



REVISIONS

REV	DATE	DESCRIPTION
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BARDEZ
 5048 POINTE EMERALD LANE; BOCA RATON, FL 33486
 (O) 561-465-5949 | (e) nbarnett@bardezco.com

PROJECT DESCRIPTION
EUSTIS SELF STORAGE
 ADDRESS: DAVID WALKER DRIVE
 EUSTIS, FL 32726
 PROPERTY ID: 22-19-26-0510-009-00002
 PREPARED FOR: ATC 2 LLC

E-CERTIFICATION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOEL A. BARNETT, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFICATION

DATE: 03-29-2024

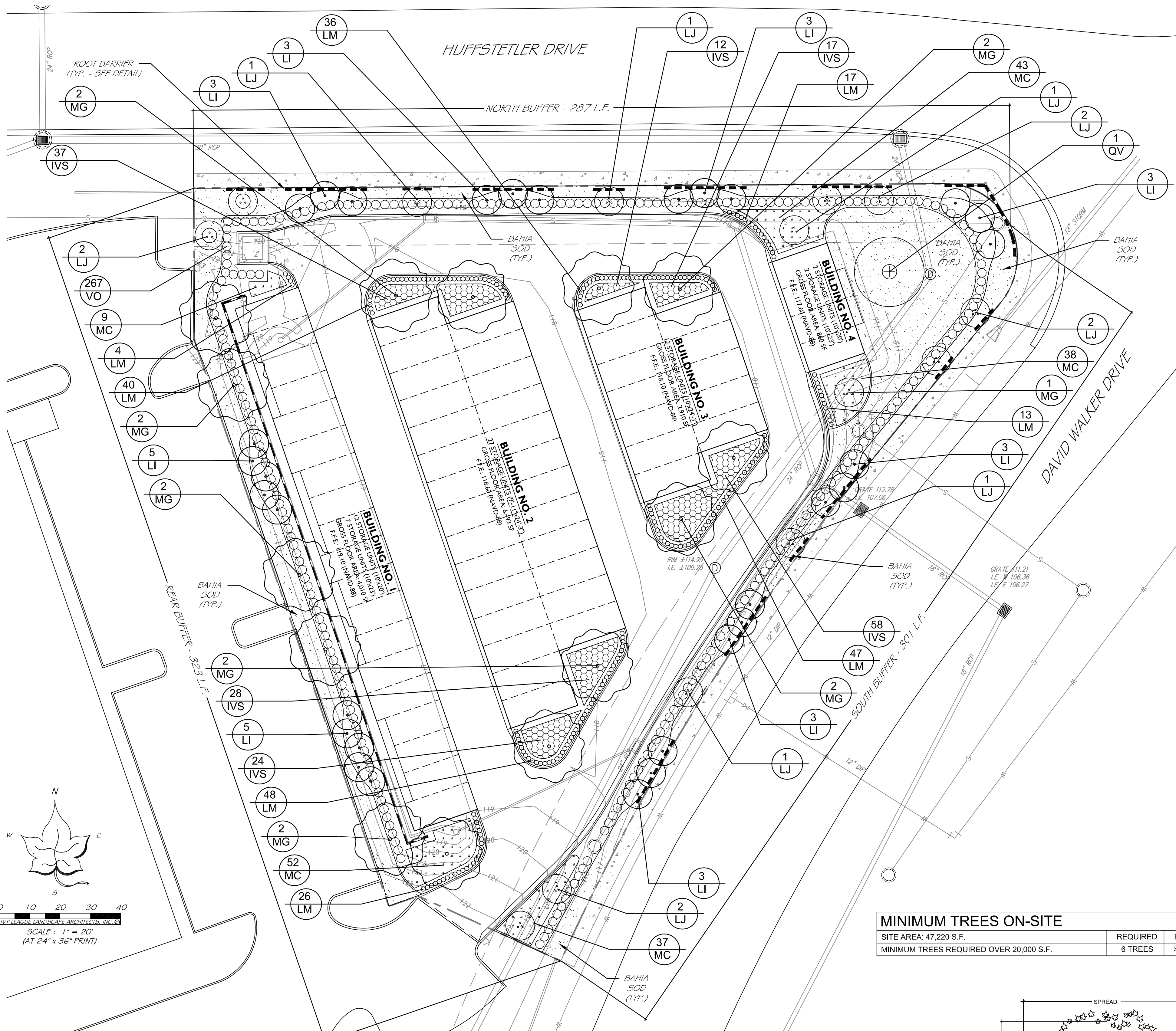
NOEL BARNETT
 PROFESSIONAL ENGINEER
 FL LICENSE NO. 72006
 FL BUSINESS C.A. NO.: 32223

SHEET TITLE

**AERIAL
 MAP**

SHEET ID

C-3.2



LANDSCAPE NOTES AND SPECIFICATIONS

- FLORIDA #1:** ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 1 OR BETTER IN QUALITY AS DESIGNATED IN THE MOST RECENT PUBLICATION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- EXISTING PLANTS:** IF EXISTING PLANTS ARE IN HEALTHY CONDITION AND CAN ACHIEVE A 3' HIGH NATURAL VEGETATION SCREEN, THEN EXISTING PLANTS MAY BE PRESERVED AND UTILIZED IN THE LANDSCAPE BUFFERS INSTEAD OF REMOVING AND PLANTING PROPOSED SCREENING PLANTINGS.
- MULCH:** ALL PLANTING BEDS SHALL BE TOP DRESSED WITH 3" BROWN OR NATURAL COLOR MULCH OR PINE BARK MULCH, FINAL SELECTION BY OWNER, GRADE "B" OR BETTER. ALL TREES NOT IN BEDS SHALL HAVE A 5' DIAMETER MULCH RING.
- SOD:** SOD SHALL BE ARGENTINE BAHIA UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SOD SHALL BE ROLLED.
- QUANTITIES:** IN THE EVENT OF A VARIATION BETWEEN THE QUANTITIES SHOWN ON THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL. SOD QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- UNFORESEEN CONFLICTS:** CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PORTION OF THE LANDSCAPE PLAN AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNFORESEEN OBSTRUCTIONS, GRADE DIFFERENCES, STANDING WATER, SOIL CONDITIONS OR OTHER CONFLICTS EXIST. SUCH UNFORESEEN CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SUBSTITUTIONS:** NO SUBSTITUTIONS OR VARIATIONS OF ANY PLANT MATERIAL OR ITS INSTALLED LOCATION WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT AND APPROVAL FROM THE LANDSCAPE ARCHITECT.
- CONTAINERS:** IF GALLONAGE FOR PLANTS OR TREES IS SHOWN THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE ACCEPTED. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GOVERN OVER THE GALLONAGE INDICATED.
- SOIL:** CONTRACTOR SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO THE PLANT SPECIES SPECIFIED. IF SOIL CONDITIONS ARE DEEMED UNSUITABLE FOR PROPER PLANT HEALTH, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND PROPER SUBSTITUTIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ADDITIONALLY, IF PRESENT, THE CONTRACTOR SHALL REMOVE LIME ROCK, CONCRETE AND OTHER DELETERIOUS DEBRIS FROM PLANTING BEDS. IF DEBRIS IS INTEGRATED IN THE SOIL, THE SOIL MUST BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOIL. LASTLY, ALL FILL TO BE PLACED IN LANDSCAPE AREAS MUST HAVE A pH RANGE BETWEEN 5.8 AND 7.5, BE ORGANIC IN NATURE, AND BE FREE OF ROCKS AND DEBRIS.
- TOPSOIL:** TOPSOIL MATERIAL, IF REQUIRED, SHALL BE FREE FROM ALL HARD CLODS, WEEDS, STONES OVER 1" IN DIAMETER, CLAY, HARD PAN, NOXIOUS PLANTS, SOD, INSECTS, OR OTHER UNDESIRABLE PLANTS, SEEDS, OR MATERIAL WHICH MAY BE HARMFUL FOR GROWTH AND SHALL BE CERTIFIED AS STERILE.
- WEEDS:** IF PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY WEEDS FROM PLANTING AREAS PRIOR TO THE INSTALLATION OF PROPOSED PLANT MATERIAL AND MULCH COVER. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP BEDS FREE OF WEEDS FOR THE DURATION OF THE 90 DAY MAINTENANCE PERIOD.
- GRADING:** UNLESS OTHERWISE STATED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED AND SODDED IN ORDER TO ELIMINATE BUMPS AND DEPRESSIONS. FINE GRADING SHALL BE DEFINED AS THE FINAL 2" OF GRADE TO BE ACHIEVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REGRADING WASHOUT AREAS CAUSED BY EROSION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- STAKING:** ALL TREES, SHRUBS AND GROUND COVERS ARE TO BE PLANTED ACCORDING TO THE DETAILS IN THESE PLANS. IF THE CONTRACTOR PREFERENCES TO USE OTHER STAKING METHODS THAN SHOWN IN THE DETAILS, HE OR SHE MUST SUBMIT PROPOSED STAKING DETAILS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN, REPAIR, AND/OR REPLACE ANY PLANTS DAMAGED BY FAILURE TO PROPERLY STAKE OR GUY ANY TREES IN SITE, AT THEIR OWN EXPENSE.
- CURVILINEAR:** CURVILINEAR LANDSCAPED BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE PARALLEL TO PARKING LOTS AND STRUCTURES UNLESS DESIGNED OTHERWISE.
- FERTILIZER:** OSMOCOTE SLOW RELEASE FERTILIZER OR EQUIVALENT SHALL BE APPLIED TO ALL TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS AT THE RATE OF THREE (3) TABLESPOONS PER 2 S.F. OF PLANTING AREA.
- DRAINAGE:** THE LANDSCAPE CONTRACTOR SHALL ASSURE THAT THIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS AND SHALL NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY SHALL A CONFLICT ARISE.
- SPECIFICATIONS:** THE LANDSCAPE ARCHITECT SHALL BE PERMITTED THE RIGHT DURING INSTALLATION, TO REJECT ANY AND ALL PLANT MATERIAL AND WORKMANSHIP WHICH IN HIS OR HER OPINION DOES NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.
- NATURAL AREAS:** NATURAL VEGETATION PRESERVATION AREAS SHALL BE CLEANED UP INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ANY DEBRIS OR WEEDS AND PRUNING OF DEAD OR YELLOW BRANCHES AND PALM FRONDS. MULCH EDGE OF NATURAL AREA 36" TO 5' FEET.
- TURNOVER:** CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR A TURNOVER DATE TO INCLUDE A WALK-THROUGH AND ACCEPTANCE OF WORK BY THE LANDSCAPE ARCHITECT. ANY WORK DEEMED UNACCEPTABLE SHALL BE CORRECTED IMMEDIATELY AND REINSPECTED AS SCHEDULED.
- MAINTENANCE:** CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE TO BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE 90 DAYS AFTER FINAL WRITTEN ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING, PRUNING, WEEDING, MULCHING, MOWING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY IN ORDER TO MAINTAIN PROPER PLANT HEALTH AND SOIL MOISTURE CONTENT.
- GUARANTEE:** CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR ONE (1) CALENDAR YEAR STARTING FROM THE TURNOVER DATE SHOULD WORK BE FOUND ACCEPTABLE. ANY CORRECTED WORK SHALL HAVE A PROPORTIONAL EXTENSION OF WARRANTY ONCE APPROVED. ANY SICK OR DEAD MATERIAL SHALL BE REPLACED IMMEDIATELY. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE TO HONOR ANY WARRANTY FOR THE LOSS OF ANY PLANT MATERIAL CAUSED BY FLOODING, FIRE, FREEZING TEMPERATURES, WINDS OVER 50 MPH, LIGHTNING, ANY OTHER NATURAL DISASTER, OR ANY LOSS/DAMAGE CAUSED BY VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

IRRIGATION NOTES

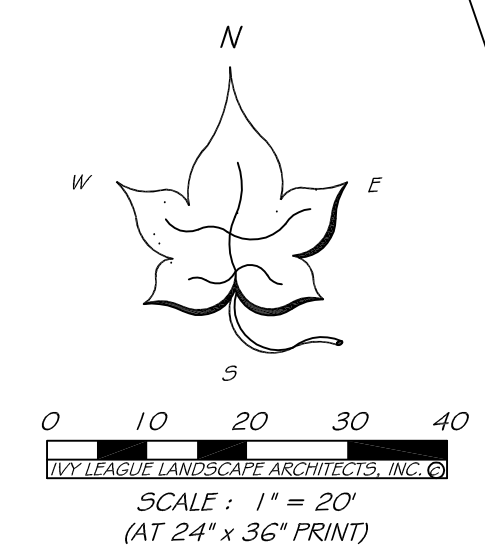
- AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS. (SEE IRRIGATION PLAN)

PROPOSED PLANT LIST

SYM.	QTY.	SPECIES	COMMON NAME	SPECIFICATIONS
SHADE TREES				
MG	15	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	60 GAL., 2" DBH., 12' HT., 5' SPRD.
QV	1	QUERCUS VIRGINIANA	LIVE OAK	60 GAL., 2" DBH., 12' HT., 5' SPRD.
UNDERSTORY TREES				
LJ	31	LAGERSTROEMIA INDICA	CRAPE MYRTLE	30 GAL., 1.5"-2" CAL., 7' HT., 5' SPRD.
LJ	13	LIGUSTRUM JAPONICUM	LIGUSTRUM	30 GAL., 1.5"-2" CAL., 7' HT., 5' SPRD.
SHRUBS AND GROUNDCOVERS				
IVS	176	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF HOLLY	3 GAL., 1 1/2" HT. X 1 1/2" SPRD., FULL, 30" OC.
LM	231	LIRIOPE MUSCARI	EVERGREEN GIANT	1 GAL., 10" HT. X 10" SPRD., FULL, 18" O.C.
MC	179	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL., 10" HT. X 8" SPRD., FULL, 36" O.C.
VO	267	VIBURNUM OBOVATUM	WALTERS' VIBURNUM	7 GAL., 2 1/4" HT. X 15" SPRD., FULL, 36" O.C.

MINIMUM TREES ON-SITE

SITE AREA: 47,220 S.F.	REQUIRED	PROVIDED
MINIMUM TREES REQUIRED OVER 20,000 S.F.	6 TREES	> 6 TREES

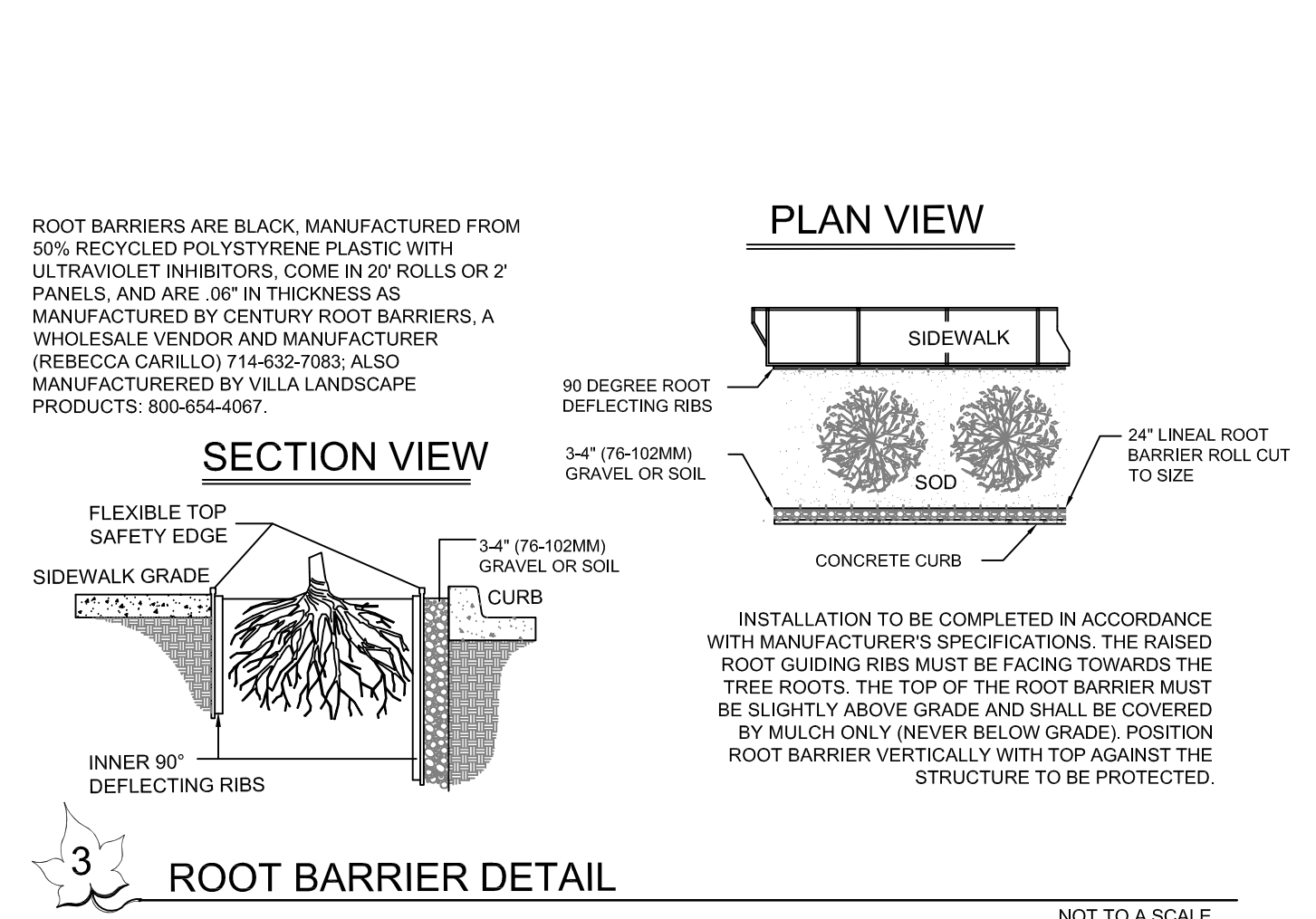
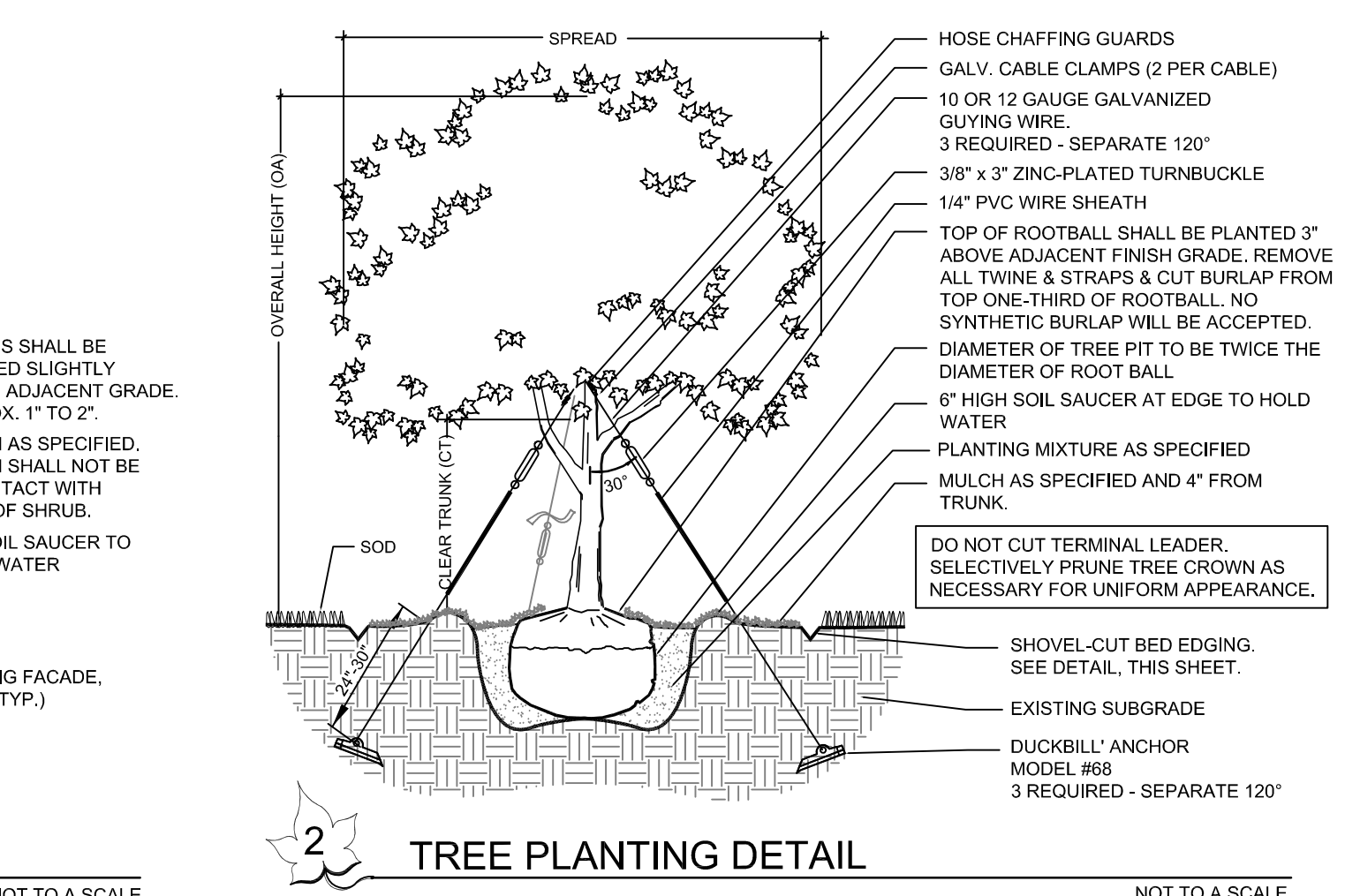
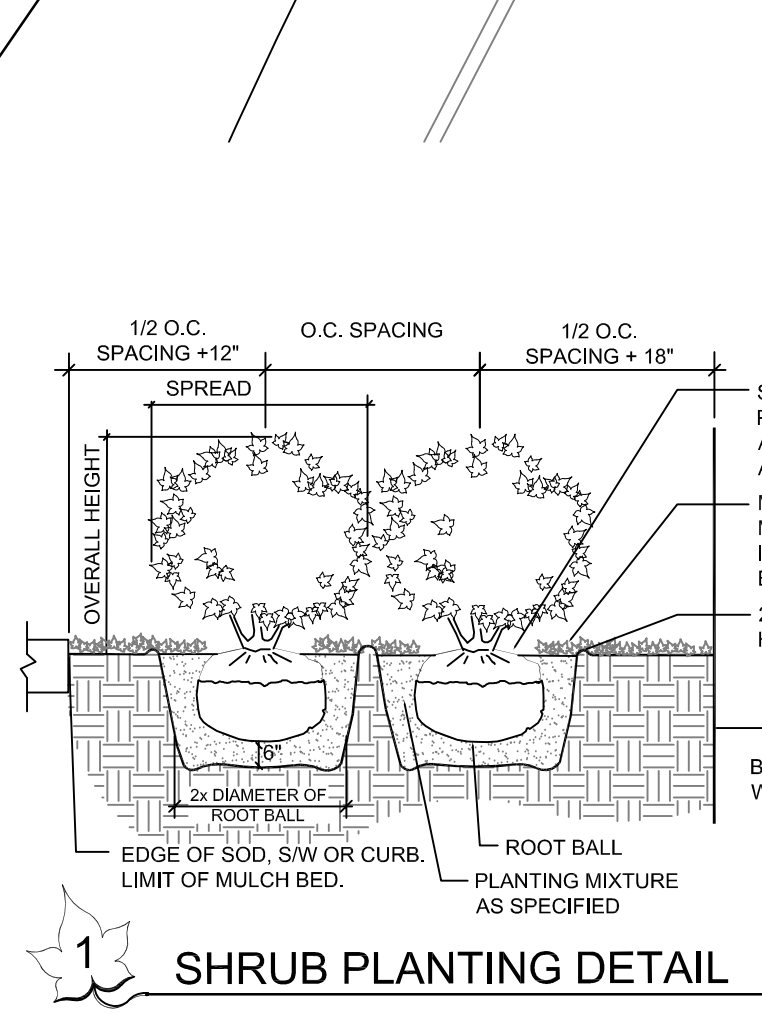


LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
NORTH 287 L.F. - HUFFSTETLER DRIVE		
MINIMUM WIDTH	5'	7.5'
2 SHADE TREES PER 100 L.F.	6	≥ 6
3 UNDERSTORY TREES PER 100 L.F.	9	≥ 9
CONTINUOUS HEDGE	YES	YES
SOUTH 301 L.F. - DAVID WALKER DRIVE		
MINIMUM WIDTH	5'	7.5'
2 SHADE TREES PER 100 L.F.	6	≥ 6
3 UNDERSTORY TREES PER 100 L.F.	9	≥ 9
CONTINUOUS HEDGE	YES	YES
REAR 295 L.F. (323' - 28' DRIVE AISLES)		
MINIMUM WIDTH	10'	15'
2 SHADE TREES PER 100 L.F.	6	≥ 6
3 UNDERSTORY TREES PER 100 L.F.	9	≥ 9
33 SHRUBS PER 100 L.F.	89	≥ 89

BUILDING PERIMETER LANDSCAPING

BLDG#	PERIMETER	REQUIRED	PROVIDED
BLDG#1	235 L.F. GREENSPACE PERIMETER		
	1 TREE PER 50 L.F. PERIMETER	5	≥ 5
	30% SHRUBS AND GROUNDCOVERS	YES	YES
BLDG#2	130 L.F. GREENSPACE PERIMETER		
	1 TREE PER 50 L.F. PERIMETER	3	≥ 3
	30% SHRUBS AND GROUNDCOVERS	YES	YES
BLDG#3	120 L.F. GREENSPACE PERIMETER		
	1 TREE PER 50 L.F. PERIMETER	3	≥ 3
	30% SHRUBS AND GROUNDCOVERS	YES	YES
BLDG#4	80 L.F. GREENSPACE PERIMETER		
	1 TREE PER 50 L.F. PERIMETER	2	≥ 2
	30% SHRUBS AND GROUNDCOVERS	YES	YES



MY LEAGUE LANDSCAPE ARCHITECTS, INC.
Design • Build • Maintain

NICHOLAS F. CLARK
REGISTERED LANDSCAPE ARCHITECT
(3845) 846-0901
4180 TRADWAY ROAD
NEW SMYRNA BEACH, FL 32168
WWW.MYLEAGUELA.COM
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DATE	BY	REVISIONS
09/26/23	ACD/MS	ACD/MS
03/20/24	ACD/MS	REVISED PER CITY OF EUSTIS COMMENTS & SITE PLAN CHANGES

PROJECT #: 4422046
ISSUE DATE: 1/11/2022
DESIGNED BY: NFC/D5
DRAFTED BY: NFC/D5
CHECKED BY: NFC/D5
FILE NAME: 4422046A

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NICHOLAS F. CLARK ON THE DATE ADJACENT TO THE SEAL.
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EUSTIS SELF STORAGE
2864 DAVID WALKER DRIVE
EUSTIS, FLORIDA
LANDSCAPE PLAN AND DETAILS

SHEET: LA1 of 1

MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE
1	SRW	MARKUPS	01-19-24

**EUSTIS SELF STORAGE
 DAVID WALKER DRIVE
 EUSTIS, FL 32726**

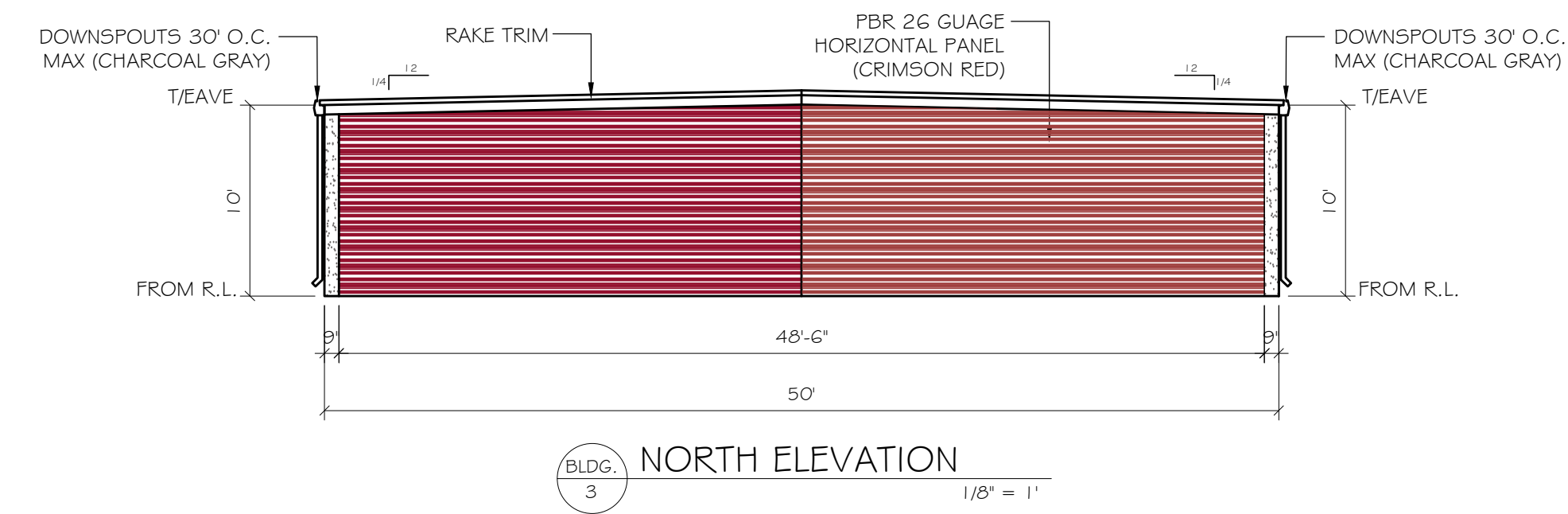
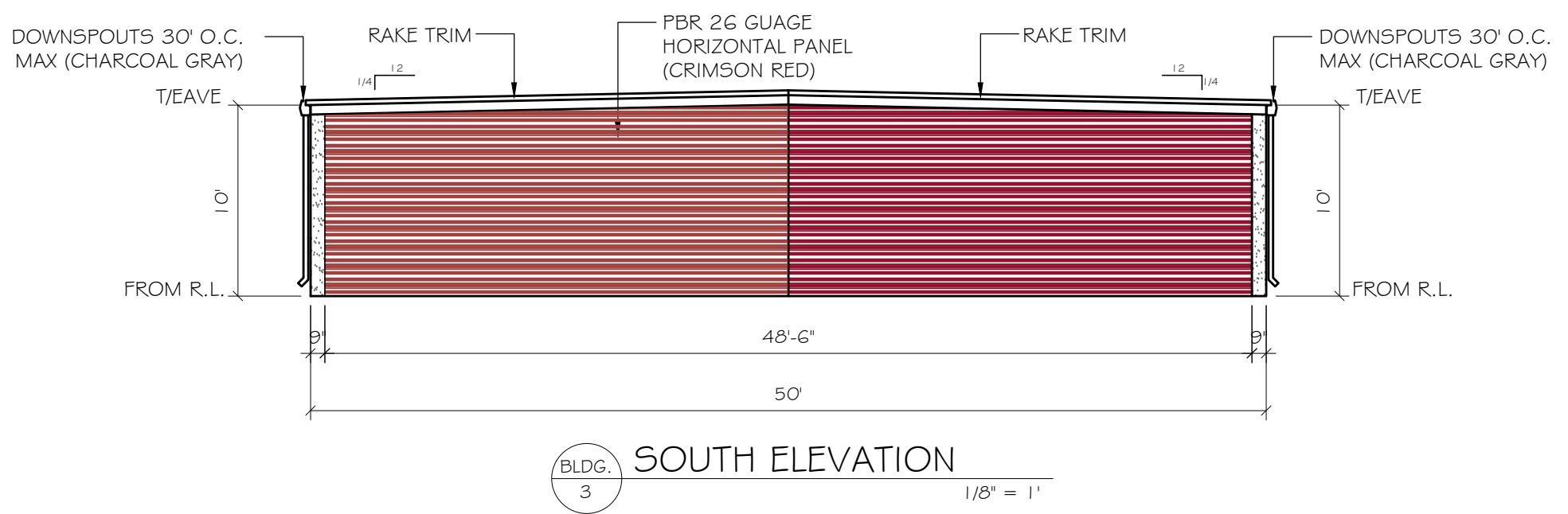
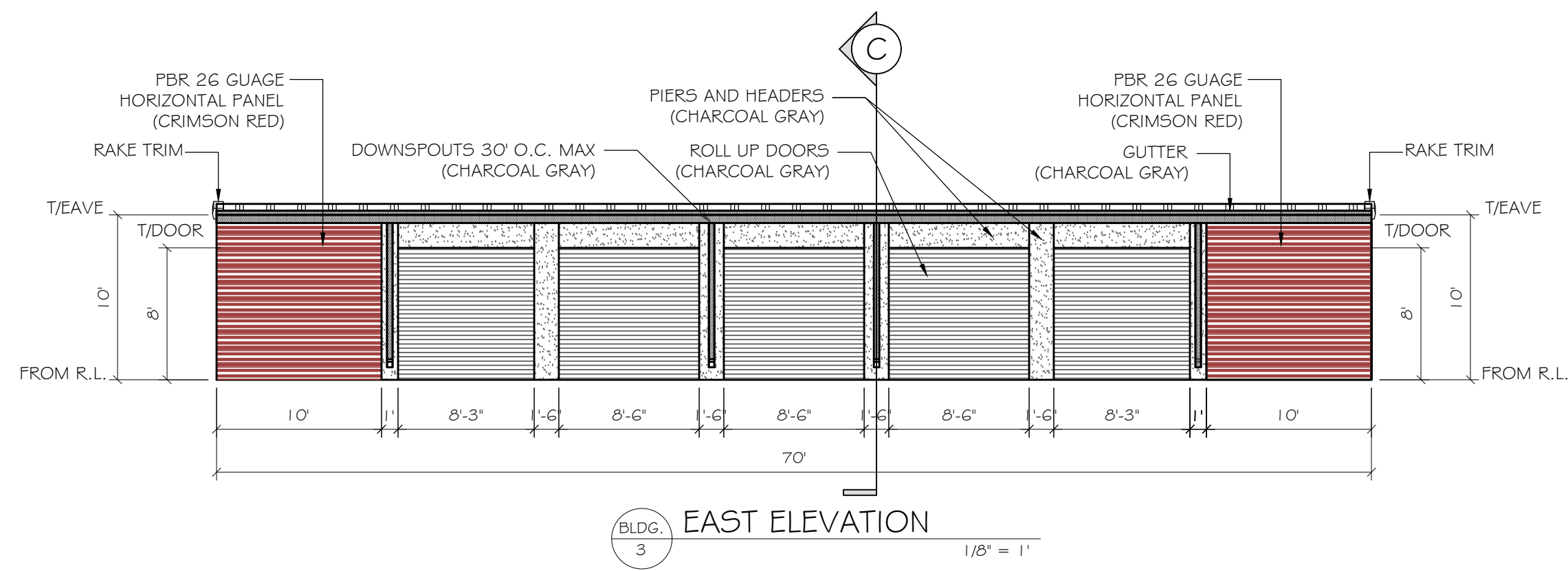
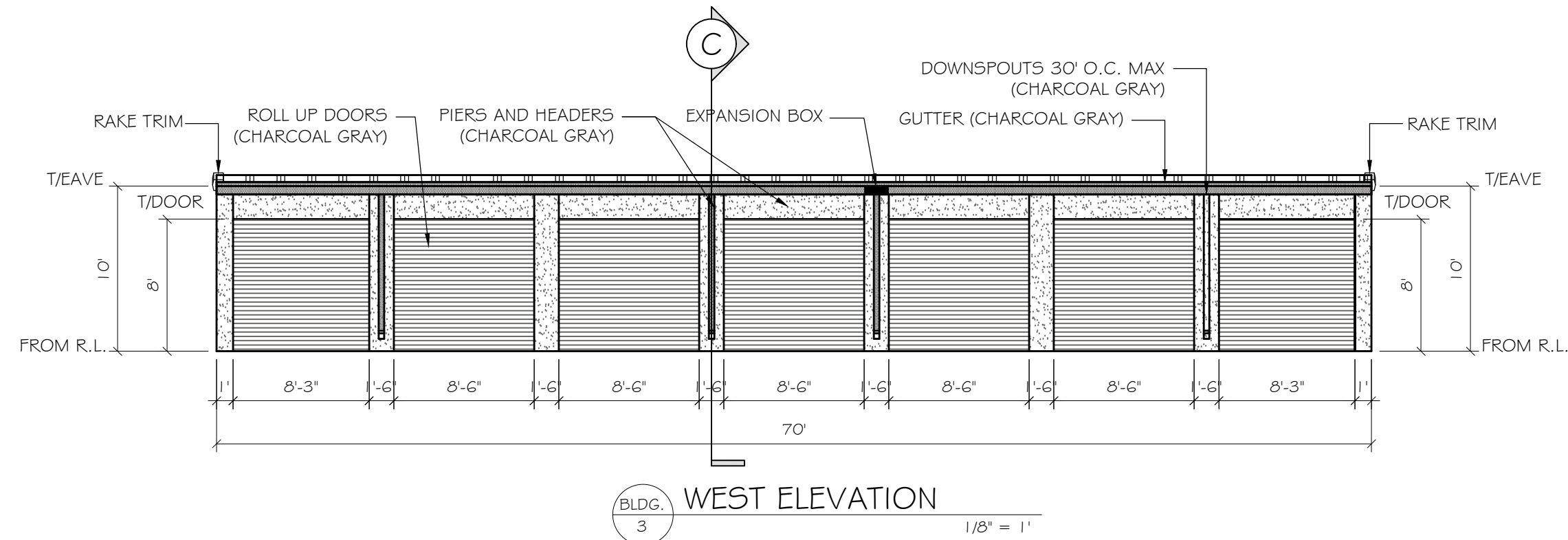
ENGINEER STAMP

ENGINEER

RBE CONSULTING SERVICES, LLC
1835 S.W. 64th Street, Suite 100, Fort Lauderdale, FL 33309
 PHONE: (954) 368-1111 FAX: (954) 368-1112
 WWW.RBECONSULTING.COM
 LICENSE: STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 15057
 PROFESSIONAL SEAL NO. 15057
 PROFESSIONAL EXP. DATE 12/31/2024

**BLDG. 3
 ELEVATIONS**
 DATE 01-10-24
 DRAWN BY SRW
 CHECKED BY J5
 JOB NO. 2747
 SCALE AS NOTED
 SHEET

A-4



MBCI TRUE COLOR CODE						
COLOR	AUTOCAD (TRUE COLORS)			SIGNATURE 300		
	R	G	B	SR#	SRJ#	LRV
CHARCOAL GRAY	18	80	88	0.3b	41	12.78%
CRIMSON RED	180	64	65	---	---	11.57%

NOTES:
 ALL MAN DOORS, ROLL-UP DOORS, SLIDING GLASS DOORS, WINDOWS AND TRANSOMS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION TO ENSURE PROPER FIT. G.C./SUBCONTRACTOR SHALL NOT FABRICATE FROM THE CONSTRUCTION DOCUMENTS, SHOULD THE G.C./SUBCONTRACTOR CHOOSE TO FABRICATE THE PREVIOUSLY REFERENCED ITEMS FROM THE CONTRACT/PROPOSAL DOCUMENTS AND NOT FROM THE FIELD THEY DO SO AT THEIR OWN RISK AND ANY AND ALL MODIFICATIONS REQUIRED AS A RESULT SHALL BE AT THEIR OWN EXPENSE.

NOTE:
 GC SHALL COORDINATE ALL TCMU WALL HEIGHTS WITH RABCO ENTERPRISES, LLC PRIOR TO CONSTRUCTION TO ENSURE PROPER FIT OF THE METAL BUILDING COMPONENTS. FAILURE TO GET WRITTEN APPROVAL PRIOR TO ERECTING THE CMU WALLS MAY RESULT IN NEEDED MODIFICATIONS TO EITHER THE CMU WALL AND/OR THE METAL BUILDING COMPONENTS AT THE G.C.'S EXPENSE.

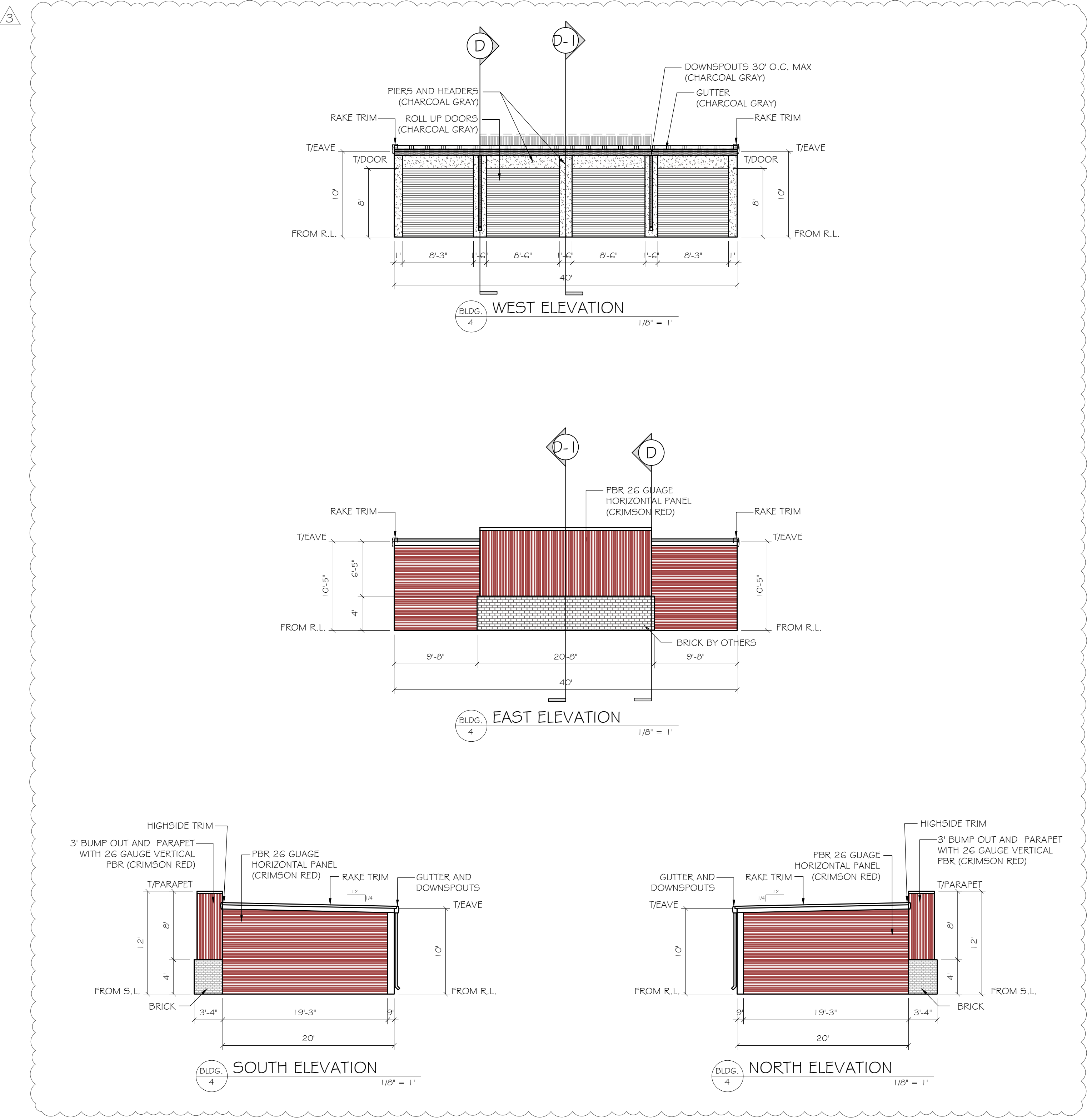
MARKUPS / REVISIONS			
NO.	BY	ISSUE	DATE
1	SRW	MARKUPS	01-19-24
2	SRW	MARKUPS BLD. 4	03-15-24
3	SRW	MARKUPS BLD. 4	03-15-24

**EUSTIS SELF STORAGE
 DAVID WALKER DRIVE
 EUSTIS, FL 32726**

ENGINEER STAMP

ENGINEER
 RBE CONSULTING SERVICES, LLC
1805 W. PALM BEACH BLVD. SUITE 1000, WEST PALM BEACH, FL 33411
 PHONE: (561) 861-2777, FAX: (561) 861-2778, WWW.RBECONSULTING.COM
 LICENSE NO. 13103, PROFESSIONAL ENGINEER IN MECHANICAL ENGINEERING
 LICENSE NO. 13103, PROFESSIONAL ENGINEER IN ELECTRICAL ENGINEERING
 LICENSE NO. 13103, PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

SHEET TITLE
**BLDG. 4
 ELEVATIONS**
 DATE: 01-10-24
 DRAWN BY: SRW
 CHECKED BY: J5
 JOB NO.: 2747
 SCALE: AS NOTED
 SHEET



MBCI TRUE COLOR CODE							
COLOR	AUTOCAD (TRUE COLORS)			SIGNATURE 300			
	CODING	CODING	CODING	SR#	SR#	LRV	HEX#
CHARCOAL GRAY	00	00	98	0.38	41	12.78%	#656462
CRIMSON RED	160	64	68	---	---	11.57%	#A0403F

NOTES:
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