

SITE DATA

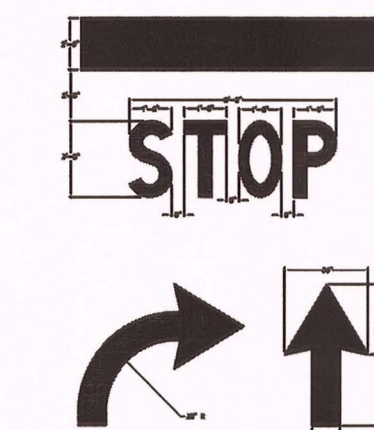
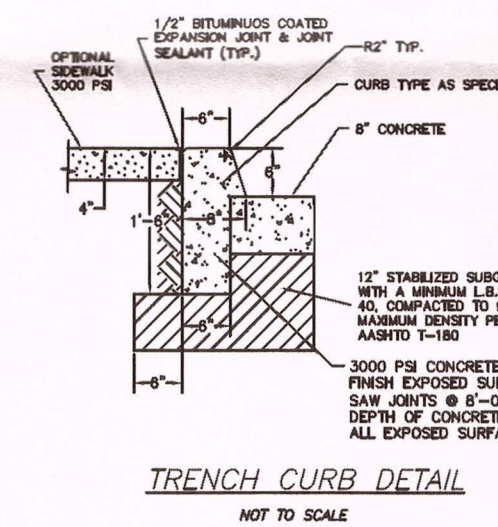
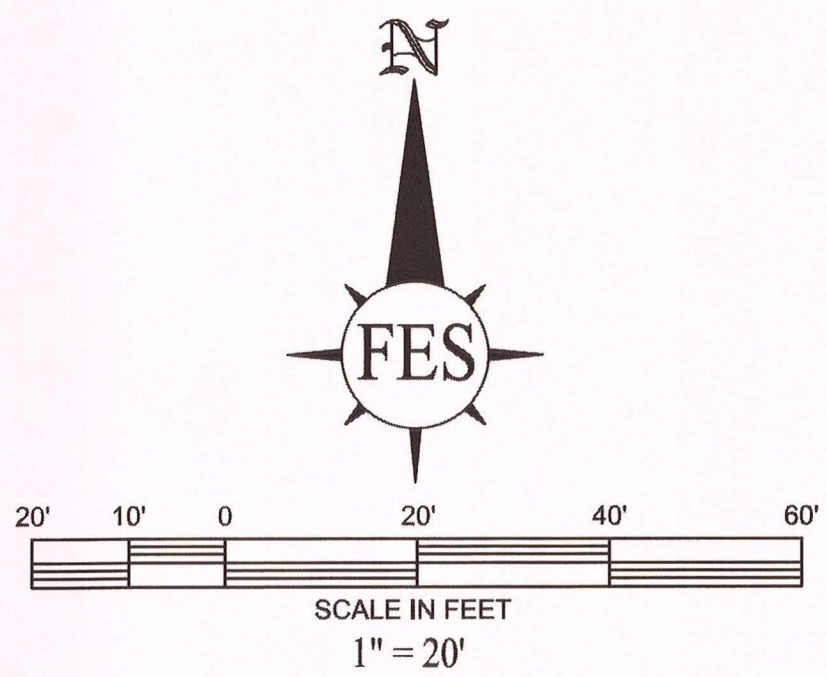
- TOTAL ACRES = 1.15 AC. (50,000 SF)
- ZONING = P.I.D. - PLANNED INDUSTRIAL DEVELOPMENT
- BUILDING SETBACKS:

| | REQUIRED | PROVIDED |
|------------------|----------|----------|
| FRONT (SOUTH) | 25' | 43.1' |
| SIDE: | 20' | 20.5' |
| REAR: | 25' | 25.5' |
| BUILDING HEIGHT: | 85' | 24.25' |

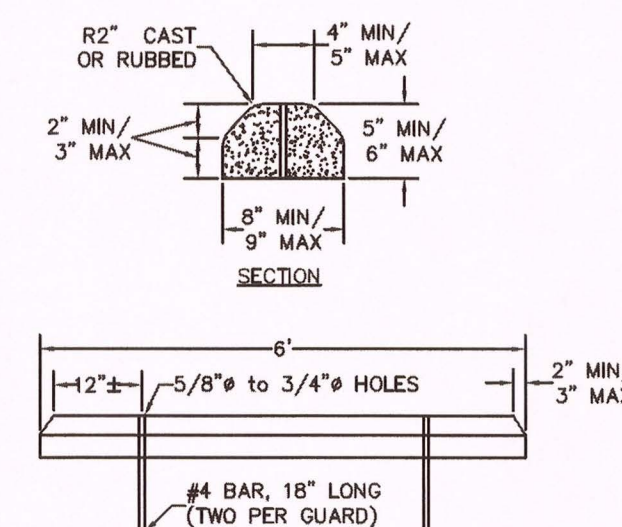
BUILDING COVERAGE: UNRESTRICTED
- PARCEL I.D. = 0377090004 & 0377090005
- PERMITTING AGENCIES = CITY OF VENICE, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- FEMA FLOOD ZONE = ZONE C, PANEL #125144 0245 D (UNDETERMINED BASE FLOOD)
- WATER AND SANITARY SEWER PROVIDED BY CITY OF VENICE
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY FLORIDA POWER & LIGHT COMPANY
- SOLID WASTE BY WASTE MANAGEMENT.
- TELEPHONE, CABLE, AND INTERNET SERVICE BY FRONTIER
- IRRIGATION BY CITY OF VENICE AND FIRE PROTECTION BY CITY OF VENICE
- LOCATED IN SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, FLORIDA
- AREAS FOR TOTAL SITE:

| | EXISTING IMPERVIOUS (TOTAL) | 0 S.F. |
|----------------------|-----------------------------|--------|
| PROPOSED IMPERVIOUS: | | |
| (BUILDING) | 13,598 S.F. | |
| (PARKING AREA) | 17,162 S.F. | |
| (SIDEWALKS) | 1,127 S.F. | |
| TOTAL | 31,876 S.F. | |
- IMPERVIOUS CALCULATION: $\frac{31,876 \text{ S.F.}}{50,000 \text{ S.F.}} = 63.7\%$
- PARKING REQUIREMENTS:

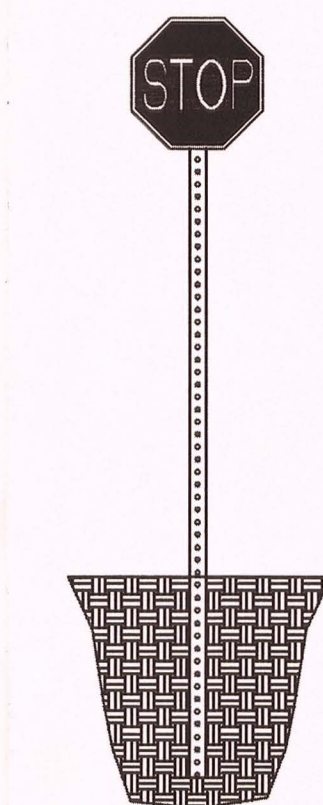
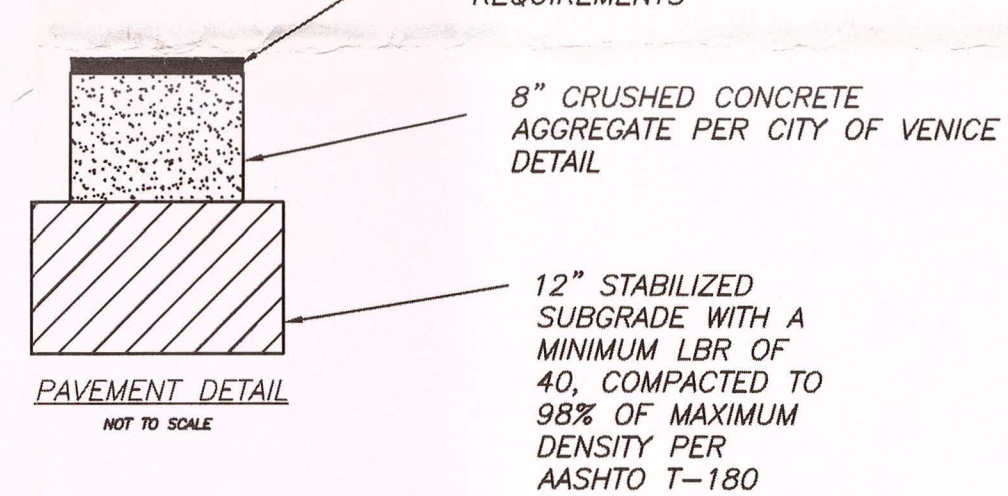
| | WAREHOUSE: 11,725 SF | 1 PER 2,000 SF = 6 SPACES + 3 COMPANY VEHICLES = 9 TOTAL |
|--|------------------------|--|
| OFFICE: 1,875 SF | 1 PER 200 SF = 9 SPACE | |
| WAREHOUSE + OFFICE = 18 SPACES REQUIRED | | |
| PARKING PROVIDED: 19 SPACES + 1 HANDICAP STALL | | |
- SIDEWALKS TO BE CONSTRUCTED WITH 4" THICK 3,000 PSI CONCRETE



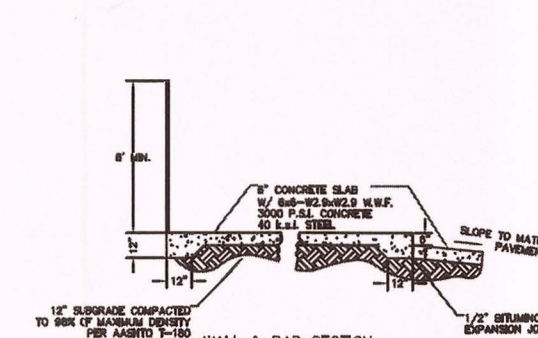
DIRECTIONAL ARROW DETAIL
NOT TO SCALE



CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

| NO. | REVISIONS | DATE |
|-----|------------------|---------|
| 1 | S&D COMMENT | 12/2/15 |
| 2 | S&D COMMENT | 13/7/16 |
| 3 | S&D MODIFICATION | 7/18/17 |

SUN STATE EXPRESS

DESIGN ENGINEER:
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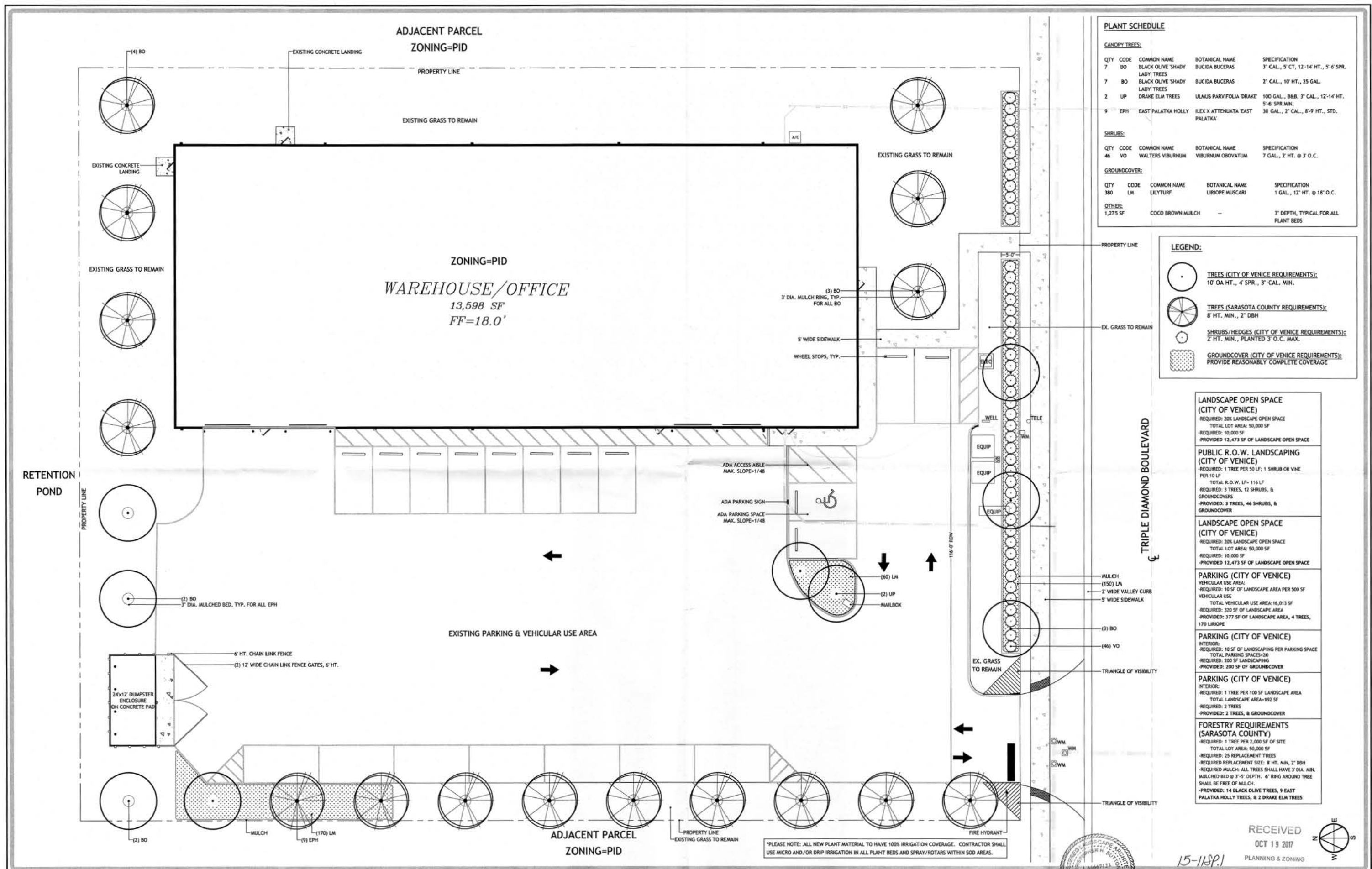
DATE:
10/2/15

SHEET NO.
C3

VENICE, FLORIDA

PROJECT #1507150

15-11SP.1
RECEIVED
AUG 01 2017
PLANNING & ZONING

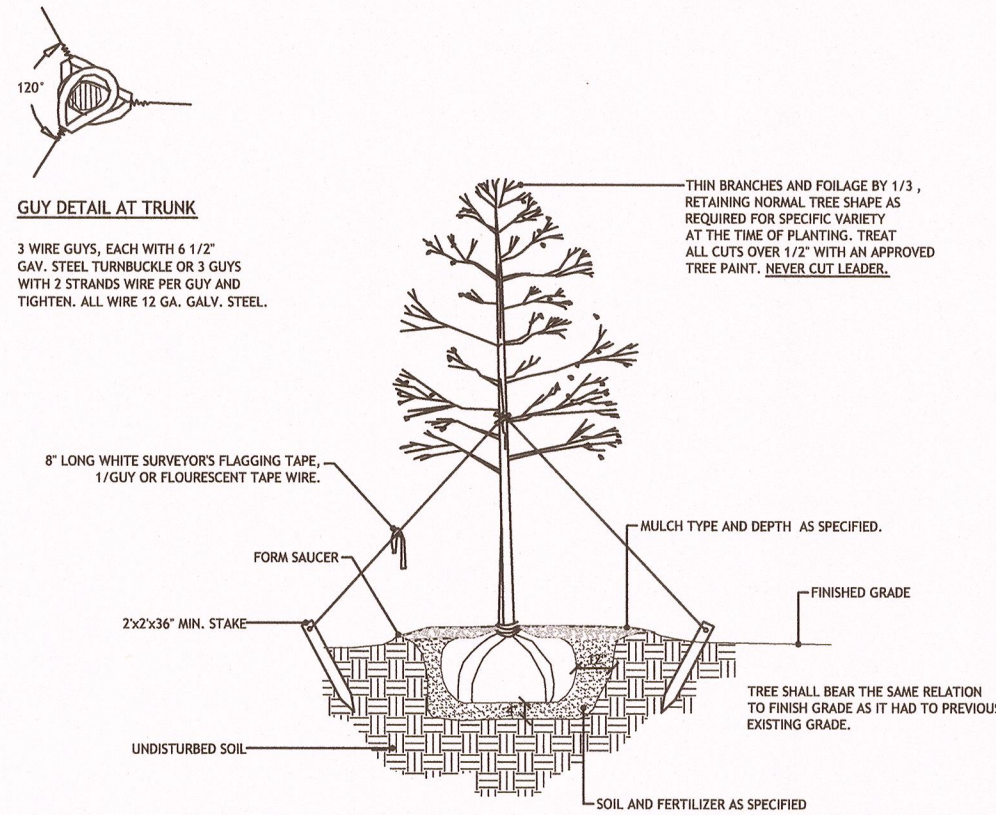


| PLANT SCHEDULE | | | | |
|----------------|------|--------------------------------|---------------------------------|--|
| CANOPY TREES: | | | | |
| QTY | CODE | COMMON NAME | BOTANICAL NAME | SPECIFICATION |
| 7 | BO | BLACK OLIVE 'SHADY LADY' TREES | BUCIDA BUCERAS | 3" CAL., 5 CT, 12'-14' HT., 5'-6' SPR. |
| 7 | BO | BLACK OLIVE 'SHADY LADY' TREES | BUCIDA BUCERAS | 2" CAL., 10' HT., 25 GAL. |
| 2 | UP | DRAKE ELM TREES | ULMUS PARVIFOLIA 'DRAKE' | 100 GAL., B&B, 3" CAL., 12'-14' HT. 5'-6' SPR MIN. |
| 9 | EPH | EAST PALATKA HOLLY | ILEX X ATTENUATA 'EAST PALATKA' | 30 GAL., 2" CAL., 8'-9' HT., STD. |
| SHRUBS: | | | | |
| QTY | CODE | COMMON NAME | BOTANICAL NAME | SPECIFICATION |
| 46 | VO | WALTERS VIBURNUM | VIBURNUM OBOVATUM | 7 GAL., 2" HT. @ 3" O.C. |
| GROUND COVER: | | | | |
| QTY | CODE | COMMON NAME | BOTANICAL NAME | SPECIFICATION |
| 380 | LM | LILY TURF | LIRIOPE MUSCARI | 1 GAL., 12" HT. @ 18" O.C. |
| OTHER: | | | | |
| 1,275 SF | | COCO BROWN MULCH | | 3" DEPTH, TYPICAL FOR ALL PLANT BEDS |

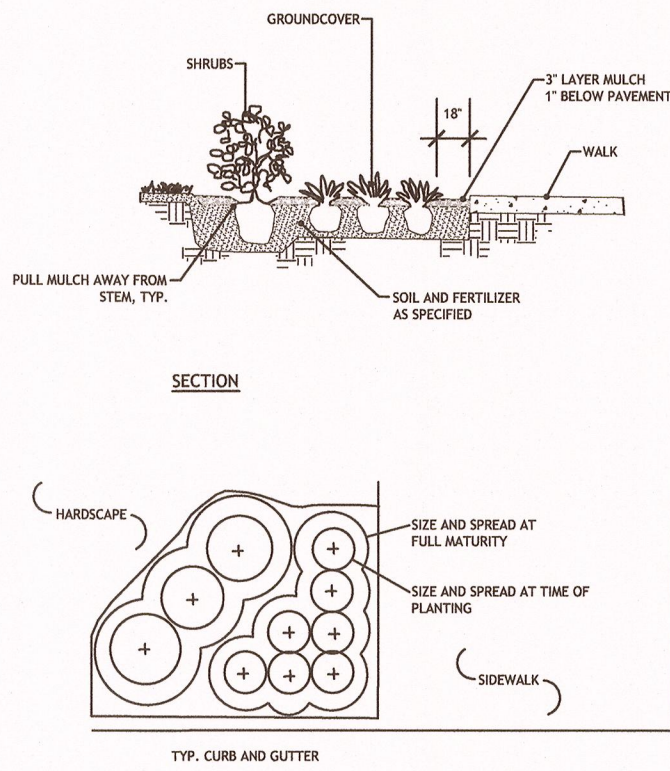
| LEGEND: | |
|---------|--|
| | TREES (CITY OF VENICE REQUIREMENTS): 10' OA HT., 4" SPR., 3" CAL. MIN. |
| | TREES (SARASOTA COUNTY REQUIREMENTS): 8' HT. MIN., 2" DBH |
| | SHRUBS/HEDGES (CITY OF VENICE REQUIREMENTS): 2' HT. MIN., PLANTED 3" O.C. MAX. |
| | GROUND COVER (CITY OF VENICE REQUIREMENTS): PROVIDE REASONABLY COMPLETE COVERAGE |

| LANDSCAPE OPEN SPACE (CITY OF VENICE) | |
|---|--|
| -REQUIRED: 20% LANDSCAPE OPEN SPACE | |
| TOTAL LOT AREA: 50,000 SF | |
| -REQUIRED: 10,000 SF | |
| -PROVIDED: 12,473 SF OF LANDSCAPE OPEN SPACE | |
| PUBLIC R.O.W. LANDSCAPING (CITY OF VENICE) | |
| -REQUIRED: 1 TREE PER 50 LF; 1 SHRUB OR VINE PER 10 LF | |
| TOTAL R.O.W. LF= 116 LF | |
| -REQUIRED: 3 TREES, 12 SHRUBS, & GROUNDCOVERS | |
| -PROVIDED: 3 TREES, 46 SHRUBS, & GROUNDCOVER | |
| LANDSCAPE OPEN SPACE (CITY OF VENICE) | |
| -REQUIRED: 20% LANDSCAPE OPEN SPACE | |
| TOTAL LOT AREA: 50,000 SF | |
| -REQUIRED: 10,000 SF | |
| -PROVIDED: 12,473 SF OF LANDSCAPE OPEN SPACE | |
| PARKING (CITY OF VENICE) | |
| VEHICULAR USE AREA: | |
| -REQUIRED: 10 SF OF LANDSCAPE AREA PER 500 SF VEHICULAR USE | |
| TOTAL VEHICULAR USE AREA: 16,013 SF | |
| -REQUIRED: 320 SF OF LANDSCAPE AREA | |
| -PROVIDED: 377 SF OF LANDSCAPE AREA, 4 TREES, 170 LIRIOPE | |
| PARKING (CITY OF VENICE) | |
| INTERIOR: | |
| -REQUIRED: 10 SF OF LANDSCAPING PER PARKING SPACE | |
| TOTAL PARKING SPACES=200 | |
| -REQUIRED: 200 SF LANDSCAPING | |
| -PROVIDED: 200 SF OF GROUNDCOVER | |
| PARKING (CITY OF VENICE) | |
| INTERIOR: | |
| -REQUIRED: 1 TREE PER 100 SF LANDSCAPE AREA | |
| TOTAL LANDSCAPE AREA=192 SF | |
| -REQUIRED: 2 TREES | |
| -PROVIDED: 2 TREES, & GROUNDCOVER | |
| FORESTRY REQUIREMENTS (SARASOTA COUNTY) | |
| -REQUIRED: 1 TREE PER 2,000 SF OF SITE | |
| TOTAL LOT AREA: 50,000 SF | |
| -REQUIRED: 25 REPLACEMENT TREES | |
| -REQUIRED REPLACEMENT SIZE: 8' HT. MIN, 2" DBH | |
| -REQUIRED MULCH: ALL TREES SHALL HAVE 3" DIA. MIN. MULCHED BED @ 3"-5" DEPTH, 4" RING AROUND TREE SHALL BE FREE OF MULCH. | |
| -PROVIDED: 14 BLACK OLIVE TREES, 9 EAST PALATKA HOLLY TREES, & 2 DRAKE ELM TREES | |

*PLEASE NOTE: ALL NEW PLANT MATERIAL TO HAVE 100% IRRIGATION COVERAGE. CONTRACTOR SHALL USE MICRO AND/OR DRIP IRRIGATION IN ALL PLANT BEDS AND SPRAY/ROTARS WITHIN SOD AREAS.



TREE PLANTING, STAKING AND PRUNING
NOT TO SCALE



SHRUB AND GROUND COVER PLANTING
NOT TO SCALE

LANDSCAPE INSTALLATION NOTES

1. Landscape Contractor shall keep a field set of Planting and Irrigation Drawings and Landscape Specifications on site at all times during planting phase.
2. Landscape Contractor shall verify all quantities of materials shown on the drawings prior to submitting his bid. Planting Plan to take precedence over Plant List. Where applicable, final quantities of sod, top soil, crushed shell, gravel, rock, edging and mulch to be verified on site by the Landscape Contractor.
3. All plant material to be Florida Grade #1 or better, as defined in Grades and Standards for Nursery Plants, State Plant Board of Florida. Plant material noted as Specimen shall be Florida Fancy Grade.
4. All sizes shown for plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All trees to be SINGLE trunked, unless otherwise noted on plans.
5. The Landscape Contractor shall fully inspect and familiarize himself with the site and all work conditions so as to include in his bid, a cost for all plant removals, transplants, sod adjustments, debris removal and finish grading.
6. Landscape Contractor to coordinate landscape installation with other contractors to ensure orderly and timely completion of work.
7. Site preparation shall include removal of any weeds, patches of grass, clean up of any dead material and finish grading. Any building construction material or foreign material shall be removed from planting areas and replaced with top soil.
8. Landscape Contractor shall be responsible for all finish grading in sod areas. Hand rake prior to installing sod. Contractor to cut and match in all new sod to existing sod. Stagger and kick all joints tight. All sod to be rolled immediately after installation.
9. Landscape Contractor shall apply a minimum of 2 applications of Roundup herbicide (or approved equal) on existing turf where it is required to be removed for planting. Roundup must be sprayed prior to commencing any grading operations. Contractor shall review turf kill with Landscape Architect for approval. All herbicides must be applied by licensed applicators per manufacturers recommended rates and instructions. Post all applications. Planting in weed infested soil is not acceptable.
10. All trees and palms 8' in height and over shall be staked according to the Staking Details. All non-biodegradable wrapping such as twine, wire, or nylon cord shall be removed from the tree root ball before planting. Top of tree root ball shall be planted flush with existing grade.
11. Staking Detail is for general implementation. Landscape Contractor shall be responsible for any necessary staking modifications due to restricted planting/staking areas.
12. Mulch all planting beds (new and existing) with 'Vita Mulch' from Forestry Resources to a minimum depth of 3" (unless otherwise noted). In areas of existing mulch, the mulch shall be taken up and replaced after plant installation.
13. The Landscape Contractor shall verify the location of all plant material on site with the Landscape Architect prior to installation. The Landscape Architect shall be given a 48 hour minimum notice prior to the plant arrival on site for flagging.
14. Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner or Landscape Architect. Where underground construction or obstructions will not permit the planting of plant materials in accordance with the plans, new locations for the plant material will be designated by the Landscape Architect.
15. The Landscape Contractor shall exercise caution to protect all existing sod and irrigation. Any damage to the sod or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
16. The Landscape Contractor shall at all times keep the job site clean and free from accumulated waste material, debris, and rubbish. All sod removed for planting areas shall be removed from the site.
17. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation. A decision shall be made at the time to keep the existing plant material and adjust the plan or remove the existing plant material.

18. Install all ground cover plants 18" and all shrubs 24" away from the edges of all walks, driveways, terraces, walls, or adjoining planting beds edges.
19. Tree removal/relocation to include backfilling of holes to a level flush with the existing grade. All rubbish material to be removed from the site.
20. The Landscape Architect will advise the Contractor on pruning and trimming trees and shrubs. The Contractor shall notify the Landscape Architect 24 hours prior to such work. All pruned and trimmed plant material shall be fertilized with an 8-4-8 sulfur coated fertilizer.
21. Location of plant materials (trees, palms, shrubs, ground covers and vines), walks, and other landscape features may be relocated on site at the discretion of the Landscape Architect or owner.
22. Quantities and specifications of plant materials maybe subject to change during the installation at the discretion of the Landscape Architect, owner or developer.
23. Landscape Contractor shall be responsible for installation of trees and palms away from overhead power and telephone lines. Notify Landscape Architect where conflicts occur with overhead lines and planting location.
24. Planting soil for all trees and shrubs shall consist of 50% topsoil and 50% landscape mix for aeration. Planting mix shall have a pH of 6.0-6.5/mix 25% planting soil with 75% on-site soil for planting soil backfill. Test soil over the entire site after fill operations for proper pH and drainage. Amend soil as necessary for plant material requirements per soil test results. Backfill all trees and shrubs. (See project manual section 02900)
25. Landscape Contractor shall hand water all plant material as required and shall be liable for replacing trees and shrubs experiencing transplant shock due to lack of water at any time during the course of landscape installation.
26. Landscape Contractor shall be responsible for providing irrigation with 100% coverate to all new, additional and/or relocated material.
27. Landscape Contractor shall intall PHC "Palm Saver", per manufactures specification, in planting pits of all new and relocated palm trees.
28. Landscape Contractor shall apply only Plant Health Care (PHC) products provided by Sustainable Landscape Supply 941.706.4450
29. All plant material shall be fertilized according to the fertilization chart (this page).
30. Refer to Landscape Management notes (this page) for maintainance requirements.

LANDSCAPE MANAGEMENT

Upon final acceptance of project by the Landscape Architect and Owner, Owner shall be responsible for contracting with a professional landscape maintenance provider.

The Landscape Contractor shall be responsible for providing monthly reports detailing observations made regarding the conditions of the plant material and any recommendations for changes to the maintenance program. These reports shall be submitted to the owner, with a copy to the Landscape Architect, for the length of the agreed upon maintenance period.

It is the responsibility of the Landscape Contractor to remove all stakes, braces, guy wires and other support items associated with the installation. Removal of these items shall occur no later than the end of the warranty period or one year, which ever is greater.