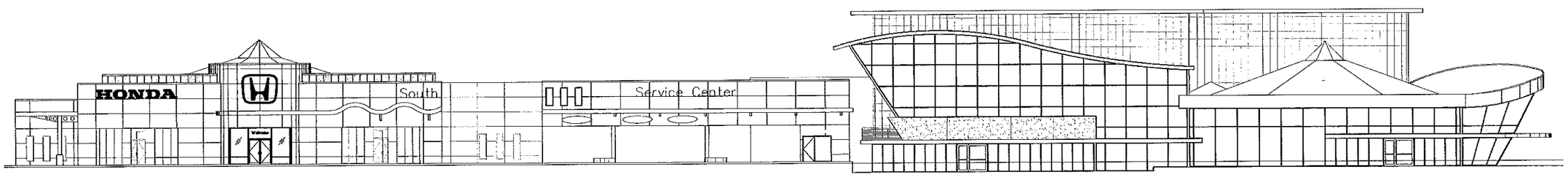
South MOTORS

BMW HONDA

16215 S. Dixie Highway
Palmetto Bay, FL 33157
Folio# 33-5028-002-0030



SHEET INDEX

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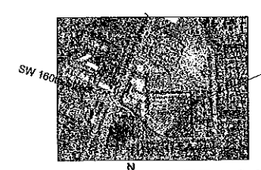

PROJECT LOCATION

N

SITE LOCATION MAP
SCALE: 1" = 1000'

RECEIVED
Zoning Department
11/15
Village of Palmetto Bay
Building & Zoning Department
By:

WHA Design, Inc.
ARCHITECTURE, INTERIOR, PLANNING
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project information:
South Motors BMW & Honda
16215 S. Dixie Highway
Palmetto Bay, FL 33157

owners information:
South Motor Company of Dade County
16165 S. Dixie Highway
Palmetto Bay, FL 33157
Ricardo Lujan (305) 234-3653

project history:
2 09/03/13
3 11/01/13
4
5

project information:
date: 07.29.13
project number: 12.61

sheet title:
Cover Sheet and Sheet index

sheet number:
CS1

file:
cs1-coversheet.dwg

South Motors BMW

Zoning Legend

Zoning Classification	B-2	Business District
Total Gross Lot Area (SF)	633,295	
Net Lot Area (SF)	576,399	13.23 acres

	Required/ Permitted		Provided	
Lot Coverage (SF)	230,560	40.00%	199,208	34.56%
Paved Area (SF)	--NA--		170,302	29.55%
Total Impervious Area (SF)	--NA--		369,510	64.11%
Landscape Open Space (SF)	115,280	20.00%	206,889	35.89%
Park (SF)	0	0	135,131	23.44%
Building Height	75'		50'-0"	
Number of Building Stories	no max		3	
Floor Area Ratio (F.A.R.)	Required/ Permitted 273,586	62.00%	Provided 272,850	61.84%

FAR Breakdown	Existing	Provided
BMW Showroom 1st Floor	14,113	30,567
BMW Showroom 2nd Floor	--NA--	15,953
Honda Showroom 1st Floor	24,401	26,554
Honda Showroom 2nd Floor	9,379	9,379
Executive Offices 2nd Floor	9,198	9,198
Service Building 1st Floor	0*	107,593
Service Building Mezzanine	--NA--	11,617
Service Building 2nd Floor	0*	47,189
Service Building 3rd Floor	0*	13,288
BMW Parts Building 1st Floor	5,718	0**
BMW Parts Building 2nd Floor	5,718	0**
BMW Service Building North	4,275	0**
BMW Service Building South	7,874	0**
Car Wash Building	--NA--	1,522
Total (SF)	80,676	272,850

* denotes existing parking garage area, not included in FAR

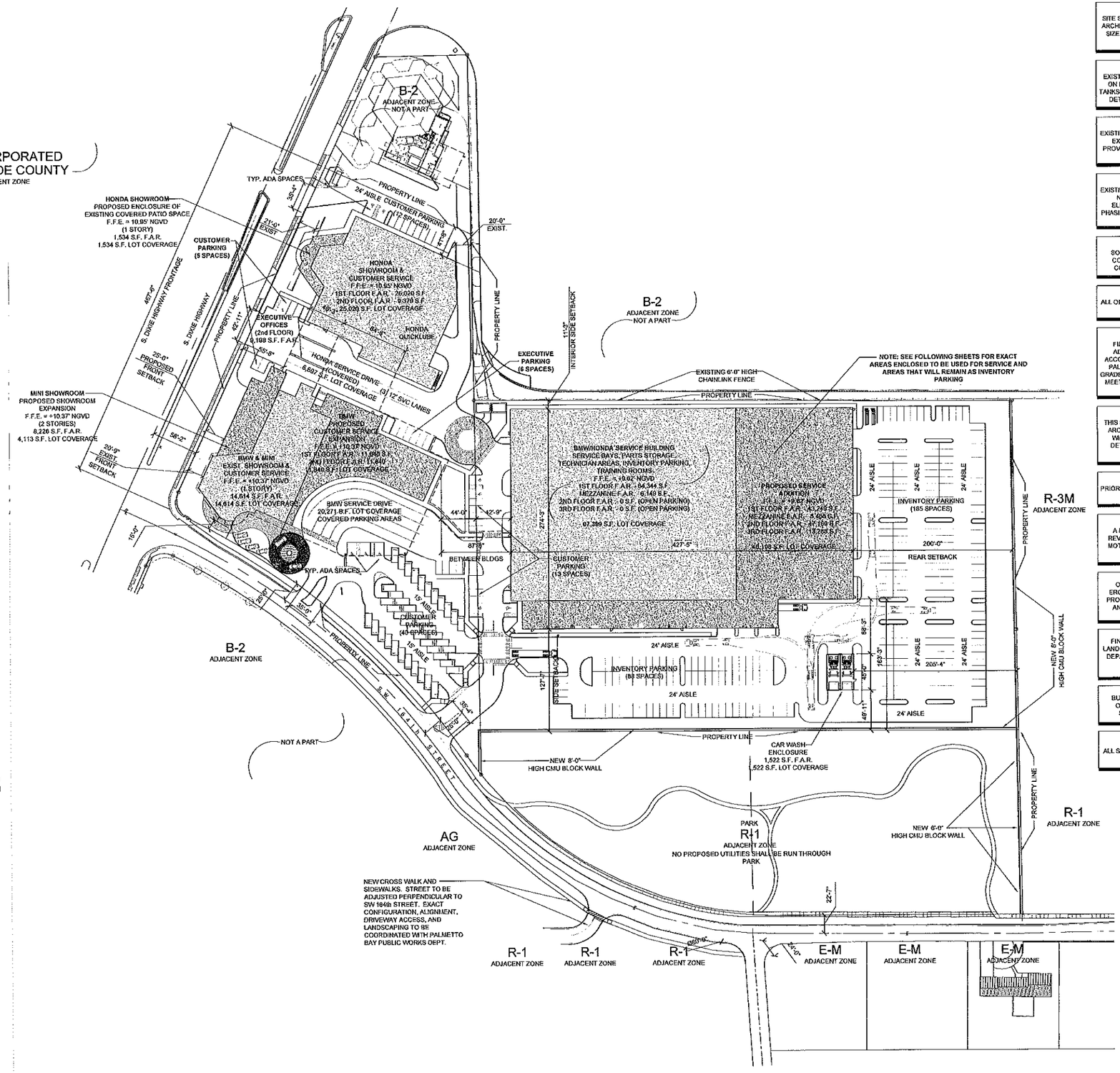
** denotes existing areas / building to be demolished

Service Building Garage Area (not included in FAR Above)	
Service Building 1st Floor	67,179
Service Building Mezzanine	--NA--
Service Building 2nd Floor	67,179
Service Building Rooftop	67,179
Total (SF)	201,537

Setbacks	Required/ Permitted	Provided
Front	25'	20'9" (exist) 25'-0" (new)
Rear	20'	200'-0" (service building)
Side (North)	15'	41'-8"
Side (South)	15'	127'-7"

	Required	Provided
Parking	482	848
Inventory	--NA--	348
Customer / Employee	--NA--	500
ADA Spaces (Required 2% of Customer/Employee)	9.64	10

Required Parking Breakdown	Area	Spaces Required
Showroom (1:2500 then 1:500 balance + 1:5,000 sf of display lot)	77,671	191
Parts Storage (1:800 SF)	31,333	40
Offices / Technician Rooms (1:300 SF)	31,619	106
Service Bays (1:Service Bay / Technician)	145	145



Overall Site Plan
Scale: 1" = 60'-0"

NOTE: SITE SHALL BE PROPERLY LIT TO MEET ADA AND BUILDING CODES. ARCHITECT WILL SUBMIT PHOTOMETRIC PLANS NOTING LOCATION, SIZE, AND TYPE OF LIGHT POLES IN CONJUNCTION WITH A PLAN THAT SHOWS PHOTOMETRIC LEVELS TO MEET CODE.

NOTE: EXISTING SITE AND ALL NEW PROPOSED STRUCTURES ARE TO BE ON PUBLIC WATER AND SANITARY SEWER. NO ON SITE SEPTIC TANKS WILL BE PROVIDED / USED. LOCATIONS WILL BE PROVIDED IN DETAILED PLUMBING DRAWINGS PRIOR TO PERMIT ISSUANCE.

NOTE: EXISTING SITE AND ALL NEW PROPOSED STRUCTURES WILL UTILIZE EXISTING LOCAL TELEPHONE SERVICE. LOCATIONS WILL BE PROVIDED IN DETAILED ELECTRICAL DRAWINGS PRIOR TO PERMIT ISSUANCE.

NOTE: EXISTING SITE AND ALL NEW PROPOSED STRUCTURES WILL UTILIZE NEW FPL ELECTRICAL FEEDERS AS A PART OF SEPARATE ELECTRICAL UPGRADES PHASE - SEE SP3.0 FOR DETAILS ON PHASING AND SCOPE OF WORK. DETAILED ELECTRICAL DRAWINGS WILL BE PROVIDED PRIOR TO PERMIT ISSUANCE.

NOTE: SOLID WASTE DISPOSAL FACILITIES INCLUDING CONTAINERS, COMPACTORS, DUMPSTER, ETC WILL BE DETAILED ON FINAL CONSTRUCTION DOCUMENTS PRIOR TO PERMIT ISSUANCE.

NOTE: ALL ON-SITE LOW VOLTAGE AND FIBER OPTIC CABLE PLANS WILL BE SUBMITTED PRIOR TO PERMIT ISSUANCE.

NOTE: FINAL CONSTRUCTION DOCUMENTS WILL PROVIDE FOR THE ADEQUATE DISPOSITION OF NATURAL AND STORMWATER IN ACCORDANCE WITH THE DESIGN STANDARDS OF THE VILLAGE OF PALMETTO BAY AND WILL INDICATE LOCATION, SIZE, TYPE AND GRADE OF ALL ON SITE DRAINAGE COMPONENTS. PLANS WILL ALSO MEET ALL CRITERIA FROM MIAMI DADE COUNTY ENVIRONMENTAL RESOURCES MANAGEMENT (DERM).

NOTE: THIS PROJECT WILL BE PROVIDED WITH A CERTIFICATE FROM THE ARCHITECT OF RECORD THAT THIS NON RESIDENTIAL BUILDING WILL MEET FLOOD PROOFING CRITERIA AND WILL PROVIDE A DETAILED PLAN TO CONFIRM COMPLIANCE WITH SUBSECTION 30-30.2(n), 30-100.6 AND 2010 FBC.

NOTE: PRIOR TO ISSUANCE OF PERMIT, A SOIL PERCOLATION TEST WILL BE PROVIDED TO THE BUILDING DEPARTMENT

NOTE: A MAINTENANCE OF TRAFFIC PLAN SHALL BE PROVIDED FOR REVIEW TO ENSURE SAFE PASSAGE OF BOTH PEDESTRIAN AND MOTORIST TRAFFIC ADJACENT TO PROPOSED DRAINAGE WORK PRIOR TO ISSUANCE OF PERMIT.

NOTE: OWNER WILL PROVIDE FOR ADEQUATE CONTROL OF DUST, EROSION, AND SEDIMENTATION AND WILL PROVIDE PLANS FOR PROPOSED TEMPORARY AND PERMANENT CONTROL PRACTICES AND MEASURES THAT WILL BE USED DURING ALL PHASED OF CONSTRUCTION.

NOTE: FINAL SITE PLANS WILL BE PROVIDED WITH A FULLY DETAILED LANDSCAPE AND IRRIGATION PLANS FOR REVIEW BY THE BUILDING DEPARTMENT. IRRIGATION WILL BE PROVIDED FOR 100% OF THE LANDSCAPED AREA.

NOTE: BUILDING AND SITE SIGNAGE NOT A PART OF THIS APPROVAL. OWNER SHALL SUBMIT UNDER SEPARATE PERMIT FOR ANY SIGNAGE APPLIED TO THE BUILDING OR PLACED ON SITE.

NOTE: SITE IS IN FLOOD ZONE "AE" WITH AN ELEVATION OF 10. ALL STRUCTURES BELOW THIS ELEVATION (SERVICE GARAGE) WILL BE FLOOD-PROOFED TO 10.00' NGVD.

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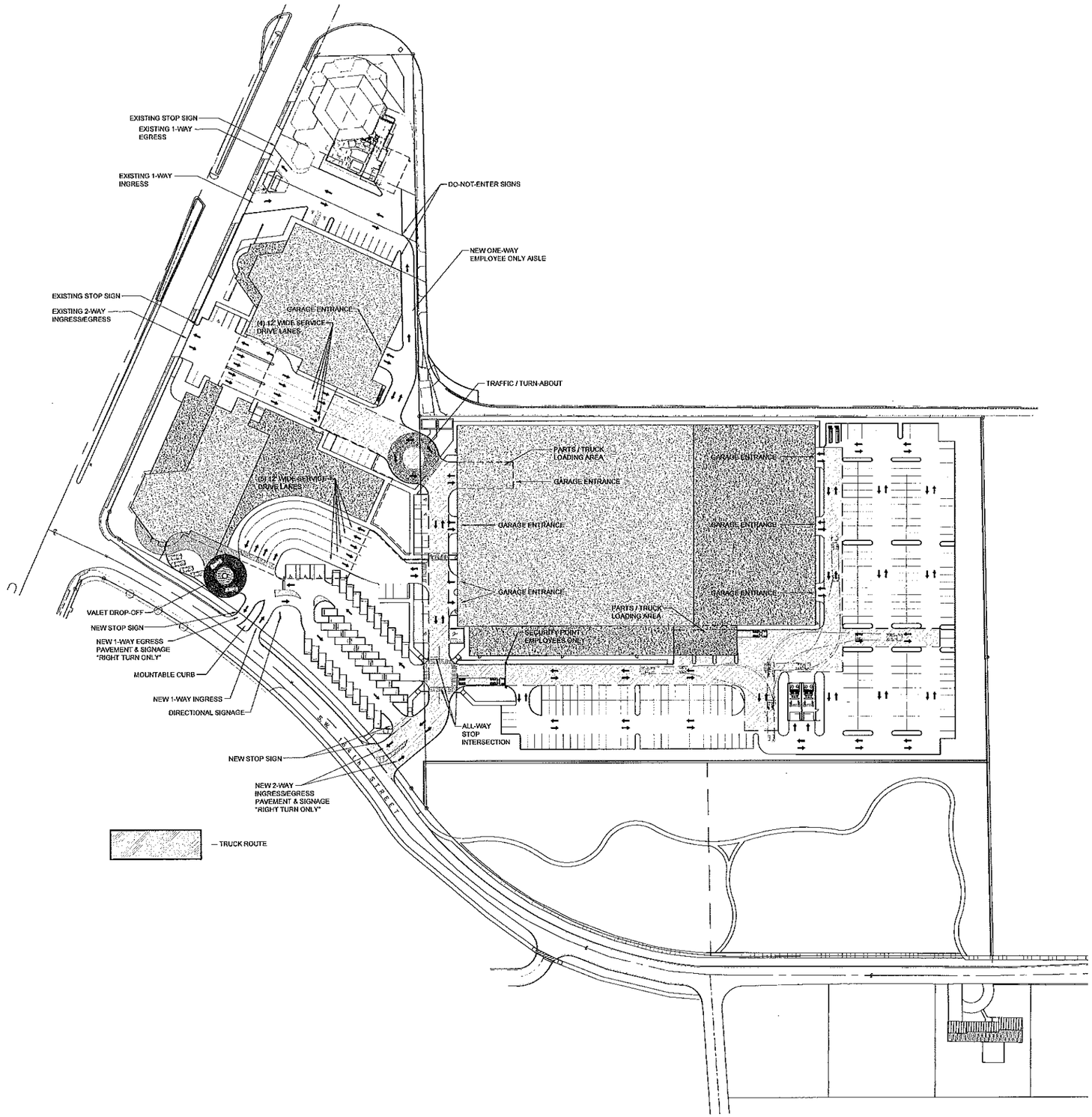
project history:
3 09/03/13
4 11/01/13

project information:
date: 07.29.13
project number: 12.61

sheet title:
Overall Site Plan
Zoning Legend

sheet number:
SP1.0

file:
sp1.0-siteplan.dwg



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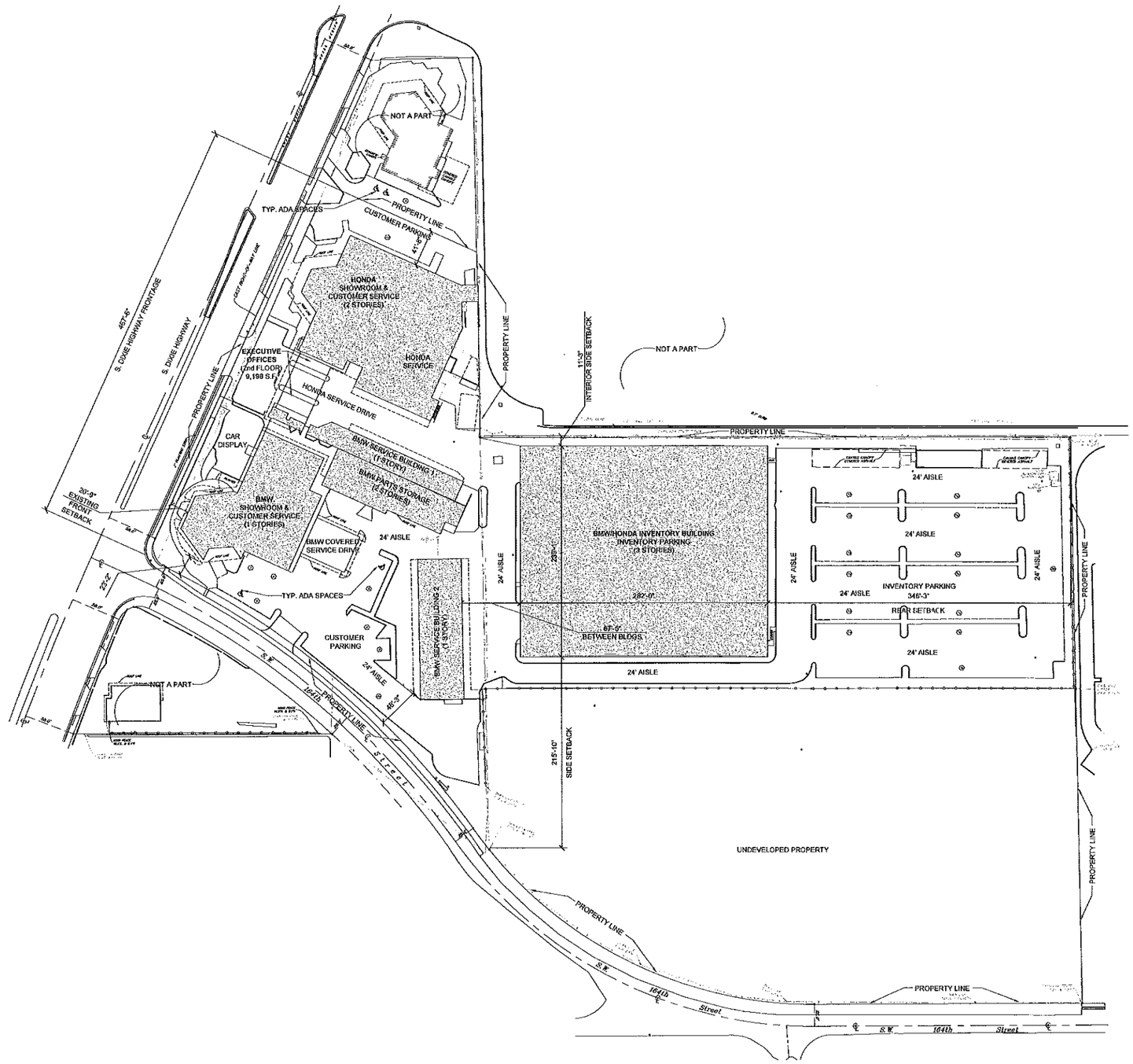
project history:
3 09/03/13
1 11/01/13

project information:
date: 07.29.13
project number: 12.61

sheet title:
Overall Traffic Operations Plan

sheet number:
SP1.1

file:
sp1.1-traffic operations plan.dwg



Overall Existing Site Plan
Scale: 1" = 60'-0"

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Ricardo Lujan (305) 234-3653

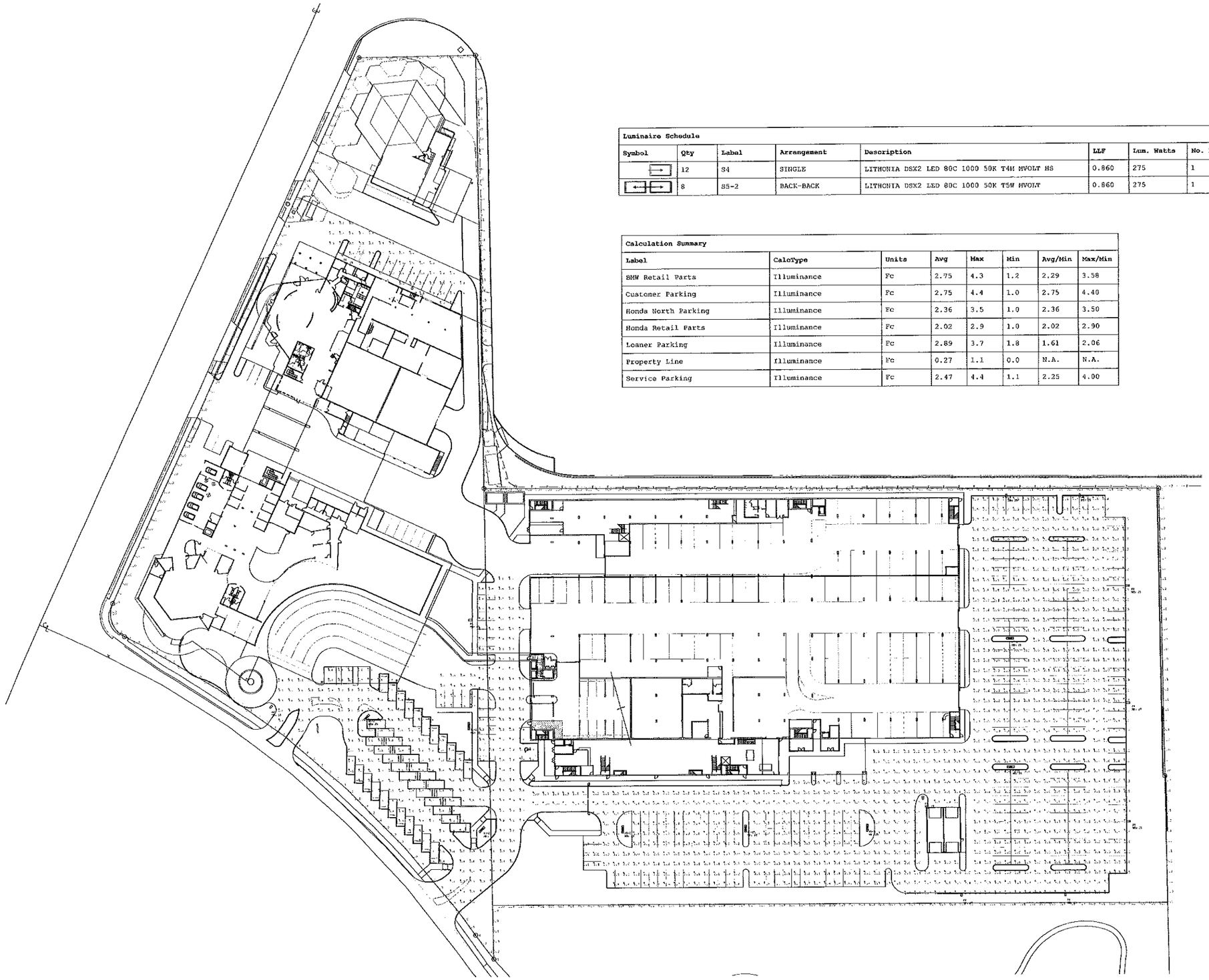
project history:
1 09/03/13
2 11-01-13
3
4

project information:
date: 07.29.13
project number: 12.61

sheet title:
Existing Site Plan & Existing Legend

sheet number:
SP2.0

file:
sp2.0-existing siteplan.dwg



Site Photometric Plan
Scale: N T S

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Watts	No. Lamps	Lumens/Lamp
	12	S4	SINGLE	LITHONIA DSX2 LED 80C 1000 50K T4M MVOLT HS	0.860	275	1	N.A.
	8	S5-2	BACK-BACK	LITHONIA DSX2 LED 80C 1000 50K T5W MVOLT	0.860	275	1	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BMW Retail Parts	Illuminance	Fc	2.75	4.3	1.2	2.29	3.58
Customer Parking	Illuminance	Fc	2.75	4.4	1.0	2.75	4.40
Honda North Parking	Illuminance	Fc	2.36	3.5	1.0	2.36	3.50
Honda Retail Parts	Illuminance	Fc	2.02	2.9	1.0	2.02	2.90
Loaner Parking	Illuminance	Fc	2.89	3.7	1.8	1.61	2.06
Property Line	Illuminance	Fc	0.27	1.1	0.0	N.A.	N.A.
Service Parking	Illuminance	Fc	2.47	4.4	1.1	2.25	4.00

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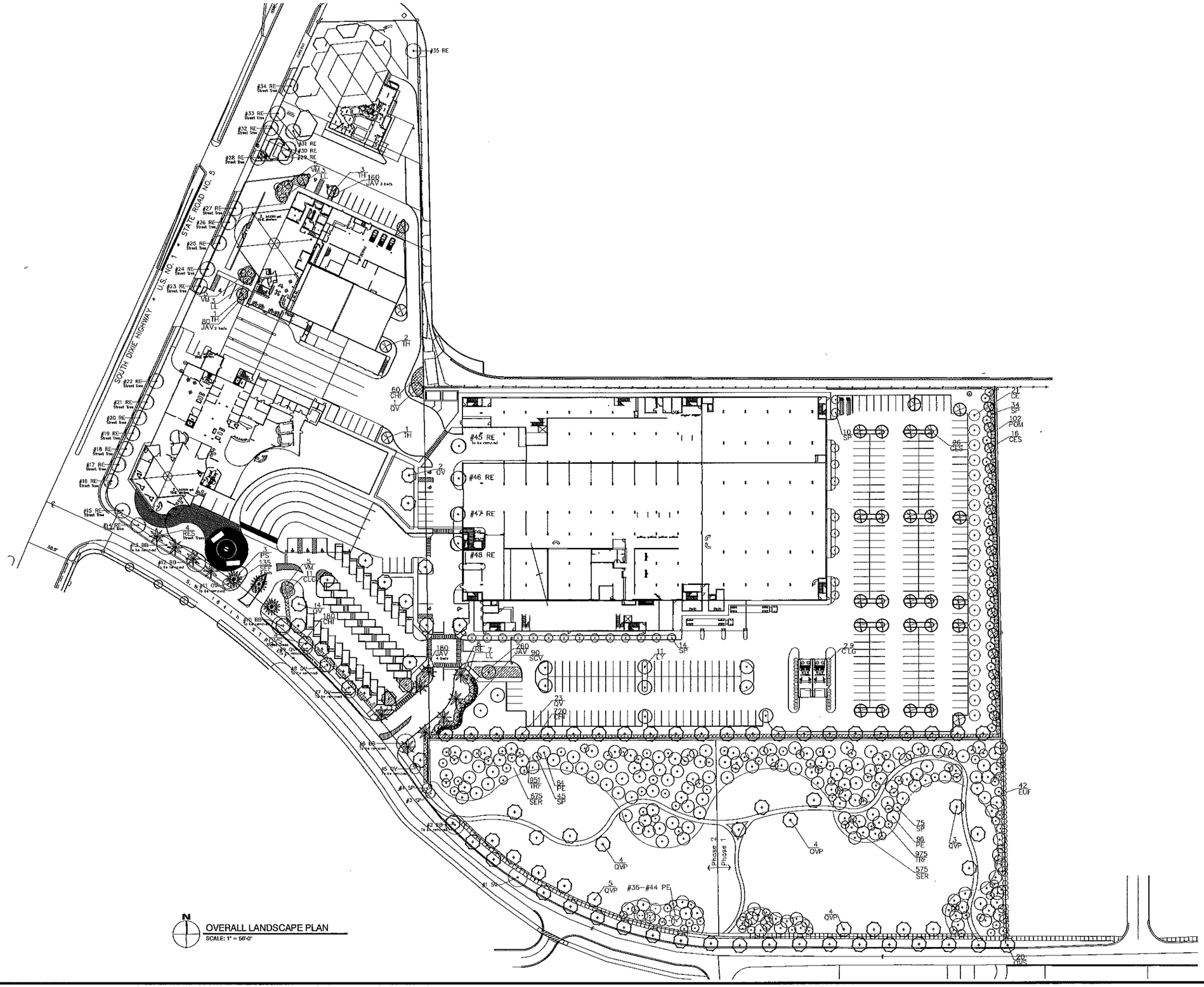
project history:
3 09/03/13
2
1
0

project information:
date: 07.29.13
project number: 12.61

sheet title:
Photometric Plan

sheet number:
PM1.0

file:
pm1.0-photometric plan.dwg



OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'-0"

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11-15-13

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Ricardo Lujan (305) 234-3653

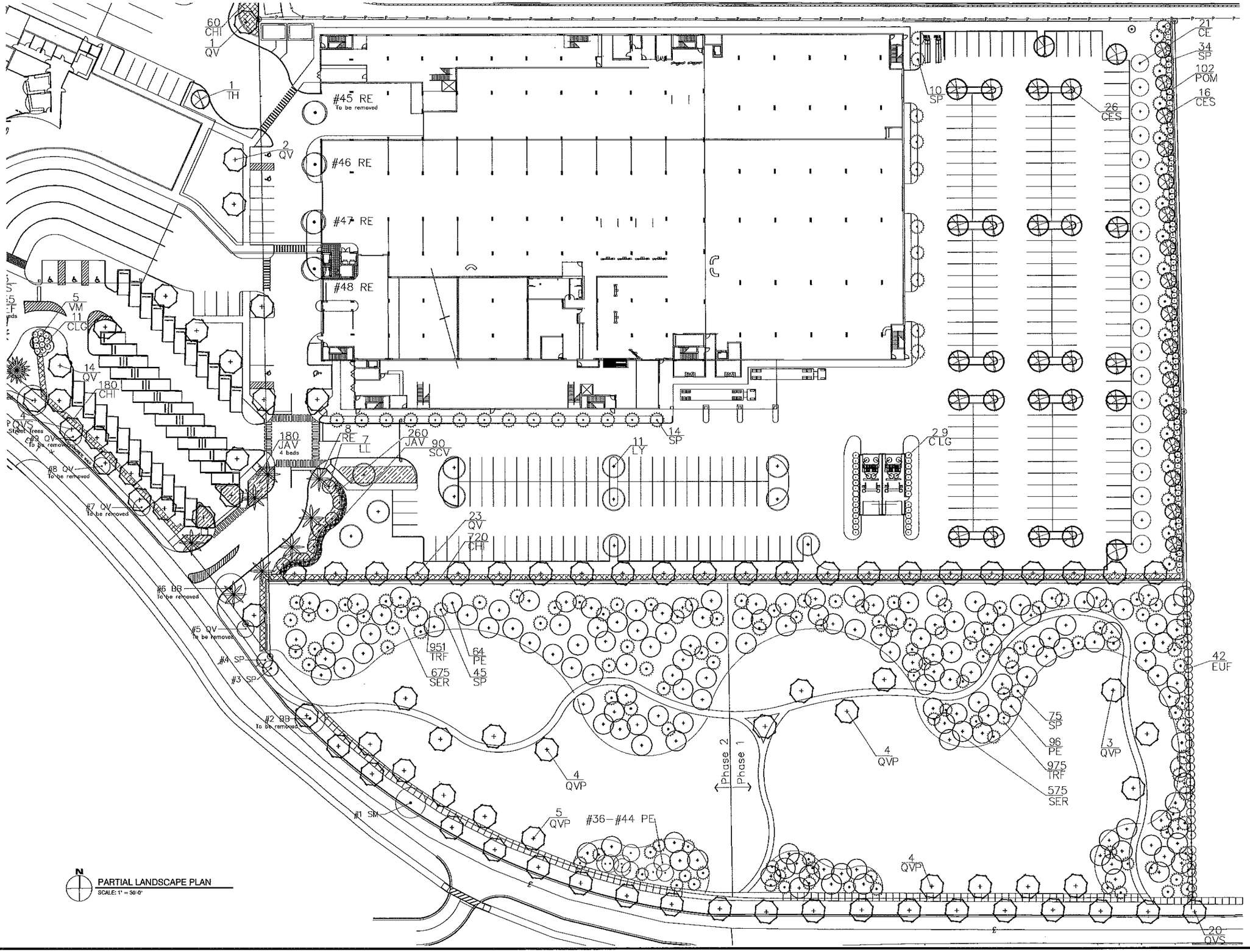
project history:
3 09/03/13
4 11/01/13

project information:
date: 07.29.13
project number: 12.61

sheet title:
Overall Landscape Plan

sheet number:
LA 1.0

file:
la-1-tempbl.dwg



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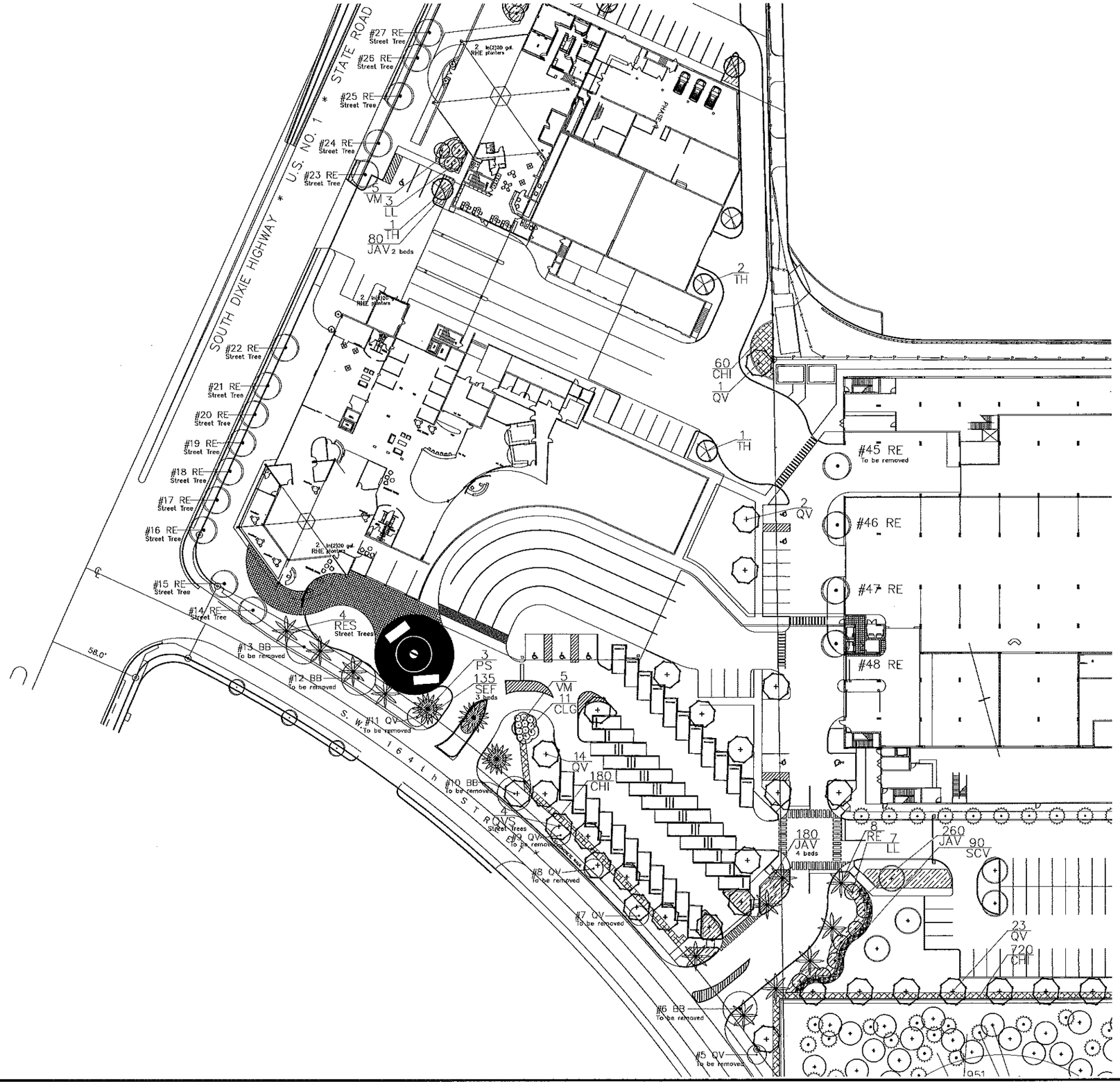
project history:
3 06/03/13
4 11/01/13

project information:
date: 07.29.13
project number: 12.61

sheet title:
Partial Landscape Plan

sheet number:
LA 2.0

file:
la-1-tempbf.dwg



PARTIAL LANDSCAPE PLAN
SCALE: 1' = 30'-0'

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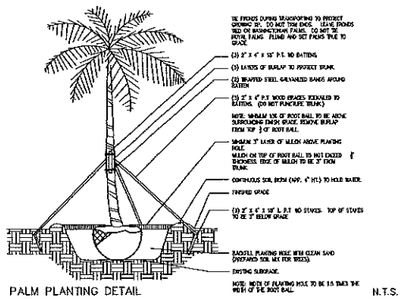
1 09/03/13
2 11/01/13
3
4

project information:
date: 07.29.13
project number: 12.61

sheet title:
Partial Landscape Plan

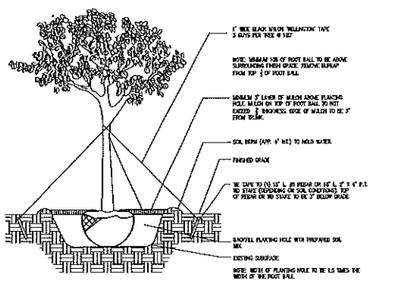
sheet number:
LA 3.0

file:
la-1-tempbf.dwg



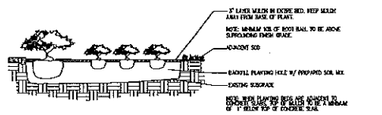
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



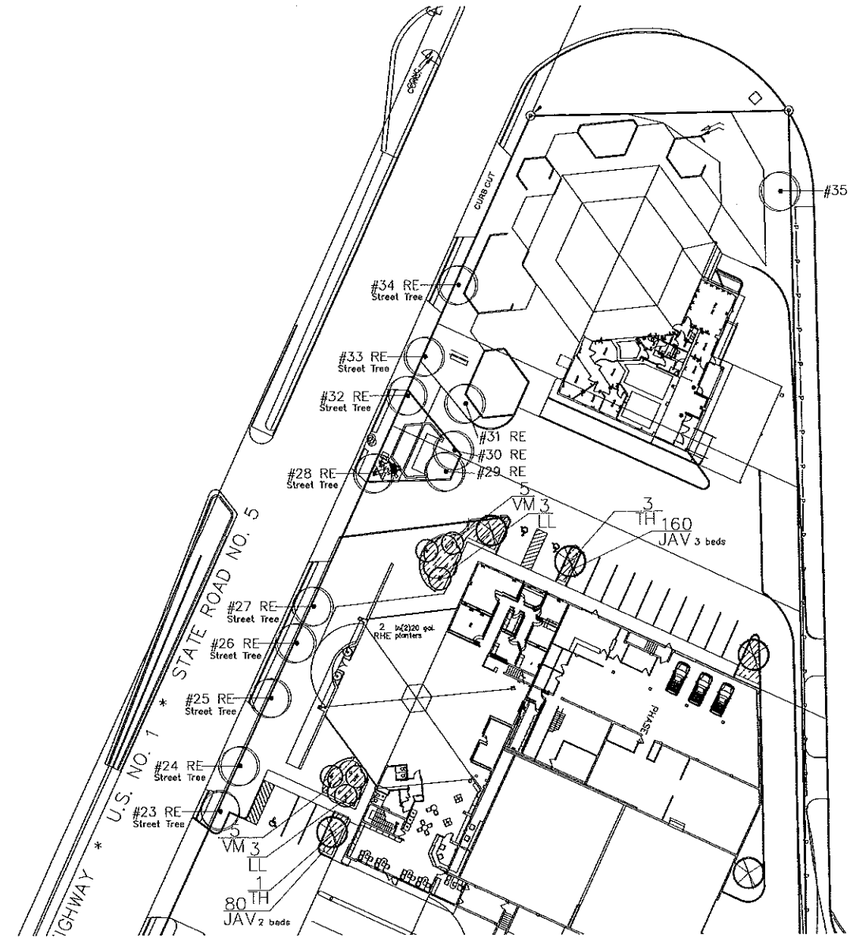
SHRUB/GROUND COVER DETAIL N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALLTREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER-GROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

PLANT LIST

	QTY	KEY	BOTANICAL NAME/ COMMON NAME	DESCRIPTION	Native Yes / No
	24	QVS	Quercus virginiana, (Street Tree) / Live Oak	14'-16' oa ht, 3" cal.	Yes
	40	QV	Quercus virginiana / Live Oak	14'-16' oa ht, 3" cal.	Yes
	11	LY	Lysiloma latisiliqua / Wild Tamarind	12' oa ht, 3" cal.	Yes
	7	TH	Tabebuia heterophylla / Pink Tabebuia	12' oa ht, 3" cal.	Yes
	21	CE	Conocarpus erectus / Green Buttonwood	12' oa ht, 3" cal.	Yes
trees: 124	42	CES	Conocarpus e. sericeus / Silver Buttonwood	12' oa ht, 3" cal.	Yes
	4	RES	Roystonea elata / Royal Palm (Street Tree)	16' GW, 24"-30' oa ht.	
	8	RE	Roystonea elata / Royal Palm (Street Tree)	16' GW, 24"-30' oa ht.	Yes
	34	SP	Sabal palmetto / Sabal Palm	12', 14', 18' oa hts, booted	Yes
	3	PS	Phoenix sylvester / Sylvester Date Palm	20'-24' oa ht, 15' CT	No
palms:	15	VM	Veitchia montgomeriana / Veitchia Palm	14'-20' oa hts.	No
60/2					
= 30	7	LL	Ligustrum lucidum / Ligustrum Tree	8' ht x 8' spr, multi trunk	No
	780	CHI	Chrysobalanus icaco / Red Tip Cocoplum	3 gal, 18" ht x 18" spr.	Yes
	90	SCV	Schefflera arboricola var./ Var. Scheffiera	3 gal, 18" ht x 18" spr.	No
	102	POM	Podocarpus macrophyllus / Podocarpus	25 gal, 6'-7' oa ht.	No
Shrubs:	40	CLG	Clusia guttifera / Small leaf Clusia	25 gal, 6'-7' oa ht.	No
1012	6	RHE	Rhapis excelsa / Lady Palm	3'-4' ht, in 20 gal. planters	No
	680	JAV	Jasminum volubile / Wax Jasmine	3 gal, 12" ht x 12" spr.	No
	135	SEF	Serrissa foetida / Serrissa	3 gal, 8" ht x 8" spr.	No
Park					
Phase 1					
	11	QVP	Quercus virginiana / Live Oak	18'-20' oa ht, 5" cal.	Yes
	66	PE	Pinus elliotti var. densa / S. F. Slash Pine	12' oa ht, 3" cal.	Yes
trees: 107	30	PE	Pinus elliotti var. densa / S. F. Slash Pine	8' oa ht, 1-1/2" cal.	Yes
palms:75/2	75	SP	Sabal palmetto / Sabal Palm	12', 14', 18' oa hts, booted	Yes
= 37	575	SER	Serenoa repens / Green Saw Palmetto	7 gal, 18" ht x 18" spr.	Yes
	975	TRF	Tripsacum floridanum / Pineland Fakahatchee	3 gal, 18" ht x 18" spr.	Yes
Park	42	EUF	Eugenia foetida / Spanish Stopper	25 gal, 6'-7' oa ht.	Yes
Phase 2					
	9	QVP	Quercus virginiana / Live Oak	18'-20' oa ht, 5" cal.	Yes
	45	PE	Pinus elliotti var. densa / S. F. Slash Pine	12' oa ht, 3" cal.	Yes
trees: 73	19	PE	Pinus elliotti var. densa / S. F. Slash Pine	8' oa ht, 1-1/2" cal.	Yes
palms:45/2	45	SP	Sabal palmetto / Sabal Palm	12', 14', 18' oa hts, booted	Yes
= 22	675	SER	Serenoa repens / Green Saw Palmetto	7 gal, 18" ht x 18" spr.	Yes
	951	TRF	Tripsacum floridanum / Pineland Fakahatchee	3 gal, 18" ht x 18" spr.	Yes



N

PARTIAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

Palmetto Bay, Landscape Legend

Zoning District: B-2 Net Lot Area: 13.23 acres 576,399 s.f.

	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 30, as indicated on site plan: Net lot area= 576,399 s.f. x 20 %=square fee	115,279.84	198,409
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 848 x 10 sf per parking space=	8480.00	8480.00
C. Total s.f. of landscaped open space required by Chapter 30: A + B=	123,759.84	206,889 (35.89%)
Total square feet of landscaped open space required by Chapter 30= B. Maximum lawn area (sod) permitted= 20 % x 115,279.84 square feet=	23,055	23,000
A. No. trees required per net lot acre	A. 370	390
less existing number of trees meeting minimum requirements: (minus ex. to remain)	3	3
28 = trees x net lot acres(576,399) square feet= 13.23 (6 Royal palms)	367	393
B. 30 % palms allowed (two palms=one tree) Palms provided=	104 t / 208 p	30 t / 60 p 37 t / 75 p 22 t / 45 p
C. Percentage of natives required= the number of trees provided x 30% =	87	386
D. Street trees (maximum average spacing of35' o.c.): 1857 linear feet along street / 35 =	D. 53	48
Palms as Street trees (maximum average spacing of 25' o.c.): linear feet along street / 25 =		
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): DNA linear feet along street / 25 =	E. 0	0
F. Total number of trees provided A+D+E=	423 Req'd	441 Prov'd
A. The total number of trees required x 10 = the number of shrubs required	4230 @ 18"ht.	4230
B. The number of shrubs required x 30%=the number of native shrubs required	1269	3998

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1 09/03/13
2 11/01/13
3
4

project information:
date: 07.29.13
project number: 12.61

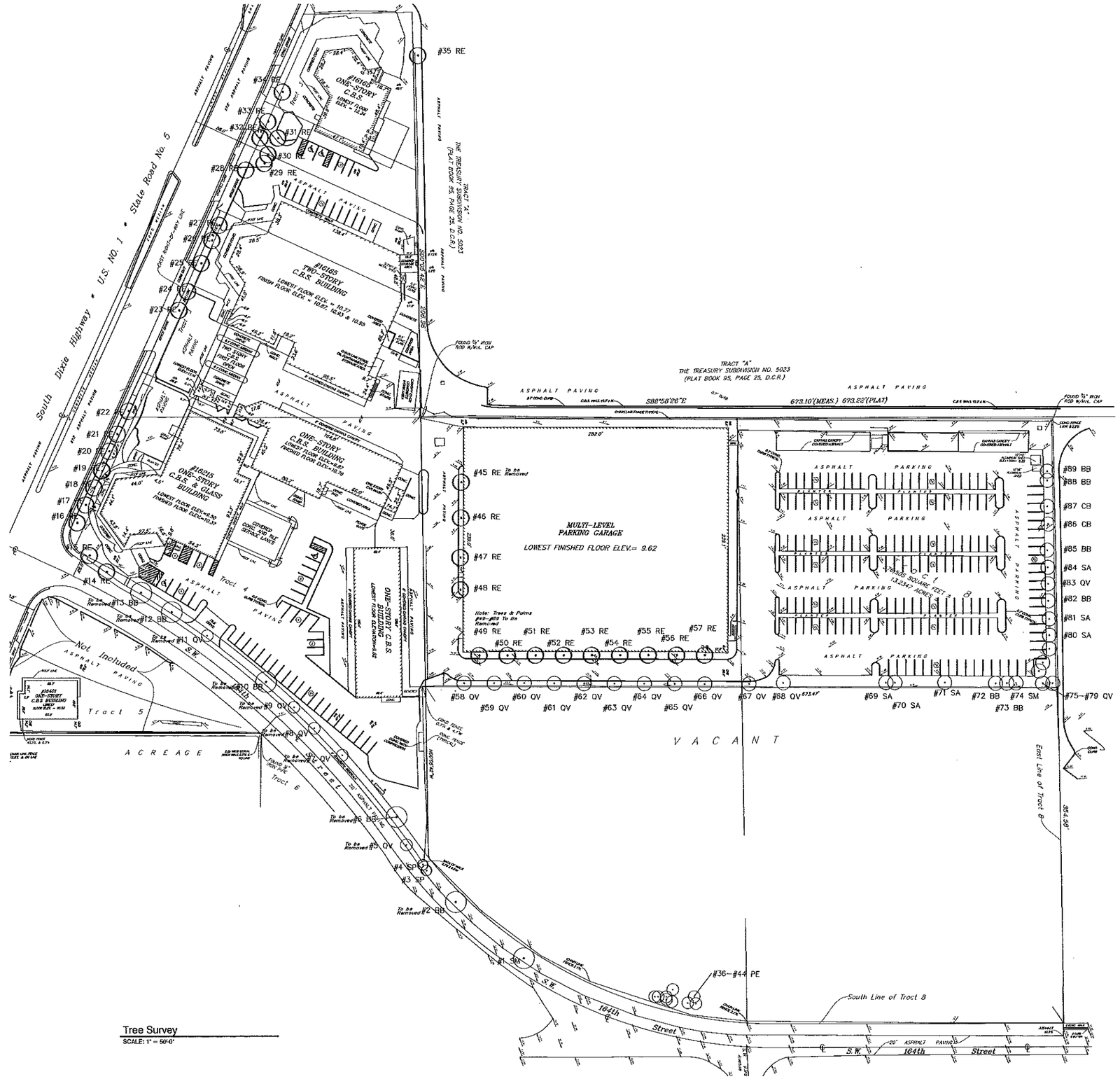
sheet title:
Plant List,Notes,Details

sheet number:
LA 4.0

file:
la-1-tempbl.dwg

Tree Survey / Disposition

# Item	Botanical / Common Name	Description	Disposition
#1	Swietenia mahogoni / Mahogany	24' ht, 24' spr, 12",7",10" dbh	Remain
#2	Bucida buceras / Black Olive	20' ht, 18'spr, 8" dbh	–Remove–
#3	Sabal palmetto / Sabal Palm	24' ht, 8' spr, 8" dbh	Remain
#4	Sabal palmetto / Sabal Palm	24' ht, 8' spr, 8" dbh	Remain
#5	Quercus virginiana / Live Oak	18' ht, 7' spr, 3" dbh	–Remove–
#6	Bucida buceras / Black Olive	25' ht, 20' spr, 25" dbh	–Remove–
#7	Quercus virginiana / Live Oak	14' ht, 7' spr, 3" dbh	–Remove–
#8	Quercus virginiana / Live Oak	14' ht, 7' spr, 3" dbh	–Remove–
#9	Quercus virginiana / Live Oak	14' ht, 7' spr, 3" dbh	–Remove–
#10	Bucida buceras / Black Olive	20' ht,20' spr, 3 @ 7" dbh	–Remove–
#11	Quercus virginiana / Live Oak	14' ht, 7' spr, 3" dbh	–Remove–
#12	Bucida buceras / Black Olive	25' ht,20' spr, 18" dbh	–Remove–
#13	Bucida buceras / Black Olive	22' ht, 20' spr, 20" dbh	–Remove–
#14	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#15	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#16	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#17	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#18	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#19	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#20	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#21	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#22	Roystonea elata / Royal Palm	30' ht, 15' spr, 15" dbh	Remain
#23	Roystonea elata / Royal Palm	30' ht, 15' spr, 20" dbh	Remain
#24	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#25	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#26	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#27	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#28	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#29	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#30	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#31	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#32	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#33	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#34	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#35	Roystonea elata / Royal Palm	35' ht, 15' spr, 20" dbh	Remain
#36	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
#37	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
#38	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
#39	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
#40	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
#41	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
#42	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
#43	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
#44	Pinus elliotii / Slash Pine	20' ht, 12' spr, 5" dbh	Remain
6 Trees & 24 Palms / 2 = 12 Trees			
21 Trees Exist. To Remain			
			–Remove–
#45	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	–Remove–
#46	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remain
#47	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remain
#48	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remain
#49	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#50	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#51	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#52	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#53	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#54	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#55	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#56	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#57	Roystonea elata / Royal Palm	30' ht, 18' spr, 18" dbh	Remove
#58	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#59	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#60	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#61	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#62	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#63	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#64	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#65	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#66	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#67	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#68	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#69	Schefflera actinophylla / Umbrella tree	20' ht, 15' spr, multi trunk	Remove
#70	Schefflera actinophylla / Umbrella tree	20' ht, 15' spr, multi trunk	Remove
#71	Schefflera actinophylla / Umbrella tree	20' ht, 15' spr, multi trunk	Remove
#72	Bucida buceras / Black Olive	25' ht, 20' spr, 18" dbh	Remove
#73	Bucida buceras / Black Olive	25' ht, 20' spr, 3 @ 10" dbh	Remove
#74	Swietenia mahogoni / Mahogany	25' ht, 20' spr, 18" dbh	Remove
#75	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#76	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#77	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#78	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#79	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#80	Schefflera actinophylla / Umbrella tree	18' ht, 12' spr, 2 @ 5" dbh	Remove
#81	Schefflera actinophylla / Umbrella tree	18' ht, 12' spr, 2 @ 5" dbh	Remove
#82	Bucida buceras / Black Olive	25' ht, 20' spr, 5 @ 6" dbh	Remove
#83	Quercus virginiana / Live Oak	18' ht, 12' spr, 3" dbh	Remove
#84	Schefflera actinophylla / Umbrella tree	18' ht, 10' spr, 2 @ 4" dbh	Remove
#85	Bucida buceras / Black Olive	25' ht, 18' spr, 3 @ 6" dbh	Remove
#86	Calophyllum brasiliense / Beautyleaf	stump w/ growth	Remove
#87	Calophyllum brasiliense / Beautyleaf	stump w/ growth	Remove
#88	Bucida buceras / Black Olive	25' ht, 15' spr, 4" dbh	Remove
#89	Bucida buceras / Black Olive	25' ht, 15' spr, 3 @ 4" dbh	Remove



Tree Survey
SCALE: 1" = 50'-0"

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project history:
3 09/03/13
4 11/01/13

project information:
date: 07.29.13
project number: 12.61

sheet title:
Tree Survey

sheet number:
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file:
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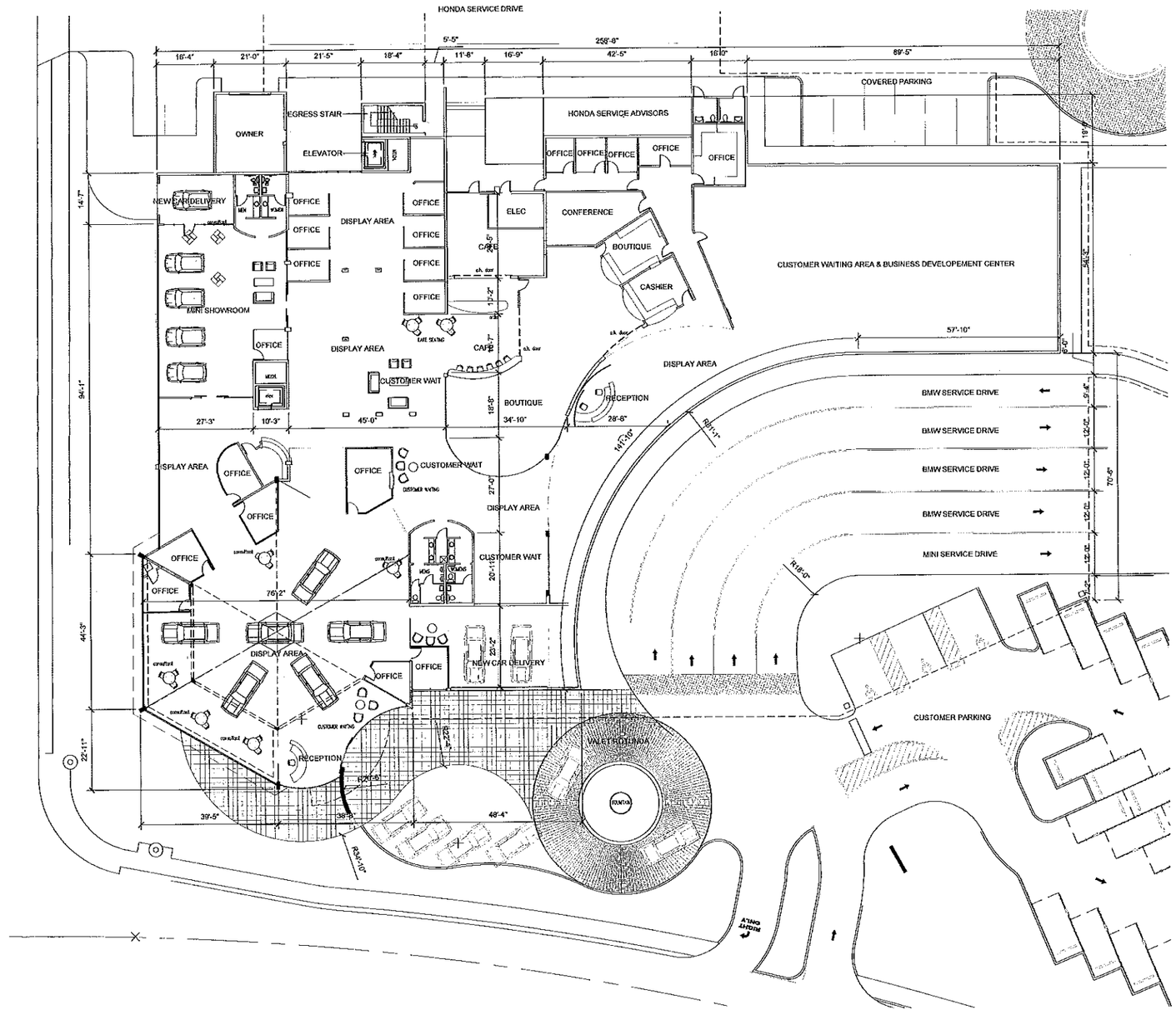

BMW Showroom Plan
Scale: 1/16" = 1'-0"

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09/03/13
11/01/13

project information:
date: 07.29.13
project number: 12.61

sheet title:
BMW Showroom Plan

sheet number:
A1.0

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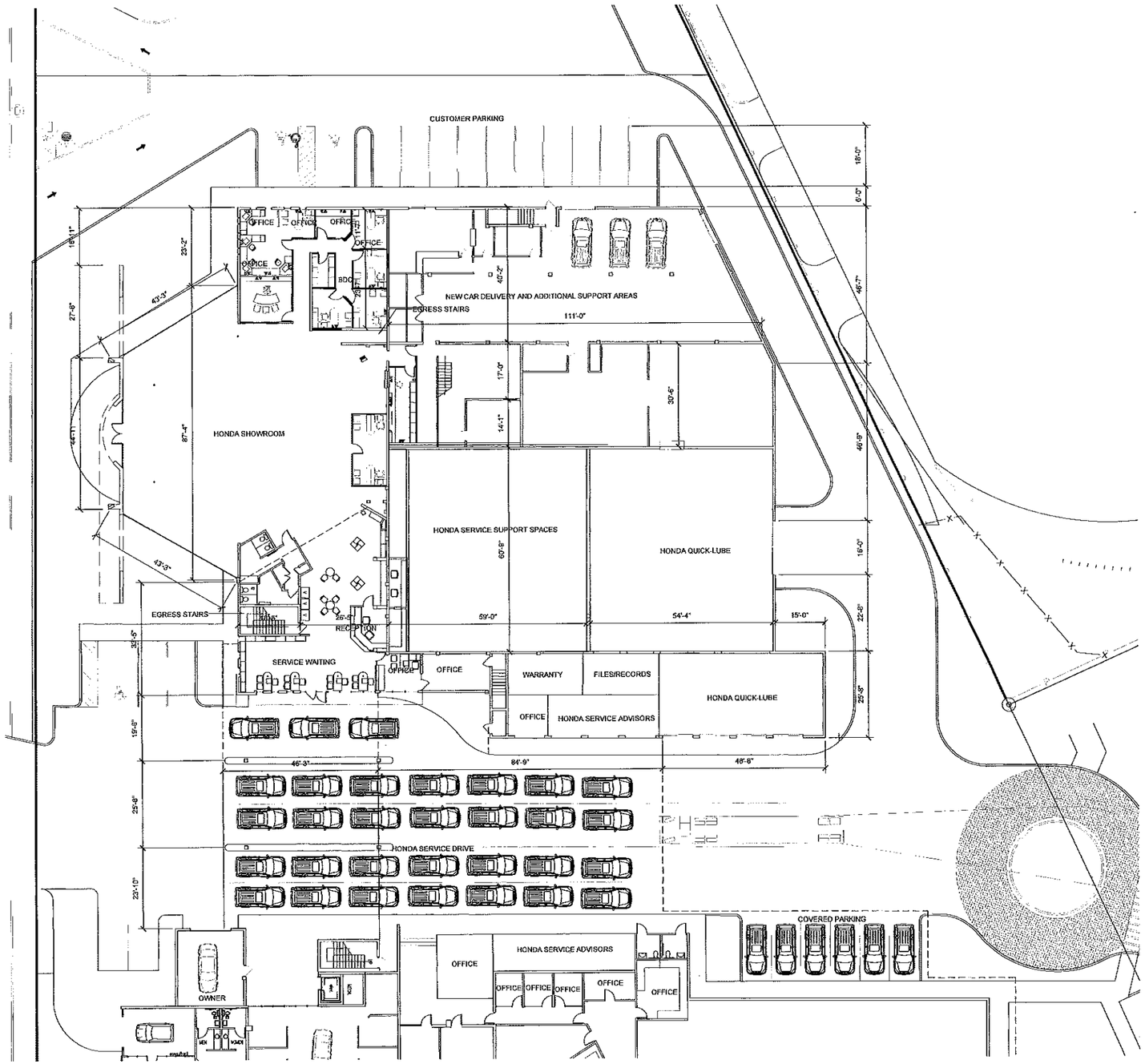

HONDA Showroom Plan
Scale: 1/16" = 1'-0"

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project history:
1 09/03/13
2 11/01/13
3
4

project information:
date: 07.29.13
project number: 12.61

sheet title:
HONDA Showroom Plan

sheet number:
A2.0

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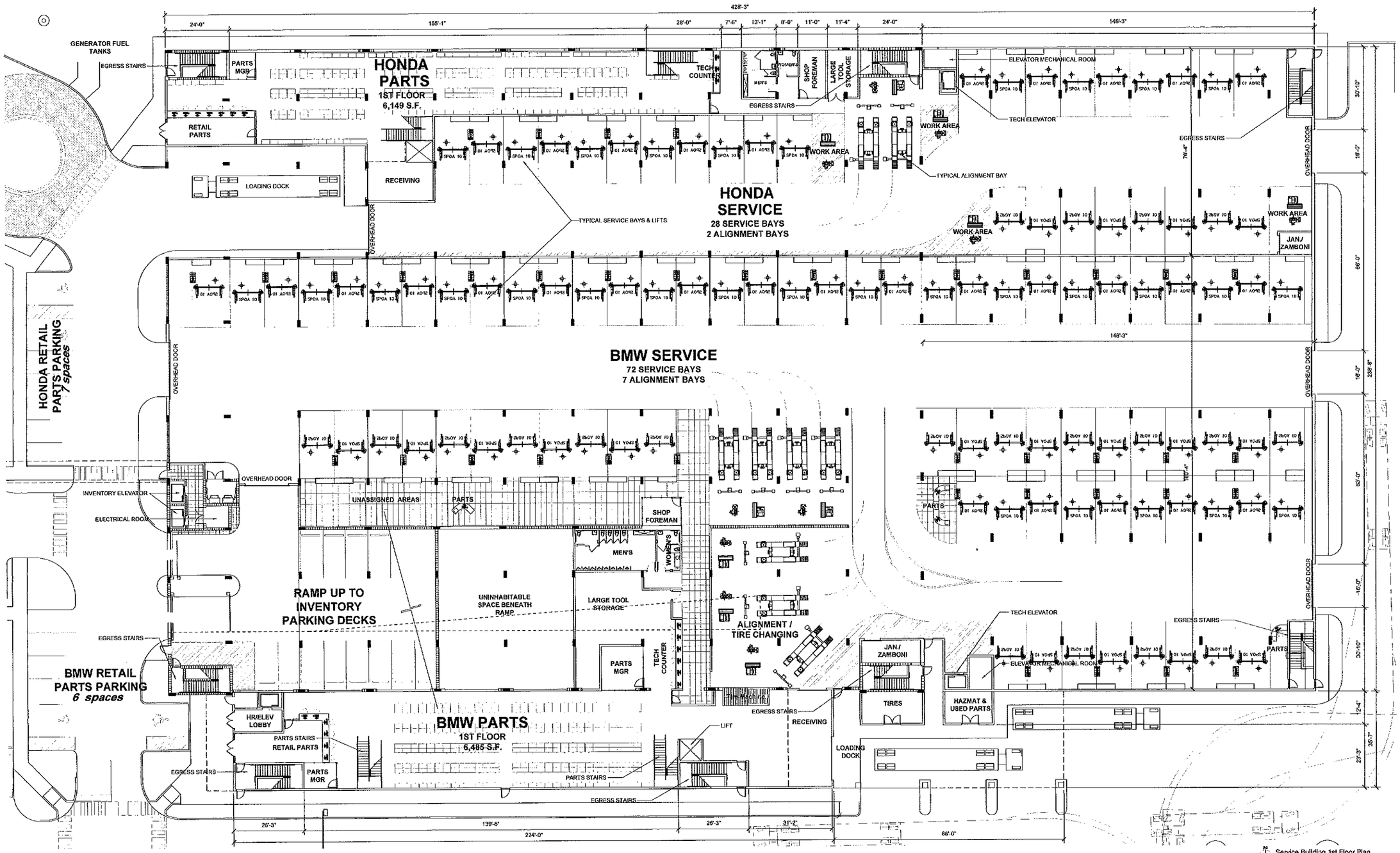

Service Building 1st Floor Plan
Scale: 1/16" = 1'-0"

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09/03/13
11/01/13

project information:
date: 07.29.13
project number: 12.61

sheet title:
Service 1st Floor

sheet number:
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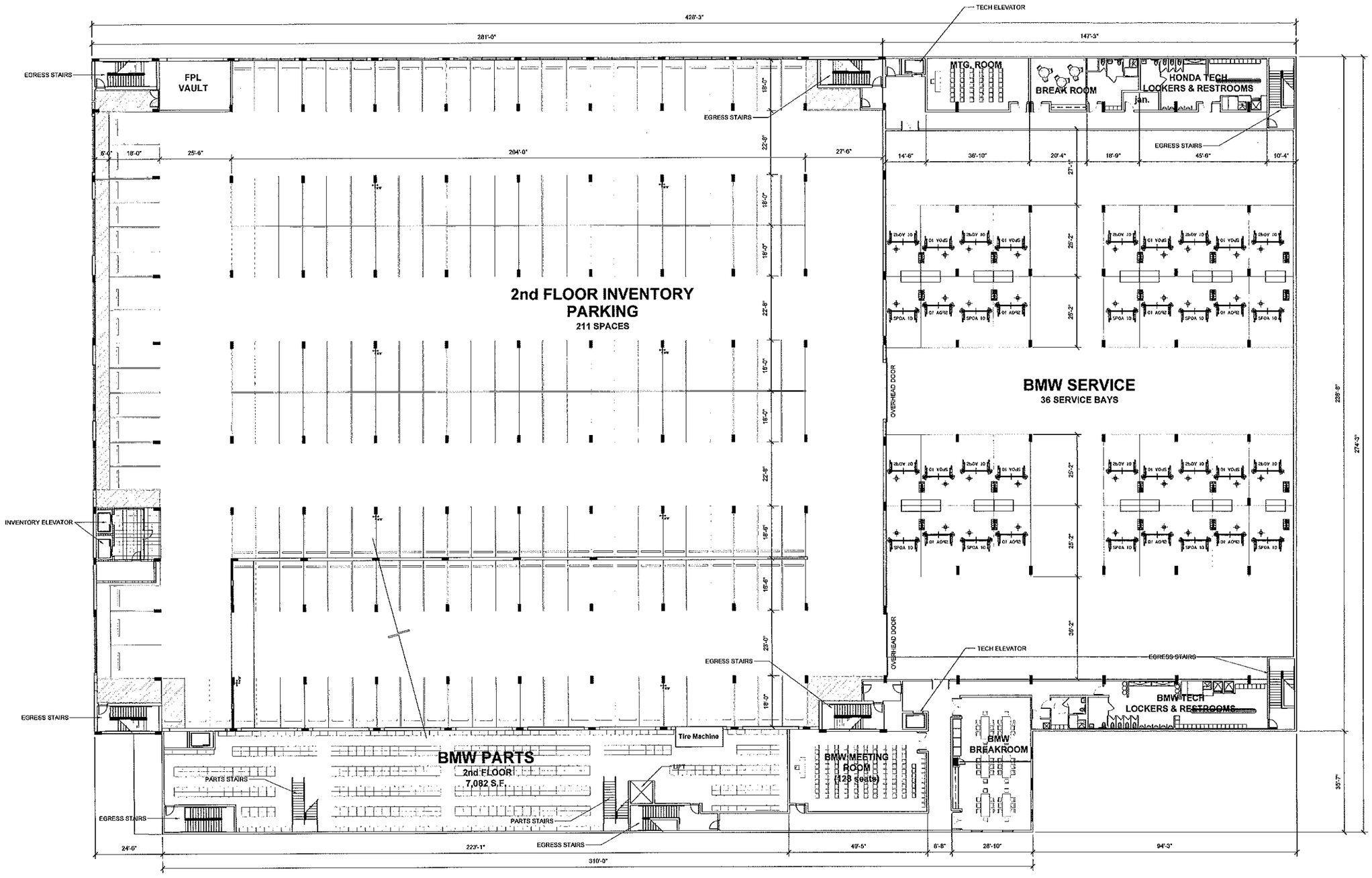

Service 2nd Floor Plan
Scale: 1/16" = 1'-0"

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1 09/03/13
2 11/01/13
3
4

project information:
date: 07.29.13
project number: 12.61

sheet title:
Service 2nd Floor Plan

sheet number:
A5.0

file:
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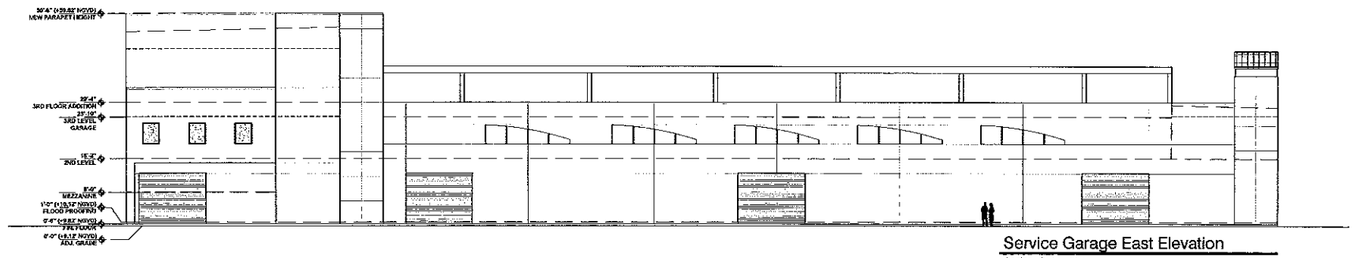
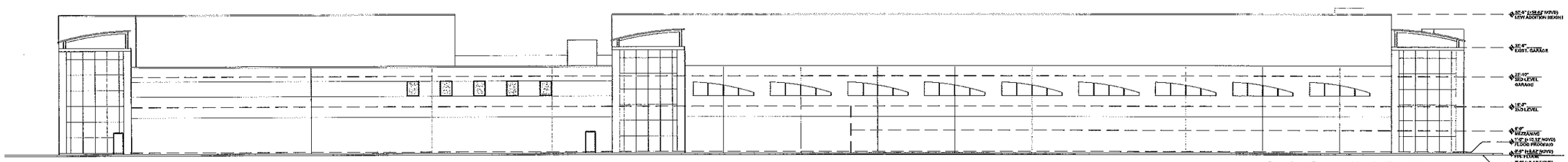
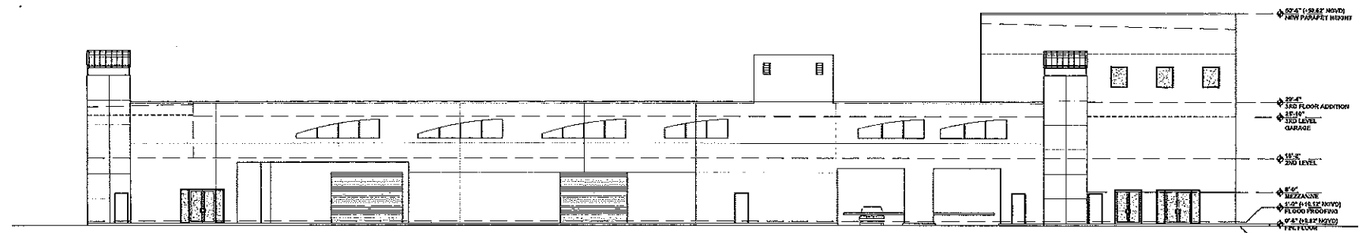


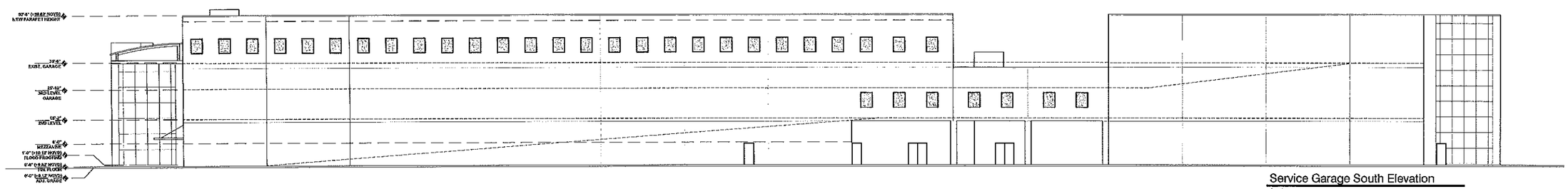
Service Garage East Elevation
Scale: 1/16" = 1'-0"



Service Garage North Elevation
Scale: 1/16" = 1'-0"



Service Garage West Elevation
Scale: 1/16" = 1'-0"



Service Garage South Elevation
Scale: 1/16" = 1'-0"

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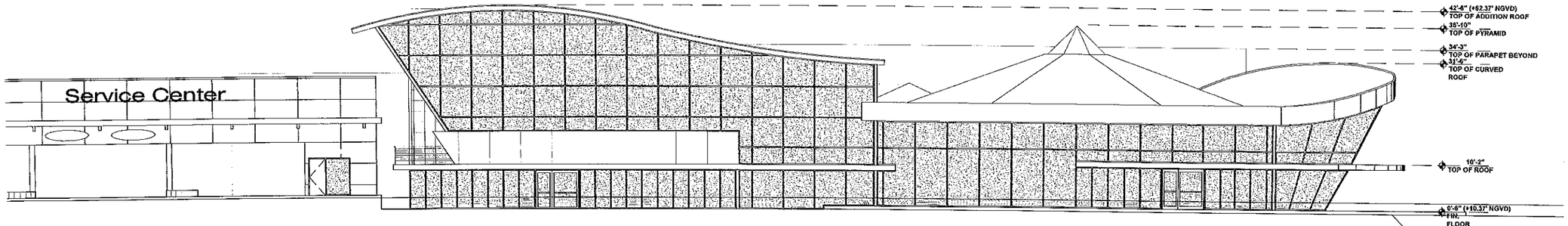
3 09/03/13
4 11/01/13

project information:
date: 07.29.13
project number: 12.61

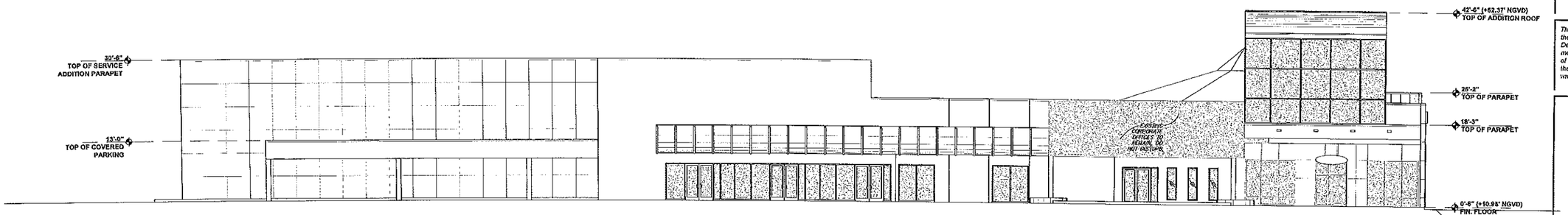
sheet title:
Service Building Elevations

sheet number:
A7.0

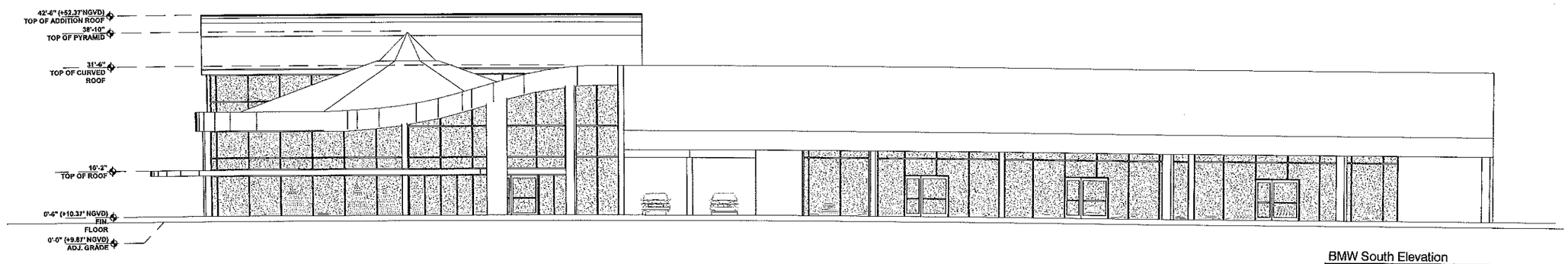
file:
a7.0 & a8.0-elevations.dwg



BMW West Elevation
Scale: 3/32" = 1'-0"



BMW North Elevation
Scale: 3/32" = 1'-0"



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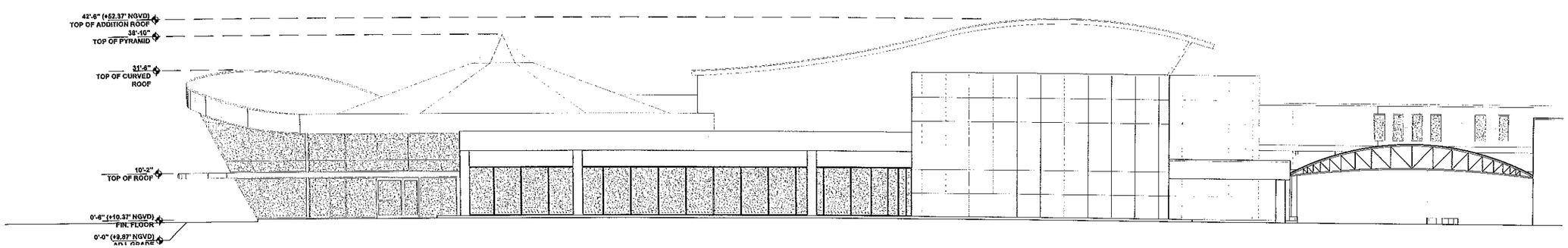

BMW East Elevation
Scale: 3/32" = 1'-0"

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project history:
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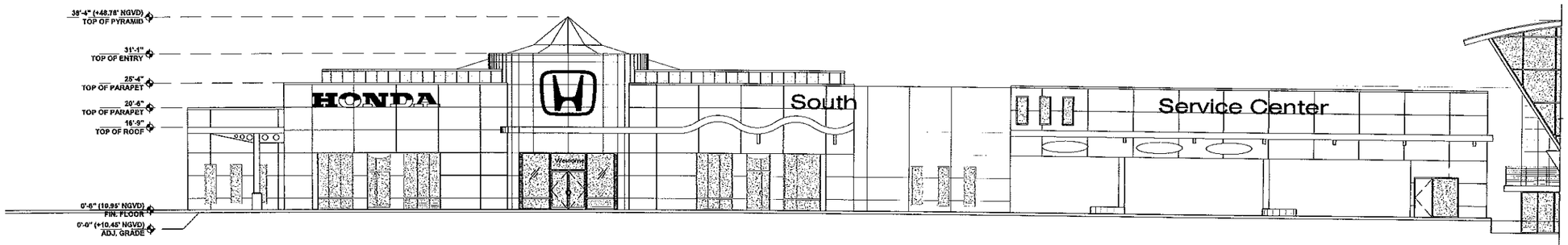
4 11/01/13

project information:
date: 07.29.13
project number: 12.61

sheet title:
BMW Elevations

sheet number:
A8.0

file:
a7.0 & a8.0-elevations.dwg



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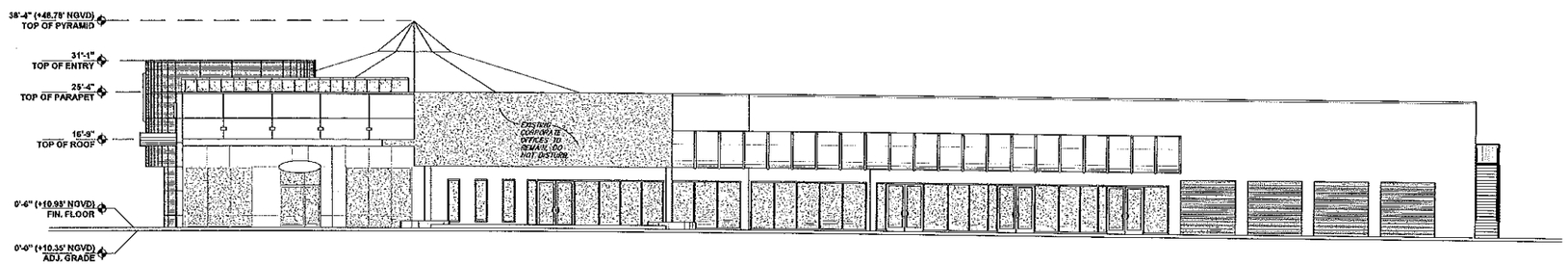

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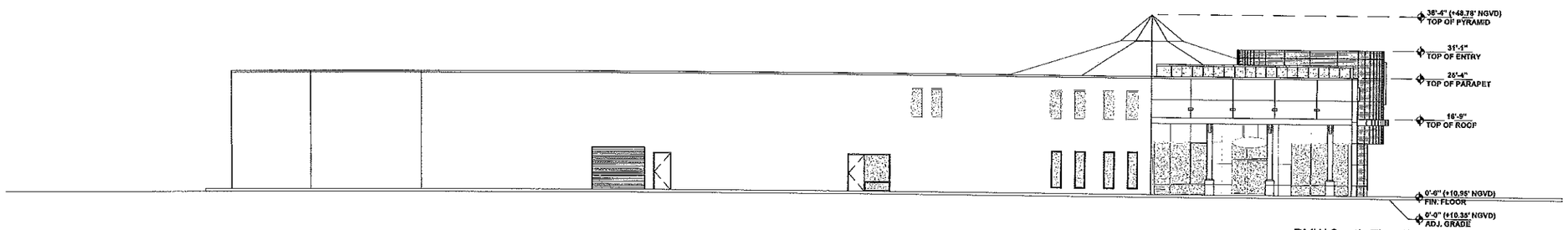

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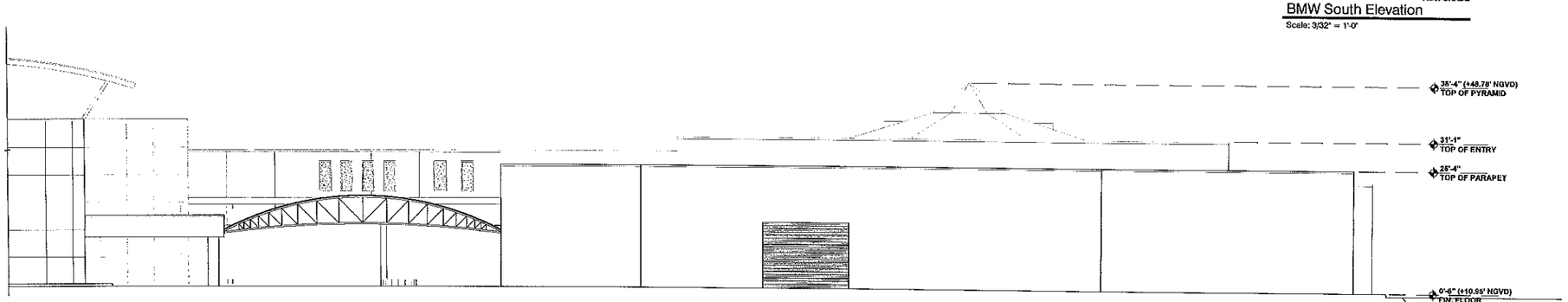
Scale: 3/32" = 1'-0"



BMW East Elevation
Scale: 3/32" = 1'-0"

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date: 07.29.13
project number: 12.61

sheet title:
Honda Elevations

sheet number:
A9.0

file:
a7.0 & a8.0-elevations.dwg