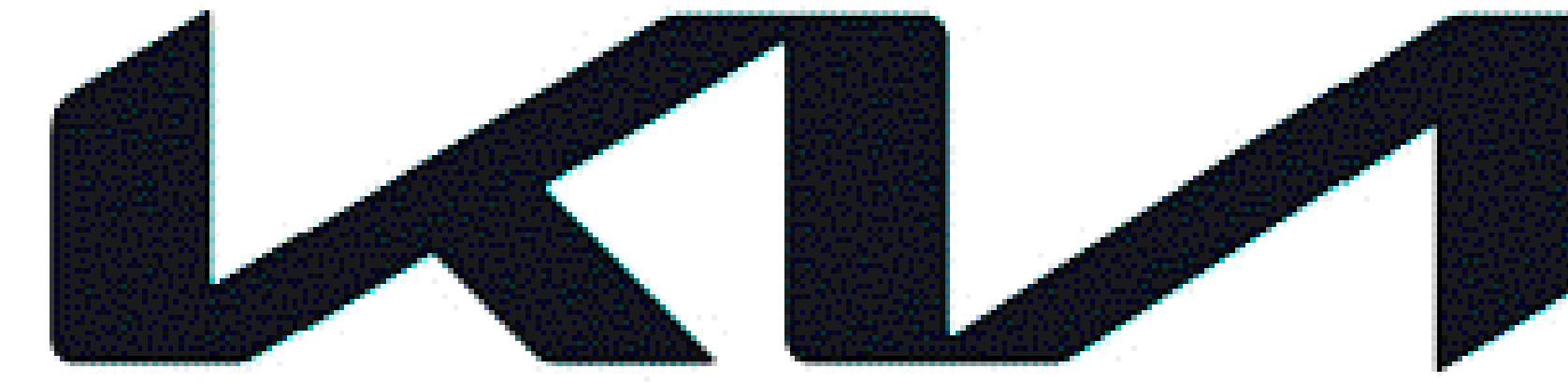


MORGAN

AUTO GROUP

Hollywood Kia

6011 Pembroke Road
Hollywood, FL 33023

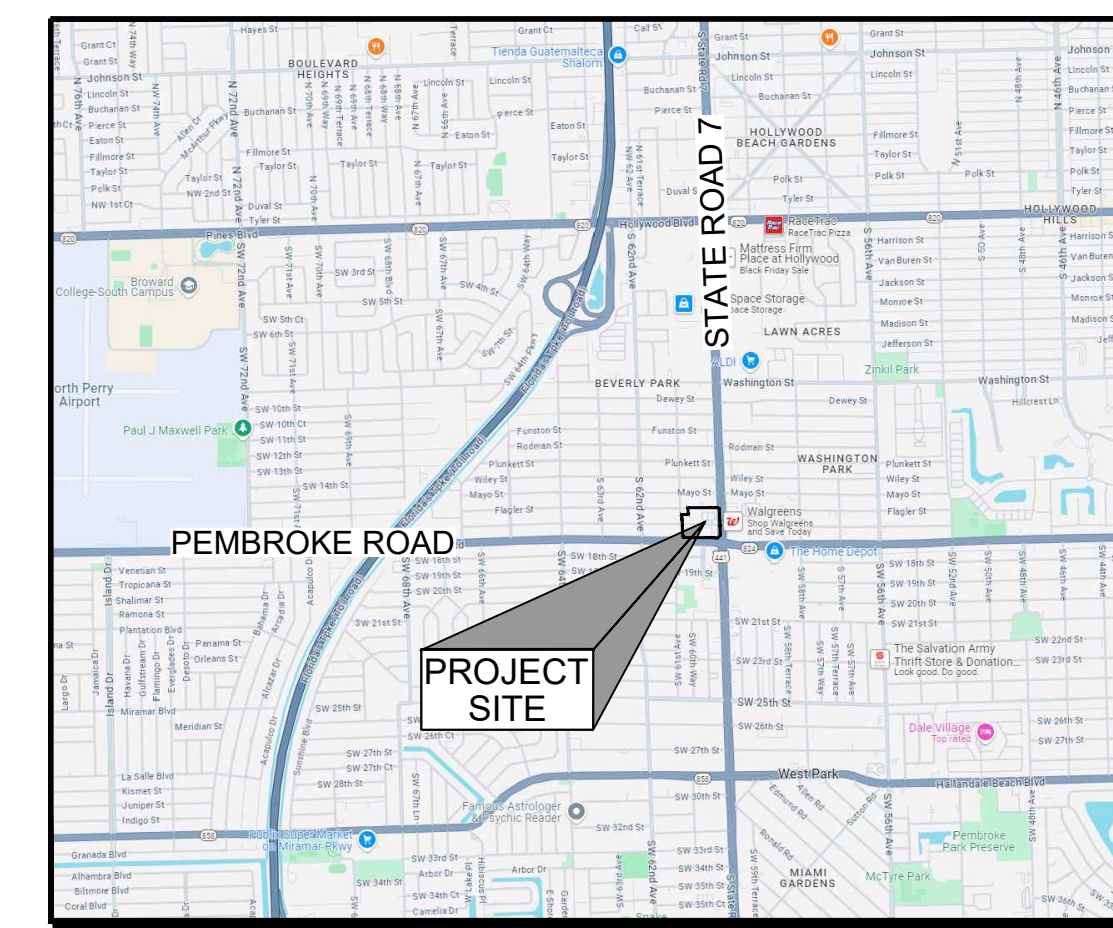


Owner:
Hollywood K Automotive Management, LLC
3031 North Rocky Point Drive, Suite 770
Tampa, Florida 33607
Phone: (813) 434-1972
E-mail: kderryberry@morganautogroup.com
CONTACT: Mr. Larry Morgan

Civil Engineer:
Spring Engineering, Inc.
3014 U.S. Highway 19 N.
Holiday, Florida 34691
Phone: (727) 938-1516
Fax: (727) 942-4174
CONTACT: Yancey B. Abuton, P.E.

Surveyor:
DAVRIS, INC.
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800
CONTACT: David T. York

Location Map:



SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST
BROWARD COUNTY, FLORIDA

Aerial Map:



Index:

- C0.0 TITLE SHEET
- C1.0 EXISTING CONDITIONS / DEMOLITION PLAN
- C1.1 SURVEYOR'S NOTES, NPDES, AND EROSION CONTROL PLAN
- C1.2 EROSION CONTROL AND NATURAL RESOURCES DETAILS
- C1.3 PRE-DEVELOPMENT DRAINAGE MAP
- C2.0 SITE PLAN
- C2.1 SITE PLAN NOTES, DETAILS AND INSERTS
- C2.2 SURROUNDING ELEMENTS PLAN
- C2.3 FLOOR PLANS
- C3.0 PAVING, GRADING, & DRAINAGE PLAN
- C3.1 STORM WATER MANAGEMENT & WATER POLLUTION PREVENTION PLAN
- C3.2 STORM WATER MANAGEMENT & POLLUTION PREVENTION DETAILS
- C3.3 POST DEVELOPMENT DRAINAGE MAP
- C3.4 PROPERTY LINE CROSS SECTION MAP
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- C4.3 LIFT STATION DETAILS
- C4.4 PHOTOMETRIC PLAN
- C5.0 LANDSCAPE PLAN
- C5.1 LANDSCAPE DETAILS
- C5.2 TREE DISPOSITION PLAN
- C5.3 EXISTING LANDSCAPE PHOTO
- C6.0 GENERAL NOTES
- C7.0 NORTH ELEVATION
- C7.1 SOUTH ELEVATION
- C7.2 EAST & WEST ELEVATION

LEED PROJECT ID 1000215802 - IN PROGRESS
CERTIFIED LEVEL CERTIFICATION

MEETING DATES:

PACO PRELIMINARY	DECEMBER 16TH 2024
TAC CONFERENCE COMMENTS	DECEMBER 16TH 2024
PRELIMINARY TAC CONFERENCE COMMENTS (UPDATED 01)	DECEMBER 23RD 2024
PRELIMINARY TAC CONFERENCE COMMENTS (UPDATED 02)	JANUARY 8TH 2025
PRELIMINARY TAC CONFERENCE ENG. DIVISION COMMENTS	JANUARY 21ST 2025
DRC SUBMITTED	OCTOBER 10TH 2025
DRC MEETING	TBD
DRC LETTER OF DETERMINATION	TBD
VIRTUAL PUBLIC PARTICIPATION OUTREACH MEETING	FEBRUARY 14TH 2025
PUBLIC MEETING HELD IN PERSON AT THE KIA DEALERSHIP	MARCH 20TH 2025
SIGN OFF ACHIEVED	TBD
PLANNING AND DEVELOPMENT BOARD SUBMITTED	TBD
PLANNING AND DEVELOPMENT BOARD LETTER OF DETERMINATION	TBD
CITY COMMISSION FOR ROW VACATION SUBMITTED	TBD
BUILDING PERMIT SUBMITTED	TBD

EARTH QUANTITIES:

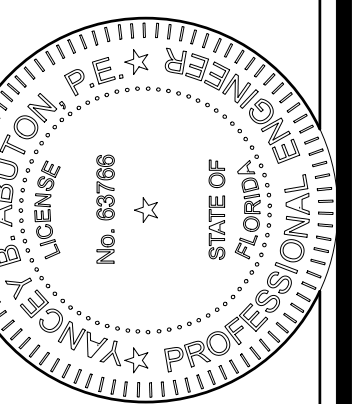
THE CONTRACTOR'S BID SHALL BE BOUND ON PROVIDING THE REQUIRED AMOUNT OF ACCEPTABLE FILL TO BRING THE SITE UP TO THE DESIGNED TOP OF SUBGRADE ELEVATION BELOW IMPERVIOUS AREAS AND TO FINAL GRADE IN PERVIOUS AREAS ACCORDING TO THE BID DRAWINGS AND SPECIFICATIONS. IT IS INCUMBENT UPON THE CONTRACTOR TO ENSURE THAT HE OR SHE DETERMINES THIS CORRECT QUANTITY BY ASSESSING THE SITE, BY (BUT NOT LIMITED TO), REVIEWING THE BID DOCUMENTS, WALKING THE SITE, VERIFYING TOPOGRAPHIC SURVEY INFORMATION, VERIFYING GEOTECHNICAL INFORMATION, ETC. BEFORE SUBMITTING THE BID. THE ONLY EXCEPTIONS SHALL BE CLEARLY NOTED, SIGNED AND DATED BY THE OWNER.



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100%
CONSTRUCTION DOCS
ISSUE DATE: 08.08.2025

REV	DATE	DESCRIPTION
1	08/11/25	ISSUANCE FOR PERMITS
2	08/11/25	REVISED CHAIRS
3	08/20/25	HOLLYWOOD CHAIRS
4	10/10/25	CITY OF HOLLYWOOD REV CHAIRS
5	11/11/25	PERMITS ENG. COMMENTS



CONTRACT DATE:
JANUARY 07, 2025



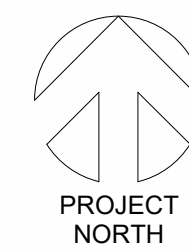
COVER SHEET

DESIGNED BY: MM / YBA
DRAWN BY: MM
CHECKED BY: YBA

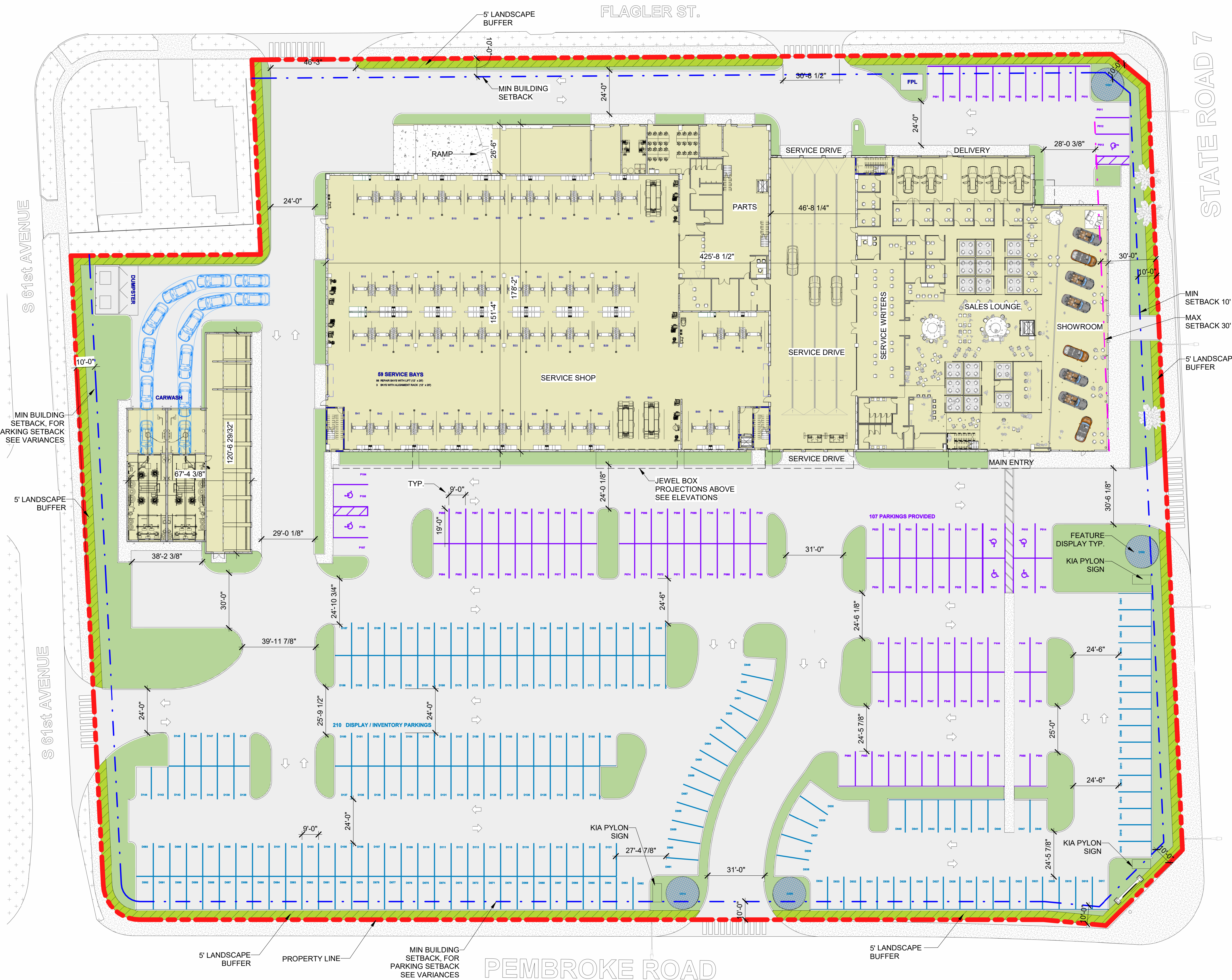
JOB NO:
2024-15

SHEET NO:
C0.0

11/27/2024 6:29:09 PM



1 SITE PLAN
1" = 30'-0"



SITE PLAN TABULAR INFORMATION

PROPERTY LOCATION AND SIZE

JURISDICTION: CITY OF HOLLYWOOD, FL
 NAME: HOLLYWOOD KIA SITE
 ADDRESS: 1640 SOUTH STATE ROAD 7
 SIZE: 6.07 ACRES = 264,661 SF (SEE DETAILS IN LANDSCAPE AREA CALCULATION BELOW)

FLETCHER STREET VACATION AND PLATTING COMPLIANCE

THE PROPOSED DEVELOPMENT INCLUDES THE VACATION OF FLETCHER STREET, A 50-FOOT RIGHT-OF-WAY BETWEEN STATE ROAD 7 / S. 441 AND NORTH 61 AVENUE, ACCORDING TO THE BROWARD COUNTY PLANNING COUNCIL LETTER DATED OCTOBER 16, 2024. THE PARCEL COMPLIES WITH POLICY 2.13.1 OF THE BROWARD COUNTY LAND USE PLAN (BCLUP), AND REPLATTING IS NOT REQUIRED FOR THIS PROJECT.

THE SPECIFICALLY DELINEATED PORTIONS OF THE PARCEL (LOTS 11 AND 19-20, BLOCK 33; LOTS 17 AND 21-29, BLOCK 40; AND ALL OF TRACTS 33A AND 40) MEET THE BCLUP CRITERIA, WITH THE VACATED FLETCHER STREET AND 10-FOOT ALLEYS INCORPORATED INTO THE SITE. THIS COMPLIANCE ENSURES THE PROPOSED DEVELOPMENT ADHERES TO THE COUNTY TRAFFICWAYS PLAN AND DOES NOT TRIGGER ADDITIONAL REPLATTING UNDER THE STATED POLICY.

THIS NOTE IS SUBMITTED AS PART OF THE TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW FOR THE CITY OF HOLLYWOOD TO ADDRESS THE VACATION OF FLETCHER STREET AND CONFIRM ITS INTEGRATION INTO THE PROJECT SCOPE.

LAND USE AND ZONING

ZONING DESIGNATION: "S-MU" SOUTH MIXED-USE DISTRICT
 ADJACENT ZONING DESIGNATION: SURROUNDED BY "S-MU"
 LAND USE: (NO CHANGE) SINGLE USE: COMMERCIAL; AUTO DEALERSHIP INCLUDING REPAIR GARAGE, SALES AND STORAGE PARTS

APPROVED VARIANCES

IN REFERENCE TO RESOLUTION NO. 12-DPV-04 (CFN # 11802286), RECORDED ON 06/07/12 AT 09:54:08 AM IN OFFICIAL RECORDS BOOK 48810, PAGES 347-355, THIS DOCUMENT GRANTED VARIANCES, DESIGN APPROVAL, AND SITE PLAN APPROVAL FOR A 15,700 SQ. FT. ADDITION AND SITE IMPROVEMENTS AT 1640 SOUTH STATE ROAD 7. HERE ARE THE VARIANCES:

- PARKING LOT SETBACK REDUCTION:**
 WAIVER TO REDUCE THE REQUIRED PARKING LOT SETBACK FROM 10 FEET TO A MINIMUM OF 5 FEET ON THE NORTH SIDE AND 4 FEET ON THE SOUTH AND WEST SIDES OF THE PROPERTY.
- LANDSCAPE BUFFER REDUCTION:**
 WAIVER TO REDUCE THE REQUIRED LANDSCAPE BUFFER FROM 5 FEET TO 0 FEET ALONG THE WEST AND NORTH SIDES OF THE PROPERTY.
- VEHICULAR USE AREA LANDSCAPING:**
 WAIVER TO REDUCE THE REQUIREMENT FOR LANDSCAPING IN THE VEHICULAR USE AREA FROM 25% TO 15%.
- WALL SIGNAGE:**
 WAIVER TO ALLOW TWO WALL SIGNS WITH A TOTAL COMBINED SQUARE FOOTAGE OF 140 SQUARE FEET ALONG PEMBROKE ROAD, INSTEAD OF THE MAXIMUM ONE WALL SIGN (150 SQUARE FEET) PER STREET FRONTAGE.

THESE VARIANCES WERE GRANTED AS PART OF A LARGER APPROVAL FOR A 15,700 SQ. FT. ADDITION AND SITE IMPROVEMENTS TO THE EXISTING HOLLYWOOD KIA DEALERSHIP. EACH VARIANCE WAS DETERMINED TO MEET THE CRITERIA IN SECTION 5.3.1 OF THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS AND WAS CONSIDERED COMPATIBLE WITH SURROUNDING LAND USES AND CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN.

SET-BACK LINES	REQUIRED BY THE CITY	REQUESTED PROJECT
LANDSCAPE BUFFER AT PERIMETER	5 FEET	
PARKING SET-BACK LINES		
VARIANCE:		X> REQUIRED
WEST FRONT: SW 61ST AVENUE	4 FEET	
SOUTH FRONT: PEMBROKE ROAD	4 FEET	
NORTH FRONT: FLAGLER ST	5 FEET	
BUILDING SET-BACK LINES		
S-MU GENERAL FRONTAGE	MIN. 10 FEET	X > 10
S-MU TOC (STATE ROAD 7)	MIN. 10', MAX. 30'	10' < X < 30'
INTERIOR SIDE	ZERO	X < 10'
MAXIMUM HEIGHT	MAX. 65 FEET	65'

LANDSCAPE AREA CALCULATIONS

TOTAL BEFORE DEDICATING LAND TO FDOT	245,581 SF
TOTAL BEFORE VACATING FLETCHER ST.	234,743 SF
FLETCHER ST. AREA	29,918 SF
TOTAL SITE AREA AFTER VACATING	264,661 SF
NEW MAIN BUILDING 1ST FLOOR AREA	70,600 SF
NEW CARWASH 1ST FLOOR AREA	6,200 SF
LANDSCAPE PERIMETER BUFFER (5')	9,165 SF
VEHICULAR USE AREA	178,696 SF
VEHICULAR USE AREA LANDSCAPE (15%)	26,835 SF (15.02%)

PARKINGS	222 REQUIRED (7 ADA)	228 PROVIDED PARKINGS (7 ADA)	
		PARKINGS	INVENTORY
1 / 400 SF ENCLOSED FLOOR AREA	214 REQUIRED	AT-GRADE	107
70,600 SF FIRST FLOOR			210
15,000 SF SECOND FLOOR			
1 / 10,000 SF LOT AREA USED FOR SALES	8 REQUIRED	GARAGE FLOORS	121
		1ST LEVEL	457
		2ND LEVEL	108
		3RD LEVEL	13
		4RD LEVEL	153
80,000 SF INVENTORY AT GRADE		5TH LEVEL	164

FLOOR AREA	342,000 SF	85,600 SF AIR CONDITIONED
1ST LEVEL	70,600 SF	AIR CONDITIONED
2ND LEVEL	71,200 SF	15,000 SF AIR CONDITIONED
3RD LEVEL	67,200 SF	
4RD LEVEL	68,100 SF	
5TH LEVEL	64,900 SF	

LIGHTING

IES GENERAL ILLUMINANCE CRITERIA:
 AUTOMOTIVE FRONT ROW / FEATURE 50 FC AVG.; 3:1 AVG-MIN; 5:1 AVG-MIN; GRADE
 AUTOMOTIVE PERIMETER ROW / FEATURE 30 FC AVG.; 3:1 AVG-MIN; 5:1 AVG-MIN; GRADE
 PARKING 7 FC AVG.; 3:1 AVG-MIN; 15:1 AVG-MIN;
 GRADE BASED ON USERS 65 YEARS OF AGE AND OLDER

VEHICLE DISPLAY AREAS:
 WEST SIDE: AVERAGE OF 10 FOOT CANDLES WITH A MAX-TO-MIN RATIO OF 10:1 OR LESS.
 NORTH SIDE: AVERAGE OF 50 FOOT CANDLES WITH A MAX-TO-MIN RATIO OF 5:1.
 EAST AND SOUTH: AVERAGE OF 75 FOOT CANDLES WITH A MAX-TO-MIN RATIO OF 5:1.

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TAC PRELIMINARY SET

ISSUE DATE: 11-27-2024

REV.	DATE	DESCRIPTION



1640 S STATE ROAD 7 HOLLYWOOD, FL

CONTRACT DATE:



SITE PLAN

DESIGNED BY: MM
 DRAWN BY: MM
 CHECKED BY: SC

JOB NO. 2024 - 15

SHEET NO.

TAC05

EXTERIOR ELEVATION KEYNOTES

- 1 PAINTED STEEL COILING. CUSTOM KYNAR FINISH TO MATCH ACM-1
- 2 EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL PLANS
- 3 VEHICLE ACCESS DOOR
- 4 ACM PANEL JOINT
- 5 EXTERIOR DOOR. REFER TO DOOR SCHEDULE
- 6 4" X 8" 20 GA. SCUPPER WITH ALUM. DOWNPOUT / SCUPPER - CUSTOM KYNAR FINISH
- 7 COILING OVERHEAD DOOR. REFER TO DOOR SCHEDULE
- 8 FULL VIEW HIGH-SPEED COILING DOOR. REFER TO DOOR SCHEDULE
- 9 PAINTED STEEL BOLLARD. REFER TO STRUCTURAL DWGS
- 10 MECHANICAL EXHAUST LOUVERS. REFER TO MECHANICAL DWGS. COLOR TO MATCH ADJACENT WALL FINISH
- 11 4" X 2" 20 GA. GUTTER (WELD PER SMANOA GUIDELINES) WITH ALUM. DOWNPOUT / SCUPPER - COLOR TO MATCH METAL TRIM
- 12 MECHANICAL SCREEN - CITY SCAPES ENVIOR WITH VENTED LOUVER METAL PANEL
- 13 BUCKLE "M" SYMBOL LOGO. REQUIRED VENDOR: PATTONSON. PAINTED ALUMINUM METALLIC SILVER WITH 2" DEEP ALUMINUM RETURN. REFERS TO SHEET AND FOR VENDOR INFO. I.C. TO COORD. POWER REQUIREMENTS

EXTERIOR FINISH GENERAL NOTES

- 1 24" DEALER NAME. REQUIRED VENDOR: PATTONSON. METALLIC SILVER
- 2 FACE REPERFORATED VINYL ETHER/ETHERALL ILLUMINATED CAN SIGN WITH 2" DEEP ALUMINUM RETURN. REFER TO SHEET AND FOR VENDOR INFO. I.C. TO COORD. POWER REQUIREMENTS
- 3 18" SERVICE LETTERS. REQUIRED VENDOR: PATTONSON. METALLIC SILVER FACE REPERFORATED VINYL ETHER/ETHERALL ILLUMINATED CAN SIGN WITH 2" DEEP ALUMINUM RETURN. REFER TO SHEET AND FOR VENDOR INFO. I.C. TO COORD. POWER REQUIREMENTS
- 4 GLAZING SYSTEM. REFER TO GLAZING ELEVATIONS
- 5 VINYL BUILDING NUMBER. MINIMUM 6" TALL. VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIAL
- 6 DECORATIVE STUCCO COLUMN. REFER TO PLAN DETAILS
- 7 PAINTED STUCCO OR PRECAST PANELS. SP-1 CONCRETE GREY WITH LOCK BUILDING OPTIONAL
- 8 DECORATIVE COILING CAP. REFER TO DETAILS
- 9 STOREFRONT DOOR. SEE DOOR SCHEDULE AND GLAZING ELEVATIONS FOR SPECS
- 10 ACM PANEL SYSTEM. PATTONSON IS REQUIRED VENDOR
- 11 SERVICE LINE SIGNAL. SIGNAL TECH VOL. SERIES X (DOWN ARROW)
- 12 LED FINISH BLACK CABINET
- 13 STUCCO CONTROL JOINT
- 14 OUTDOOR BEATING

EXTERIOR FINISH GENERAL NOTES

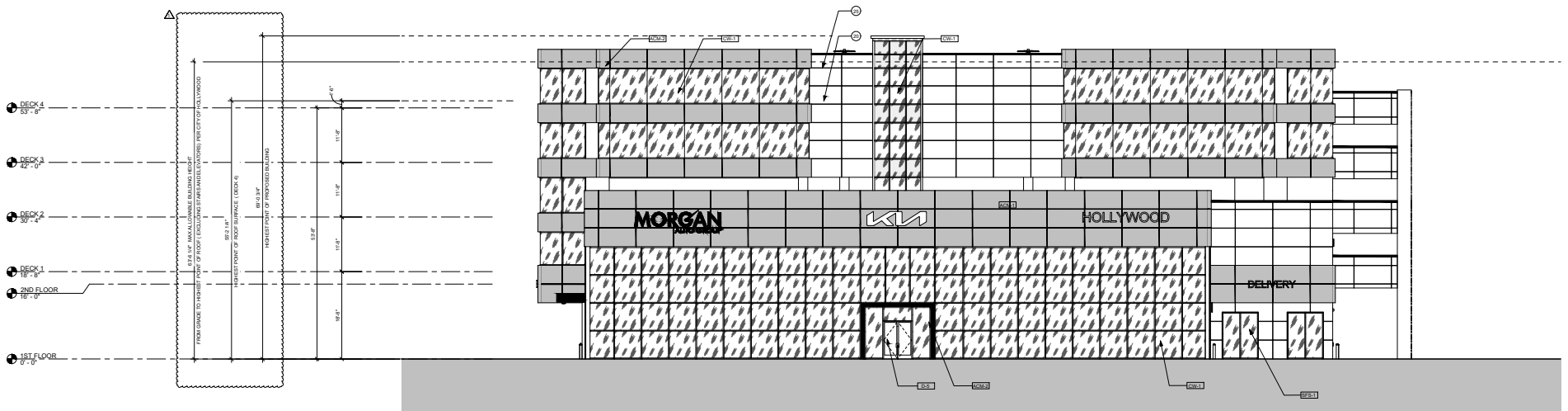
- 1 ALL NON-COMPLIANT SIGNS MUST BE REMOVED FROM THE SITE AND BUILDING
- 2 GENERAL CONTRACTOR SHALL SUBMIT MATERIAL BOARD SAMPLES OR "BOOKS" OF ALL FINISHES INCLUDING AND SPECIFICALLY COLOR VARIATIONS FOR ALL EXTERIOR SURFACE MATERIALS. THE SIZE OF ALL SUBMITTALS SHALL BE A MINIMUM OF 12" X 12". THE ARCHITECT SHALL REVIEW AND APPROVE PRIOR TO THE COMMENCEMENT OF INSTALLATION OF ANY EXTERIOR SURFACE ASSEMBLY
- 3 ALL COILING TO MATCH COLOR OF MATERIAL IMMEDIATELY BENEATH IT
- 4 PAINT ALL EXTERIOR DOORS AND FRAMES TO MATCH ADJACENT FINISH UNLESS NOTED OTHERWISE
- 5 ALL EXTERIOR PLYWOOD TO BE FIRE RETARDANT TREATED EXTERIOR GRADE. UNLESS NOTED OTHERWISE

SIGNAGE GENERAL NOTES

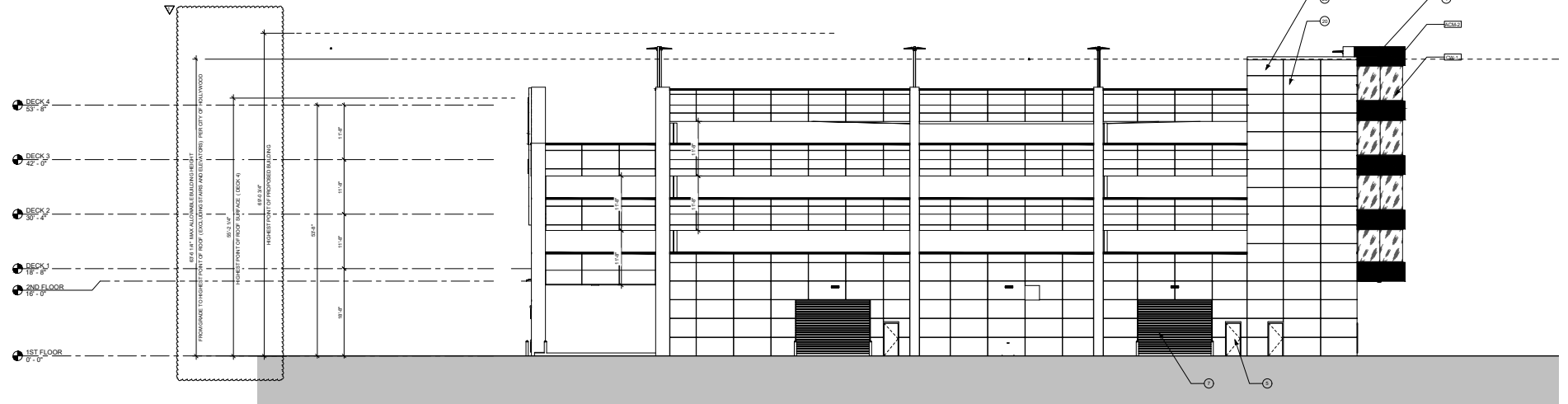
- 1 ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- 2 ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN

EXTERIOR MATERIALS

- ACM-1 LOCATION: EXTERIOR FACADE
MANUF.: ALUMINUM
PRODUCT: ANTI RAIN SCREEN ACM SYSTEM (TOB BLACK)
PROVIDER AND INSTALLER: PATTONSON SIGN GROUP. NO EXCEPTIONS.
CONTACT: STEVE WEBB, SB@PATTSON.COM
 - EXT-1 LOCATION: EXTERIOR
MANUF.: BENJAMIN MOORE
PRODUCT: REGAL SELECT EXTERIOR LATEX PAINT
COLOR: BM 1505-10 COCONUT GREY
 - EXT-2 LOCATION: EXTERIOR
MANUF.: BENJAMIN MOORE
PRODUCT: REGAL SELECT EXTERIOR LATEX PAINT
COLOR: 2725-10 MIDNIGHT DREAM
FINISH: EGGSHELL
- NOTE:** BUILDING SIGNAGE UNDER SEPARATE PERMIT. SUPPLIED BY OWNER. G.C. TO COORDINATE ELECTRICAL REQUIREMENTS BY SIGN VENDOR. PATTONSON SIGN GROUP (EXCLUSIVE PROVIDER) AND PROVIDE POWER CONDUIT (DISCONNECT TO THE POINT OF CONNECTION. PROVIDE BACKLOG AS NECESSARY FOR FINAL SIGNAGE. COORDINATE WITH SIGN VENDOR SHOP DRAWINGS FOR FINAL LOCATIONS PRIOR TO INSTALLATION.
TEL: 800-493-1100
PRIMARY CONTACT: ED MACKLE (EMACKLE@PATTSON.COM)
- FIRST FLOOR FINISH ELEVATION IS SET AT 12' 0" PER THE PROJECT SURVEYORS ELEVATION CALCULATION SYSTEM. REFER TO THE SURVEYORS DOCUMENTS FOR DETAILS REGARDING THE ELEVATION SYSTEM AND METHODOLOGY. THIS NOTE IS PROVIDED FOR REFERENCE ONLY, AND THE SURVEYOR REMAINS RESPONSIBLE FOR ALL ELEVATION CALCULATIONS AND SYSTEMS USED.



1 EAST ELEVATION
18' x 12'



2 WEST ELEVATION
18' x 12'

CD01 TO KIA
ISSUE DATE: 08-11-2025

NO.	DATE	DESCRIPTION
1	08-11-2025	ISSUED FOR PERMIT
2	08-11-2025	ISSUED FOR PERMIT
3	08-11-2025	ISSUED FOR PERMIT
4	08-11-2025	ISSUED FOR PERMIT
5	08-11-2025	ISSUED FOR PERMIT
6	08-11-2025	ISSUED FOR PERMIT
7	08-11-2025	ISSUED FOR PERMIT
8	08-11-2025	ISSUED FOR PERMIT
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13	08-11-2025	ISSUED FOR PERMIT
14	08-11-2025	ISSUED FOR PERMIT
15	08-11-2025	ISSUED FOR PERMIT
16	08-11-2025	ISSUED FOR PERMIT
17	08-11-2025	ISSUED FOR PERMIT
18	08-11-2025	ISSUED FOR PERMIT
19	08-11-2025	ISSUED FOR PERMIT
20	08-11-2025	ISSUED FOR PERMIT

NOT FOR CONSTRUCTION

HOLLYWOOD
1400 S. STATE BLVD. BOX 7
HOUSTON, TEXAS 77002

KIA

MORGAN AUTO GROUP

CONTRACT DATE: 08/09/2024

37 YEARS
EXPERIENCE
DIVERSITY OF SERVICE
IN THE AUTOMOTIVE

Spring Engineering
Architecture • Engineering • Land Planning
STATE LICENSE NO. 17070 (ARCHITECT) • TX LICENSE NO. 00000108 (ENGINEER) • TX LICENSE NO. 740020727 (LAND PLANNING)

ELEVATIONS

DESIGNED BY: []
DRAWN BY: []
CHECKED BY: []
JOB NO.: []
DATE: 2024-11-15

TAC40

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