



PROJECT MANAGER : GC  
 CHECKED BY : JCM  
 DRAWN BY : AM

**RaceWay**  
 RACEWAY PETROLEUM, INC.  
 200 GALLERIA PARKWAY SOUTHEAST  
 SUITE 900  
 ATLANTA, GEORGIA 30339  
 (770) 431-7600

PROJECT NAME  
**#951 ATLANTIC**  
 2851 W. ATLANTIC BLVD  
 POMPANO BEACH, FL

RACEWAY STORE NUMBER  
**951**

PROTOTYPICAL DESIGN  
 DOCUMENTS NOT FOR  
 REGULATORY APPROVAL  
 OR CONSTRUCTION.  
 THESE DOCUMENTS DO  
 NOT COMPRISE A FINAL,  
 COMPREHENSIVE SET OF  
 DESIGN AND CONSTRUCTION  
 DOCUMENTS AND ARE NOT  
 INTENDED FOR USE ON  
 ANY SPECIFIC PROJECT  
 WITHOUT THE APPROPRIATE  
 REVIEW AND MODIFICATIONS  
 MADE BY A LICENSED  
 ARCHITECT ENGAGED TO  
 PROVIDE PROFESSIONAL  
 ARCHITECTURAL SERVICES  
 FOR THE SPECIFIC PROJECT.

PROJECT NUMBER  
 62300235

SHEET TITLE  
**BUILDING ELEVATIONS**

SHEET NUMBER  
**A100**



**FRONT ELEVATION - 1856 SQ FT**

	SQ FT	% OF ELEVATION
GLAZING	560	30%
COMPOSITE	244	13%
METAL	1023	55%
MASONRY	30	2%

TOTAL AREA: 1856 SF  
 TOTAL AREA OF TRANSPARENT GLAZING: 269 SF (15%)

Variance #1 -  
 Rear Facade  
 facing  
 residential  
 properties



**REAR ELEVATION - 1634 SQ FT**

	SQ FT	% OF ELEVATION
GLAZING	494	30%
COMPOSITE	602	37%
METAL	338	21%
MASONRY	200	12%

TOTAL AREA: 1634 SF  
 TOTAL AREA OF TRANSPARENT GLAZING: 49 SF (3%)

**OVERALL BUILDING AVERAGE ELEVATION**  
**20'-10"**  
 The height of the structure shall also be measured from the  
 average elevation of the existing finished grade (155.5602.C.8.b).



**LEFT ELEVATION - 892 SQ FT**

	SQ FT	% OF ELEVATION
GLAZING	270	30%
COMPOSITE	408	46%
METAL	54	6%
MASONRY	160	18%

TOTAL AREA: 892 SF  
 TOTAL AREA OF TRANSPARENT GLAZING: 0 SF (0%)

**RIGHT ELEVATION - 961 SQ FT**

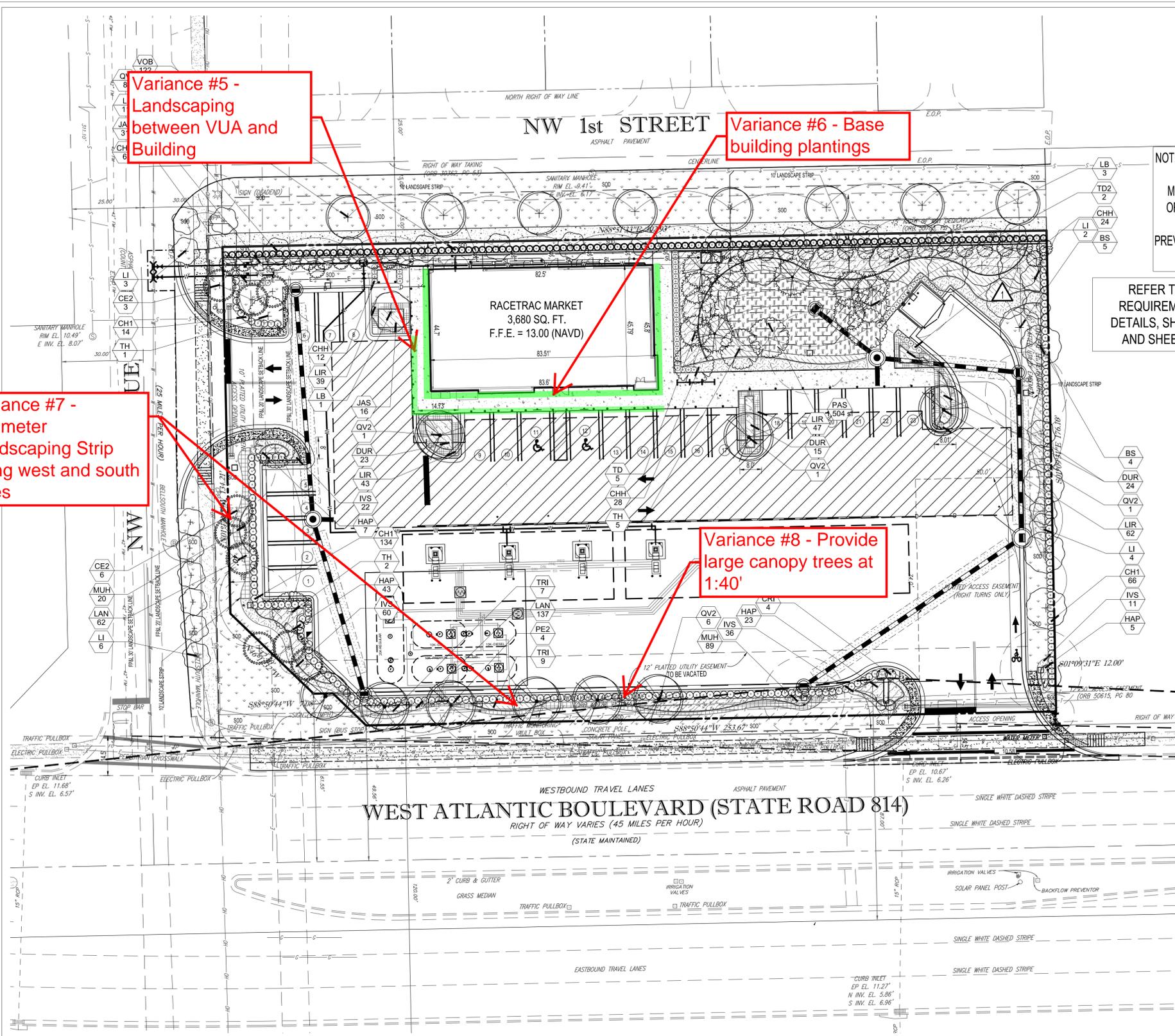
	SQ FT	% OF ELEVATION
GLAZING	--	--
COMPOSITE	413	43%
METAL	280	29%
MASONRY	268	28%

TOTAL AREA: 961 SF  
 TOTAL AREA OF TRANSPARENT GLAZING: 0 SF (0%)

**EXTERIOR MATERIAL SCHEDULE**

BRICK		
BR-1	MERIDIAN BRICK	STONE MOUNTAIN   MORTAR COLOR: "LIGHT GRAY"
CEMENT BOARD		
HP-1	HARDIEBOARD	SW 7072 "ONLINE"
HP-2	HARDIEBOARD	SW 7048 "URBANE BRONZE"
GLAZING		
GL-1	1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONE 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF=0.25+0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 + 12 AIRE + 1/4" CLEAR) OR APPROVED ALTERNATE
GL-5	1" NON-IMPACT RATED INSULATED GLAZING (SPANDREL)	CLIMATE ZONE 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF=0.25+0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 + 12 AIRE + 1/4" CLEAR) OR APPROVED ALTERNATE
METAL		
M-2	METAL TO MATCH STOREFRONT COLOR "DARK BRONZE"	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER; NOTED AS E6 ON RW 7714 SET
M-3	METAL TO MATCH STOREFRONT COLOR "DARK BRONZE"	5" GUTTER AND DOWNSPOUT
M-4	FG-5750T STOREFRONT SYSTEM	PREFINISHED PEWTER 399B026
M-8	ALPOLIC ACM	TRD RED
M-9	ALPOLIC ACM	HYB BLUE
M-10	ALPOLIC ACM	AGT GREY
M-11	ALPOLIC ACM	CNC CHARCOAL
PAINT		
EP-3	EXTERIOR PAINT	SW 7072 "ONLINE"
EP-5	EXTERIOR PAINT	SW 6040 "LESS BROWN"

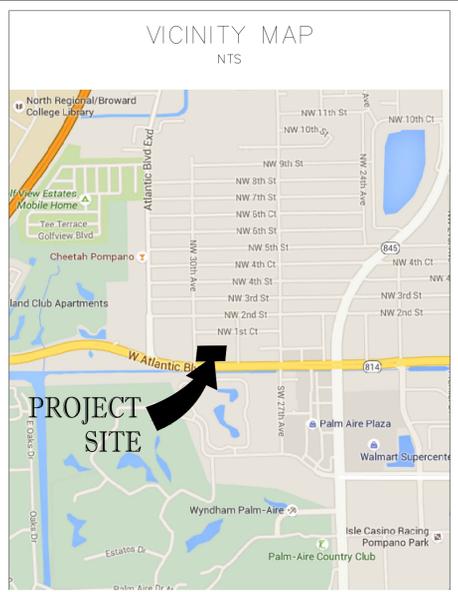




IT IS REQUIRED TO HAVE A PRE-CONSTRUCTION MEETING WITH THE URBAN FORESTRY STAFF PRIOR TO COMMENCEMENT OF ANY LANDSCAPE WORK OR SITE WORK AFFECTING EXISTING TREES. CONTACT MARK BRUMET AT 954-545-7766 or MARK.BRUMET@copbfl.com

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

REFER TO SHEET L-2.1 FOR PLANT MATERIALS, CODE REQUIREMENT CHART, COST ESTIMATE AND PLANTING DETAILS, SHEET L-2.2 FOR LANDSCAPE GENERAL NOTES AND SHEET L-2.3 FOR MAINTENANCE SPECIFICATIONS.



Variance #7 - Perimeter Landscaping Strip along west and south sides

Variance #8 - Provide large canopy trees at 1:40'

**PLANT SCHEDULE**

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD
BS	9	Gumbo Limbo	Bursera simaruba	B & B	6" Cal	18' Ht	6-7'
CE2	9	Silver Button Wood	Conocarpus erectus sericeus	B & B	2" Cal	12' Ht	3-4'
LB	4	Wild Tamarind	Lysiloma bahamensis	B & B	4" Cal	16' Ht	6-7'
LI	26	Crape Myrtle	Lagerstroemia indica 'Tuskegee'	B & B	2.5" Cal	12' Ht	5'
PE2	4	Slash Pine	Pinus elliotii	B & B	4" Cal	16' Ht	4-5'
QV	8	Southern Live Oak	Quercus virginiana	B & B	4" Cal	16' Ht	5-6'
QV2	9	Southern Live Oak	Quercus virginiana	B & B	6" Cal	20-22' Ht	7-8' spr.
TD	5	Bald Cypress	Taxodium distichum	B&B - Field Grown	2.5" Cal	12' Ht	6'
TD2	2	Bald Cypress	Taxodium distichum	FG/B&B	4" Cal	16-18' oa	5-6'
TH	8	Pink Tabebuia	Tabebuia heterophylla	FG/B&B	4" Cal	16' Ht	5-6'

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD
CH1	214	Red Tip Coccolup	Chrysobalanus icaco 'Red Tip'	NA	30"	36"	36"
CHH	70	Red Tip Coccolup	Chrysobalanus icaco 'Red Tip'	NA	24"	24"	24"
CRI	4	'Queen Emma' Crinum	Crinum augustum 'Queen Emma'	15 gal	As Shown	48"	48"
JAT	31	Peregrina Jatropha	Jatropha integerrima	15 gal	As Shown	5-6' Ht	3-4'
VOB	122	Walter's Viburnum	Viburnum obovatum	-	30"	48"	24-30"

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD
DUR	153	Sky Flower	Duranta repens 'Dwarf Golden'	n/a	18"	16-18"	16-18"
HAP	398	Fire Bush	Hamelia patens 'compacta'	-	24"	18-24"	18-24"
JAS	16	Southern Wax Jasmine	Jasminum simplicifolium	-	24"	18"	18"
MUH	109	Pink Muhly Grass	Muhlenbergia capillaris	-	18"	14-16"	14-16"
TRI	210	Fakahatchee Grass	Tripsacum dactyloides	-	30"	18-24"	18"

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD
IVS	320	Dwarf Schillings Holly	Ilex vomitoria 'Schillings Dwarf'	n/a	16"	14-16"	14-16"
LAN	199	Gold Mound Lantana	Lantana camara 'Gold Mound'	n/a	18"	12-14" Ht	14-16"
LIR	191	Lily Turf	Liriope muscari	n/a	18"	12-14"	10-12"

SOD	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD
PAS	1,504 sf	Bahia Grass	Paspalum notatum	n/a	-	-	-
SOD	13,495 sf	Florlani St. Augustine Sod	Stenotaphrum secundatum 'Florlani'	sod	-	-	-

SEE SHEET L-2.1 FRO COMPLETE PLANT SCHEDULE



ANY EXISTING SOD IN RIGHT-OF-WAY OR ON ADJACENT PROPERTY DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH SAME SOD SPECIES BY CONTRACTOR.

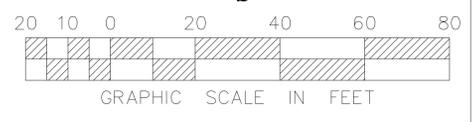
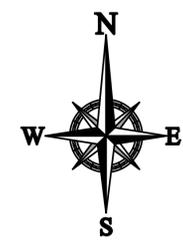
PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL LANDSCAPE BED.

ALL HEDGED ABUTTING CITY RIGHTS OF WAY SHALL BE MAINTAINED AT A HEIGHT NO GREATER THAT 24".

NOTE: ALL EXISTING SOIL, WITHIN LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS IS REQUIRED TO BE REMOVED, INSPECTED AND THEN REPLACED WITH A 60/40 MIX OF SAND TO TOPSOIL. (SEE L-2.2); ALL ROAD ROCK, CONCRETE, ASPHALT, & OTHER NON-NATURAL MATERIAL WITHIN LANDSCAPE AREAS IS REQUIRED TO BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION

IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP AND SHALL BE RUST FREE.

PER CITY ORDINANCE SEC 50.02(A)(4) AND SEC 100.35(E), STREET TREES SHALL NOT BE PLACED ON TOP OF OR 5' TO EITHER SIDE OF ANY CITY OWNER UTILITY INFRASTRUCTURE. ALSO, PLEASE NOTE THAT NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY OWNED LATERAL CLEANOUT OR WATER AND/OR REUSE METER.



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

REVISIONS FROM BUILDING COMMENTS

NO. DATE

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL G. GROSSWIRTH, L6668871, ON 2021-08-17

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 (770) 431-7600

LANDSCAPE PLAN  
 RACETRAC MARKET  
 #951 ATLANTIC  
 2851 W. ATLANTIC BLVD.  
 Pompano Beach, Florida

DATE: 08/21/2020  
 SCALE: 1" = 20'  
 DRAWN-BY: JFV  
 DRAWING NAME: F200039-LANDSCAPE  
**L-2.0** 1  
 SHEET NO. VERSION