

SOIL PREPARATION AND PLANTING MIX

- 1. Prior to installtion, the landscape contractor shall determine the adequacy of the existing soil for sustaining plants. The contractor shall provide soil samples taken from 5 to 6 locations on the site mixed together and sent to an approved laboratory for analysis of pH, fertility and composition. Recommendations for deficiencies shall be determined by the landscape contractor.
- 2. Prior to installtion, the landscape contractor shall determine the adequacy of the soil for drainage and percolation. A shovel width hole 36" deep shall be dug in appropriate planting bed locations, filled with water and monitored for a percolation rate. Inadequate percolation shall be reported to the landscape architect or owner for correction. The landscape contractor shall be responsible for replacement of all plants due to inadequate drainage conditions if poor conditions are not reported.
- All existing turf and weed areas shall be treated with Round-up herbicide as necessary to eliminate all turf and weeds. A minimum of two (2) applications are required an initial application and a second application 7 to 10 days later. Apply as per manufacturer's recommendations. Areas shall be mechanically scraped to remove dead foliage and litter. All debris shall be removed from the site.
- All Herbicide and pesticides shall be applied by a licensed applicator as per state and other codes.
- All earth and fill operations shall be brought within 1/10 of a foot of finished grade by others. The landscape contractor shall be required to adjust finished grades where necessary to meet walks, pavements, drives, etc. at proper elevation for sod and mulching operations.
- A topsoil mixture shall be spread over the site to a depth of 3" in all sod areas and 6" in all planting beds.
- 7. Topsoil shall be natural, fertile agricultural soil capable of sustaining vigorous plant growth. It shall be uniform composition throughout and free of stones, lumps, live plants, roots and other extraneous material. pH shall be in the range of 5.5 to 6.5.
- Before placing topsoil, scarify the subsoil to a depth of 3". Remove debris and stones 1" diameter or larger.
- 9. Finish grade to be a smooth even surface assuring positive drainage away from structures. Eliminate any low areas which may collect water.
- 10. Amend backfill of all shrubs and groundcovers with 1/3 clean Florida Peat or approved planting mix. Mix organic soil amendments thoroughly with with the native soil before backfilling planting pits.
- 11. Planting Soil Mix for Trees, Shrubs and Groundcovers shall consist of a thoroughly blended mixture of:
 - a. Royal Palms 60% Clean DOT Sand
 - 40% Approved Planting Mixb. All Other Palms
 - 90% Clean DOT Sand 10% Approved Planting Mix
 - c. Shrubs and Groundcovers 70% Clean DOT Sand 30% Approved Planting Mix

FERTILIZATION

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

IRRIGATION NOTES

- Irrigation Plans shall be prepared by others.
- The system shall be fully automatic and provide 100% coverage of the site.
- The Irrigation System shall provide:

 1. Rain Sensor Gauge
- Separate Zones to irrigate Turf and shrubs.
 Connection to the developer's water source.
- The programing of the system shall take into consideration slow percolating

PLANTING NOTES

- The contractor shall refer to the landscape planting details, Plant List and, General Notes for complete landscape planting instructions.
- 2. Installation of all work shall be coordinated with other contractors on the site in such a manner as to allow for a speedy and orderly completion of all work on the site. The landscape contractor shall closely coordinate with the irrigation contractor.
- 3. Contractors are cautioned to be aware of underground utilities. Prior to excavation, the contractor shall check with the job site superintendent and utility companies for a location of all utilities.
- suggested course of action prior to altering the design solution presented in the plans.5. Prior to the installation of an operable irrigation system, the contractor shall be responsible for the hand watering

4. Any conditions found contrary to the plans shall be reported to the Landscape Architect for resolution along with a

- 5. Prior to the installation of an operable irrigation system, the contractor shall be responsible for the hand watering of all tree, palms, shrubs and groundcovers that may be installed. Watering shall be a min of five (5) times per week and of sufficient quantitiy to guarantee the maintenance of plant material quality until such time as an operable irrigation system is available.
- It is the responsibility of the landscape contractor to assure that the plantings are receiving proper irrigation prior to the acceptance of the project by the owner. The landscape contractor shall coordinate with the irrigation contractor to adjust the system if too little or too much water is being applied
- due to the lack of water at any time during the planting operation.

7. The landscape contractor shall be responsible for the replacement of plant material experiencing transplant shock

- 8. Mark out the locations of all planting beds and tree locations prior to the installation of the irrigation system so as to facilitate the layout of the irrigation system and tree bubblers.
- 9. Plant material shall be Florida No 1, or better quality as per "Grades and Standards for Nursery Plants", Florida Dept. of Agriculture and Consumer Affairs, or shall match quality standards as previously established by the Landscape Architect through the tagging of representative samples.
- 10. All plant material shall either be sun or shade grown, as appropriate for the conditions on the site where the material is to be planted.
- 11. All plant material shall be protected during transport and delivery to the job site with shade cloth or other acceptable means of windburn protection
- 12. The plant count quantities in the Plant List are for the convenience of the Landscape Contractor. Contractors shall verify all plant counts with the specified quantities on the landscape plans. The landscape contractor is responsible for all materials drawn n the plan.
- 13. At his discretion, the landscape architect may require plants to be set in place and approved prior to installation. The landscape contractor shall call to schedule the inspection four (4) working days in advance.
- 14. Typically, shrub and groundcover plantings are shown on plans as a mass planting bed. Plants shall be placed on a triangular spacing configuration with staggered spacing. Plant center to center spacing (o.c.) are listed in the
- 15. Trees grown in Grow Bags or grow bag type of materials must have the grow bag material completely removed prior to planting.
- 16. Balled and burlapped material shall have the top one half (1/2) of the burlap around the base of the trunk cut and pulled back. Do not remove burlap. Wire Cages, straps, etc. must be cut and removed prior to installtion.
- 17. Trees shall be staked by means of an Arborbrace Tree Guying System.

completion shall constitute the beginning of the guarantee period.

- 18. Ronstar, Surflan or other approved pre-emergent herbicide shall be applied to all planting beds in accordance with the manufacturer's recommended rate and specifications.
- 19. The landscape contractor shall mulch all plant beds with a clean, weed free mulch of a type and of a depth as noted in the plant list. All free standing trees shall have a minimum of a 5' diameter mulch circle extending past the outside of the the planting pit saucer. Do not mulch annual beds.
- 20. Sod shall be of the type as noted in the Plant List. All sod shall be free of nuisance species, exotic or invasive weeds or their seed. Sod shall be laid with tight joints, rolled and fertilized at time of installtion.
- 21. The contractor shall guarantee all plant material for a period of one year following the date of substantial completion
- 22. The contractor shall request an inspection of the project. If all work is complete and satisfactory in accordance with the contract documents, then the installtion shall be considered substantially complete. Substantial
- 23. The landscape contractor shall provide the owner a complete maintenance program to be followed during and after the warrantee period. During the warrantee period, the landscape contractor shall not be held responsible for theft, vandalism or unusual acts of God.
- 24. All plant material shall be Florida #1 or better quality at time of planting and shall be maintained in this same condition until final acceptance. Decline in condition and quality prior to acceptance shall be grounds for rejection and replacement.
- 25. Removal of all staking and guy wires shall be the responsibility of the owner after plant establishment. The landscape contractor must agree to removal if done within the warrantee period.



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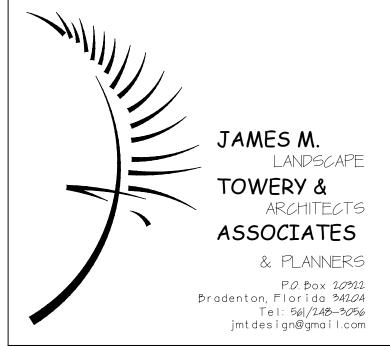
RICONDO

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MOHSEN DESIGN GROUP

MOHSEN DESIGN GROUP INCORPORATED 2202 N. WESTSHORE BLVD., SUITE 200 TAMPA, FL 33607





REVISIONS				
MARK	DESCRIPTION	DATE		
5.	CONFORMED SET.	04/17/25		
6.	CITY COMMENTS.	05/20/2		

NEW TERMINAL BUILDING

AT: VENICE MUNICIPAL AIRPORT



150 AIRPORT AVE. E, VENICE, FL 34285

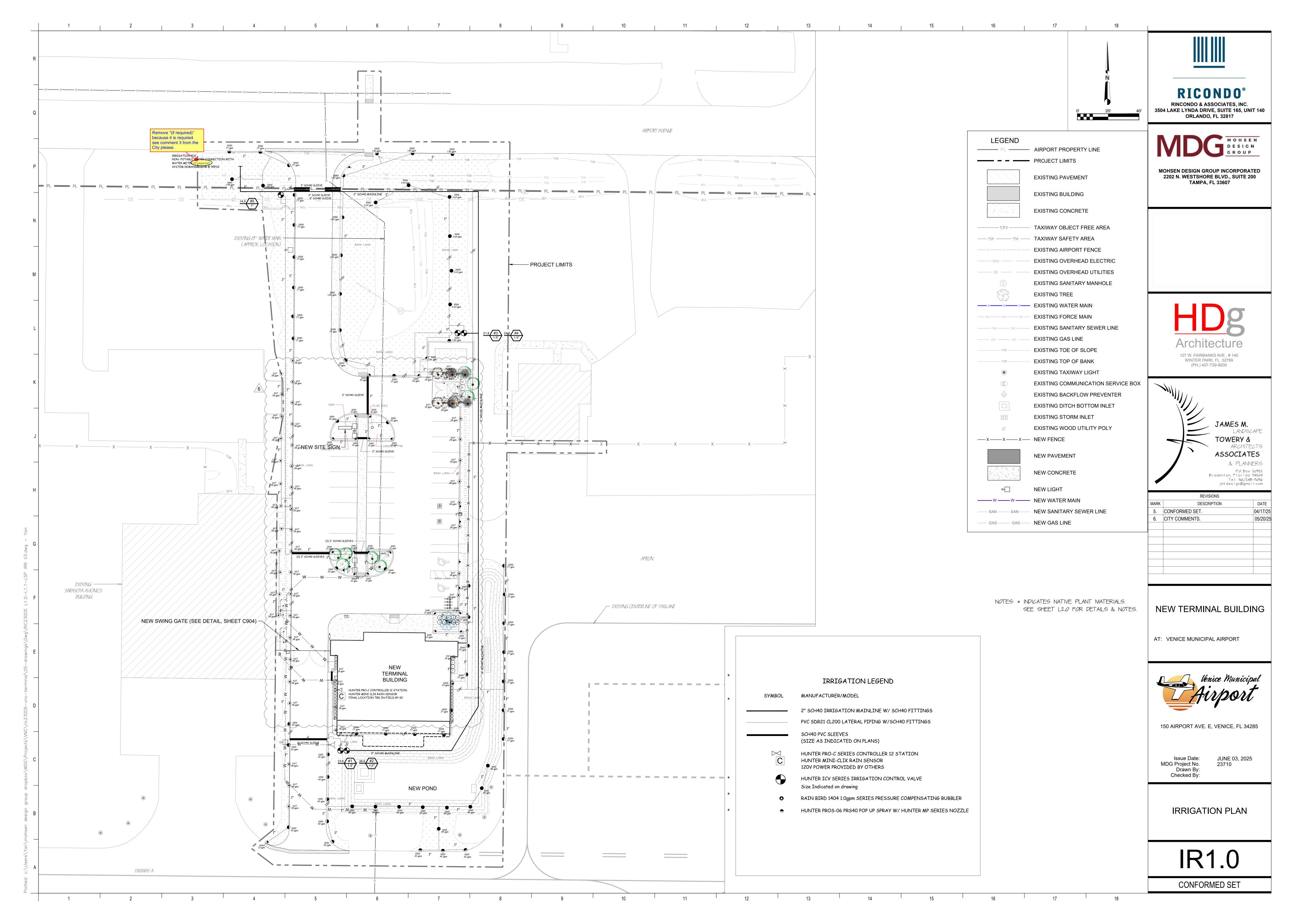
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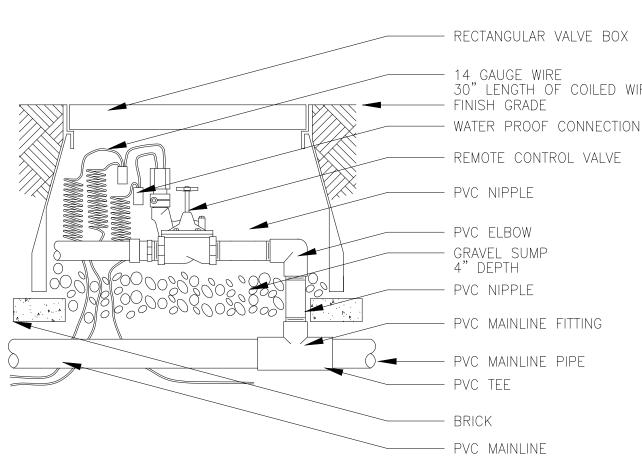
JUNE 03, 2025 R3C20005 YZY ZM

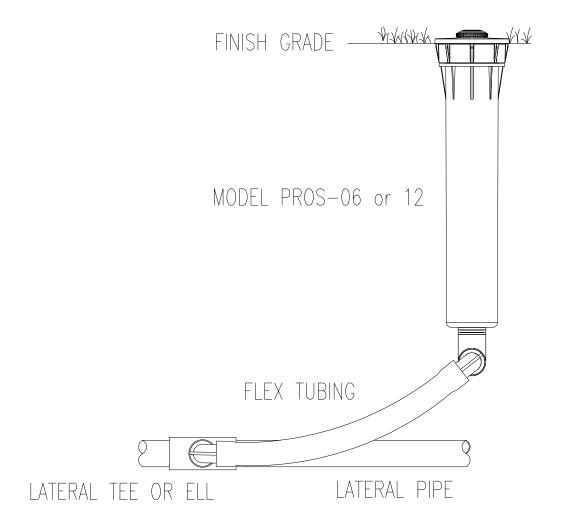
LANDSCAPE DETAILS

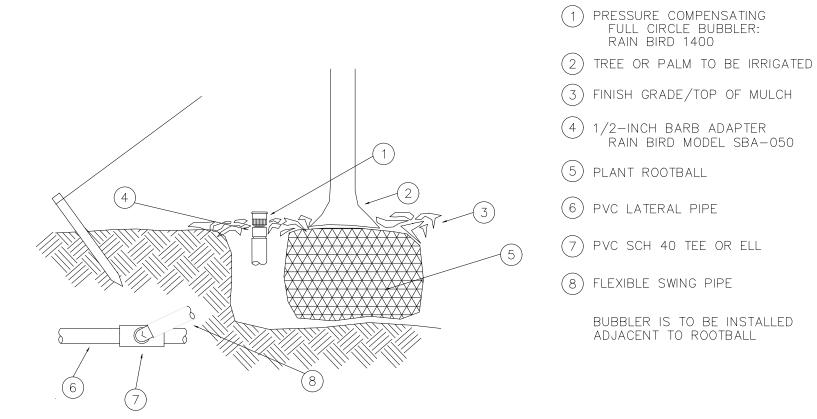
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CONFORMED SET









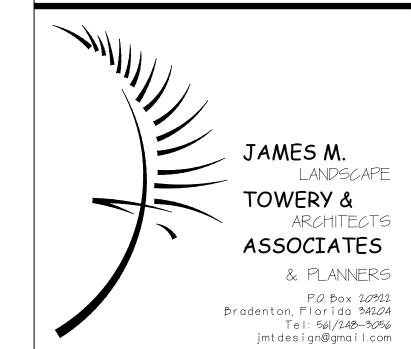
BUBBLER DETAIL





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Architecture 127 W. FAIRBANKS AVE., # 140 WINTER PARK, FL 32789 (PH.) 407-739-9000



	REVISIONS	
MARK	DESCRIPTION	DATI
5.	CONFORMED SET.	04/17

NEW TERMINAL BUILDING

AT: VENICE MUNICIPAL AIRPORT



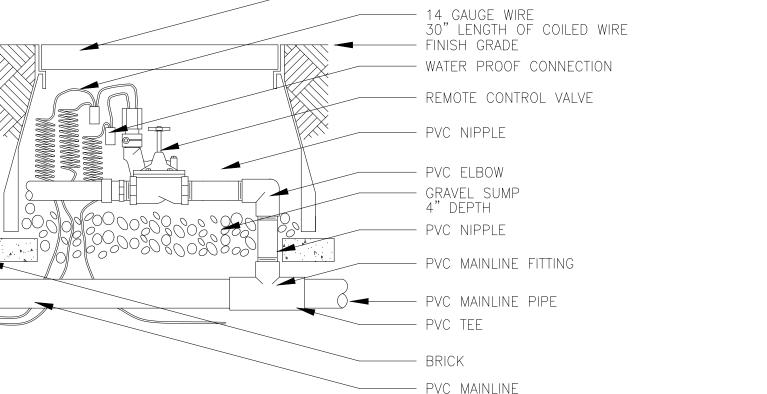
150 AIRPORT AVE. E, VENICE, FL 34285

Issue Date: MDG Project No. Drawn By: Checked By:

JUNE 03, 2025

IRRIGATION DETAILS PLAN

CONFORMED SET

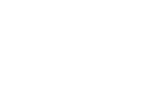


CONTROL VALVE DETAIL

IRRIGATION SLEEVE

SEE PLAN FOR SLEEVE SIZE

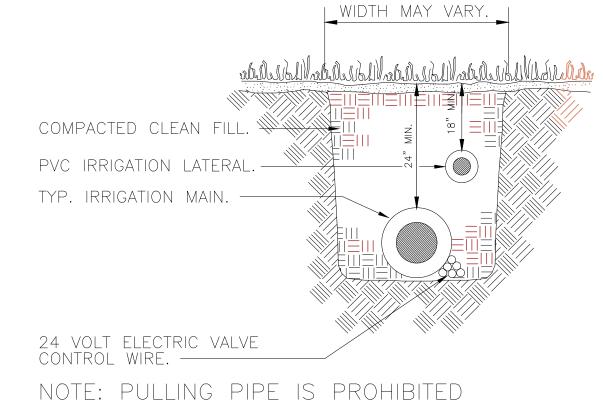
SLEEVING DETAIL



ROADWAY/DRIVEWAY BASE

TURF/PLANTINB BED

6" POP UP DETAIL





EXTERIOR WALL MINIMUM CLEARANCE FOR DOOR OPENING -MODEL PC-XX00 Dunter' | PRO-C CONTROL WIRE IN ELECTRICAL -CONDUIT. SIZE AND TYPE PER LOCAL CODE ELECTRICAL SUPPLY CONDUIT. -CONNECT TO POWER SOURCE. J BOX INSIDE CONTROLLER.

CONTROLLER DETAIL

IRRIGATION LEGEND

SYMBOL MANUFACTURER/MODEL

CONCRETE CURB

TURF/PLANTINB BED

END OF SLEEVE

WHERE APPLICABLE —

MAKAKA MAKAK

2" SCH40 IRRIGATION MAINLINE W/ SCH40 FITTINGS

PVC SDR21 CL200 LATERAL PIPING W/SCH40 FITTINGS

SCH40 PVC SLEEVES (SIZE AS INDICATED ON PLANS)

HUNTER PRO-C SERIES CONTROLLER 12 STATION HUNTER MINI-CLIK RAIN SENSOR 120V POWER PROVIDED BY OTHERS

> HUNTER ICV SERIES IRRIGATION CONTROL VALVE Size Indicated on drawing

- RAIN BIRD 1404 1.0gpm SERIES PRESSURE COMPENSATING BUBBLER
- HUNTER PROS-06 PRS40 POP UP SPRAY W/ HUNTER MP SERIES NOZZLE

SITE IRRIGATION NOTES

- THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE ARE OTHER ACTIVE UTILITIES AND SERVICES IN AND AROUND THE SITE. CONTRACTOR IS RESPONSIBLE FOR LOCATING THESE TO AVOID
- THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IN THE PROPOSED IRRIGATION SYSTEM TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING AND UTILITIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
- 4. ALL WORK, ADJUSTMENTS, AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE AS REQUIRED. THE TOTAL WORK SHOWN ON THIS PLAN IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND THE OWNER.
- 7. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ASSURE ADEQUATE INSTALLATION OF THE SYSTEM.
- 8. THE LOCATION OF THE AUTOMATIC CONTROL CLOCK IS GENERALLY INDICATED ON THE DRAWING AND WILL BE SPECIFICALLY LOCATED ON-SITE BY THE THE OWNER.
- 9. LINE LOCATIONS AS INDICATED ON THE PLAN ARE SCHEMATIC. THE CONTRACTOR SHALL LOCATE ALL LINES IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE LOCATION OF PROPOSED PLANT MATERIAL (AS SHOWN ON THE LANDSCAPE DEVELOPMENT PLAN) AND OTHER SITE AMENITIES.
- 10. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURB WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
- 11. THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE "OVERTHROW" AND TO
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ADDITIONAL HEADS TO COVER "DRY SPOTS" OR SLIGHT VARIATIONS FROM THE PLAN TO THE SITE. THE LOCATION AND ARRANGEMENT OF THESE HEADS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.'
- 13. THE ELECTRIC SUPPLY WILL BE STUBBED OUT AT THE CONTROL CLOCK LOCATION BY OTHERS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS FROM CONTROL VALVES TO THE CONTROL CLOCK.
- 14. THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE AT TIME OF COMPLETION OF PROVIDING "AS BUILT" DRAWINGS, TO INCLUDE LOCATIONS OF ALL VALVES (AUTOMATIC AND MANUAL) WITH TRIANGULATED MEASUREMENTS TO EACH, INCLUDE LOCATIONS OF ALL VALVES (AUTOMATIC AND MANUAL) WITH TRIANGULATED MEASUREMENTS TO EACH, AS WELL AS ANY DEVIATIONS IN LOCATION OF PIPING AND HEADS REPRESENTED AS REPRESENTED BY THE CONTRACT DOCUMENTS.

GENERAL NOTES

PIPING AND SOME ELEMENTS ARE SHOWN IN PAVED OR OTHER NON-LANDSCAPE DESIGNATED AREAS FOR GRAPHIC CLARITY ONLY, ACTUAL LOCATION SHALL BE WITHIN THE PROJECT'S LANDSCAPE DESIGNATED AREA.

IRRIGATION CONTRACTOR SHALL FIELD DETERMINE THE FINAL LOCATIONS FOR IRRIGATION CONTROLLERS.

RAIN SENSORS SHALL BE LOCATED IN OPEN AREAS FREE OF VEGETATIVE OR STRUCTURAL OBSTRUCTION, CLEAR OF IRRIGATION COVERAGE.

GENERAL CONTRACTOR SHALL PROVIDE DEDICATED 120 VOLT POWER IN CONDUIT TO CONTROLLERS.

IRRIGATION AS-BUILT DRAWINGS SHALL BE KEPT AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR REVIEW ON DEMAND

IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS TO INSTALL SYSTEM DEFINED BY THESE DOCUMENTS. SAID PERMITS TO INCLUDE ALL WELL AND WATER USE PERMITS BY ALL LOCAL JURISDICTIONS.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SERVICES, SPECIFIED PRODUCTS, AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF DEPICTED IRRIGATION SYSTEM

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 100% COVERAGE TO ALL PLANT MATERIAL SHOWN AND IDENTIFIED, INCLUDING ALL TURF AREAS.

CONTRACTOR CONCEDES TO THE OWNER THAT TIME IS OF THE ESSENCE AND THAT ANY DAMAGES OCCASIONED BY THE CONTRACTORS FAILURE TO COMPLETE THE WORK BY THE DATES ESTABLISHED IN THE CONTRACT, WHERE APPLICABLE, SHALL BE REIMBURSABLE TO THE OWNER

END OF SLEEVE