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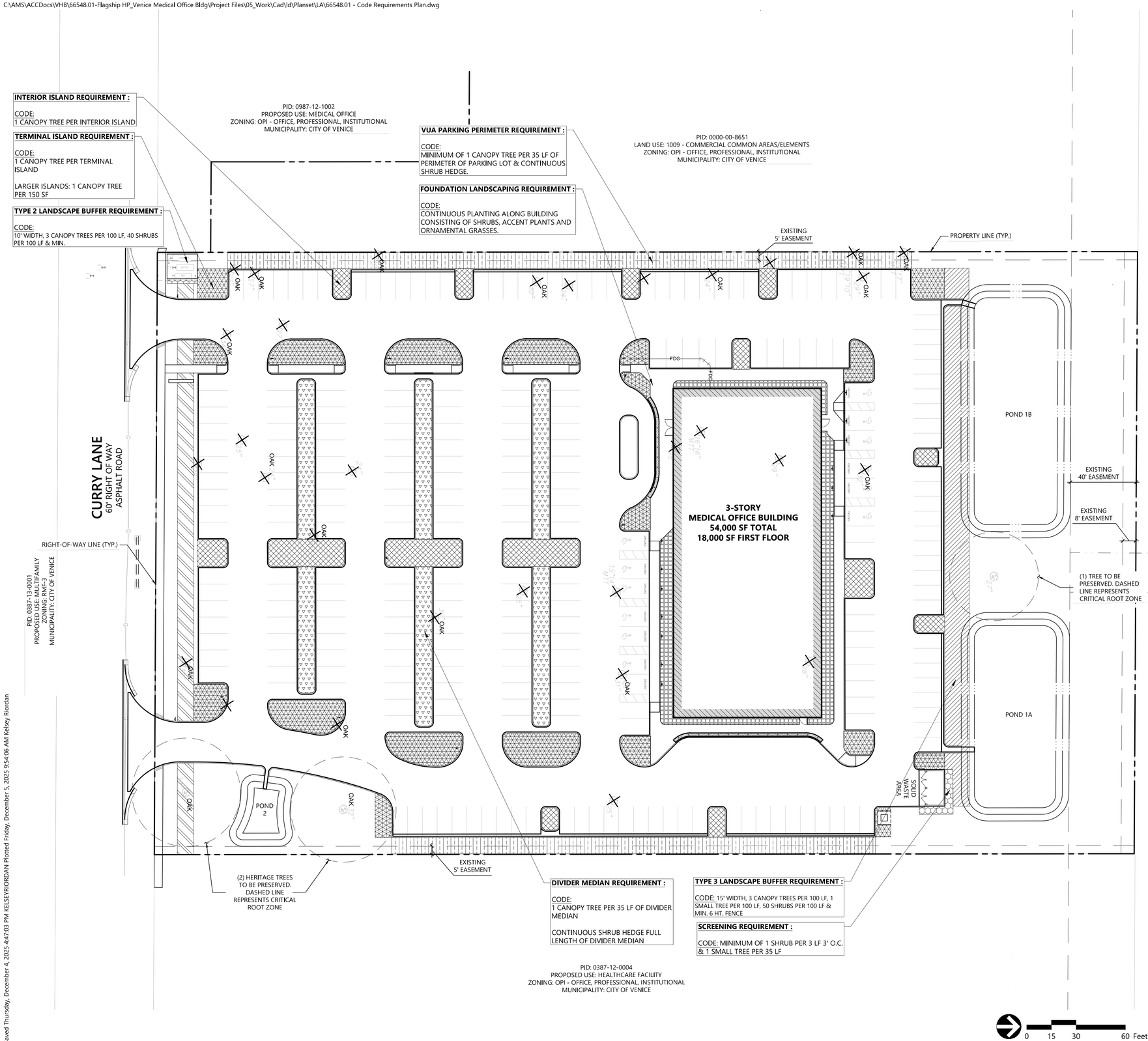

Legend

- PROPERTY BOUNDARY
- TYPE 3 LANDSCAPE BUFFER
- TYPE 2 LANDSCAPE BUFFER REQUIREMENT
- VUA PARKING PERIMETER BUFFER REQUIREMENT
- SCREENING REQUIREMENT
- INTERIOR ISLAND REQUIREMENT
- TERMINAL ISLAND REQUIREMENT
- DIVIDER MEDIAN REQUIREMENT
- FOUNDATION LANDSCAPING REQUIREMENT
- TREE TO BE REMOVED
- TREE TO BE PRESERVED

REQUIRED DEVELOPMENT CALCULATIONS

MINIMUM TREE REQUIREMENT

40 INCHES / ACRE @ 5 ACRES X 40 = 200 INCHES REQUIRED
= 245 INCHES PROVIDED

NOTES:
1) 75% MIN. OF PLANTED TREES SHALL BE LARGE & MEDIUM SPECIES.
2) WHERE 10 OR MORE TREES ARE TO BE PLANTED, NO SINGLE SPECIES SHALL BE MORE THAN 50% OF TOTAL PLANTING.
3) NO MORE THAN 25% OF THE REQUIRED PLANTED/PRESERVED TREES COUNTED TOWARDS THE REQUIREMENT MAY BE PINES.
4) SABAL PALMS MAY BE PLANTED OR PRESERVED AT A RATE EQUAL TO 3 PALMS TO ONE REQUIRED LARGE/MEDIUM TREE (3:1).
5) PALMS SHALL NOT BE MORE THAN 25% OF THE REQUIRED TREE INCHES.

HERITAGE TREE MITIGATION REQUIREMENT

0 HERITAGE TREES REMOVED* = 0 INCHES REQUIRED
2 HERITAGE TREE PRESERVED @ 65 INCHES x 2 = 130 INCHES PRESERVED

* ACCORDING TO ARBORIST REPORT VERIFYING HERITAGE TREES ON SITE

NOTES:
1) FLORIDA-FRIENDLY LARGE TREE SPECIES TWENTY-FOUR (24) INCHES DBH AND LARGER THAT WILL BE PRESERVED SHALL RESULT IN A CREDIT OF TWO (2) TIMES THEIR DBH.

LANDSCAPE BUFFER REQUIREMENT

NORTH BUFFER: OPI ABUTTING LW

TYPE 3 LANDSCAPE BUFFER - 15' WIDTH, 3 CANOPY TREES PER 100 LF, 1 SMALL TREE PER 100 LF, 50 SHRUBS PER 100 LF

NORTH BUFFER: 366 LF @ 3 CANOPY TREES PER 100 LF + = 11 TREES REQUIRED
1 SMALL TREE PER 100 LF + = 10 TREES PROVIDED
50 SHRUBS PER 100 LF + EXISTING TREE TO REMAIN
= 4 SMALL TREES REQUIRED
= 4 SMALL TREES PROVIDED
= 183 SHRUBS REQUIRED
= 183 SHRUBS PROVIDED

SOUTH BUFFER: ROADWAY BUFFER

TYPE 2 LANDSCAPE BUFFER - 10' WIDTH, 3 CANOPY TREES PER 100 LF, 40 SHRUBS PER 100 LF

SOUTH BUFFER: 315 LF @
3 CANOPY TREES PER 100 LF & 40 SHRUBS PER 100 LF = 9 TREES REQUIRED
= 1 EXISTING TREE + 8 TREES PROVIDED
= 125 SHRUBS REQUIRED
= 125 SHRUBS PROVIDED

EAST BUFFER: OPI ABUTTING OPI

NO BUFFER REQUIRED

WEST BUFFER: OPI ABUTTING OPI

NO BUFFER REQUIRED

PARKING PERIMETER REQUIREMENT

MINIMUM OF 1 CANOPY TREE PER 35 LF OF PERIMETER OF PARKING LOT & CONTINUOUS SHRUB HEDGE.

WEST PERIMETER: 416 LF @ 1 CANOPY TREE PER 35 LF & = 12 TREES REQUIRED
CONTINUOUS ROW OF SHRUBS = 12 TREES PROVIDED
= 136 SHRUBS PROVIDED

EAST PERIMETER: 294 LF @ 1 CANOPY TREE PER 35 LF & = 8 TREES REQUIRED
CONTINUOUS ROW OF SHRUBS = 8 TREES PROVIDED
= 105 SHRUBS PROVIDED

VEHICULAR USE AREA REQUIREMENT

A MINIMUM OF 10% OF THE PARKING LOT SHALL BE INTERIOR LANDSCAPE. A MINIMUM OF ONE (1) CANOPY TREE IS REQUIRED PER 20 PARKING SPACES AND EACH PARKING ISLAND TO HAVE (1) CANOPY TREE.

269 PARKING SPACES @ 1 TREE PER 20 SPACES = 14 TREES REQUIRED
= 14 TREES PROVIDED

VEHICULAR USE AREA REQUIREMENT

1 CANOPY TREE PER 35 LF OF DIVIDER MEDIAN AND CONTINUOUS SHRUB HEDGE FULL LENGTH OF DIVIDER MEDIAN

586 LF OF DIVIDER MEDIAN @ 1 TREE PER 35 LF = 17 TREES REQUIRED
= 17 TREES PROVIDED

FOUNDATION PLANTING REQUIREMENT

CONTINUOUS PLANTING ALONG BUILDING CONSISTING OF SHRUBS, ACCENT PLANTS AND ORNAMENTAL GRASSES.

NATIVE PLANTS REQUIREMENT

ALL REQUIRED MATERIAL MUST BE NATIVE FLORIDA AND/OR FLORIDA FRIENDLY. EXISTING FLORIDA-NATIVE PLANT MATERIAL SHALL BE GIVEN PRIORITY FOR PRESERVATION IN DEVELOPMENT.

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Number FL #3932

Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation =12.00 feet (NAVD 88)

Flagship Venice MOB

2695 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Appvd.

Designed by MH
Checked by KR
Issued for Permit Plans
Date December 2025

Tree Mitigation & Code Requirements Plan

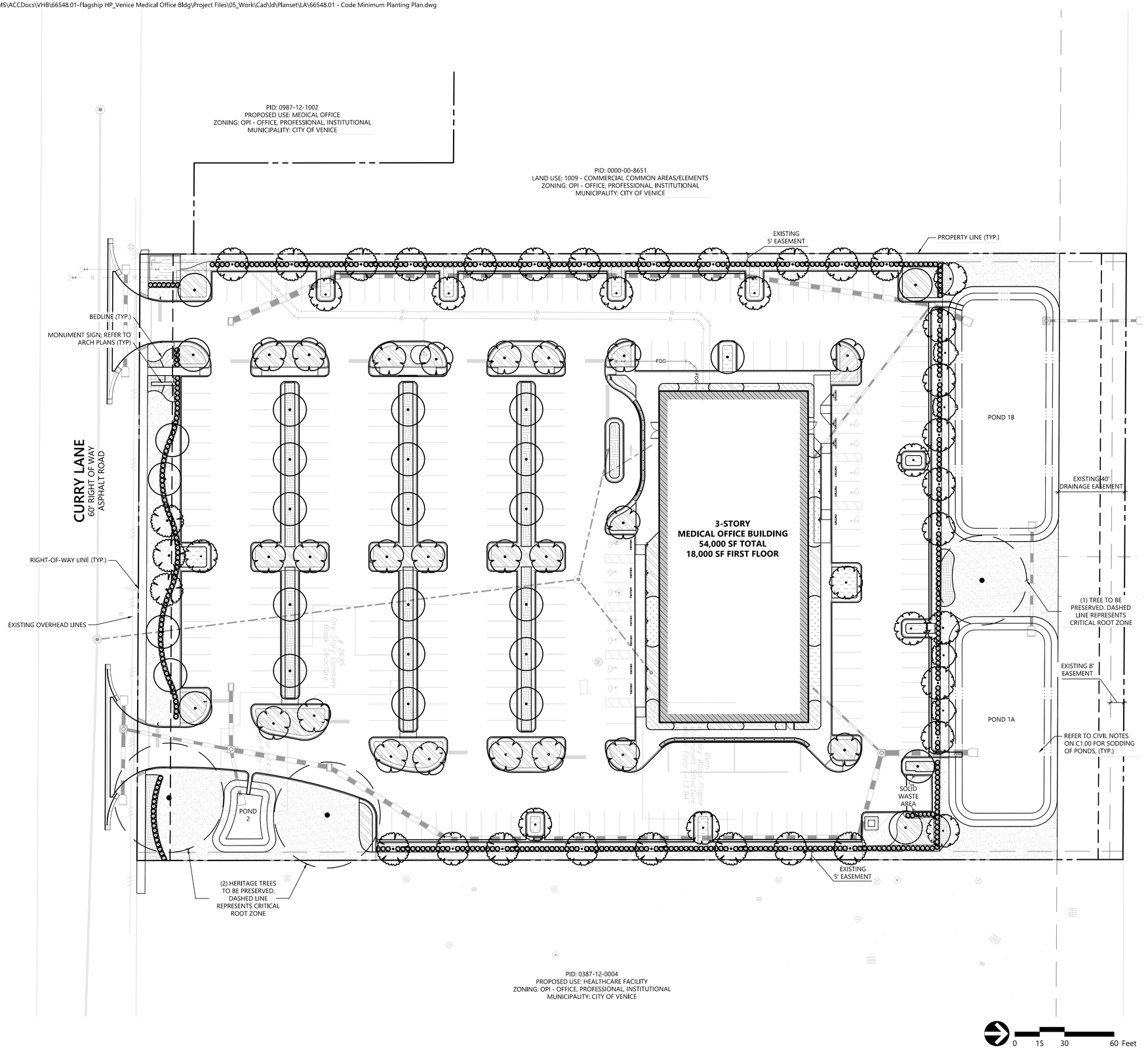
kelseyriordan@vhb.com
Digitally signed by kelseyriordan@vhb.com
DN: CN=kelseyriordan@vhb.com
Date: 2026.03.13 14:45:12-04'00'

REGISTERED LANDSCAPE ARCHITECT
KELSEY RIORDAN
LA 6667664
STATE OF FLORIDA

Sheet L1.00

Project Number 66548.01

Saved Thursday, December 4, 2025 4:47:03 PM KELSEYRIORDAN Plotted Friday, December 5, 2025 9:54:06 AM Kelsey Riordan



PLANT SCHEDULE

SYMBOL	COMMON NAME
TREES	
	Dahoon Holly
	Florida Flame Red Maple
	Muskogee Crape Myrtle
	Southern Live Oak 'High Rise'
	Southern Magnolia
SHRUBS	
	Walters Viburnum
SHRUB AREAS	
	Blue Daze
	Coontie Fern
	Emerald Goddess Liriope
	Gold Mound
	Pink Muhly Grass
	Stokes Dwarf Yaupon Holly
GROUND COVERS	
	Argentine Bahia Sod

NOTES:
1. REFER TO SHEETS L3.00-L3.02 FOR FULL LANDSCAPE SCHEDULE, NOTES, AND DETAILS.
2. ALL DISTURBED AREAS TO BE BAHIA SOD UNLESS OTHERWISE NOTED ON PLANS.
3. MULCH TO BE SHREDDED HARDWOOD.
4. ALL LANDSCAPED AREAS ALONG CURB TO BE OFFSET 2' FROM BACK OF CURB.

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Flagship Venice MOB

2695 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Appvd.

Designed by: MH
Checked by: KR
Issued for: Permit Plans
Date: December 2025

Code Minimum Planting Plan

REGISTERED LANDSCAPE ARCHITECT
KELSEY RIORDAN
LA 6667664
STATE OF FLORIDA

L2.00
Sheet

Project Number
66548.01

GENERAL LANDSCAPE NOTES

1) All on-site existing conditions including surface and subsurface utilities, grades, dimensions and soil conditions shall be verified by the contractor before construction begins. The contractor shall become familiar with all plans prepared by others that affect the landscape and irrigation work. Any discrepancies shall be brought to the attention of the owner's representative.
2) Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings, curbs, utilities and existing planting areas to remain including lawn. The contractor is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the contractor's work.
3) The contractor shall interface with other work being performed by other contractors. It will be necessary for the contractor to coordinate and schedule activities, where necessary, with other contractors and their subcontractors. The landscape contractor shall insure that their work does not impact established or projected drainage patterns.
4) Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials and make arrangements with the owner's representative and owner's representative to review and mutually field tag agreed upon plant materials at least one (1) week prior to delivery to site.
5) All plant material sizes specified are minimum sizes. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified.
6) The contractor shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.
7) The landscape contractor shall test project soils to verify that the soils on-site or imported are acceptable for proper growth of plant materials and adequate drainage in plant beds and planters. The landscape contractor shall coordinate the location and procurement of existing on-site soil samples with the owner's representative and/or coordinate for imported soils testing. Representative samples shall be submitted to a certified testing laboratory for analysis. The findings, together with recommendations for amending the soils shall be reviewed and approved by the owner, landscape architect, and owner's representative prior to delivery and installation of plant materials at the job.
8) The landscape contractor shall insure adequate vertical soil depth and drainage in all plant beds and planters. Excavation of compacted fill shall be accomplished to insure proper soil depth and drainage.
9) Soil for planting shall be free of rocks over 2 in. in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or undesirable and unwanted materials. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting such requirements shall be removed, including all temporary road bases or pavement already in place. Soil for planting shall contain three (3) to five (5) percent decomposed organic matter and a ph between 5.5 and 7.0 - submit sample and ph testing results for approval.
10) Soil mixture (planting medium for all plant pits) shall consist of two parts of topsoil/compost and one part sand. Soil mixture shall be based on the soil test recommendation provided by the contractor.
11) All planting beds shall be staked in accordance with the plans and approved by the owner's representative prior to planting. The landscape contractor shall provide stakes or irrigation flags to locate the edges of all shrub and groundcover plant beds and individual trees and palms. If existing conditions do not allow the design to be laid out as shown, notify the owner's representative immediately.
12) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
13) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the owner's representative for clarification prior to contract award and commencement of work.
14) The landscape contractor shall verify the extent of sod work in the field, including grass areas damaged during construction. The contractor shall be responsible for providing sod in the areas shown on the plan, in sufficient quantity to provide full coverage. Additional grass required will be adjusted based on a square footage unit price. Areas to be grassed shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.
15) The landscape contractor shall be responsible for providing plants, spaced as specified on the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. Notify owner's representative immediately if such situations arise. Shrub and groundcover spacing is generally indicated on the plant list for all 'mass plantings'. Accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.
16) The landscape contractor shall be responsible for the stability and plumb condition of all installed plant materials. The contractor shall remove all staking materials the end of the grow-in period and dispose offsite.
17) All planting beds shall be top-dressed with a 3" layer of mulch as specified. All trees shall have a 3" thick mulch ring placed around the base of the trunk. The landscape scope of work includes mulching as an integral part the project.
18) All plant materials shall receive adequate watering by the landscape contractor as required until the landscape irrigation system is fully operational and until final acceptance by owner.
16) All existing plant beds to remain within the construction limit line shall be left undisturbed. Existing trees to remain, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip-line(s). No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within the area of the tree drip-line(s). Any existing plant beds or trees damaged by construction activity shall be replaced by the responsible party at their own expense.
17) No trees shall be planted within designated utility corridors, public right of way nor any plants located within four feet (4') of any swale centerline identified on the drawings. Field adjust as necessary and review adjustments with the owner's representative prior to installation.
18) The contractor shall be responsible for removal of all debris and excavated backfill off-site on a daily basis at no additional cost to the owner.
19) See landscape specifications for further requirements.

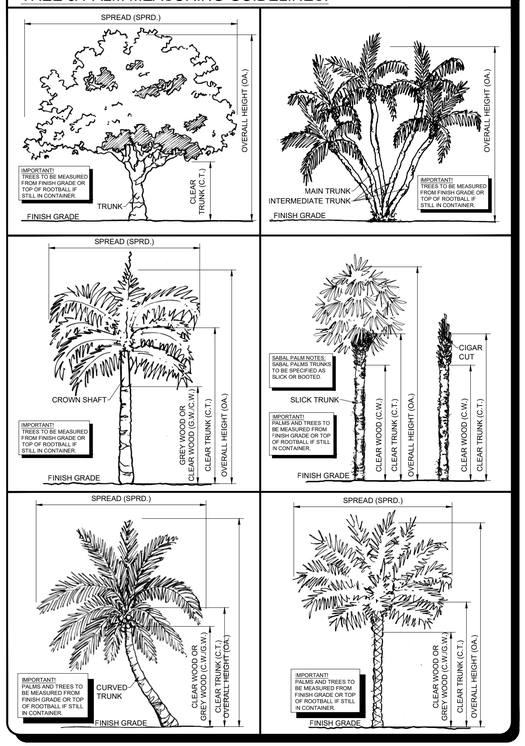
SUBSTANTIAL COMPLETION

1) Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner and landscape shall declare substantially complete. Substantial completion constitutes the beginning of the guarantee period and the 90 day establishment period of maintenance.
2) Landscape contractor to guarantee plant material for a one (1) year period and sod for 180 days following the date of substantial completion. Prior to issuing substantial completion notice the contractor shall submit to the owner three (3) copies of as-built plans/documents and three (3) copies of an annualized maintenance and operation manual detailing all schedules, nursery practices, watering requirements, fertilization, trimming etc. for all plant materials and plant areas of the project.
3) Maintenance period - The landscape contractor is responsible for complete maintenance of all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc) through the course of the project and throughout a 90 day establishment period after substantial completion notice by the owner. The project will not be accepted or deemed substantially complete by zones of phases unless otherwise noted on the plans.

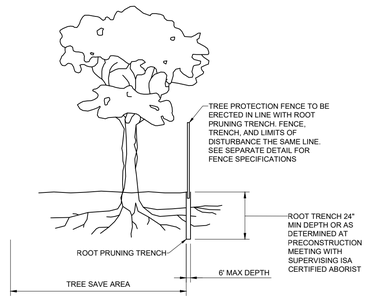
ROOT PRUNING & TREE PROTECTION DETAILS

1) Alternative construction techniques shall be utilized for any work occurring within the Protective Root Zone (PRZ) of preserved protected or heritage trees. Methods shall be designed to minimize root disturbance and maintain long-term tree health.
2) Root barrier systems such as Bio-Barrier® or equivalent products may be used where appropriate. Installation shall conform to manufacturer specifications and shall not compromise structural roots or encroach into the Structural Root Plate (SRP).
3) Root pruning must be completed prior to any construction activity, including grading, trenching, excavation, or installation of utilities. Root pruning must be reviewed and approved by the supervising arborist before scheduling any City inspections.
4) Use of alternative construction techniques shall be limited to the smallest feasible area within the Tree Protection Zone (TPZ), and shall avoid major roots and major structural limbs where possible, to ensure the tree can be considered retained/preserved.
5) All root pruning operations must be overseen by an ISA Certified Arborist. The arborist shall be present on-site during pruning and provide documentation confirming compliance prior to the pre-construction inspection.
6) No excavation, trenching, grading, or root disturbance is permitted within the Structural Root Plate (SRP). Work in this zone is strictly prohibited unless specifically approved by the arborist and the City.
7) All encountered roots requiring removal shall be cleanly severed at the edge of the PRZ/TPZ using approved cutting tools. Roots shall not be torn, ripped, or broken by excavation equipment.
8) Root pruning must be performed using approved cutting equipment, including chainsaws, handsaws, or mechanical root cutters (e.g., Dosko). The use of backhoes, trenchers, or other equipment that may tear roots is prohibited.
9) Exposed roots must be kept moist and protected during all work activities. Roots shall be immediately covered with soil, mulch, or moist burlap if exposed for longer than 30 minutes to prevent desiccation.
10) Excavation within the TPZ shall be performed using air excavation (air spade), hydro-excavation, or hand-digging techniques to avoid unnecessary root damage when feasible.
11) Trench widths within the PRZ/TPZ shall be kept to the minimum width practicable, as determined by the supervising arborist.
12) After root pruning, disturbed areas shall be backfilled with native soil or amended soil as recommended by the arborist. Compaction shall be minimized and not exceed levels appropriate for healthy root growth.
13) Irrigation and post-construction tree care shall follow the supervising arborist's recommendations. Supplemental watering may be required during construction and for at least one full growing season afterward.
14) All tree protection fencing shall remain in place and undisturbed until final inspection, unless otherwise authorized by the arborist and City of Venice staff.

TREE & PALM MEASURING GUIDELINES:



ROOT PRUNING DETAIL



NOTES

1) RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
2) BOUNDARIES OF RETENTION AREA MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
3) EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE SUPERVISING ISA CERTIFIED ARBORIST.
4) TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE SUPERVISING ISA CERTIFIED ARBORIST.
5) ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6) ALL PRUNING MUST BE EXECUTED WITH LIMITS OF DISTURBANCE SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE SUPERVISING ISA CERTIFIED ARBORIST.
7) ROOT PRUNING SHALL FOLLOW ARBORIST BEST PRACTICES PER ANSI A300 PART 8 TREE CARE STANDARDS - ROOT MANAGEMENT.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	REMARKS	
TREES						
	AR	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	28	2.5" Cal Min., 8' Ht. Min., 3'-4' Spd. Min., FL Grade #1	Native
	DH	Ilex cassine	Dahoon Holly	23	2.5" Cal Min., 8' Ht. Min., 3'-4' Spd. Min., FL Grade #1	Native
	LM	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	4	8' Ht., Min., 3" Cal. Min.	FL Friendly
	ML	Magnolia grandiflora	Southern Magnolia	15	2.5" Cal Min., 8' Ht. Min., 3'-4' Spd. Min., FL Grade #1	Native
	QV	Quercus virginiana 'High Rise'	Southern Live Oak 'High Rise'	28	2.5" Cal Min., 8' Ht. Min., 3'-4' Spd. Min., FL Grade #1	Native
SHRUBS						
	TAH	Viburnum obovatum `Walters`	Walters Viburnum	454	24" Ht. Min., 24" Spd. Min.	Native

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	QTY	REMARKS	
SHRUB AREAS							
	DG	Duranta repens	Gold Mound	24" o.c.	179	24" Ht. Min., 24" Spd. Min.	FL Friendly
	EB	Evolvulus glomeratus 'Blue Daze'	Blue Daze	24" o.c.	30	8" Ht. Min., 12" Spd. Min.	FL Friendly
	ISV	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	24" o.c.	434	24" Ht. Min., 24" Spd. Min.	Native
	LE	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	18" o.c.	366	12" Ht. Min., 12" Spd. Min.	FL Friendly
	MC	Muhlenbergia capillaris	Pink Muhly Grass	24" o.c.	1,139	24" Ht. Min., 24" Spd. Min.	Native
	ZAF	Zamia floridana	Coontie Fern	30" o.c.	1,036	24" Ht. Min., 24" Spd. Min.	Native

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	REMARKS	
GROUND COVERS					
	SOD	Argentine Bahia Sod	Argentine Bahia Sod	All disturbed ground not shown to be planted or mulched shall be sod	FL Friendly

PLANT SIZING NOTE:
PLANTS MUST MEET ALL ASPECTS OF THE MINIMUM SIZING STATED. SIZES SHOWN ARE THE MINIMUM SIZES THE CITY WILL ACCEPT AS STATED IN THE CODE BUT MAY NEED TO BE LARGER IN ORDER TO MEET THE MINIMUM HEIGHTS AND SPREADS STATE FOR EACH PLANT MATERIAL.

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Flagship Venice MOB

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No.	Revision	Date	Appvd.

Designed by: MH
Checked by: KR
Issued for: **Permit Plans**
Date: **February 2026**

Planting Notes & Schedule

REGISTERED LANDSCAPE ARCHITECT
KELSEY RIORDAN
LA 6667664
STATE OF FLORIDA

L3.00
Sheet

Project Number
66548.01

LANDSCAPE SPECIFICATIONS

GENERAL:

G1) Take responsibility for adhering to all requirements stated as outlined herein and on the landscape drawings.

G2) The scope of work for the landscape contractor for this project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. Take responsibility for coordinating with the general contractor reasonable access to power and potable water sources as required.

G3) Take responsibility to assign a qualified project manager and field supervisor to work directly with the owner's representative and supervise the work at all times through final owner acceptance. It is the contractor's responsibility to ensure that project manager has a complete current set of documents on-site at all times.

G4) The landscape contractor for this project must be able to document a minimum of five (5) years of comparable experience in the installation of plant material for projects of similar scale, intensity and quality. General contractor must submit documentation to owner's representative for approval prior to bid award.

G5) Take responsibility for familiarizing themselves with existing site conditions and notifying the owner's representative in writing of any concerns prior to commencement of work. This evaluation should include, but is not limited to, verification of surface and subsurface utilities, grades, dimensions and soil conditions.

G6) Take responsibility for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, scheduling and sequencing of work. Take responsibility for coordinating all site issues with the general contractor.

G7) Take responsibility for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.

G8) Take responsibility for the agronomic evaluation of soil characteristics. Evaluation must include chemical analysis by a qualified agricultural soils testing laboratory. For sod areas and where soils proposed for planting are in situ, soil samples should be taken immediately following completion of rough grading activities and should be collected at a rate of one sample for each 10,000 square feet of impacted area, or a total of six, whichever is greater. All imported or stockpiled soils should have a minimum of three samples taken from different areas of the stockpile. At a minimum the chemical analysis of the soil should consider the following:

A. Percentage of organic matter

B. Salinity

C. ph

D. Lime content

E. Mineral nutrients including concentrations of nitrogen, phosphorous, potassium. Calcium, magnesium, iron, zinc, manganese, copper, sulfur and molybdenum.

F. Potential hazards or impediments for plant growth including salinity, sodium chloride, boron, impaired soil structure or drainage.

G. Sand fraction analysis as a percent passing through 1", 1-1/4" and no. 200 sieves.

H. Percolation rate in inches per hour. The analysis should also include specific recommendations to the owner's representative for any amendments and backfill mixes for optimal plant growth to be made to the soils prior to planting. The contractor should include the cost of this soil testing in their base bid as well as the basic backfill mixes specified herein but should include any anticipated cost for soil amendment. The contractor is to provide the owner's representative with copies of all soil testing results. Submittal documentation must also contain a graphic site plan depicting locations and depth from which each sample was drawn.

G9) Take responsibility for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the owner's representative immediately of any perceived discrepancies for two (2) days prior to planting.

G10) Take responsibility to refer to the following references in determining compliance with best practices:

A. Florida Nurserymen and Grower's Association (FNGA) standards.

B. Florida Turf Grass Association's (FTGA) standards.

C. Florida Department of Agriculture, Bureau of Plant Industry, "Trades and Standards for Nursery Plants", latest edition.

D. "Cabling, Bracing and Guying Standards for Shade Trees" as published by the national arborist association (NAA).

E. ANSI A300 1995 Standards as established by the Tree, Shrub and Other Woody Plant Maintenance Standard Practice.

F. ANSI, Z60.1-American Standard For Nursery Stock.

G. "Standard Plant Names" as established by Hortus III.

G11) The owner's representative reserves the right to defer any and all review responsibilities related to landscape to the project Landscape Architect or other authorized agent.

G12) Take responsibility to grant the owner the following warranty for a period of one year (365 days) from the date of final acceptance for all trees, shrubs and groundcovers. The warranty period for sod shall be six months (180 days). It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any defective plant materials. Warranty is intended to cover defects and unsatisfactory growth caused by no fault of the owner. During the warranty period the landscape contractor shall make every reasonable effort to replace any dead, dying or diseased material within a period of 15 working days

G13) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. Take responsibility for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and at commencement of work.

G14) Take responsibility to verify the extent of grassing work in the field. The contractor shall be responsible for providing grass in the areas shown on the plan in sufficient quantity to provide full coverage. Additional grass required will be adjusted based on a square footage unit price. Areas to be grassed shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.

G15) Take responsibility for providing plants, spaced as specified on the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. Notify landscape architect immediately if such situations arise. Shrub and groundcover spacing is generally indicated on the plant list for all 'mass plantings'. Accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.

PRODUCT:

P1) Take responsibility for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the owner's representative in writing within this period. No substitution shall be permitted without prior written approval from the owner's representative. Take responsibility for exhausting all means possible to obtain the materials as specified prior to requesting substitution. In order to be considered by the owner's representative as viable alternates plants must share the same general appearance/ form, installation size, mature size, color, quality and growth habit. Materials must be offered at no additional costs to the owner.

P2) The owner's representative reserves the right to review and approve all plant materials, including sod, at their source nursery with the landscape contractor prior to delivery to the job site. It is the responsibility of the landscape contractor to coordinate and schedule all nursery trips with the landscape architect or owner's representative a minimum of two weeks prior to the schedule date for material delivery for shipping. The landscape contractor is to provide a minimum of one week to the owner's representative for all trips. The owner also reserves the rights to have the nursery review of material or to provide approval through review of photographs or representative samples.

P3) All plant material suppliers, including sod, for this project must be able to document a minimum of five (5) years of experience in the specialization of growing and cultivation of comparable materials as specified for this project. Take responsibility to provide documentation to the owner's representative for approval prior to procuring material.

P4) In preparation for the delivery to the site the landscape contractor shall only prune branches or roots after notifying owner's representative. Pruning should only be preformed as required to assure safe loading, shipping and job site handling. In no case can any tree be topped. Prior to shipping all trees should be sprayed for insects and fungus as well as a foliar anti-dessicant.

P5) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. Trees should be root pruned 30 days prior to digging and hardened off at the nursery for a minimum of 30 days prior to shipping. In addition to rootball irrigation the nursery should provide overhead mist irrigation for the duration of this period. The product received on-site should have a firm ball with natural soils. Dryed, cracked or broken rootballs will not be accepted. Rootballs should be sized at a minimum dia. ratio of 12" of rootball for each 1" of tree caliper.

P6) Take responsibility for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.

P7) Soil preparation is to include the following fertilizer with the understanding that soil mix design may need to be adjusted based on outcome of agronomic testing:

A. Trees, 100% site soil with 5 lb. Milorganite per cu. yd.

B. Shrubs, 100% site soil with Osmocote controlled release fertilizer (17-11-10) per manufacturer's recommendation.

P8) Should owner's representative and contractor agree with the recommendation of the testing agency to further amend the soils the contractor's contract will be adjusted accordingly. The contractor shall be required to submit samples of amended soils to be re-tested to confirm compliance with recommendations following the same procedures as the original tests.

P9) Take responsibility to provide the owner's representative with one quart, sealed and labeled bag of soil from same location that test samples here drawn. The owner reserves the right to obtain secondary analysis to confirm test results at their expense.

P10) Take responsibility to provide the owner's representative with one quart sealed and labeled bag of any imported soil material amendment or conditioner used in the preparation of the planting areas.

P11) The owner's representative reserves the right to review and approve all plant material at the job site prior to installation to ensure that the delivered state of the materials is in compliance with the material specifications contained herein. In the advent that delivered material does not comply with the project requirements the owner reserves the right to reject such materials and require the landscape contractor to remove and replace rejected materials at no additional cost to the owner. The landscape contractor shall remove rejected plants and materials from the project area and replace with acceptable materials.

P12) All plant material shall meet or exceed the requirements for Florida No. I quality in accordance with the grades and standards for nursery plants published by the state of Florida, department of agriculture, current edition. All plant material is to be sourced from a nursery unless specifically noted to be collected.

P13) All plant material sizes specified are minimum sizes at time of installation. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified. Material height and width specified in landscape schedule is based on branches in their normal position. Specified caliper is to be measured at a point 12"' above the ground.

P14) All plant material must be delivered to the project site and installed in good health, free of pest, pest eggs, fungus and disease. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.

EXECUTION:

E1) Take responsibility for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.

E2) Take responsibility for maintaining the area, materials and equipment within the limits of work in a safe, neat and orderly manner. Excess materials and debris are to be removed from the work area no less than daily or as directed by the general contractor.

E3) Take responsibility for maintaining work activities within the limits of work and performing work at times, and in a manner, as prescribed by the general contractor.

E4) Take responsibility for any excavation in the vicinity of pre-existing or newly installed utilities with the general contractor. It is the responsibility of the landscape contractor to notify the owner's representative a minimum of 48 hours prior to digging for field verification of all underground utilities and other elements.Take responsibility for prior to initiating operations emergency repair plans and any possible service interruption(s) on-site and off. The landscape contractor shall bear the sole responsibility of any damage to subsurface utilities caused by their work. Return of services to off-site areas (if any) must be immediate.

E5) Take responsibility to take precautions to protect all existing site roads, parking lots, curbs and utilities from damage. This applies not only to the area within the limits of work but also along any local access roads or roadways internal to the project.

E6) Take responsibility for all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.

E7) Take responsibility for with general contractor to ensure that temporary erosion and sedimentation control measures (silt fence, geo fence and/or other measures) are installed prior to beginning excavation.

E8) Take responsibility for the maintenance of all plant materials and the planting areas until final acceptance by the owner's representative

E9) The owner's representative will not review any change order requests from the landscape contractor related to 'extra' work performed without prior written authorization from the owner's representative.

E10) Take responsibility for scheduling deliveries of sod so that all deliveries to site will be installed no more than 24 hours from the time it arrives on site. The amount of sod delivered to the site at any one time should not exceed the amount that can be laid under these time constraints.

E11) Take responsibility to exercise care in the placement of sod. Sod should be laid with staggered rows running parallel to slope contours. In slope situations, begin sod at base of slope and work uphill, all sod should be rolled and fertilized with a granular 16-4-8 fertilizer five days after planting. Newly sodded areas shall be kept moist for the first week after planting after which a watering rate of 2" per week, including rainfall, should be sufficient.

E12) Take responsibility for eradicating weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.

E13) Take responsibility for pre-tillage to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum 8" depth. In the process of tilling unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 2" diameter on average shall be removed. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.

E14) Take responsibility for the owner's representative with record copies of all shipping receipts for all materials, including plants and sod, delivered to the project site. Delivery of all fertilizer and soil amendment materials must be in original, unopened container's bearing manufacturer's guaranteed chemical analysis, name, trade mark and conformance with state law.

E15) Take responsibility to store all materials in an area to be determined by the owner's representative. All excess stored materials must be removed prior to final acceptance from the owner.

E16) Take responsibility for staking all plant materials in the field in accordance with the landscape plans for approval by the owner's representative prior to excavation and installation. Take responsibility for stakes or flags to indicate locations of individual trees whereas all shrub and groundcover materials must be laid out in their containers with the appropriate spacing for owner's representative review and approval. The owner reserves the right to make field adjustments to plant layout as part of this review. Failure by the landscape contractor to obtain layout approval from the owner's representative prior to installation may result in the removal and reinstallation of materials by the contractor at no additional costs to the owner.

E17) The irrigation system is designed to maintain an established landscape. The contractor shall not rely on it as the new material's sole source of water. Take responsibility for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. Take responsibility to continue to monitor the moisture content for all trees and shrubs. Use care to avoid creating large hole water jetting.

E18) Take responsibility for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades erected at the perimeter of the tree drip line. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area. Bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

E19) Take responsibility for establishing and maintaining the stability and plumb condition of all installed plant materials until receiving final acceptance from the owner's representative. The contractor shall be responsible for replacing any plant material which is damaged due to inadequate guying or staking, at no additional cost to the owner. The contractor shall remove all staking materials the end of the warranty period and dispose of properly offsite.

E20) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified and approved by the owner's representative. Replacement with alternate materials will be permitted only with prior written approval from the owner's representative. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.

E21) At the end of the warranty period the owner reserves the right to have the contractor replace any declining material or request an extension of up to ninety (90) days on any specific material.

E22) Take responsibility to install plant materials using the best horticultural practices:

A. Protect plant material from damage during delivery, staging and installation.

B. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading,

C. Do not install plant materials in winds in excess of 30 miles per hour.

D. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying owner's representative of concerns prior to installation.

E. Perform all work in accord with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.

F. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.

G. The 'choke' strapping method for lifting trees is prohibited.

H. Do not drop plant material.

I. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.

J. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.

K. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18'.

L. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.

M. Set fertilizer tablets on top of rootball for all trees laid out for planting to allow owner's representative to confirm correct amount.

N. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.

O. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.

P. Apply mulch in even layer to depth shown on detail. Do not place mulch without the approval of the owner's representative that weed removal and fine grading requirements have been met.

Q. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

E23) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.

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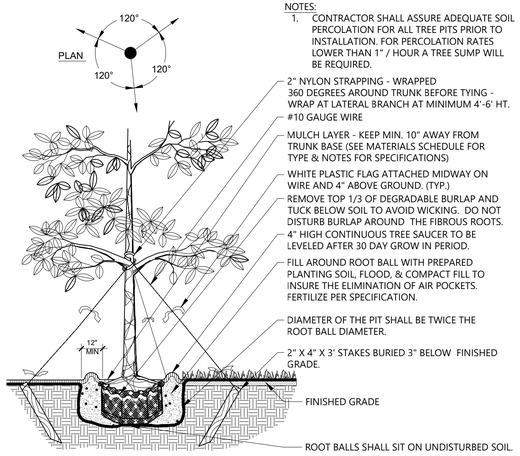
No.	Revision	Date	Appvd.

Designed by: MH
Checked by: KR
Issued for: Permit Plans
Date: December 2025

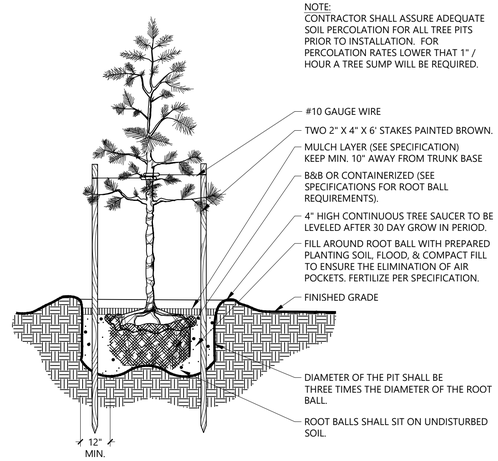
Planting Specifications

L3.01
Sheet

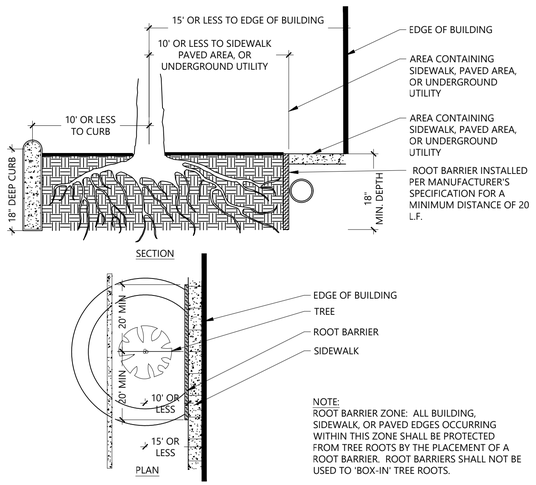
Project Number
66548.01



A LARGE TREE INSTALLATION & STAKING DETAIL
N.T.S. TPA-35

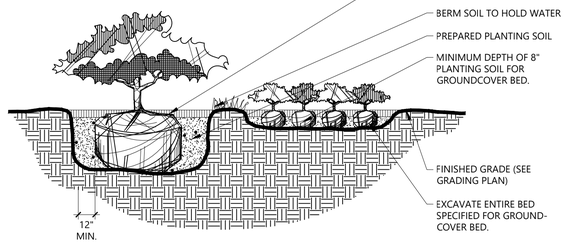


B SMALL TREE INSTALLATION & STAKING DETAIL
N.T.S. TPA-05

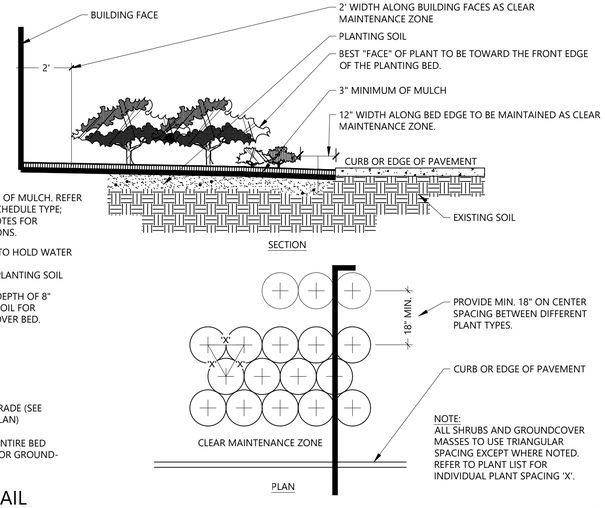


C ROOT BARRIER DETAIL
N.T.S. TPA-09

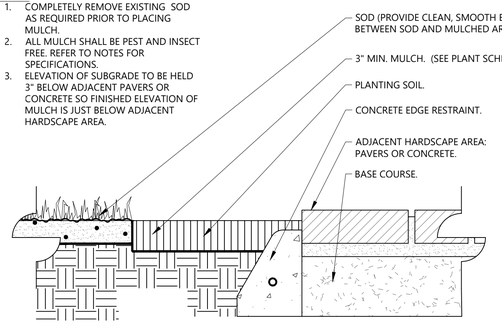
NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
3. WHEN GROUNDCOVERS AND SHRUBS ARE SHOWN IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHERE SPECIFIED.



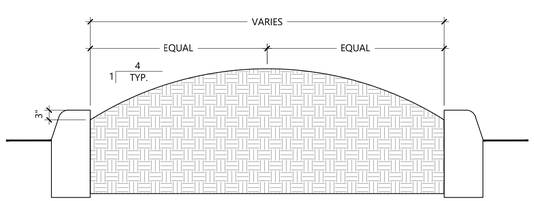
D SHRUB AND GROUNDCOVER INSTALLATION DETAIL
N.T.S. TPA-08



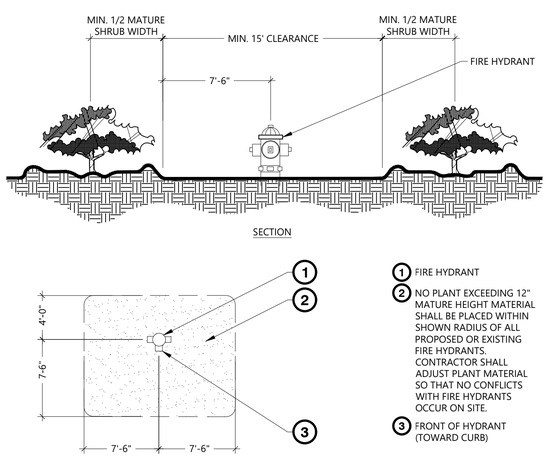
NOTES:
1. COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.
2. ALL MULCH SHALL BE PEST AND INSECT FREE. REFER TO NOTES FOR SPECIFICATIONS.
3. ELEVATION OF SUBGRADE TO BE HELD 3" BELOW ADJACENT PAVERS OR CONCRETE SO FINISHED ELEVATION OF MULCH IS JUST BELOW ADJACENT HARDSCAPE AREA.



E MULCH APPLICATION
N.T.S. TPA-11



F ISLAND CROWN DETAIL
N.T.S. TPA-13



G SHRUB PLANTING AT FIRE HYDRANT
N.T.S. TPA-39

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No.	Revision	Date	Appvd.

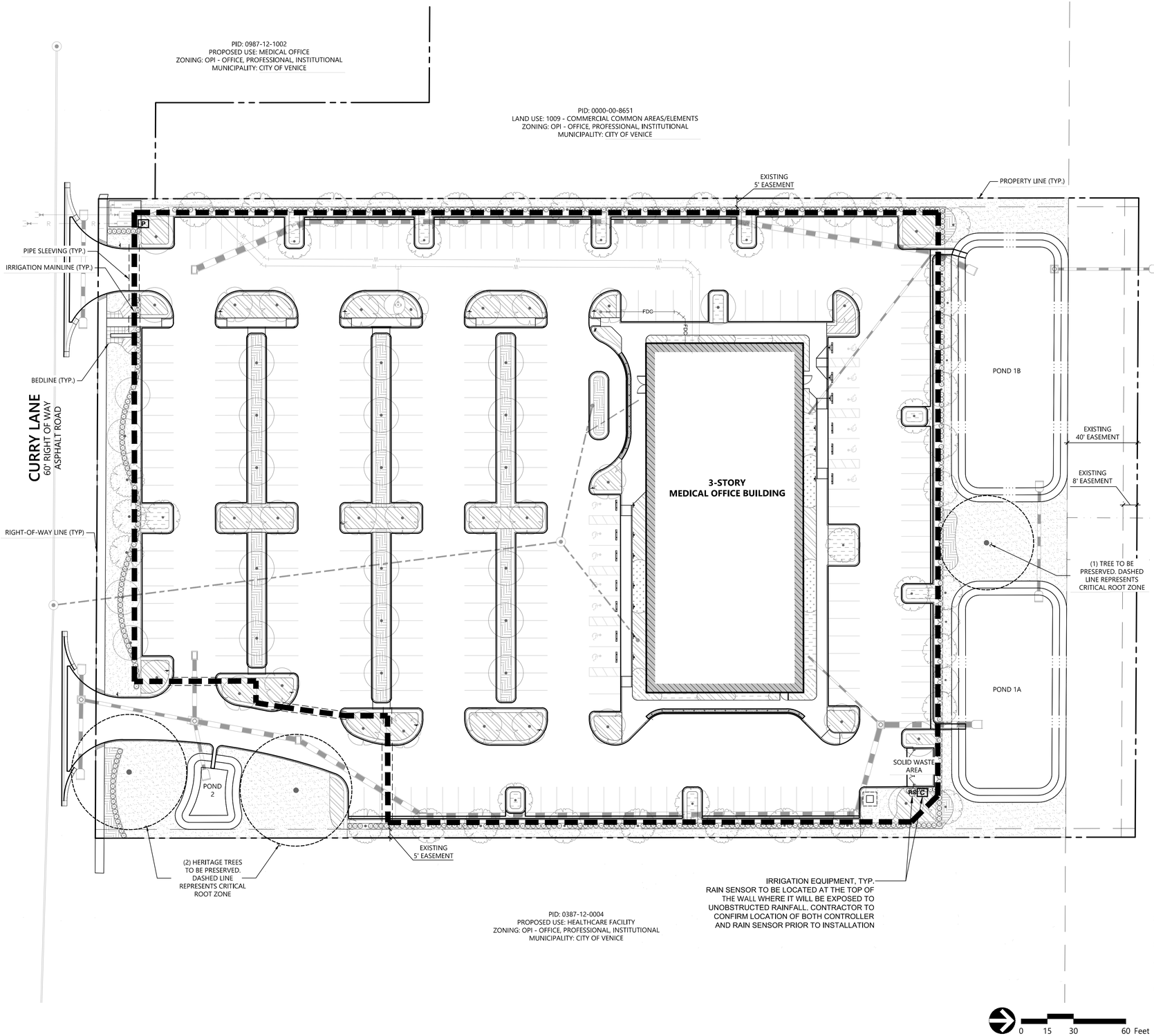
Designed by: MH
Checked by: KR
Issued for: Permit Plans
Date: December 2025

Planting Details

REGISTERED LANDSCAPE ARCHITECT
KELSEY RIORDAN
LA 6667664
STATE OF FLORIDA

Sheet: L3.02

Project Number: 66548.01



IRRIGATION LEGEND

Code required trees requiring Two (2) .25 gpm bubblers per tree

SHRUB ARI

Code required shrub and groundcover material requiring low-volume drip irrigation

Bahia sod not to be irrigated

C — Hunter ICC2-PL 8-54 Station decoder controller in an outdoor plastic wall mount enclosure.

RS — Hunter MINI-CLIK Rain Sensor, mount as noted

P — Point of Connection Source to be reclaim water.

Irrigation Mainline: PVC Schedule 40

Pipe Sleeve: PVC Schedule 40

CODE IRRIGATION SYSTEM REQUIREMENTS

1. ALL IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING STANDARDS:
   a. ALL CODE REQUIRED PLANT MATERIAL DEPICTED ON THIS PLAN SHALL HAVE 100% IRRIGATION COVERAGE. TREES, PALMS AND LARGER SHRUB MATERIAL SHALL HAVE BUBBLERS AND ALL GROUNDCOVER/ SMALL SHRUB BEDS SHALL HAVE LOW-VOLUME SPRAY IRRIGATION.
   b. ALL CODE IRRIGATION REQUIREMENTS SHALL BE MET AND MAINTAINED.
   c. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MEET THE NEEDS OF THE PLANTS IN THE LANDSCAPE PLAN, SPECIFICALLY USING THE PRINCIPLE OF RIGHT PLANT/RIGHT PLACE.
   d. THE DESIGN SHALL CONSIDER SOIL, SLOPE, AND OTHER SITE CHARACTERISTICS IN ORDER TO MINIMIZE WATER WASTE, INCLUDING OVERSPRAY, THE WATERING OF IMPERVIOUS SURFACES AND OTHER NON-VEGETATED AREAS, AND OFF-SITE RUNOFF.
   e. THE SYSTEM SHALL BE DESIGNED TO MINIMIZE FREE FLOW CONDITIONS IN CASE OF DAMAGE OR OTHER MECHANICAL FAILURE.
   f. THE SYSTEM SHALL BE DESIGNED TO USE THE LOWEST QUALITY WATER FEASIBLE.
   g. RAIN SWITCHES OR OTHER APPROVED DEVICES, SUCH AS SOIL MOISTURE SENSORS, TO PREVENT UNNECESSARY IRRIGATION, SHALL BE INCORPORATED.
   h. A RECOMMENDED SEASONAL OPERATING SCHEDULE AND AVERAGE PRECIPITATION RATES FOR EACH IRRIGATION ZONE FOR BOTH ESTABLISHMENT AND MAINTENANCE CONDITIONS SHALL BE PROVIDED.
   i. CONTROL SYSTEMS SHALL PROVIDE THE FOLLOWING MINIMUM CAPABILITIES:
      (1) ABILITY TO BE PROGRAMMED IN MINUTES, BY DAY OF WEEK, SEASON, AND TIME OF DAY;
      (2) ABILITY TO ACCOMMODATE MULTIPLE START TIMES AND PROGRAMS;
      (3) AUTOMATIC SHUT OFF AFTER ADEQUATE RAINFALL;
      (4) ABILITY TO MAINTAIN TIME DURING POWER OUTAGES FOR A MINIMUM OF THREE (3) DAYS;
      (5) OPERATIONAL FLEXIBILITY TO MEET APPLICABLE YEAR-ROUND WATER-CONSERVATION REQUIREMENTS AND TEMPORARY WATER-SHORTAGE RESTRICTIONS.
   j. RECOMMENDED MAINTENANCE ACTIVITIES AND SCHEDULES SHALL BE INCLUDED.
   k. PRECIPITATION RATES FOR SPRINKLERS AND ALL OTHER EMITTERS IN THE SAME ZONE SHALL BE MATCHED, EXCEPT THAT MICROIRRIGATION EMITTERS MAY BE SPECIFIED TO MEET THE REQUIREMENTS OF INDIVIDUAL PLANTS.
   l. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MAXIMIZE UNIFORMITY, CONSIDERING FACTORS, SUCH AS: EMITTER TYPES, HEAD SPACING, SPRINKLER PATTERN, WATER PRESSURE AT THE EMITTER.
2. IRRIGATION SOURCE IS TO BE RECLAIM WATER. REFER TO CIVIL PLANS, SHEET C5.00, FOR RECLAIM WATER METER INFORMATION.
3. ALL PROPOSED IRRIGATION EQUIPMENT TO HAVE PURPLE INDICATORS.
4. ALL IRRIGATION PIPE SLEEVES SHALL BE TWO SIZES LARGER THAN PIPE BEING SLEEVED.
5. WHERE POSSIBLE, ALWAYS ROUTE MAINLINE IN PLANT BEDS/SODDED AREAS. MAINLINE AND VALVES SHOW IN CONCRETE AREAS OR OUTSIDE PROPERTY BOUNDARY ARE FOR GRAPHICAL PURPOSES ONLY.

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Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation =12.00 feet (NAVD 88)

Flagship Venice MOB

2695 Curry Lane
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No.	Revision	Date	Appvd.

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Code Schematic Irrigation Plan

REGISTERED LANDSCAPE ARCHITECT
KELSEY RIORDAN
LA 6667664
STATE OF FLORIDA

Sheet: L4.00

Project Number: 66548.01

IRRIGATION SPECIFICATIONS:

1.0 GENERAL

1.1 SUMMARY: INCLUDES BUT NOT LIMITED TO:
A. FURNISHING AND INSTALLING SPRINKLER SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTIONING.

1.2 SYSTEM DESCRIPTION:
A. DESIGN REQUIREMENTS:
1. LAYOUT OF IRRIGATION HEADS:
A. LOCATION OF HEADS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
B. DURING LAYOUT, CONSULT WITH LANDSCAPE ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.

1.3 QUALITY ASSURANCE:
A. REGULATORY REQUIREMENTS:
1. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS. NOTHING IN CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
B. PRE-INSTALLATION CONFERENCE:
1. MEET WITH OWNER AND LANDSCAPE ARCHITECT TO DISCUSS AND CLARIFY ALL ASPECTS OF JOB REQUIREMENTS PRIOR TO COMMENCING WORK OF THIS SECTION.
C. SYSTEM ADJUSTMENTS:
1. MINOR ADJUSTMENTS IN SYSTEM WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
2. MAINLINE, LATERALS, AND VALVES ARE SHOWN FOR CLARITY PURPOSES ONLY. ALL IRRIGATION EQUIPMENT WITH LANDSCAPE AREA. MAINLINE, LATERALS AND VALVES TO BE INSTALLED AS FAR AWAY FROM EXISTING AND NEW SPECIMEN TREES AS POSSIBLE.
D. 1. DOCUMENTATION AND SUBMITTAL OF ACTUAL WATER SUPPLY PERFORMANCE PRIOR TO COMMENCING INSTALLATION.

1.4 SUBMITTALS:
A. RECORD DRAWINGS:
1. PREPARE AN ACCURATE AS-BUILT DRAWING AS INSTALLATION PROCEEDS TO BE SUBMITTED PRIOR TO FINAL INSPECTION. DRAWING SHALL INCLUDE:
A. DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION.
B. SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL BIDDING DOCUMENTS.
2. MAINTAIN, AT JOB SITE, ONE COPY OF CONTRACT DOCUMENTS (AS DEFINED IN GENERAL CONDITIONS) AND RELEVANT SHOP DRAWINGS.
3. CLEARLY MARK EACH DOCUMENT "PROJECT RECORD COPY" AND MAINTAIN IN GOOD CONDITION FOR USE OF THE LANDSCAPE ARCHITECT AND OWNER.
4. AS-BUILT DRAWING SHALL BE CLEARLY DRAWN ON REPRODUCIBLE MYLAR.
5. SUBMIT PRODUCT LITERATURE FOR ALL SPRINKLERS, VALVES, PIPE, WIRE, WIRE CONNECTORS AND CONTROLLER.
6. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL ACCURATE AND COMPLETE SUBMITTALS ARE DELIVERED TO THE LANDSCAPE ARCHITECT.
B. INSTRUCTION MANUAL:
1. PROVIDE INSTRUCTION MANUAL WHICH LISTS COMPLETE INSTRUCTIONS FOR SYSTEM OPERATION AND MAINTENANCE.

1.5 PRODUCT STORAGE:
A. DURING CONSTRUCTION AND STORAGE, PROTECT MATERIALS FROM DAMAGE AND PROLONGED EXPOSURE TO SUNLIGHT.

1.6 WARRANTY:
A. STANDARD ONE (1) YEAR WARRANTY STIPULATED IN GENERAL CONDITIONS SHALL INCLUDE:
1. COMPLETED SYSTEM INCLUDING PARTS AND LABOR.
2. FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES FOR ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE.
3. SYSTEM ADJUSTMENT TO SUPPLY PROPER COVERAGE TO AREAS TO RECEIVE WATER.

1.7 MAINTENANCE:
A. EXTRA MATERIALS:
1. IN ADDITION TO INSTALLED SYSTEM, FURNISH OWNER WITH THE FOLLOWING ITEMS AT CLOSE-OUT:
A. TWO SPRINKLER HEAD BODIES OF EACH SIZE AND TYPE.
B. TWO ADJUSTING KEYS FOR EACH SPRINKLER HEAD COVER TYPE.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
A. PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH MANUFACTURER'S NAME, SIZE, SCHEDULE, TYPE, AND WORKING PRESSURE.
B. PIPE:
1. PRESSURE LINES: AS INDICATED ON PLANS.
2. LATERAL LINES: AS INDICATED ON PLANS.
3. RISERS: SCH. 80 PVC, GRAY
C. FITTINGS:
1. SCHEDULE 40 PVC.
D. SLEEVING:
1. SCHEDULE 40 PVC.

2.2 SPRINKLER HEADS:
A. CONFORM TO REQUIREMENTS SHOWN ON DRAWINGS AS TO TYPE, RADIUS OF THROW, PRESSURE, AND DISCHARGE.

2.3 AUTOMATIC SPRINKLER SYSTEM:
A. CONTROL VALVES SHALL BE OF SIZE AND TYPE INDICATED ON DRAWINGS.
B. CONTROL WIRE SHALL BE UL LISTED, COLOR CODED COPPER CONDUCTOR DIRECT BURIAL SIZE 14. TAPE CONTROL WIRE TO BOTTOM OF MAIN LINE EVERY TEN (10') FEET. WHERE CONTROL WIRE LEAVES MAIN IT SHALL BE ENCLOSED IN CLASS 200 PVC CONDUIT. USE 3M-DBY WATERPROOF WIRE CONNECTORS AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES. USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE CONTROLLER.
C. ADD THREE EXTRA CONTROL WIRE FROM PANEL TO VALVES FOR USE IF A WIRE FAILS AND MARK IT IN THE CONTROL BOX AS AN EXTRA WIRE. THIS WIRE SHALL BE OF A DIFFERENT COLOR THAN THE OTHERS.

2.4 VALVES:
A. ELECTRIC VALVES:
1. MAKE AND MODEL SHOWN ON DRAWINGS.
B. GATE VALVES:
1. BRONZE CONSTRUCTION, ANGLE TYPE, 150 POUND CLASS, THREADED CONNECTIONS, WITH CROSS-TYPE OPERATING HANDLE DESIGNED TO RECEIVE OPERATING KEY.
C. AUTOMATIC CONTROLLER:
1. MAKE AND MODEL SHOWN ON DRAWINGS.

2.5 VALVE ACCESSORIES:
A. VALVE BOXES:
1. AMETEK OR BROOKS RECTANGULAR HEAVY DUTY VALVE BOX WITH LOCKING LID OR LANDSCAPE ARCHITECT APPROVED EQUAL.
2. DO NOT INSTALL MORE THAN ONE (1) VALVE IN A SINGLE BOX.
3. VALVE BOXES SHALL BE LARGE ENOUGH FOR EASY REMOVAL OR MAINTENANCE OF VALVES.

3.0 EXECUTION:

3.1 PREPARATION:
A. PROTECTION:
1. WORK OF OTHERS DAMAGED BY THIS SECTION DURING COURSE OF ITS WORK SHALL BE REPLACED OR REPAIRED BY ORIGINAL INSTALLER AT THIS SECTION'S EXPENSE.

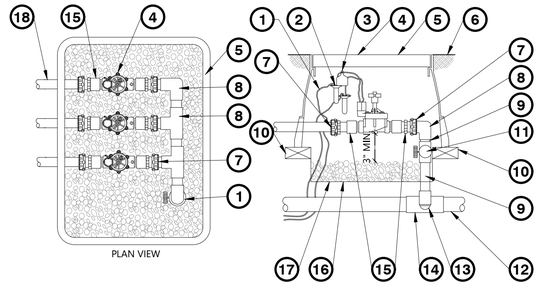
3.2 INSTALLATION:
A. TRENCHING AND BACKFILLING:
1. OVER-EXCAVATE TRENCHES BY TWO (2") INCHES AND BRING BACK TO INDICATED DEPTH BY FILLING WITH FINE, ROCK-FREE SOIL OR SAND.
2. COVER PIPE BOTH TOP AND SIDES WITH TWO (2") INCHES OF MATERIAL SPECIFIED IN PARAGRAPH ABOVE. IN NO CASE SHALL THERE BE LESS THAN TWO (2") INCHES OF ROCK-FREE SOIL OR SAND SURROUNDING PIPE.
3. DO NOT COVER PRESSURE MAIN, SPRINKLER PIPE, OR FITTINGS UNTIL THE LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.
B. INSTALLATION OF PLASTIC PIPE:
1. INSTALL PLASTIC PIPE IN A MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER.
2. UNLESS OTHERWISE INDICATED ON DRAWINGS, INSTALL MAIN LINES WITH A MINIMUM COVER OF EIGHTEEN (18") INCHES BASED ON FINISH GRADE. INSTALL LATERAL LINES WITH A MINIMUM COVER OF EIGHTEEN (18") INCHES BASED ON FINISH GRADE.
3. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES A MINIMUM OF TWENTY FOUR (24") INCHES BELOW FINISH GRADE OR AS SHOWN ON DRAWINGS.
4. LOCATE NO SPRINKLER HEAD CLOSER THAN TWELVE (12") INCHES FROM BUILDING FOUNDATION. HEADS IMMEDIATELY ADJACENT TO MOWING STRIPS, WALKS OR CURBS SHALL BE ONE (1") INCH BELOW TOP OF MOWING STRIP, WALK OR CURB AND HAVE A MINIMUM OF ONE (1") INCH CLEARANCE BETWEEN HEAD AND MOWING STRIP, WALK OR CURB.
5. DRAWINGS SHOW ARRANGEMENT OF PIPING. SHOULD LOCAL CONDITIONS NECESSITATE REARRANGEMENT, OBTAIN APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
6. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS PRIOR TO INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
7. MAKE SOLVENT WELD JOINTS IN THE FOLLOWING MANNER:
A. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF P-70 PRIMER TO EACH.
B. APPLY UNIFORM COAT OF 711 SOLVENT TO OUTSIDE OF PIPE.
C. APPLY SOLVENT TO FITTING IN SIMILAR MANNER.
D. REAPPLY A LIGHT COAT OF SOLVENT TO PIPE AND QUICKLY INSERT INTO FITTING.
E. GIVE PIPE OR FITTING A QUARTER TURN TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
F. HOLD IN POSITION FOR FIFTEEN (15) SECONDS MINIMUM OR LONG ENOUGH TO SECURE JOINT.
G. WIPE OFF SOLVENT APPEARING ON OUTER SHOULDER OF FITTING.
H. DO NOT USE AN EXCESSIVE AMOUNT OF SOLVENT THEREBY CAUSING AN OBSTRUCTION TO FORM ON THE INSIDE OF PIPE.
I. ALLOW JOINTS TO SET AT LEAST 24 HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
8. TAPE THREADED CONNECTION WITH TEFLON TAPE.
9. INSTALL CONCRETE THRUST BLOCKS WHEREVER CHANGE OF DIRECTION OCCURS A PVC MAIN PRESSURE LINES UNLESS OTHERWISE DETAILED ON DRAWINGS.
C. CONTROL VALVES AND CONTROLLER:
1. INSTALL CONTROLLER, CONTROL WIRES, AND VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO APPLICABLE ELECTRICAL CODE.
2. INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY DUTY PLASTIC COVERS. LOCATE VALVE BOX TOPS AT FINISH GRADE.
3. INSTALL ALL VALVE BOXES OVER NINE (9") INCHES OF GRAVEL FOR DRAINAGE.
D. SPRINKLER HEADS:
1. PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, OPEN CONTROL VALVES AND USE FULL HEAD OF WATER TO FLUSH OUT SYSTEM.
2. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
3. SET LAWN SPRINKLER HEADS ADJACENT TO EXISTING WALKS, CURBS, AND OTHER PAVED AREAS TO GRADE.
E. DRIPLINE
1. INSTALL DRIP ZONE OPERATION INDICATOR HEAD NEXT TO CONTROL VALVE FOR EACH DRIP ZONE.
2. STAKE DRIPLINE EVERY 8' WITH 6" SOD STAPLES.

3.3 ADJUSTMENT AND CLEANING:
A. ADJUST HEADS TO PROPER GRADE WHEN TURF IS SUFFICIENTLY ESTABLISHED TO ALLOW WALKING ON IT WITHOUT APPRECIABLE HARM. SUCH LOWERING OR RAISING OF OF HEADS SHALL BE PART OF THE ORIGINAL CONTRACT WITH NO ADDITIONAL CHARGE TO THE OWNER.
B. ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION AND TRIM TO ENSURE SPRAY DOES NOT FALL ON BUILDING.
C. ADJUST WATERING TIME OF VALVES TO PROVIDE PROPER AMOUNTS OF WATER TO ALL PLANTS.

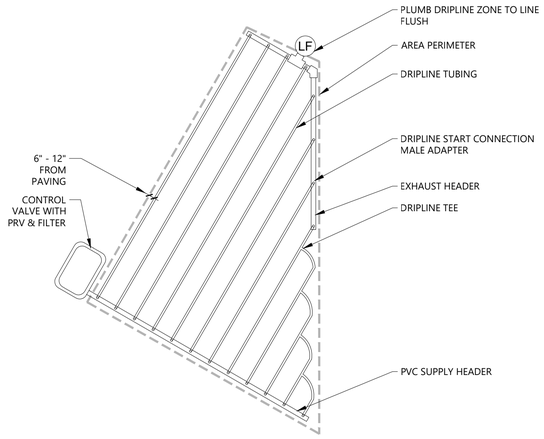
3.4 DEMONSTRATION:
A. AFTER SYSTEM IS INSTALLED AND APPROVED, INSTRUCT OWNERS REPRESENTATIVE IN COMPLETE OPERATION AND MAINTENANCE.

END OF SECTION

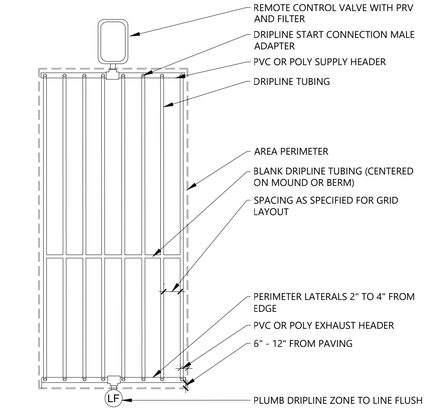
1. 6-FEET LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ZONE ID TAG
4. CONTROL VALVE:
5. VALVE BOX
6. FINISH GRADE/TOP OF MULCH
7. 1" PVC UNION
8. 1" PVC SCH 40 ELL OR TEE
9. 1" PVC MAINLINE PIPE
10. BRICK (1 OF 4)
11. 1" PVC BALL VALVE
12. 1" PVC MAINLINE PIPE
7. 1" SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
8. PVC SCH 40 OR MEGALUG TEE OR ELL AS REQUIRED
9. PVC SCH 40 MALE ADAPTER
10. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. MIRAFI 140NC GEOTEXTILE FABRIC
12. 1" PVC LATERAL PIPE



A VALVE MAINFOLD - SPRAY & BUBBLER
N.T.S. TPA-40



B DRIPLINE IRREGULAR AREA - GRID LAYOUT
N.T.S. TPA-24



C DRIPLINE GRID LAYOUT
N.T.S. TPA-20

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No.	Revision	Date	Appvd.

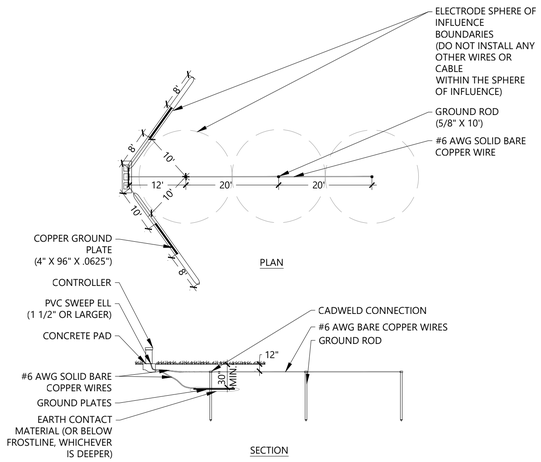
Designed by: MH
Checked by: KR
Issued for: Permit Plans
Date: December 2025

Irrigation Specifications & Details

REGISTERED LANDSCAPE ARCHITECT
KELSEY RIORDAN
LA 6667664
STATE OF FLORIDA

Sheet: L5.00

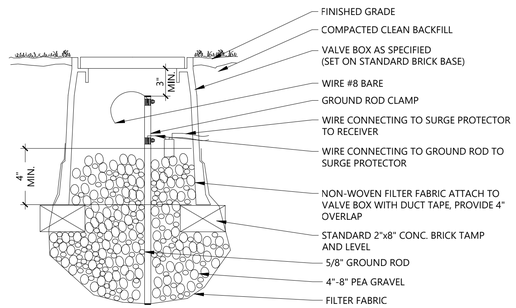
Project Number: 66548.01



A CONTROLLER GROUNDING DETAIL

N.T.S. TPA-23

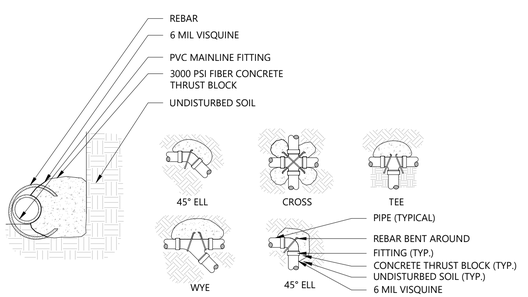
NOTES:
1. THE CONTRACTOR SHALL PROVIDE A SURGE PROTECTOR, COMPATIBLE WITH THE PRODUCTS SPECIFIED AT EACH VALVE & VALVE BOX LOCATION. (ADD EVERY 300', 500' OR 800' ALONG MAINLINE PATH.)
2. THE WIRES SHALL BE SOLDERED AT ANY POINT ALONG THE PATH WHERE A DECODER OR SURGE PROTECTOR IS ADDED. SOLDERING IS NOT REQUIRED FROM THE DECODERS TO THE SOLENOIDS.



D GROUND ROD SURGE PROTECTOR DETAIL

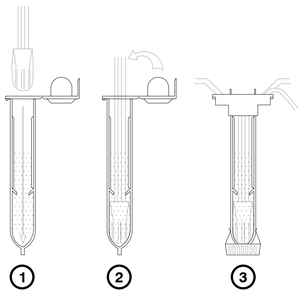
N.T.S. TPA-18

NOTES:
1. SUPPLY LINES 2.0 INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS AS SPECIFIED HEREIN & AS APPLICABLE.
2. ALL CONCRETE TO BE 2800 PSI OR STRONGER.
3. ALL REBAR SHALL BE RUST-FREE.
4. FITTINGS TO BE WRAPPED IN VISQUEEN BEFORE POURING THE THRUST BLOCK.
5. CONCRETE IS NOT TO INCASE THE IRRIGATION MAINLINE



G THRUST BLOCKING DETAIL

N.T.S. TPA-45

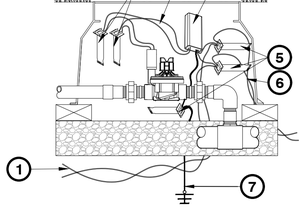


1. STRIP WIRES, APPLY THE SCOTCHLOK ELECTRICAL CONNECTOR AND TWIST IN A CLOCKWISE DIRECTION
2. INSERT THE SPLICE INTO THE GEL-FILLED INSULATOR TUBE. PUSH PAST THE LOCKING FINGERS TO HOLD THE SCOTCHLOK CONNECTOR IN PLACE
3. POSITION WIRE CHANNELS AND SNAP INSULATOR TUBE COVER

B DBY/DBR DIRECT BURY SPLICE KIT

N.T.S. TPA-21

NOTE:
All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 =BLACK



1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID/UP TO 150 FT./45M
4. MODEL ICD-100 DECODER
5. DBY-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER/1/2 ON EITHER SIDE OF DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

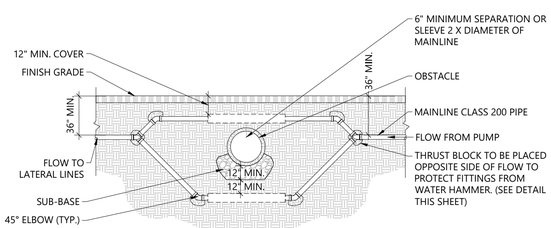
E ICD 100 DECODER

N.T.S. TPA-22

NOTES:
1.) THIS DETAIL REPRESENTS TWO OPTIONS:
OPTION 1: INSTALLATION ABOVE THE OBSTACLE WHERE A MIN 12" OF COVER CAN BE ACHIEVED.
OPTION 2: INSTALLATION BELOW THE OBSTACLE WHERE A MIN 12" OF COVER CAN NOT BE ACHIEVED.

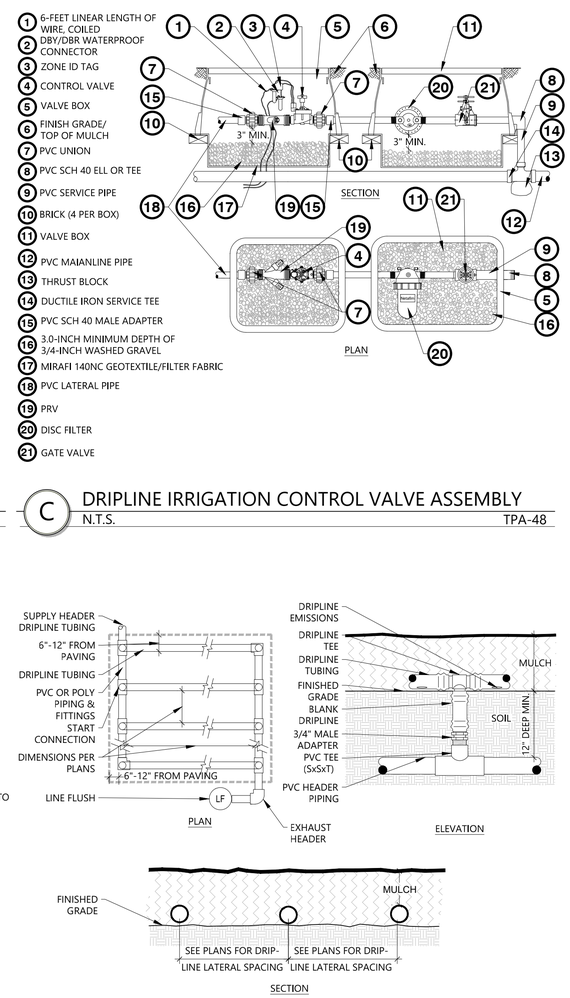
2.) BORE SHOT AND SLEEVE IS NECESSARY ONLY WHEN RCP IS 36" OR LARGER.

3.) THRUST BLOCKS HAVE BEEN INDICATED ON THE DETAIL ABOVE; HOWEVER, RESTRAINT FITTINGS ARE ACCEPTABLE AND SHOULD BE USED WHEN POSSIBLE.



H MAINLINE UTILITY CROSSING

N.T.S. TPA-41



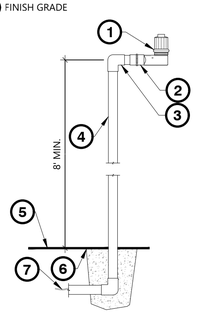
C DRIPLINE IRRIGATION CONTROL VALVE ASSEMBLY

N.T.S. TPA-48

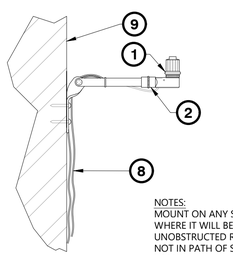
F DRIPLINE PVC CONNECTION DETAIL

N.T.S. TPA-49

1. RAIN SENSOR: HUNTER RAIN-CLIK
2. FEMALE ADAPTER (SLIP X FIPT)
3. GALVANIZED 90° EL (1 OF 2)
4. 3/4-INCH GALVAVIZED PIPE
5. FINISH GRADE
6. CONCRETE BASE
7. WIRE TO IRRIGATION CONTROLLER
8. RUN LEAD WIRES TO CONTROLLER
9. EXTERIOR WALL



GROUND MOUNT



NOTES:
MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

WALL MOUNT

I RAIN SENSOR

N.T.S. TPA-44

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Number FL #3932

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No.	Revision	Date	Appvd.

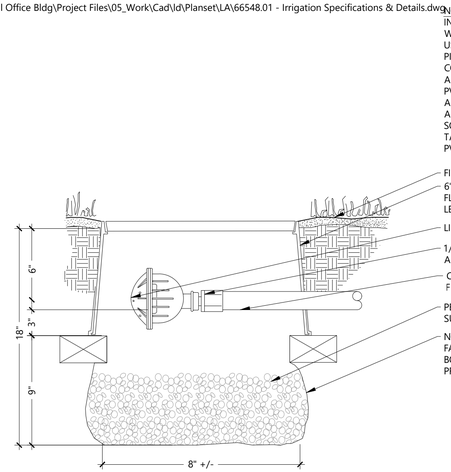
Designed by: MH
Checked by: KR
Issued for: Permit Plans
Date: December 2025

Irrigation Details

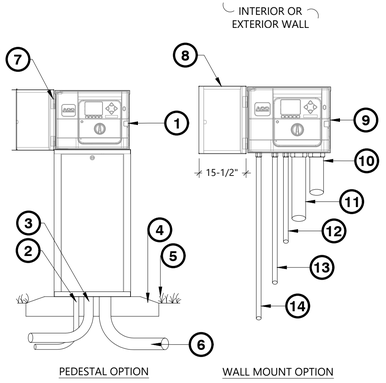
REGISTERED LANDSCAPE ARCHITECT KELSEY RIORDAN LA 6667664 STATE OF FLORIDA

L5.01
Sheet

Project Number
66548.01



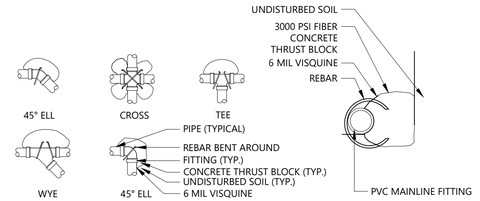
A TECHLINE LINE FLUSHING VALVE
N.T.S. TPA-01



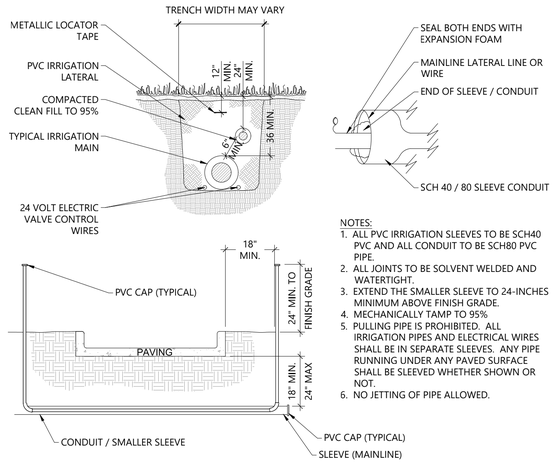
1. MODEL ACC-99D-PED
2. 3/4" POWER CONDUIT: SIZE, TYPE, DEPTH PER LOCAL CODE
3. GROUND WIRE CONDUIT, MIN. 1 1/2", GROUND PER ASIC GUIDELINES
4. PEDESTAL BASE: CONCRETE OR PREFABRICATED
5. FINISH GRADE
6. CONDUIT FOR CONTROL WIRES
7. ICR-KIT - COMMERCIAL REMOTE
8. MINIMUM CLEARANCE FOR DOOR OPENING
9. MODEL ACC-99D
10. ADDITIONAL WIRE CONDUIT, UP TO 2" SIZE
11. DECODER WIRE CONDUIT, UP TO 2-1/2" SIZE.
12. CONDUIT FOR GCBL COMMUNICATION/SENSOR WIRE
13. SUPPLEMENTAL GROUND WIRE INSTALL PER ASIC GUIDELINES
14. 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

B IRRIGATION CONTROLLER
N.T.S. TPA-03

NOTES:
1. SUPPLY LINES 2.0 INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS AS SPECIFIED HEREIN & AS APPLICABLE.
2. ALL CONCRETE TO BE 2800 PSI OR STRONGER.
3. ALL REBAR SHALL BE RUST-FREE.
4. FITTINGS TO BE WRAPPED IN VISQUINE BEFORE POURING THE THRUST BLOCK.
5. CONCRETE IS NOT TO INCASE THE IRRIGATION MAINLINE

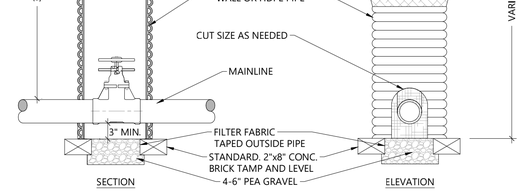


C THRUST BLOCKING DETAILS
N.T.S. TPA-02



NOTE:
ALL THREADED RODS, NUTS AND WASHERS SHALL BE STAINLESS STEEL. OPEN AND CLOSE SLOWLY THE VALVES DURING FLUSHING. OPEN 1-1/4" VALVE FIRST, THEN OPEN LARGER VALVE. USE A MINIMUM TIME OF 30 SECONDS FOR OPENING OR CLOSING EACH VALVE UNDER PRESSURE.

D IRRIGATION MAINLINE FLUSH
N.T.S. TPA-19

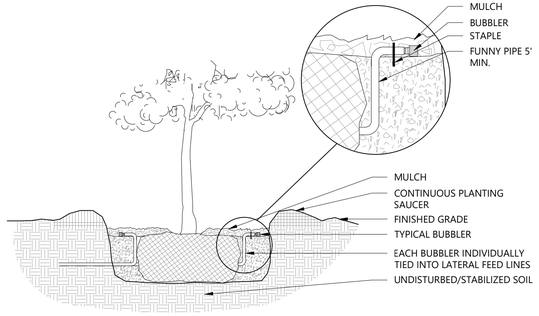


E MAINLINE ISOLATION VALVE INSTALLATION DETAIL
N.T.S. TPA-42

NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH40 PVC AND ALL CONDUIT TO BE SCH80 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95%
5. PULLING PIPE IS PROHIBITED. ALL IRRIGATION PIPES AND ELECTRICAL WIRES SHALL BE IN SEPARATE SLEEVES. ANY PIPE RUNNING UNDER ANY PAVED SURFACE SHALL BE SLEEVED WHETHER SHOWN OR NOT.
6. NO JETTING OF PIPE ALLOWED.

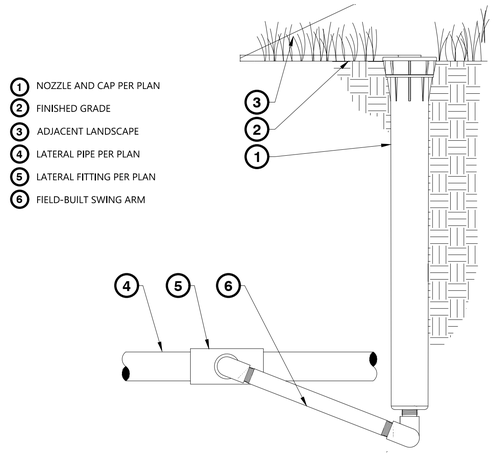
F SLEEVE AND TRENCH DETAIL
N.T.S. TPA-43

NOTES
1. REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE.
2. BUBBLERS ARE TO BE PLACED AT THE MIDPOINT BETWEEN THE EDGE OF THE ROOTBALL AND THE MAIN TRUNK.
3. THE BUBBLERS SHALL BE PLACED 180° APART, IN SLOPING GROUNDS, THE BUBBLERS SHALL BE PLACED UPHILL FROM THE TREE TRUNK AND 150° APART.
4. PROVIDE (5' MINIMUM LENGTH) SUFFICIENT FUNNY PIPE HOSE SO THE BUBBLERS CAN BE MOVED TO A DIFFERENT LOCATION IN THE FUTURE.
5. PROVIDE 2 BUBBLERS FOR EACH PALM AND TREES.
6. BUBBLERS ARE PLACED AT THE ROOTBALL'S PERIMETER FOR GRAPHIC CLARITY ONLY. ACTUAL LOCATION SHALL BE AS INDICATED ABOVE.
7. SECURE BUBBLER TO TOP OF ROOTBALL WITH A SOIL ANCHORING STAPLE.



G BUBBLER DETAIL
N.T.S. TPA-46

1. NOZZLE AND CAP PER PLAN
2. FINISHED GRADE
3. ADJACENT LANDSCAPE
4. LATERAL PIPE PER PLAN
5. LATERAL FITTING PER PLAN
6. FIELD-BUILT SWING ARM



H POP UP SPRAY NOZZLE
N.T.S. TPA-47

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Irrigation Details

REGISTERED LANDSCAPE ARCHITECT
KELSEY RIORDAN
LA 6667664
STATE OF FLORIDA

L5.02
Sheet

Project Number
66548.01