EXISTING ZONING: M.P.D. (MIXED USE PLANNED DEVELOPMENT)
EXISTING USE: COCONUT POINT MALL

U.S. 41 - S.R. 45 (TAMIAMI TRAIL)
200' RIGHT-OF-WAY

PROPOSED TURNLANE EXTENSION (SEE FDOT PERMIT PLANS FOR DETAILS)

98' 50' 147'

STOP SIGN (R1-1) W/ 2' SOLID WHITE STOP BAR

60' R 60' R

PROPOSED SIGN EASEMENT

MONUMENT SIGN

FUTURE DEVELOPMENT AREA
(SEPERATE D.O.)

LOT 1
0.96 AC.

15' B.S.U. EASEMENT

EX 24' A.E.

25'

223'

15' D.E.

EX 18' A.E.

EX 20' WIDE BSU EASE.

PRESERVE AREA SIGN INSTALLED ALONG PROJECT BOUNDARY WHERE PRESERVE IS ADJACENT (TYP) (SEE DETAIL)

END RETAINING/BUFFER WALL

15' D.E.

25'

27'

9'

17' 50' 152' 40' 50'

3-STORY BUILDING
26,202 SQ.FT. (1st Floor)
78,606 SQ.FT. (Total)

PROPOSED SELF STORAGE FACILITY
ZONING: ESTERO LOCK-UP AT HALFWAY CREEK CPD

LOT 2
2.43 AC.

43'

15' D.E.

22'

40'

15' D.E.

24'

30'

15' D.E.

33'

38'

1-STORY BUILDING
10,008 SQ.FT.

268'

28'

20' L.B.E.

15' BSU EASEMENT

PUD BOUNDARY

DRAINAGE EASEMENT

WETLAND BUFFER - WIDTH VARIES (25' AVERAGE)

LOT LINE

DUMPSTER ENCLOSURE, TYPICAL INTERNAL DIMENSIONS = 12' x 12' (2)

SURVEYED LIMITS OF HALFWAY CREEK OSW

TIE BERM INTO RETAINING/ LANDSCAPE WALL

HALFWAY CREEK CONTINUES OFF-SITE TO CONNECT TO ESTERO RIVER & ESTERO BAY

PUD BOUNDARY

LOT 3
PRESERVED TRACT AND CONSERVATION AREA
(7.18 AC.)

WETLAND PRESERVE
± 5.90 ACRES

UPLAND PRESERVE
± 1.28 ACRES

PUD BOUNDARY

PUD BOUNDARY

MARSH LANDING BOULEVARD
EXISTING ZONING: R.P.D.
(RESIDENTIAL PLANNED DEVELOPMENT)
EXISTING USE: MARSH LANDING ENTRANCE

BIKE RACK TO BE INSTALLED AT BUS STOP APPROXIMATELY 1000 FEET TO THE NORTH

EXISTING ZONING: C.P.D.
(COMMERCIAL PLANNED DEVELOPMENT)
EXISTING USE: VACANT

EXISTING ZONING: AG-2
EXISTING USE: SALES OFFICE

EXISTING ZONING: R.P.D. (RESIDENTIAL PLANNED DEVELOPMENT)
EXISTING USE: MULTI-FAMILY (MARSH LANDING)

N

0 20' 40' 80'
SCALE: 1" = 40'

P:\LAND 2015\161. PARTNERS IN DESIGN\16115-02 ESTERO LOCK-UP ENGINEERING SVCS\01 DRAWINGS\SUBMITTAL\DOA\REV01\DWG\C4-SITE.DWG 10/5/2015 10:30 AM

LEGEND

- WETLAND AREA
- UPLAND PRESERVE
- D DUMPSTER ENCLOSURE
- EXISTING DRAINAGE EASEMENT

#	DATE	REVISIONS
1	07/2015	REVISIONS PER LEE COUNTY, SFWMD AND BSU COMMENTS

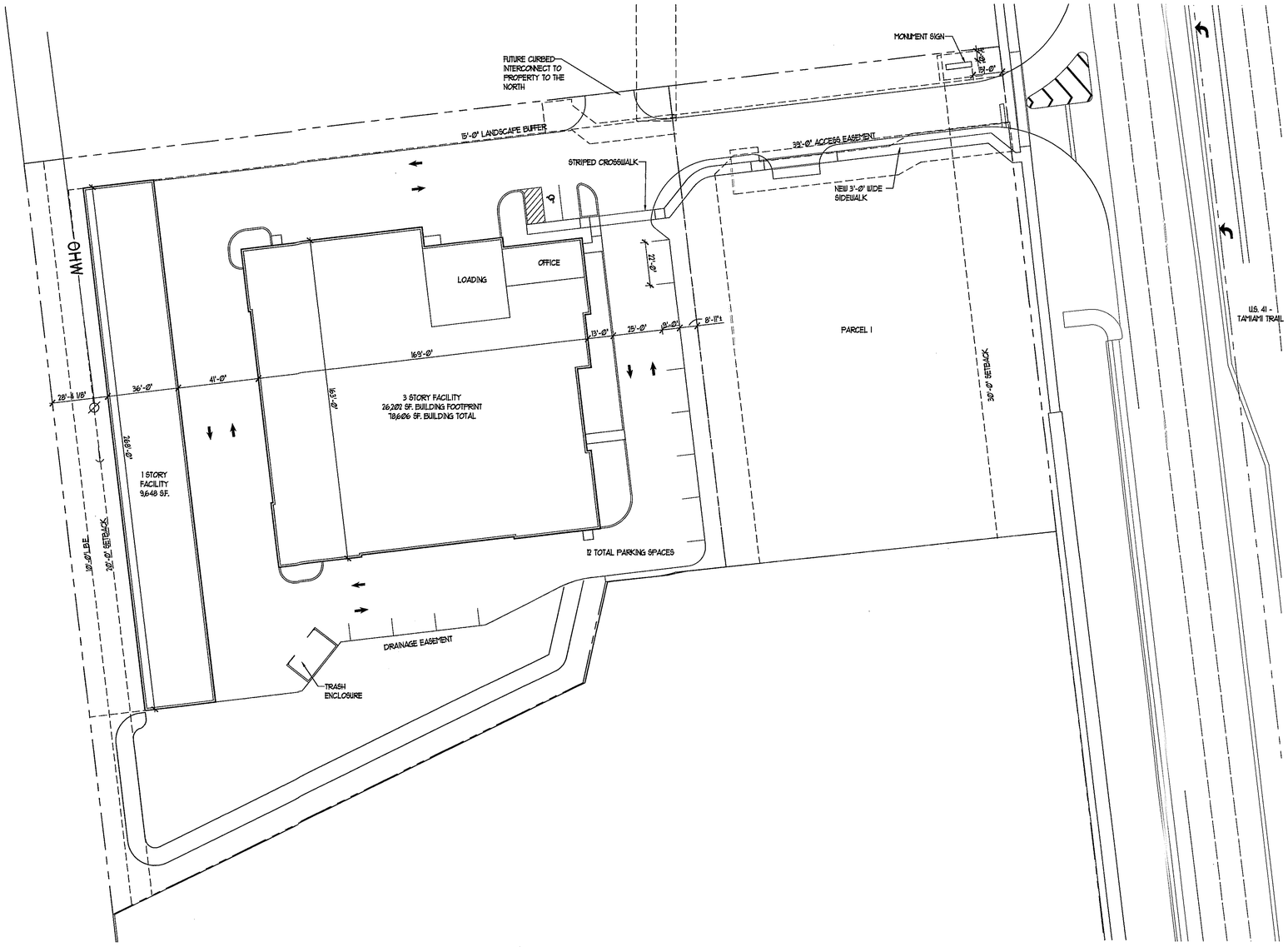
J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM
FL. COA # 29226

ESTERO LOCK-UP at HALFWAY CREEK

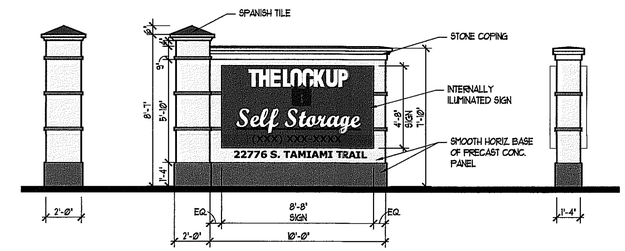
SITE, SIGNAGE & MARKING PLAN

ELIZABETH A. FOUNTAIN, P.E.
FL. LICENSE NO. 60077

PROJECT #:	16115-02
FILE DATE:	05/2015
DESIGN BY:	EAF
DRAWN BY:	SCF
S. 47 / T. 25 S / R. 4 E	
SCALE:	1" = 40'
SHEET :	4 of 14



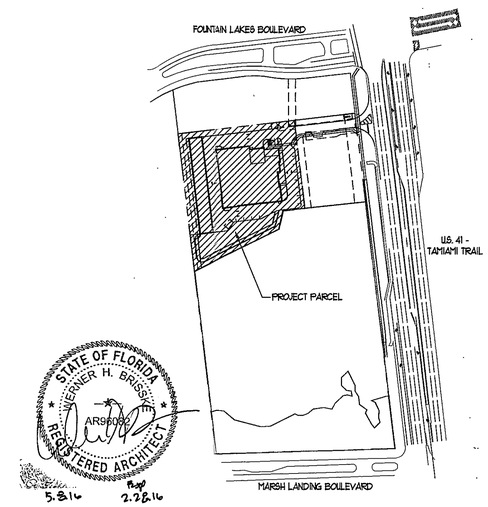
1 / A1.1 SITE PLAN
1" = 30'-0"



MONUMENT SIGN ELEVATION
1/4" = 1'-0"

DEVELOPMENT DATA

	CURRENT SUBMITTAL	2008 APPROVED DO SUBMITTAL
SITE AREA:		
PARCEL 1 (FUTURE OUTLOT):	0.96 ACRES/ 41,871 SF.	0.96 ACRES/ 41,871 SF.
PARCEL 2 (PROJECT LOCATION):	2.43 ACRES/ 105,666 SF.	2.43 ACRES/ 105,666 SF.
BUILDING AREA:		
3 STORY BUILDING:	78,606 SF	
1 STORY BUILDING:	10,008 SF	
TOTAL:	88,614 SF	129,388 SF
PARKING:	12 TOTAL SPACES PROVIDED	
F.A.R:	1.19	1.23
HARD SURFACE AREA:	39,157 SF. / 37.1%	28,466 SF. / 27%
GREENSPACE AREA:	33,704 SF. / 31.9%	28,324 SF. / 27%
BUILDING PERIMETER LANDSCAPING	3,001 SF / 28.4% (2,620 REQUIRED)	



STATE OF FLORIDA
WERNER H. BRISSKE
AR94090
REGISTERED ARCHITECT
5.8.16
2.28.16

PARCEL KEY PLAN
NOT TO SCALE

REVISIONS:

BRR

THE LOCKUP Self Storage

THE LOCKUP SELF STORAGE
Tamiami Trail, Estero, Florida

SITE PLAN AND DETAILS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300
Fax: (847)940-1045

Partners in Design ARCHITECTS

PROJECT NO.: 509.14.116
DRAWN BY: JJH
CHECKED BY: WHB
DATE: 05.08.15
SHEET NO.: A1.1

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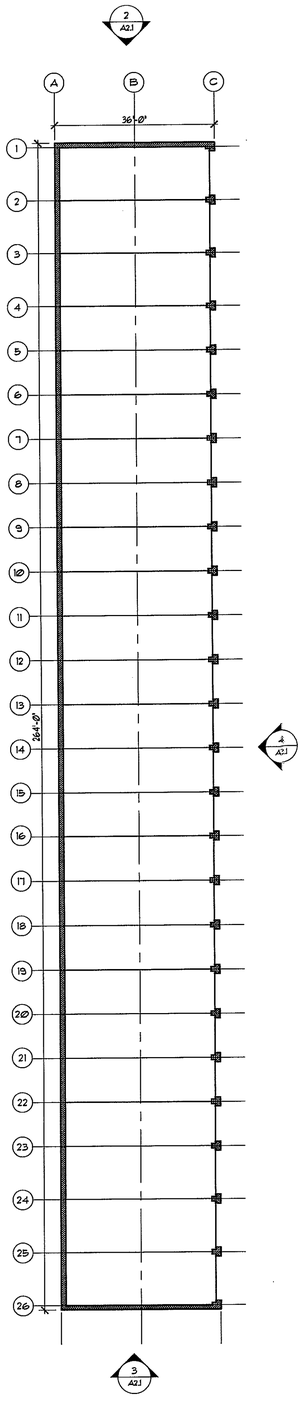
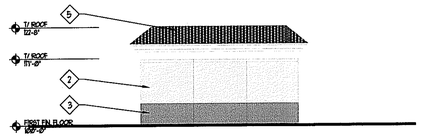
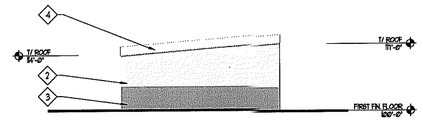


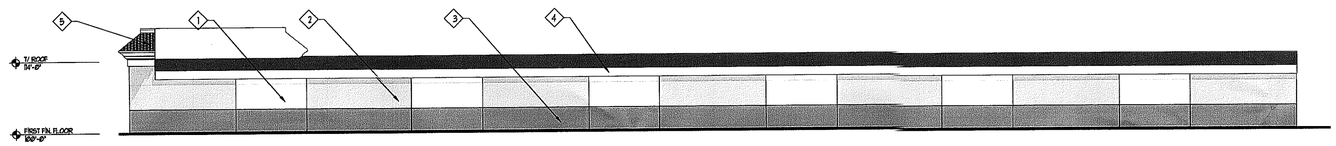
1 A2.1 FLOOR PLAN
1/16" = 1'-0"



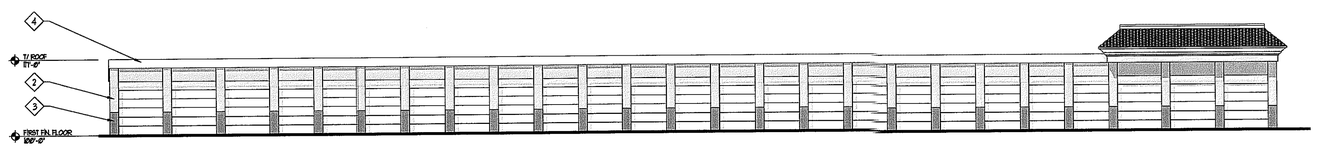
2 A2.1 NORTH ELEVATION
1/16" = 1'-0"



3 A2.1 SOUTH ELEVATION
1/16" = 1'-0"



4 A2.1 WEST ELEVATION
1/16" = 1'-0"



5 A2.1 EAST ELEVATION
1/16" = 1'-0"

MATERIALS LEGEND:

1. PAINTED MASONRY WALL COLOR 1 - SHERWIN WILLIAMS - NAVAHO WHITE SW6126
2. PAINTED MASONRY WALL COLOR 2 - SHERWIN WILLIAMS - BLONDE SW6128
3. PAINTED MASONRY WALL COLOR 3 - SHERWIN WILLIAMS - AUTUMNAL SW6361
4. STANDING SEAM METAL ROOF
5. SPANISH TILE MANSARD ROOF

STATE OF FLORIDA
WERNER H. BRIGG
AR96082
REGISTERED ARCHITECT
5.8.15
2.28.14

REVISIONS:

BRR
THE LOCKUP
Self Storage

THE LOCKUP SELF STORAGE
Tamiami Trail, Estero, Florida

ONE STORY BUILDING PLAN AND ELEVATIONS

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ARCHITECTS

PROJECT NO.: 509.14.116
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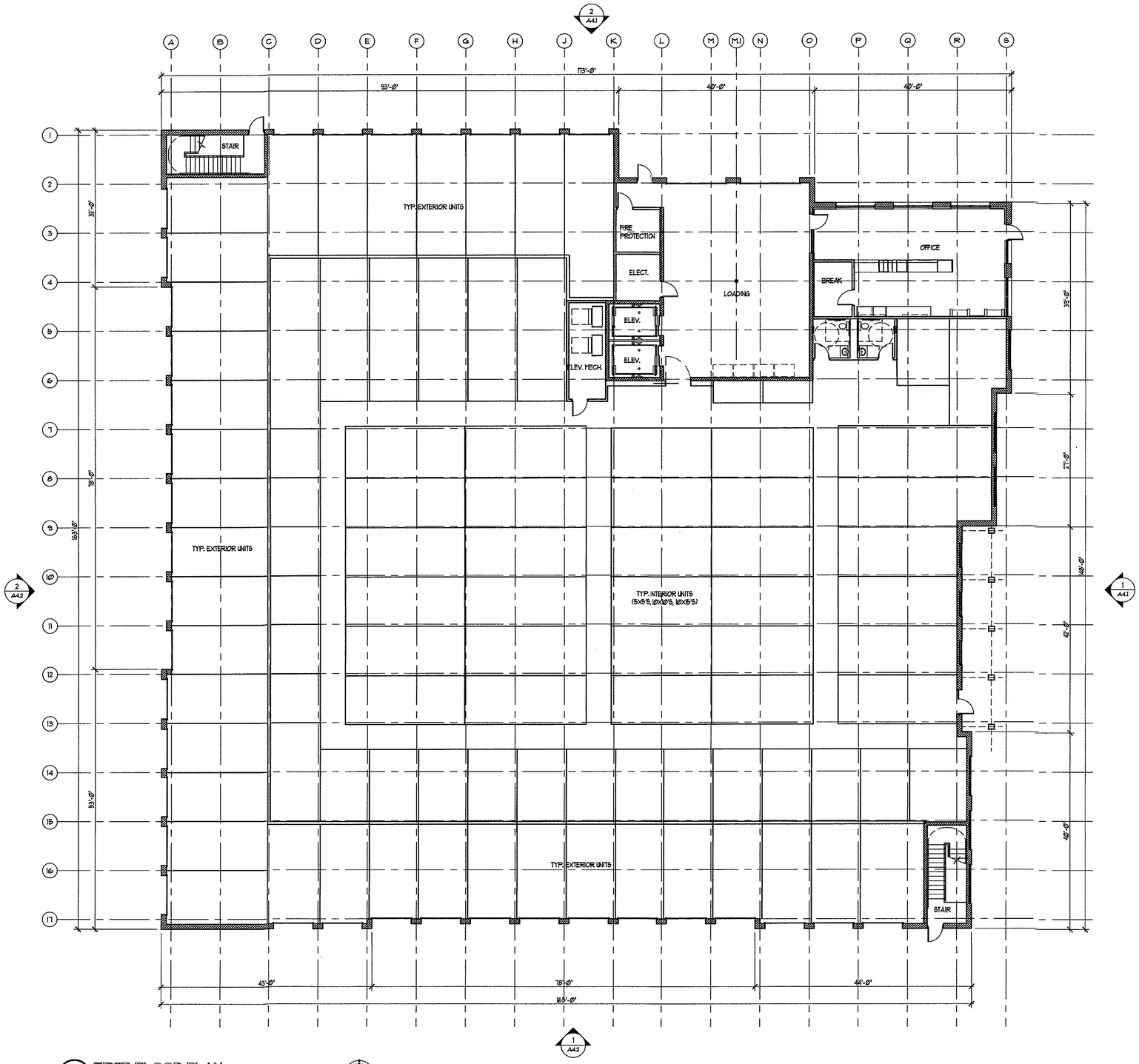

1 A3.1 FIRST FLOOR PLAN
3/32" = 1'-0"

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FIRST FLOOR PLAN

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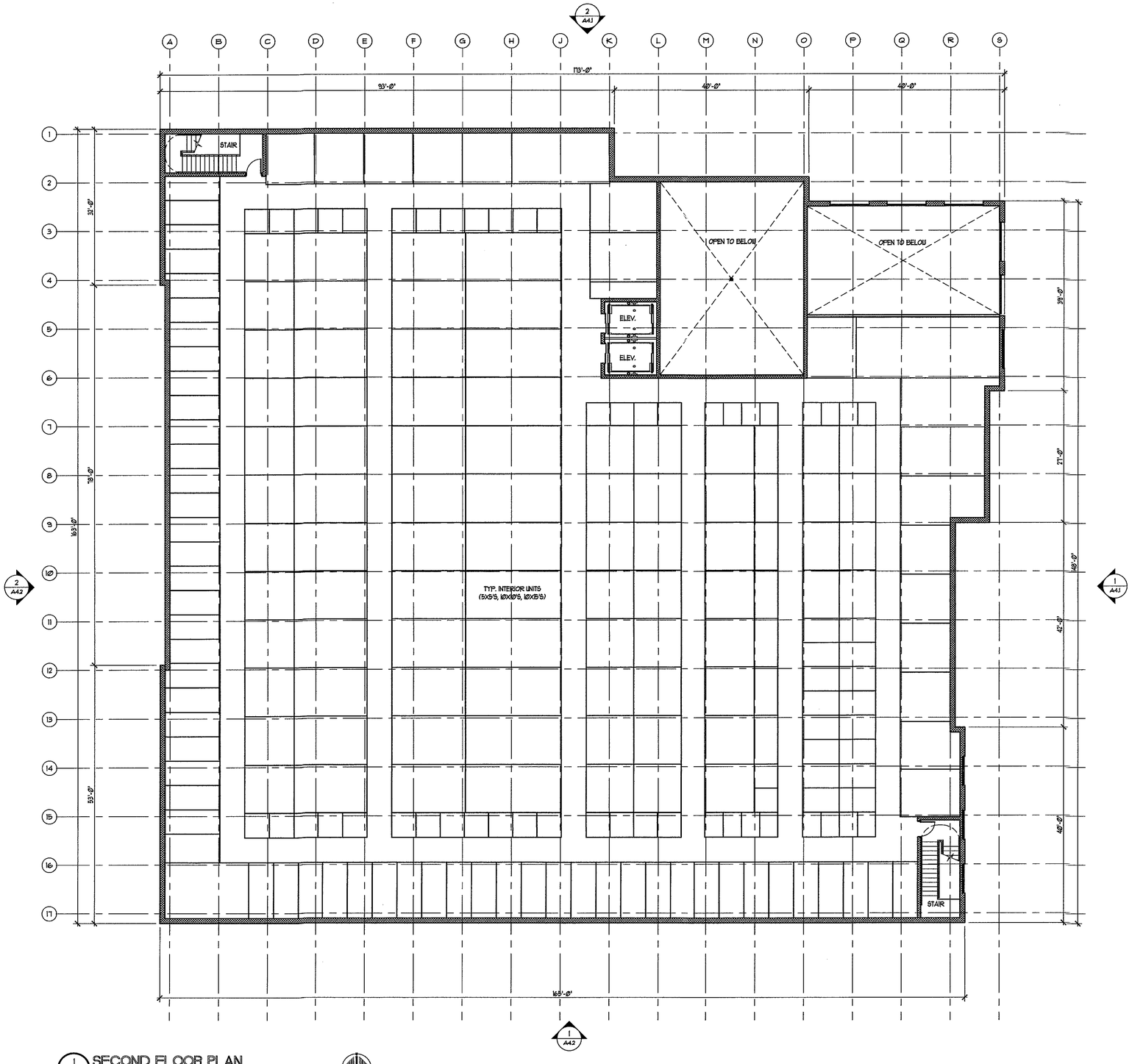
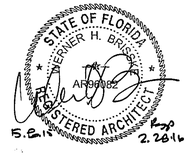


1 A3.2 SECOND FLOOR PLAN
3/32" = 1'-0"



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SECOND FLOOR PLAN

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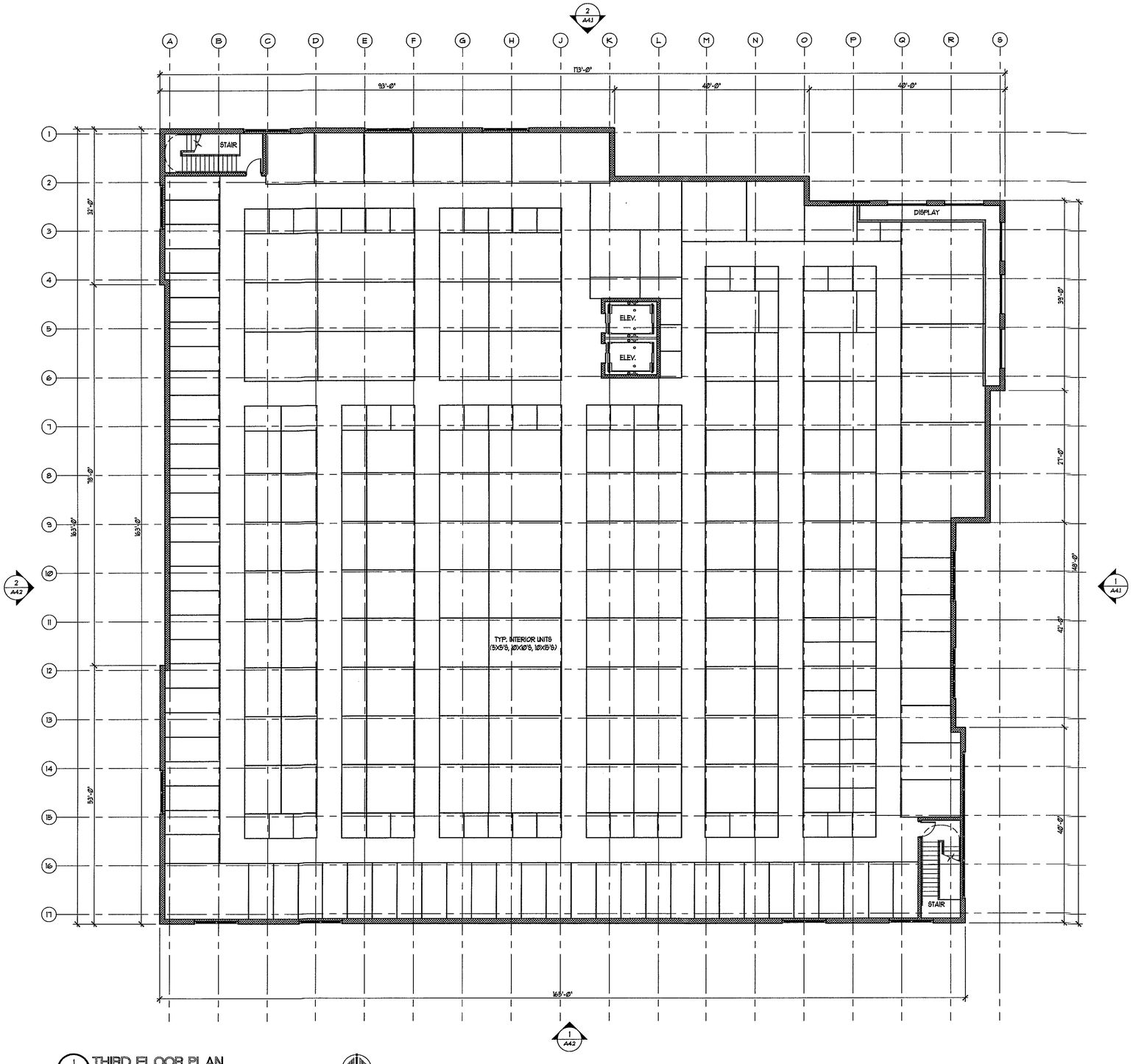
SHEET NO.: A3.2



1 A3.3 THIRD FLOOR PLAN
3/32" = 1'-0"

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SECOND FLOOR PLAN

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SHEET NO.: A3.3

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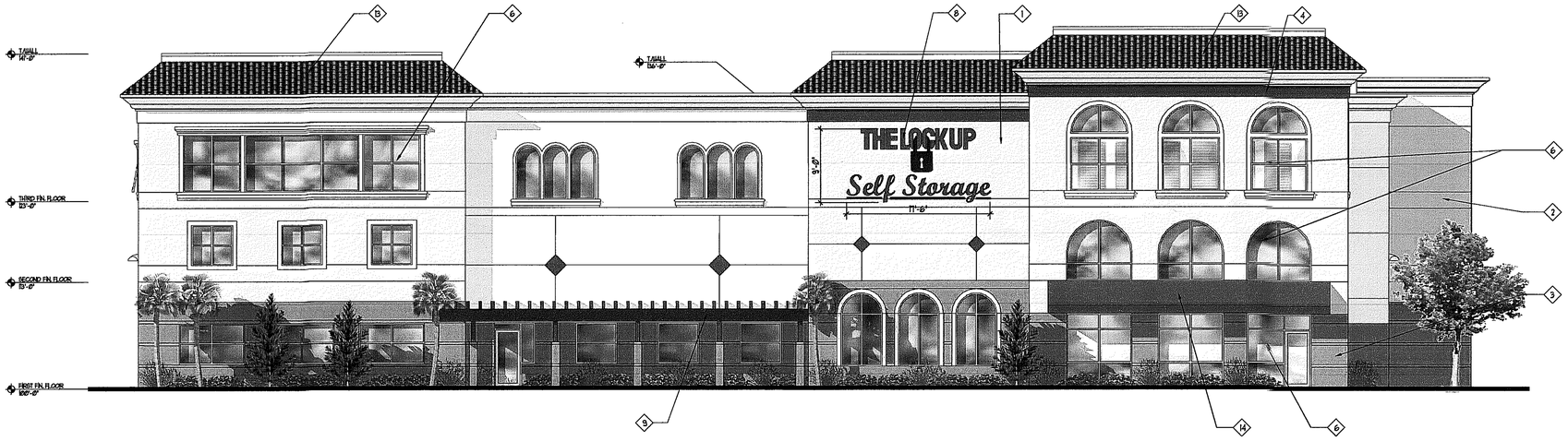
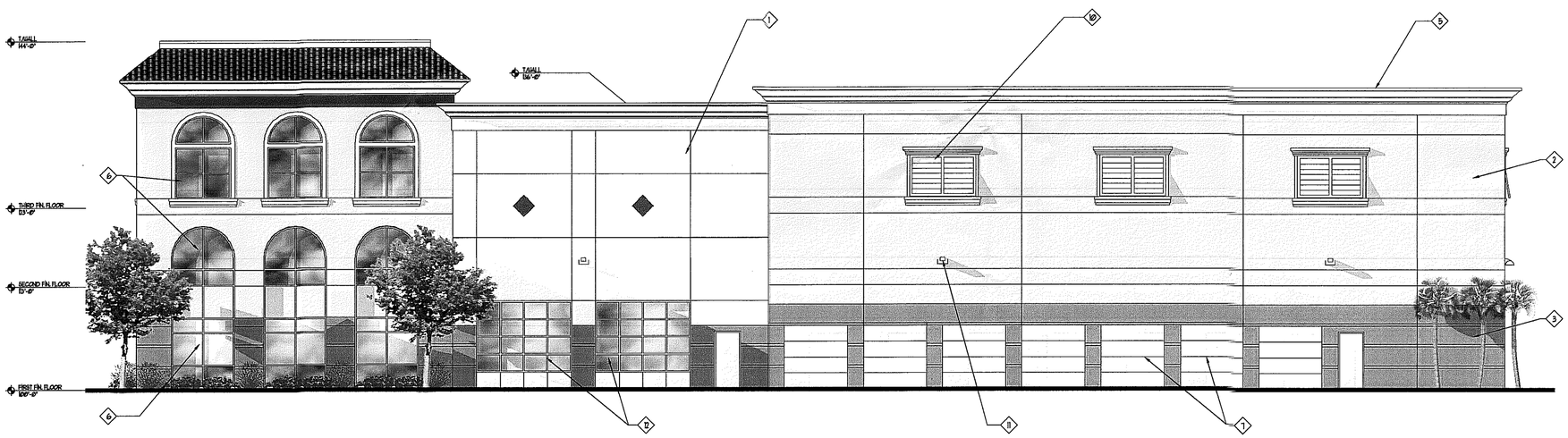
ARTHUR
REGISTERED ARCHITECT
5.8.15
2.28.16



1 A4.1 EAST ELEVATION
1/8" = 1'-0"



2 A4.1 NORTH ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND:

1. PAINTED MASONRY WALL COLOR 1- SHERWIN WILLIAMS - NAVAHO WHITE SW6126
2. PAINTED MASONRY WALL COLOR 2 - SHERWIN WILLIAMS - BLONDE SW6128
3. PAINTED MASONRY WALL COLOR 3 - SHERWIN WILLIAMS - AUTUMNAL SW6361
4. ACCENT PAINT - SHERWIN WILLIAMS - BLUE CHIP SW6959
5. EIFS CORNICE WHITE
6. ALUMINUM FRAMING W/ INSUL. GLAZING
7. INSULATED SECTIONAL DOOR
8. WALL MOUNTED BUILDING SIGNAGE
9. PAINTED TRELLIS CANOPY - BLUE
10. PREFINISHED BAHAMA SHUTTER - WHITE
11. WALL MOUNTED EXTERIOR LIGHT FIXTURE
12. INSULATED MTL. OVERHEAD SECTIONAL DOOR W/ GLASS LITES.
13. SPANISH TILE MANSARD ROOF
14. FABRIC AWNING - BLUE

STATE OF FLORIDA
WERNER H. BRISSKE
AR96082
REGISTERED ARCHITECT
5.8.15 2.28.16

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Tamiami Trail, Estero, Florida

BUILDIGN EELVATIONS

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ARCHITECTS

PROJECT NO.: 509.14.116
DRAWN BY: JJH
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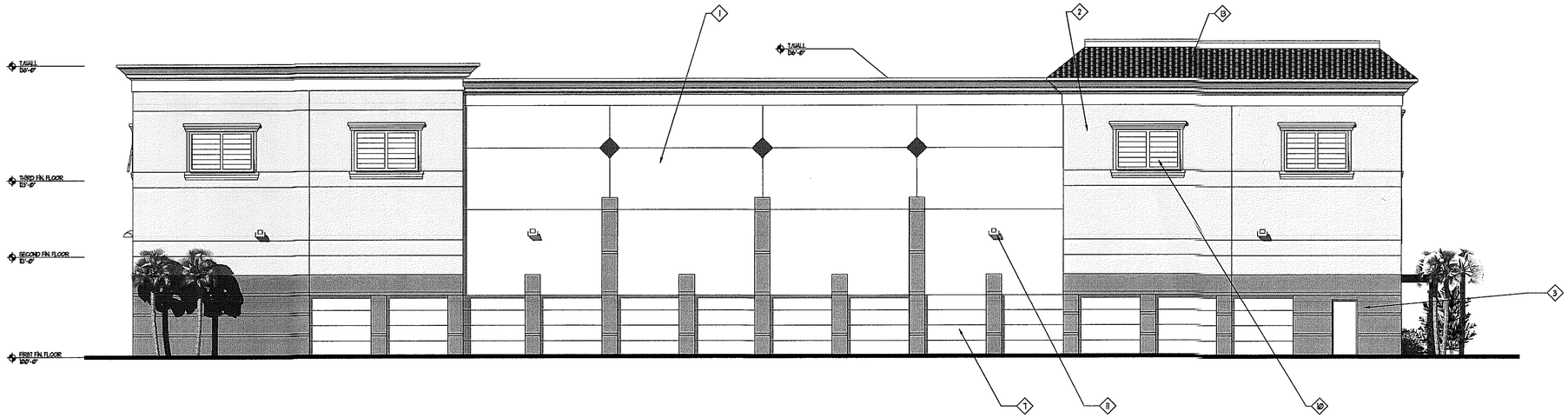
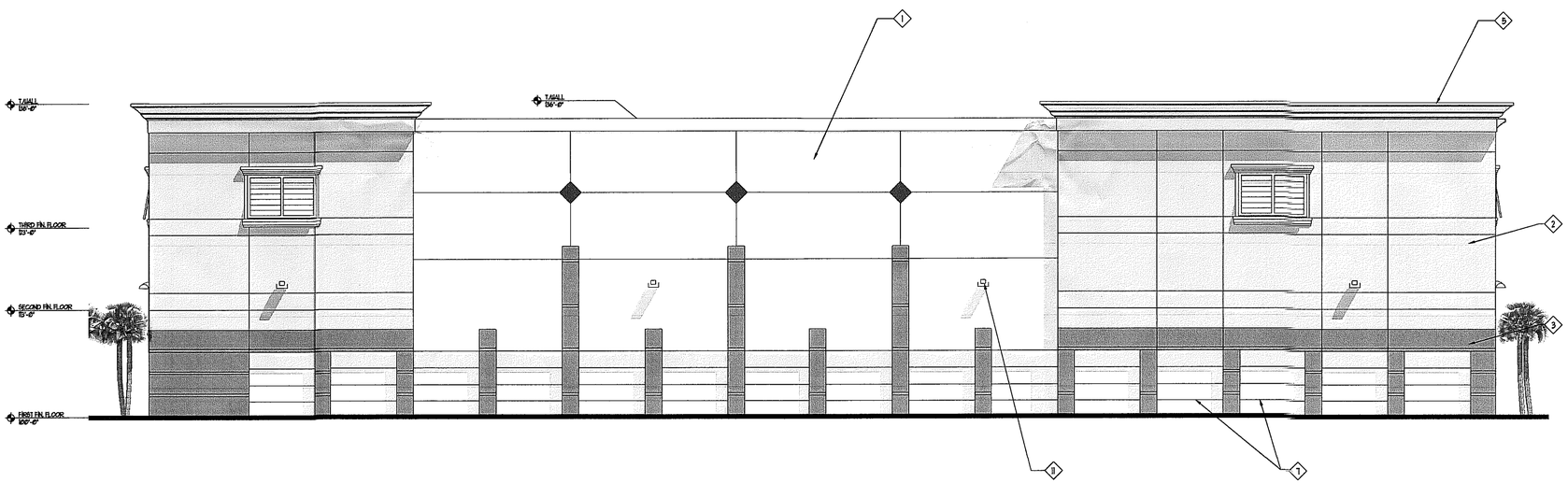
DATE: 05.08.15
SHEET NO.: A4.1



1 / A4.2 SOUTH ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND:

1. PAINTED MASONRY WALL COLOR 1- SHERWIN WILLIAMS - NAVAHO WHITE SW6126
2. PAINTED MASONRY WALL COLOR 2 - SHERWIN WILLIAMS - BLONDE SW6128
3. PAINTED MASONRY WALL COLOR 3 - SHERWIN WILLIAMS - AUTUMNAL SW6361
4. ACCENT PAINT - SHERWIN WILLIAMS - BLUE CHIP SW6959
5. EIFS CORNICE WHITE
6. ALUMINUM FRAMING W/ INSUL. GLAZING
7. INSULATED SECTIONAL DOOR
8. WALL MOUNTED BUILDING SIGNAGE
9. PAINTED TRELLIS CANOPY - BLUE
10. PREFINISHED BAHAMA SHUTTER - WHITE
11. WALL MOUNTED EXTERIOR LIGHT FIXTURE
12. INSULATED MTL. OVERHEAD SECTIONAL DOOR W/ GLASS LITES.
13. SPANISH TILE MANSARD ROOF
14. FABRIC AWNING - BLUE



2 / A4.2 WEST ELEVATION
1/8" = 1'-0"

5" DEEP LETTERS - FLUSH MOUNTED LED CHANNEL LETTERS.
WHITE ACRYLIC FACES & WHITE LEDS W/ TRANS COBALT BLUE VINYL ON FACES W/ 1/2" OUTLINE OF WHITE ACRYLIC - BLUE RETURNS & BLUE TRIM CAPS.

5" DEEP LETTERS - FLUSH MOUNTED LED CHANNEL LOCK LOGO
WHITE ACRYLIC FACES & WHITE LEDS W/ TRANS RED VINYL ON FACES W/ 1/2" OUTLINE OF WHITE ACRYLIC - RED RETURNS & RED TRIM CAPS.

THE LOCK UP
Self Storage

5" DEEP LETTERS - FLUSH MOUNTED LED CHANNEL UNDERLINE LOGO ELEMENT
WHITE ACRYLIC FACES & WHITE LEDS W/ TRANS RED VINYL ON FACES - RED RETURNS & RED TRIM CAPS.

STATE OF FLORIDA
WERNER H. BRISSKE
REGISTERED ARCHITECT
AR 0008 6
5.8.15
2.23.16

WALL SIGN ELEVATION
NOT TO SCALE
515 SF.

REVISIONS

BPID
THE LOCK UP Self Storage

THE LOCKUP SELF STORAGE
Tamiami Trail, Estero, Florida
BUILDIGN EELVATIONS

2610 Lake Cook Road
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PROJECT NO.: 509.14.116
DRAWN BY: JJH
CHECKED BY: WHB
DATE: 05.08.15
SHEET NO.: A4.2

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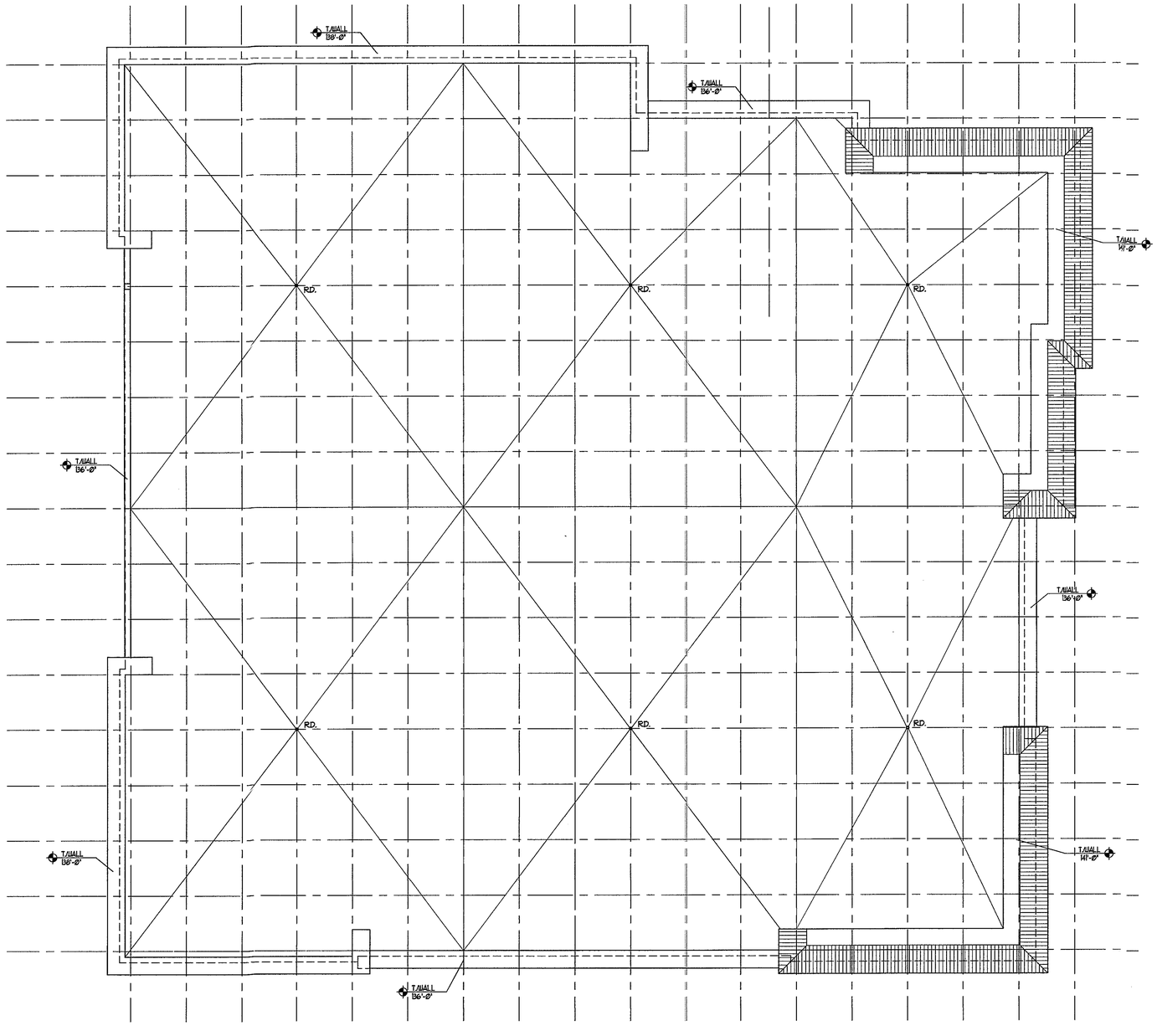

1 A8.1 ROOF PLAN
3/32" = 1'-0"

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Tamiami Trail, Estero, Florida

ROOF PLAN

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AR96082
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5.8.15
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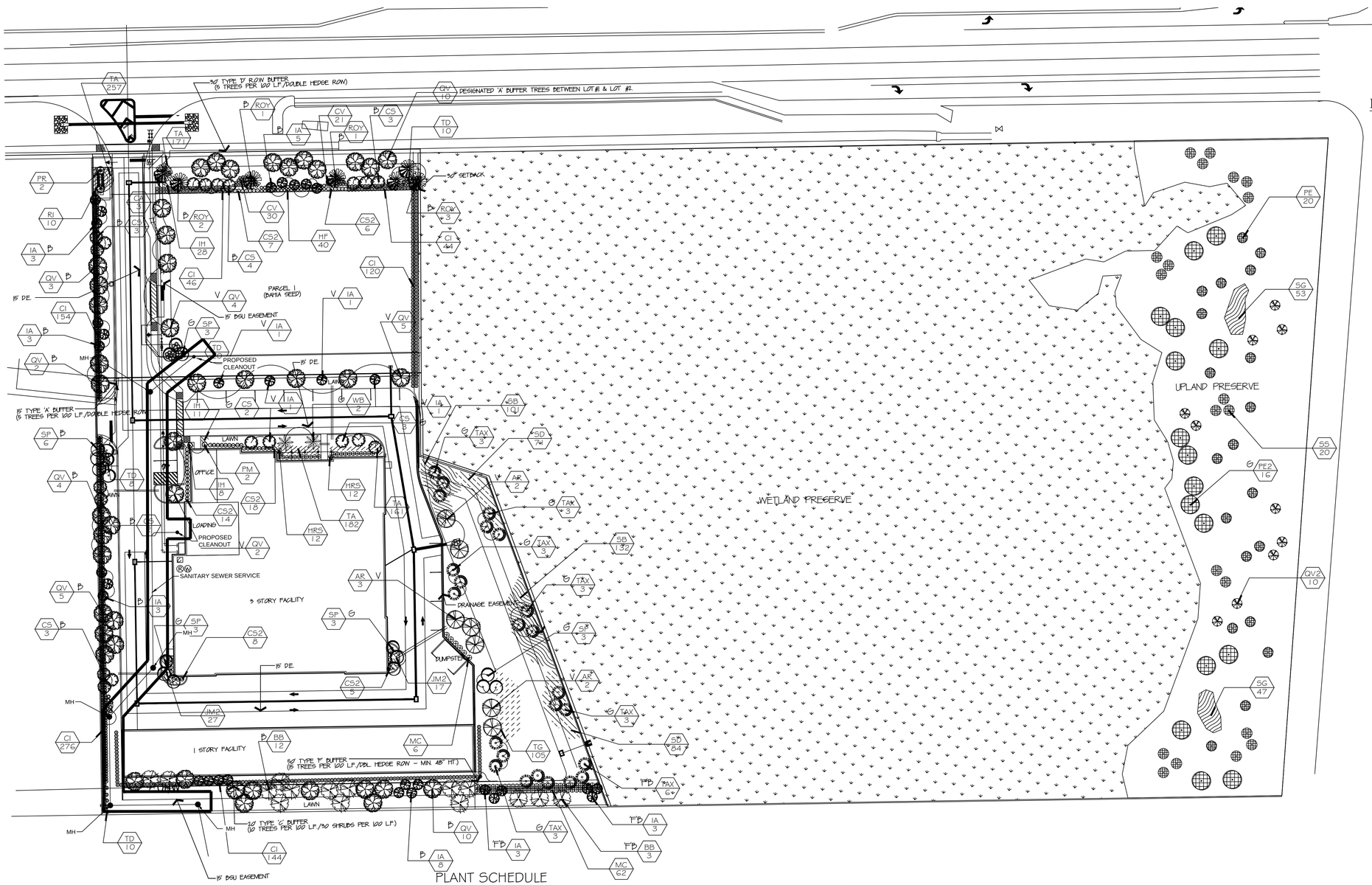

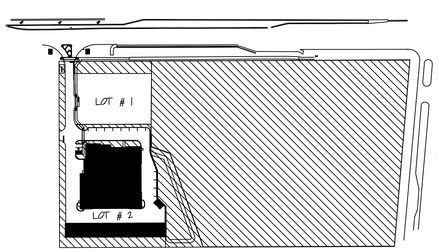

OPEN SPACE DIAGRAM

LANDSCAPE CALCULATIONS

I. Landscape Required for Interior Vehicular Use Area
10% x 39,157 SF = 3,915 s.f. required V.U.A. 3,915 SF provided
3,915 s.f. / 250 s.f. = 16 Trees required
Trees labeled V = 19 Vehicular Trees provided

II. Heritage Tree Credits
1 Tree @ 20' min. height to replace Designated Heritage Trees.
Required: 0 Trees
Provided: Replacement Trees

III. Perimeter Buffering
30' 'D' R.O.W. Buffer (EAST PROPERTY LINE-TAMIAMI TRIAL)- 250 LF x 5 Trees per 100 LF/ Double Hedge Row.
Required: 13 Trees
Provided: 15 Trees
Required: 226 Shrubs
Provided: 212 Shrubs

20' 'C' Buffer (WEST PROPERTY LINE-RESIDENTIAL)- 300 LF x 5 Trees per 100 LF/ Double Hedge Row With 8' Wall.
Required: 30 Trees
Provided: 30 Trees
Required: 90 Shrubs
Provided: 111 Shrubs

15' 'A' Buffer (NORTH PROPERTY LINE-COMMERCIAL)- 495 LF x 5 Trees per 100 LF/ Double Hedge Row.
Required: 25 Trees
Provided: 28 Trees
Required: 495 Shrubs
Provided: 536 Shrubs

Trees labeled B = Buffer Trees provided

IV. Open Space Calculations
Required open space for 459,935 SF x 30% = 137,980 SF required open space (3.16 acres)
Total open space provided = 356,756 SF (8.19 acres)
therefore required Open Space has been met.

V. Indigenous Open Space Calculations
Indigenous is required if available to 50% of the required Open Space
Required: 137,980 SF x .50 = 68,990 SF (1.58 acres)
Provided: 312,760 SF (7.18 acres)

VI. Building Perimeter Landscape
Equal to 10% of Building Gross Ground Floor area.
Building area: 36,210 SF x .10 = 3,612 SF Required Bldg. perimeter landscape.
Building perimeter landscape area provided = 3,224 SF

VII. General Landscape Requirements
One Canopy Tree per 3,000 s.f. of developed site area
147,483 SF = 147,483 SF / 3,000 SF = 49 general trees required
Trees labeled G = 52 General Trees planted
Required: 49 Trees
Provided: 52 Trees

LEE COUNTY DEVELOPMENT NOTES

1. Prior to any site work or issuance of building permit, a vegetation removal permits must be obtained from ES staff. phone 239 - 533-8389
2. Prior to issuance of a CC, no trees will be planted where they interfere w/ buildings, utilities, site drainage, or signs.
3. 75% of the trees used to fulfill the LDC landscape & buffering must be FL Native species.
   147 Native Trees / 169 Total Trees = 86.9% Native Trees
4. Shrub & Hedges shall be at least 50% must be FL Native species.
   1138 Native Shrubs / 1228 Total Shrubs = 92.6% Native Shrubs
5. The use of palms to act as parking canopy trees is based on 3 to 1 ratio.
   3 palms = 1 canopy tree.
6. Plant materials must be installed in soil conditions that are conducive to the proper growth of the plant material. Limerock located within planting areas must be removed and replaced with native or growing quality soil before planting.
7. Highly invasive exotic plants may not be planted & must be removed from the development. Methods to remove and control invasive exotic plants must be included on the development order plans. A statement must also be included on the development order that the development area will be maintained free from invasive exotic plants in perpetuity.
8. Dev#4 /Plan notes reference Resolution Number 2-06-075/DC12005-00107.

IRRIGATION LEGEND
SLEEVING LOCATIONS
M IRRIGATION METER
IRRIGATION CONTROLLER
RW RAIN AND WIND SENSOR SWITCHES

SITE LIGHTING LOCATIONS
* INDICATES NATIVE PLANT MATERIALS

SITE DATA

AREA	ACRES	SQ. FT.	%
TOTAL SITE	10.56	459,935	100.0
LOT # 2	2.43	105,850	23.0
BUILDING	0.83	36,210	
PAVEMENT	0.89	39,157	
LOT # 1	0.38	41,317	9.00
OPEN SPACE	8.19	356,756	77.58
LOT # 1	0.20	8,712	
LOT # 2	0.81	35,283	
INDIGENOUS	7.18	312,760	

PLANT SCHEDULE

	TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
*	AR	Acer rubrum / Red Maple	B & B	3.5"Cal	12-15` H		4
*	BB	Bucida buceras `Shady Lady` / Shady Lady Black Olive	B & B	3.5"Cal	14` X 10`		12
	CS	Cassia surattensis / Cassia	B & B	3.5"Cal	14` X 6`		20
*	IA	Ilex x attenuata `East Palatka` / East Palatka Holly	B & B	3.5"Cal	14` X 6`		26
	PR	Phoenix roebelenii / Pygmy Date Palm Multi-Trunk	B & B		6` Triple		2
D4 *	PE	Pinus elliotti / Slash Pine	3 gal.		3` O.A.		20
D4 *	QV2	Quercus virginiana / Southern Live Oak	3 gal.				10
*	QV	Quercus virginiana / Southern Live Oak	B & B	3.5"Cal	14` X 6`		35
*	ROY	Roystonea elata / Florida Royal Palm	B & B		12` C.T.		7
D4 *	SS	Sabal palmetto / Cabbage Palmetto	3 gal.				20
*	SP	Sabal palmetto / Cabbage Palmetto	B & B		12` - 16` C.T.	18` -24` O.A.	16
	TAX	Taxodium distichum / Bald Cypress	B & B	3.5"Cal	12-15` H		18
	WB	Wodyetia bifurcata / Foxtail Palm	B & B		14-16` O.A.		2

PLANT SCHEDULE

	SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
*	CI	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	10 gal	4` X 3`	30" O.C.	786
*	CS2	Clusia guttifera / Small-Leaf Clusia	7 gal			58
	CV	Codiaeum variegatum `Curlyboy` / Curlyboy Croton	3 gal			51
	CA	Crinum asiaticum / Spider lily	15 gal			3
*	HF	Hamelia patens / Fire Bush	3 gal	2` X 2`		40
	HRS	Hibiscus rosa-sinensis / Chinese Hibiscus	7 gal			24
*	MC	Myrica cerifera / Wax Myrtle	15 gal	5` X 3`		6
	PM	Podocarpus macrophyllus maki / Shrubby Yew	10 gal			2
	RI	Rhaphiolepis indica `Alba` / White Indian Hawthorn	3 gal			10
*	TD	Tripsacum dactyloides / Fakahatchee Grass	3 gal			56

PLANT SCHEDULE

	SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
D4 *	SG	Serenoa repens `Green` / Saw Palmetto	1 gal	36" o.c.	100
	GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	IH	Iris hexagona savannarum / Blue Flag Iris	3 gal	24" o.c.	47
	JM2	Jasminum multiflorum / Downey Jasmine	3 gal	24" o.c.	44
D4 *	SD	Sagittaria lancifolia / Duck Potato	1 gal	36" o.c.	161
D4 *	SB	Spartina bakeri / Sand Cord Grass	1 gal	36" o.c.	221
D4 *	TG	Thalia geniculata / Aligator Flag	1 gal	36" o.c.	105
	TA	Trachelospermum asiaticum `Minima` / Minima Jasmine	4"pot	12" o.c.	771

REGISTERED LANDSCAPE ARCHITECT
LARRY WASHMUTH
LA1735
STATE OF FLORIDA

Larry Washmuth
09/23/15

40' 20' 0 40'

Planting Plan

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CERTIFICATE OF AUTHORIZATION
NO. LC-0000260

Stewart-Washmuth & Co., Inc.
1916 Rain Forest Trail • Sarasota, Florida 34240
Phone: 941.377.4704 • Web: www.swco-la.net
Florida Board Certified No. LC0000260

PROJECT NO.	14.35
SCALE	1"=40'-0"
DATE	06/24/15
DRAWN BY	JMT
ISSUED	06/24/15

The Lockup Self Storage

Tamiami Trail
Estero, Florida

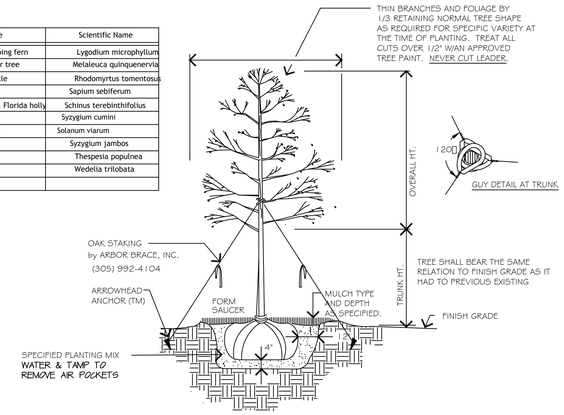
REVISIONS

1	11/06/14	08/11/15
2	12/08/14	09/10/15
3	01/09/15	09/23/15
4	05/08/15	
5	06/24/15	
6	08/03/15	
7	09/23/15	

SHEET NO.
PL 1

Prohibited Invasive Exotics

Common Name	Scientific Name	Common Name	Scientific Name
earleaf acacia	Acacia auriculiformis	Old World climbing fern	Lygodium microphyllum
woman's tongue	Albizia lebbeck	Melaleuca, paper tree	Melaleuca quinquenervia
bishopwood	Bischofia javanica	downy rose myrtle	Rhodomyrtus tomentosus
Australian pines	All Casuarina species	Chinese tallow	Sapium sebiferum
carrotwood	Cupianopsis anacardioides	Brazilian pepper, Florida holly	Schinus terebinthifolius
air potato	Dioscorea alata	Java plum	Syzygium cumini
rosewood	Dalbergia sissoo	tropical soda apple	Solanum viarum
murray red gum	Eucalyptus camaldulensis	rose apple	Syzygium jambos
weeping fig	Ficus benjamina	cork tree	Thespesia populnea
Cuban laurel fig	Ficus microcarpa	Wedelia	Wedelia trilobata
Japanese Climbing fern	Lygodium japonicum		



TREE PLANTING, STAKING & PRUNING

SOIL PREPARATION AND PLANTING MIX

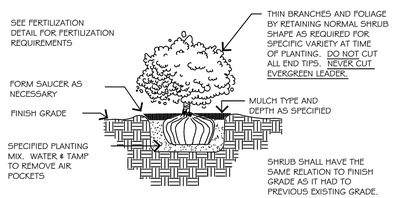
1. Prior to installition, the landscape contractor shall determine the adequacy of the existing soil for sustaining plants. The contractor shall provide soil samples taken from 5 to 6 locations on the site mixed together and sent to an approved laboratory for analysis of pH, fertility and composition. Recommendations for deficiencies shall be determined by the landscape contractor.
2. Prior to installition, the landscape contractor shall determine the adequacy of the soil for drainage and percolation. A shovel width hole 36" deep shall be dug in appropriate planting bed locations, filled with water and monitored for a percolation rate. Inadequate percolation shall be reported to the landscape architect or owner for correction. The landscape contractor shall be responsible for replacement of all plants due to inadequate drainage conditions if poor conditions are not reported.
3. All existing turf and weed areas shall be treated with Round-up herbicide as necessary to eliminate all turf and weeds. A minimum of two (2) applications are required - an initial application and a second application 7 to 10 days later. Apply as per manufacturer's recommendations. Areas shall be mechanically scraped to remove dead foliage and litter. All debris shall be removed from the site.
4. All Herbicide and pesticides shall be applied by a licensed applicator as per state and other codes.
5. All earth and fill operations shall be brought within 1/10 of a foot of finished grade by others. The landscape contractor shall be required to adjust finished grades where necessary to meet walks, pavements, drives, etc. at proper elevation for sod and mulching operations.

FERTILIZATION

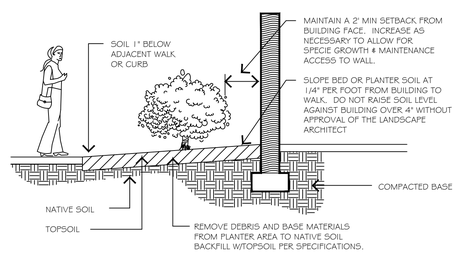
1. Contractor shall correct pH as necessary as determined from required Soil Samples.
2. Contractor shall determine the fertilization needs based on the results of the soil tests. Appropriate rates of a slow release fertilizer meeting the local ordinances shall be applied to all trees, palms, shrubs and groundcovers.
3. Cost of fertilization shall be included in the initial cost of the plant material.

PLANTING NOTES

1. The contractor shall refer to the landscape planting details, Plant List and, General Notes for complete landscape planting instructions.
2. Installation of all work shall be coordinated with other contractors on the site in such a manner as to allow for a speedy and orderly completion of all work on the site. The landscape contractor shall closely coordinate with the irrigation contractor.
3. Contractors are cautioned to be aware of underground utilities. Prior to excavation, the contractor shall check with the job site superintendent and utility companies for a location of all utilities.
4. Any conditions found contrary to the plans shall be reported to the Landscape Architect for resolution along with a suggested course of action prior to altering the design solution presented in the plans.
5. Prior to the installation of an operable irrigation system, the contractor shall be responsible for the hand watering of all tree, palms, shrubs and groundcovers that may be installed. Watering shall be a min of five (5) times per week and of sufficient quantity to guarantee the maintenance of plant material quality until such time as an operable irrigation system is available.
6. It is the responsibility of the landscape contractor to assure that the plantings are receiving proper irrigation prior to the acceptance of the project by the owner. The landscape contractor shall coordinate with the irrigation contractor to adjust the system if too little or too much water is being applied
7. The landscape contractor shall be responsible for the replacement of plant material experiencing transplant shock due to the lack of water at any time during the planting operation.
8. Mark out the locations of all planting beds and tree locations prior to the installation of the irrigation system so as to facilitate the layout of the irrigation system and tree bubblers.
9. Plant material shall be Florida No 1, or better quality as per "Grades and Standards for Nursery Plants", Florida Dept. of Agriculture and Consumer Affairs, or shall match quality standards as previously established by the Landscape Architect through the tagging of representative samples.
10. All plant material shall either be sun or shade grown, as appropriate for the conditions on the site where the material is to be planted.
11. All plant material shall be protected during transport and delivery to the job site with shade cloth or other acceptable means of windburn protection
12. The plant count quantities in the Plant List are for the convenience of the Landscape Contractor. Contractors shall verify all plant counts with the specified quantities on the landscape plans. The landscape contractor is responsible for all materials drawn in the plan.
13. At his discretion, the landscape architect may require plants to be set in place and approved prior to installation. The landscape contractor shall call to schedule the inspection four (4) working days in advance.
14. Typically, shrub and groundcover plantings are shown on plans as a mass planting bed. Plants shall be placed on a triangular spacing configuration with staggered spacing. Plant center to center spacing (o.c.) are listed in the Plant List.
15. Trees grown in Grow Bags or grow bag type of materials must have the grow bag material completely removed prior to planting.
16. Balled and burlapped material shall have the top one half (1/2) of the burlap around the base of the trunk cut and pulled back. Do not remove burlap. Wire Cages, straps, etc. must be cut and removed prior to installition.
17. Trees shall be staked by means of an Arborbrace Tree Guying System.
18. Ronstar, Surflan or other approved pre-emergent herbicide shall be applied to all planting beds in accordance with the manufacturer's recommended rate and specifications.
19. The landscape contractor shall mulch all plant beds with a clean, weed free mulch of a type and of a depth as noted in the plant list. All free standing trees shall have a minimum of a 5' diameter mulch circle extending past the outside of the the planting pit saucer. Do not mulch annual beds.
20. Sod shall be of the type as noted in the Plant List. All sod shall be free of nuisance species, exotic or invasive weeds or their seed. Sod shall be laid with tight joints, rolled and fertilized at time of installition.
21. The contractor shall guarantee all plant material for a period of one year following the date of substantial completion.
22. The contractor shall request an inspection of the project. If all work is complete and satisfactory in accordance with the contract documents, then the installion shall be considered substantially complete. Substantial completion shall constitute the beginning of the guarantee period.
23. The landscape contractor shall provide the owner a complete maintenance program to be followed during and after the warrantee period. During the warrantee period, the landscape contractor shall not be held responsible for theft, vandalism or unusual acts of God.
24. All plant material shall be Florida #1 or better quality at time of planting and shall be maintained in this same condition until final acceptance. Decline in condition and quality prior to acceptance shall be grounds for rejection and replacement.
25. Removal of all staking and guy wires shall be the responsibility of the owner after plant establishment. The landscape contractor must agree to removal if done within the warrantee period.



SSHRUB PLANTING

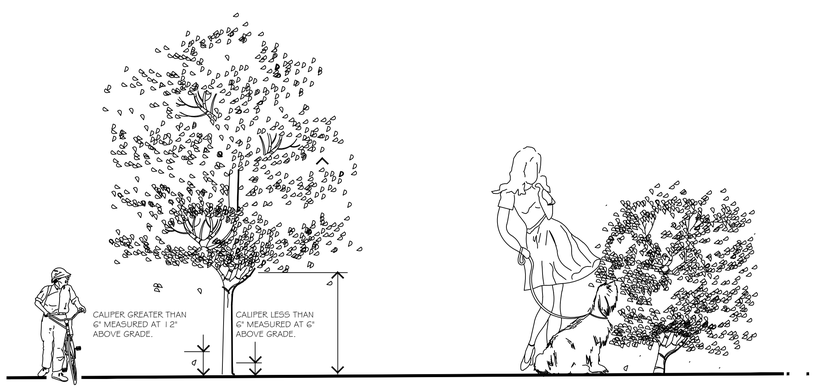


PLANTING DETAIL
NOT TO SCALE

INVESTIGATE BEFORE YOU EXCAVATE

"CALL SUNSHINE"
1-800-432-4770
TOLL FREE

FL. STATUTE 553.851 (1979) REQUIRES MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.



EXAMPLE: HEIGHT x SPREAD - CALIPER

TREES WITH SHARP 'V' SHAPED BRANCHING AT THE TRUNK SHALL NOT BE ACCEPTED.

REFER TO SPECIFICATIONS FOR OTHER NOMENCLATURE, ABBREVIATIONS AND QUALITY REQUIREMENTS.

EXAMPLE: HEIGHT x SPREAD

TREE & SHRUB SIZING SPECIFICATION

SITE IRRIGATION NOTES

1. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE ARE OTHER ACTIVE UTILITIES AND SERVICES IN AND AROUND THE SITE. CONTRACTOR IS RESPONSIBLE FOR LOCATING THESE TO AVOID DAMAGE TO THEM.
2. THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IN THE PROPOSED IRRIGATION SYSTEM TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING AND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
4. ALL WORK, ADJUSTMENTS, AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE AS REQUIRED THE TOTAL WORK SHOWN ON THIS PLAN IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND THE OWNER.
7. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ASSURE ADEQUATE INSTALLATION OF THE SYSTEM.
8. THE LOCATION OF THE AUTOMATIC CONTROL CLOCK IS GENERALLY INDICATED ON THE DRAWINGS AND WILL BE SPECIFICALLY LOCATED ON-SITE BY THE LANDSCAPE ARCHITECT OR THE OWNER.
9. LINE LOCATIONS AS INDICATED ON THE PLAN ARE SCHEMATIC. THE CONTRACTOR SHALL LOCATE ALL LINES IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE LOCATION OF PROPOSED PLANT MATERIAL (AS SHOWN ON THE LANDSCAPE DEVELOPMENT PLAN) AND OTHER SITE AMENITIES.
10. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURB WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
11. THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE "OVERTHROW" AND TO ELIMINATE DRY SPOTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ADDITIONAL HEADS TO COVER "DRY SPOTS" OR SLIGHT VARIATIONS FROM THE PLAN TO THE SITE. THE LOCATION AND ARRANGEMENT OF THESE HEADS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
13. THE ELECTRIC SUPPLY WILL BE STUBBED OUT AT THE CONTROL CLOCK LOCATION BY OTHERS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS FROM CONTROL VALVES TO THE CONTROL CLOCK.
14. THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE AT TIME OF COMPLETION OF PROVIDING "AS BUILT" DRAWINGS, TO INCLUDE LOCATIONS OF ALL VALVES (AUTOMATIC AND MANUAL) WITH TRIANGULATED MEASUREMENTS TO EACH. INCLUDE LOCATIONS OF ALL VALVES (AUTOMATIC AND MANUAL) WITH TRIANGULATED MEASUREMENTS TO EACH, AS WELL AS ANY DEVIATIONS IN LOCATION OF PIPING AND HEADS REPRESENTED AS REPRESENTED BY THE CONTRACT DOCUMENTS.
16. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO HAVE ALL PLANTING AREAS FLAGGED BY THE LANDSCAPE ARCHITECT OR LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
17. ALL VALVE BOXES ARE TO BE LOCATED IN PLANT BED OR NATURAL AREAS WHENEVER POSSIBLE. EXCEPTIONS WILL BE ALLOWED IF THERE IS NO SUCH AREA WITHIN A 40' RADIUS OF THE DESIGNATED CONTROL VALVE LOCATION.
18. EACH CONTROL CLOCK HAS STATIONS THAT ARE NOT BEING UTILIZED. FOR EVERY VACANT STATION, THERE ARE TO BE (3) THREE BLUE FIELD WIRES INSTALLED TO THE FURTHEST CONTROL VALVES, DIAMETRICALLY OPPOSED, FROM THE CONTROL CLOCK PLUS ONE SPARE WIRE IS TO BE INSTALLED IN CASE OF A FAULTY WIRE.
19. THE CONTRACTOR IS TO PROVIDE AND INSTALL A HUNTER WIRELESS RAIN SENSOR, REMOTE TRANSMITER TO BE FEILD LOCATED WITH THE OWNERS APPROVAL OF EXACT LOCATION.

SLEEVING NOTES

1. THE LOCATIONS OF SLEEVES, AS SHOWN ON THIS PLAN, ARE SCHEMATIC. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS NECESSARY TO ACCOMMODATE EXISTING VEGETATION, UTILITIES, OR OTHER MAJOR CONSTRUCTION.
2. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR OTHER CONSTRUCTION RESULTING FROM INSTALLATION OF SLEEVES IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. WHERE A PIPE JOINT BETWEEN SECTIONS IS NECESSARY, THE INSIDE DIAMETER OF THE PIPE SHALL NOT BE SIGNIFICANTLY REDUCED.
4. PVC SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 18" BELOW PAVEMENT SURFACE, AND IS NOT TO EXCEED THE DETAILED DEPTH REQUIREMENTS BY 6". END OF THE SHALL EXTEND 12" BEYOND CURB OR PAVEMENT EDGE.
5. BACKFILL MATERIAL PLACED AROUND THE SLEEVES SHALL BE FREE OF ROCKS OR OTHER FOREIGN MATTER THAT MAY CAUSE DAMAGE TO THE PIPE.
6. THE SLEEVING CONTRACTOR SHALL INSTALL A PVC STUB THAT IS AT LEAST 18" ABOVE GRADE AT EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION (SEE SLEEVING DETAIL)
7. ONCE THE SLEEVING IS INSTALLED, THE CONTRACTOR SHALL INSTALL A TEMPORARY CAP ON EACH END OF THE PIPE ACCORDING TO THE DETAIL TO PREVENT SOIL OR OTHER DEBRIS FROM ENTERING THE PIPE.
8. ALL MODIFICATIONS OF THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE L.A.
9. SLEEVE SIZES ARE AS NOTED ON THE PLAN.
10. ALL SLEEVES ARE BY THE IRRIGATION CONTRACTOR UNLESS OTHERWISE NOTED.
11. ALL SLEEVES SHALL BE SCHEDULE 40 SOLVENT WELD PVC PIPE.
12. THERE SHALL BE NO TURNS OR BENDS IN THE SLEEVES.

Larry Washmuth
09/23/15

REGISTERED LANDSCAPE ARCHITECT
LARRY WASHMUTH
LA1735
STATE OF FLORIDA

Planting Details & Notes

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CERTIFICATE OF AUTHORIZATION NO. LC-0000350

Stewart-Washmuth & Co., Inc.
1916 Rain Forest Trail • Sarasota, Florida 34240
Phone: 941.377.4704 • Web: www.swco-la.net
Florida Board Certified No. LC-0000350

PROJECT NO.	1435
SCALE	N/A
DATE	06/26/15
DRAWN BY	JMT
ISSUED	06/26/15

The Lockup Self Storage
Tamiami Trail
Esterio, Florida

REVISIONS	
1	06/26/15

SHEET NO.
PL 2