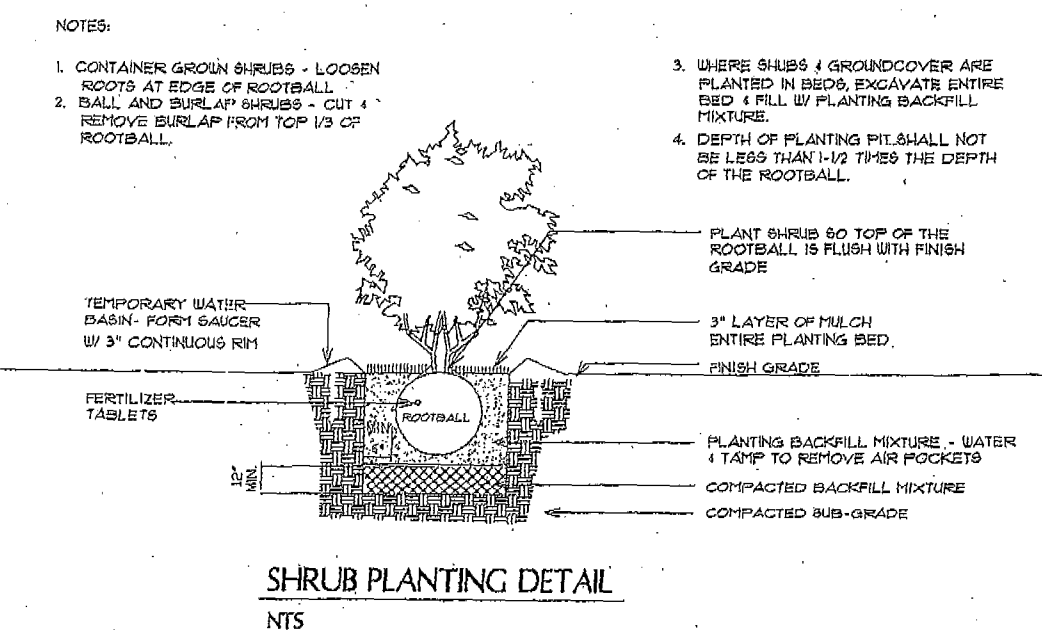


LEGEND

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRADE ELEVATION
- PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW
- TYPE "D" CONC. CURB (AS APPLICABLE)
- CATCH BASIN W/ EXFILTRATION TRENCH

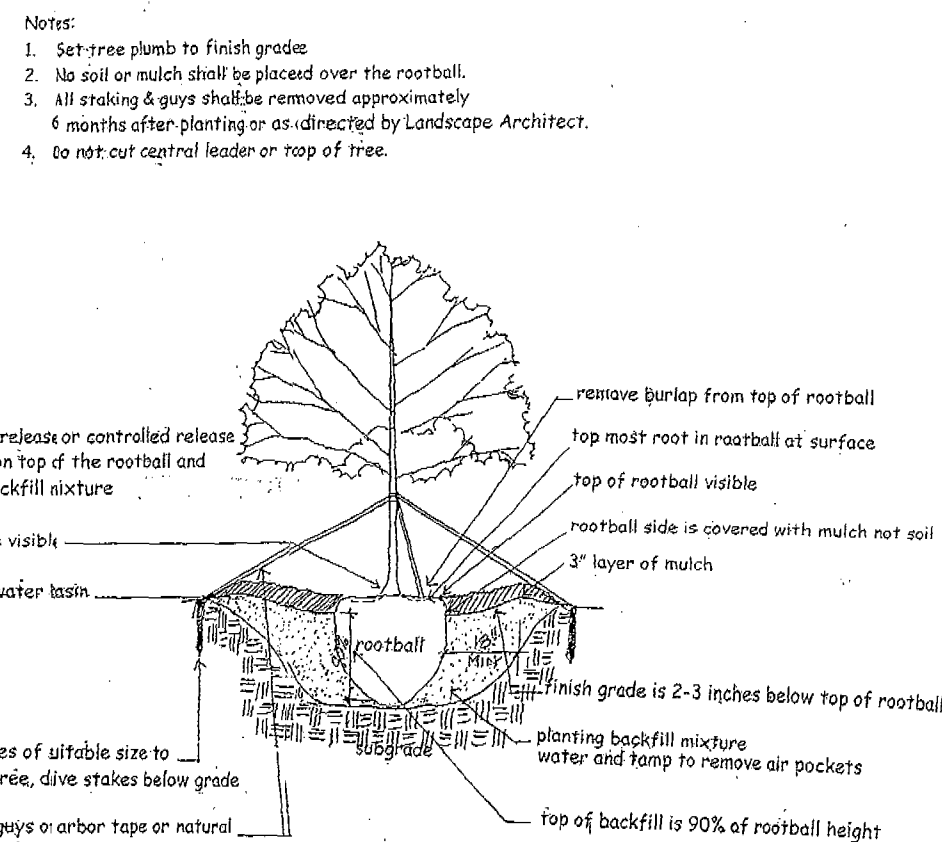


General Notes:

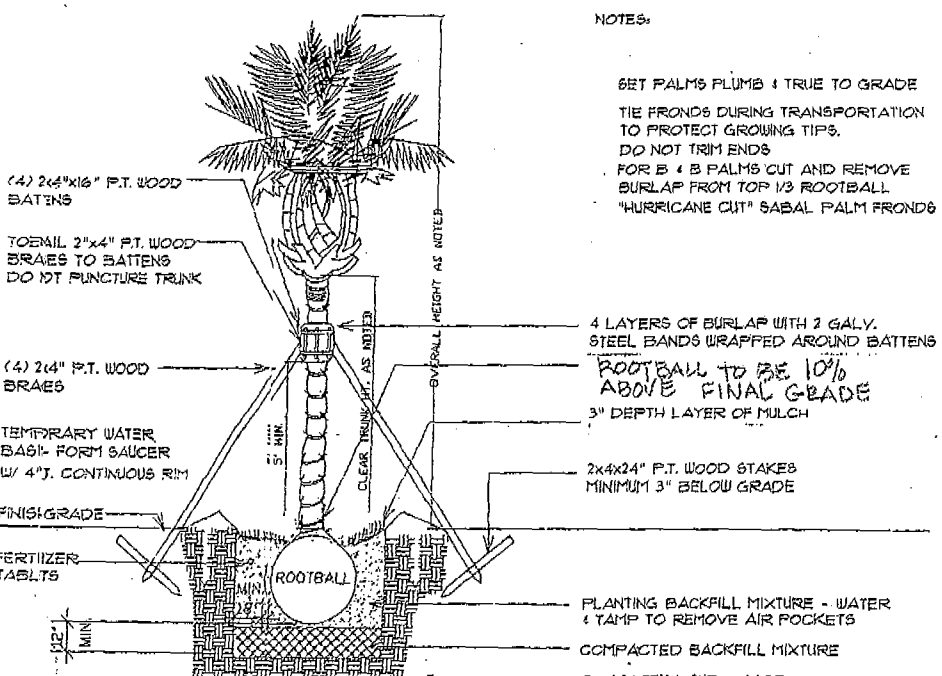
- All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, 2nd Edition, February 1998, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify S.U.N.S.H.I.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St. Augustine 'Floritam' solid and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of this planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod area shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Plant List

Sym	Qty	Botanical/ Common Name	Size
TM	3	Transplanted mahogany	
PP	14	Pongamia pinnata/ Pongam	10' Ht x 5' Spr, 2" Cal, single trunk
LI	7	Lagerstroemia indica/ Tuscarora/ Crape Myrtle	10' Ht x 5' Spr, 2" Cal, Single trunk
SP	6	Sabal palmetto/ Sabal Palm	14'-18" O.A.Ht
CI	85	Chrysobalanus icaco/ Cocoplum	24" x 24", 3 Gal, 24" O.C.
DL	157	Dypsis lutescens/ Areca Palm	30" x 24", 3 Gal, 36" O.C.
Sod		St Augustine 'Floritam'	
Mulch		Shredded Eucalyptus or sterilized Melaleuca mulch	



NOTE: All trees and palms to be set so that rootballs are 10% above final grade.



NOTE:

- REPLACE ALL MISSING WHEELSTOPS.

Existing tree notes:

Rear buffer has existing gumbo limbo trees and existing sabal palms. All are to remain except 6 gumbo limbo tagged with green tape. These 6 trees are not shown on plan. A tree removal is required prior to removal of trees. Stumps are to be ground below grade. Any existing stumps existing on site from prior tree removals shall be stump ground below grade. Remove all dead branches and stubs on existing trees. Remove any dead sabal fronds and clean up all debris on and around sabals.

A 6' wide area outside fence to be weeded and mulched for planting area of areca palms. Areca palms to be planted 3' from fence.

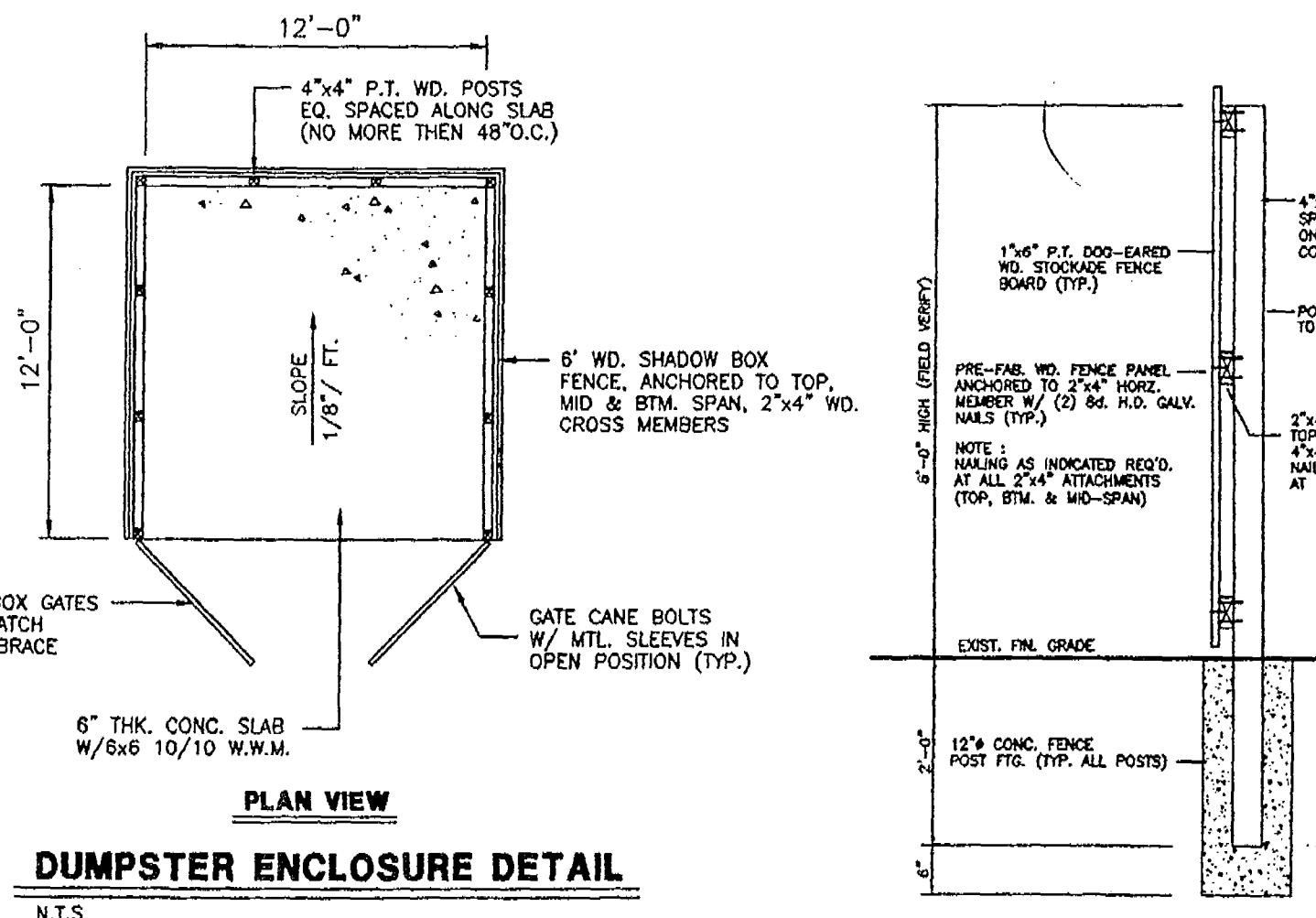
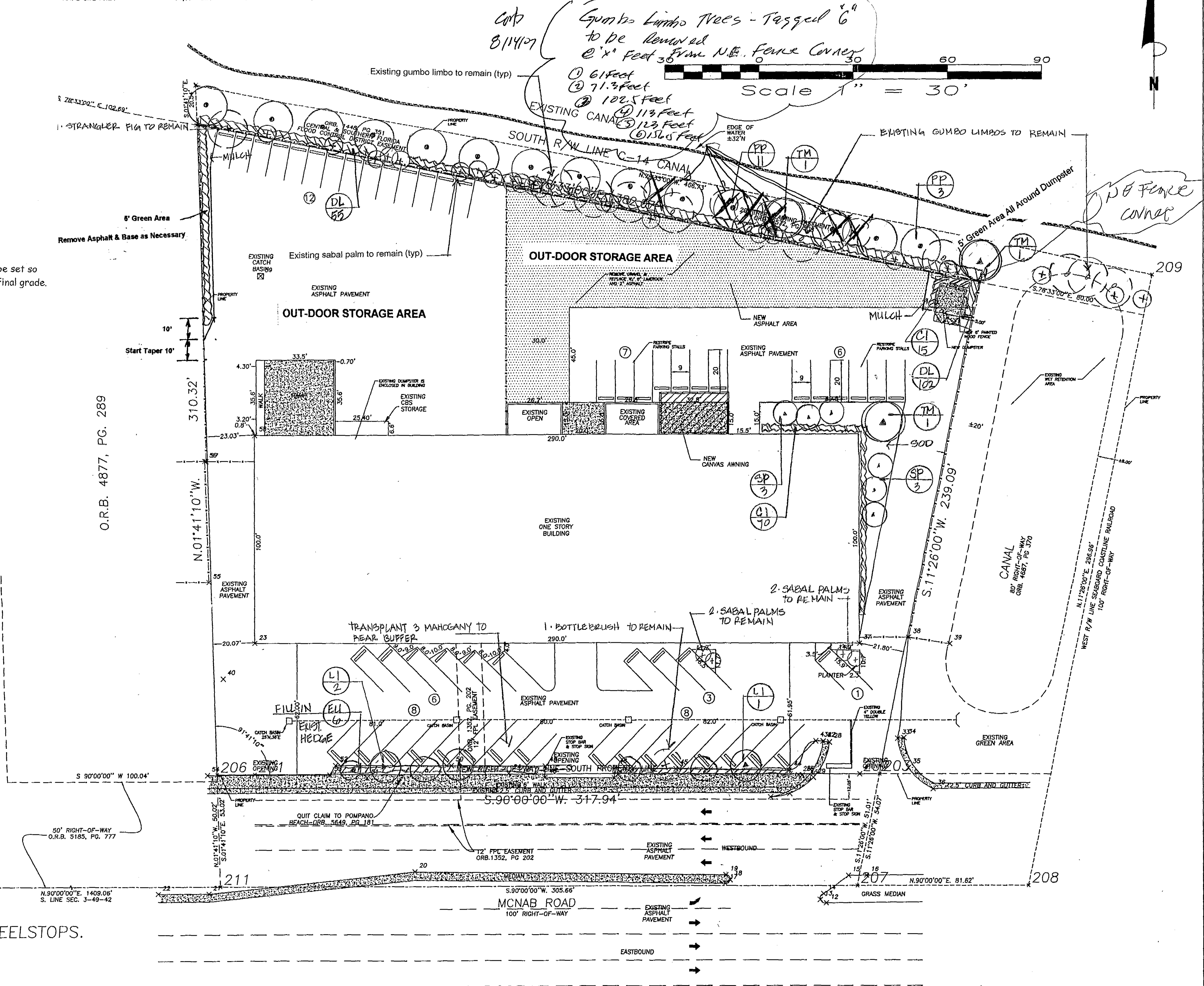
Front buffer has 1 existing bottle brush to remain and 3 mahogany trees. The 3 mahogany trees are to be transplanted to rear buffer (see plan for locations) and replaced with 3 crape myrtle. The existing surinam hedge along McNab Road shall be weeded and sparse areas filled in.

All debris piles on site shall be removed.

Any ground mounted mechanical equipment not shown on plan shall be screened with 24" height cocoplum shrubs or 24" height Simpson's stopper shrubs planted 24" O.C.

CALCULATED DATA:

ORIGINAL/ PERMITTED	EXISTING	OFFSITE CANAL & RETENTION	ADDITIONAL PAVEMENT	EXISTING + CANAL & RETENTION + ADDITIONAL PAVEMENT	PARKING
TOTAL BLDG. COVERAGE 29,000 S.F. 60,571 S.F.	31.53 % 65.66 %	29,000 S.F. 63,949 S.F.	30.51 % 67.28 %	0 S.F. 0 S.F.	0.00 % 0.00 %
TOTAL IMPERVIOUS 89,571 S.F. 2,403 S.F.	97.79 % 2.61 %	92,949 S.F. 2,099 S.F.	27.402 S.F. 2.21 %	1,050 S.F. 0.86 %	29,000 S.F. 23.62 %
TOTAL SITE AREA 91,974 S.F.	100.00 %	95,048 S.F.	100.00 %	122,753 S.F.	100.00 %



REVISIONS:

5-19-00	
8-14-07	
10-20-07	
11-20-07	
12-20-07	

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Tele.: (954) 927-0561 / 558-1189

MCNAB ROAD WAREHOUSE

PROJECT:

Landscape Plan

DRWG. TITLE:

DATE: May 4, 2006

SCALE: 1" = 30'

DWG. BY:

CHK'D. BY:

JOB NO.: 05-052

SHEET NO.

L-1

Kimberly Moyer, ASLA
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