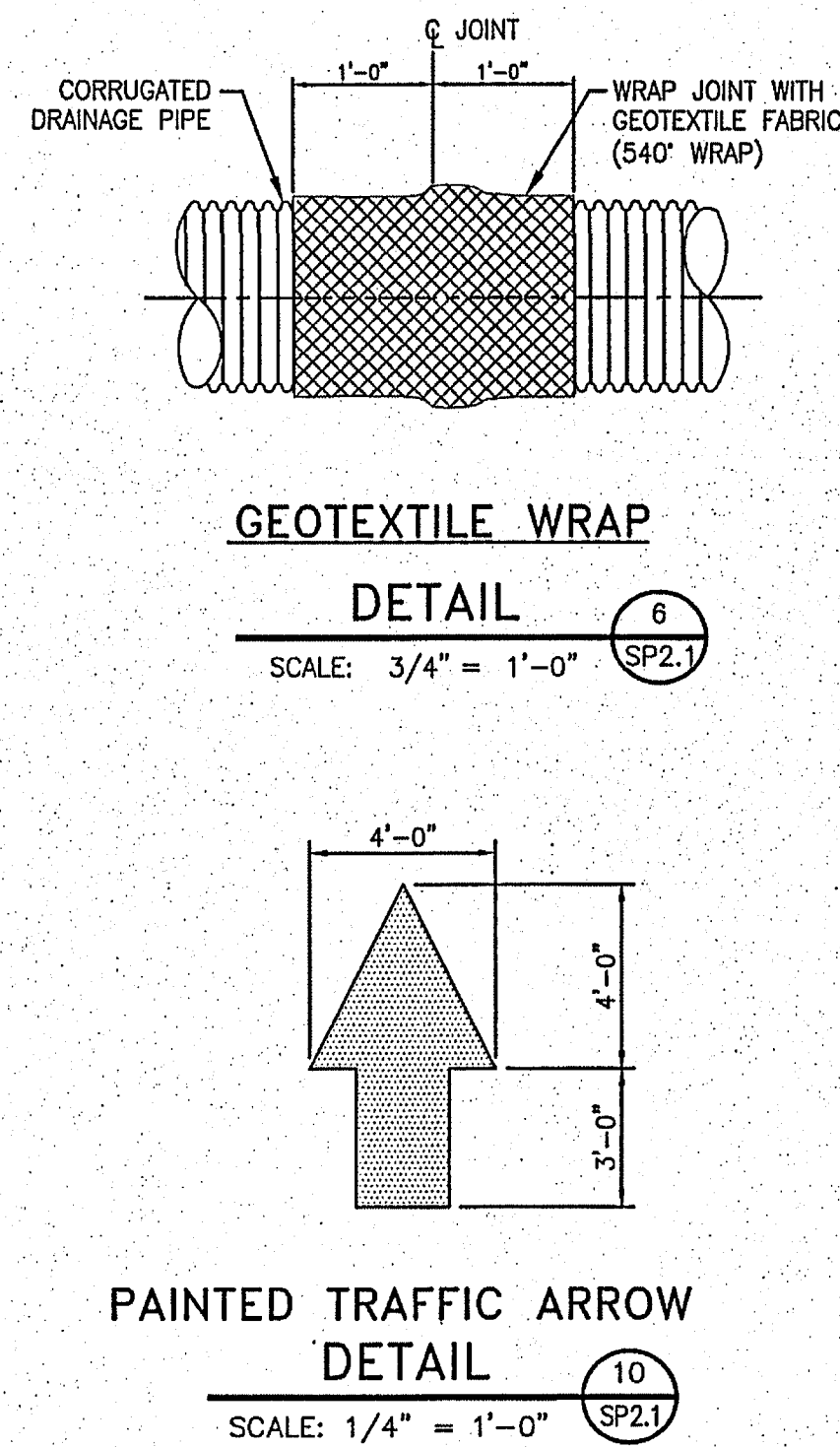
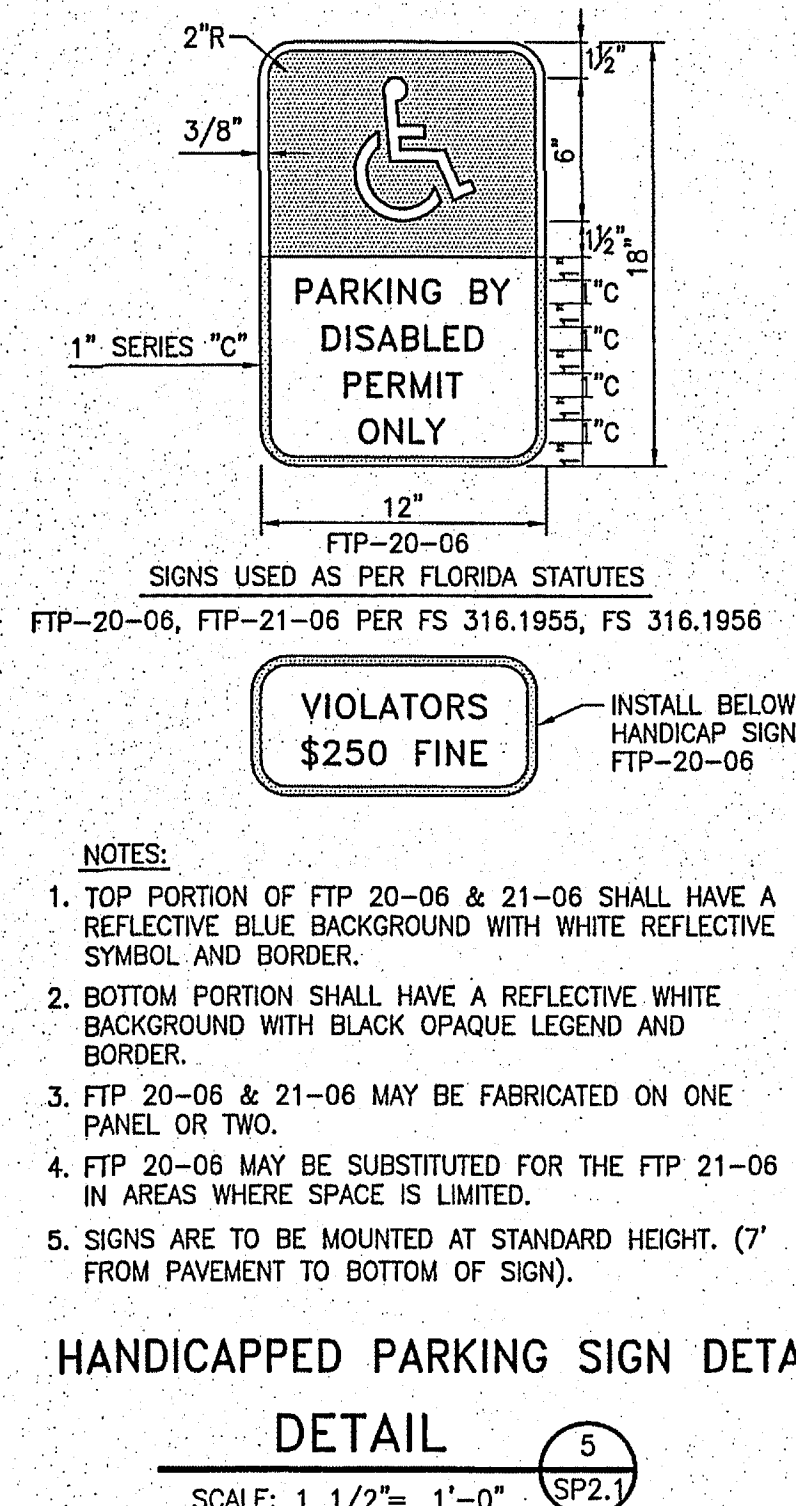
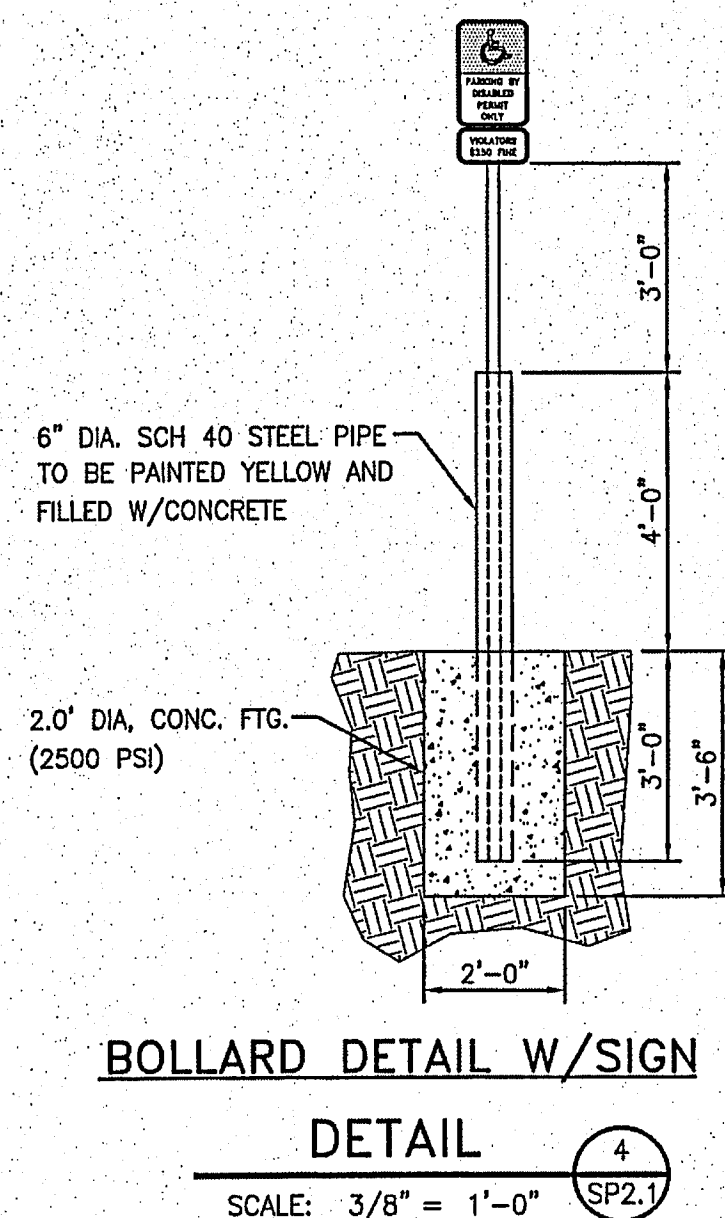
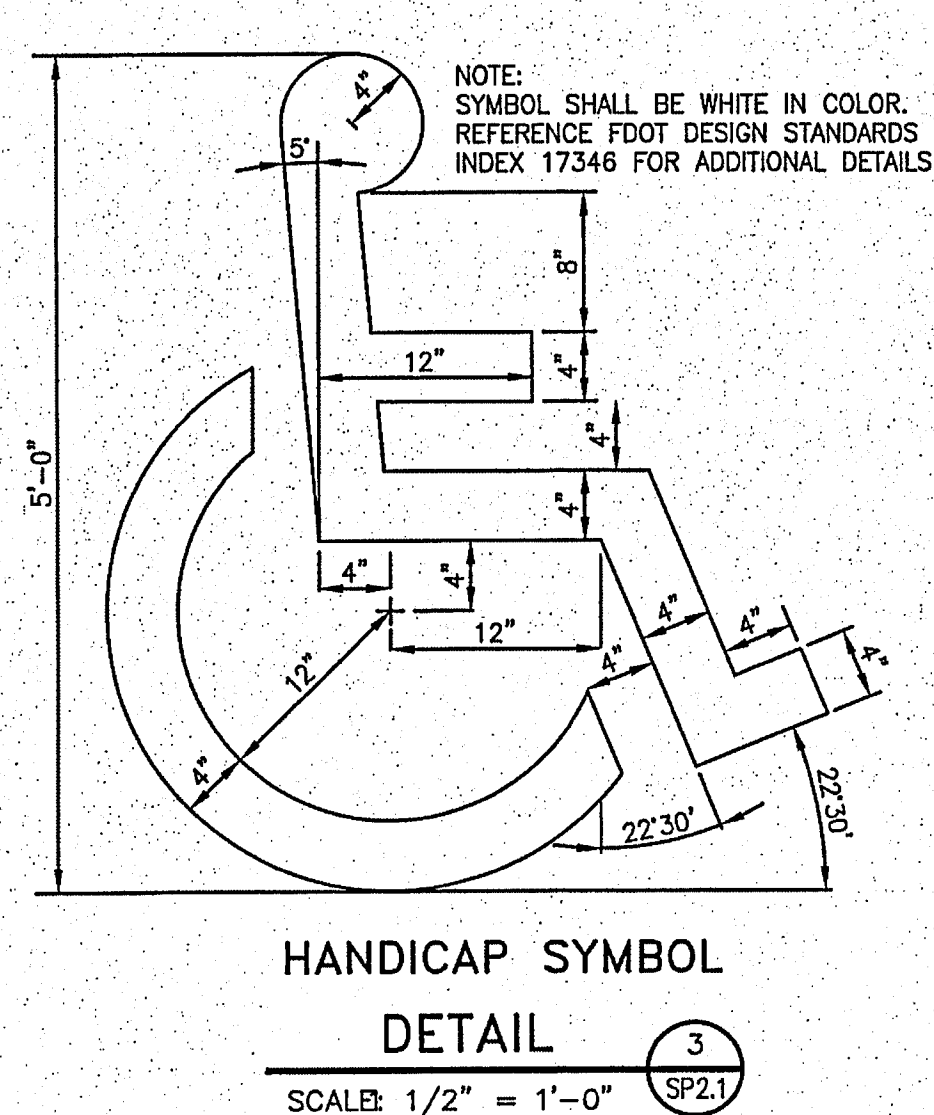
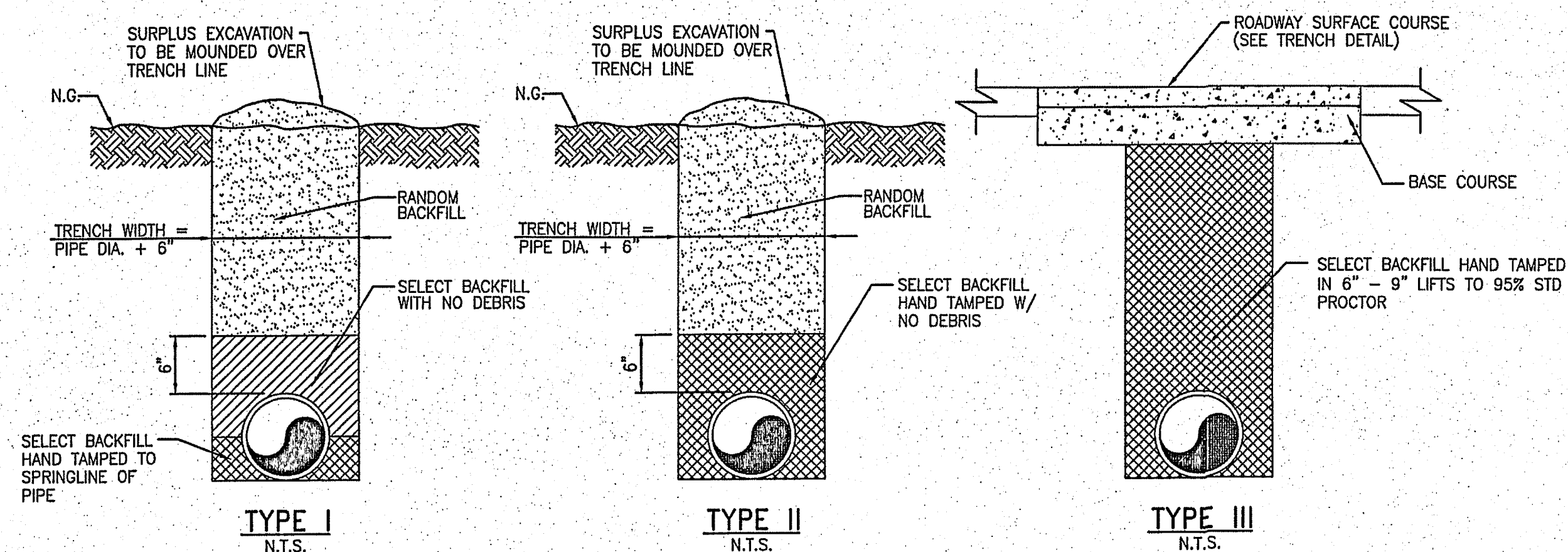
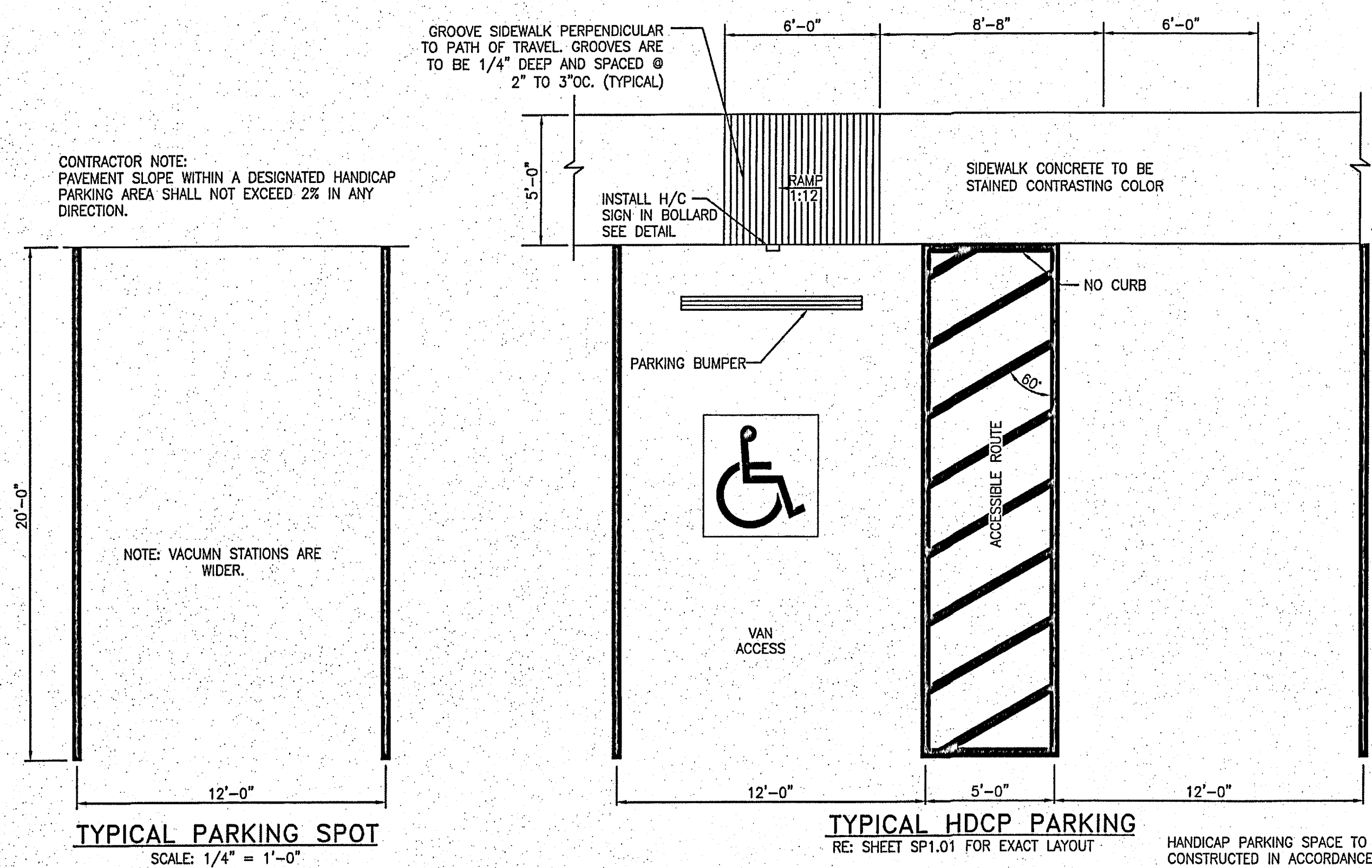


NOTE:
PAD DIMENSIONS
ADJUSTED FOR UNIT
SIZE



D (IN.)	SMOOTH DOWEL
5	3/4" x 18" @ 12" O.C.
6	3/4" x 18" @ 12" O.C.
7	1" x 18" @ 12" O.C.
8	1 1/4" x 18" @ 12" O.C.
	DEFORMED DOWEL
ALL	5/8" x 18" @ 30" O.C.





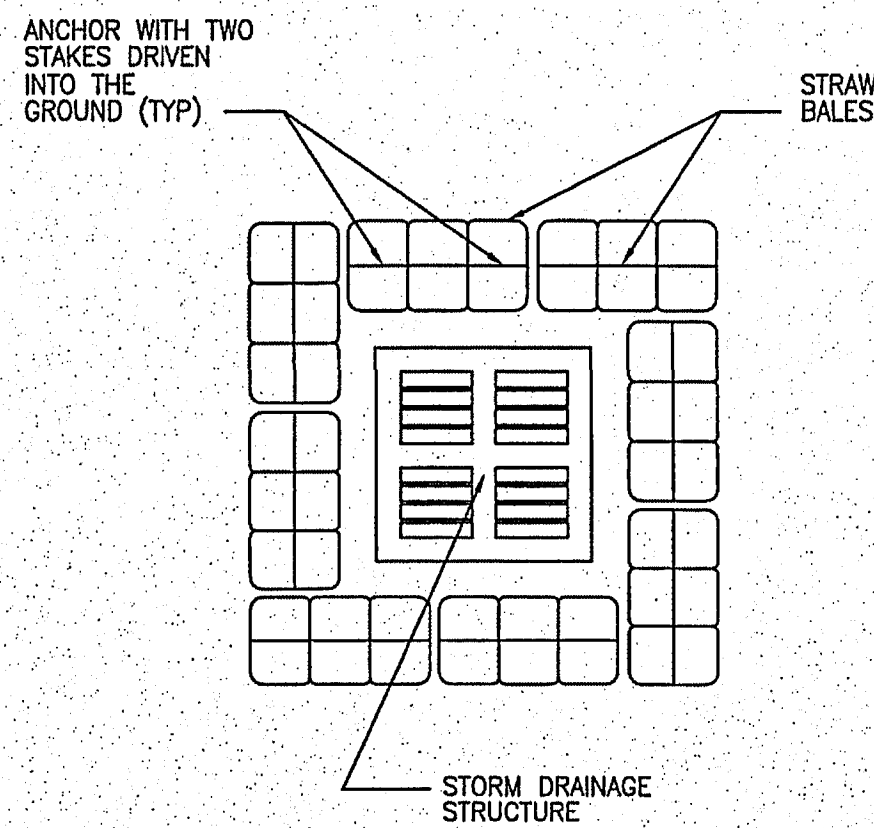
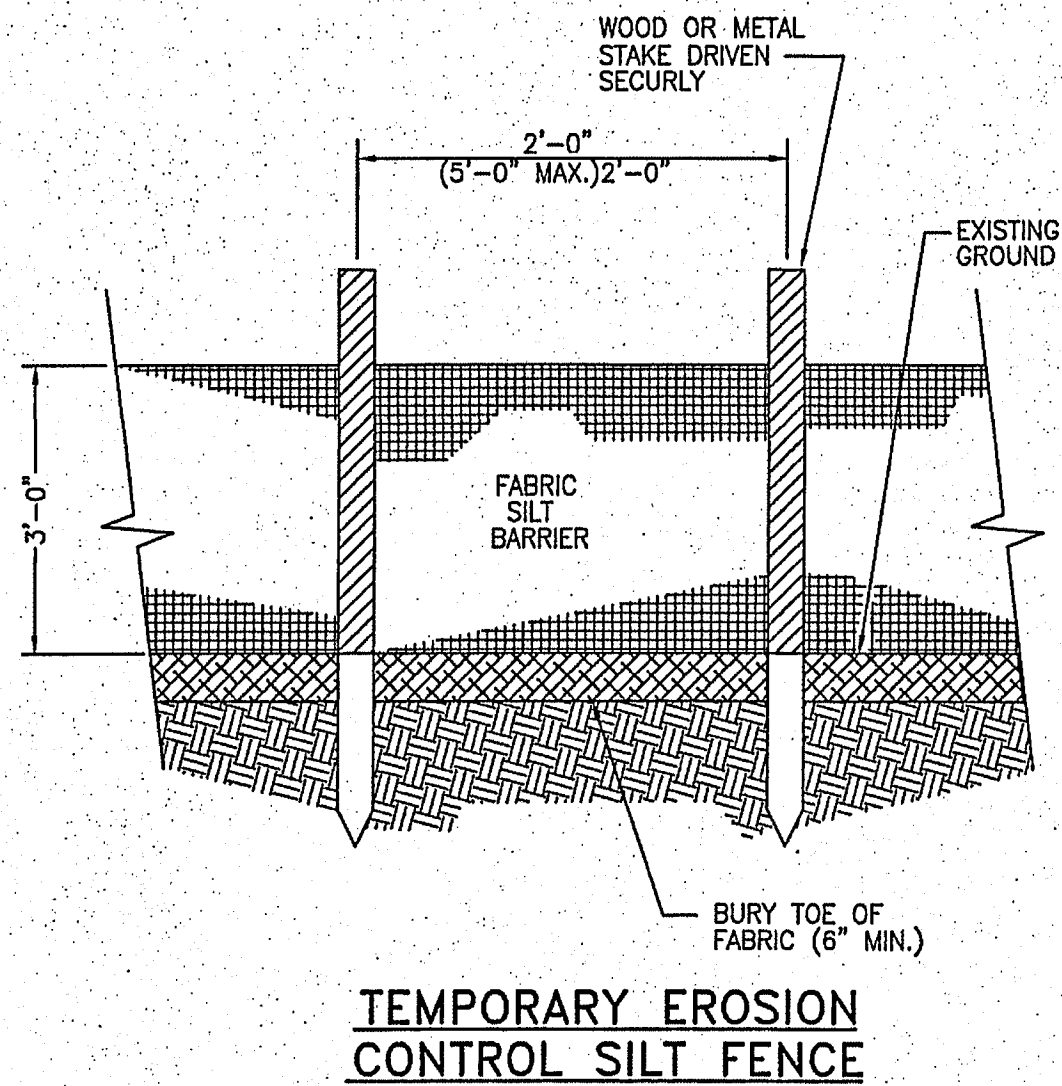

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ALUMINUM FLAGPOLE INSTALLATION INSTRUCTIONS

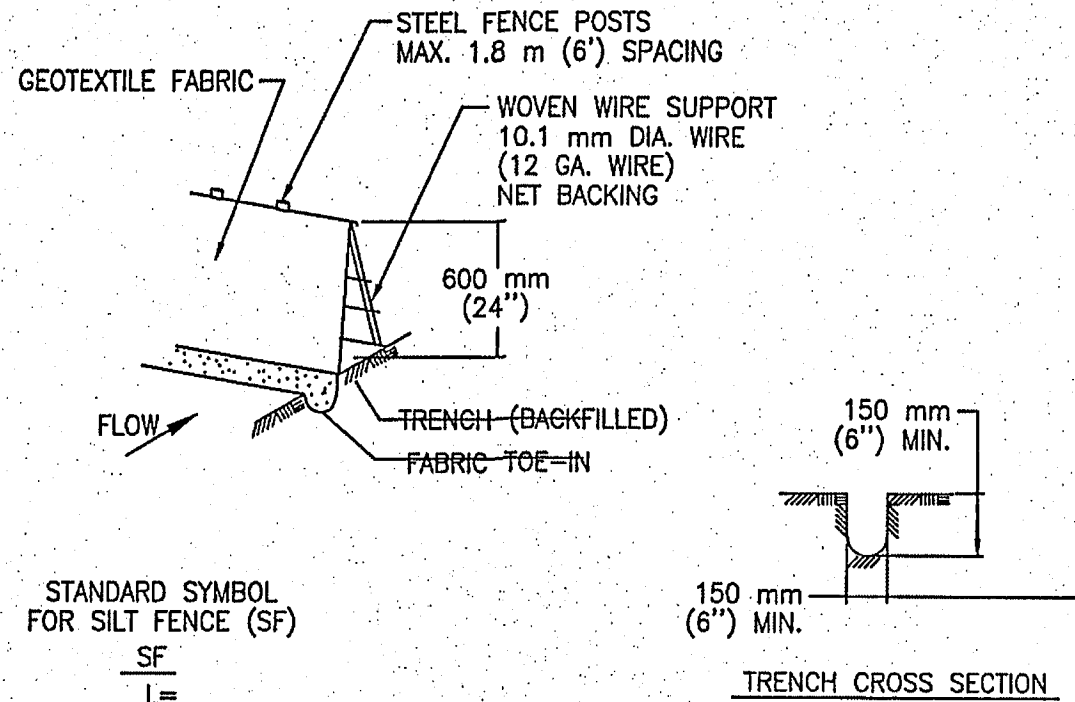
1. Dig Foundation hole four to six times the butt diameter of the Stagnole.
2. Set the foundation tube so that the top of the foundation tube is two inches above grade.
3. Plumb foundation tube and brace so that it will not move during the pouring of the concrete.
4. Pour concrete and trowel up even with top of foundation tube. Keep inside of foundation tube clean.
5. Lay rope on sawhorses and sawtop. For sectional poles check both ends for any burrs. If any are found, file them off and wire the areas clean. Fully grease joint areas. Attach the arrows and/or numbers on each section and join together. Numbers must be identical for a proper fit.
6. Screw the track into the top of the pole, using a balling to assure a tight fit. If cap-screw tight is used, be sure each section are well tightened.
7. Screw ball on track and tighten ball set screw. Ball should be tightened into track tightly by turning stem of ball with wrench. Do not tighten by turning ball plunger.
8. If fish collar is provided with pole, slide collar on bottom of tube to above slide clasp and attach clasp with one screw to hold fish collar tight after erection of pole. Then remove clasp, slide collar down, and replace clasp. Caution between the collar and the pole with waterproof sealant (like roofing cement or neoprene sealant).
9. Thread rope through entrance (pully) of pole and tie the end together just above the pole will not drop out of the entrance during erection of the pole.
10. Erect pole into foundation tube and center it. Turn so that the client's holes are in the direction desired.
11. Place wood wedges (supplied by others) between the collar and the foundation tube and plumb pole.
12. Pack dry dirt between the pole and foundation tube. Leave two inches void at top and fill with waterproof sealant to keep water out of the area below.
13. Loop on ropes as kept, space properly for fish also being tracked.

IMPORTANT: When erecting sectional flagpoles, never place your sling above the joint. Sling must be positioned below the joint, thus eliminating the possibility that the two sections could separate during hoisting.

ALSO: For yardarm-type flagpoles, please locate (3) pre-drilled holes approximately 1/3 down from top of pole. Take the 6" x 9" plate and attach at this point. Then attach U-bolts around the yardarm and through the plate; Secure nuts and washers, including the (4) small acorn nuts for the ends of the U-bolts.

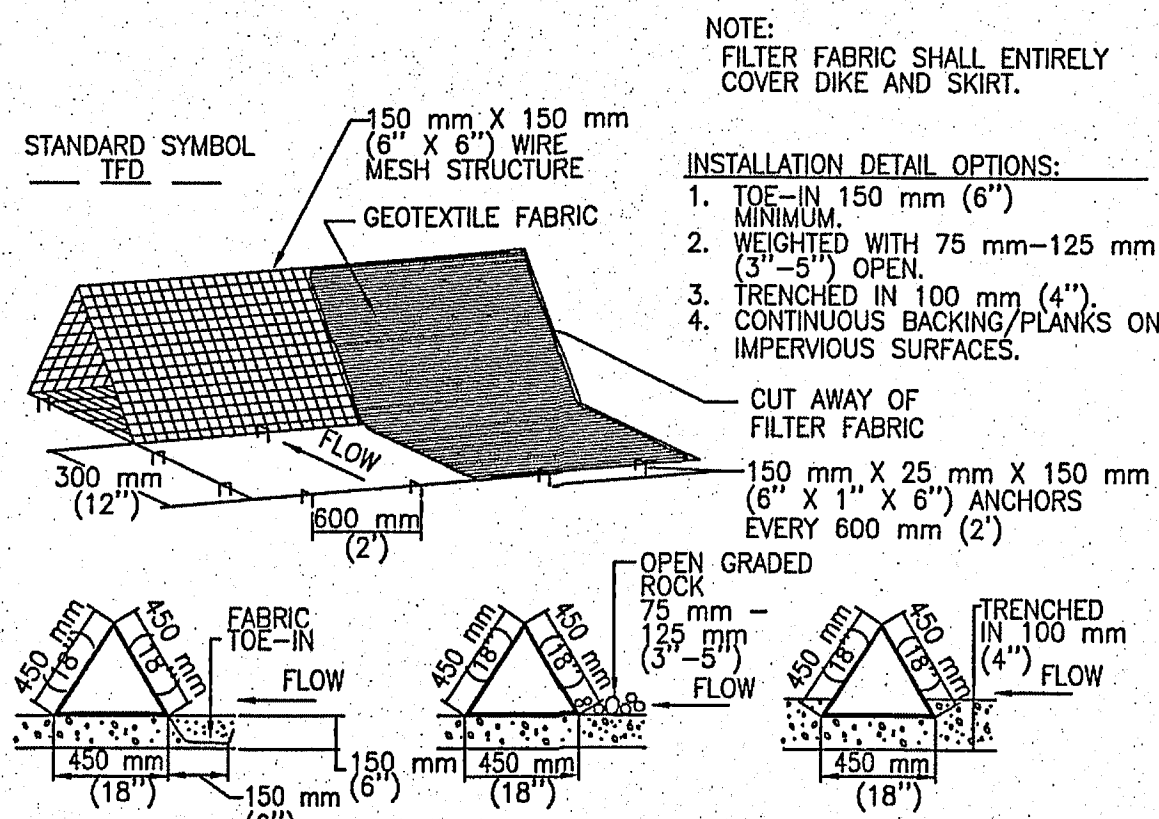


TEMPORARY EROSION CONTROL
STRAW BALE FILTER



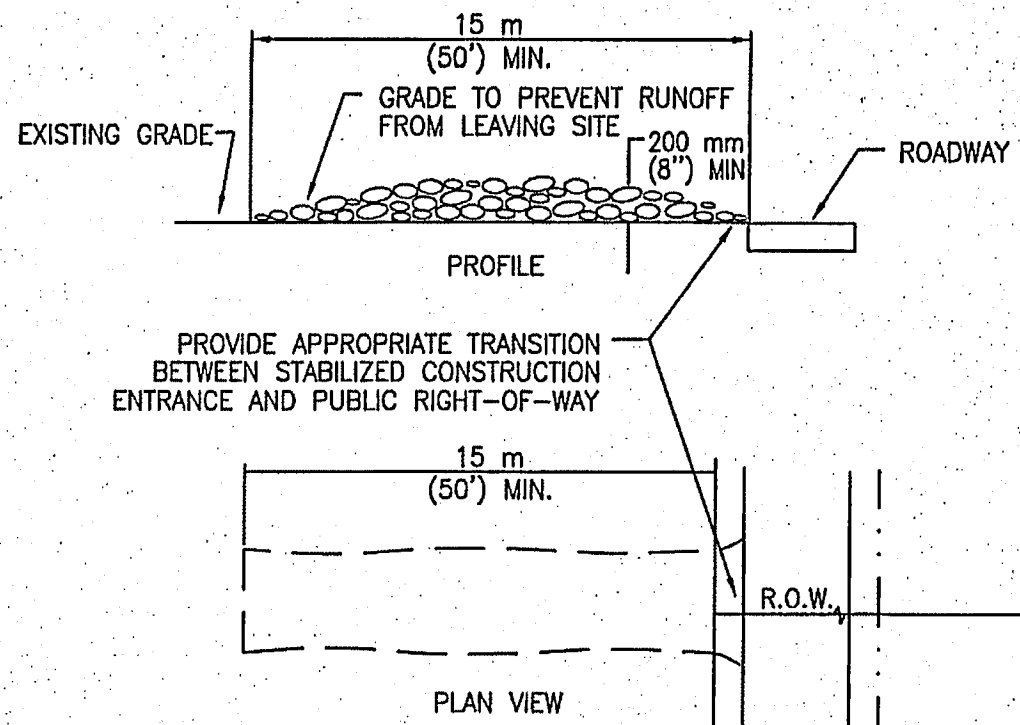
- NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (1").
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED INTO THE SURFACE (E.G. PAVEMENT), THE FABRIC FLAP SHALL BE WEIGHTED DOWN WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

TYPICAL SILT FENCE



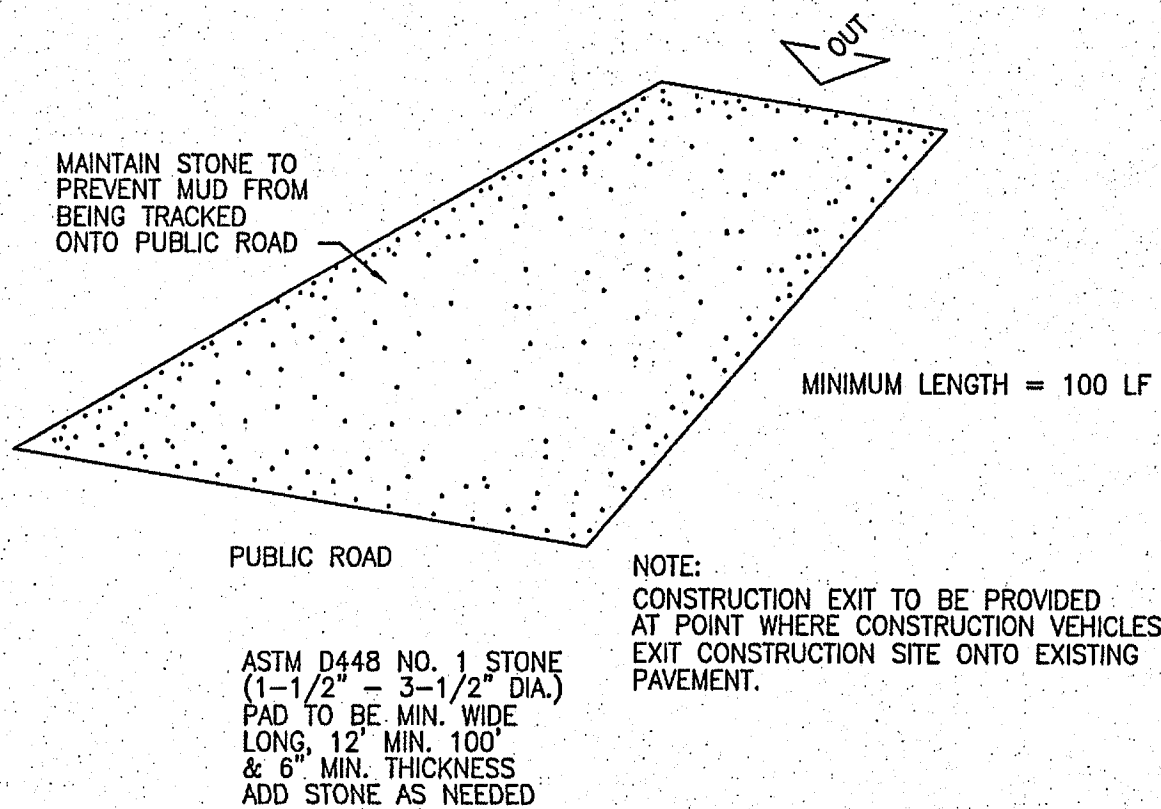
- GENERAL NOTES:
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
 2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
 3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5") OPEN GRADED ROCK OR TOE-IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
 4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M (3/8") DIAMETER RE-BAR WITH TEE ENDS.
 5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOOT RINGS.
 6. THE DIKE STRUCTURE SHALL BE MW40-150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
 7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
 9. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

TRIANGULAR SEDIMENT FILTER
DIKE



- NOTES:
- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
- LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
- THICKNESS: NOT LESS THAN 200 mm (8").
1. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
 2. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY
 4. STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 6. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

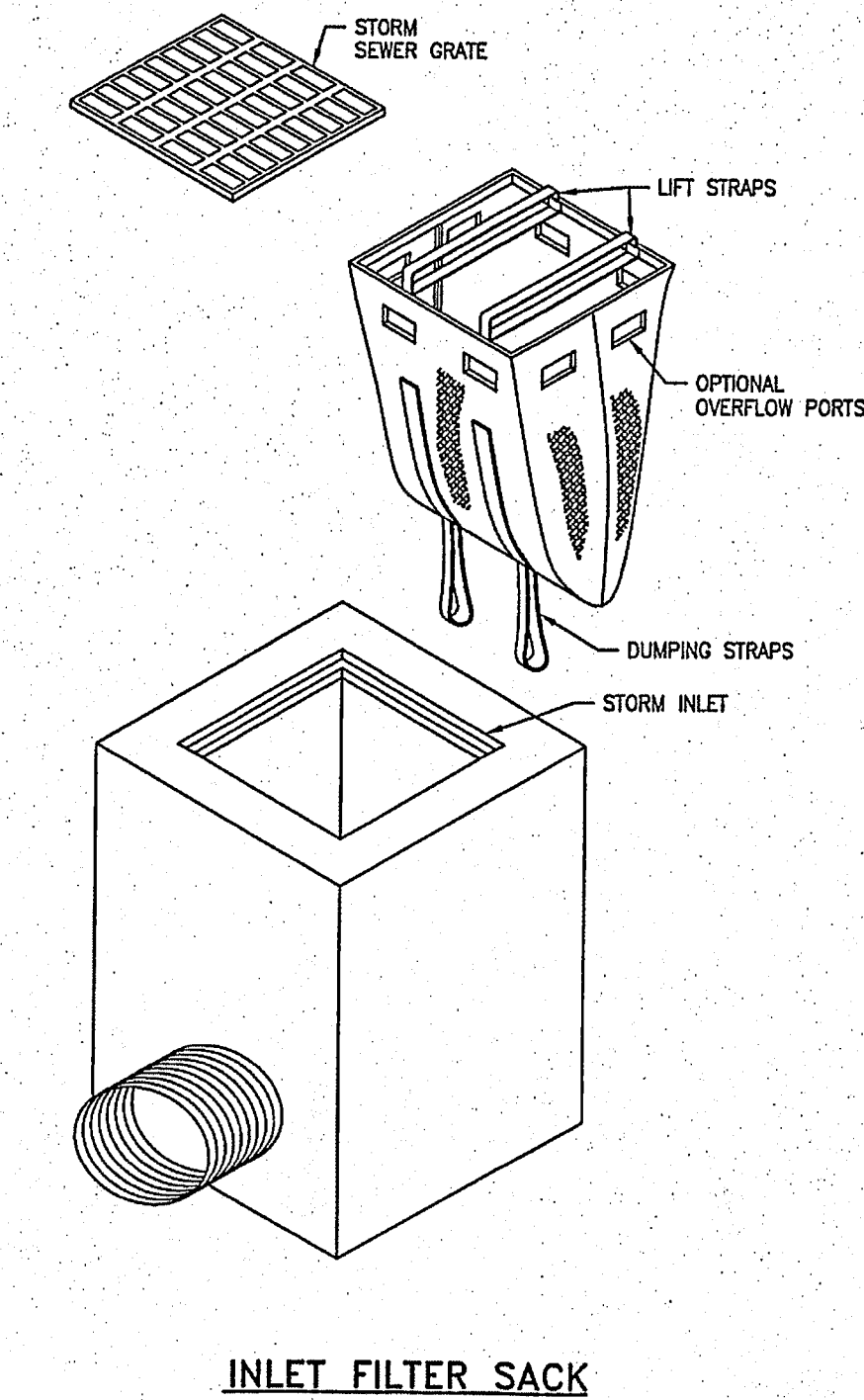
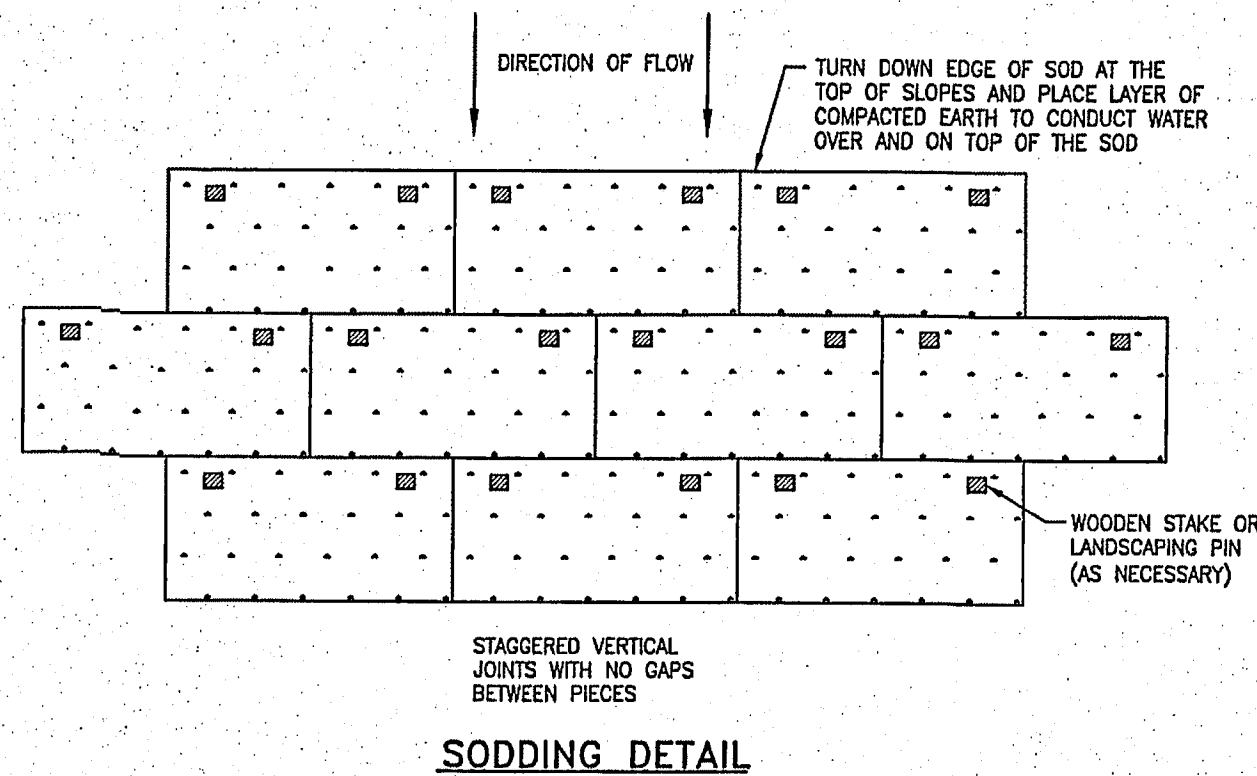
STABILIZED CONSTRUCTION
ENTRANCE



TEMPORARY
CONSTRUCTION EXIT

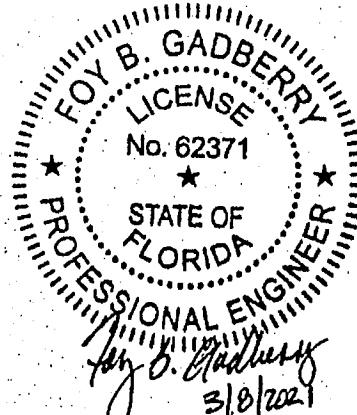
GENERAL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL ERECT SILT FENCING AT THE PERIMETER OF THE PROJECT SITE TO PREVENT THE TRANSPORTATION OF SILT FROM THE PROJECT SITE. THE SILT FENCING SHALL BE ERECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
2. HAYBALES SHALL BE INSTALLED AT STORMWATER INLETS TO PREVENT SILT FROM BEING TRANSPORTED INTO THE EXISTING DRAINAGE SYSTEM.
3. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE ENTRANCES TO THE NEW PARKING AREAS AS REQUIRED NOT TO TRANSPORT MATERIALS FROM THE SITE ON VEHICLES.
4. THESE DETAILS ARE MINIMUM MEASURES REQUIRED. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PREVENT THE TRANSPORTATION OF MATERIAL FROM THE SITE.



INLET FILTER SACK

- NOTES:
1. PLACE SOD BEGINNING AT THE TOE OF THE SLOPE AND LONG EDGE PERPENDICULAR TO DIRECTION OF FLOW.
 2. SOD SHALL BE STAKED ON ALL SLOPES 4:1 OR STEEPER, IN ANY AREAS OF CONCENTRATED DRAINAGE FLOWS AND ANYWHERE THAT THERE IS DANGER OF SOD SLIPPING.



EROSION CONTROL DETAILS

ESCAMBIA COUNTY, FLORIDA

CITY OF PENSACOLA

DAVID LANE BEARD
& ASSOCIATES, INC.

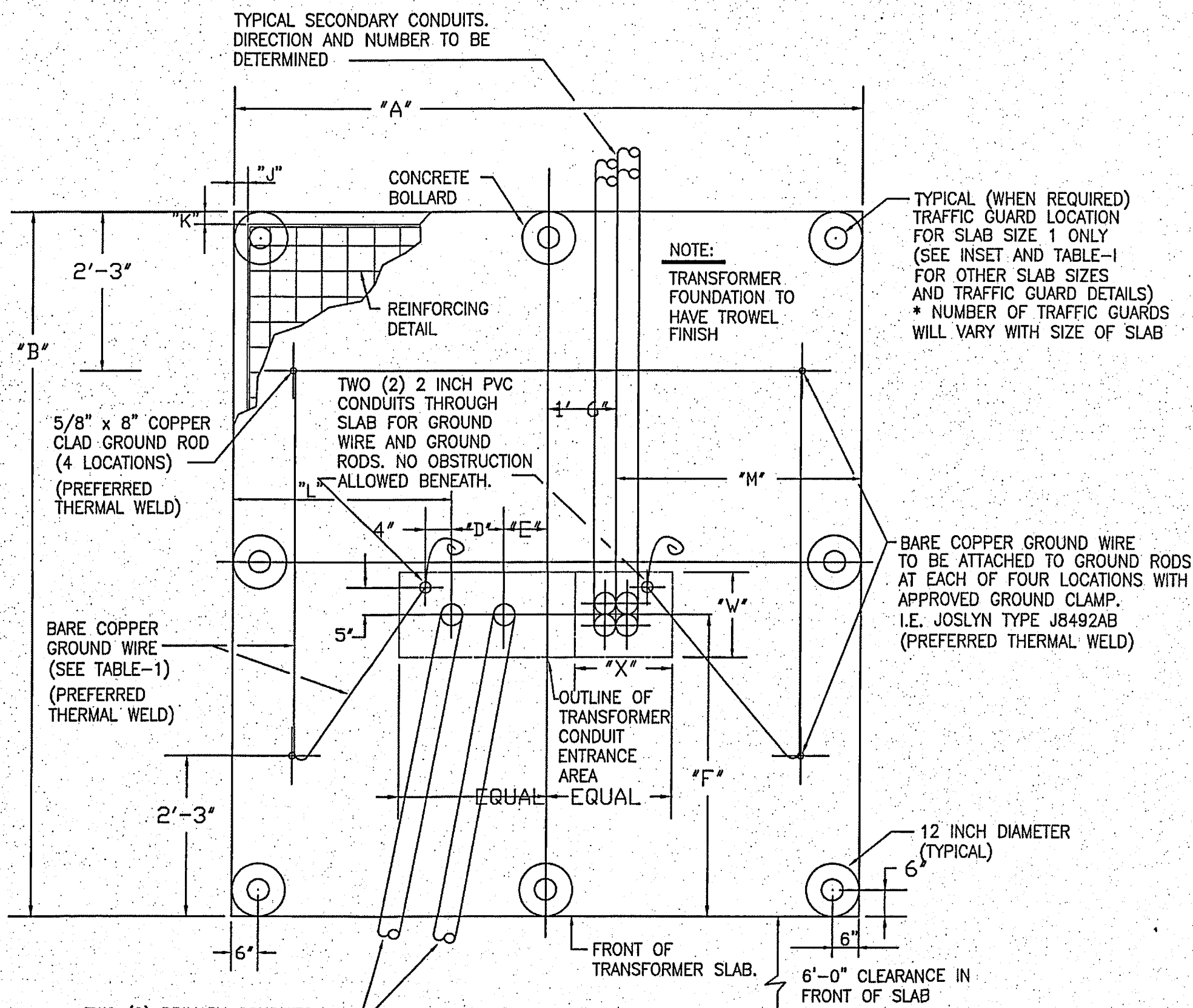
AQUA EXPRESS II CARWASH

CIVIL & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
105 COMMERCIAL PARKWAY, WEST MONROE, LOUISIANA 71291 (318) 388-3227
email: beard@beardengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

DATE:
09-02-20

SP2.2

JOB No. 200701



PLAN VIEW
N.T.S.

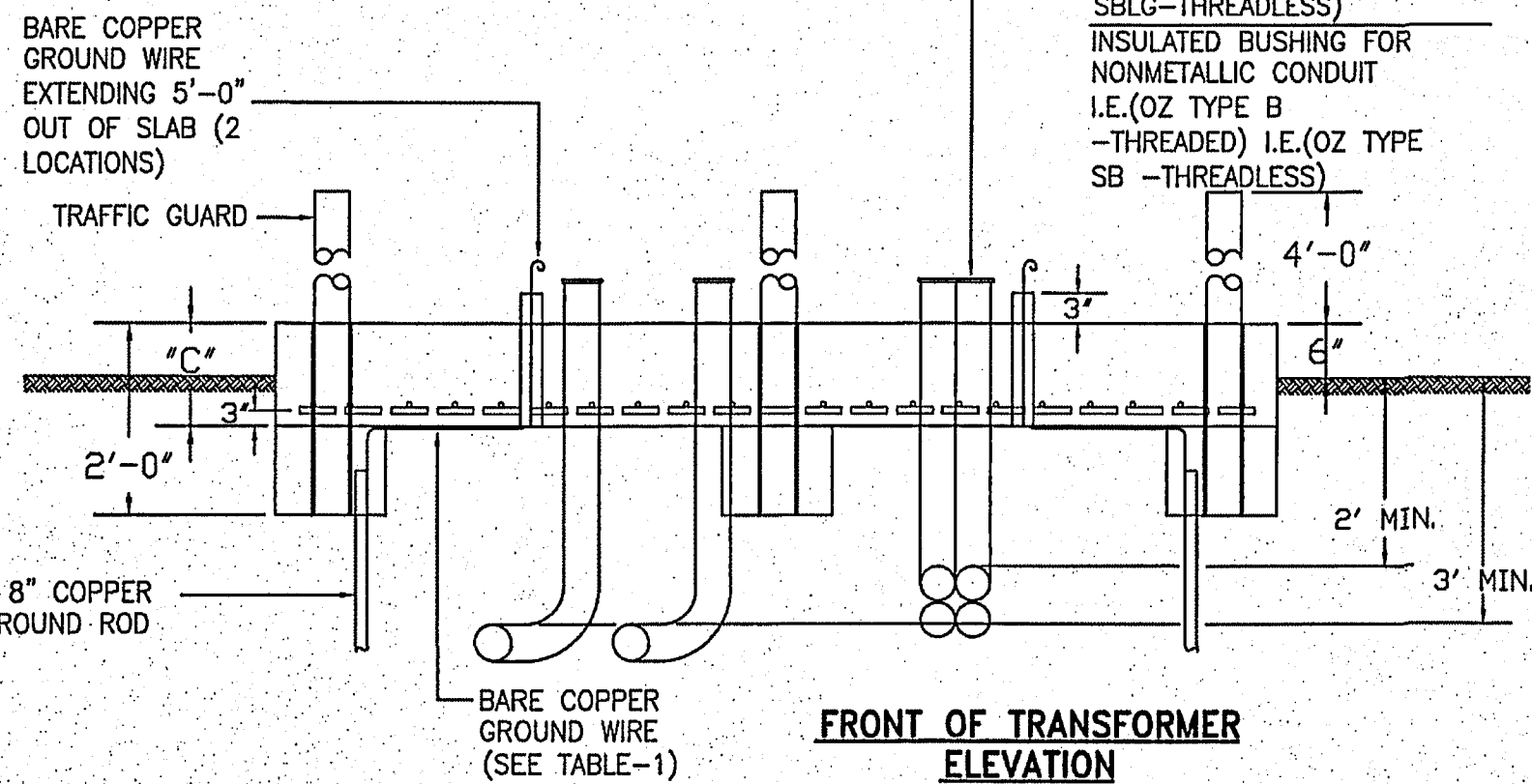


TABLE - I

SLAB SIZE	KVA	"A"	"B"	"C"	* TYPE I		* * TYPE II		"F"	TRAFFIC GUARDS		COPPER GROUND WIRE SIZE		REBAR DIA.	REBAR SPACING	"J"	"K"	TRANS- FORMER	WEIGHT (1000lb.)			* TYPE I		* * TYPE II	
					"D"	"E"	"D"	"E"		POSTS	"G"	POSTS	"H"						ALL VOLTAGES	"L"	"M"	"L"	"M"	"L"	"M"
1	150 300	9'-2"	11'-0"	8"	6"	10"	1'-1"	6"	4'-8"	3	4'-1"	3	5'-0"	1/0 AWG	5/8"	6"	4"	3"	7	12	19	3'-3"	3'-1"	3'-0"	3'-1"
2	500 750	9'-8"	12'-3"	8"	6"	10"	1'-1"	7"	4'-10"	3	4'-4"	4	3'-9"	1/0 AWG	5/8"	6"	4"	4 1/2"	12	14	26	3'-8"	3'-4"	3'-2"	3'-4"
3	1000 1500	12'-0"	13'-6"	10"	6"	10"	1'-1"	8"	5'-5"	4	3'-8"	4	4'-2"	1/0 AWG	3/4"	9"	4 1/2"	4 1/2"	19	21	40	4'-8"	4'-6"	4'-3"	4'-6"
4	2000 2500 3750	13'-0"	15'-6"	10"	6"	12"	1'-1"	9"	6'-0"	4	4'-0"	4	4'-10"	1/0 AWG	3/4"	6"	3"	3"	29	26	55	5'-0"	5'-0"	4'-8"	5'-0"

* TYPE I -- IS A RADIAL PRIMARY FEED TYPE TRANSFORMER
* TYPE II -- IS A LOOP PRIMARY FEED TYPE TRANSFORMER

GENERAL REQUIREMENTS FOR THREE PHASE TRANSFORMER SLAB

- CONTRACTOR TO INSTALL SLAB COMPLETE WITH ALL PRIMARY & SECONDARY CONDUIT RUNS, PRIMARY CONDUITS ON POWER CO. POLE, SECONDARY CONDUCTORS, SECONDARY TERMINALS ON SECONDARY CONDUCTORS & PULL STRING IN PRIMARY CONDUIT UNLESS OTHERWISE SPECIFIED. CUSTOMER TO OWN ABOVE PARTS UNLESS OTHERWISE SPECIFIED.
- POWER CO. TO CONNECT SECONDARY TERMINALS TO TRANSFORMER UNLESS OTHERWISE SPECIFIED.
- POINT OF SERVICE TO BE WHERE SECONDARY CONDUCTORS TERMINATE ON TRANSFORMER SECONDARY TERMINALS UNLESS OTHERWISE SPECIFIED.
- POWER CO. TO INSTALL PAD MOUNT TRANSFORMER, ONE 3-PHASE UNDERGROUND PRIMARY CIRCUIT WITH NEUTRAL, PRIMARY POTHEADS ON POLE & METERING UNLESS OTHERWISE SPECIFIED.

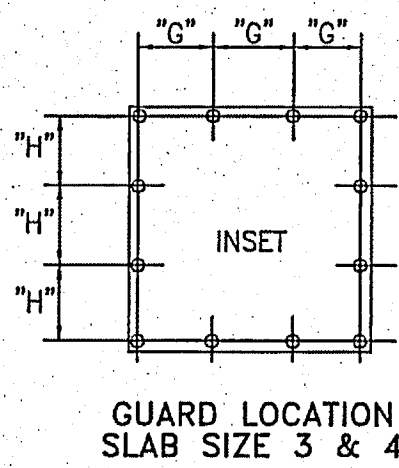
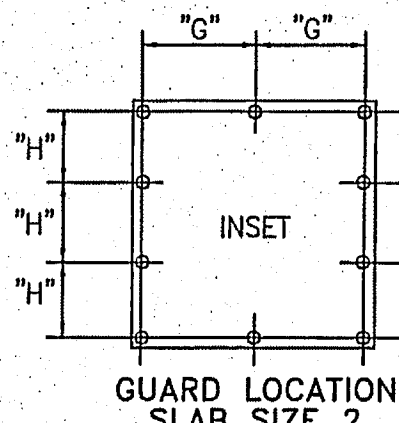
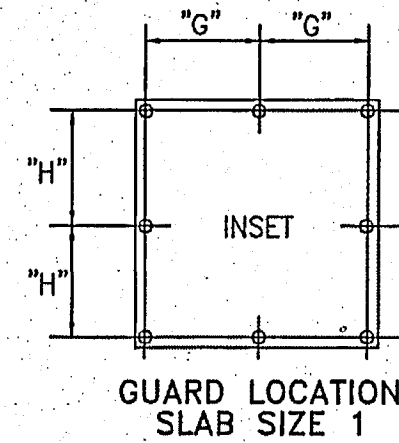
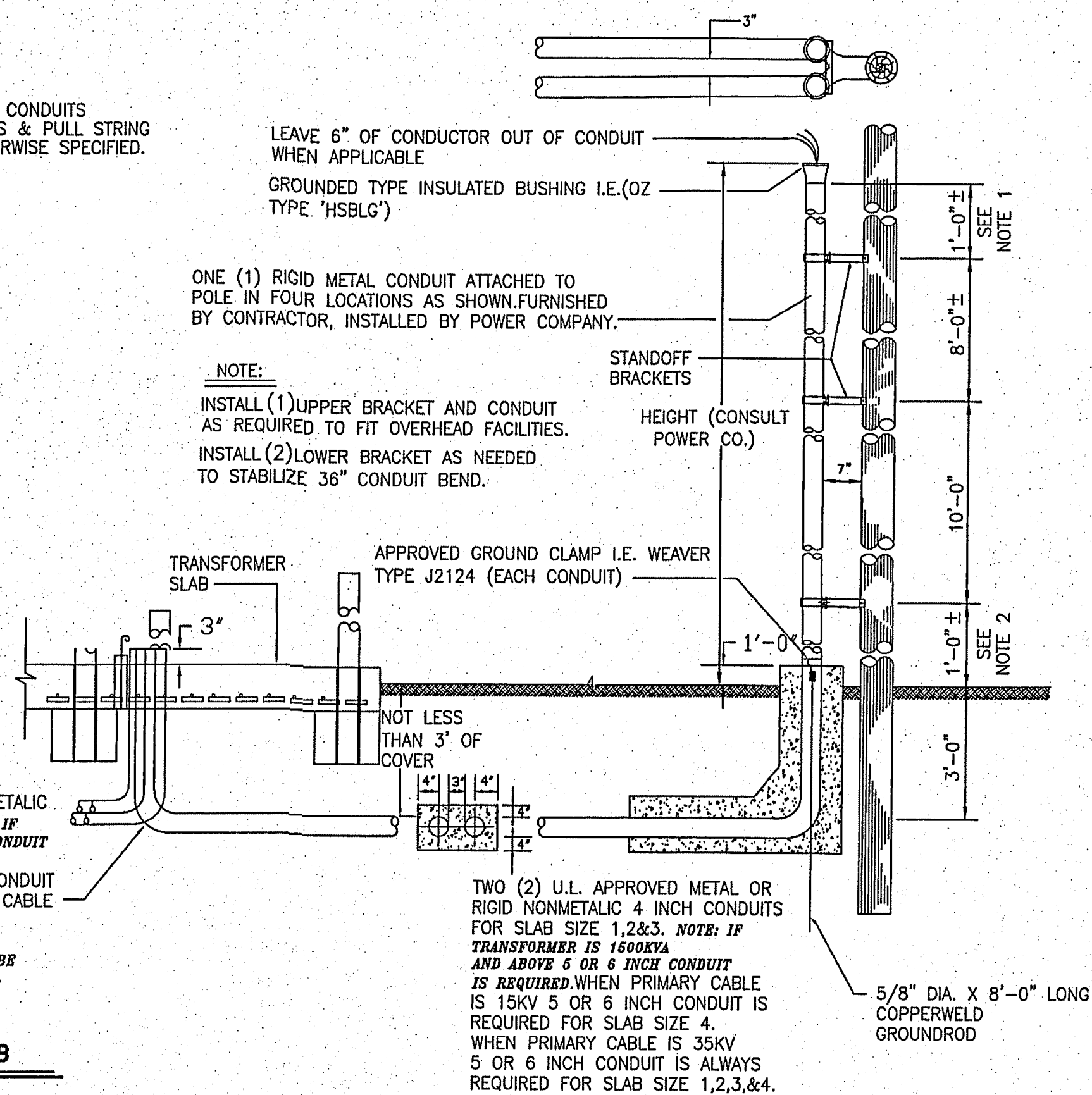


TABLE - II

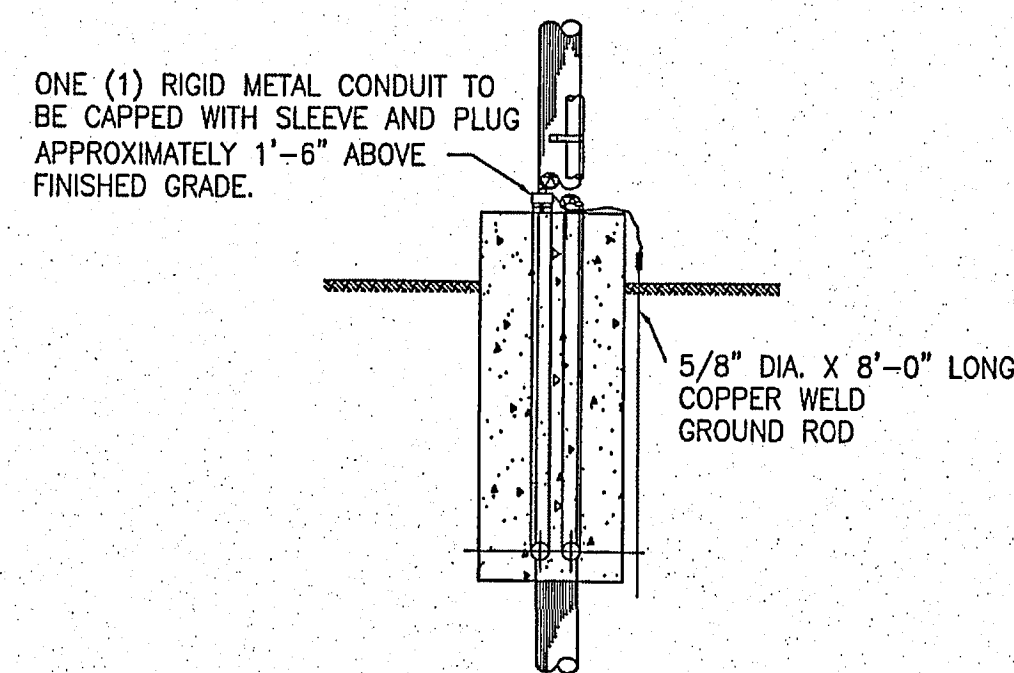
TRANSFORMER SIZE	CONDUIT AREA "W"	CONDUIT AREA "X"
150KVA	18"	22 1/2"
300/500/750KVA	18"	25 1/2"
1000 & 1500KVA	18"	25 1/2"
2000,2500 & 3750KVA	18"	30 1/2"

REQUIREMENTS FOR THREE PHASE TRANSFORMER SLAB

- THE CONTRACTOR MUST COORDINATE THE TRANSFORMER SELECTION SLAB SIZE, CONDUIT SIZE AND NUMBER, AND CONDUCTOR SIZE WITH POWER COMPANY.
- AT LEAST TWO DAYS NOTICE SHALL BE PROVIDED TO POWER CO. PRIOR TO POURING OF CONCRETE TO ALLOW INSPECTION OF INSTALLATION BY POWER CO. REPRESENTATIVE.
- CLEARANCES
 - A MINIMUM OF 6FT CLEARANCE SHALL BE PROVIDED AT THE FRONT OF THE TRANSFORMER SLAB.
 - CLEARANCES BETWEEN OIL FILLED EQUIPMENT AND BUILDINGS, STRUCTURES, ETC., MUST FOLLOW ALL APPLICABLE CODES. COORDINATE WITH POWER COMPANY.
- WHEN METERING IS TO BE INSTALLED AT THE TRANSFORMER, A MINIMUM CLEARANCE OF 30 INCHES FROM THE SLAB SHALL BE PROVIDED ON THE SECONDARY SIDE.
- CLEARANCE FROM CONDUITS TO OTHER UTILITIES, I.E. GAS, WATER, SEWER, ETC., MUST FOLLOW ALL APPLICABLE CODES.
- FENCES
 - SEE POWER CO. ELECTRIC STANDARDS 10.2 FOR ADDITIONAL INFORMATION.
 - FENCES SHALL NOT BE INSTALLED ON THE TRANSFORMER SLAB.
 - DETAILS FOR PROPOSED FENCES, ACCESS GATES AND / OR REMOVABLE PANELS MUST BE COORDINATED WITH POWER CO.
- CONDUIT
 - SEE POWER CO. ELECTRIC STANDARDS 8.10 FOR ADDITIONAL INFORMATION.
 - CONDUIT ELBOWS SHALL HAVE A MINIMUM RADIUS OF 24" FOR 2 1/2" AND 3" CONDUIT AND A MINIMUM RADIUS OF 36" FOR CONDUIT LARGER THAN 3".
 - SECONDARY CONDUITS MUST BE INSTALLED WITHIN THE SECONDARY CONDUIT AREA DIMENSIONS GIVEN IN TABLE II. CONSULT THE ENGINEERING DEPARTMENT IF YOU EXCEED THE SECONDARY AREA DIMENSIONS.
 - A MAXIMUM OF EIGHT (8) CONDUITS MAY CONTAIN CABLES. ANY NUMBER OF CONDUITS EXCEEDING EIGHT (8) SHALL BE SPARE CONDUITS ONLY AND SHALL NOT BE FILLED WITH CABLES.
- CONDUCTORS
 - SEE POWER CO. ELECTRIC STANDARDS 8.11 & 8.12 FOR ADDITIONAL INFORMATION.
 - A MAXIMUM OF EIGHT (8) CONDUCTORS PER PHASE MAY BE INSTALLED IN THE TRANSFORMER SECONDARY CABLE COMPARTMENT.
 - LENGTH OF WIRE, PROPER CONNECTION AND PHASE ROTATION IS THE RESPONSIBILITY OF CONTRACTOR.
 - NO EXTRA CABLE (SEE NATIONAL ELECTRIC CODE 310-4, PARALLEL CONDUCTORS) WILL BE ALLOWED IN SECONDARY COMPARTMENT.
- TERMINATION'S
 - SEE POWER CO. ELECTRIC STANDARDS 8.12 FOR ADDITIONAL INFORMATION.
 - INSTALL NEMA STANDARD TERMINALS ON ALL CONDUCTORS.
- CONCRETE
 - CONCRETE FOR SLAB TO BE 3000 PSI COMPRESSIVE STRENGTH.
- SLAB FOUNDATION SUPPORT
 - SEE POWER CO. ELECTRIC STANDARDS 8.10 FOR ADDITIONAL INFORMATION.
 - THE FOUNDATION DESIGN MUST HAVE THE SIGNED APPROVAL OF THE POWER CO. REPRESENTATIVE.
 - ONE COPY OF THE PLAN FOR THE TRANSFORMER SLAB INSTALLATION AND FOUNDATION DESIGN MUST BE FILED WITH POWER CO. / ENGINEER OR REPRESENTATIVE PRIOR TO CONSTRUCTION OF SLAB.
- TRAFFIC GUARDS (BOLLARDS)
 - TRAFFIC GUARDS (BOLLARDS) WHEN REQUIRED BY POWER CO. SHALL BE 4 INCH GALVANIZED STEEL PIPE CONCRETE FILLED, 6 FEET IN LENGTH AND INSERTED IN 5 INCH GALVANIZED STEEL PIPE SLEEVES INSTALLED IN THE TRANSFORMER SLAB. THE 4 INCH PIPE SHALL BE REMOVABLE.
- NOTE:
 - ANY DEVIATION FROM THESE REQUIREMENTS MUST HAVE THE WRITTEN APPROVAL OF THE POWER COMPANY ENGINEERING DEPARTMENT.

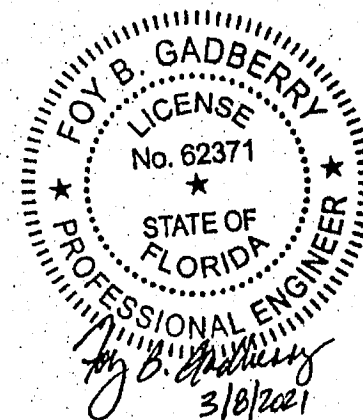


TERMINAL POLE
SIDE VIEW



CONTRACTOR NOTE:

THIS DETAIL IS FOR INFORMATIONAL PURPOSES ONLY. THE POWER COMPANY STANDARDS SHALL BE ADHERED TO AND ANY TRANSFORMER PAD MUST BE CONSTRUCTED TO GULF POWER STANDARDS.



TRANSFORMER PAD DETAILS

CITY OF PENSACOLA

ESCAMBIA COUNTY, FLORIDA

DAVID LANE BEAIRD
& ASSOCIATES, INC.
CONSULTING ENGINEERS

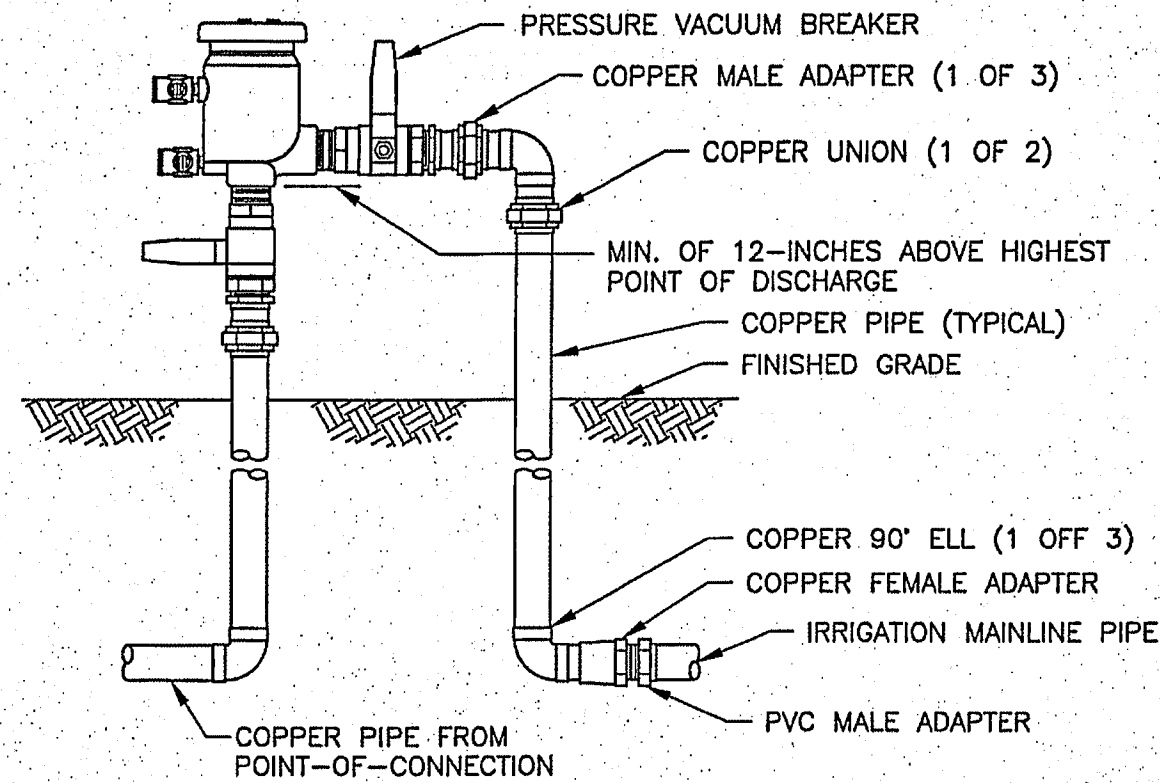
AQUA EXPRESS II CARWASH

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www.davidlanebeaird.com
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

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09-02-20

SP2.3

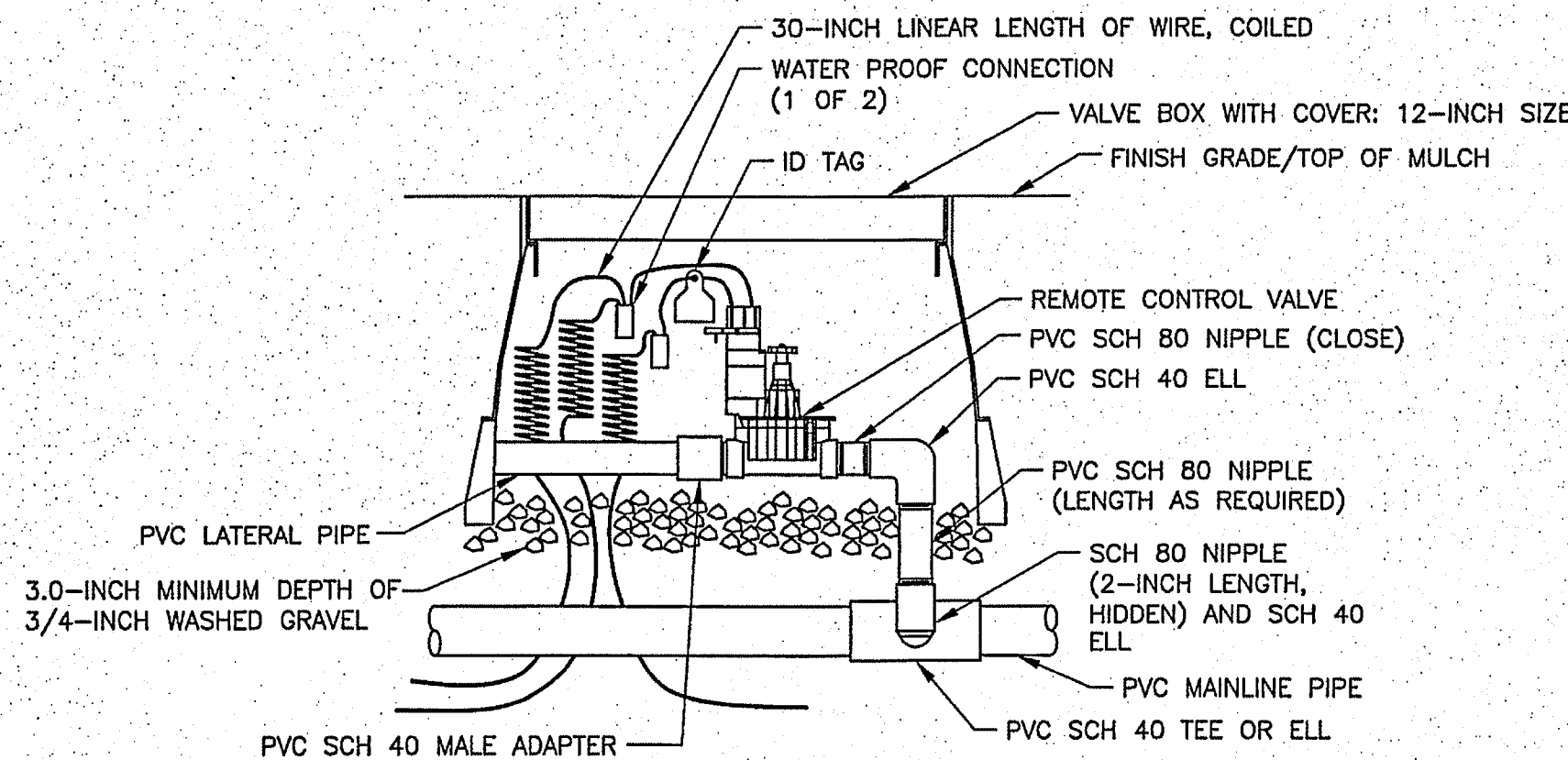
JOB No. 200701



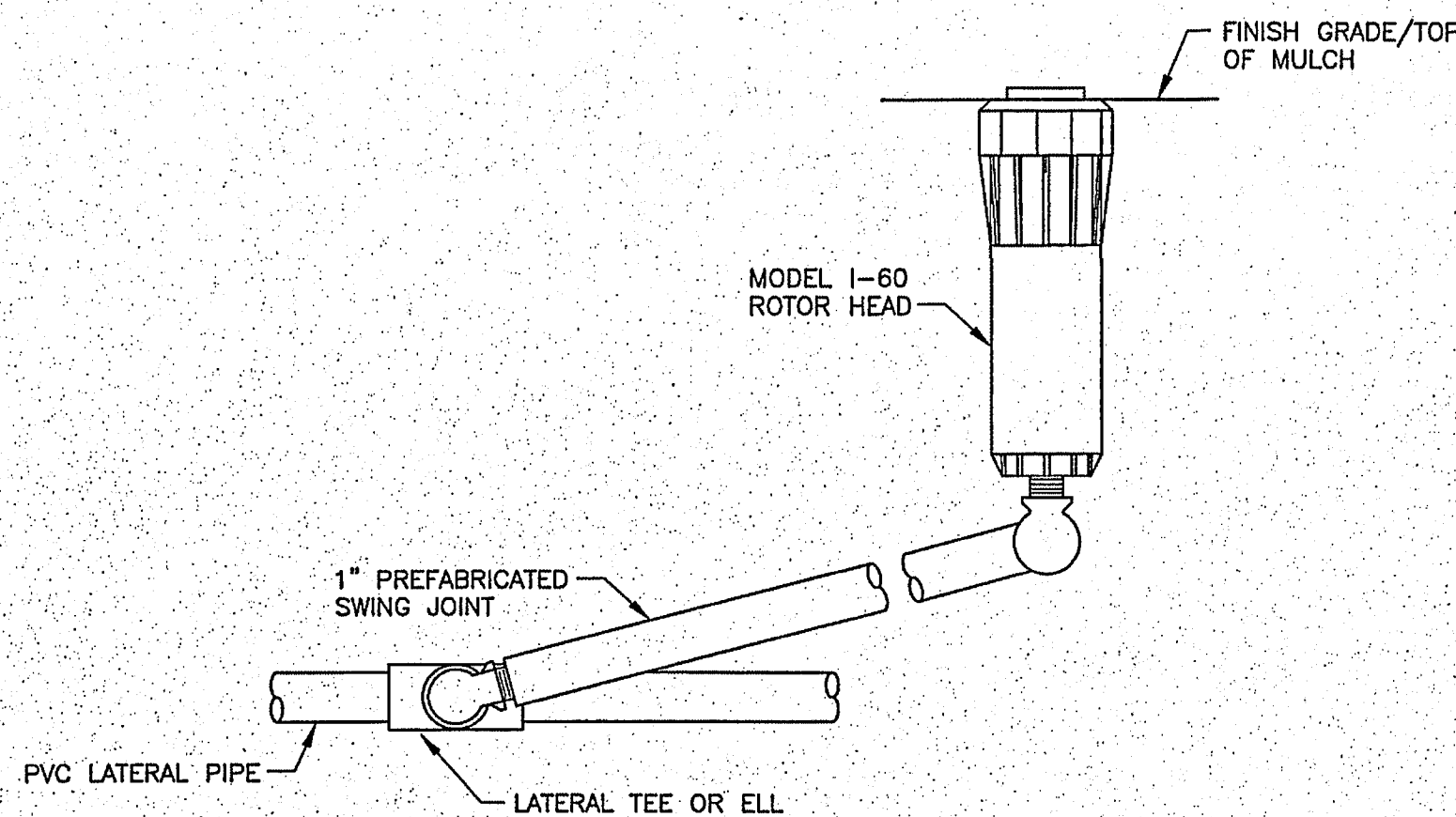
NOTE:

1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
2. BRACE EXPOSED COPPER PIPE WITH UNISTRUT POST AND BRACKETS.

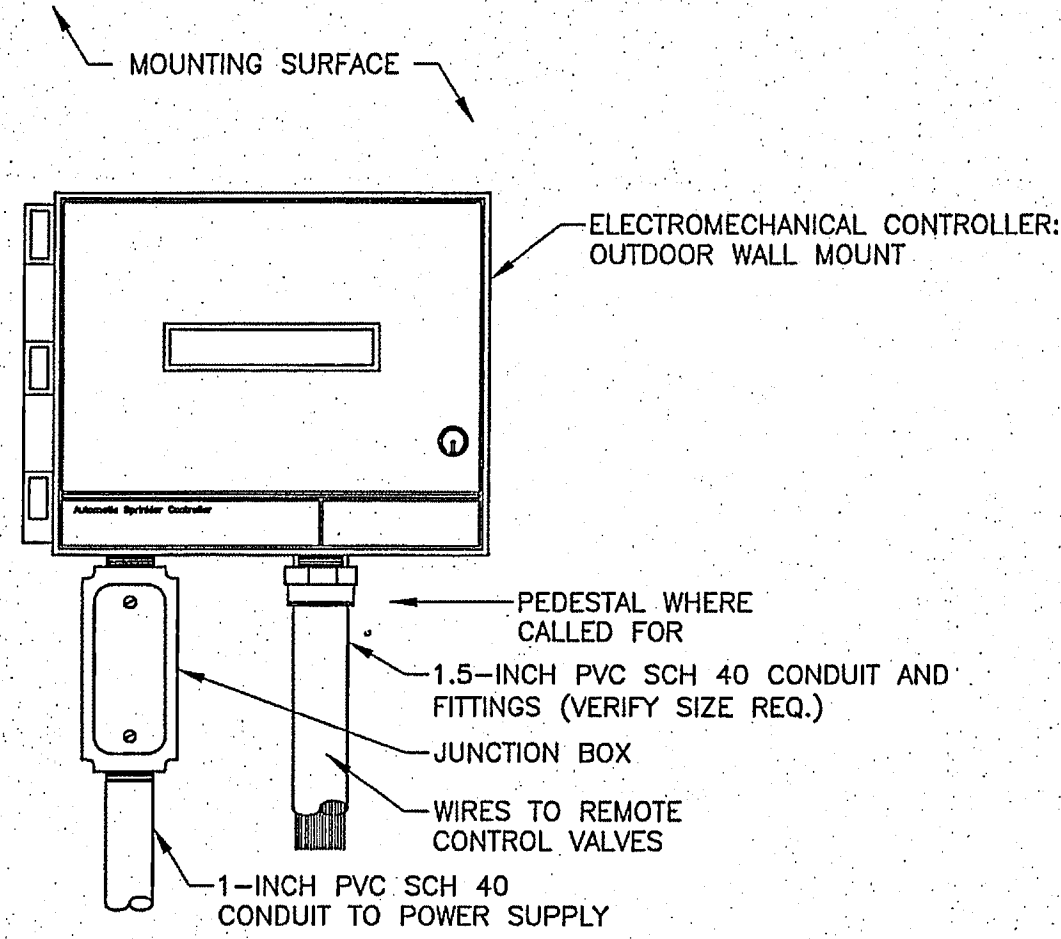
1 PRESSURE VACUUM BREAKER
SP2.5 SCALE: NONE



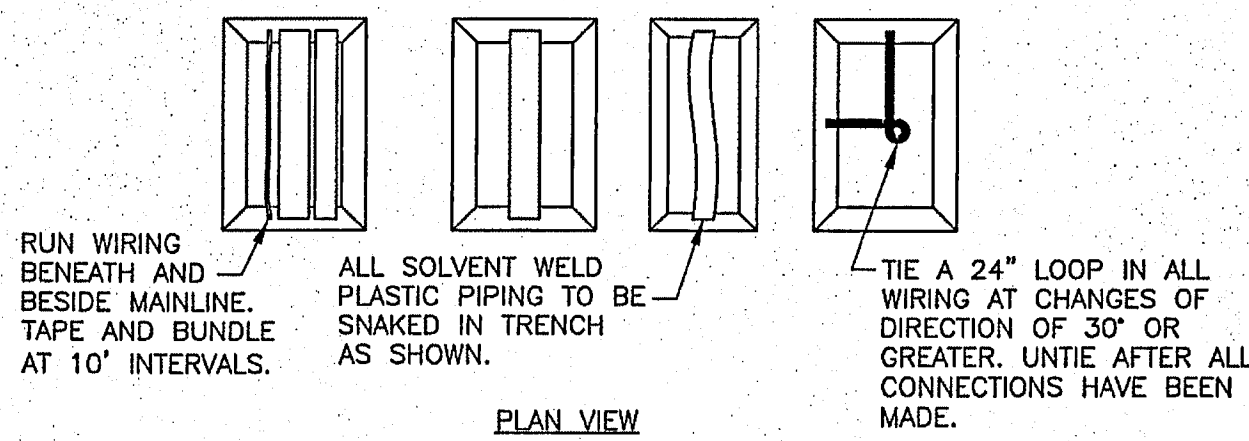
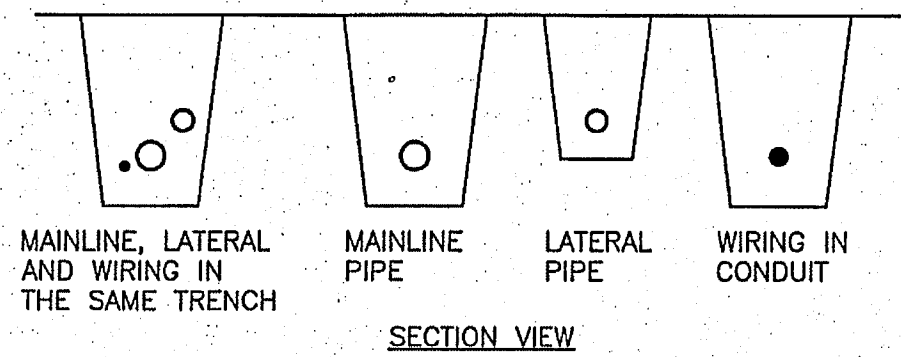
3 REMOTE CONTROL VALVE
SP2.5 SCALE: NONE



5 I-60 ROTARY SPRINKLER
SP2.5 SCALE: NONE

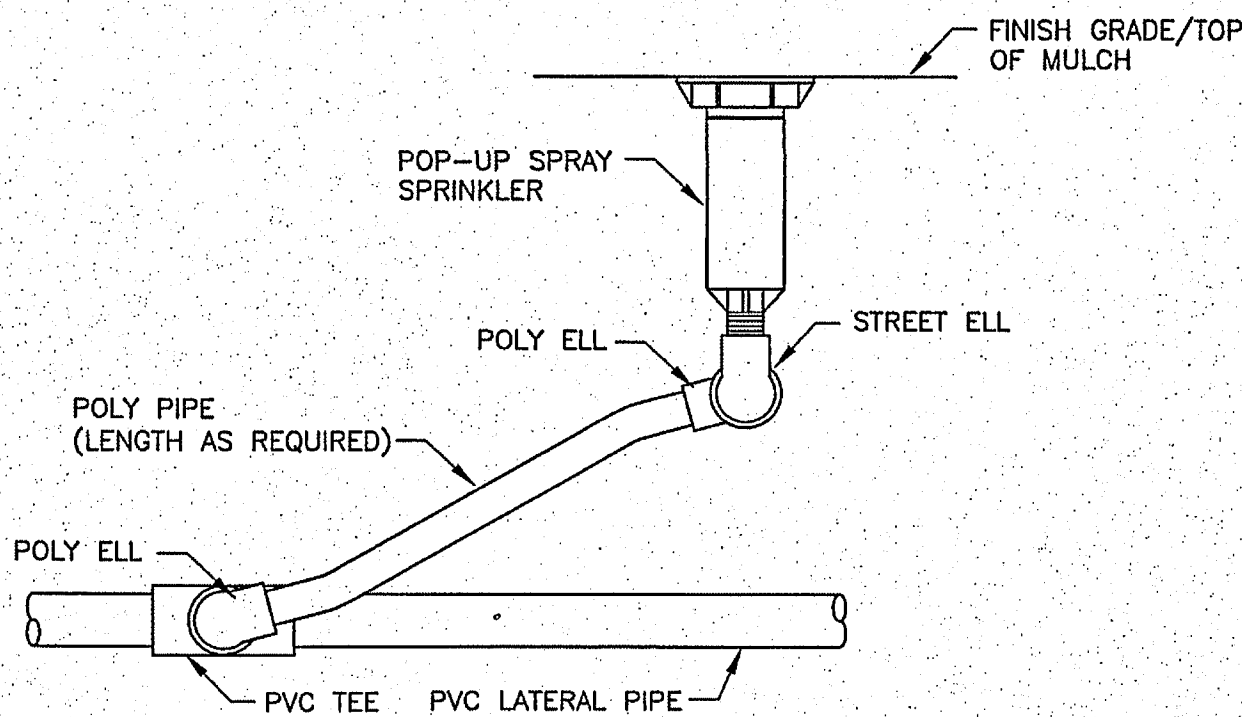


2 ELECTROMECHANICAL CONTROLLER
SP2.5 SCALE: NONE



- NOTES:**
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

4 PIPE & WIRE TRENCHING
SP2.5 SCALE: NONE



6 POP-UP FIXED SPRAY & PGP ROTARY SPRINKLER
SP2.5 SCALE: NONE

IRRIGATION NOTES

CONSULT ARCHITECT'S AND ENGINEER'S PLANS FOR LOCATION OF UNDERGROUND UTILITIES.

WHERE MODEL FIXED SPRAY, MP ROTATORS AND BUBBLERS ARE CALLED FOR, PROVIDE 4" POP-UPS IN TURF AREAS AND 12" HI-POPS IN GROUND COVERS AREAS AND SHRUB RISERS IN SHRUB AREAS.

COORDINATE WORK WITH LANDSCAPE CONTRACTOR - PLANT LOCATIONS TAKE PRIORITY OVER PIPE LOCATIONS.

LOCATE CONTROLLER ON EXTERIOR WALL OF ADMINISTRATION BUILDING AS INDICATED ON PLAN. A 110 VOLT OUTLET IS PROVIDED.

ALL PIPE AND CONTROL WIRE UNDER PAVEMENT TO BE IN SLEEVES (SEE SPECIFICATIONS).

VERIFY MINIMUM 20 PSI OPERATING PRESSURE IN EACH ZONE - BEFORE BEGINNING INSTALLATION.

PLACE ALL VALVES IN 10" DIA. BOXES.

PROVIDE TAP INTO EXISTING WATER MAIN, BORE UNDER EXISTING HIGHWAY.

HAVE UTILITIES MARKED BY "LOUISIANA ONE CALL".

PERFORM ALL WORK IN ACCORD WITH LOCAL CODES.

FOR CLARITY, 1/2" PIPE IS NOT LABELED ON THE DRAWINGS.

SECTION	GALLONS	SECTION	GALLONS	SECTION	GALLONS	SECTION	GALLONS	SECTION	GALLONS
1	46.5	12	50.3	23	60	34	68	45	56
2	63	13	64	24	42	35	56	46	47
3	63	14	60	25	31.1	36	56	47	42
4	53	15	60	26	60	37	56	48	56
5	63	16	67	27	68	38	56	49	40
6	44	17	60	28	64	39	52	50	52
7	40	18	60	29	56	40	49	51	60
8	69.5	19	63	30	48	41	56	52	48
9	60	20	60	31	56	42	44	53	64
10	64	21	60	32	56	43	36	54	60
11	58	22	60	33	56	44	56		

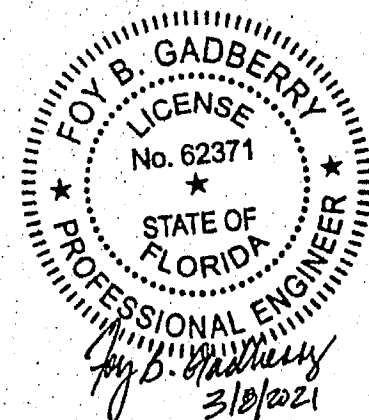
0 GALLONAGE REQUIREMENTS
SP2.5 SCALE: NONE

PIPE SIZE	GALLONS PER MINUTE
1/2"	0 - 5
3/4"	6 - 10
1"	11 - 15
1 1/4"	16 - 25
1 1/2"	26 - 40
2"	41 AND ABOVE

0 PIPE SIZING
SP2.5 SCALE: NONE

TYPICAL IRRIGATION DETAILS

DETAILS SHOWN HEREON ARE TYPICAL IRRIGATION SYSTEM DETAILS TO BE UTILIZED IN THE DESIGN AND CONSTRUCTION OF THE IRRIGATION SYSTEM FOR THE PROPOSED FACILITY. THE SYSTEM SHALL BE ZONED AS REQUIRED TO PROVIDE FOR THE COMPLETE IRRIGATION OF THE SITE. THE SYSTEM SHALL BE COMPLETE WITH COMMERCIAL GRADE COMPONENTS AND SHALL BE FULLY PROGRAMMABLE. THE CONTRACTOR SHALL TRAIN THE OWNER FOR THE OPERATION AND GENERAL MAINTENANCE OF THE SYSTEM.



DAVID LANE BEARD
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FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

ESCAMBA COUNTY, FLORIDA

CITY OF PENSACOLA

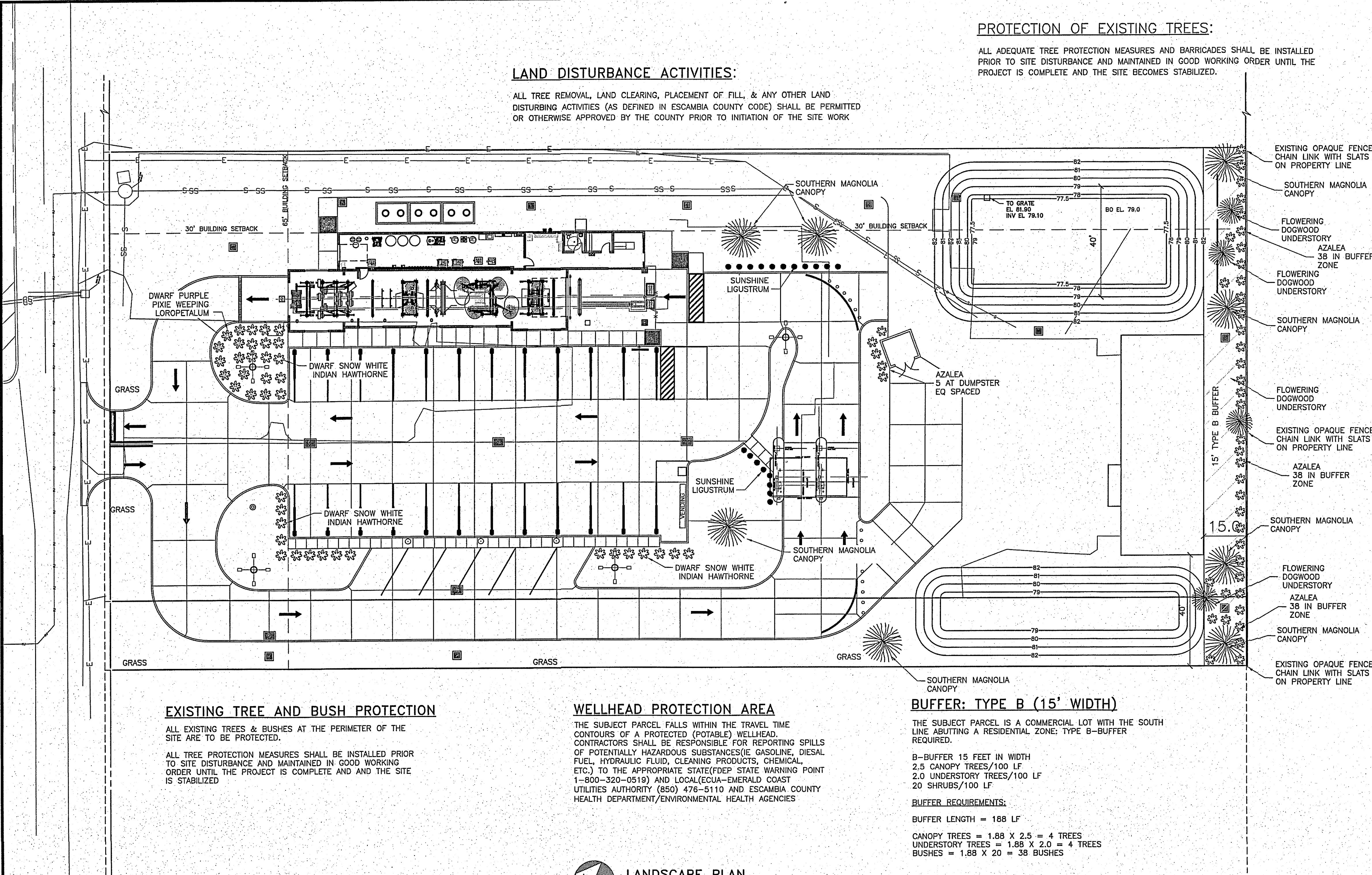
IRRIGATION DETAILS

AQUA EXPRESS II CARWASH

DATE:
09-02-20

SP2.4

JOB No. 200701



LAND DISTURBANCE ACTIVITIES:

ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, & ANY OTHER LAND DISTURBING ACTIVITIES (AS DEFINED IN ESCAMBIA COUNTY CODE) SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION OF THE SITE WORK

PROTECTION OF EXISTING TREES:

ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL THE PROJECT IS COMPLETE AND THE SITE BECOMES STABILIZED.

EXISTING TREE AND BUSH PROTECTION

ALL EXISTING TREES & BUSHES AT THE PERIMETER OF THE SITE ARE TO BE PROTECTED.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL THE PROJECT IS COMPLETE AND THE SITE IS STABILIZED

WELLHEAD PROTECTION AREA

THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOURS OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (E.G. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICAL, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA-EMERALD COAST UTILITIES AUTHORITY (850) 478-5110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH AGENCIES

BUFFER: TYPE B (15' WIDTH)

THE SUBJECT PARCEL IS A COMMERCIAL LOT WITH THE SOUTH LINE ADJUTING A RESIDENTIAL ZONE; TYPE B-BUFFER REQUIRED.

B-BUFFER 15 FEET IN WIDTH
2.5 CANOPY TREES/100 LF
2.0 UNDERSTORY TREES/100 LF
20 SHRUBS/100 LF

BUFFER REQUIREMENTS:

BUFFER LENGTH = 188 LF

CANOPY TREES = 1.88 X 2.5 = 4 TREES
UNDERSTORY TREES = 1.88 X 2.0 = 4 TREES
BUSHES = 1.88 X 20 = 38 BUSHES



LANDSCAPE PLAN

SCALE: 1"=20'-0"

LANDSCAPE REQUIREMENTS

THE LANDSCAPING SHALL FOLLOW ALL STANDARDS OF THE DSM SEC 2-6.2-6.1.2-6.2 OF ESCAMBIA COUNTY, FLORIDA.

PLANT QUALITY: ALL PLANTS SHALL CONFORM TO THE STANDARDS FOR FLORIDA GRADE NO. 1, OR BETTER, AS PROVIDED IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSEY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PLANT SPECIES: ALL LANDSCAPING SHALL UTILIZE NATIVE PLANT SPECIES OR THOSE SPECIES LISTED IN THE FLORIDA-FRIENDLY LANDSCAPING GUIDE TO PLANT SELECTION AND LANDSCAPE DESIGN.

TREES: TREES PLANTED TO FULFILL THE MINIMUM LANDSCAPE REQUIREMENTS OF THE ESCAMBIA COUNTY SHALL NORMALLY ATTAIN A MATURE HEIGHT OF AT LEAST OF 20 FEET AND HAVE A MINIMUM CALIPER OF 2.5" OR GREATER MEASURED AT 4" ABOVE THE ROOT BALL AT PLANTING.

SHRUBS: ALL SHRUBS SHALL BE A MINIMUM OF 12" IN HEIGHT AT PLANTING.

TURF GRASS: ALL SOD SHALL BE CLEAN AND REASONABLY FREE WEEDS, NOXIOUS PEST, AND DISEASES.

SEEDED AREAS: WHEN AREAS ARE SEEDED, SPRIGGED, OR PLUGGED, 80% COVERAGE MUST BE ACHIEVED WITHIN 180 DAYS AND NURSE GRASS SHALL BE SOWN FOR IMMEDIATE EFFECTS AND PROTECTION UNTIL COVERAGE IS OTHERWISE ACHIEVED.

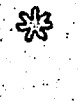
TREE PLACEMENT: TREES SHALL BE SPACED AT A MINIMUM SPACING OF 12' FROM ANY OTHER TREE.

LANDSCAPE LEGEND

DWARF SNOW WHITE INDIAN HAWTHORNE (3 GAL)



DWARF PURPLE PIXIE WEEPING LOROPETALUM (3 GAL)



SUNSHINE LIGUSTRUM (3 GAL)



RHODODRUM/AZEALA (3 GAL)



UNDERSTORY FLOWERING DOGWOOD (CORNUS FLORIDA)

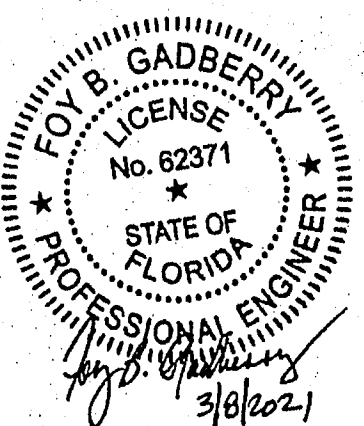


CANOPY SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)



LANDSCAPE NOTES

- IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE PROVIDED BY LANDSCAPING CONTRACTOR BY OWNER.
- CONTRACTOR SHALL PROVIDE IRRIGATION SLEEVES OF 2" SCH 40 PVC PIPING AS INDICATED ON SITE PLAN. SLEEVES SHALL EXTEND 18" OUTSIDE OF PAVEMENT AND SHALL BE CAPPED FOR FUTURE INSTALLATIONS.
- ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODES.
- LANDSCAPING CONTRACTOR SHALL MOUND BEDS TO ALLOW OVER THE CURB DRAINAGE AT ALL BEDS



LANDSCAPING PLAN

CITY OF PENSACOLA

ESCAMBIA COUNTY, FLORIDA

DAVID LANE BEARD & ASSOCIATES, INC. CONSULTING ENGINEERS

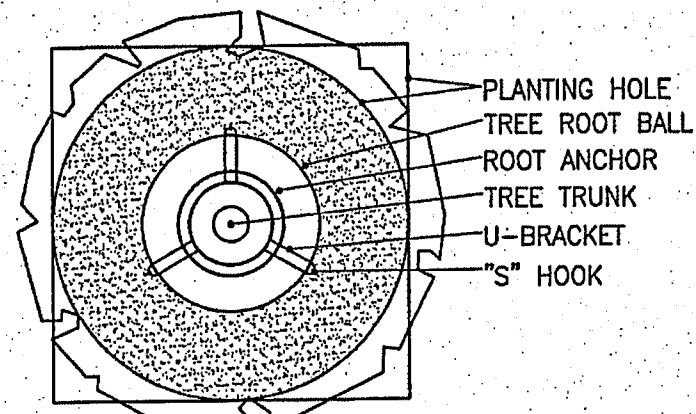
AQUA EXPRESS II CARWASH

ONLINE & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
105 COMMERCIAL PARKWAY, WEST MARGO, LOUISIANA 71291 (504) 388-3277
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

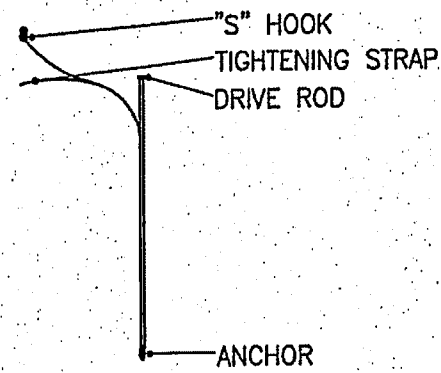
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JOB No. 200701

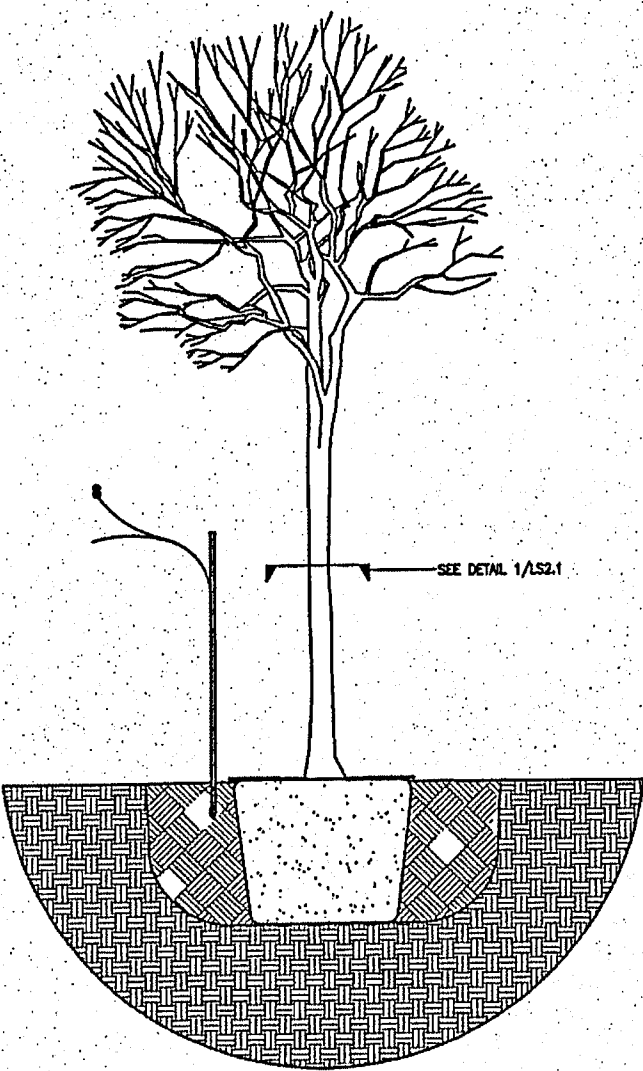


PLAN VIEW
SCALE: N.T.S.

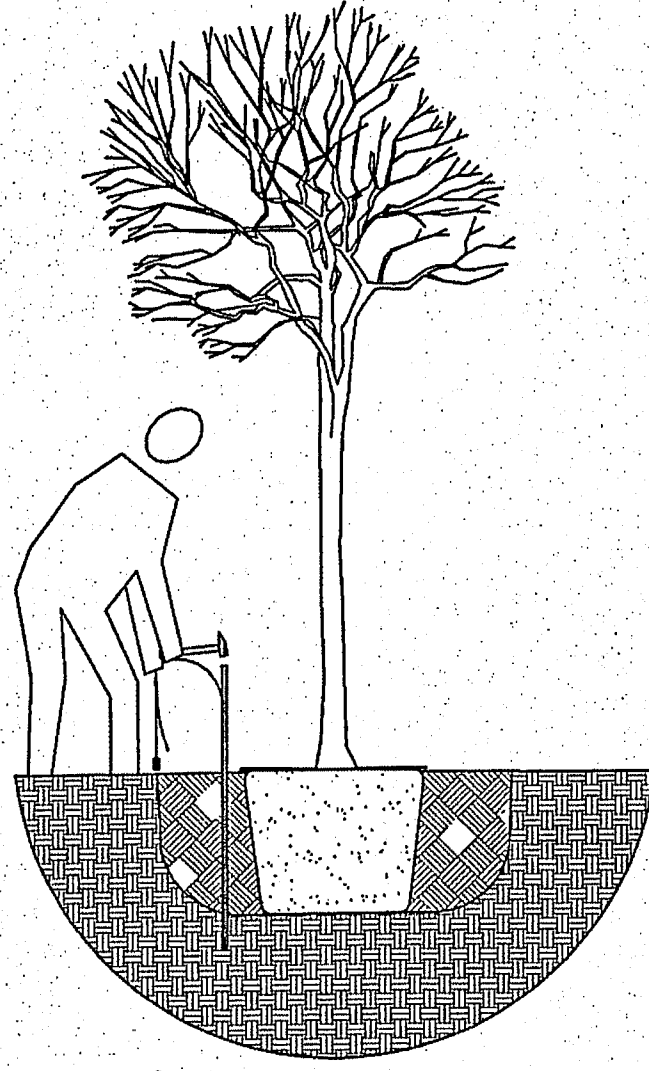


DETAIL
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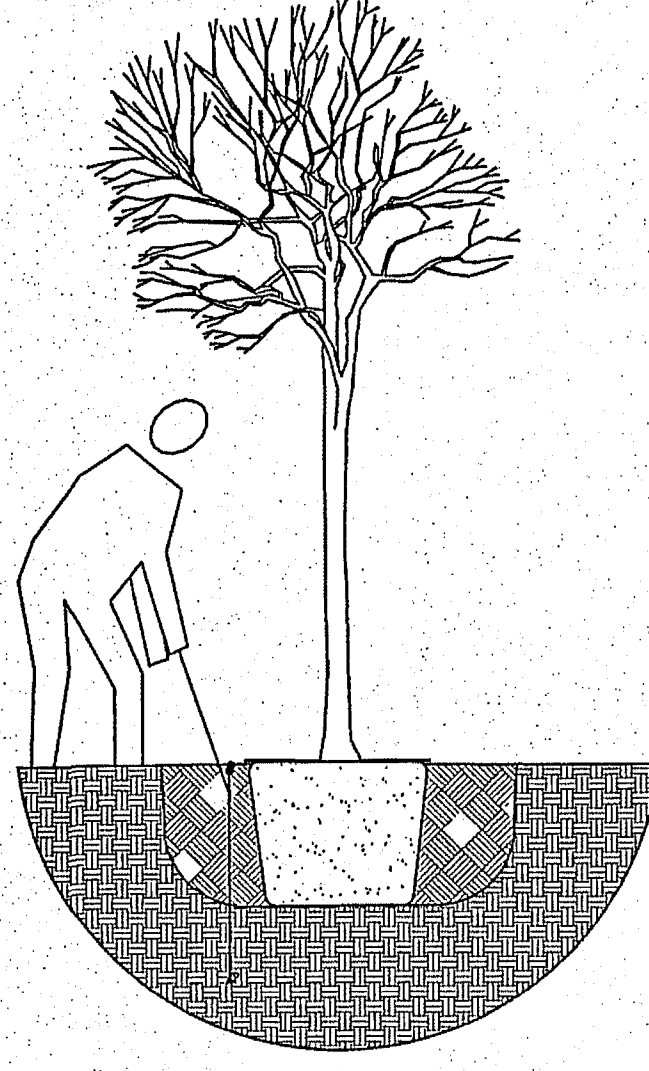
ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10/15 GALLON OR 17" ROOT BALL	12 - 18" MINIMUM DEPTH	3 - V68 ANCHORS
30-BG	20/39 GALLON OR 22" ROOT BALL	18 - 24" MINIMUM DEPTH	3 - V68 ANCHORS
45/65-BG	45/65 GALLON OR 27-30" ROOT BALL	24 - 30" MINIMUM DEPTH	3 - V68 ANCHORS
100-BG	95/100 GALLON OR 36" ROOT BALL	30 - 36" MINIMUM DEPTH	3 - V68 ANCHORS
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	3 - V68 ANCHORS
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	3 - V88 ANCHORS
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	3 - V88 ANCHORS
CUSTOM-BG	ROOT BALL LARGER THAN 60"	TBD	



- STEP 1:
- SET TREE IN PLANTING PIT
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET



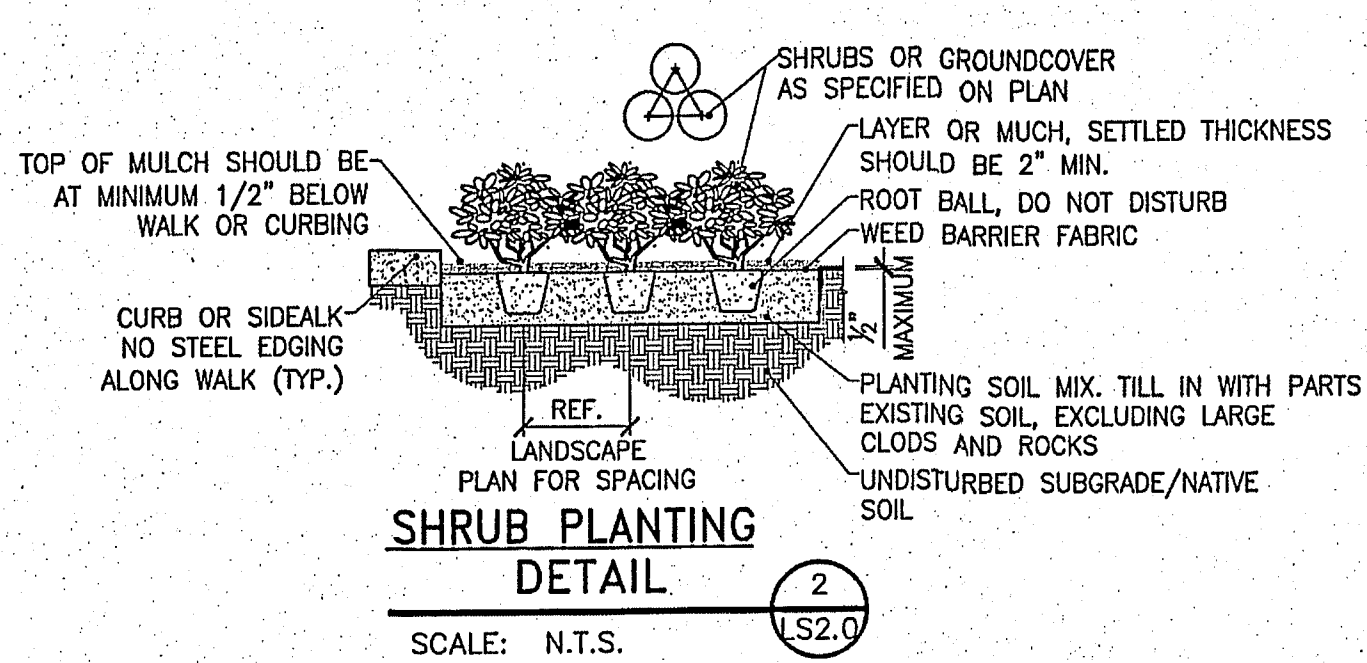
- STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL
 - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE



- STEP 3:
- REMOVE DRIVE ROD
 - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 - PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" OR 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
 - PLACE "S" HOOK OVER THE END OF THE U-BRACKET
 - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL
 - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY

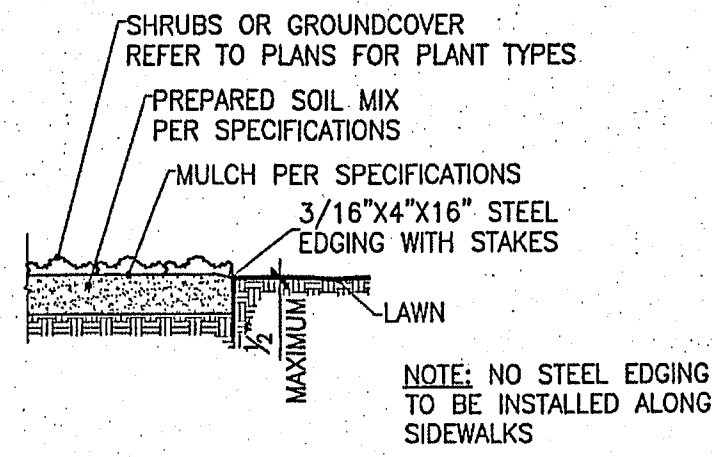
TREE PLANTING
SECTION

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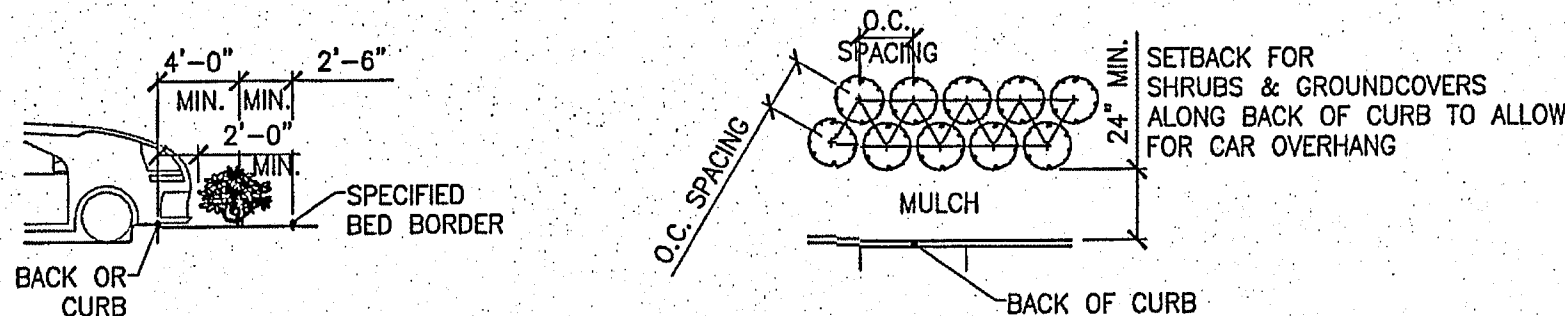
SHRUB PLANTING
DETAIL

SCALE: N.T.S.



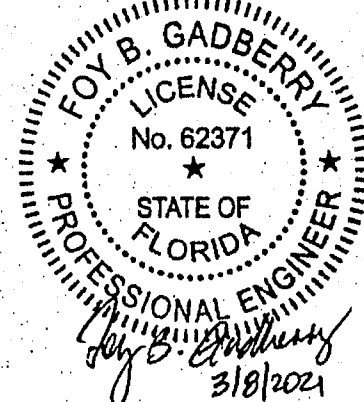
STEEL EDGING
DETAIL

SCALE: N.T.S.



SHRUB SPACING AND PLANTING AT B.O.C.
DETAIL

SCALE: N.T.S.



LANDSCAPE DETAILS

CITY OF PENSACOLA

ESCAMBIA COUNTY, FLORIDA

DAVID LANE BEAIRD
& ASSOCIATES, INC.

CONSULTING ENGINEERS
CIVIL & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
105 COMMERCIAL PARKWAY, WEST MAIRIE, LOUISIANA 71291 (318) 386-3227
email: lbeaird@beairdinc.com

AQUA EXPRESS II CARWASH

FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

DATE:
09-02-20

LS2.0

JOB No. 200701

SECTION 32 9300 - LANDSCAPE

PART 1- GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK/DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK
- D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED.
- E. PLANTING OF TREES, SHRUBS AND GRASSES
- a. SEEDING
- b. BED PREPARATION AND FERTILIZATION
- c. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
- d. WORK GUARANTEE

1.4 REFERENCES

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
- B. LOUISIANA STATE DEPARTMENT OF AGRICULTURE
- C. LOUISIANA ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION, SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
- C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.
- D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.
- E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
- F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
- G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.
- H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
- I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
- J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

- A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
- B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
- C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
- D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

- E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

- a. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
- b. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
- B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.
- C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
- D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- H. RESET SETTLED PLANTS
- I. REAPPLY MULCH TO BARE AND THIN AREAS.
- J. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL LANDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10. QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
- D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAIN THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.
- B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
- C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.
- F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
- G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
- H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUN SCALD, DISFIGURING KNOTS, OR/INSECT DAMAGE WILL BE REJECTED.

- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

- A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
- B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
- C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

- D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

- E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

- F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

- G. TREE-STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

- H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.

- I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

- J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

- K. RIVER ROCK - LOCALLY ARIZONA RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

- L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN ±0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

- B. SOIL TESTING:

- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

- b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANTS LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

- c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

- d. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

- e. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCHES DEPTH.

- f. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

- g. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVES APPROVAL PRIOR TO PROCEEDING.

- h. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

- B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

- C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

- A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

- B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

- C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER REPLACEMENT AND PARTIAL BACKFILLING.

- D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

- E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

- F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GARDE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

- G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

- H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

- I. MULCH TO THE TOP OF THE ROOT BALL DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

- J. DO NOT WRAP TREES.

- K. DO NOT OVER PRUNE.

- L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

- A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

- B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

- C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

- D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

- E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

- F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

- A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

- C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

- D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

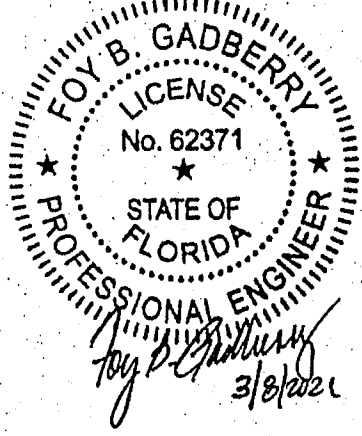
- A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

- B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE.

- C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

- D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



LANDSCAPE DETAILS

DATE:
09-02-20

LS2.1

JOB No. 200701

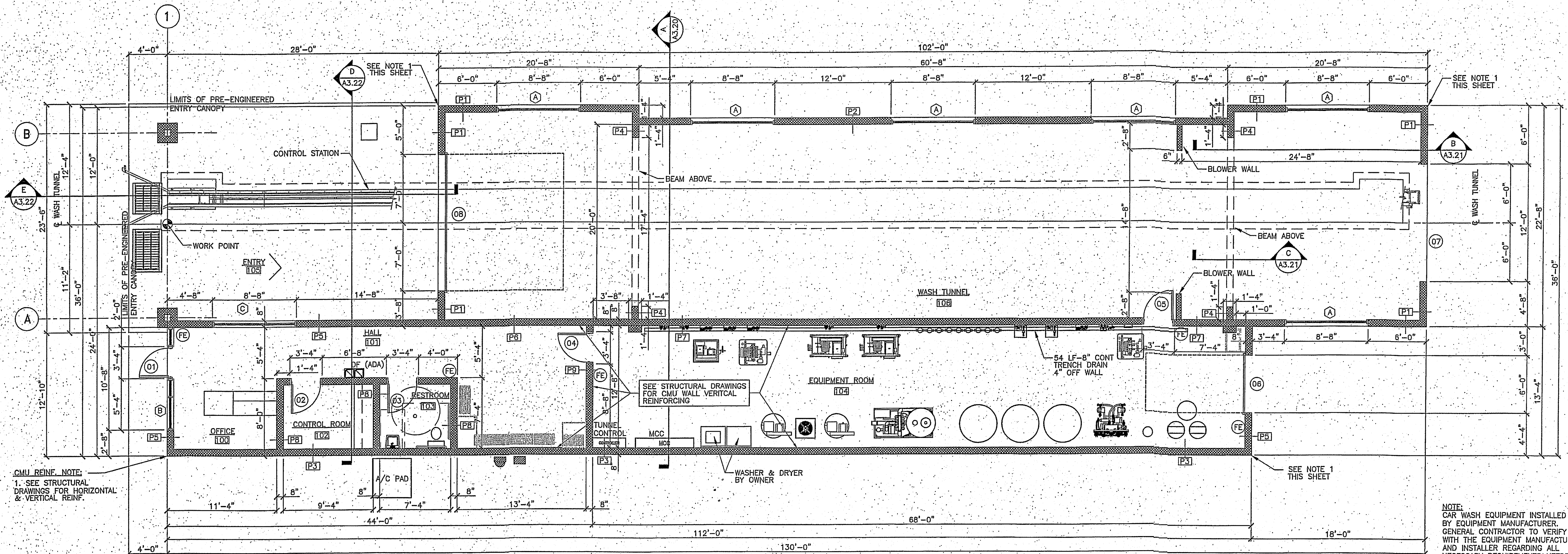
ESCAMBIA COUNTY, FLORIDA

CITY OF PENSACOLA

DAVID LANE BEARD
& ASSOCIATES, INC.

AQUA EXPRESS II CARWASH

CONSULTING ENGINEERS
CIVIL & STRUCTURAL ENGINEERS PLANNING PROJECT MANAGEMENT
105 COMMERCIAL PARKWAY, WEST MONROE, LOUISIANA 71291 (318) 398-3272
email: bearded@engnet.com
FLORIDA CERTIFICATE OF AUTHORIZATION # 31340

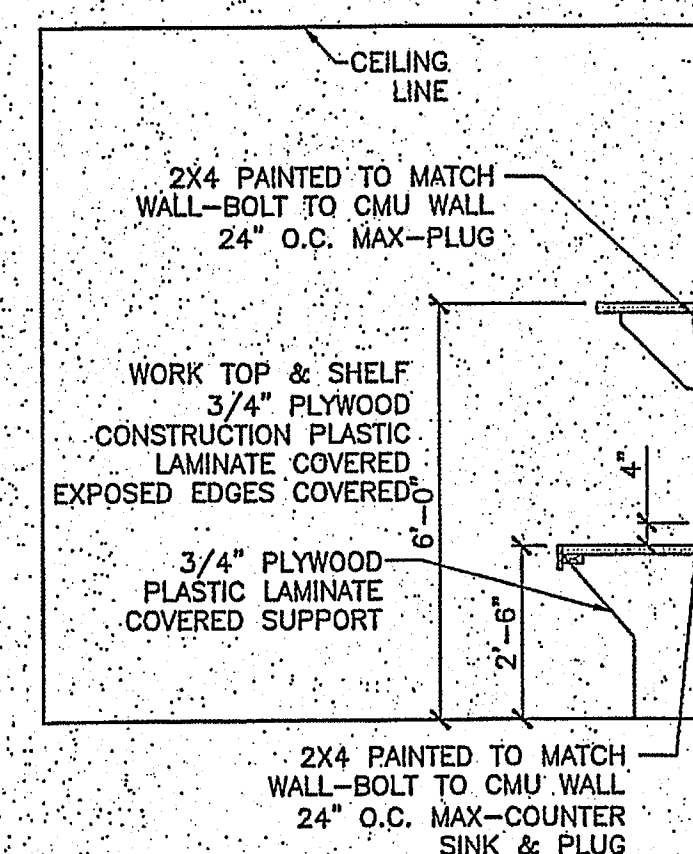


FLOOR PLAN
SCALE: 3/16"=1'-0"

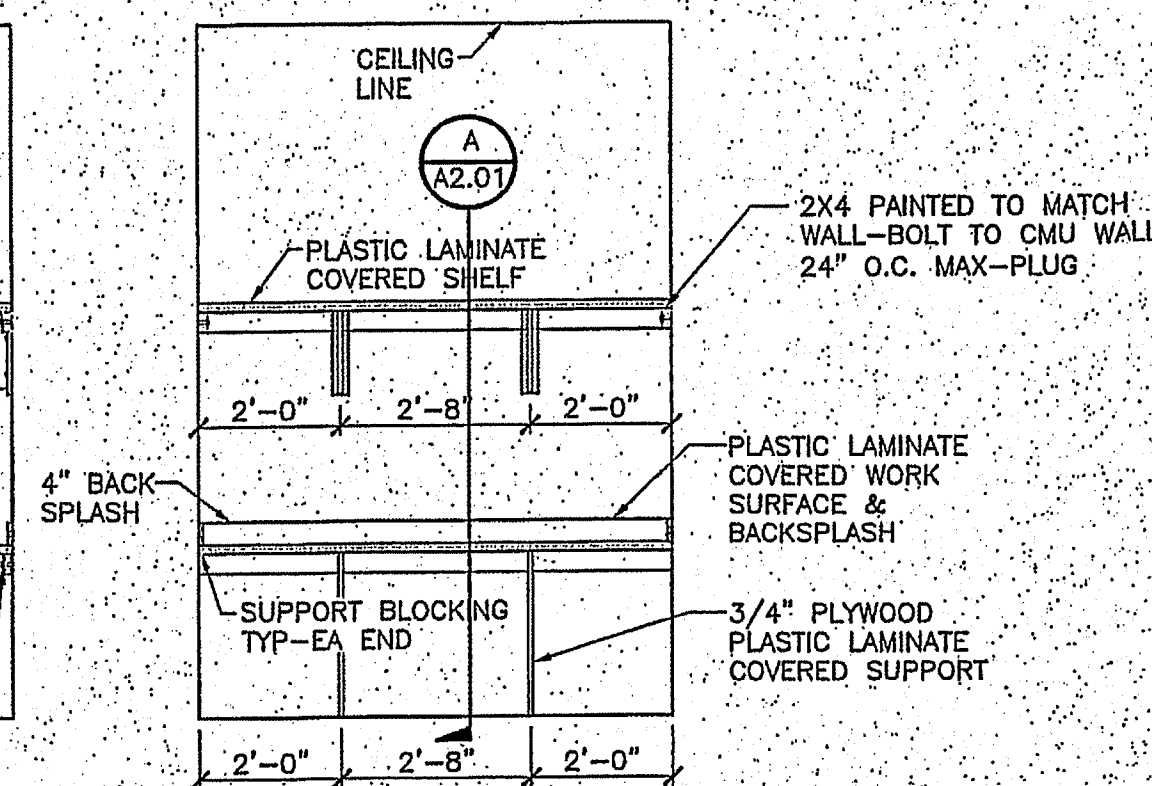
LEGEND:
FE= FIRE EXTINGUISHER ON BRACKETS

MILL WORK NOTE:
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS
BEFORE CONSTRUCTING SALES COUNTER &
OFFICE COUNTERTOP & SHELVING FOR APPROVAL

NOTE:
CAR WASH EQUIPMENT INSTALLED
BY EQUIPMENT MANUFACTURER.
GENERAL CONTRACTOR TO VERIFY
WITH THE EQUIPMENT MANUFACTURER
AND INSTALLER REGARDING ALL
NECESSARY REQUIREMENTS NEEDED
FOR INSTALLATION OF ALL EQUIPMENT.

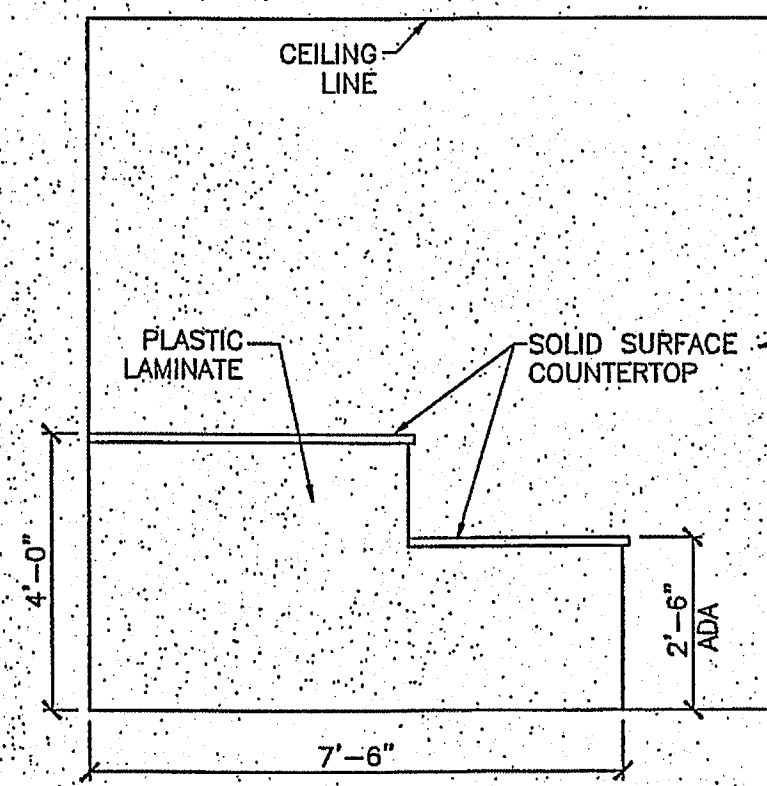


SECTION A
SCALE: 3/8"=1'-0"

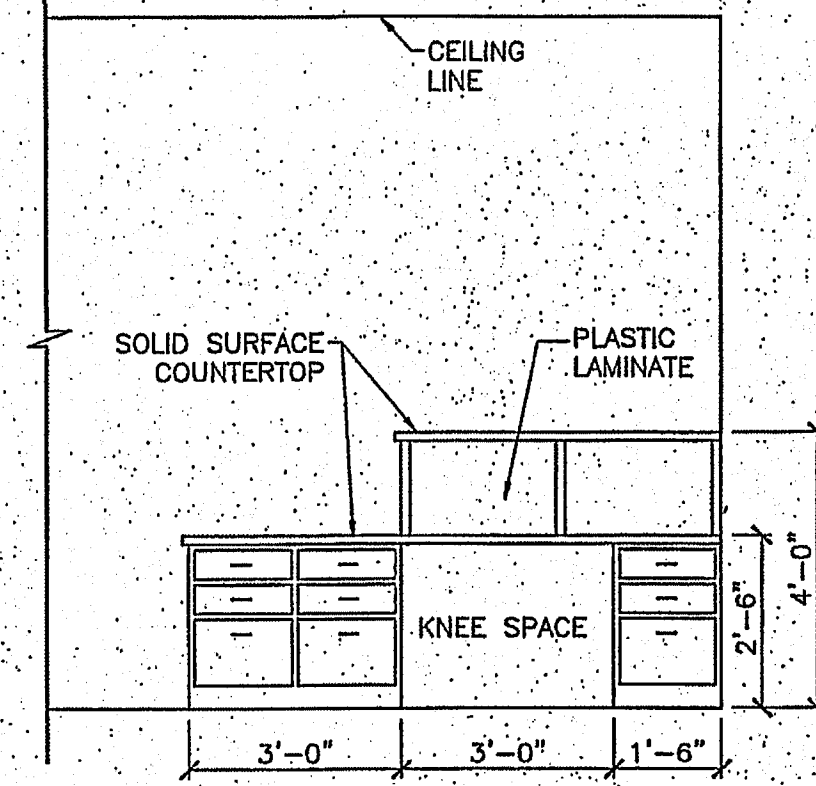


ELEVATION B
SCALE: 3/8"=1'-0"

CONTROL ROOM 102-WORK TOP & SHELVES
SCALE: 3/8"=1'-0"

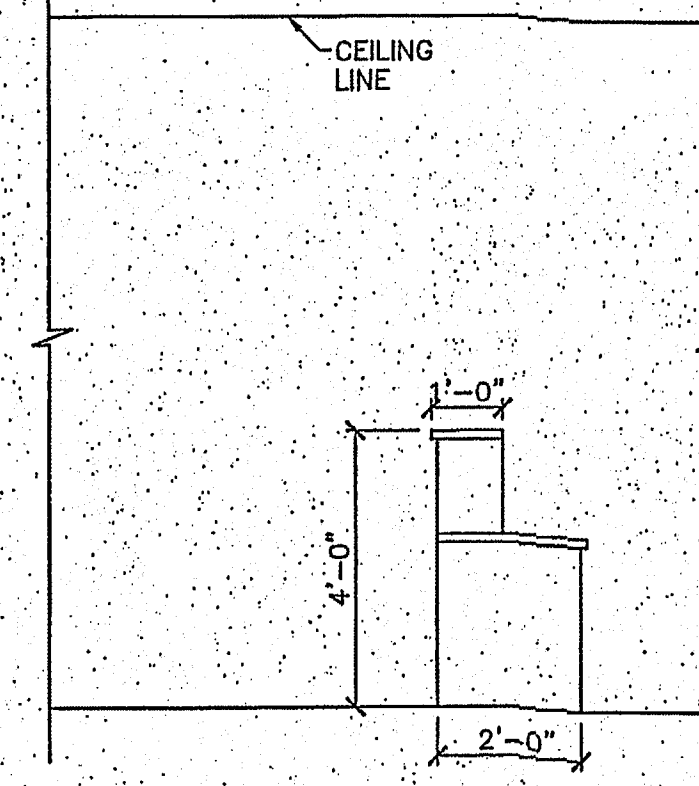


FRONT ELEVATION C
SCALE: 3/8"=1'-0"



BACK ELEVATION D
SCALE: 3/8"=1'-0"

OFFICE 100

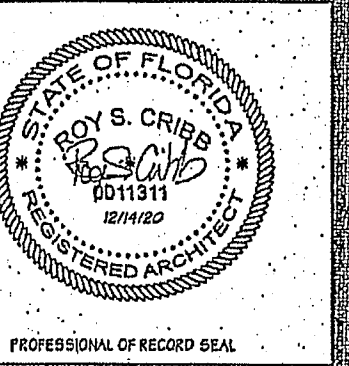


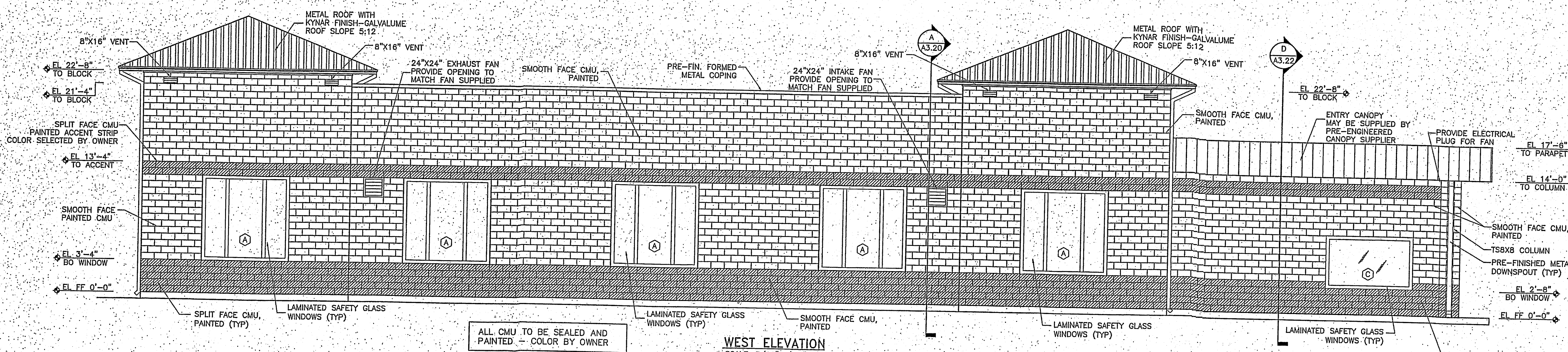
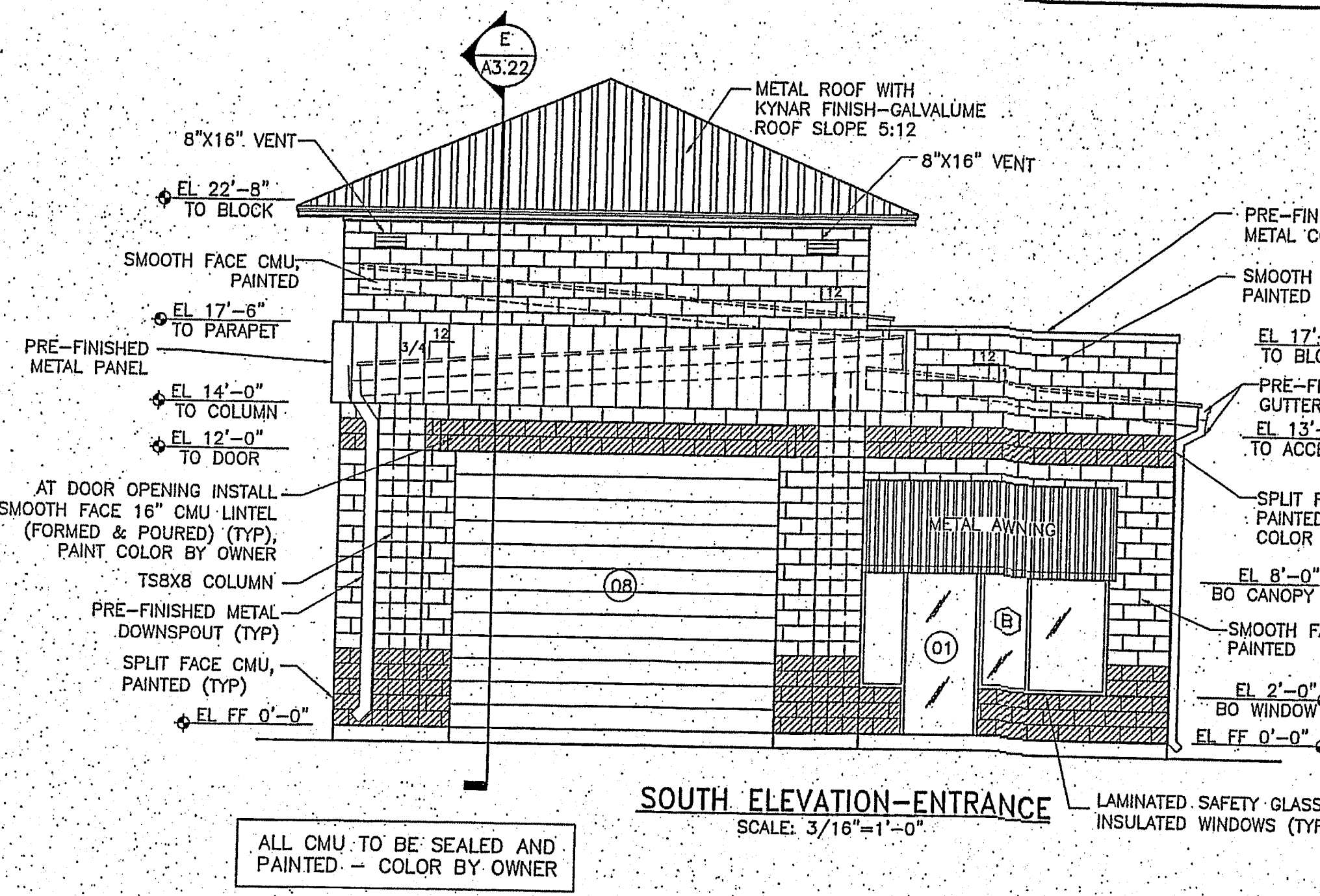
SIDE ELEVATION E
SCALE: 3/8"=1'-0"

FLOOR PLAN	
SET NAME	PERMIT
DATE	12/11/2020
DRAWN	DLB
CHECK	RSC
RSC #	20245
DATE	
REVISIONS	

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A Professional Corporation

A2.01





SPECIAL WINDOW NOTE:
WINDOWS IN WASH TUNNELS
ARE TO BE INSTALLED TO
PREVENT WATER FROM SEEPING
OUT OF TUNNEL

ALL WINDOW/DOOR SYSTEMS SHALL BE PER THE FLORIDA BUILDING CODE AND SHALL BE RATED FOR 150 MPH WIND LOADING.

