TRADING UNLIMITED

0000 SE 36th AVE, HOMESTEAD, FL 33035



CAR 6174 - Exhibit 6

CABRERA RAMOS ARCHITECTS, INC.

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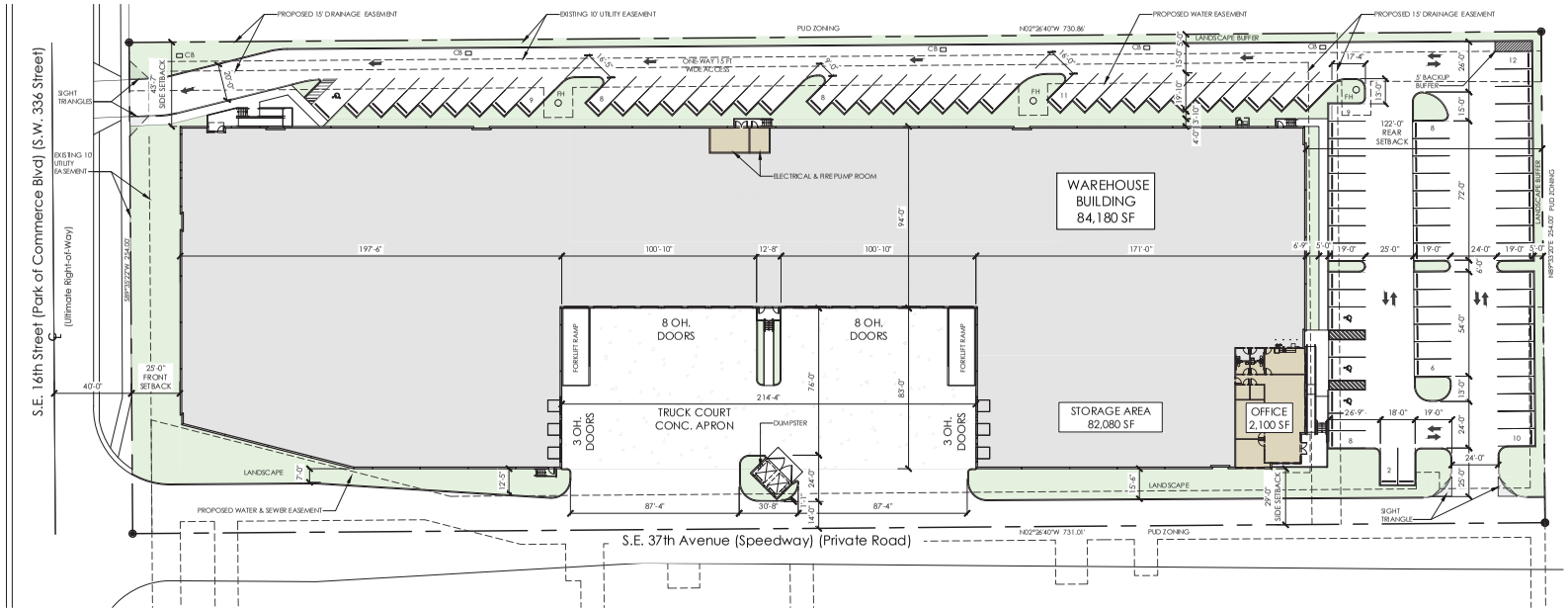
DATE: 02/00/24

JOB NO.: 2024-25



SITE PLAN
SCALE: 1" = 30'-0"

LEGAL DESCRIPTION

SPEEDWAY COMMERCE PARK
PB 168-098 T-23025
LOT 1 & PORT OF LOT 2 BLK 1 DESC
BEG SW COR OF LOT 1 TH N
730.86FT N 89 DEG E 2.54FT S
731.01FT S 89 DEG W 2.54FT
TO POB AKA PARCEL A
PER WP D 23225 OR 28733-444
LOT SIZE 1856.55 SQ FT M/L
FAU 10 7922 002 0010 & 0020

APPLICABLE CODES

FLORIDA BUILDING CODE, 2023 8th ED.,
FLORIDA MECHANICAL CODE, 2023 8th ED.
FLORIDA PLUMBING CODE, 2023 8th ED.,
NATIONAL ELECTRIC CODE, 2020 ED.,
FLORIDA FIRE PREVENTION CODE, 2023 8th ED.
CITY OF HOMESTEAD; ZONING CODE

SITE ACCESSIBILITY NOTES

ALL HANDICAPPED ACCESS AISLES AND WALKWAY ROUTES SHALL HAVE A MAXIMUM SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:50 (2 %). THERE WILL BE AN ACCESSIBLE ROUTE FROM THE PUBLIC WAY TO THE ENTRY DOORS AND FROM THE ACCESSIBLE PARKING SPACES TO THE ENTRY DOORS.

SOIL TERMITE PROTECTION STATEMENT

FBC, SECT. 1816 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHOD OF TERMITE PROTECTION LEVELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. UPON OF COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT , A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

ZONING INFORMATION

ZONING:	PUD PLANNED UNIT DEVELOPMENT (LIGHT INDUSTRIAL / I-1
FOLIO NO:	10-7922-002-0010
LOT AREA:	185,657 SF (+/- 4.26 ACRES)

BUILDING AREAS

OFFICE	2,100 SF
STORAGE	82,080 SF
TOTAL	84,180 SF

SETBACKS

BUILDING	REQUIRED	PROVIDED
FRONT	50'-0"	25-0'
REAR	0'-0'	122'-0"
SIDE EAST	0'-0'	29'-0"
SIDE WEST	0'-0'	43'-7"

	ALLOWED / REQUIRED	PROVIDED
LOT COVERAGE	167,091 SF (90%)	84,180 SF (45.4%)
ASPHALT AREA	N/A	40,806 SF (22%)
CONCRETE APRON AREA	N/A	17,323 SF (9.3%)
SIDEWALK AREA	N/A	3,076 SF (1.6%)
PRIVATE ROAD	N/A	15,850 SF (8.5%)
IMPERVIOUS AREA	163,378 SF (88%)	161,235 SF (86.8%)
LANDSCAPE AREA	22,279 SF (12%)	24,422 SF (13.2%)
NUMBER OF STORIES	6	1
MAX HEIGHT	80'-0"	44'-0"

PARKING CALCULATION

HOMESTEAD WAREHOUSE

OFFICE AREA:	2,100 SF / 300 = 7
WAREHOUSE AREA:	82,080 SF / 1000 = 83
TOTAL PARKING SPACES REQUIRED:	90 PS
TOTAL PARKING SPACES PROVIDED:	90 PS
ACCESSIBLE PARKING REQUIRED:	4 PS
ACCESSIBLE PARKING PROVIDED:	4 PS
LOADING BAYS PROVIDED:	22

TYPE OF CONSTRUCTION

FBC 2023 - TABLE 504.3, 504.4 & 506.2
CONSTRUCTION TYPE : II B - SPRINKLERED
OCCUPANCY CLASSIFICATION : STORAGE (S-1)
BUSINESS (B)

FFPC 2023 - CHAPTER 20
OCCUPANCY CLASSIFICATION: STORAGE

HAZARD OF CONTENTS : FFPC 2023 - ORDINARY HAZARD

	ALLOWED	PROVIDED
BUILDING STORIES	2 STORY	1 STORY
BUILDING HEIGHT	60'-0"	44'-00'
FLOOR AREA- TOTAL	84,700 SF*	84,180 SF

* REFER TO FBC SECTION 506.2.1 & TABLE 506.3.3.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS - FBC TABLE 601

	REQUIRED	PROVIDED
1. STRUCTURAL FRAME INCLUDING COLUMN, GIRDER, AND TRUSSES	0 hr	0 hr
2. BEARING WALLS EXTERIOR	0 hr	0 hr
INTERIOR		
3. NONBEARING WALLS AND PARTITIONS EXTERIOR (SEE BELOW)		- -
4. NONBEARING WALL PARTITION INTERIOR	0 hr	0 hr
5. FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 hr	0 hr
6. ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 hr	0 hr

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS - FBC TABLE 705.5

	REQUIRED	PROVIDED
LESS THAN 5 FT.	2 HR.	N/A
BETWEEN 5FT. TO 10FT.	1 HR.	N/A
BETWEEN 10FT. TO 30FT.	0 HR.	0 HR.
GREATER THAN 30FT.	0 HR.	0 HR.

MAXIMUM AREA OF OPENINGS ALLOWED OF EXTERIOR WALL - FBC TABLE 705.8

DEGREE OF OPENING PROTECTION		ALLOWABLE AREA	PROVIDED
25 TO 30'	UNPROTECTED, S/PRINKLERED	NO LIMIT	2.4% = 176 SF
30' OR GREATER	UNPROTECTED, SPRINKLERED	NO LIMIT	5% = 3,267 SF



SITE LOCATION MAP
SCALE: NTS

REVISIONS:

HOMESTEAD WAREHOUSE

TRADING UNLIMITED
Project Folio: 10792200200010

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SITE PLAN

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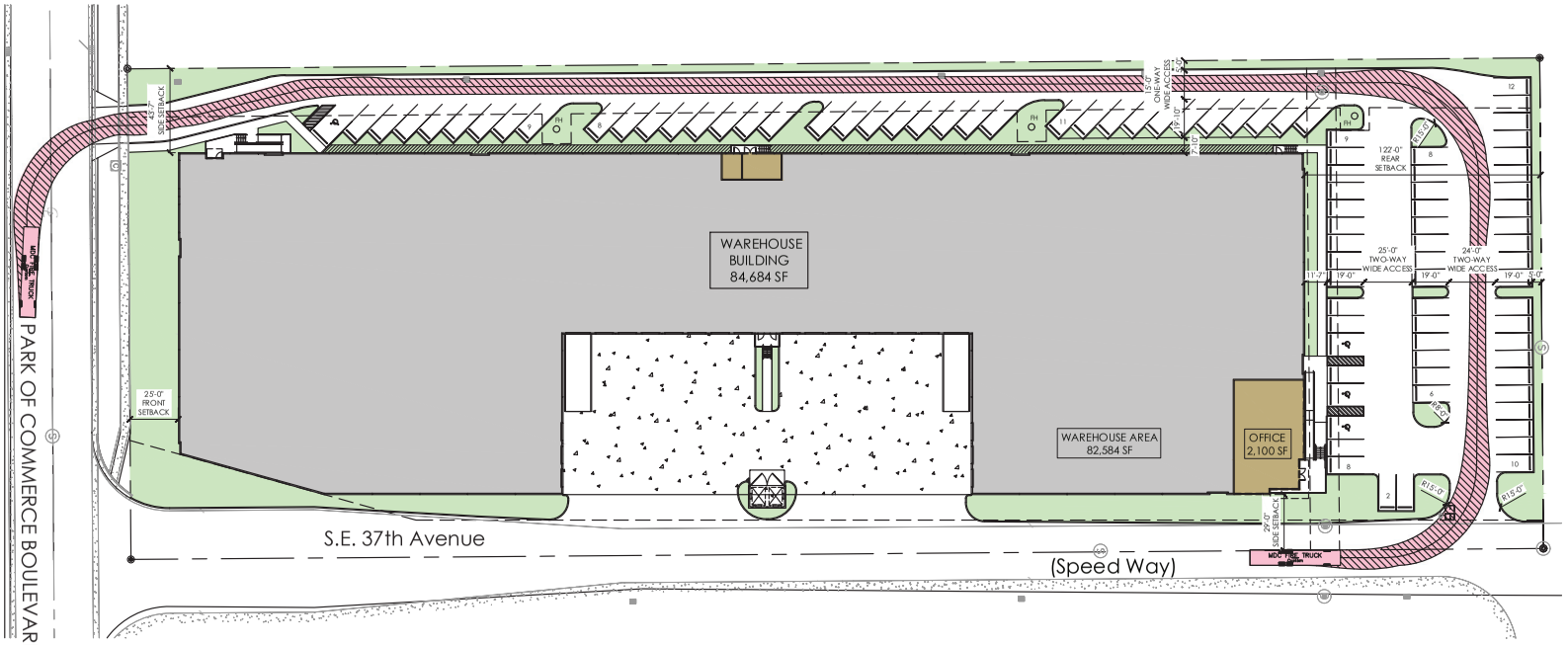

FIRE TRUCK PATH PLAN
SCALE: 1" = 30'-0"

LEGEND	
47.00 7.00 21.33 MDC FIRE TRUCK feet Width : 8.00 Track : 8.00 Lock to Lock Time : 6.0 Steering Angle : 25.7	VEHICLE

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REVISIONS:

HOMESTEAD WAREHOUSE
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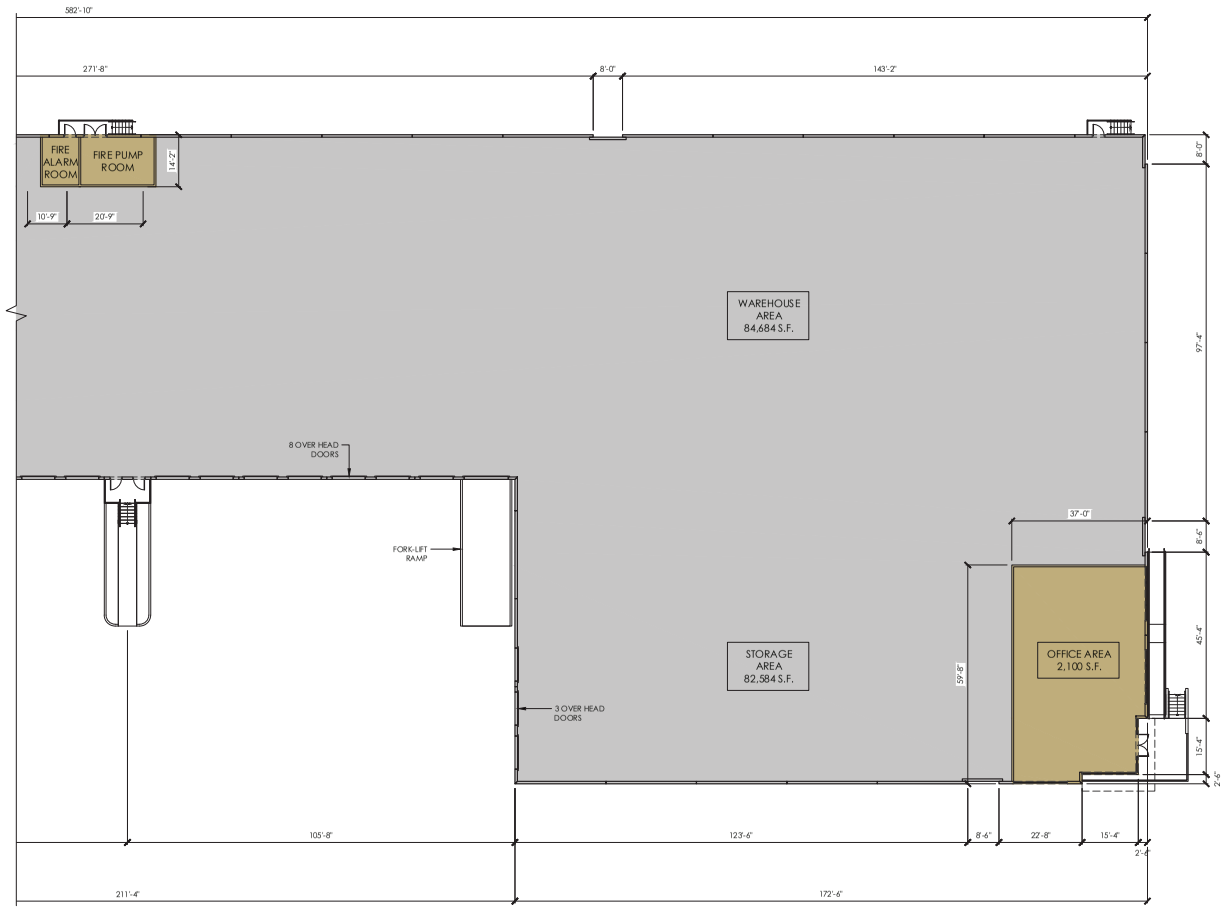
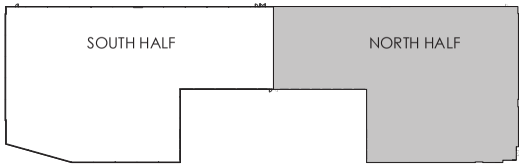
FIRE TRUCK PATH PLAN



GROUND FLOOR PLAN - NORTH HALF
SCALE: 1/16" = 1'-0"



KEY PLAN
SCALE: NTS

REVISIONS:

HOMESTEAD WAREHOUSE
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FLOOR PLAN

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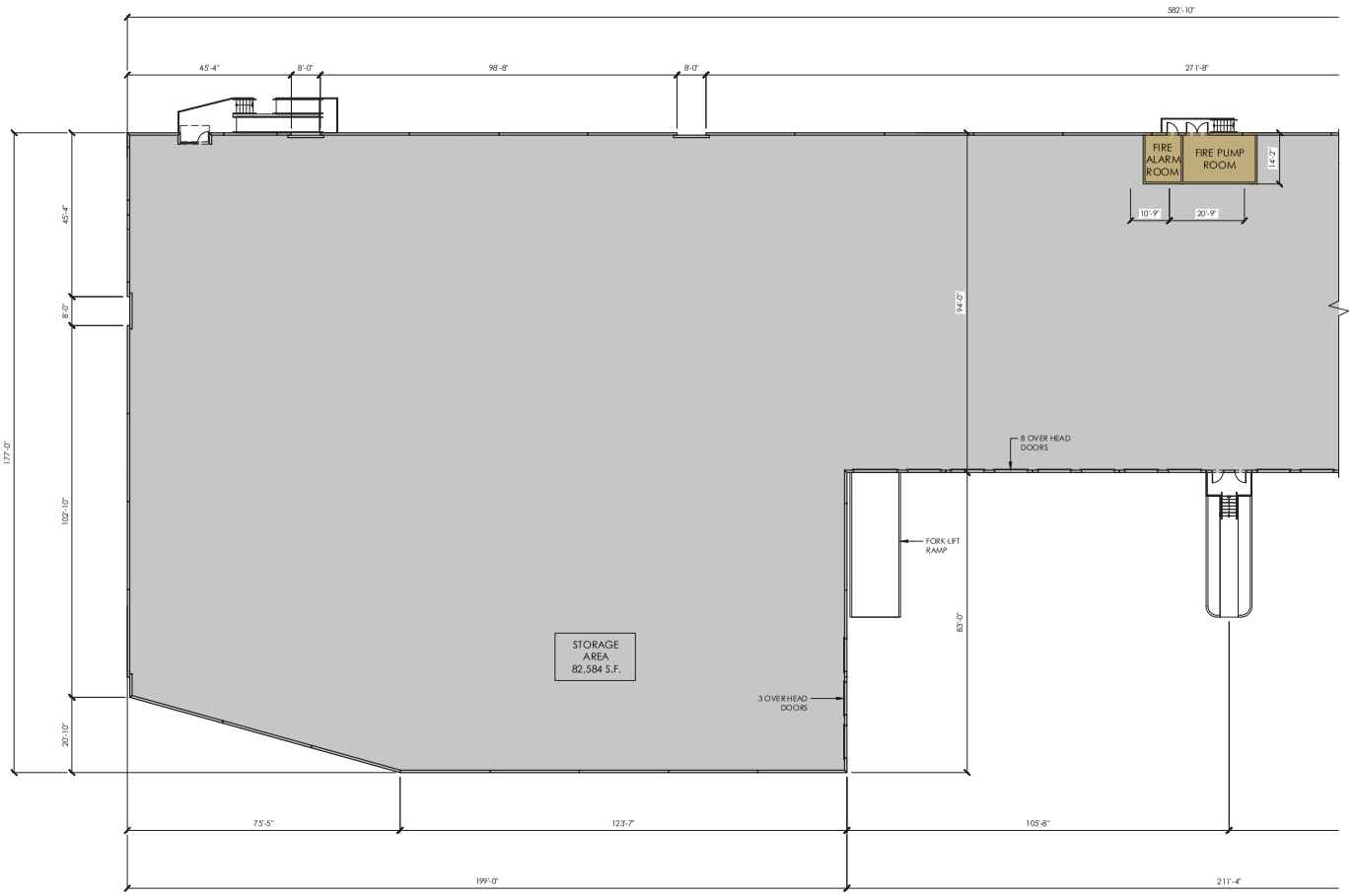
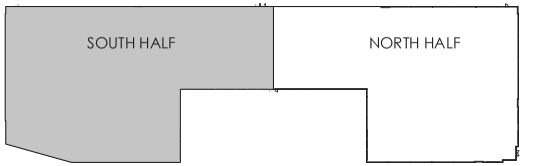


GROUND FLOOR PLAN - NORTH HALF
SCALE: 1/16" = 1'-0"



KEY PLAN
SCALE: NTS

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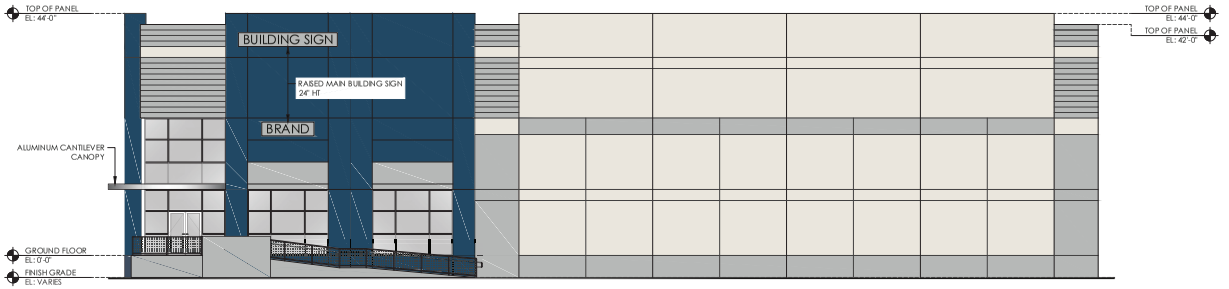
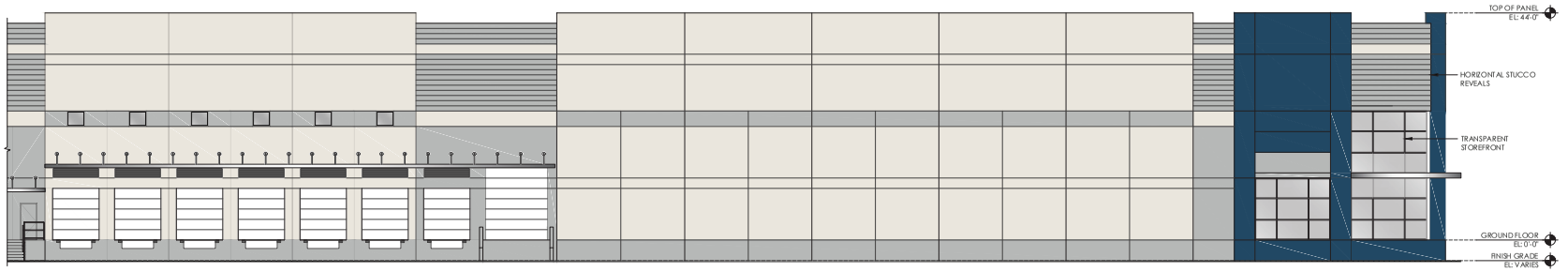
FLOOR PLAN



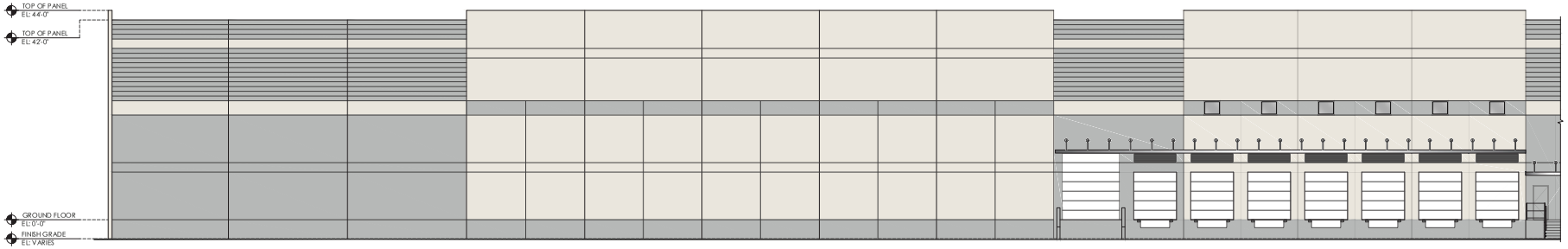
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION - NORTH HALF

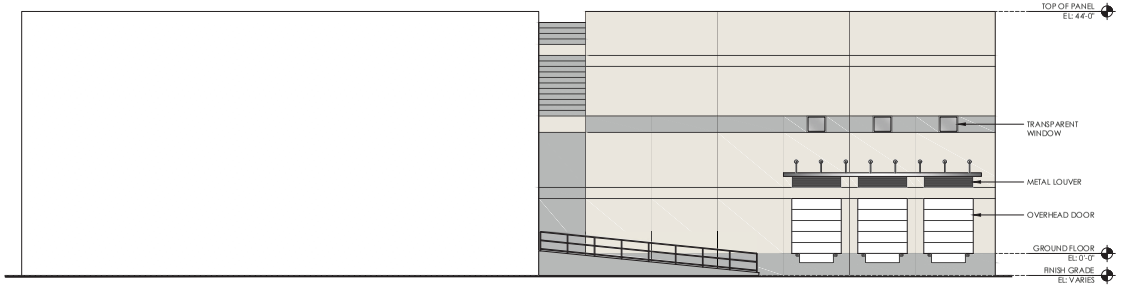
SCALE: 3/32" = 1'-0"



EAST ELEVATION - SOUTH HALF

SCALE: 3/32" = 1'-0"

BUILDING FINISHES & PAINT COLORS		
PAINT - BENJAMIN MOORE		
(CITY OF HOMESTEAD - COLOR PALETTE)		
A SW 7006	EXTRA WHITE	
B 2120-60	WHITE WATER	
C 2061-20	CHAMPION COBALT	
FACADE VENEERS		
D CLEAR ANODIZED ALUMINUM		



REAR ELEVATION

SCALE: 3/32" = 1'-0"

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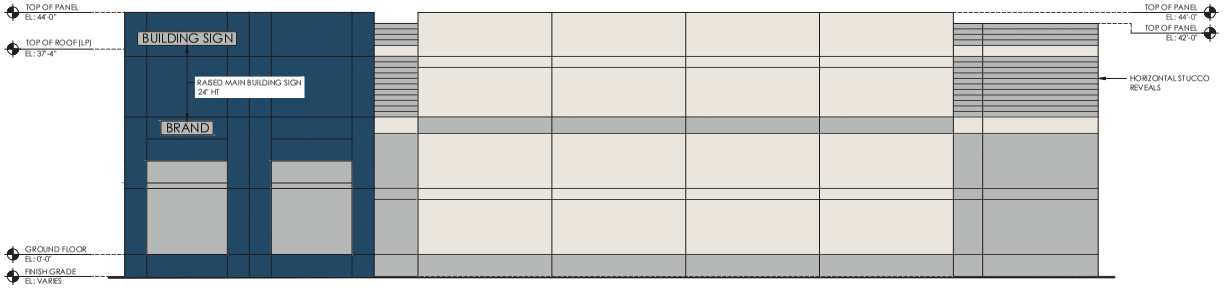
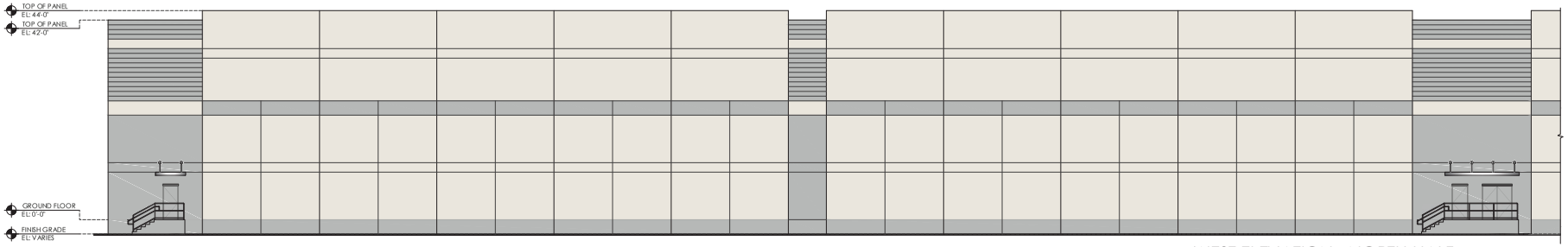
A300

ELEVATIONS



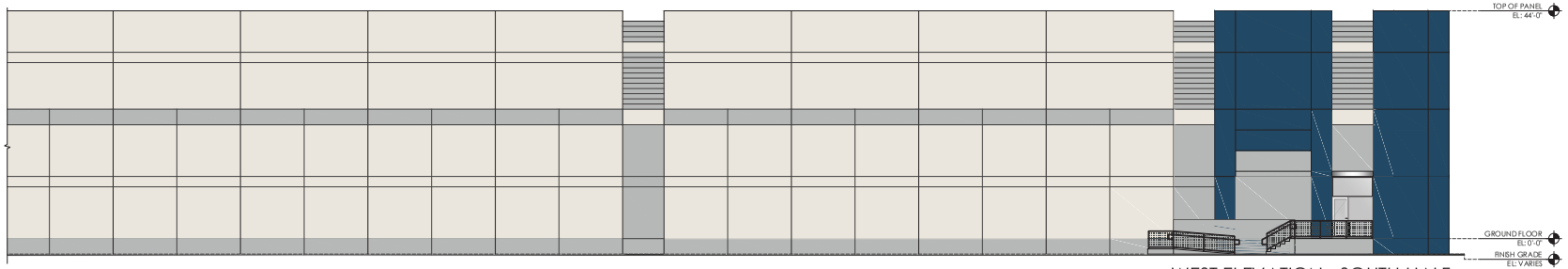
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION - NORTH HALF

SCALE: 3/32" = 1'-0"



WEST ELEVATION - SOUTH HALF

SCALE: 3/32" = 1'-0"

BUILDING FINISHES & PAINT COLORS		
PAINT - BENJAMIN MOORE		
(CITY OF HOMESTEAD - COLOR PALETTE)		
A SW 7006	EXTRA WHITE	
B 2120-60	WHITE WATER	
C 2061-20	CHAMPION COBALT	
FACADE VENEERS		
D CLEAR ANODIZED ALUMINUM		

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ELEVATIONS



AERIAL 3D VIEW
SCALE: NTS



SOUTH 3D VIEW - 1
SCALE: NTS



SOUTH 3D VIEW - 2
SCALE: NTS

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HOMESTEAD WAREHOUSE
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A302

3D VIEWS

CAR 5174 - Exhibit 6



AERIAL 3D VIEW
SCALE: NTS



EAST 3D VIEW
SCALE: NTS



WEST 3D VIEW
SCALE: NTS

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HOMESTEAD WAREHOUSE

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3D VIEWS

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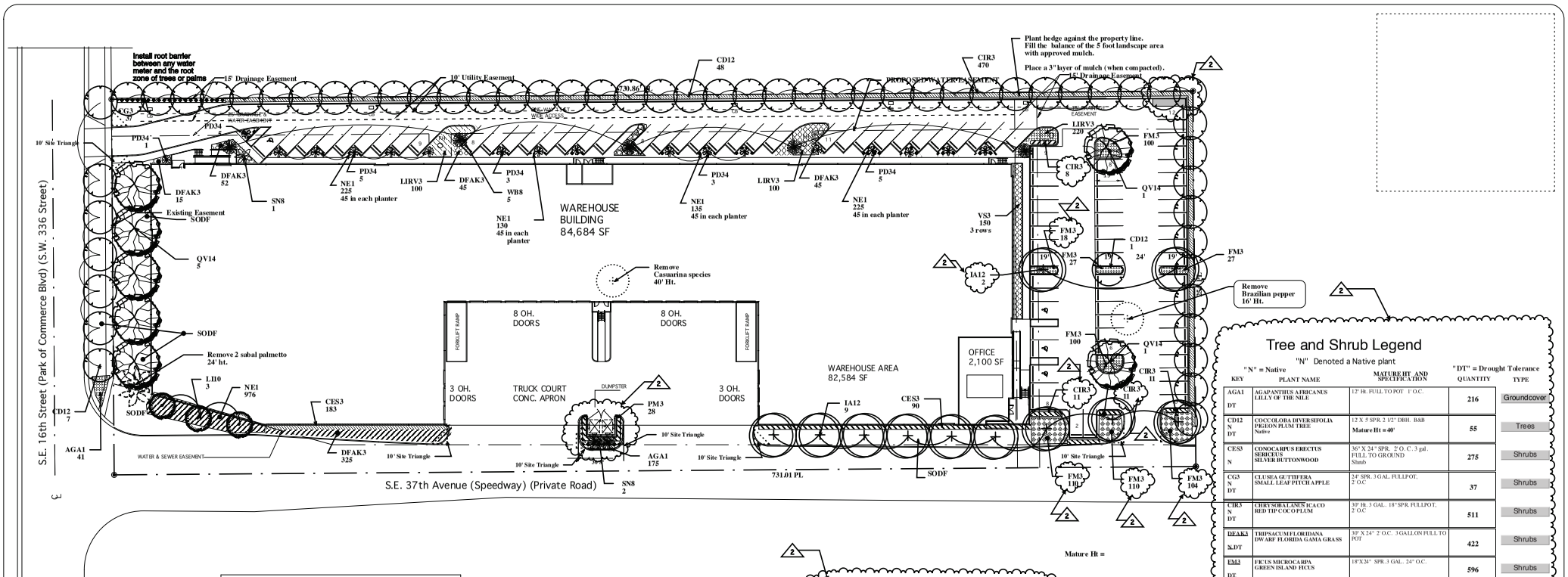


NORTH
1"= 30'

Linear Application of "DeepRoot Tree Root Barriers" at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:
1. Prepare base and subgrade.
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (it may be nailed from the outside of the form).

Top of root barrier 2" (5cm) below finish grade of curb
Concrete
Compacted crushed base
Subgrade compaction
Typical DeepRoot UB 24-2, optional use of UB 18-2

TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:
1. Prepare base and subgrade.
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW).
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (it may be nailed from the outside of the form).

"A"
Concrete
Subgrade compaction
Compacted crushed base.
Typical DeepRoot UB 24-2 optional use of UB 18-2

"A"
Top of root barrier 2" (5cm) below finish grade of curb
Base
Subgrade
5/8" (16mm)
Typical DeepRoot UB 24-2, UB 18-2 or UB 12-2

IMPORTANT NOTE: Tree location must align with "tree bulb" center of barrier.
Typical DeepRoot UB 24-2. Optional use of UB 18-2. Minimum 6 panels or 12 lineal feet (3.66m).
Curb and Gutter

Tree Root Protection Detail

NOT TO SCALE

E

LANDSCAPE BID CONDITIONS

1. The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantitiy for installation. The callouts and entities drawn on thze plans take precedence over the plant list.
2. The contractor shall be responsable for his own takeoffs of the plantings drawn.
3. The contractor shall be expected to visit the site prior to bid. the contractor shall have an understanding of the on site conditions to prepare his bid. Any questions concerning conditions are to be brought to the owners attention prior to bid.
4. Any discrepensies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after the award of the contract.
5. After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
6. These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractors responsability to make himself and his subcontractors aware of any other such conditions.

Landscape Calculations

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: LI **Net Lot Area:** 4.26 acres 185,687 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required : Net lot area = 185,687 square feet x 12 % = 22,279 square feet	22,279	23,397 sf
B. Square feet of parking lot open space required : The number of parking spaces 90 x 10 square feet per parking space =	900	1,000 sf
C. Total square feet of landscaped open space required	8187	24,39 sf
Total parking lot interior space = 90 spaces x 10, 90 sq ft	760	3742
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required	22,279	23,595
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 24,397 square feet =	4,670	4,500
TREES		
A. The number of trees required per net lot acre	15	
less the existing number of trees that meet minimum requirements (minus)	NA	
= 15 trees x net lot acreage = 65	65	76 Trees
B. 30% palm trees allowed (two palms = one tree) Palms provided =13	7	5 Palm = 2 trees
C. Percentage of native trees required = the number of trees provided x 30% =	22	73
D. Street trees (max. average spacing of 35' o.c.): 221 linear feet along street ÷ 35 =	6	7
Palms as street trees (max. average spacing 25' o.c.): linear feet along street ÷ 25 =	NA	NA
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street ÷ 25 =	NA	NA
F. Total number of trees provided =		
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	680	2,316
B. The number of shrubs required x 30% = the number of native shrubs required	698	1,655

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation X or hose bib _____ provided.

TABLE containing information as indicated in sample:

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity*	Estimated at maturity*	

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio
ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

Tree and Shrub Legend

"N" = Native "N" Denoted a Native plant "DT" = Drought Tolerance

KEY	PLANT NAME	MATURE HT AND SPECIFICATION	QUANTITY	TYPE
AGA1 DT	AGAPANTHUS AFRICANUS LILLY OF THE NILE	12" Ht. FULL TO POT 1' O.C.	216	Groundcover
CD12 N DT	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE Native	12' X 5' SPR. 2 1/2" DBH. B&B **Mature Ht = 40'**	55	Trees
CES3 N	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	36" X 24" SPR. 2' O. C. 3 gal. FULL TO GROUND Shrub	275	Shrubs
CG3 N DT	CLUSEA GUTTIFERA SMALL LEAF PITCH APPLE	24" SPR. 3 GAL. FULLPOT, 2' O.C	37	Shrubs
CIR3 N DT	CHRYSOBALANUS ICACO RED TIP COCO PLUM	10" Ht. 3 GAL. 18" SPR. FULLPOT, 2' O.C	511	Shrubs
DFAK3 N DT	TRIPSACUM FLORIDANA DWARF FLORIDA GAMA GRASS	10" X 24" 2' O.C. 3 GALLON FULL TO POT	422	Shrubs
FM3 DT	FICUS MICROCARPA GREEN ISLAND FICUS	18"X24" SPR. 3 GAL. 24" O.C.	596	Shrubs
IA12 N DT	ILEX ATTENUATA EAST PALATKA HYBRID HOLLY	12' x 6' SPR.,Min. 2 1/2" DBH B&B **Mature Ht = 30-40' Ht**	11	Trees
				Palm
LII0 DT	LAGERSTROEMIA INDICA 'HILORY CREPE MYRTLE PINK VARIETY	12' X 6-8' SPR. 4' CT. 2 1/2" DBH. PALE PINK FLOWER SINGLE TRUNK MATCHED TREE **Mature Ht = 20-28' ht.**	3	Trees
LIRV3	LIRIOPE MUSCARI VARIEGATED AZTEC GOLD	1 GAL 12" O.C.	420	Groundcover
NE1 N	NEPHROLEPIS EXALTATA BOSTON FERN	12" OA FULL TO POT 12" O.C.	1691	Groundcover
PD34 DT	PHOENIX ROEBELENI PYGMY DATE PALM, TRIPLE	5' OA. W/3 MATURE STEMS & 2' C.T. EA. STEM, 1 ROOTBALL	25	Palm
PM3 DT	PODOCARPUS MACROPHYLA YEW PODOCARPUS	30" X 24" SPR. 24" OC 3 gal. min. FULL TO BASE	28	Shrubs
QV14 N	QUERCUS VIRGINIANA LIVE OAK	12' X 6' SPR. B&B 3" Dbh Tree **Mature Ht = greater than 80'**	7	Trees
SN8	STRELITZIA NICHOLAI WHITE BIRD OF PARADISE	8' HT. 3 HEADS MIN. WITH SUCKERS SPECIMEN PLANT **Mature Ht = 18-24' Ht.**	3	Palm
SODF	ST. AUGUSTINE FLORATAM	SOLID SOD in Sq.Ft		Grass
VS3 N	VIBURNUM SUSPENSUM SWEET VIBURNUM HEDGE	30" HT X 24" SPR. 24" O.C 3 gal.	150	Shrubs
WB8	WODYETIA BURFICATA FOXTAIL PALM	8' GW min 14' OA B&B' Matched Palm Tree **Mature Ht = 20'- 24 ' ht.**	5	Palm

CAR 5174 - Exhibit 6

NO.	DATE	REVISION	BY
2.	1-29-26	SITE PLAN AND COMMENTS REVISION	JS
1.	1-28-26	SITE PLAN REVISION	JS

Drawn: JS 2-9-26
Checked: JS

SCALE 1"= 30'

FILE NO.

PROJECT 213390

ISSUE

j a m e s s a n t i a g o
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695
Email, Jsantiagolainc@Gmail.com, Santiagola.org

Trading Unlimited

SW 142nd Streetand SW 336th Ave. Homestead. FL

Landscape Plan

SHEET L-1 OF 2

James Santiago Digitally signed by James Santiago Date: 20260529 16:31:14 -04'00'

SEAL #7862

Planting Details

1. ALL SIZES SHOWN FOR PLANT MATERIAL ON PLAN ARE TO BE CONSIDERED AS MINIMUMS. 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 WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

2. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO.1 OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I & II, STATE PLANT BOARD OF FLORIDA. LATEST EDITION

3. IN ADDITION TO THESE REQUIREMENTS ALL LOCAL LANDSCAPE CODES AND REQUIREMENTS SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.

4. ALL LANDSCAPING SCHEDULED TO OCCUR IN VEHICULAR USE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBING OR OTHER DURABLE BARRIERS.

5. ALL PLANTING HOLES SHALL BE A MINIMUM OF 2 1/2 TIMES THE DIAMETER OF THE PLANT BALL. ALL PLANTING HOLES AND GROUND COVER PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 30" TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ROADROCK, ASPHALT, SUB-BASE, CONCRETE, ROCK, CAUSTIC MATERIALS WITH AN EXCESSIVE SOIL Ph, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.

6. ALL PLANT MATERIALS SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, OBJECTIONABLE DEBRIS INCLUDING WEEDS AND WEED SEED. PLANTING MIX BACKFILL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 30" IN ALL SHRUB HOLES AND GROUNDCOVER PLANTING AREAS.

7. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING. NO DRY PLANTING SHALL BE PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.

8. ALL PLANT MATERIALS SHALL BE INSTALLED WITH FERTILIZER WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE MINOR ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% 0F THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE.

9. ALL LANDSCAPE AREAS NOT COVERED BY SHRUBS OR GROUND COVERED SHALL BE COVERED BY SOD AND ALL AREAS NOT COVERED BY SOD SHALL BE COVERED WITH MALELUCA MULCH, TO A MINIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED. MULCH SHALL BE EUCALYPTUS OR STERILIZED MELALEUCA ONLY. MULCH IS TO BE HELD BACK 6 INCHES FROM THE TRUNK OF ANY TREE.

10. SOD SHALL BE (AS NOTED) SOLID SOD , AND SHALL BE LAID ON A SMOOTH PLANTING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING. SOD SHALL BE PLACED ON A BED OF TOP SOIL 2" IN DEPTH SOD SHALL BE ST. AUGUSTINE FLORATAM UNLESS NOTED OTHERWISE IN PLANTING NOTES OR ON THE PLANTING PLAN. RETENTION AREAS MAY REQUIRE BAHIA SOD.

11. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO MIN. 50% OVERLAP. IRRIGATION WATER SHALL COME FROM A RUST FREE SOURCE. AND PROVIDE AND AUTOMATIC SHUTOFF/RAIN SENSOR ATTACHED TO THE SYSTEM.

12. ANY SUBSTITUTIONS TO PLANT MATERIALS FOR AREAS AND ITEMS ADDRESSED BY LOCAL CODES SHALL BE APPROVED BY THE GOVERNING MUNICIPALITY PRIOR TO WORK PERFORMED.

13. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.

14. ALL NEW LANDSCAPED ISLANDS ADJACENT TO EXISTING PAVEMENT SHALL BE EXCAVATED DOWN TO 24" DEPTH BELOW PAVEMENT. AND BACKFILLED WITH APPROVED SOIL.

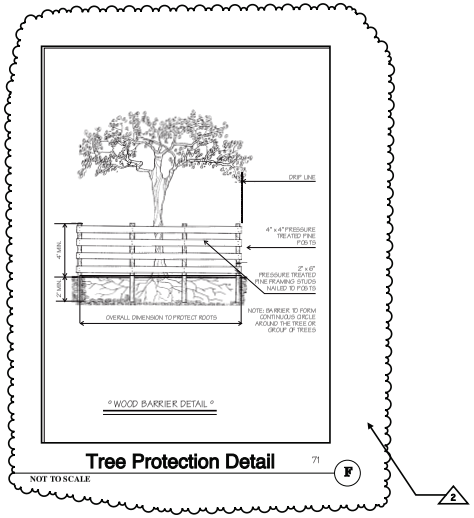
15. PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.

16. MULCH SHALL BE STERILIZED SHREDDED MELALEUCA MULCH.

17. FOR LANDSCAPE WITHIN THE SIGHT TRIANGLES ,

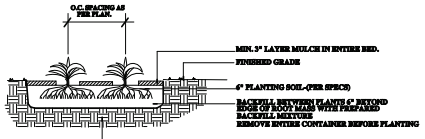
A. HEDGES AND ANY OTHER LOW GROWING VEGETATION SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF TWENTY-FOUR (24) INCHES.
B. TREES LIMBS SHALL BE PRUNED TO PROVIDE A MINIMUM OF EIGHT (8) FEET OF VERTICAL CLEARANCE.

18. INSTALL ROOT BARRIER BETWEEN ANY WATER METER AND THE ROOT ZONE OF TREES OR PALMS



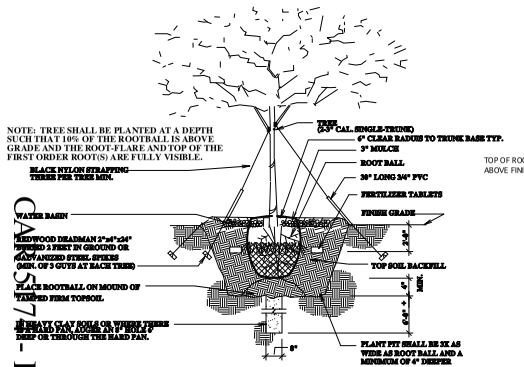
Tree Protection Detail (71) F

NOT TO SCALE



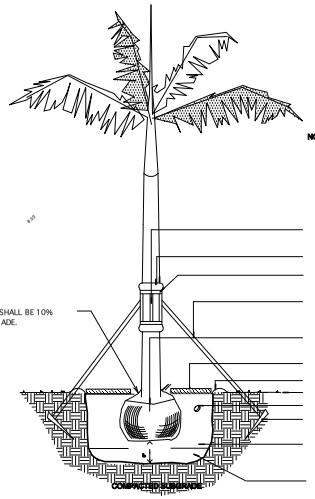
GROUNDCOVER/ANNUALS PLANTING DETAIL A

NOT TO SCALE



SINGLE TRUNK GUYING AND PLANTING DETAIL B

NOT TO SCALE



NOTE:
TIE FRONDS DURING TRANSPORTING TO PROTECT GROWING TIP. DO NOT TRIM ENDS, LEAVE FRONDS TIED ON SABALS & WASHINGTON PALMS. DO NOT TIE ROYAL PALMS. PLUMB & SET PALMS TRUE TO GRADE.

(6) 2"X4"X16' BATTENS

(6) LAYERS OF BURLAP

(6) WRAPPED STEEL GALV. BANDS AROUND BATTENS.

(4) 2"X4" PRESSURE TREATED WOOD BRACES TOENAIL 2X4 BRACES TO BATTENS. (DO NOT PUNCTURE TRUNK)

REMOVE BURLAP AT TOP 1/8 OF PLANT BALL. (IF CONTAINERIZED REMOVE ENTIRE CONTAINER)

MIN. 1" LAYER MULCH OVER ROOT BALL. MULCH SHALL BE KEPT 6" FROM TRUNK.

6" TEMPORARY WATERING BASIN

FINISHED GRADE

FERTILIZER TABLETS

2"X4"X24" PRESSURE TREATED STAKES, ANCHOR 9" MIN. BELOW GRADE.

BACKFILL MIXTURE
PLANTING HOLE SHALL BE DUG A MIN. OF 6X THE SIZE OF THE ROOTBALL AND 4" DEEPER

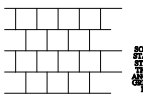
COMPACTED BACKFILL MIX

PALM PLANTING DETAIL

NOT TO SCALE C

TRE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING LANDSCAPE MATERIAL AND ROOTS WITHIN TRE ROOTS AREA.

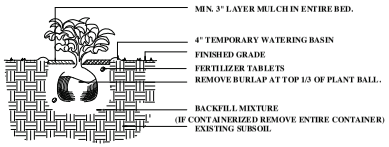
ROOT BARRIER WILL BE PLACED ALONG ANY PAVEMENT WITHIN 5' OF ANY NEWLY SUPPLIED OR TRANSPLANTED TREE OR PALM, SEE SHEET T/D-1 FOR SPECIFICATIONS.



SOD SHALL BE LAID IN A STAGGERED MANNER. SOD STRIPS SHALL BE FORMED TIGHTLY AGAINST ONE ANOTHER. SPACES MEASURING OVER 1/2" SHALL BE REJECTED.

SOD PLANTING DETAIL

NOT TO SCALE E



SHRUB PLANTING DETAIL

NOT TO SCALE D

C.S.T. - Exhibit 6

NO.	DATE	REVISION	BY
2.	5-29-26	SITE PLAN AND COMMENTS REVISION	JS
1.	3-28-26	SITE PLAN REVISION	JS

Drawn: JS 2-9-26
Checked: JS

SCALE 1"= 30'

FILE NO.

PROJECT 213390

ISSUE

j a m e s s a n t i a g o
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695
Email, Jsantiagolainc@Gmail.com, Santiagola.org

Trading Unlimited

SW 142nd Streetand SW 336th Ave. Homestead. FL

Landscape Details

SHEET L-2 OF 2

SEAL #798.

PERMIT SET 5/29/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEFANO VIOLA, PE ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
5/29/2026

STEFANO VIOLA
LICENSE NO. 74655
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Stefano Viola

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ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 1929, TO CONVERT ELEVATIONS TO BENCHMARK U-790, ELEVATION 5.22.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

LICENSED PROFESSIONAL
STEFANO VIOLA
FLORIDA LICENSE NUMBER
74655
DATE 5/29/2026

KHA PROJECT	143938000
DATE	5/29/26
SCALE	AS SHOWN
DESIGNED BY	KVM
DRAWN BY	LL
CHECKED BY	KVM

PAVEMENT MARKING & SIGNING PLAN

TRADING UNLIMITED
PREPARED FOR
CABRERA RAMOS ARCHITECTS, INC.
HOMESTEAD FLORIDA

SHEET NUMBER C600.0

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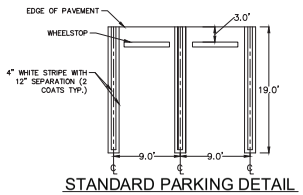
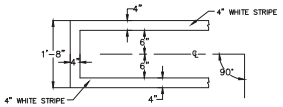
Plotted By: Lucas Lopez Last Saved By: Lucas Lopez Last Saved On: May 29, 2026 10:00:31am K:\TL_Civil\143938000 Trading Unlimited\CAD\Permitting\C600 PAVEMENT MARKING & SIGNING PLAN.dwg



STANDARD PARKING DETAIL

N.T.S.



NOTE: STROLLER PARKING SHALL BE GREEN STRIPE IN LIEU OF WHITE STRIPE.

STRIPING DETAIL

SCALE: N.T.S.

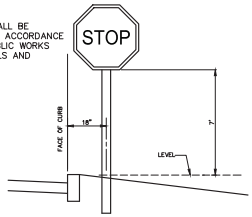
NOTE:
STOP SIGN AND ASSEMBLY SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.



R1-1
(30"x30")

STOP SIGN DETAIL

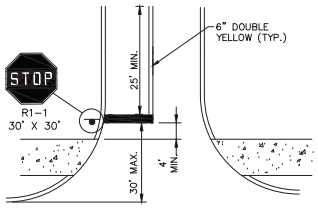
N.T.S.



SIGN ADJACENT TO PAVEMENT WITH CURB

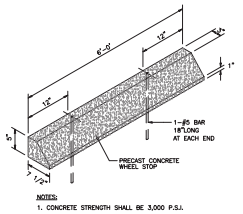
R-1 STOP SIGN LOCATION DETAIL

N.T.S.



STOP BAR MARKING DETAIL

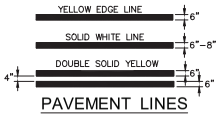
SCALE: N.T.S.



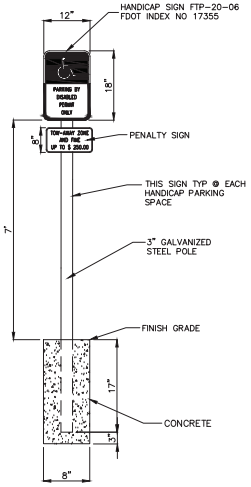
NOTES:
1. CONCRETE STRENGTH SHALL BE 3,000 P.S.I.

WHEELSTOP DETAIL

SCALE: N.T.S.

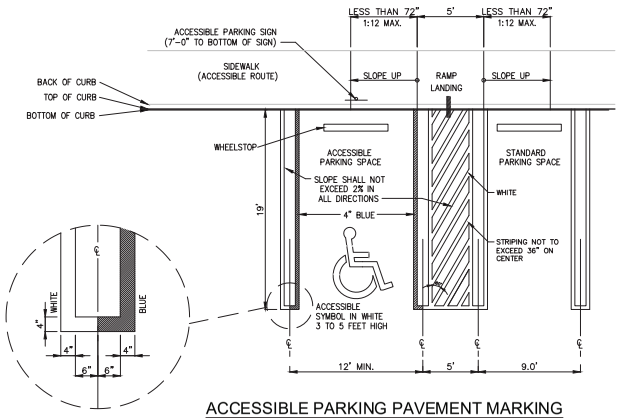


PAVEMENT LINES



FTP-20-06 HANDICAP SIGN

N.T.S.



ACCESSIBLE PARKING PAVEMENT MARKING

N.T.S.



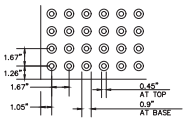
USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE IN COLOR.

HANDICAPPED PAVEMENT SYMBOL

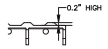
N.T.S.

GENERAL NOTES FOR CURB RAMP DETECTABLE WARNINGS

1. DETECTABLE WARNING PER FDOT STANDARD INDEX 522-002.
2. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES.
3. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
4. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
7. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED OF ARMOR-TILE TACTILE SYSTEMS CAST IN PLACE TILES, YELLOW OR APPROVED EQUAL.



DETECTABLE WARNING RAMP PLAN VIEW



TRUNCATED DOME SECTION VIEW

CURB RAMP DETECTABLE WARNING

N.T.S.

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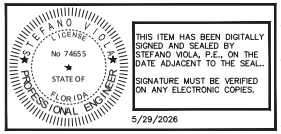

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEFANO VIOLA, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

5/29/2026

PERMIT SET 5/29/2026

No.	REVISIONS	DATE	BY

Kimley»Horn
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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

LICENSED PROFESSIONAL
STEFANO VIOLA
FLORIDA LICENSE NUMBER
74655
DATE: 5/29/2026

KHA PROJECT 143938000
DATE FEB 2026
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

TRADING UNLIMITED
PREPARED FOR
CABRERA RAMOS ARCHITECTS, INC.
HOMESTEAD FLORIDA

PAVEMENT MARKING & SIGNING DETAILS

SHEET NUMBER
C601.0

Plotted By: LUIS LOPEZ Last Saved By: LUIS LOPEZ
Plotted: May 29, 2026 - 10:00:57am K:\FTL_Civil\143_Jobs\143938000 Trading Unlimited\CAD\Standards\C601.0 PAVEMENT MARKING & SIGNING DETAILS.dwg
PAVEMENT MARKING & SIGNING DETAILS
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CAR 5/7/26 - Exhibit 6

SHEET NUMBER		
C700.0	TRADING UNLIMITED PREPARED FOR CABRERA RAMOS ARCHITECTS, INC. HOMESTEAD FLORIDA	GARBAGE TRUCK MANEUVERABILITY PLAN

KHA PROJECT
143938000
DATE
5/29/26
SCALE AS SHOWN
DESIGNED BY KVM
DRAWN BY LL
CHECKED BY KVM

LICENSED PROFESSIONAL
STEFANO MOLA
FLORIDA LICENSE NUMBER
74655
DATE: 5/29/2026

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No.	REVISIONS	DATE	BY

Plotted By: Luis Sosa-Mendez on May 29, 2026 10:01:08am K:\FTL_CNV\143938000 Trading Unlimited\CAD\Planmetrix\C700.0 GARBAGE TRUCK PATH PLAN.dwg
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