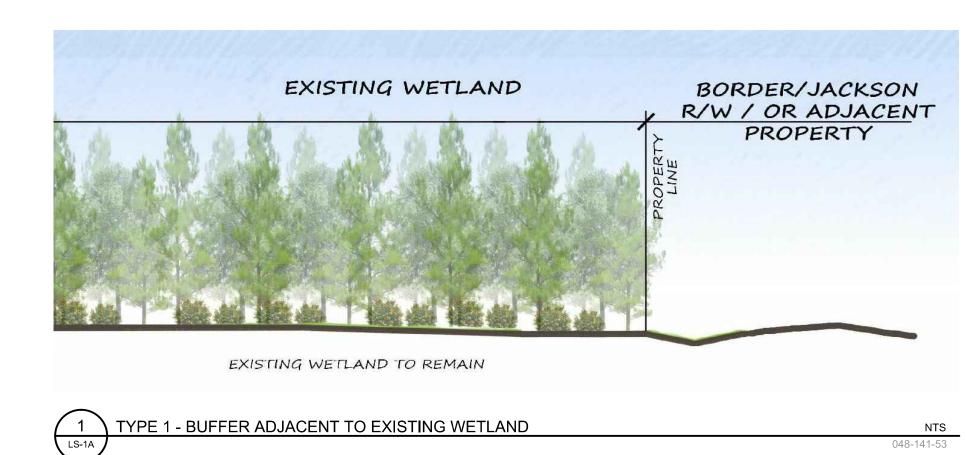
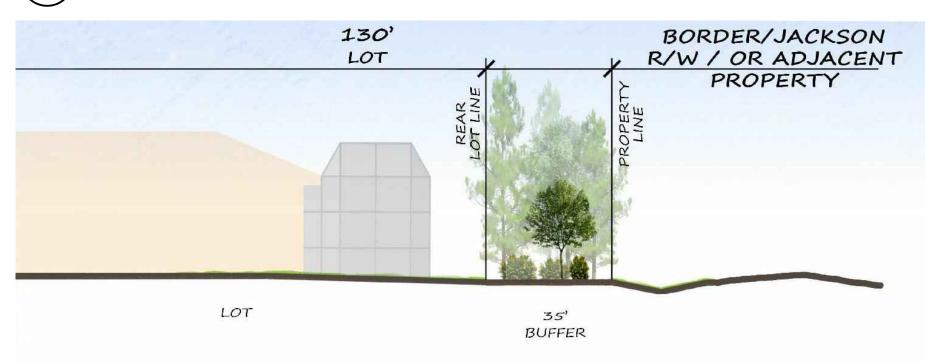
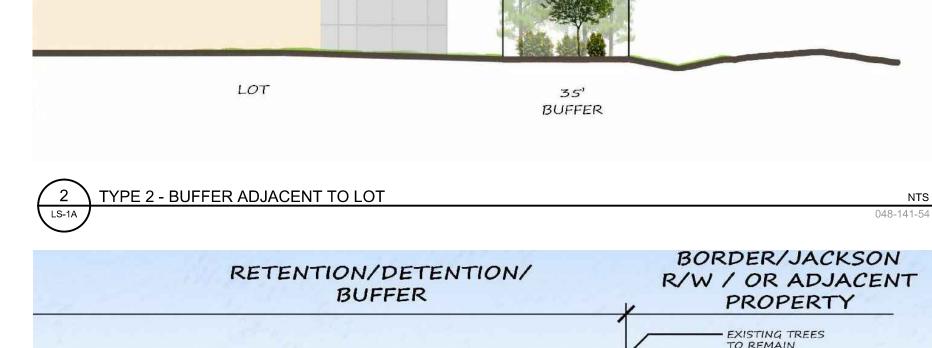


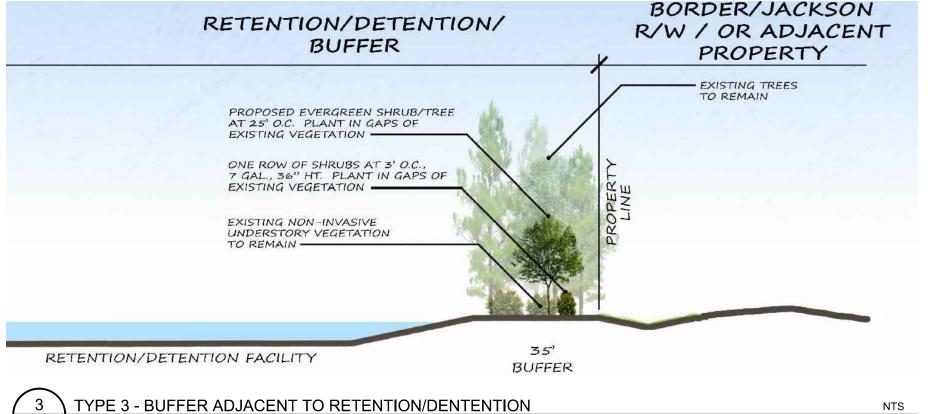
| LANDSCAPE CALCULATIONS  |  |  |  |  |
|---|--|--|--|--|
|   | REQUIRED   | PROVIDED   |  |  |
| BUFFER TYPE 1   | SEE PLAN   | SEE PLAN   |  |  |
| ADJACENT TO EXISTING WETLAND - EXISTING VEGETATION TO BE PRESERVED/NO ADDITIONAL PLANTING REQUIRED                |  |  |  |  |
| PUD MASTER PLAN ORD. NO. 2015-15  |  |  |  |  |
| BUFFER TYPE 2 & 3   | SEE PLAN CALLOUTS  | SEE PLAN CALLOUTS  |  |  |
| ADJACENT TO LOTS AND RETENTION PONDS  |  |  |  |  |
| 35' WIDTH +<br>6' HT OPAQUE FENCE OR WALL (TBD) +<br>1 SHRUB PER 10 LF<br>1 CANOPY TREE OR EVERGREEN TREE / 25 LF |  |  |  |  |
| NOTE: EXISTING NON-INVASIVE UNDERSTORY VEGETATION TO REMAIN.  |  |  |  |  |
| PUD MASTER PLAN ORD. NO. 2015-15  |  |  |  |  |
| LOT TREES WITHIN OR ADJACENT TO ROW   | SEE PLAN   | SEE PLAN   |  |  |
| 1 TREE PER LOT WITHIN OR ADJACENT TO ROW  |  |  |  |  |
| PUD MASTER PLAN ORD. NO. 2015-15  |  |  |  |  |
| TREE REPLACEMENT  | 6,519,114 SF (TOTAL SITE) -<br>1,963,209 SF (WETLANDS) - | 478 LOT TREES (BUILDER TO PROVIDE 2 PER LOT ON 239 LOTS)<br>+1,800 TREES ACROSS SITE (INCLUDING BUFFERS AND STREET TREES |  |  |
| 1 TREE / 2000 SF OF PARCEL  | 4,555,905 SF / 2000 SF = 2,278 TREES                     | 2,278 TREES  |  |  |
| SECTION 54-589  |  |  |  |  |

# TYPICAL BUFFERS

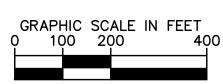


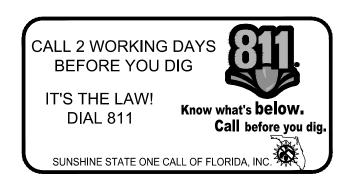






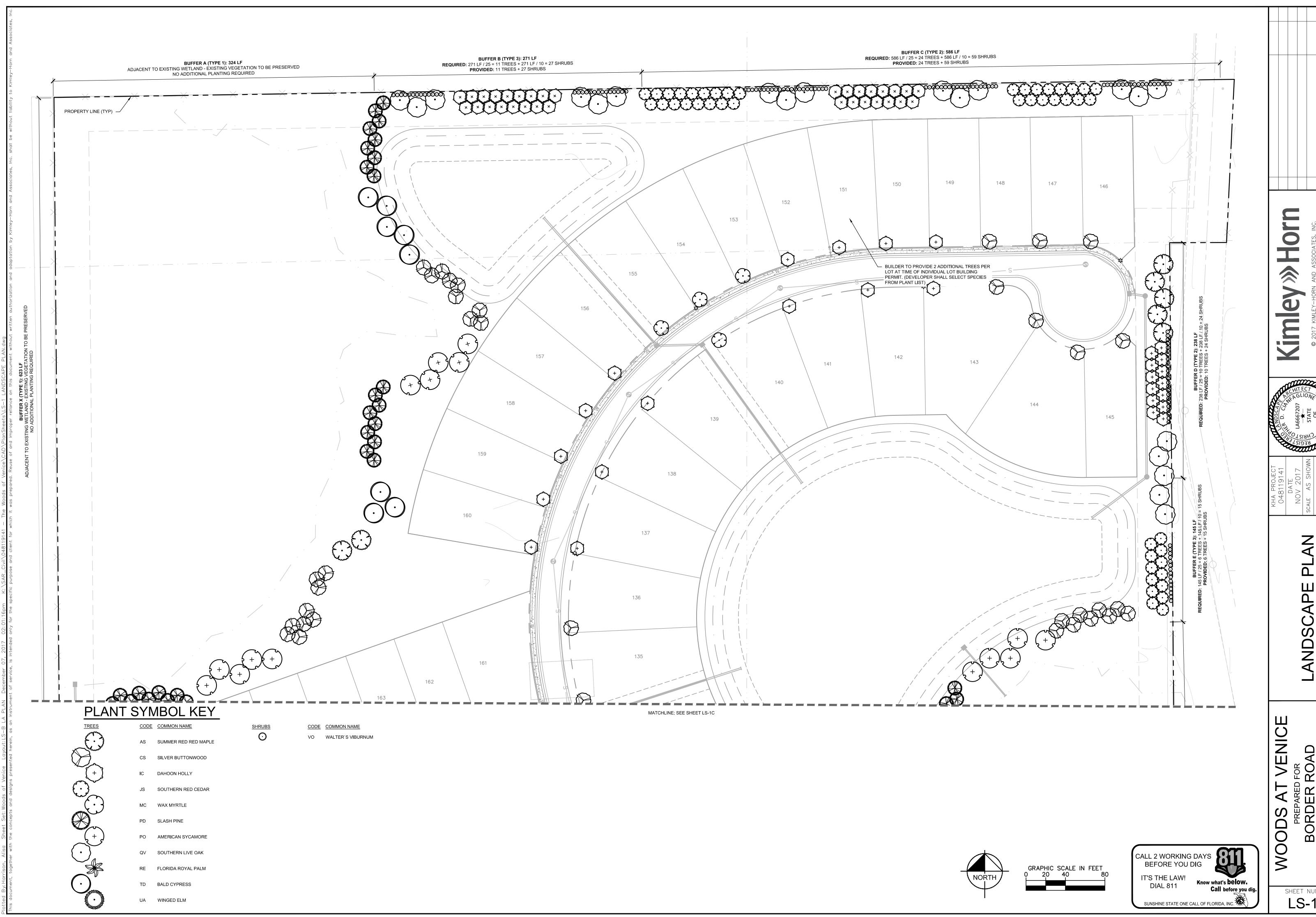




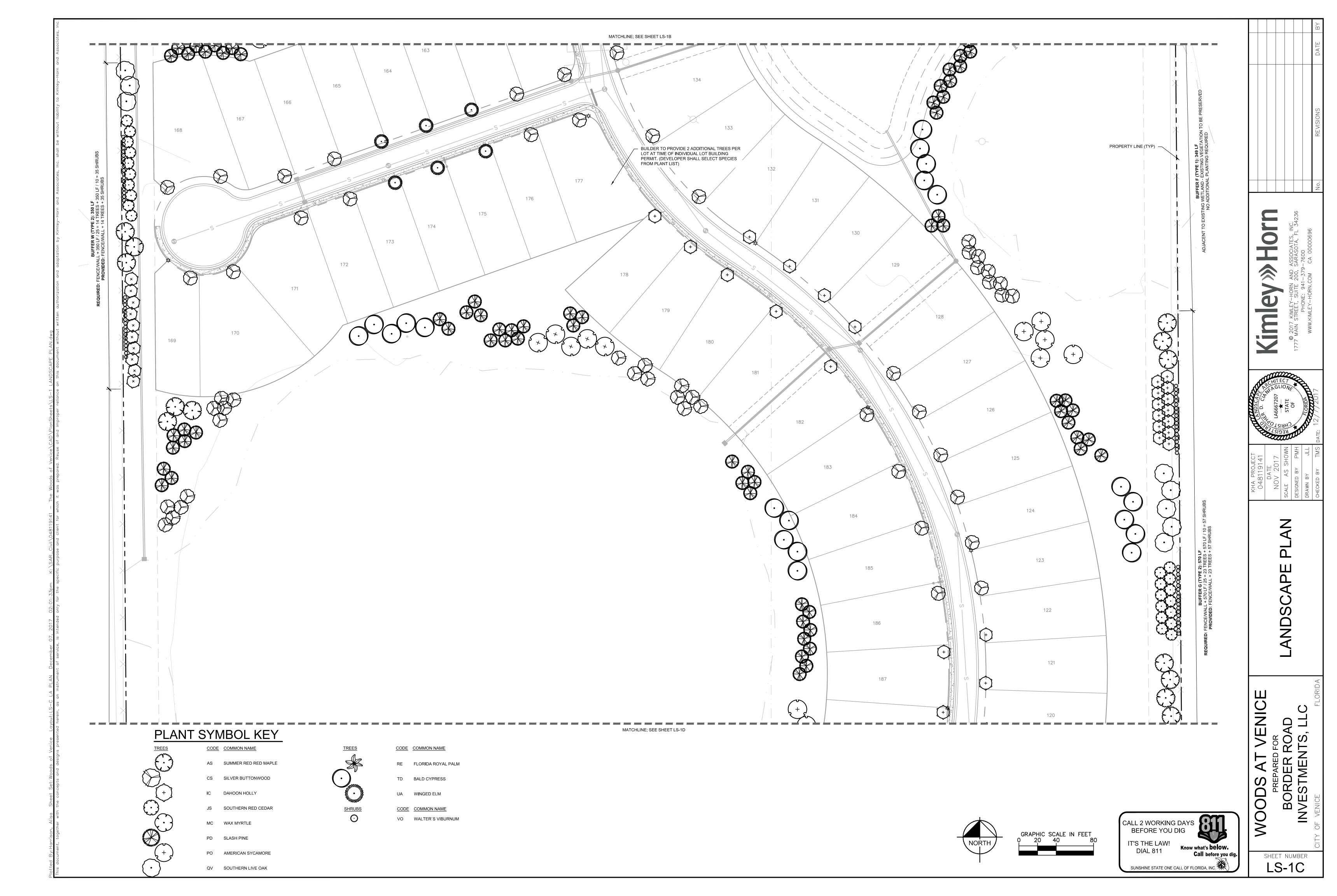


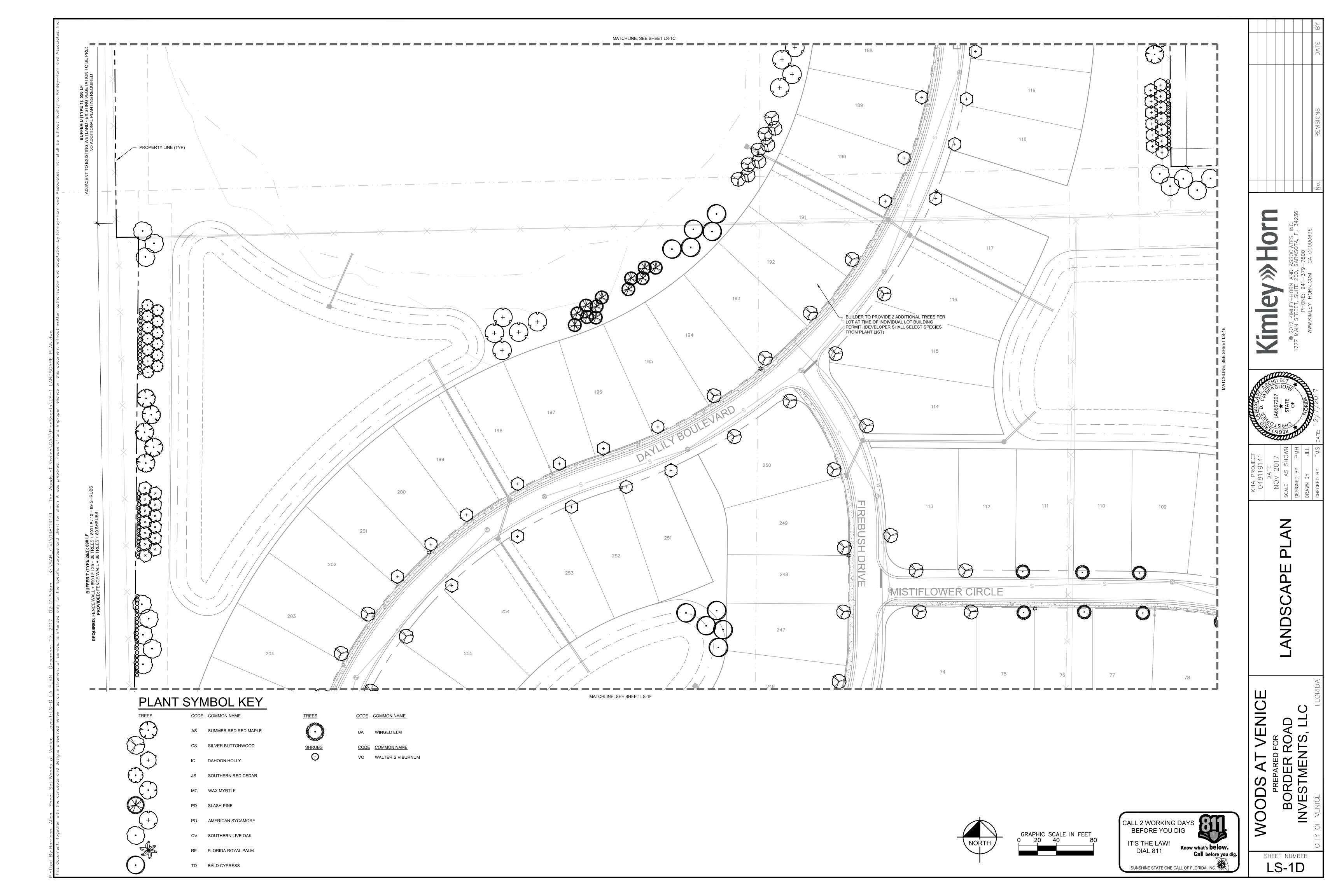
WOODS AT VEN
PREPARED FOR
BORDER ROAL

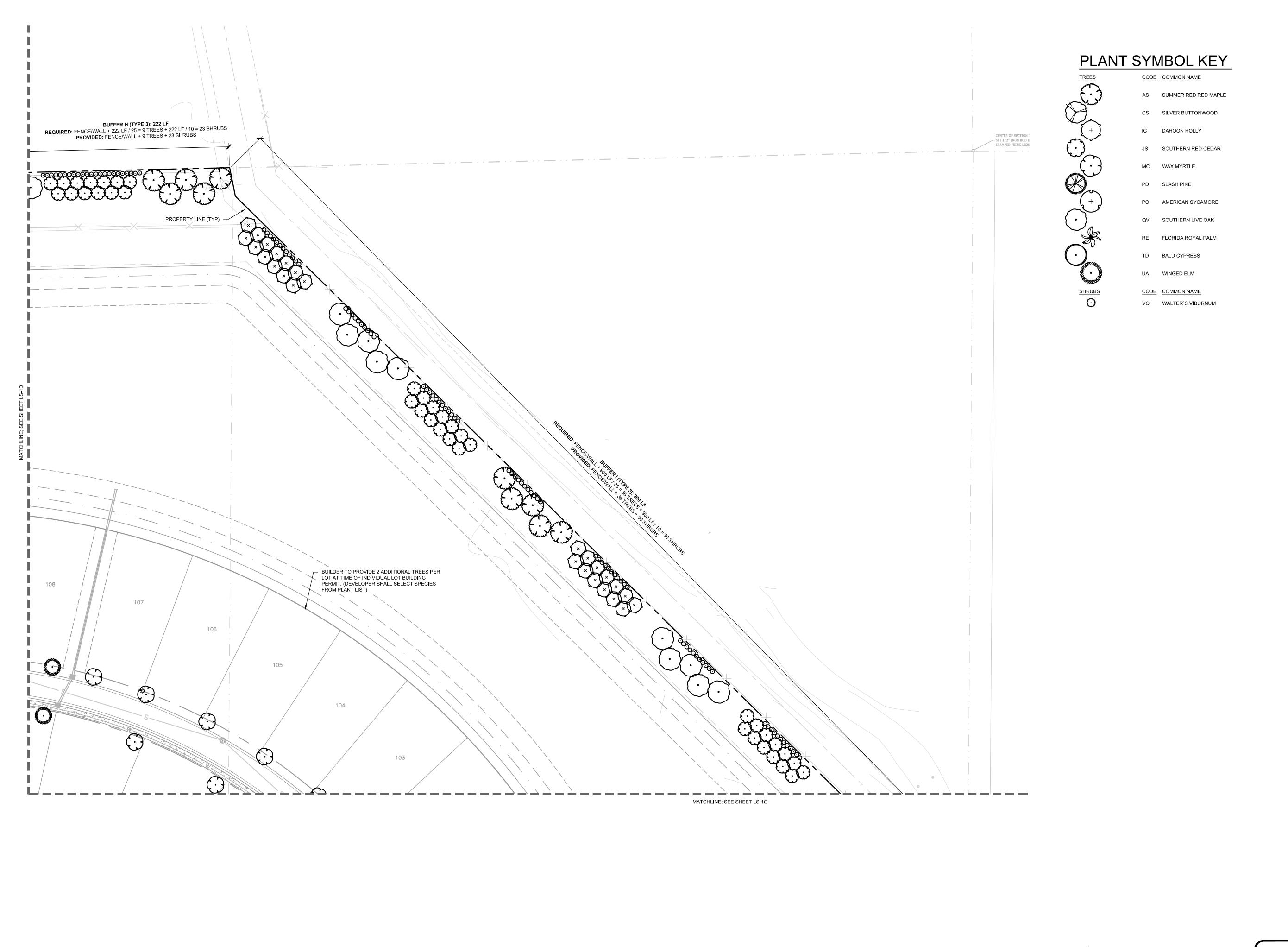
Kim

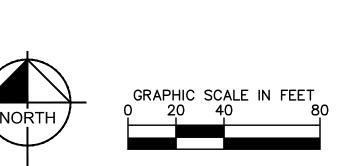


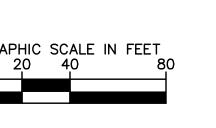
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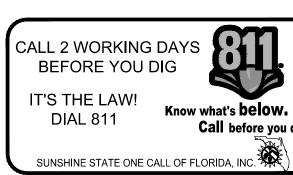










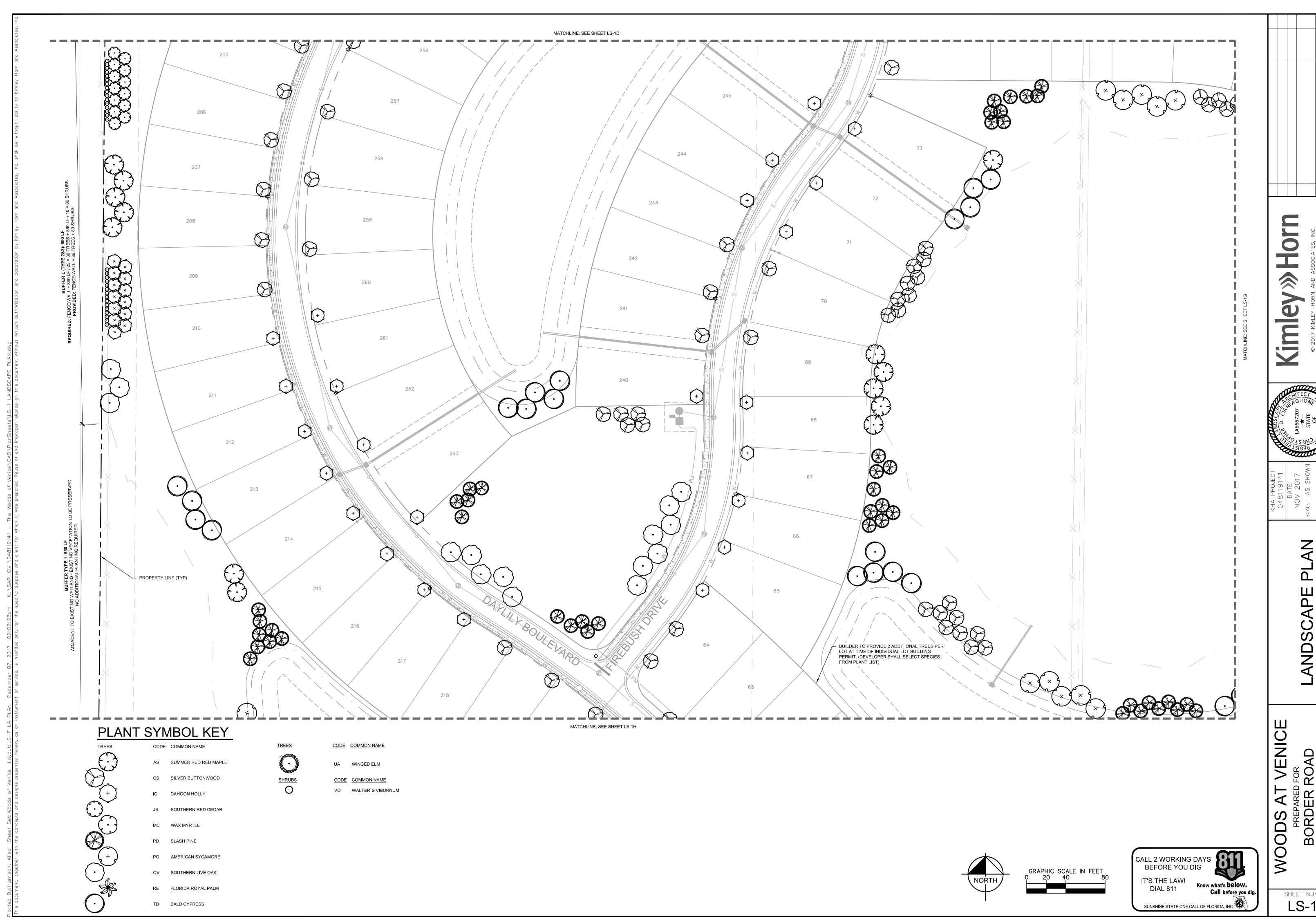


WOODS AT VENICE Know what's **below.** Call before you dig.

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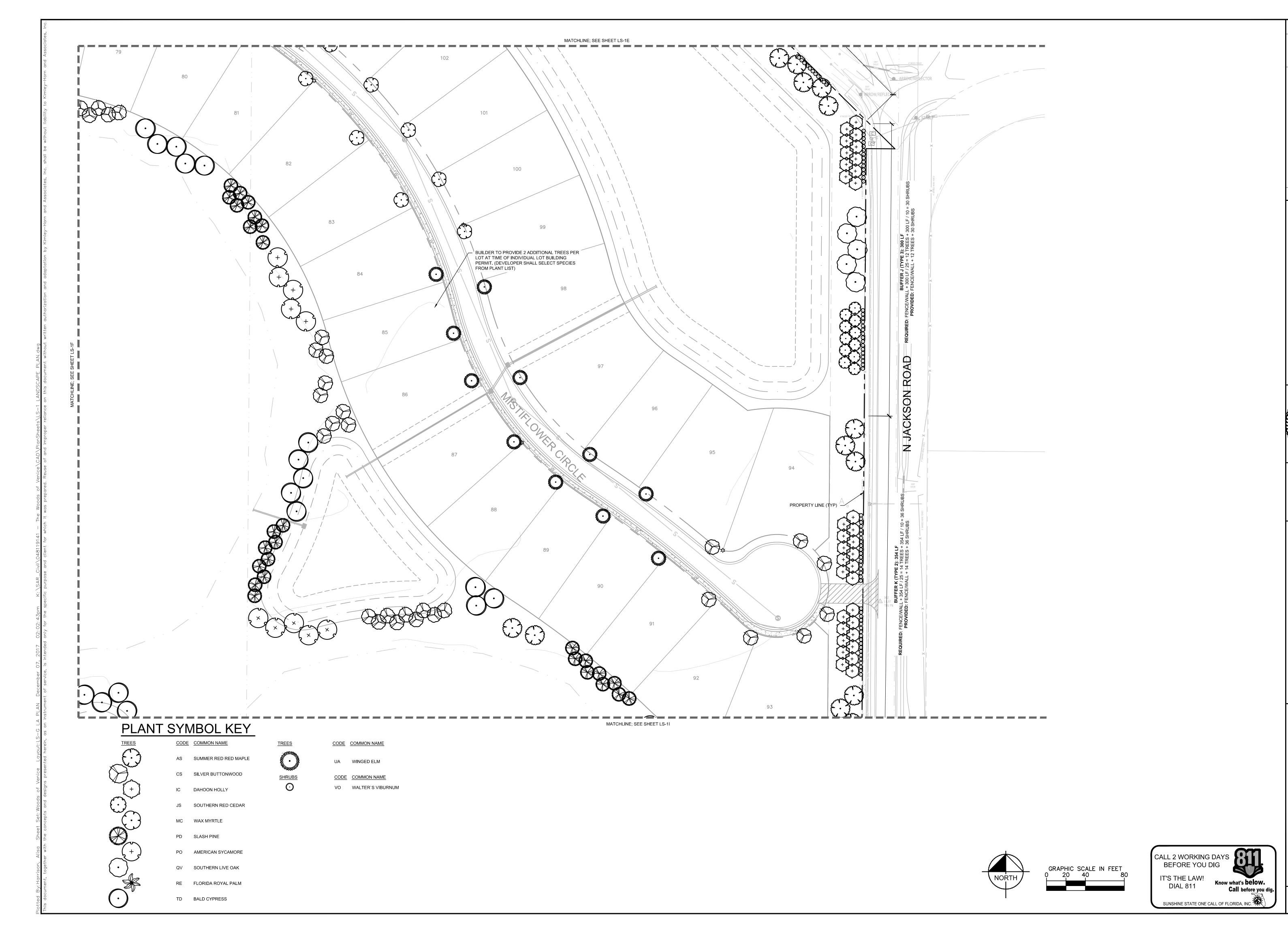
BORDER ROAD INVESTMENTS, LLC

7 LANDSCAPE



BORDER RINVESTMENT

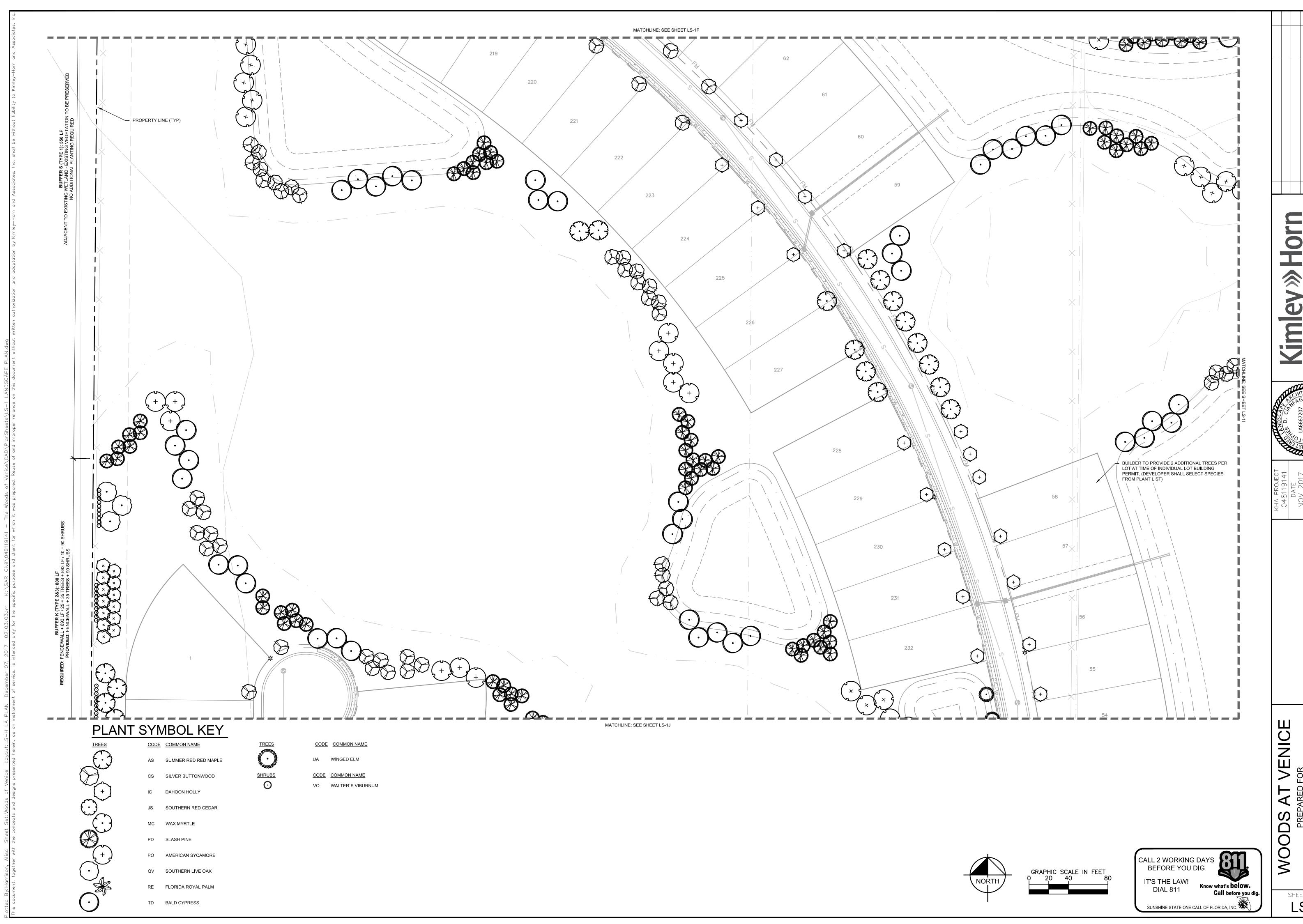
SHEET NUMBER LS-1F



LANDSC

VENICE WOODS

SHEET NUMBER LS-1G



LANDSC

SHEET NUMBER LS-1H





CODE COMMON NAME

AS SUMMER RED RED MAPLE CS SILVER BUTTONWOOD

IC DAHOON HOLLY

JS SOUTHERN RED CEDAR

MC WAX MYRTLE

PD SLASH PINE

PO AMERICAN SYCAMORE

QV SOUTHERN LIVE OAK

RE FLORIDA ROYAL PALM

UA WINGED ELM

TD BALD CYPRESS

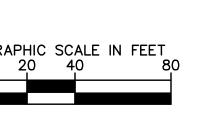
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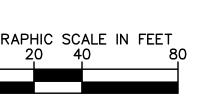
LANDSCAPE

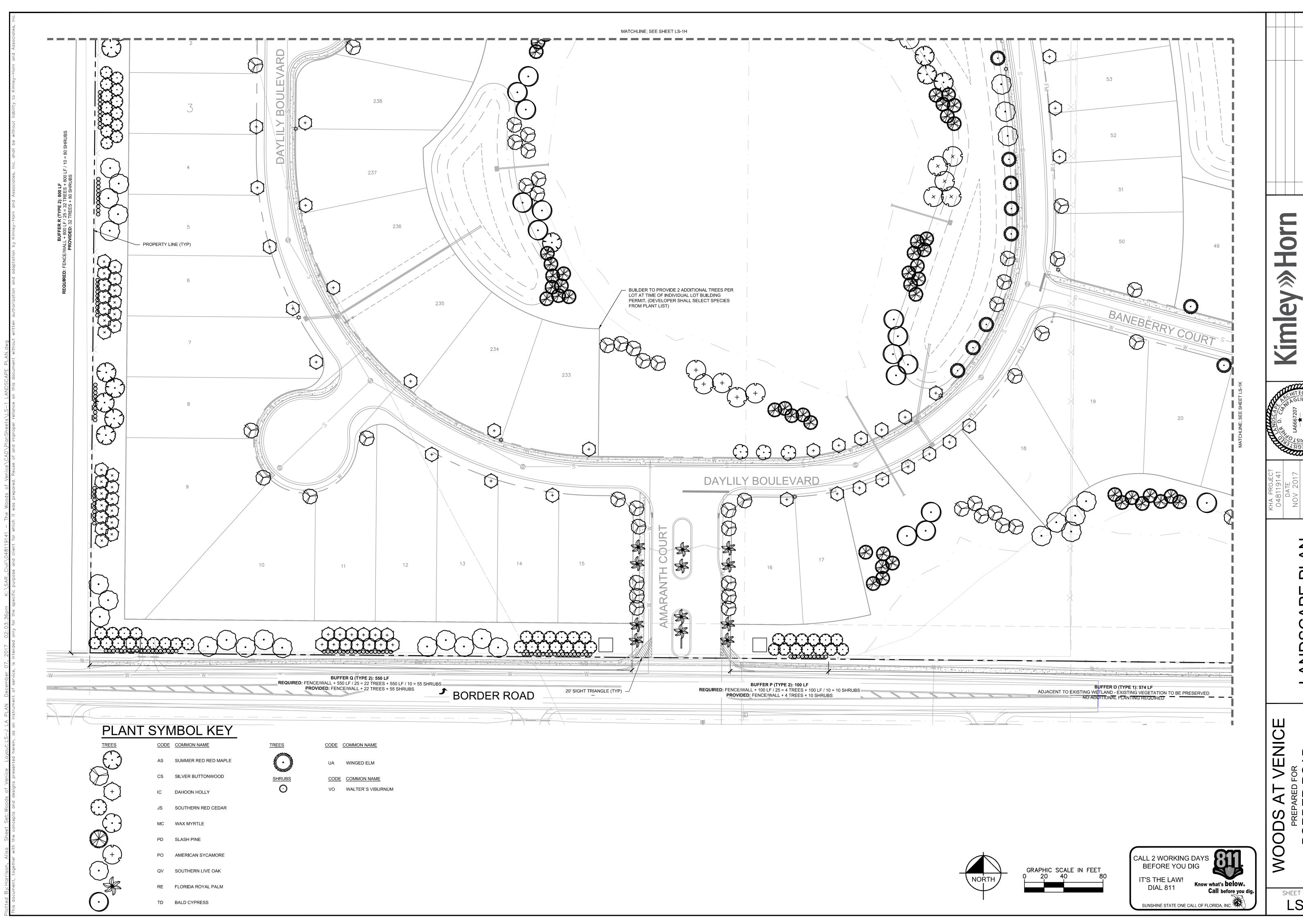
WOODS AT VENICE BORDER ROAD INVESTMENTS, LLC

CALL 2 WORKING DAYS BEFORE YOU DIG Know what's **below.**Call before you dig. SHEET NUMBER LS-1I SUNSHINE STATE ONE CALL OF FLORIDA, INC.

IT'S THE LAW! DIAL 811

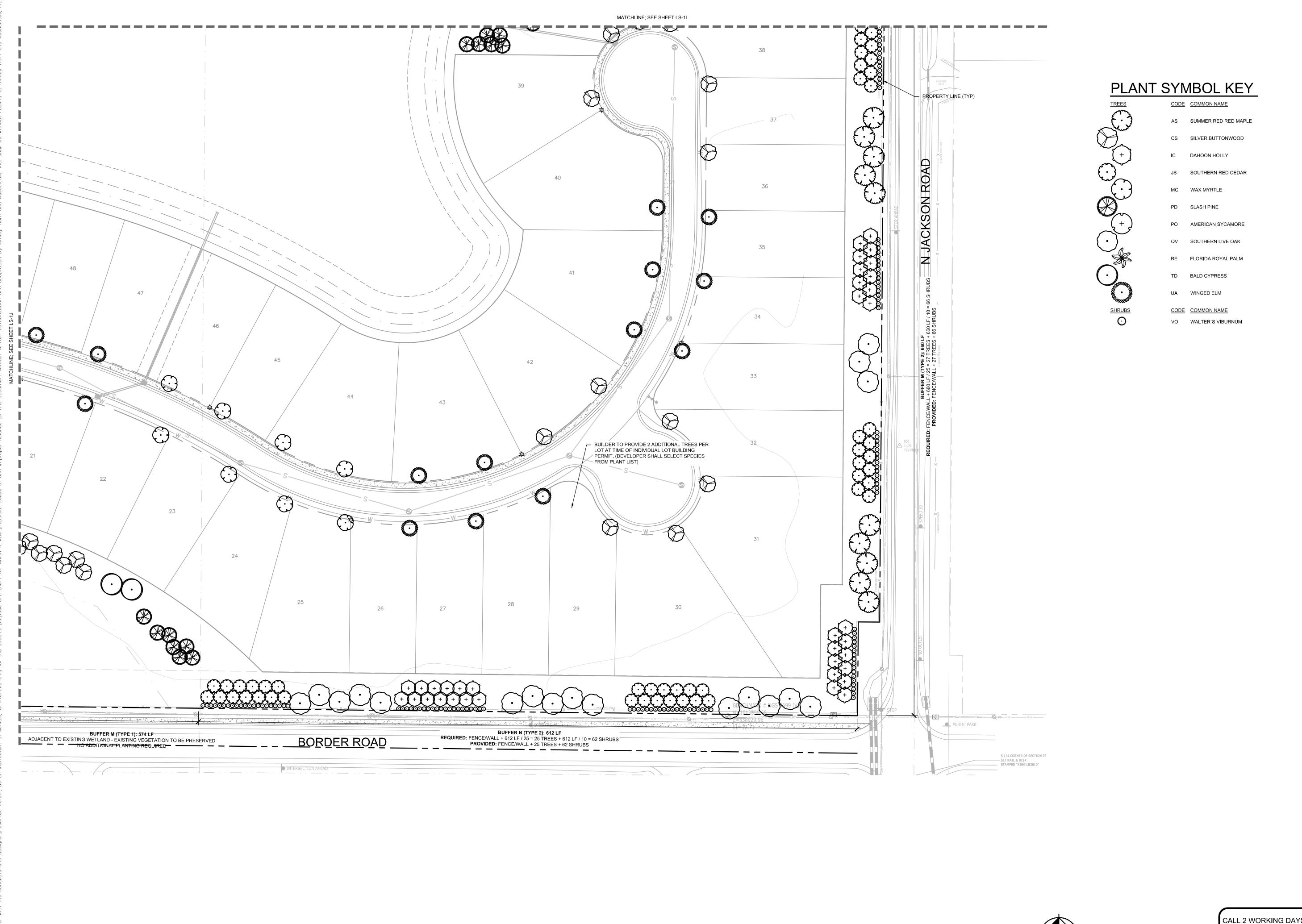






ANDSC

SHEET NUMBER LS-1J



**WOODS AT VENICE** BORDER ROAD INVESTMENTS, LLC

CALL 2 WORKING DAYS BEFORE YOU DIG IT'S THE LAW! Know what's **below.**Call before you dig. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER LS-1K

LANDSC

#### 1. SCOPE OF WORK

- 1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.
- WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- 1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.
- 1.4. THE SCOPE OF WORK SHALL CONSIST OF:

### 2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

- ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE
- 2.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- 2.3. WHERE APPLICABLE, THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600.
- 2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO
- 2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.
- 2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

#### 3. SUBMITTALS

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL SAMPLE SIZE MULCH ONE (1) GALLON PLASTIC BAG SOIL MIXTURE

ONE (1) GALLON PLASTIC BAG

ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) 3.2. CONTRACTOR TO SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

## 4. PLANT MATERIALS

- 4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.
- 4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.
- DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED

## 5. DIGGING AND HANDLING

5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

## 6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

6.1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW: 6.2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS

DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S

- TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN
- 6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR

## 7. WATER

- CONTRACTOR SHALL PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.
- 7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

## 8. FERTILIZER

- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE
- 8.2. FERTILIZER RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

## 9. MULCH

- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.
- PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND REE RING (SIX (6) FOOT DIAMETER MINIMUM).

#### 10. CONTAINER GROWN STOCK

- 10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN IT'S CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.
- 10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- 10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

#### 11. MATERIALS LIST

11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN

#### 12. FINE GRADING

- 12.1. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- 12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

#### 13. PLANTING PROCEDURES

- 13.1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- 13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND, CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 13.3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.
- 13.4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.
- 13.5. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.
- 13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- 13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.
- 13.8. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM
- 13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.
- 13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.
- 13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.
- 13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

## 14. LAWN SODDING

- 14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS. AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- 14.4. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 14.5. HAND THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND,
- 14.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.
- 14.7. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.
- 14.8. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.
- 14.10. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

## 15. CLEANUP

15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL. FOUIPMENT, AND DEBRIS RESULTING FROM HIS WORK, ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

## 16. PLANT MATERIAL MAINTENANCE

16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH

AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

#### 17. FINAL INSPECTION AND ACCEPTANCE OF WORK

- 17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- 17.2. CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- 17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

### 18. WARRANTY

- 18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- 18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE
- 18,3, IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT

### 19. ABBREVIATIONS

BALLED AND BURLAPPED

CALIPER

FIELD GROWN **FULL TO GROUND** 

GREY WOOD HARDENED OFF

## BARE ROOT

CLEAR TRUNK DIAMETER AT BREAST HEIGHT

OVERALL HEIGHT ROOTS PLUS GROWER

CALL 2 WORKING DAY **BEFORE YOU DIG** 

SUNSHINE STATE ONE CALL OF FLORIDA, INC. 1

IT'S THE LAW! Call before you dig

(1) TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT. (2) 6" DIA. CLEAR OF MULCH AT TRUNK FLARE. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR

AS DIRECTED BY OWNER'S REPRESENTATIVE. (4) 4" HIGH BERM, FIRMLY COMPACTED. (a) ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S

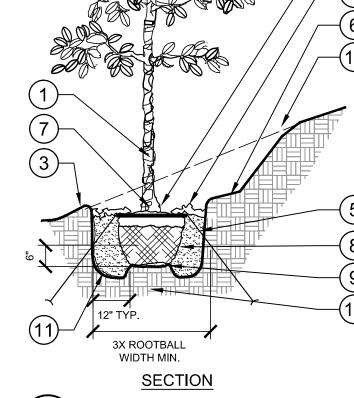
(6) FINISHED GRADE. (SEE GRADING PLAN) 7 ) TOP OF ROOTBALL MIN. 1" ABOVE FINISHED

 $8\,ig)$  PREPARED PLANTING SOIL AS SPECIFIED. 9) TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN

(10) UNDISTURBED NATIVE SOIL. (11) SCARIFY BOTTOM AND SIDES OF PLANTING

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING

PRUNE ALL TREES IN ACCORDANCE WITH ANSI



MULCH/TOPSOIL BACKFILL —

TREE STABILIZATION AND —

FERTILIZATION SYSTEM

ROOTBALL AND TRUNK —

TREE PLANTING ON A SLOPE

(1) TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT. ig(2ig) 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.

3) 3. 4" HIGH BERM, FIRMLY COMPACTED. ) 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY

OWNER'S REPRESENTATIVE. (5) TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

(6) 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)

(7) TOP OF ROOTBALL MIN. 1" ABOVE FINISHED 8) PREPARED PLANTING SOIL AS SPECIFIED. 9) ROOTBALLS GREATER THAN 24" DIAMETER

SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH. (10) UNDISTURBED NATIVE SOIL.

(11) SCARIFY BOTTOM AND SIDES OF PLANTING 12) CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI

SHRUB/GROUNDCOVER PLANTING

3X ROOT BALL WIDTH

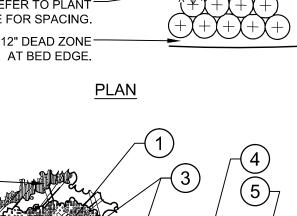
**SECTION** 

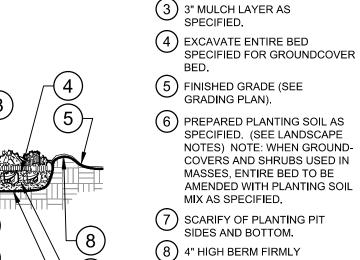
BEST FACE OF SHRUB/ **GROUNDCOVER TO FACE** FRONT OF PLANTING BED. REFER TO PLANT SCHEDULE FOR SPACING. MAINTAIN 12" DEAD ZONE

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS





(1) TOP OF SHRUB ROOTBALLS TO

OF ROOTBALL.

MASS/HEIGHT.

COMPACTED.

(9) UNDISTURBED NATIVE SOIL.

(10) FERTILIZER TABLETS (MAX 3"

PRUNE ALL SHRUBS TO

ACHIEVE A UNIFORM

BE PLANTED 1" - 2" HIGH WITH

SOIL MOUNDING UP TO THE TOP

NOTES:

EXISTING GRADE <sup>1</sup>

(DASHED)

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

3X ROOT BALL

4" TYP.

ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

1) TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF

(2) PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE. (3) 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.

(4) SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE, MULCH OVER EXPOSED

(5) FINISHED GRADE (SEE GRADING

(6) PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE

(7) SCARIFY SIDES AND BOTTOM OF

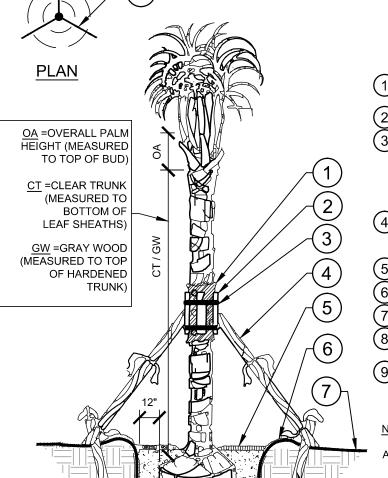
PLANTING PIT. (8) FERTILIZER TABLETS (MAX 3"

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO (9) UNDISTURBED NATIVE SOIL

SHRUB/GROUNDCOVER PLANTING ON A SLOPE

24" MIN. CLEAR

MULCH



5 PALM PLANTING

(1) 5 LAYERS OF BURLAP TO PROTECT

(2) FIVE 2" X 4" X 18" WOOD BATTENS. (3) SECURE BATTENS WITH 2-3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.

(4) (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.

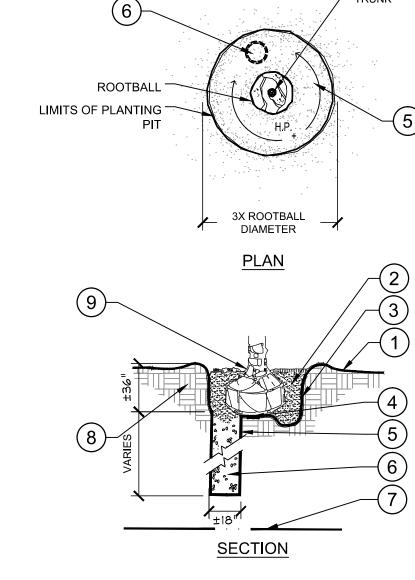
(5) 3" SPECIFIED MULCH (6) BERM SOIL TO HOLD WATER.

(8) 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES. (9) PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION -REFER TO POOR DRAINAGE CONDITION DETAIL.



POOR DRAINAGE CONDITION

MIN. ½ MATURE

SHRŪB WIDTH

1) FINISH GRADE (SEE GRADING PLANS).

SOIL MIX AS SPECIFIED.  $(\,3\,)$  FILTER CLOTH, MIRAFI 500X OR BETTER.

2) BACKFILL WITH PREPARED PLANTING

(4) SLOPE BOTTOM TO DRAIN. 5) AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE

PROPER PERCOLATION. (6) BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.

7) WATER TABLE. (DEPTH VARIES)

(8) UNDISTURBED NATIVE SOIL. 9) SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

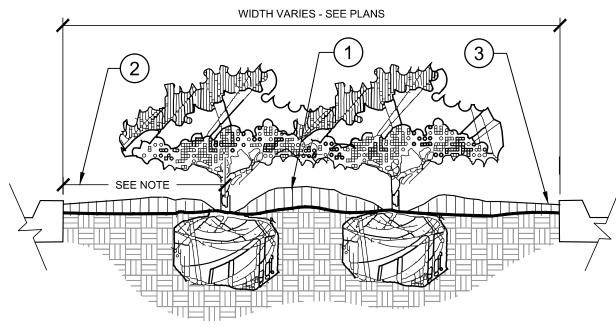
MIN. 2 MATURE

SHRŪB WIDTH

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.



ig(f1ig) CROWN ISLANDS ig@ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS). 2 CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.

(3) 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR





1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

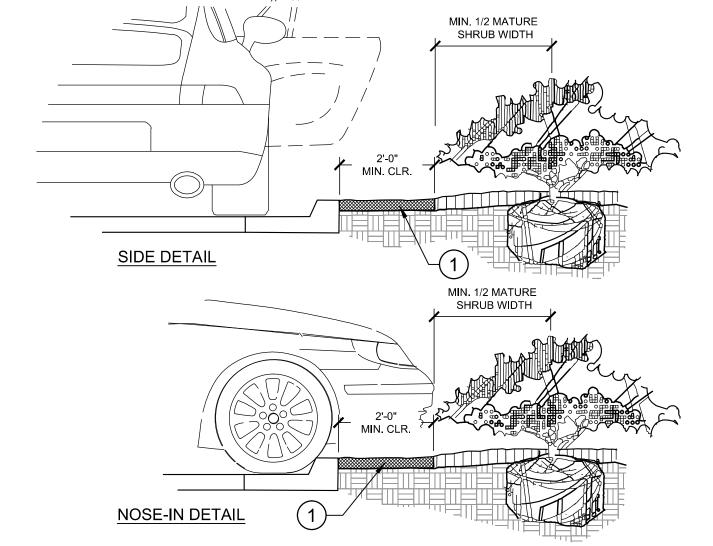
MATURE

SHRUB WIDTH

8 \ PLANTINGS ADJACENT TO BUILDINGS

VENIC OD

CALL 2 WORKING DAY **BEFORE YOU DIG** IT'S THE LAW! Call before you dig SUNSHINE STATE ONE CALL OF FLORIDA, INC.



1) INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN.
MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.

9 \ PARKING SPACE/CURB PLANTING

SHRUB PLANTING AT FIRE HYDRANT

7'-6"

<u>PLAN</u>

7'-6"

1) FIRE HYDRANT. 2) NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT

MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON 3 FRONT OF HYDRANT (TOWARD CURB)

CORNER CONNECTION

CONNECTION

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

1) 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION. 2) 8' TALL METAL "T" POSTS OR 2" x 2" X 8'

BURIAL BELOW GRADE.

INSTALLATION NOTES:

PRESSURE TREATED WOOD POSTS WITH 24"

A. POST SELECTION SHOULD BE BASED ON EXPECTED

RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND

TREATED WOOD POSTS ARE TYPICALLY USED FOR

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH

POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

D. SECURE FENCING TO POST WITH NYLON CABLE TIES

OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6'

(AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY

BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND

CONSTRUCTION AND OTHER APPLICATIONS.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

PROTECTION BETWEEN TIES AND POSTS.

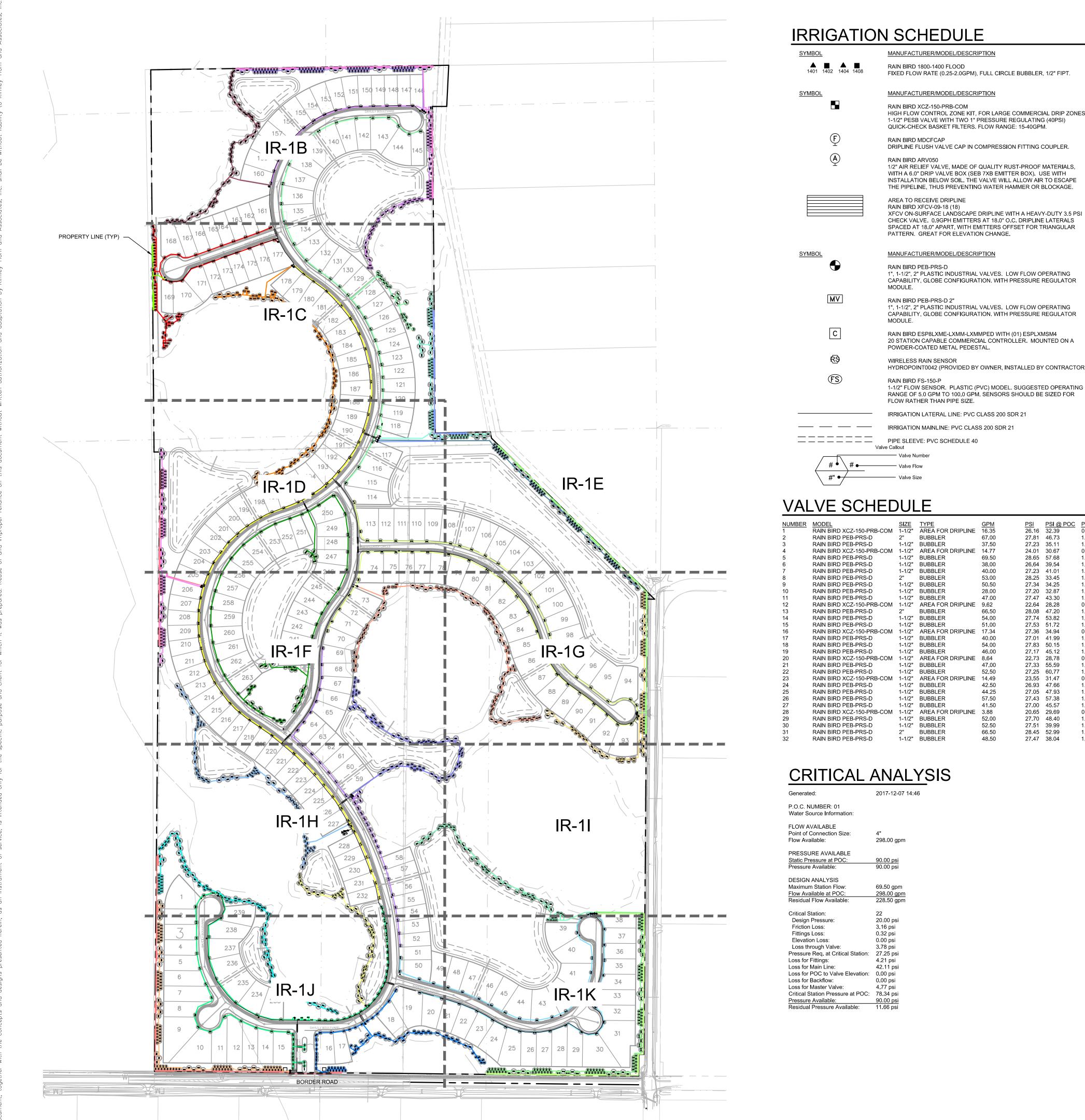
CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR

STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE

11 TREE PROTECTION FENCING LS-2B / ELEVATION / PLAN

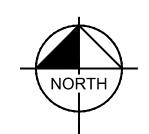
**ELEVATION** 

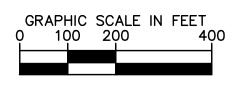
<u>PLAN</u>

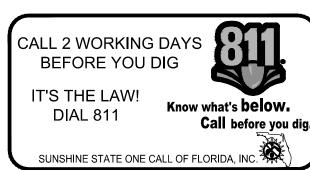


| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION   | <u>QTY</u>  | <u>F</u> |
|---------------------|--|-------------|----------|
| 1401 1402 1404 1408 | RAIN BIRD 1800-1400 FLOOD<br>FIXED FLOW RATE (0.25-2.0GPM), FULL CIRCLE BUBBLER, 1/2" FIPT.  | 3,638       | :        |
| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION   | <u>QTY</u>  |          |
| <b>B</b>            | RAIN BIRD XCZ-150-PRB-COM<br>HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES.<br>1-1/2" PESB VALVE WITH TWO 1" PRESSURE REGULATING (40PSI)<br>QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-40GPM.  | 7           |          |
| F                   | RAIN BIRD MDCFCAP<br>DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.  | 7           |          |
| (A)                 | RAIN BIRD ARV050<br>1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS,<br>WITH A 6.0" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH<br>INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE<br>THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.     | 7           |          |
|                     | AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-18 (18) XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.9GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. | 11,817 S.F. |          |
| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION   | <u>QTY</u>  |          |
|                     | RAIN BIRD PEB-PRS-D<br>1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING<br>CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR<br>MODULE.   | 25          |          |
| MV                  | RAIN BIRD PEB-PRS-D 2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.   | 1           |          |
| С                   | RAIN BIRD ESP8LXME-LXMM-LXMMPED WITH (01) ESPLXMSM4<br>20 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A<br>POWDER-COATED METAL PEDESTAL.   | 1           |          |
| €                   | WIRELESS RAIN SENSOR<br>HYDROPOINT0042 (PROVIDED BY OWNER, INSTALLED BY CONTRACTOR)  | 1           |          |
| FS                  | RAIN BIRD FS-150-P<br>1-1/2" FLOW SENSOR. PLASTIC (PVC) MODEL. SUGGESTED OPERATING<br>RANGE OF 5.0 GPM TO 100.0 GPM, SENSORS SHOULD BE SIZED FOR<br>FLOW RATHER THAN PIPE SIZE.  | 1           |          |
|                     | IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21  | 59,626 L.F. |          |
|                     | IRRIGATION MAINLINE: PVC CLASS 200 SDR 21  | 11,287 L.F. |          |
|                     | PIPE SLEEVE: PVC SCHEDULE 40 alve Callout  | 527.9 L.F.  |          |
| # • # •             | Valve Number  Valve Flow   |             |          |

| <u>NUMBER</u> | MODEL                     | <u>SIZE</u> | <u>TYPE</u>       | <u>GPM</u> | <u>PSI</u> | PSI @ POC | PRECIP    |
|---------------|---------------------------|-------------|-------------------|------------|------------|-----------|-----------|
| 1             | RAIN BIRD XCZ-150-PRB-COM | 1-1/2"      | AREA FOR DRIPLINE | 16.35      | 26.16      | 32.39     | 0.69 in/h |
| 2             | RAIN BIRD PEB-PRS-D       | 2"          | BUBBLER           | 67.00      | 27.81      | 46.73     | 1.16 in/h |
| 3             | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 37.50      | 27.23      | 35.11     | 1.31 in/h |
| 4             | RAIN BIRD XCZ-150-PRB-COM | 1-1/2"      | AREA FOR DRIPLINE | 14.77      | 24.01      | 30.67     | 0.69 in/h |
| 5             | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 69.50      | 28.65      | 57.68     | 1.12 in/h |
| 6             | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 38.00      | 26.64      | 39.54     | 1,23 in/h |
| 7             | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 40.00      | 27.23      | 41.01     | 1.76 in/h |
| 8             | RAIN BIRD PEB-PRS-D       | 2"          | BUBBLER           | 53.00      | 28.25      | 33.45     | 1.25 in/h |
| 9             | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 50.50      | 27.34      | 34.25     | 1.27 in/h |
| 10            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 28.00      | 27.20      | 32.87     | 1.39 in/h |
| 11            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 47.00      | 27.47      | 43.30     | 1.16 in/h |
| 12            | RAIN BIRD XCZ-150-PRB-COM | 1-1/2"      | AREA FOR DRIPLINE | 9.62       | 22.64      | 28.28     | 0.69 in/h |
| 13            | RAIN BIRD PEB-PRS-D       | 2"          | BUBBLER           | 66.50      | 28.08      | 47.20     | 1.22 in/h |
| 14            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 54.00      | 27.74      | 53.82     | 1.16 in/h |
| 15            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 51.00      | 27.53      | 51.72     | 1.74 in/h |
| 16            | RAIN BIRD XCZ-150-PRB-COM | 1-1/2"      | AREA FOR DRIPLINE | 17.34      | 27.36      | 34.94     | 0.69 in/h |
| 17            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 40.00      | 27.01      | 41.99     | 1.22 in/h |
| 18            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 54.00      | 27.83      | 50.15     | 1.21 in/h |
| 19            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 46.00      | 27.17      | 45.12     | 1.16 in/h |
| 20            | RAIN BIRD XCZ-150-PRB-COM | 1-1/2"      | AREA FOR DRIPLINE | 8.64       | 22.73      | 28.78     | 0.69 in/l |
| 21            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 47.00      | 27.33      | 55.59     | 1.06 in/h |
| 22            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 52.50      | 27.25      | 60.77     | 1.18 in/h |
| 23            | RAIN BIRD XCZ-150-PRB-COM | 1-1/2"      | AREA FOR DRIPLINE | 14.49      | 23.55      | 31.47     | 0.69 in/h |
| 24            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 42.50      | 26.93      | 47.66     | 1.18 in/h |
| 25            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 44.25      | 27.05      | 47.93     | 1.23 in/h |
| 26            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 57.50      | 27.43      | 57.38     | 1.21 in/h |
| 27            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 41.50      | 27.00      | 45.57     | 1.27 in/ł |
| 28            | RAIN BIRD XCZ-150-PRB-COM | 1-1/2"      | AREA FOR DRIPLINE | 3.88       | 20.65      | 29.69     | 0.69 in/h |
| 29            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 52.00      | 27.70      | 48.40     | 1.42 in/h |
| 30            | RAIN BIRD PEB-PRS-D       | 1-1/2"      | BUBBLER           | 52.50      | 27.51      | 39.99     | 1.34 in/h |
| 31            | RAIN BIRD PEB-PRS-D       | 2"          | BUBBLER           | 66.50      | 28.45      | 52.99     | 1.14 in/h |
| 32            | RAIN BIRD PER-PRS-D       | 1-1/2"      | BUBBI FR          | 48.50      | 27.47      | 38.04     | 1 13 in/h |



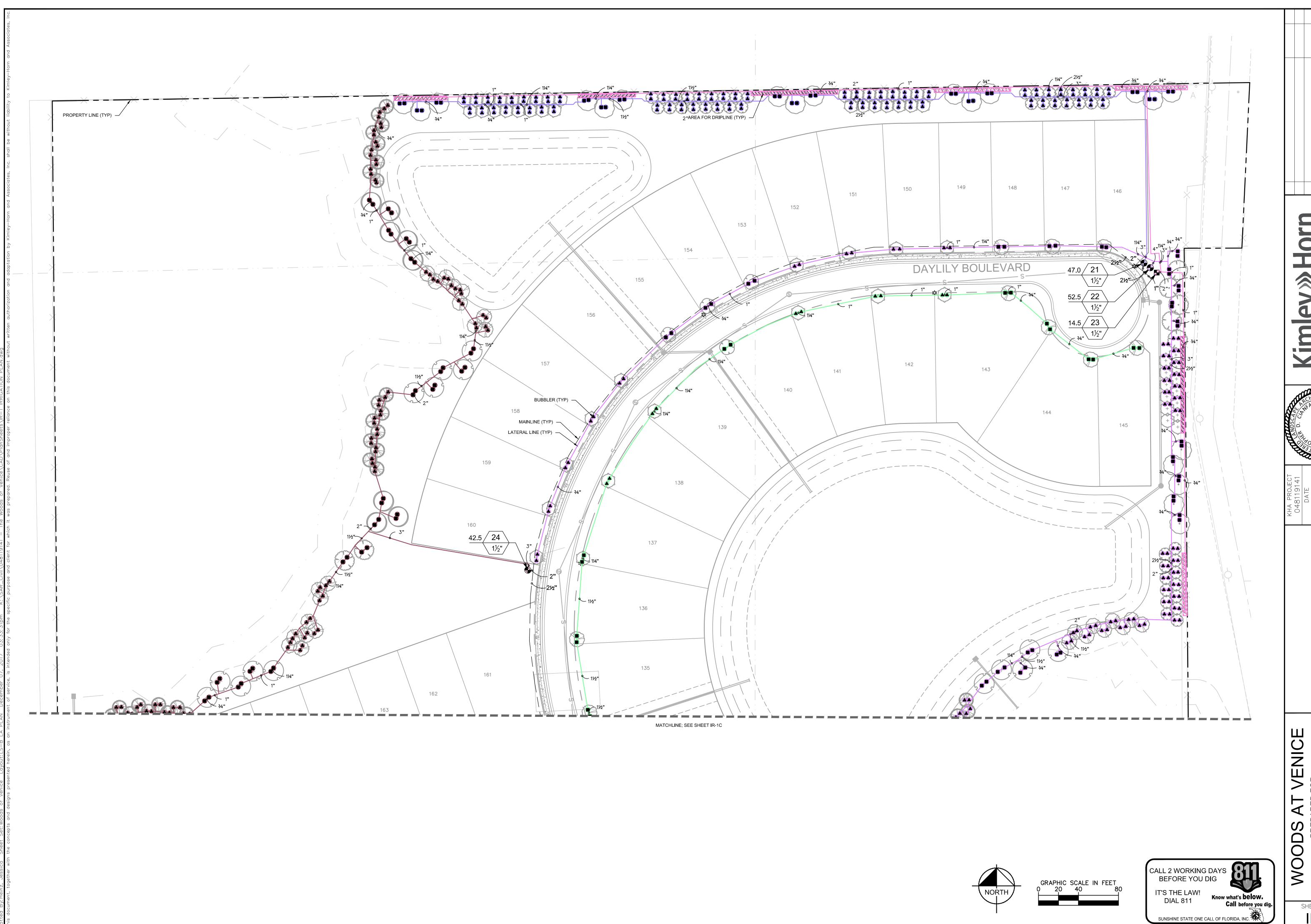




Know what's **below.** Call before you dig.

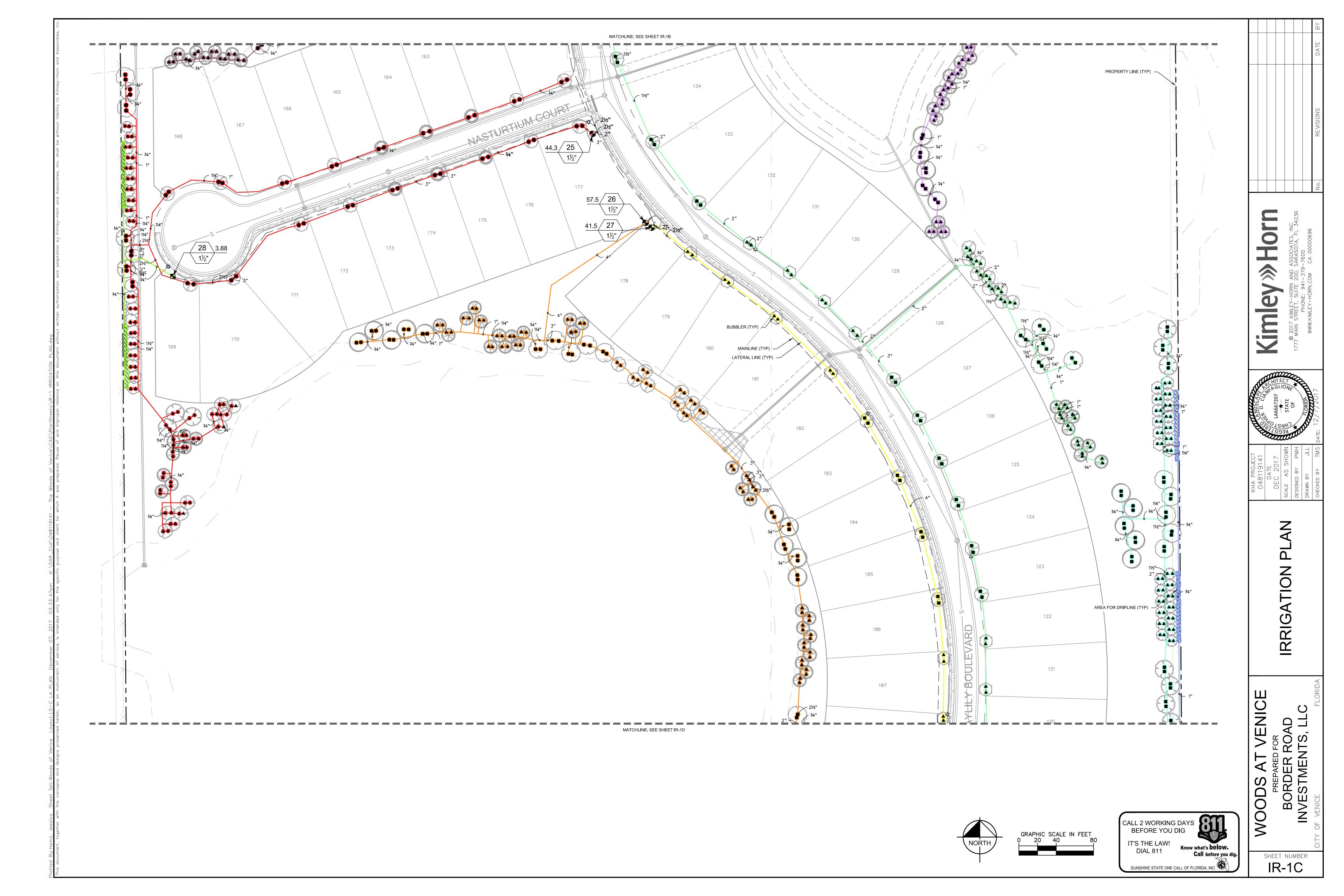
VENICE

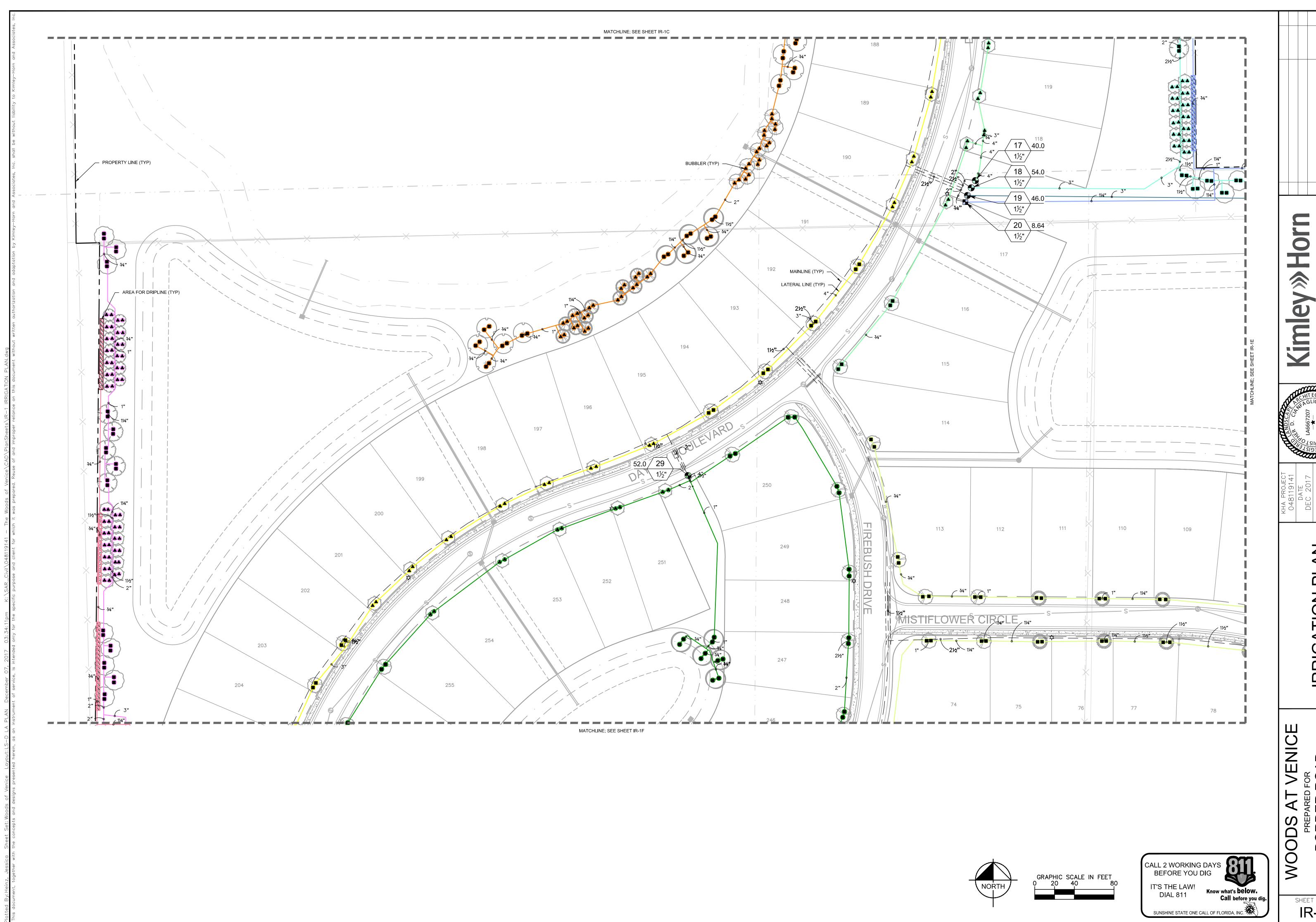
SHEET NUMBER IR-1A



BORDER ROAD
INVESTMENTS, LLC

SHEET NUMBER IR-1B

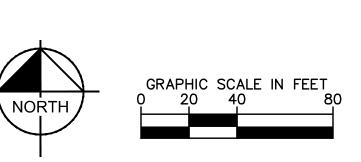


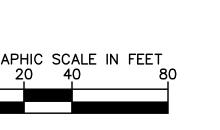


BORDER ROAD
INVESTMENTS, LLC

SHEET NUMBER

IR-1D







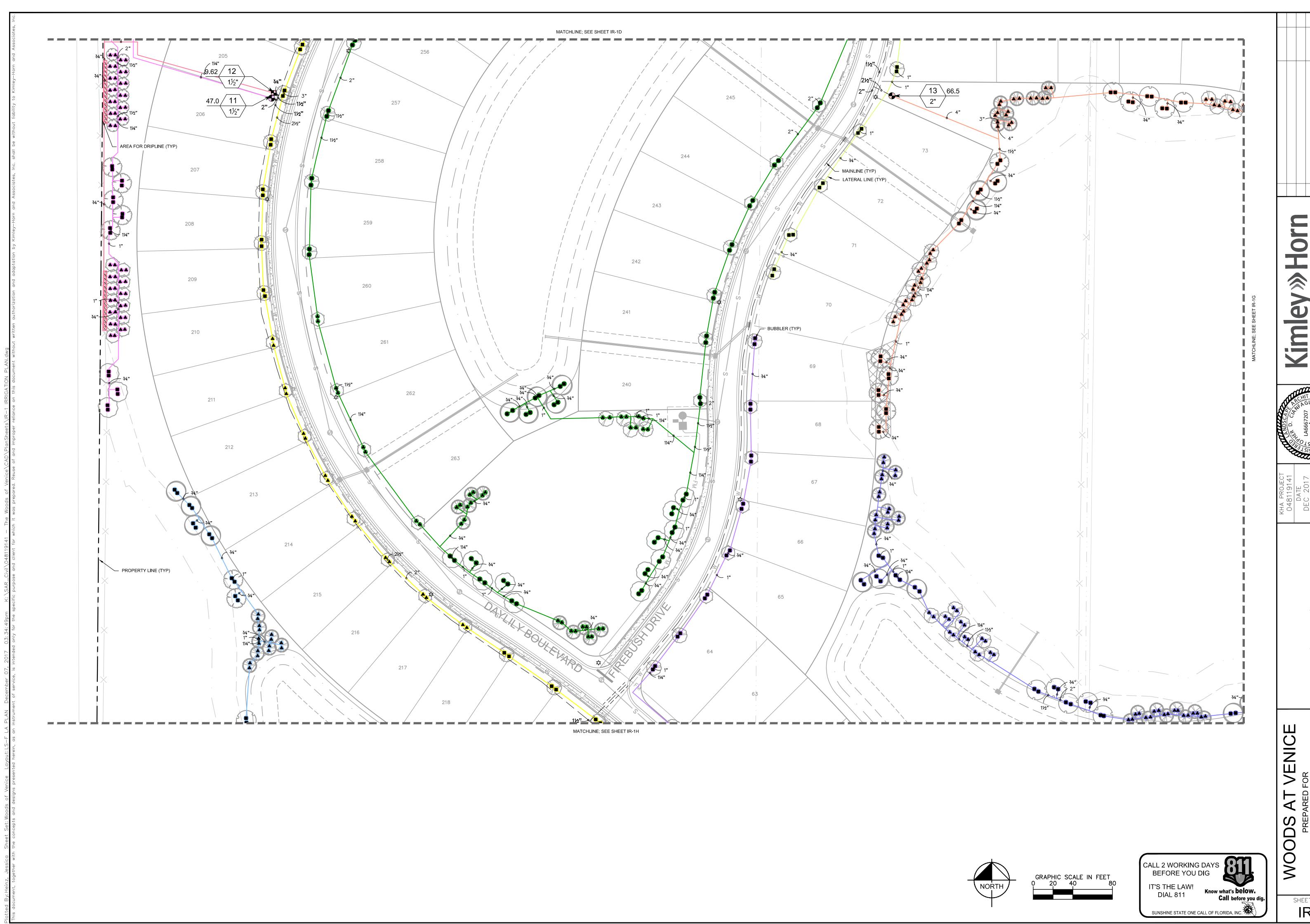
WOODS AT VENICE BORDER ROAD
INVESTMENTS, LLC

SHEET NUMBER

Kimley»Horn

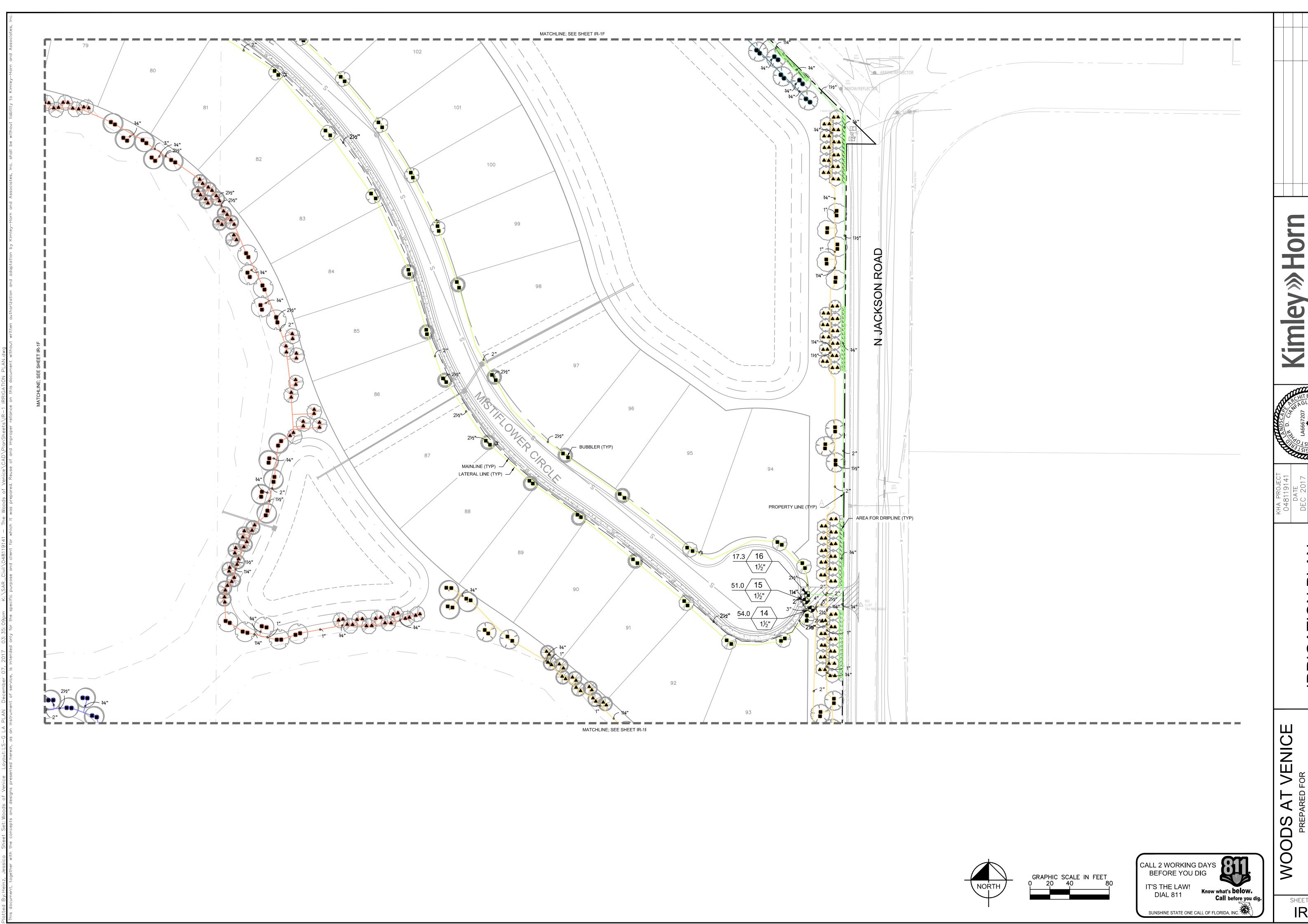
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IRRIGATION PL



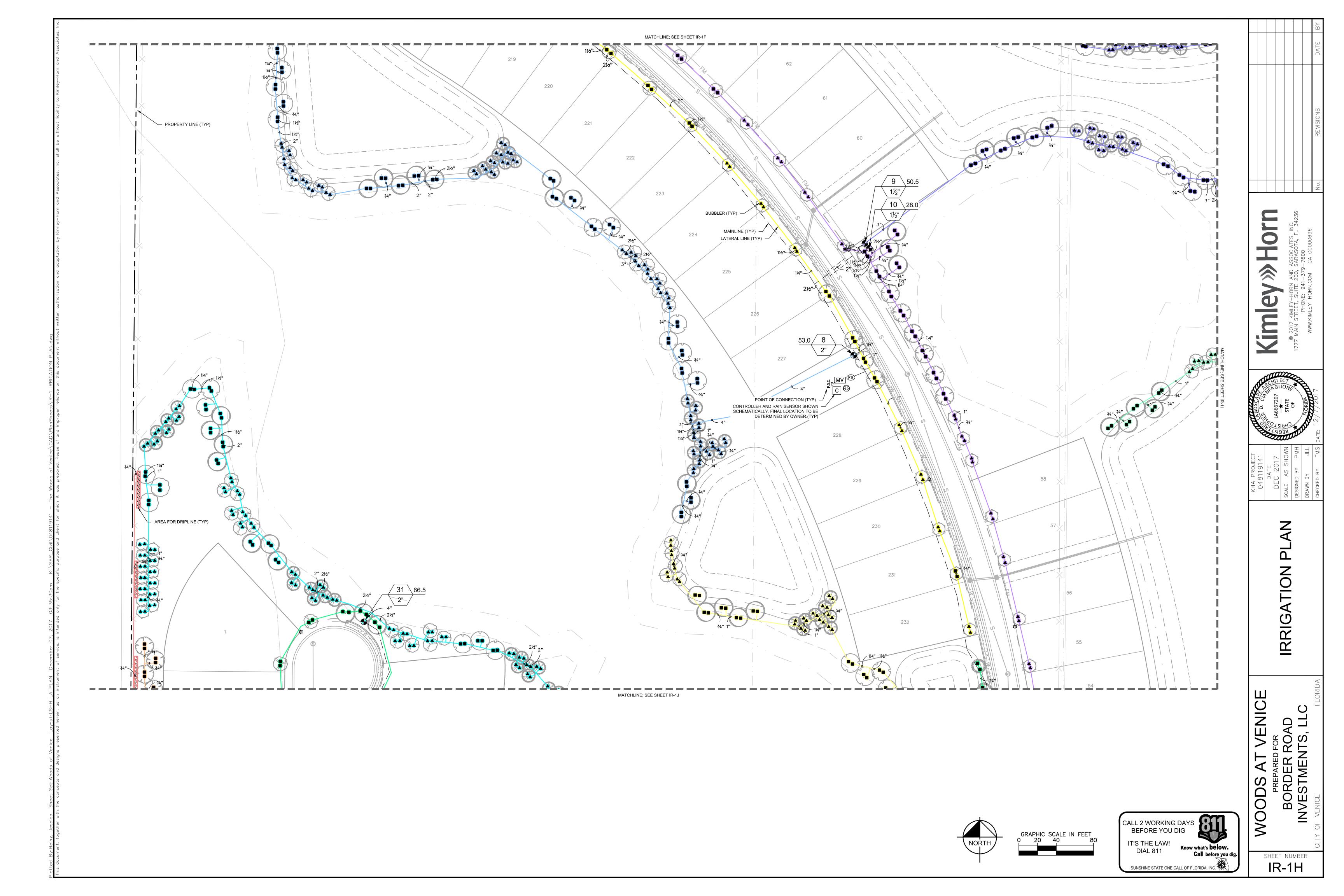
BORDER ROAD
INVESTMENTS, LLC

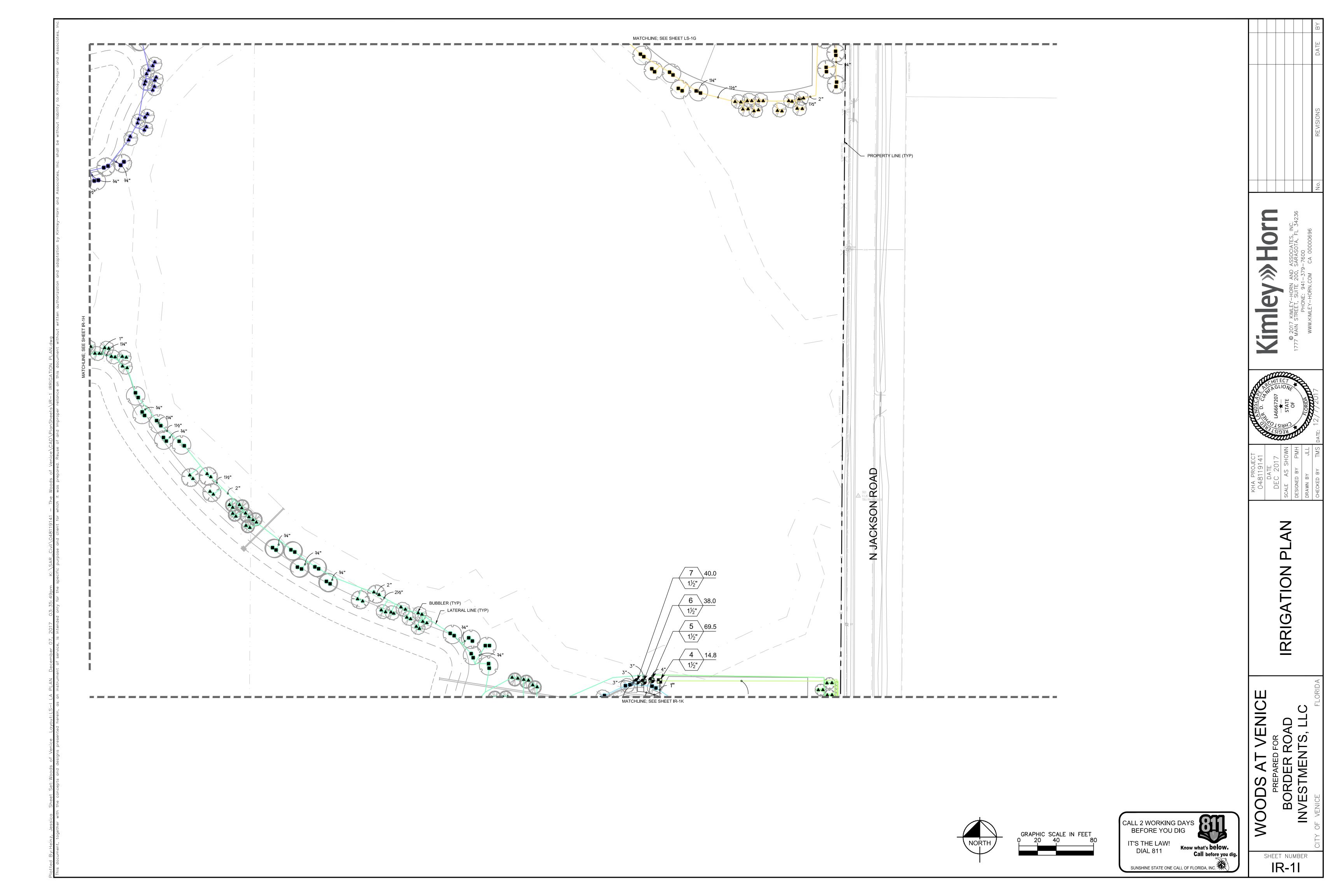
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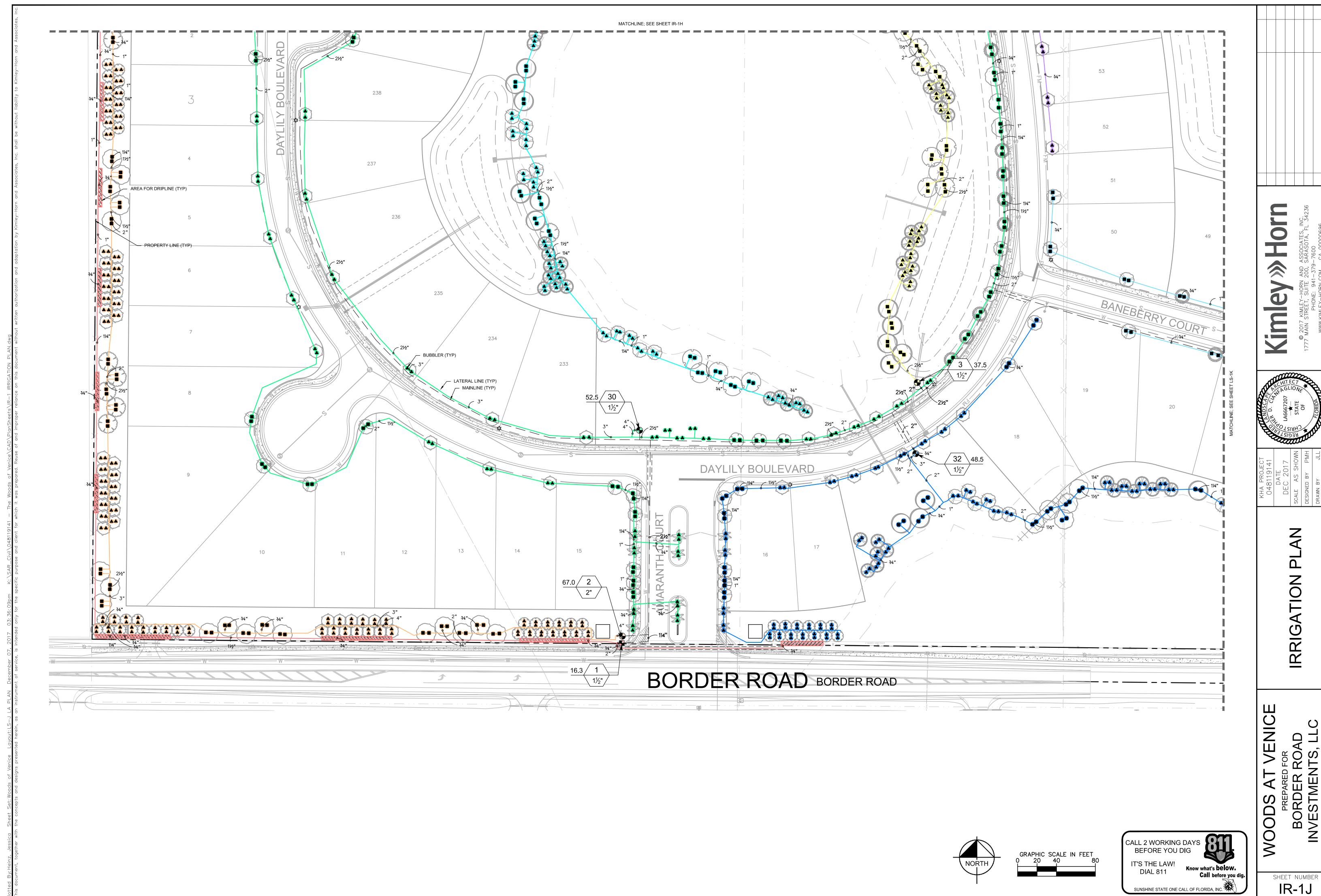


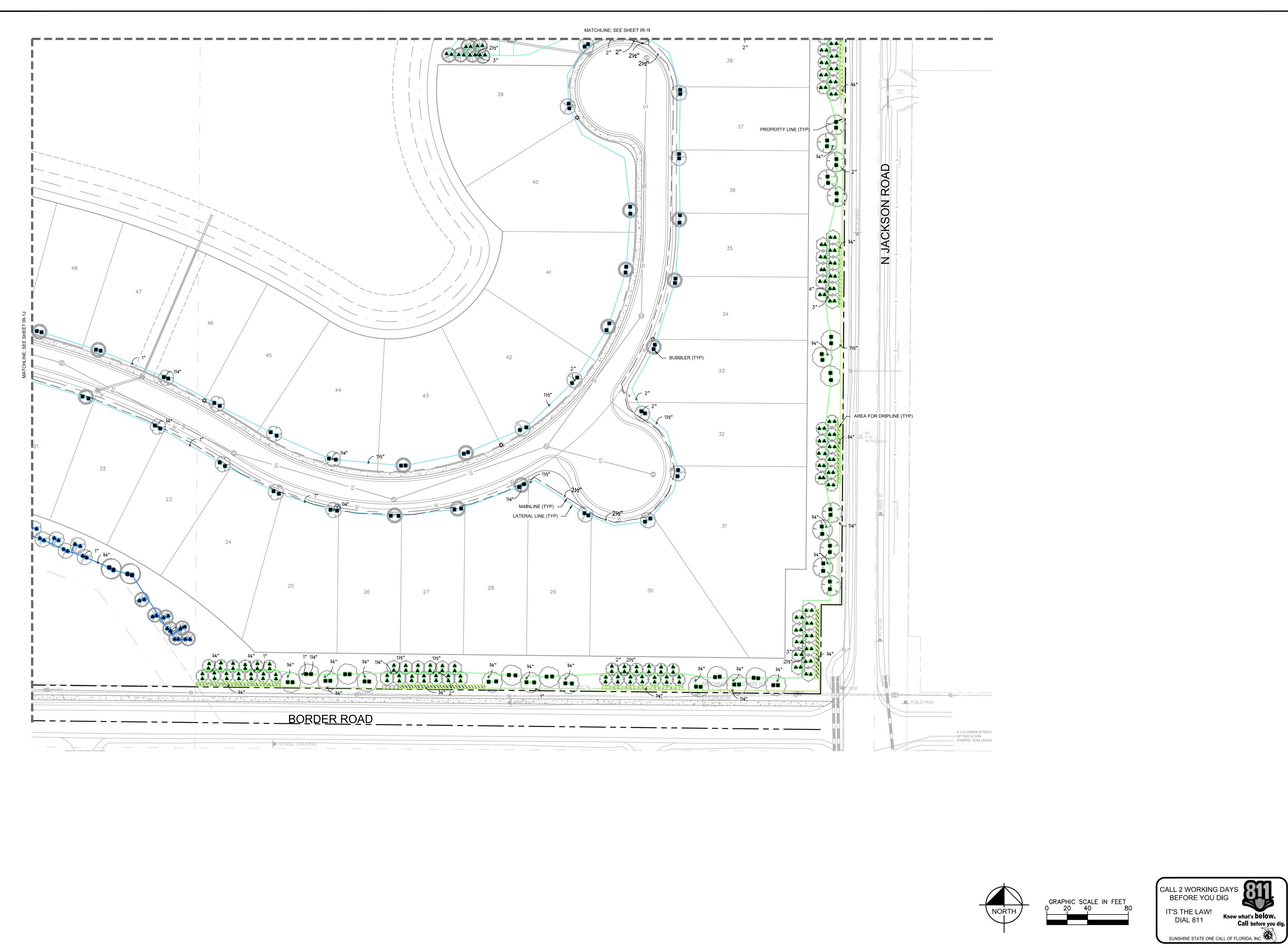
BORDER ROAD
INVESTMENTS, LLC

SHEET NUMBER IR-1G









WOODS AT VENICE BORDER ROAD
INVESTMENTS, LLC

SHEET NUMBER IR-1K

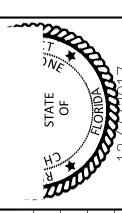
- 2. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- 3. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM
- 4. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW
- FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
- 5. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- 6. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- 7. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- 8. IRRIGATION CONTRACTOR TO PROVIDE POWER SUPPLY TO ELECTRIC CONTROLLERS.
- 9. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- 10. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH PRESERVED PLANT COMMUNITIES OR WITHIN WETLANDS OR THEIR ASSOCIATED BUFFERS.
- 11. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- 12. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 13. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- 14. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- 15. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE
- 16. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- 17. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- 18. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- 19. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- 20. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS: -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE
- 21. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- 22. EACH TREE AND PALM (AS SHOWN ON THE PLANS) SHALL HAVE TWO (2) FLOOD BUBBLERS. SUCH HEADS SHALL BE ON MINIMUM 5'-0" LENGTH OF FLEXIBLE PIPE TO ALLOW ITS POSITIONING AT THE TREE. LOCATE BUBBLER ON THE UPHILL SIDE OF TREES ON ALL SLOPES.
- 23. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
- 24. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- 25. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- 26. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 18" O.C. WITH 18" LINE SPACING AT A
- 27. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS.
- 28. LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES. ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- 29. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
- HYDRO-TESTING TO BE PERFORMED AS LISTED:
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- 30. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
- 31. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1  $\frac{1}{4}$ " ELECTRICAL CONDUIT.
- 32. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- 33. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- 34. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

| FLOW RANGE    | MINIMUM PIPE SIZE |
|---------------|-------------------|
| 1 TO 10 GPM   | 3/4"              |
| 11 TO 20 GPM  | 1"                |
| 21 TO 30 GPM  | 1-1/4"            |
| 31 TO 40 GPM  | 1-1/2"            |
| 41 TO 60 GPM  | 2"                |
| 51 TO 90 GPM  | 2-1/2"            |
| 91 TO 100 GPM | 3"                |

## LATERAL PIPE SIZING REQUIREMENTS

| FLOW RANGE    | MINIMUM PIPE SIZE |
|---------------|-------------------|
| 1 TO 10 GPM   | 3/4"              |
| 11 TO 20 GPM  | 1"                |
| 21 TO 30 GPM  | 1-1/4"            |
| 31 TO 40 GPM  | 1-1/2"            |
| 41 TO 60 GPM  | 2"                |
| 51 TO 90 GPM  | 2-1/2"            |
| 91 TO 100 GPM | 3"                |

PIPE SIZES ILLUSTRATED IN THE ABOVE CHART ARE MINIMUM ACCEPTABLE SIZES. CONTRACTOR SHALL FIELD SIZE ALL LATERAL PIPING TO KEEP ALL FRICTION LOSS VELOCITIES BELOW 5.0 FPS.



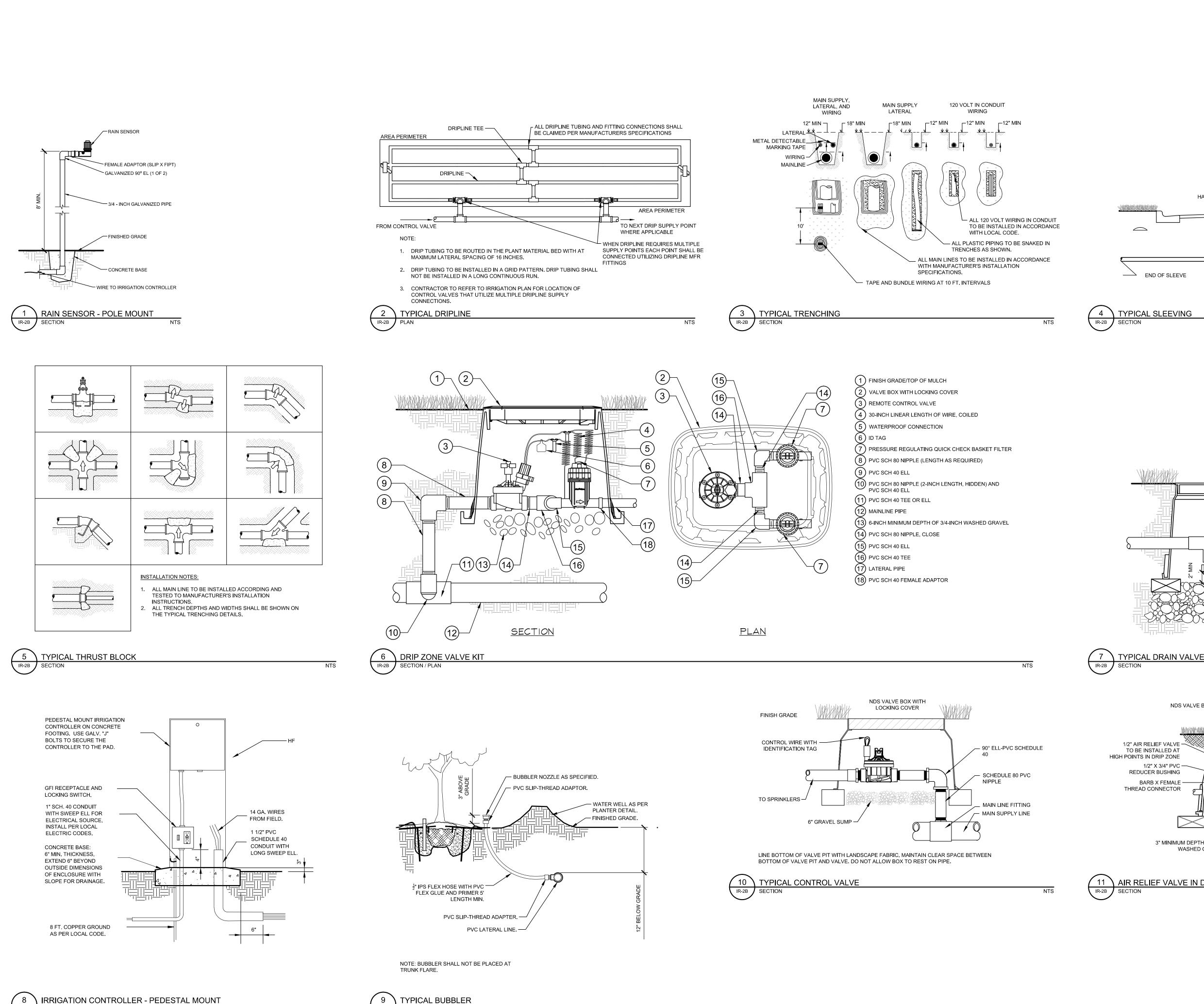
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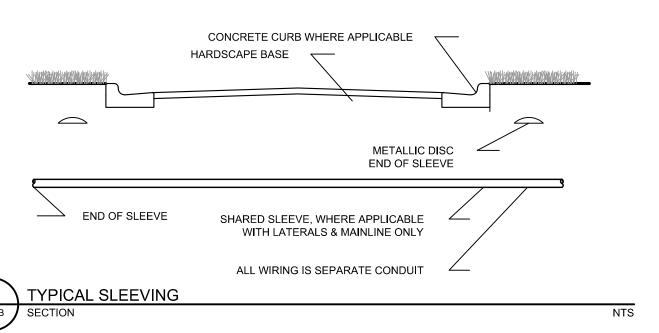
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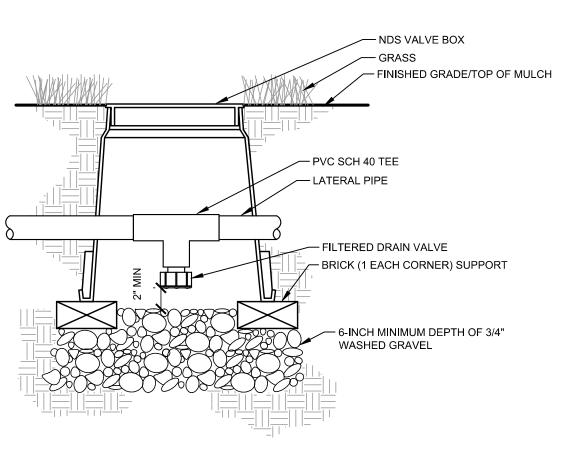
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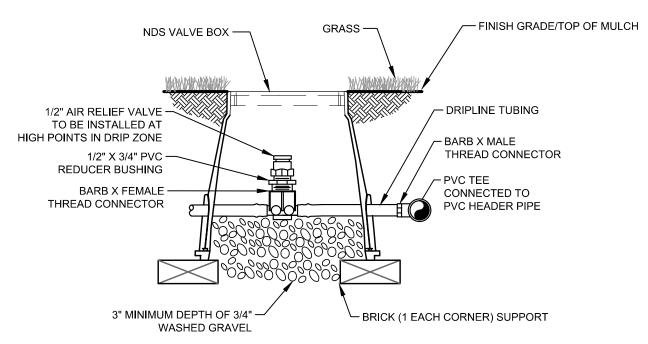
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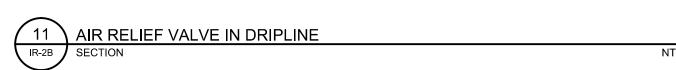
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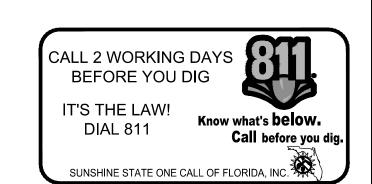












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