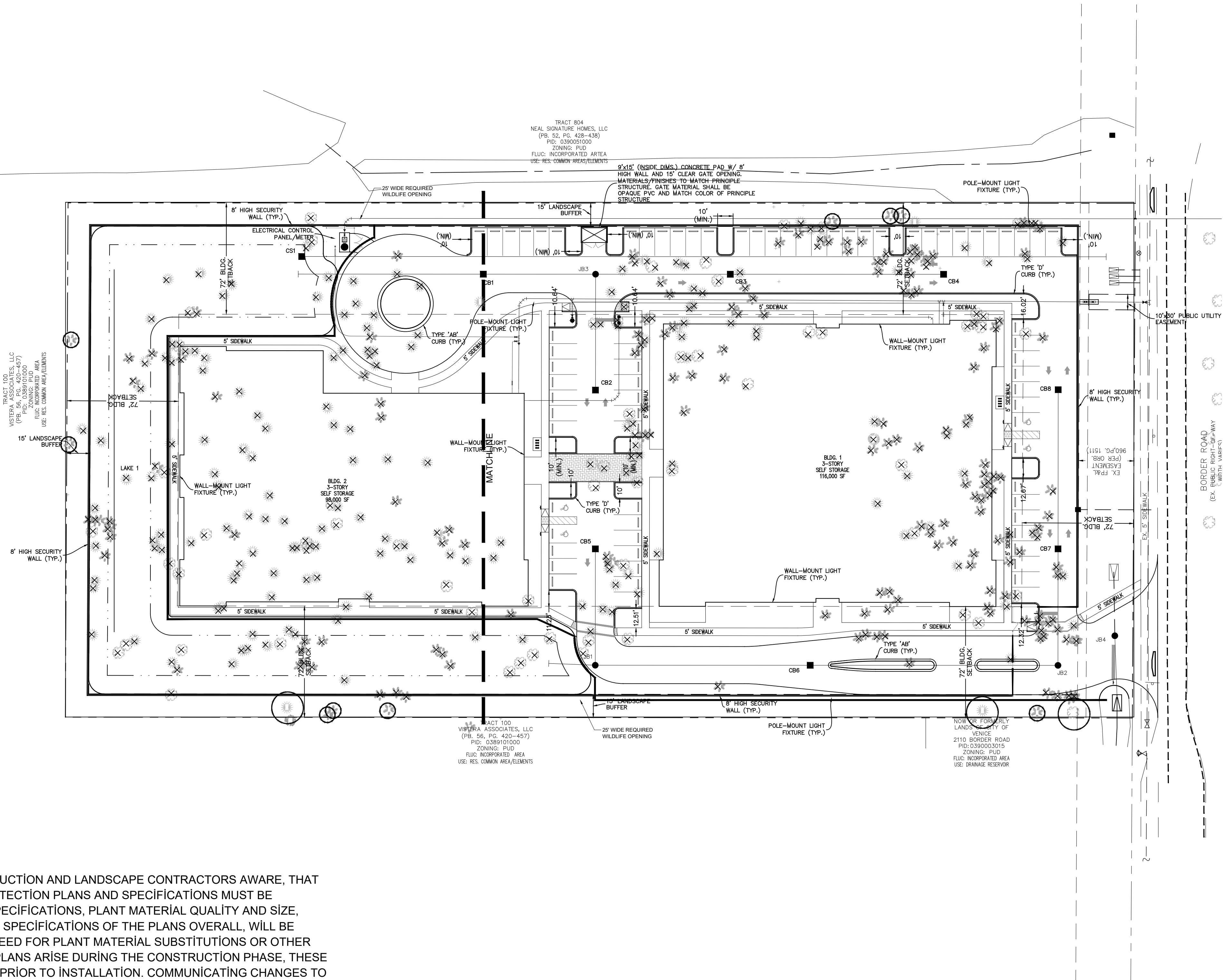


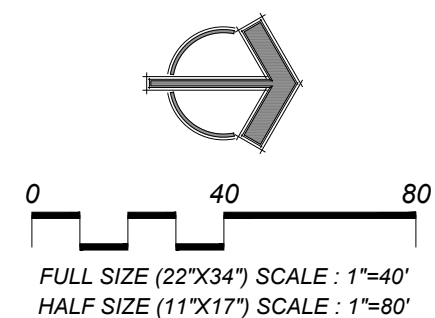
NOTE:  
A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIPLINE OF A TREE, AND / OR TREE REMOVAL.

TREE PROTECTION - REMOVAL LEGEND

- ✕ TREES TO BE REMOVED
- EXISTING TREE OR PALM TO REMAIN WITH TREE BARRIER TYPICAL FOR GRAND TREES



PLEASE BE AWARE, AND MAKE THE CONSTRUCTION AND LANDSCAPE CONTRACTORS AWARE, THAT THE APPROVED LANDSCAPE AND TREE PROTECTION PLANS AND SPECIFICATIONS MUST BE FOLLOWED CLOSELY. TREE PROTECTION SPECIFICATIONS, PLANT MATERIAL QUALITY AND SIZE, MULCH AND SOIL SPECIFICATIONS, AND THE SPECIFICATIONS OF THE PLANS OVERALL, WILL BE STRICTLY ENFORCED BY THE CITY. IF THE NEED FOR PLANT MATERIAL SUBSTITUTIONS OR OTHER SUBSTANTIAL CHANGE TO THE APPROVED PLANS ARISE DURING THE CONSTRUCTION PHASE, THESE CHANGES MUST BE REVIEWED BY THE CITY PRIOR TO INSTALLATION. COMMUNICATING CHANGES TO THE CITY DURING THE CONSTRUCTION PHASE COULD AVOID DELAYS WITH THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINOR ALTERATIONS TO ACCOMMODATE FACILITIES ARE UNDERSTOOD, BUT MUST BE REVIEWED BEFORE ANY SUCH ALTERATIONS ARE MADE.



CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:

**BORDER ROAD SELF STORAGE**  
VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO.	2024-03
SCALE	AS SHOWN
DATE	02-06-24
DRAWN BY	PJS
ISSUED	04-04-24

REVISIONS				
NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION
1.	PER CITY OF VENICE 12-04-24	PJS		
2.	REV PER CIVIL 02-11-25	JA		
3.	REV PER CITY 05-21-25	PJS		

PHILLIP J. SMITH RLA #1096

**dwja** LANDSCAPE ARCHITECTS  
**DAVID W. JOHNSTON ASSOCIATES**  
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

TREE REMOVAL AND PROTECTION PLAN

L-01

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NOTE:  
A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIPLINE OF A TREE, AND / OR TREE REMOVAL.

NOTE:  
1. THERE SHALL BE 3" MINIMUM CLEARANCE FROM LANDSCAPE PLANTS TO THE EDGE OF METERS LESS THAN 3", AND 10" FOR METERS 3" AND LARGER.  
2. FOR ALL FIRE HYDRANTS THERE SHALL BE 7.5' MINIMUM CLEARANCE FROM FRONT AND SIDES, AND 4' FROM THE BACK.  
3. NO TREES SHALL BE PLANTED WITHIN 10' OF ANY COUNTY MAINTAINED WATER OR SEWER MAIN.

- GENERAL NOTES:
- All areas not planted or mulched shall be sodded with solid St. Augustine "FLORATAM" sod. (The entire R.O.W. adjacent to this property shall be sodded with Argentine BAHIA.)
  - Concrete curbs 6" high shall be provided to protect all required landscaping.
  - The owner is required to provide an adequate maintenance program for all newly planted material by hand watering , pruning, cultivating, fertilizing as necessary for healthy growth establishment. The owner is required to maintain all plant material in perpetuity.
  - This plan may be modified based on final construction plan development. Modifications shall be submitted prior to implementation and approved by the City of Venice.
  - A 100% coverage automatic irrigation system shall be installed. Plans for the automatic irrigation system will be submitted prior to building permit issuance.
  - Above ground utilities and appurtenances to underground utilities which require above-ground installation shall be buffered by a continuous planting of shrubs with a minimum mature height equal to that of the structure, up to eight (8) feet. Required access ways to these utilities are exempt from the screening provisions.
  - Buffering and Screening: Refuse collection, mechanical equipment, trash compaction, loading areas, recycling, root-top equipment and other service function areas shall be fully screened and out of view from adjacent properties and public rights-of-way. The screening shall extend one (1) foot above the height of the object to be screened.
    - Material and Design: Screening material and design shall be consistent with design treatments of the primary facade of the building or project and its landscape plan.
  - No Applicator shall apply fertilizers containing nitrogen and / or phosphorus to turf and / or landscape plants during the restricted season (June 1 - September 30.); these provisions shall not apply to newly established Turf and/or Landscape Plants for the first 60-day period after installation.
  - There may be deviations regarding tree species and locations due to field locations. These deviations must be minimal to address the issue at hand. If deviations to the tree species or locations are made, the City will be consulted and changes shall be approved by the City.
  - Contractor shall field adjust tree locations as necessary to avoid placing trees on the flow line of swales.
  - All parking lot planting areas receiving trees shall have u-compacted coarse loam that is a minimum of 36" deep. See detail on sheet L-05.

#### BUFFER 1

±333 +/- LF TYPE 3 BUFFER - CM ZONING VS PUD ZONING 15' BUFFER WIDTH PROVIDED 3 LARGE TREES, 2 ACCENT TREES 50 SHRUBS AND 8' WALL PER 100 LF			
	CALCULATIONS	REQUIRED	PROVIDED
CANOPY TREES	3.33 x 3 = 9.99	10	10*
ACCENT TREES	3.33 x 2 = 6.66	7	7
SHRUBS	3.33 x 50 = 166.5	167	167
8' WALL		YES	YES

\* TREES AND SHRUBS IN BUFFER ARE EQUAL OR LARGER THAN REQUIRED BY CODE. 27 CABBAGE PALMS AT STAGGERED HEIGHTS ARE ADDITIONALLY PROPOSED IN BUFFER.

#### BUFFER 2

±691 +/- LF TYPE 3 BUFFER - CM ZONING VS PUD ZONING 15' BUFFER WIDTH PROVIDED 3 LARGE TREES, 2 ACCENT TREES 50 SHRUBS AND 8' WALL PER 100 LF			
	CALCULATIONS	REQUIRED	PROVIDED
CANOPY TREES	6.91 x 3 = 20.73	21	41*
ACCENT TREES	6.91 x 2 = 13.82	14	14
SHRUBS	6.91 x 50 = 345.5	346	346
8' WALL		YES	YES

\* TREES AND SHRUBS IN BUFFER ARE EQUAL OR LARGER THAN REQUIRED BY CODE. 67 CABBAGE PALMS AT STAGGERED HEIGHTS ARE ADDITIONALLY PROPOSED IN BUFFER. BERM IS PROPOSED AT BASE OF WALL. SEE CIVIL.

#### BUFFER 4

±691 +/- LF TYPE 3 BUFFER - CM ZONING VS PUD ZONING 15' BUFFER WIDTH PROVIDED 3 LARGE TREES, 2 ACCENT TREES 50 SHRUBS AND 6' FENCE PER 100 LF			
	CALCULATIONS	REQUIRED	PROVIDED
CANOPY TREES	6.91 x 3 = 20.73	21	21*
ACCENT TREES	6.91 x 2 = 13.82	14	14
SHRUBS	6.91 x 50 = 345.5	346	346
8' WALL		YES	YES

\* TREES AND SHRUBS IN BUFFER ARE EQUAL OR LARGER THAN REQUIRED BY CODE. 51 CABBAGE PALMS AT STAGGERED HEIGHTS ARE ADDITIONALLY PROPOSED IN BUFFER. BERM IS PROPOSED AT BASE OF WALL. SEE CIVIL.

#### BUFFER 3

±333 +/- LF TYPE 2 BUFFER - RIGHT OF WAY BUFFER 10' BUFFER WIDTH PROVIDED 3 LARGE TREES, 0 ACCENT TREES 40 SHRUBS AND 8' WALL PER 100 LF			
	CALCULATIONS	REQUIRED	PROVIDED
CANOPY TREES	3.33 x 3 = 9.99	10	10*
ACCENT TREES	0	0	0
SHRUBS	3.33 x 40 = 133.2	134	134
8' WALL		YES	YES

\* TREES AND SHRUBS IN BUFFER ARE EQUAL OR LARGER THAN REQUIRED BY CODE.

NOTE:

- THERE SHALL BE A MINIMUM OF 40" CALIPER FOR EACH ACRE FOR SITE DEVELOPMENT

SITE AREA =SF 230,103 +/- SF

5.28+ ACRES

REQUIRED INCHES = 5.28 x 40 = 212 INCHES REQUIRED

354 INCHES PROVIDED FROM CANOPY TREES (118 x 3" = 354)

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NOTE: SEE SHEET L-04 FOR PLANT LIST

SITE DEVELOPMENT PLANS FOR:

**BORDER ROAD SELF STORAGE**

VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO.	2024-03
SCALE	AS SHOWN
DATE	02-06-24
DRAWN BY	PJS
ISSUED	04-04-24

REVISIONS			
NO.	DESCRIPTION	INIT.	NO.
1.	PER CITY OF VENICE 12-04-24	PJS	
2.	REV PER CIVIL 02-11-25	JA	
3.	REV PER CITY 05-21-25	PJS	

PHILLIP J. SMITH

RLA #1096

**dwja**  
LANDSCAPE ARCHITECTS  
**DAVID W. JOHNSTON ASSOCIATES**  
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LANDSCAPE  
KEY SHEET

L-02



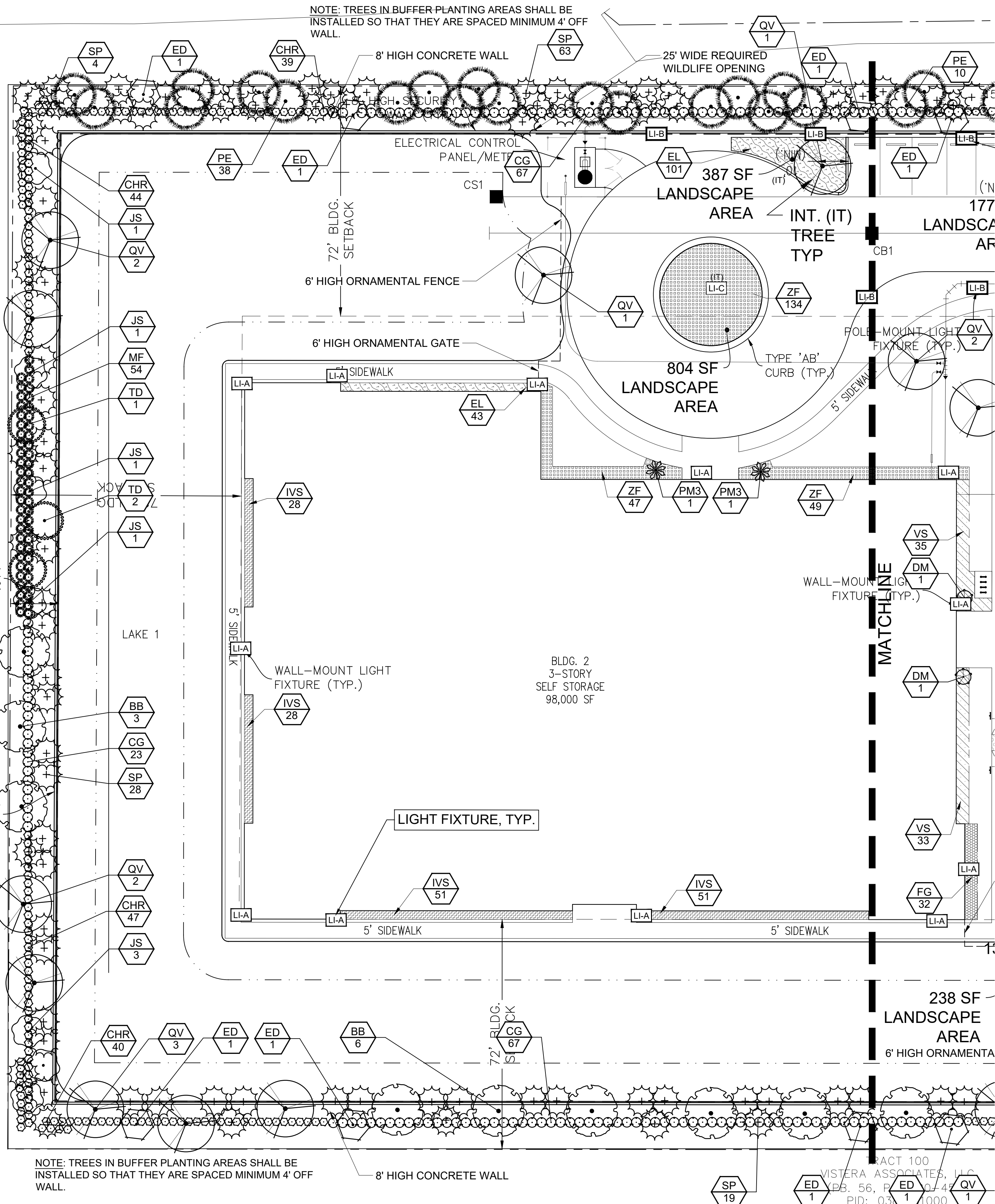
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ACAD DWG

VISTERA ASSOCIATES, LLC  
(PB. 56, PG. 420-457)  
PID: 0389101000  
ZONING: PUD  
ELUC: INCORPORATED AREA  
USE: RES. COMMON AREA/ELEMENTS

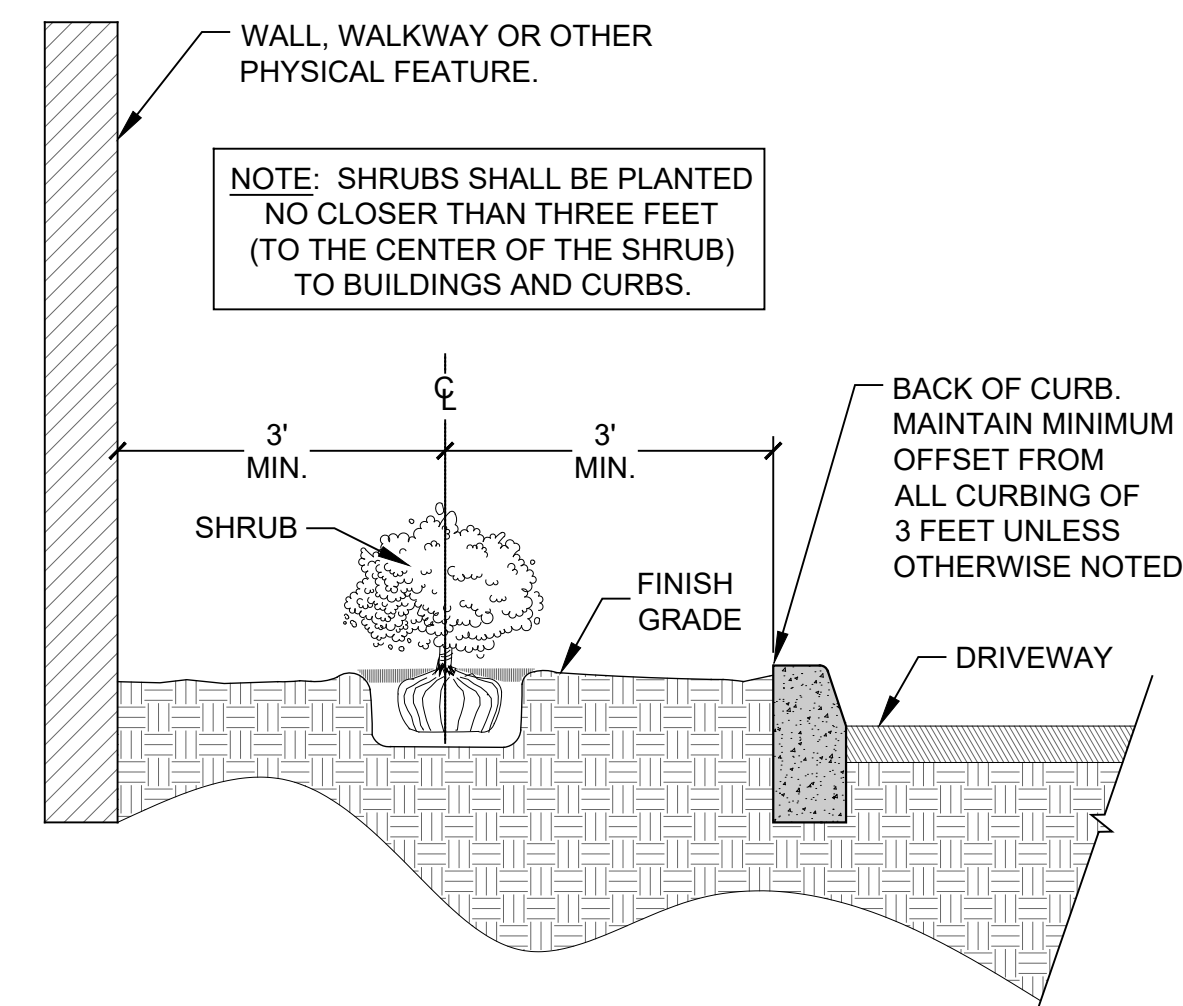
15' LANDSCAPE BUFFER

8' HIGH SECURITY WALL (TYP.)



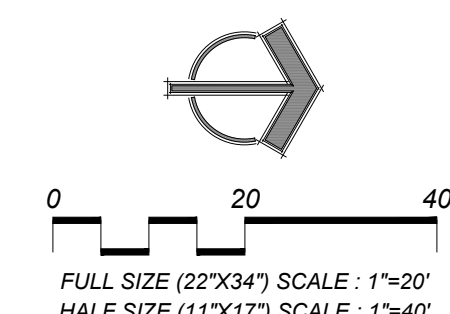
LIGHTING KEY	
LI-A	LIGHT FIXTURE - BLD MNT HGT 24'
LI-B	LIGHT FIXTURE - POLE MNT HGT 15'
LI-C	LIGHT FIXTURE - POLE MNT HGT 15'

NOTE: TREES IN BUFFER PLANTING AREAS SHALL BE INSTALLED SO THAT THEY ARE SPACED MINIMUM 4' OFF WALL.



TREE AND SHRUB SPACING DETAIL  
NOT TO SCALE

NOTE: SEE SHEET L-04 FOR PLANT LIST



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:

## BORDER ROAD SELF STORAGE

VENICE, FLORIDA  
2114 BORDER ROAD

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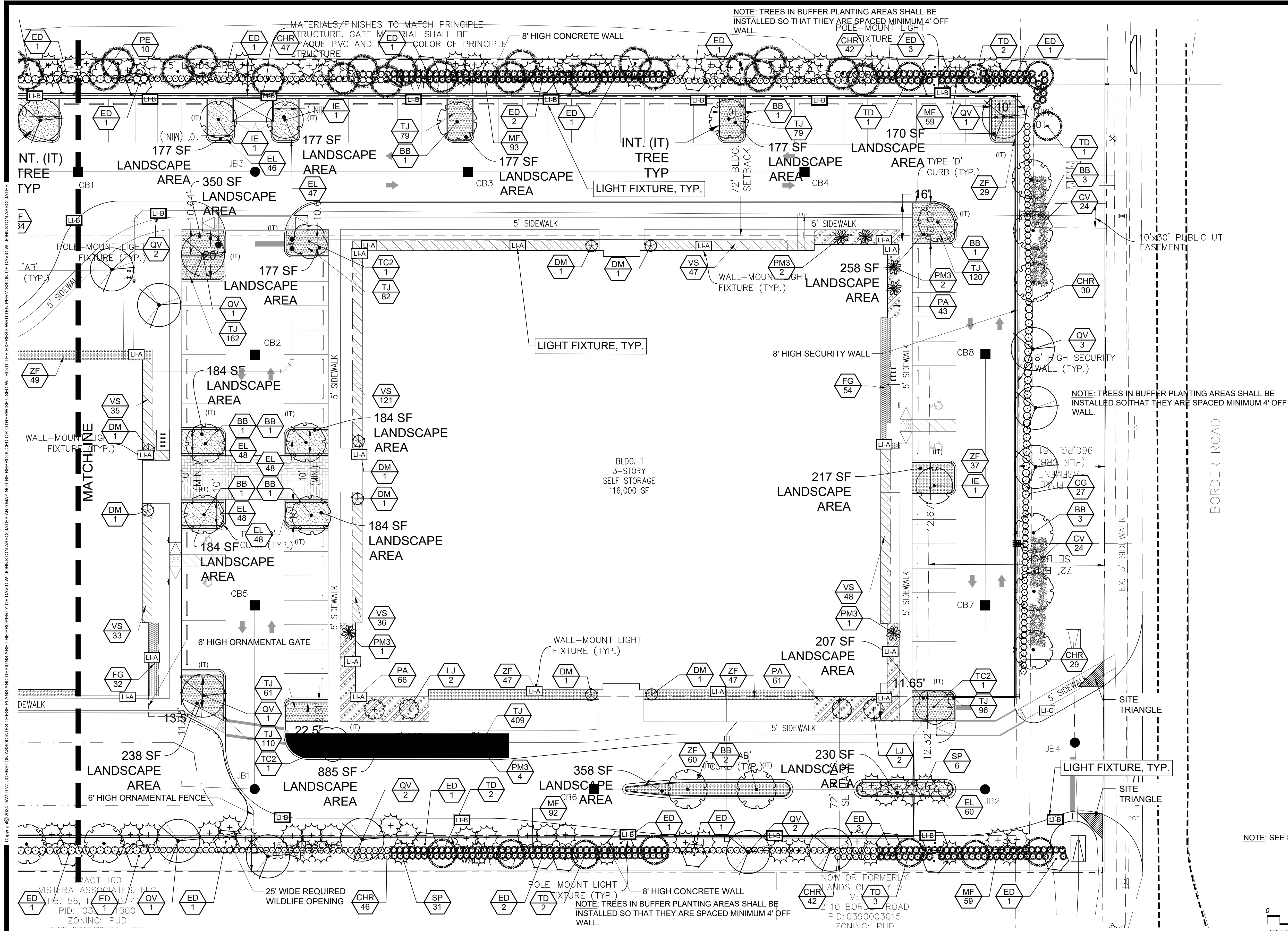
REVISIONS				
NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION
1.	PER CITY OF VENICE 12-04-24	PJS		
2.	REV PER CIVIL 02-11-25	JA		
3.	REV PER CITY 05-21-25	PJS		

PHILLIP J. SMITH RLA #1096

**dwja**  
LANDSCAPE ARCHITECTS  
**DAVID W. JOHNSTON ASSOCIATES**  
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

LANDSCAPE PLAN

L-03



LIGHTING KEY	
LI-A	LIGHT FIXTURE - BLD MNT HGT 24'
LI-B	LIGHT FIXTURE - POLE MNT HGT 15'
LI-C	LIGHT FIXTURE - POLE MNT HGT 15'

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SITING DEVELOPMENT PLANS FOR:  
**BORDER ROAD SELF STORAGE**  
VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO. 2024-03  
SCALE AS SHOWN  
DATE 02-06-24  
DRAWN BY PJS  
ISSUED 04-04-24

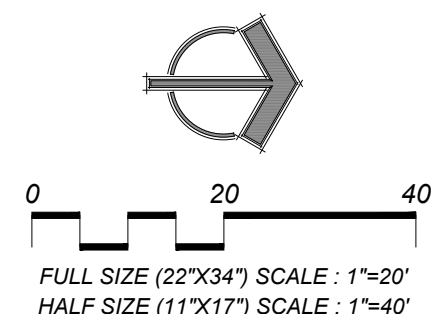
REVISIONS				
NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION
1.	PER CITY OF VENICE 12-04-24	PJS		
2.	REV PER CIVIL 02-11-25	JA		
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RLA #1096

**dwja**  
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LANDSCAPE  
PLAN  
L-04

NOTE: SEE SHEET L-04 FOR PLANT LIST











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













PLANT SCHEDULE BUFFER 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	FLORIDA FRIENDLY	QTY
TREES								
	BB	Bucida buceras 'Shady Lady' / Shady Lady Black Olive	B & B	3"Cal	12' x 6' Spr.	No	Yes	3
	JS	Juniperus silicicola / Southern Red Cedar	65 gal	3"Cal	10' x 4' Spr.	Yes	Yes	7
	QV	Quercus virginiana / Southern Live Oak	100 gal	3"Cal	14' Ht. x 6' Spr.	Yes	Yes	4
	TD	Taxodium distichum / Bald Cypress	65 gal	3"Cal	12' x 4' Spr.	Yes	Yes	3
PALM TREES								
	SP	Sabal palmetto / Cabbage Palmetto	B & B		10', 12', 14' C.T.	Yes	Yes	27
SHRUBS								
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	7 gal	36" x 24"	Yes	Yes		30" o.c. 91
	CG	Clusia guttifera / Small Leaf Clusia	7 gal	2' x 2'	Yes	Yes		36" o.c. 23
	MF	Myrcianthes fragrans 'Compacta' / Simpson's Stopper	7 gal	24" x 24"	Yes	Yes		36" o.c. 54

PLANT SCHEDULE BUFFER 2

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	FLORIDA FRIENDLY	QTY
TREES								
	ED	Elaeocarpus decipiens / Japanese Blueberry	65 gal	3"Cal	12' x 5' Spr.	No	Yes	14
	PE	Pinus ellioti / Slash Pine	65 gal	3"Cal	12' x 3' Spr.	Yes	Yes	38
	TD	Taxodium distichum / Bald Cypress	65 gal	3"Cal	12' x 4' Spr.	Yes	Yes	3
PALM TREES								
	SP	Sabal palmetto / Cabbage Palmetto	B & B		10', 12', 14' C.T.	Yes	Yes	67
SHRUBS								
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	7 gal	36" x 24"	Yes	Yes		30" o.c. 128
	CG	Clusia guttifera / Small Leaf Clusia	7 gal	2' x 2'	Yes	Yes		36" o.c. 67
	MF	Myrcianthes fragrans 'Compacta' / Simpson's Stopper	7 gal	24" x 24"	Yes	Yes		36" o.c. 151









PLANT SCHEDULE ENTIRE SITE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	FLORIDA FRIENDLY	QTY
TREES								
	BB	Bucida buceras 'Shady Lady' / Shady Lady Black Olive	B & B	3"Cal	12' x 6' Spr.	No	Yes	24
	ED	Elaeocarpus decipiens / Japanese Blueberry	65 gal	3"Cal	12' x 5' Spr.	No	Yes	28
	IE	Ilex opaca 'Eagleston' / Eagleston Holly	65 gal	3"Cal	12' x 5' Spr.	Yes	Yes	3
	JS	Juniperus silicicola / Southern Red Cedar	65 gal	3"Cal	10' x 4' Spr.	Yes	Yes	7
	LJ	Ligustrum japonicum / Japanese Privet	B & B	MULTI	8' x 8' Spr.	No	Yes	4
	PE	Pinus ellioti / Slash Pine	65 gal	3"Cal	12' x 3' Spr.	Yes	Yes	38
	QV	Quercus virginiana / Southern Live Oak	100 gal	3"Cal	14' Ht. x 6' Spr.	Yes	Yes	22
	TC2	Tabeuia heterophylla / Pink Trumpet Tree	65 gal	3"Cal	12' x 5' Spr.	No	Yes	3
	TD	Taxodium distichum / Bald Cypress	65 gal	3"Cal	12' x 4' Spr.	Yes	Yes	14
PALM TREES								
	PM3	Phoenix roebelenii / Pigmy Date Palm Multi-Trunk	B & B	TRIPLE	6' O.A.H.	No	Yes	12
	SP	Sabal palmetto / Cabbage Palmetto	B & B		10', 12', 14' C.T.	Yes	Yes	151
SHRUBS								
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	7 gal	36" x 24"	Yes	Yes		30" o.c. 406
	CG	Clusia guttifera / Small Leaf Clusia	7 gal	2' x 2'	Yes	Yes		36" o.c. 184
	CV	Crinum asiaticum 'Variegated Procerum' / Queen Emma Crinum Lily	30 gal	4' x 4'	No	Yes		48" o.c. 48
	DM	Dracaena marginata / Red Edged Dracaena	15 gal	5' x 2'	No	Yes		60" o.c. 8
	MF	Myrcianthes fragrans 'Compacta' / Simpson's Stopper	7 gal	24" x 24"	Yes	Yes		36" o.c. 357
SHRUB AREAS								
	FG	Ficus microcarpa 'Green Island' / Green Island Ficus	3 gal	No	No			24" o.c. 86
	PA	Plumbago auriculata 'Imperial Blue' / Imperial Blue Plumbago	3 gal.	No	Yes			36" o.c. 170
	VS	Viburnum suspensum / Sandankwa Viburnum	3 gal.	No	Yes			30" o.c. 320
GROUND COVERS								
	EL	Ermodesia littoralis / Golden Creeper	3 gal	Yes	Yes			24" o.c. 489
	IVS	Ilex vomitoria 'Schillings Dwarf' / Dwf. Schillings Holly	3 gal	Yes	Yes			24" o.c. 158
	TJ	Trachelospermum jasminoides 'Star' / Confederate Jasmine	1 gal	No	Yes			18" o.c. 1,198
	ZF	Zamia floridana / Coontie Palm	3 gal.	Yes	Yes			30" o.c. 450

PLANT SCHEDULE BUFFER 3

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	FLORIDA FRIENDLY	QTY
TREES								
	BB	Bucida buceras 'Shady Lady' / Shady Lady Black Olive	B & B	3"Cal	12' x 6' Spr.	No	Yes	6
	QV	Quercus virginiana / Southern Live Oak	100 gal	3"Cal	14' Ht. x 6' Spr.	Yes	Yes	3
	TD	Taxodium distichum / Bald Cypress	65 gal	3"Cal	12' x 4' Spr.	Yes	Yes	1
SHRUBS								
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	7 gal	36" x 24"	Yes	Yes		30" o.c. 59
	CG	Clusia guttifera / Small Leaf Clusia	7 gal	2' x 2'	Yes	Yes		36" o.c. 27
	CV	Crinum asiaticum 'Variegated Procerum' / Queen Emma Crinum Lily	30 gal	4' x 4'	No	Yes		48" o.c. 48

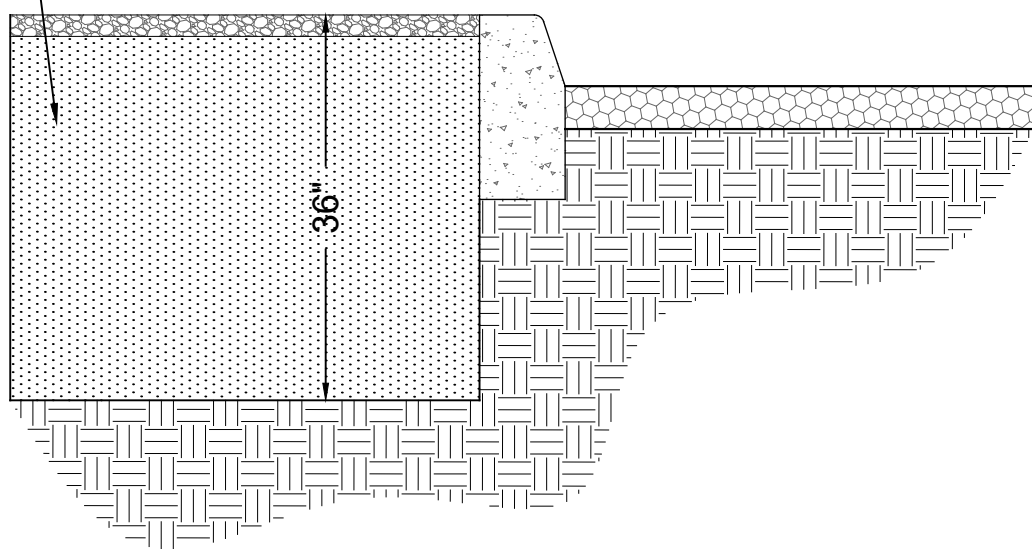
PLANT SCHEDULE BUFFER 4

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	FLORIDA FRIENDLY	QTY
TREES								
	BB	Bucida buceras 'Shady Lady' / Shady Lady Black Olive	B & B	3"Cal	12' x 6' Spr.	No	Yes	6
	ED	Elaeocarpus decipiens / Japanese Blueberry	65 gal	3"Cal	12' x 5' Spr.	No	Yes	14
	QV	Quercus virginiana / Southern Live Oak	100 gal	3"Cal	14' Ht. x 6' Spr.	Yes	Yes	8
	TD	Taxodium distichum / Bald Cypress	65 gal	3"Cal	12' x 4' Spr.	Yes	Yes	7
PALM TREES								
	SP	Sabal palmetto / Cabbage Palmetto	B & B		10', 12', 14' C.T.	Yes	Yes	51
SHRUBS								
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	7 gal	36" x 24"	Yes	Yes		30" o.c. 128
	CG	Clusia guttifera / Small Leaf Clusia	7 gal	2' x 2'	Yes	Yes		36" o.c. 67
	MF	Myrcianthes fragrans 'Compacta' / Simpson's Stopper	7 gal	24" x 24"	Yes	Yes		36" o.c. 151

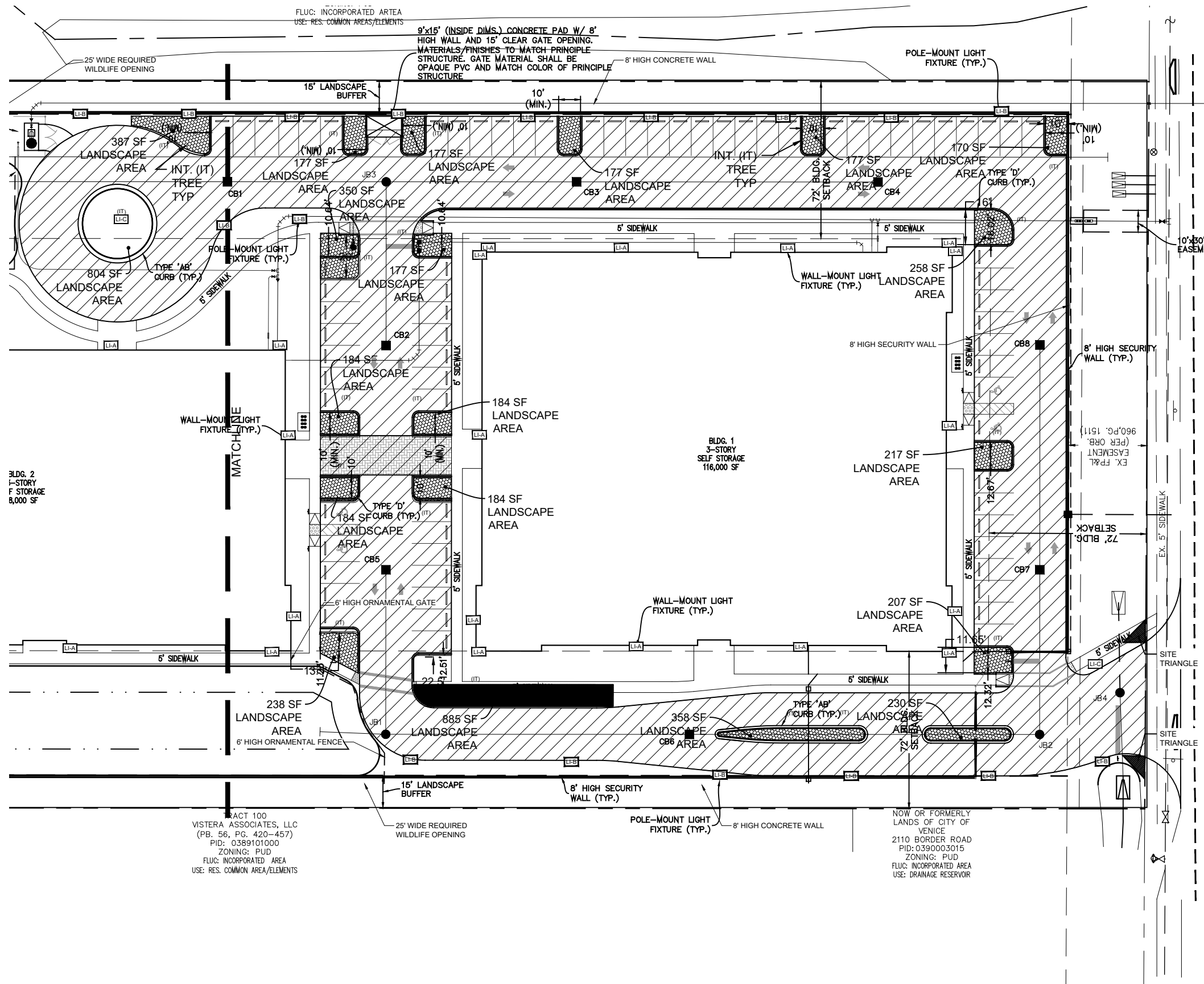
NOTE: ALL PLANT SIZES INDICATED ARE MINIMUMS. ALL PARTS OF THE SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT INSTALLATION. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION (CALL 941-366-3159)

CONTRACTOR TO REPLACE FILL SOIL IN ALL PLANTING AREAS RECEIVING TREES WITH UNCOMPACTED COURSE LOAM TO A DEPTH OF 36". REPLACEMENT SOIL SHALL HAVE NO LESS THAN 0.5 PERCENT ORGANICS AND NO GREATER THAN FIVE PERCENT ORGANICS. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROADBASE SHALL BE REMOVED. SOIL SHALL BE REPLACED WITHIN THE ENTIRE PLANTING AREA RECEIVING TREES, NOT JUST THE IMMEDIATE ROOTBALL AREA.

CONTRACTOR MUST SUBMIT SOIL SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANT MATERIAL.



SOIL REPLACEMENT DETAIL FOR NEW PLANTING AREAS  
NOT TO SCALE



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ACAD DWG

- ALL NEW PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS ESTABLISHED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND PART II STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.
- 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 THE SITE.
- CONTRACTORS ARE ADVISED TO REFER TO THE SPECIFICATIONS, CONTRACT DOCUMENTS, AND PLAN SHEETS FOR A MORE DETAILED DISCLOSURE OF PERFORMANCE STANDARDS AND REQUIREMENTS.
- THE CONTRACTOR IS CAUTIONED TO BE AWARE OF UNDERGROUND UTILITIES. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CHECK WITH THE JOB SITE SUPERINTENDENT, SUNSHINE ONE, AND THE CITY OF VENICE UTILITIES FOR LOCATION OF ALL UTILITIES A MINIMUM OF 48 HOURS BEFORE BEGINNING WORK.
- ALL SOD SHALL BE ARGENTINE BAHIA OR ST. AUGUSTINE 'FLORATAM' AS INDICATED ON THE PLANTING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN SOD AREAS. HAND RAKE PRIOR TO INSTALLING SOD. CONTRACTOR TO CUT AND MATCH IN ALL NEW SOD TO EXISTING SOD. STAGGER AND KICK ALL JOINTS TIGHT. ALL SOD TO BE ROLLED IMMEDIATELY AFTER INSTALLATION.
- CONTRACTOR SHALL APPLY MINIMUM 2 APPLICATIONS OF ROUNDUP HERBICIDE (OR APPROVED EQUAL) ON EXISTING TURF WHERE IT IS REQUIRED TO BE REMOVED FOR PLANTING. ROUNDUP MUST BE SPRAYED PRIOR TO COMMENCING ANY GRADING OPERATIONS. CONTRACTOR SHALL REVIEW TURF KILL WITH LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE FOR APPROVAL. ALL HERBICIDES MUST BE APPLIED BY LICENSED APPLICATORS PER MANUFACTURERS RECOMMENDED RATES AND INSTRUCTIONS. POST ALL APPLICATIONS. PLANTING IN WEED INFESTED SOIL IS NOT ACCEPTABLE
- ANY EXCESS SOIL OR DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND TAKEN TO THE COUNTY LAND FILL OR OTHER LOCATION AS APPROVED.
- MULCH ALL NEW PLANTING WITH MIN. 3" (OR AS NOTED OTHERWISE ON PLAN) OF FLORIMULCH EUCALYPTUS MULCH OR SIMILAR SUSTAINABLY HARVESTED MULCH. THE LANDSCAPE CONTRACTOR SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED THE LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR REPLACING TREES AND SHRUBS EXPERIENCING TRANSPLANT SHOCK DUE TO LACK OF WATER AT ANY TIME DURING THE COURSE OF LANDSCAPE INSTALLATION.
- ALL TREES AND PALMS WITHIN SOD AREAS SHALL BE MULCHED WITH 4" MIN. DIAMETER RING 3" DEEP STAKES WHENEVER POSSIBLE SHALL BE WITHIN MULCH RINGS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING SOD, DEBRIS, WEEDS, AND HANDWORK UNDER EXISTING TREES IN PREPARATION FOR ANY PLANTING.
- CONTRACTOR SHALL REPAIR ANY AREAS DISTURBED DURING THE COMPLETION OF WORK INCLUDING RESODDING OF IRRIGATION TRENCHES AND PLANTING PITS RESULTING FROM MATERIAL RELOCATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INCORPORATE TERRA-SORB INTO ALL PLANTING PITS AS PER MANUFACTURERS RECOMMENDATIONS. TERRA-SORB MANUFACTURED BY INDUSTRIAL SERVICES INTERNATIONAL, INC., BRADENTON, FLORIDA; (800) 227-6727
- CONTRACTOR SHALL STAKE ALL TREES AS PER DETAILS.
- ALL PLANT MATERIAL SHALL BE FERTILIZED ACCORDING TO THE FERTILIZATION CHART.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS CREATED BY THE CONSTRUCTION. THIS SHALL INCLUDE ALL SOD AND HAND RAKING TO RESTORE A SMOOTH UNIFORM SURFACE. ALSO REMOVAL OF ANY DEBRIS ENCOUNTERED OR CREATED FROM CONSTRUCTION OPERATIONS. ANY MATERIAL REMOVED FROM THE SITE SHALL BE TAKEN TO A SANITARY LANDFILL OR OTHER APPROVED LOCATION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK.
- THE 90-DAY MAINTENANCE PERIOD SHALL BEGIN ONCE SUBSTANTIAL COMPLETION HAS BEEN MADE AND AGREED TO BY THE OWNER.
- FINAL ACCEPTANCE WILL OCCUR AFTER THE OWNER HAS ACCEPTED THE JOB AFTER THE 90-DAY MAINTENANCE PERIOD.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE 100% COVERAGE ON ALL NEW PLANT MATERIAL.
- MYCOR-TREE AS MANUFACTURED BY PLANT HEALTH CARE, INC. (1-800-421-9501) SHALL BE MIXED INTO THE UPPER 10" OF BACKFILL OR SOIL MEDIA AT THE TIME OF PLANTING AND WATERED IN COMPLETELY AFTER USE. INSTALLATION SHALL BE AS FOLLOWS:  
INSTALL 1 - 3 OUNCE PAK PER INCH CALIPER FOR TREE OF PALM.  
INSTALL 1 - 1 OUNCE APPLICATION FOR ALL 3 GALLON CONTAINER MATERIAL.  
INSTALL 1 - 5 GRAM APPLICATION FOR ALL 1 GALLON MATERIAL.

#### MAINTENANCE PROGRAM:

- UPON SUBSTANTIAL COMPLETION AS DEEMED TRUE BY THE OWNER, A MAINTENANCE PROGRAM FOR ALL PLANT MATERIAL AND IRRIGATION SHALL COMMENCE AND CONTINUE FOR 90-DAYS.
- PLANTING:
- THE CONTRACTOR SHALL MAINTAIN ALL NEWLY PLANTED MATERIALS BY WATERING, PRUNING, CULTIVATING, FERTILIZING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH AND WEED FREE PLANTING BEDS OR SAUCERS.
  - RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES, RESET TREES OR PALMS TO PROPER GRADE OR VERTICAL POSITION AS REQUIRED.
  - SPRAY MATERIAL AS REQUIRED TO KEEP FREE FROM INSECTS AND DISEASE.
- IRRIGATION:
- MAINTAIN THE INSTALLED IRRIGATION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES.
  - CHECK FOR LINE BREAKS AND CLEAN BUBBLERS OF DEBRIS SO THAT THEY PROVIDE UNIFORM WATER DISTRIBUTION AT ALL TIMES.
- REPORTS:
- PROVIDE BIWEEKLY REPORTS DETAILING MAINTENANCE WORK COMPLETED AND OTHER PERTINENT INFORMATION. REPORT SHALL BE SUBMITTED TO THE OWNER WITH COPIES TO THE LANDSCAPE ARCHITECT.

ALL PLANTINGS SHALL BE FERTILIZED WITH AGRIFORM 20-10-15 PLANTING TABLETS AT THE TIME OF INSTALLATION AND PRIOR TO COMPLETION OF BACKFILLING. AGRIFORM PLANTING TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT THE DEPTH THAT IS BETWEEN THE MIDDLE AND THE BOTTOM OF THE ROOT MASS.

21 GRAM TABLET						10 GRAM TABLET	10 GRAM TABLET
1 GALLON CAN PLANTS	3 GALLON CAN PLANTS	5 GALLON CAN PLANTS	7 GALLON CAN PLANTS	LARGE TREES OR B & B TREES	MATURE PALMS	WELL ROOTED LINERS	SMALL GROUNDCOVERS OR PERENNIALS
1 TABLET	2 TABLETS	3 TABLETS	4 TABLETS	TREES: 5 TABLETS/EA. 1/2" OF CALIPER SHRUBS: 1 TABLET FOR EA. 1' OF HEIGHT	10 TABLETS PER PALM	1 TO 2 TABLETS EACH	1 TABLET EACH

AGRIFORM 20-10-5 PLANTING TABLETS AS MANUFACTURED BY:  
SIERRA CHEMICAL COMPANY  
1001 YOSEMITE DRIVE  
MILPITAS, CA 95035

NOTE: LANDSCAPE ARCHITECT MAY MAKE A RANDOM SAMPLING OF PLANT PITS TO DETERMINE THE UNIFORMITY OF APPLICATION.

#### FERTILIZATION - TREES, SHRUBS AND GROUNDCOVERS

NOT TO SCALE

#### IMPORTANT NOTE:

ALL TREES, PALMS AND B&B MATERIAL SHALL BE PLANTED AS FOLLOWS:

- DIG HOLE.
- SPRINKLE SPECIAL AMENDMENTS EVENLY OVER BACKFILL SOIL NEXT TO HOLE SO THAT TERRASORB WILL THOROUGHLY MIX WITH SOIL DURING BACKFILLING OPERATIONS.
- BACKFILL WITH 4" OF SOIL AND PREPARE SHELF FOR ROOTBALL TO SET ONTO.
- PLACE ROOTBALL IN HOLE AND STRAIGHTEN TREE.
- BACKFILL 25% OF DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
- BACKFILL TO 50% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
- BACKFILL TO 75% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
- BACKFILL THE REST AND THOROUGHLY WATER IN TREE MAKING SURE THE TRUNK IS DIRECTLY PERPENDICULAR TO THE FINISHED GRADE.

#### NOTE:

ANY DEVIATION FROM THE ABOVE PROCESS WILL NOT BE CONSIDERED AS PER INDUSTRY STANDARDS AND WILL BE CAUSE FOR REJECTION OF THE WORK.

ALL PALMS UNDER 16' O.A.H. SHALL NOT BE STAKED.

#### BLOCKING

3 - 2"x4" P.T. WOOD BRACES 120 DEGREES APART. NAIL TO

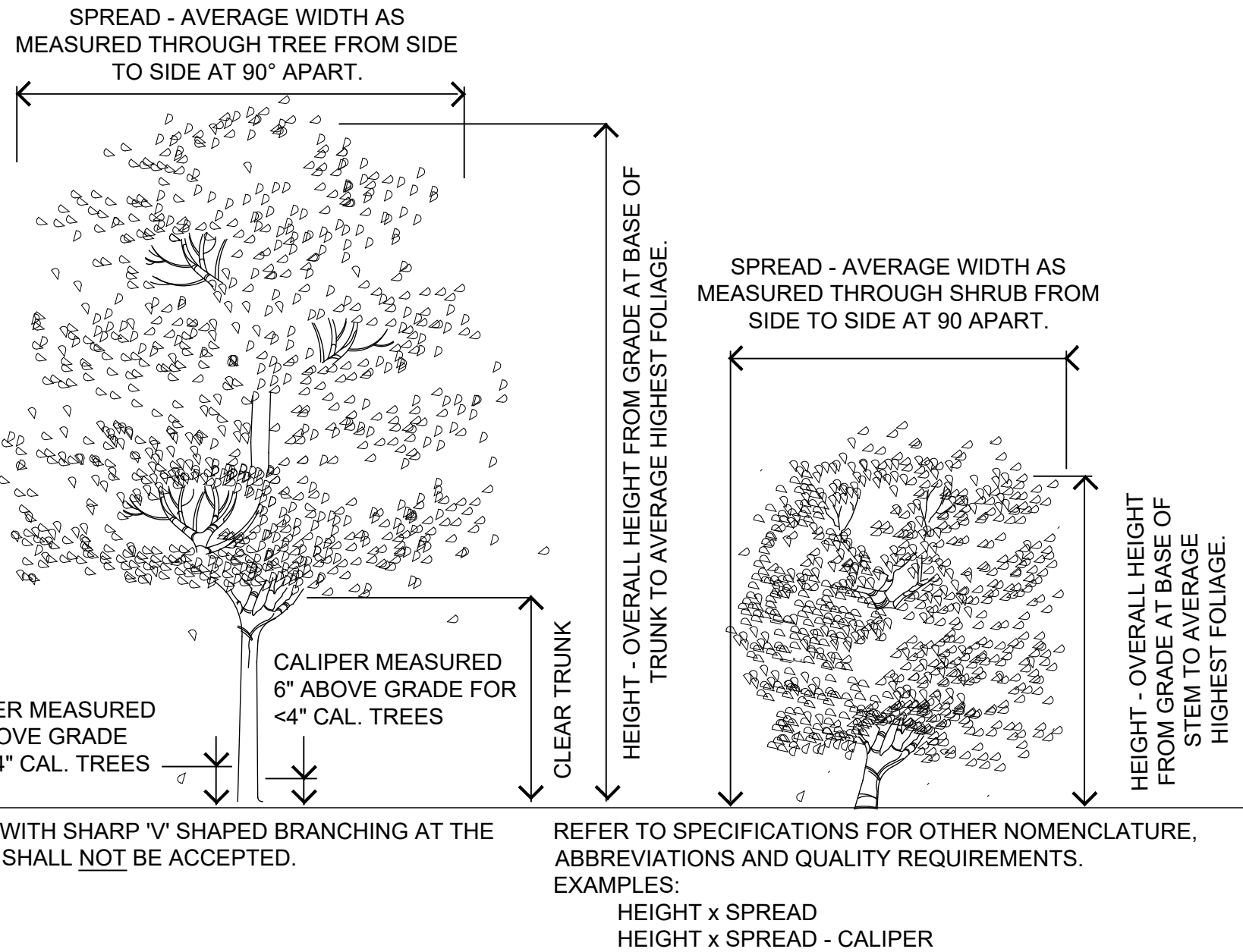
2"x2"x36" P.T. STAKE SECURE TO BRACE

SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE PLANTING PIT AS PER MANUFACTURER'S RECOMMENDATIONS.

UNDISTURBED SOIL

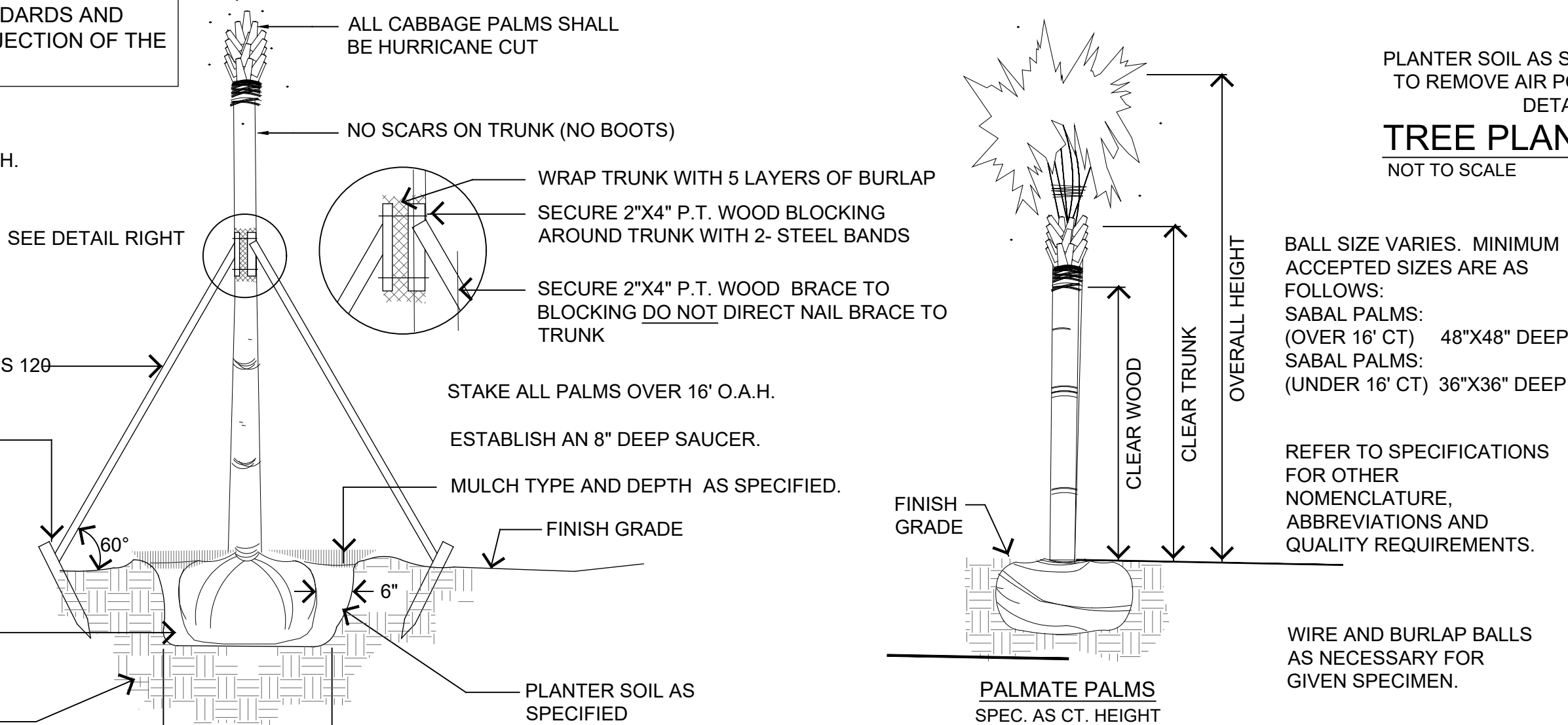
#### PALM PLANTING AND STAKING DETAIL

NOT TO SCALE



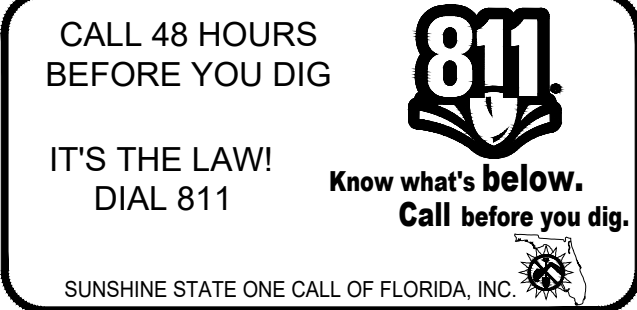
#### TREE AND SHRUB SIZING SPECIFICATION

NOT TO SCALE

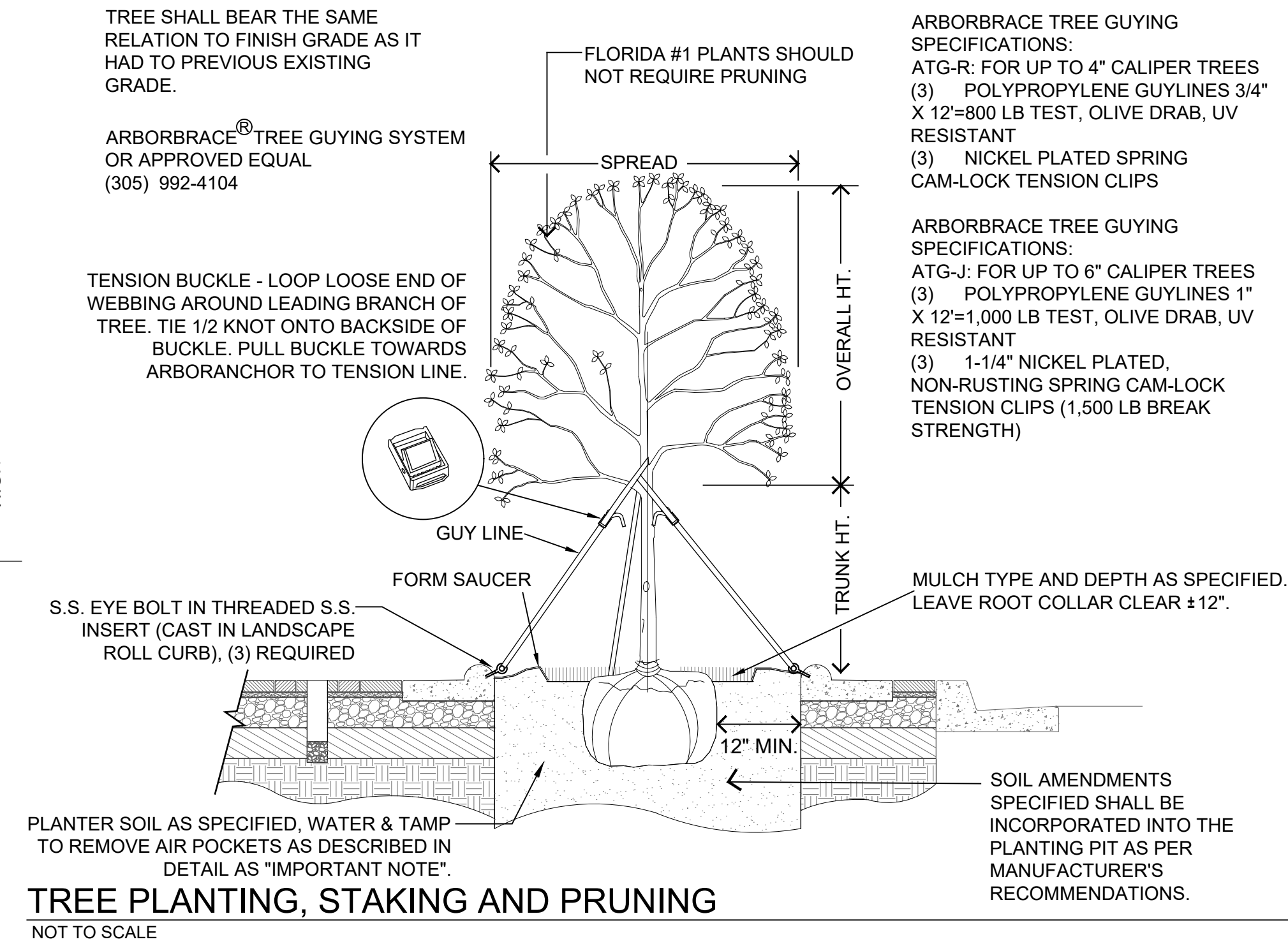


#### PALM SIZING SPECIFICATIONS

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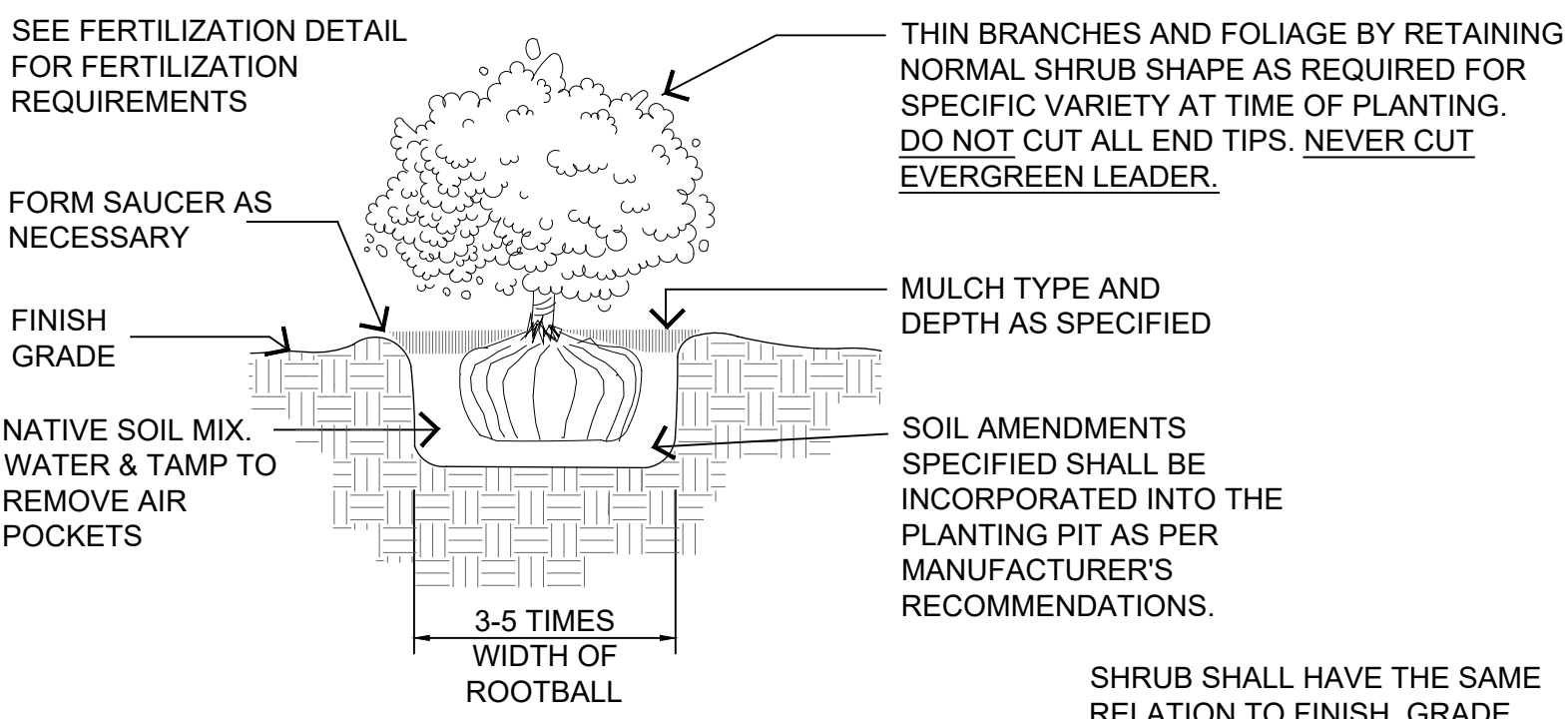


CONTRACTOR SHALL FOLLOW ANSI A300 TREE CARE STANDARDS AND INDUSTRY BEST MANAGEMENT PRACTICES DURING THE IMPLEMENTATION OF THIS WORK.



#### TREE PLANTING, STAKING AND PRUNING

NOT TO SCALE



#### SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

NOTE: ALL PLANT SIZES INDICATED ON THE PLANT SCHEDULE ARE MINIMUMS. ALL PARTS OF THE SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT INSTALLATION.

SITE DEVELOPMENT PLANS FOR:

**BORDER ROAD SELF STORAGE**  
VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO.	
2024-03	
SCALE	
AS SHOWN	
DATE	
02-06-24	
DRAWN BY	
PJS	
ISSUED	
04-04-24	

REVISIONS				
NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION
1.	PER CITY OF VENICE 12-04-24	PJS		
2.	REV PER CIVIL 02-11-25	JA		
3.	REV PER CITY 05-21-25	PJS		

PHILLIP J. SMITH	
RLA #1096	

<b>dwja</b> LANDSCAPE ARCHITECTS <b>DAVID W. JOHNSTON ASSOCIATES</b> 1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159
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PLANTING DETAILS
L-06



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DIVISION 2 - SITE WORK SECTION 0221 FINISH GRADING	DIVISION 2 - SITE WORK SECTION 0280 LANDSCAPE DEVELOPMENT
I. GENERAL	I. GENERAL
1. SCOPE	1. STAKING AND LAYOUT: ALL STAKING AND LAYOUT OF PHYSICAL FEATURES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF PLANTING IS STARTED. THE SAME SHALL APPLY TO THE ESTABLISHMENT OF PROPER GRADES AND LEVELS. ALL PLANTING BEDS SHALL BE ACCURATELY STAKED, SPRAYED OR FLAGGED IN ACCORDANCE WITH THE PLANS. CHANGES NECESSITATED BY BUILDING CHANGES, ETC., SHALL BE IN KEEPING WITH THE OVERALL CONCEPTS OF THE DESIGN. ANY BEDS DEVELOPED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT SHALL, IF THEY DO NOT ACCURATELY REPRESENT THE PLAN AND/OR THE DESIGN CONCEPT, BE RE-DEVELOPED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
1. FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO SHAPE, MOLD, AND FINISH GRADE ALL FEATURES OF THE PROJECT.	2. COMMENCEMENT OF WORK: WORK UNDER THIS CONTRACT SHALL COMMENCE NOT LESS THAN TEN (10) DAYS AFTER NOTICE TO PROCEED AND SHALL BE COMPLETE IN AN ORDERLY BUSINESS LIKE FASHION. ONCE WORK IS BEGUN IT SHALL CONTINUE ON CONSECUTIVE WORKING DAYS UNTIL WORK IS COMPLETED. SUNDAYS, SATURDAYS, HOLIDAYS AND STOPPAGES DUE TO POUL WEATHER OR DELAYS CAUSED BY THE OWNER OR BUILDING CONTRACTOR SHALL BE EXCLUDED. UNNECESSARY DELAYS IN WORK MAY RESULT IN FORFEITURE OF PERFORMANCE BOND WHEN REQUIRED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, OF ANY STOPPAGES IN WORK DUE TO CIRCUMSTANCES BEYOND HIS CONTROL AND TO STATE THE TIME DURATION OF SUCH STOPPAGE.
A. INCLUDE ALL KILLING REMOVAL OF VEGETATIVE GROWTH AND HAND WORK NECESSARY TO ESTABLISH FINISH GRADE INCLUDING UNDER ANY EXISTING TREES.	3. MAINTENANCE: THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL ACCEPTANCE. ONCE MATERIAL IS PLANTED, IT SHALL RECEIVE WATER EACH DAY FROM TIME OF PLANTING UNTIL FINAL INSPECTION - NOT TO INCLUDE SUNDAYS. WATERING SHALL BE DONE IN ACCORDANCE WITH SOUND NURSERY PRACTICE. WATER SHALL BE SUPPLIED BY THE OWNER. HOSES, ETC. BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED FOR SPECIFIC JOB CONDITIONS. MAINTENANCE OF TURF AREAS SHALL ALSO INCLUDE MOWING TO MAINTAIN A HEALTHY CONDITION AND FOR AESTHETIC PURPOSES.
B. KILL AND ELIMINATE ANY AND ALL UNWANTED VEGETATIVE GROWTH FROM TOPSOIL AND SUBSOIL BY APPROVED MEANS, AND BEFORE PLANTING.	4. COORDINATION OF WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS WITH THE OTHER CONTRACTORS ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRASSES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND SHALL NOT BE CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS WILL BE THE RESPONSIBILITY OF SAID CONTRACTORS.
C. CONSTRUCT BERMS TO ELEVATIONS SHOWN, AND PERFORM ALL GRADING, INCLUDING ROUGH GRADING (2" +/-) BEFORE IRRIGATION INSTALLATION, AND FINISHED GRADING PRIOR TO PLANTING.	5. RIGHT TO REJECT: THE OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE WORK, TO REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS OPINION, MAY NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND ACCEPTABLE MATERIAL SUBSTITUTED ANY IN A REPETITIVE OPERATION.
D. LIGHTLY SCARIFY TOPSOIL INTO SURFACE OF SUBGRADE. REMOVE EXTRANEOUS MATTER MEASURING ONE INCH (1") OR LARGER IN ANY DIMENSION.	6. UNDERGROUND DEBRIS: SHOULD ANY OBJECTIONABLE MATERIAL SUCH AS CONCRETE, BRICKS, ROOTS OR OTHER DEBRIS BE ENCOUNTERED DURING LANDSCAPE INSTALLATION, THEY SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ALL OPEN EXCAVATIONS SHALL BE PROPERLY BARRICADED, AND LIGHTED AT NIGHT.
2. MATERIAL SHALL INCLUDE FILL AND TOPSOIL APPROPRIATELY THROUGHOUT THE PROJECT.	7. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA #1 OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING.
II. EXECUTION	8. SUBSTITUTIONS: SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF SUFFICIENT PROOF THAT ANY PLANT IS NOT OBTAINABLE AND UPON AUTHORIZATION OF THE LANDSCAPE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL UNAUTHORIZED SUBSTITUTIONS BE INCLUDED IN THE BID PROPOSAL AND BREAKDOWN. CLEAN-UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH WHICH MAY BE OBSERVED BY HIS EMPLOYEES OR WORK. CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL. THIS SHALL INCLUDE THE USE OF DROP-CLOTHS, ETC. DAMAGE TO GRADES OR LAWNS SHALL BE REPAIRED IMMEDIATELY AND ALL DEBRIS AND EXCESS SOIL REMOVED. SHOULD THE CONTRACTOR FAIL TO KEEP THE PREMISES IN A CLEAN SATISFACTORY CONDITION, THE OWNER RESERVES THE RIGHT TO HIRE APPROPRIATE PERSONNEL TO PERFORM CLEAN-UP WORK AND BACK CHARGE THE CONTRACTOR FOR ALL COSTS INCURRED.
1. BERMS AND GRADED AREAS	10. ABBREVIATIONS:
1. ALL BERMS AND GRADED AREAS SHALL BE BUILT IN ACCORDANCE WITH THE SITE DEVELOPMENT PLANS AND DETAILS. FINISH GRADING OPERATIONS SHALL BRING ALL BERMS AND GRADED AREAS TO A FINAL GRADE POSITION SO AS NOT TO INHIBIT POSITIVE DRAINAGE.	c.t. CLEAR WOOD
2. THE SITE DEVELOPMENT PLANS SHOW EARTH BERM LOCATIONS. THE CONTRACTOR SHALL SUPPLY SUFFICIENT SECOND CUT CLEAN FILL MATERIAL TO PROVIDE A FINISH GRADE AS REPRESENTED ON THE PLANS. QUANTITIES OF SOIL GIVEN REPRESENT APPROXIMATE FINISH VOLUMES COMPACTED IN PLACE.	cl. (S) CLUMP (S)
3. BERMS SHALL BE SO SHAPED THAT THEIR LINES AND SLOPES WILL BLEND WITH THE SURROUNDING CONTOURS. THE MOUNDS AND VALLEYS OF THE BERMS SHALL BE SCULPTURED INTO SMOOTH UNULATING SHAPES WITHOUT BIRD-BATHS.	d.b.l. DOUBLE
4. IN ORDER TO DEVELOP AESTHETICALLY PLEASING BERMS, THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN SHAPE AND CONTOURING AT ANY TIME DURING CONSTRUCTION.	o.a. OVER ALL (HEIGHT & WIDTH THE SAME)
5. FINISH GRADING OF BERMS SHALL BE DONE BY A WHEEL TRACTOR AND SHALL INVOLVE THE PUSHING AND BACKBLADING OF SMALL AMOUNTS OF MATERIAL IN A REPETITIVE OPERATION.	o.a.h. OVER ALL HEIGHT
6. UNIFORMLY FINE GRADE AREAS WITHIN GRADING LIMITS INCLUDING TRANSITION AREAS. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE (MINIMUM 3% SLOPE), COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES.	spn. SPREAD
7. OBTAIN APPROVAL OF FINISHED GRADES BEFORE PROCEEDING WITH IRRIGATION, GRASSING AND PLANTING OPERATIONS. ELIMINATE IRREGULARITIES AND PONDING. LEAVE GRADE 1 1/2" BELOW CURB OR WALK.	stg. HTS. STAGGERED HEIGHTS
8. IF PLANTING AND MULCHING IS NOT COMMENCED IMMEDIATELY, PROTECT STOCKPILED OR SPREAD TOPSOIL FROM EROSION BY FORCE OF WIND, WATER, OR OTHER FORCE. RE-ESTABLISH ERODED, RUTTED, OR SETTLED GRADES TO PROPER FINISHED GRADE.	hd. (S) HEAD (S)
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING, RE-GRADING, AND RE-SEEDING ANY AREAS COMPLETED BY THE GENERAL CONTRACTOR WHICH ARE DISTURBED BY THE WORK OF THIS CONTRACT.	std. STANDARD
10. THE TILLED AREAS SHALL BE SETTLED, FINE GRADED, AND RAKED TO MEET APPROVED FINISHED GRADE. COARSE SOIL LUMPS, ROCKS, ROOTS, THE WEEDS AND DEBRIS NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. THE SURFACE SHALL BE SMOOTH, FIRM, AND OF FINE TEXTURE IMMEDIATELY BEFORE SODDING.	f.o.w. FAN ON WALL *
III. INSPECTION AND APPROVAL	f.o.f. FAN ON FENCE *
1. INSPECTION	trk. TRUNKS
1. ALL FINISH GRADING OPERATIONS SHALL BE SUBJECT TO REGULAR INSPECTIONS BY THE ARCHITECT. BECAUSE THE CONTOURING OF THE PROJECT IS ESSENTIAL TO AN AESTHETICALLY PLEASING DEVELOPMENT THE ARCHITECT MAY MAKE MINOR ALTERATIONS DURING THE FINISH GRADING OPERATIONS.	esp. ESPALIER
2. APPROVAL	r.c. ROOTED CUTTINGS
1. ALL FINISH GRADING OPERATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT PRIOR TO BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM. POSITIVE DRAINAGE IS A FUNCTION OF FINISH GRADING AND WILL BE GUARANTEED BY THE CONTRACTOR. FOLLOWING THE INSTALLATION AND BACKFILLING OF THE IRRIGATION SYSTEM A DRAINAGE CHECK MAY BE CONDUCTED BY NATURAL OR MAN MADE CIRCUMSTANCES. ANY POSITIVE DRAINAGE FAULTS WILL BE CORRECTED AND A NEW FINISH GRADE ESTABLISHED.	u.r.c. UN-ROOTED CUTTINGS
END SECTION 2-0221	o.c. ON CENTER
DIVISION 2 - SITE WORK SECTION 0270 LANDSCAPE - GENERAL	* NOTE (F O W & F O F) FAN ON WALL AND FAN ON FENCE SHALL MEAN PROVIDING ALL NECESSARY HOOKS, MASONRY PLUGS, ETC., AND TYING AS REQUIRED TO BEGIN ESPALIER OF PLANTS SPECIFIED.
I. SCOPE	11. COMPLETION AND ACCEPTANCE:
1. THE WORK EMBRACED UNDER THIS CONTRACT INCLUDES SUPPLYING AND PLACING OF ALL MATERIALS AS LISTED IN THE SPECIFICATIONS AND ON THE PLANS IN ACCORDANCE WITH SOUND INDUSTRY PRACTICE. ALL LABOR, EQUIPMENT, TOOLS, PLANT MATERIAL AND MISCELLANEOUS ITEMS CALLED FOR HEREIN OR REQUIRED FOR SATISFACTORY COMPLETION OF THE WORK, SHALL BE FURNISHED AND INSTALLED BY THE CERTIFIED LANDSCAPE CONTRACTOR OR SUBCONTRACTOR TO THE SATISFACTION OF THE ARCHITECT.	1. COMPLETION OF THE WORK SHALL MEAN THE FULL AND EXACT COMPLIANCE AND CONFORMITY WITH THE PROVISIONS EXPRESSED OR IMPLIED IN THE DRAWINGS AND SPECIFICATIONS, AND ASSOCIATED CHANGE ORDER AS APPROVED BY THE LANDSCAPE ARCHITECT.
2. CONTRACTORS SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY LICENSES AND PERMITS, AND SHALL COMPLY IN ALL WAYS WITH FEDERAL, STATE AND LOCAL CODES.	2. FINAL INSPECTION SHALL BE MADE BY THE LANDSCAPE ARCHITECT AT THE REQUEST OF THE CONTRACTOR, AND SHALL BE PRIOR TO FINAL PAYMENT. ALL REQUIREMENTS OF THE SPECIFICATIONS SHALL APPLY UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR HIS REPRESENTATIVE. 3. THE ACCEPTABILITY OF ALL GRADES AND STANDARDS SHALL BE SOLELY DETERMINED BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND THE LANDSCAPE ARCHITECT OF ANY MATERIAL, AND/OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND /OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS.
II. INVESTIGATION OF SITE:	12. GENERAL GUARANTY: NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION OF THE CONTRACT DOCUMENTS NOR PARTIAL OR ENTIRE OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR RELIEVE THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL AND/OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK UNLESS A LONGER PERIOD IS SPECIFIED. THE GUARANTY PERIOD SHALL COMMENCE AT SUCH TIME AS THE LANDSCAPE ARCHITECT CERTIFIES THAT THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. IN CERTAIN INSTANCES LIMITED, DEFINED AREAS OF THE PROJECT MAY BE RELEASED BY THE LANDSCAPE ARCHITECT FOR MAINTENANCE PURPOSES ONLY UPON COMMENCEMENT OF THE GUARANTY PERIOD. SUCH PARTIAL RELEASES SHALL BE AT THE SOLE DISCRETION OF THE LANDSCAPE ARCHITECT.
III. QUALIFICATIONS:	RESPONSIBILITIES OF THE OWNER THROUGHOUT THE GUARANTY PERIOD SHALL BE AS FOLLOWS:
1. ALL LANDSCAPE AND IRRIGATION CONTRACTORS WISHING TO BID THE PROJECT SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE SPECIALIZING IN THIS TYPE OF WORK IN THIS LOCATION AND HAVE ALL APPLICABLE LICENSES.	1. MAINTAIN A REGULAR INSPECTION SCHEDULE OF ALL MATERIALS AND WORKMANSHIP INCLUDED WITHIN THE SCOPE OF THE CONTRACTED WORK.
2. INDIVIDUALS OR CORPORATIONS NOT ABLE TO MEET THIS REQUIREMENT MAY SUBMIT THEIR QUALIFICATIONS TO THE LANDSCAPE ARCHITECT DURING THE BIDDING PERIOD FOR REVIEW AND POSSIBLE QUALIFICATION.	2. ESTABLISH NORMAL, REGULARLY SCHEDULED MAINTENANCE PROCEDURES FOR ALL AREAS OF WORK UNDERTAKEN BY THE CONTRACTOR. SUCH MAINTENANCE PROCEDURES AND FREQUENCY SHALL BE IN KEEPING WITH NORMAL INDUSTRY STANDARDS FOR THE SCOPE AND NATURE OF THE WORK INVOLVED.
IV. PERFORMANCE STANDARDS:	3. MAINTAIN A WRITTEN RECORD OF THE MAINTENANCE PROCEDURES UNDERTAKEN INCLUDING THE FREQUENCY OF ALL MAINTENANCE PERFORMED, RECORD OF PROBLEMS ENCOUNTERED AND SOLUTIONS.
1. ALL WORK SHALL BE PERFORMED BY COMPETENT AND SKILLED CRAFTSMEN. LABOR CREWS SHALL BE UNDER THE DIRECT CONTROL OF A SINGLE FOREMAN DESIGNATED AT THE BEGINNING OF THE WORK AND SKILLED IN READING AND INTERPRETING THE PLANS. NO ADDITIONAL MATERIALS OR EQUIPMENT WILL BE REQUIRED BY THE CONTRACTOR. THE FOREMAN WILL BE IN CHARGE THROUGHOUT THE JOB. CONTRACTOR SHALL REVIEW PLANS THROUGHOUT THE JOB. CONTRACTOR SHALL REVIEW PLANS AND SPECIFICATIONS WITH THE JOB FOREMAN TO INSURE COMPLETE UNDERSTANDING OF THE PROJECT.	4. MONITOR ALL PLANT MATERIALS FOR PROPER SOIL MOISTURE CONTENT AND THE UNIFORMITY OF WATER APPLICATION OVER TIME, AS COMPENSATED FOR SEASONAL VARIATION AND LOCAL CLIMATE. APPLY LOCALIZED HAND WATERING AS NECESSARY TO ENSURE PROPER MOISTURE LEVELS FOR THE ESTABLISHMENT OF LARGER PLANT MATERIALS AND PLANTS IN UNIQUE MICRO-ENVIRONMENTS.
2. TOOLS SHALL NOT BE LEFT ON THE JOB SITE IN AN UNSAFE OR UNPROTECTED CONDITION.	5. PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND THE LANDSCAPE ARCHITECT OF ANY MATERIAL, AND/OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND/OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS AND SUBJECT TO THE CONTRACTORS GUARANTY. SUCH NOTICE SHALL BE DELIVERED TO THE CONTRACTOR AND THE LANDSCAPE ARCHITECT VIA MAIL TO THEIR LAST KNOWN ADDRESS.
3. ALL OPEN EXCAVATIONS SHALL BE PROPERLY BARRICADED AND LIGHTED AT NIGHT.	RESPONSIBILITIES OF THE CONTRACTOR THROUGHOUT THE GUARANTY PERIOD SHALL INCLUDE THE FOLLOWING:
4. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. THE CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL. THIS SHALL INCLUDE THE USE OF DROP-CLOTHS, ETC. DAMAGE TO GRADES OR LAWNS SHALL BE REPAIRED IMMEDIATELY AND ALL DEBRIS AND EXCESS SOIL REMOVED BY RAKING.	1. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE SCHEDULE WHICH ADDRESSES ALL ASPECTS OF THE WORK SCOPE AS COMPLETED UNDER THIS CONTRACT.
5. ALL STAKING AND LAYOUT OF PHYSICAL FEATURES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OR PLANTING IS STARTED. THE SAME SHALL APPLY TO THE ESTABLISHMENT OF PROPER GRADES AND LEVELS. ALL PLANTING BEDS SHALL BE ACCURATELY STAKED, SPRAYED OR FLAGGED IN ACCORDANCE WITH THE PLANS. CHANGES NECESSITATED BY BUILDING CHANGES, ETC., SHALL BE IN KEEPING WITH THE OVERALL CONCEPTS OF THE DESIGN. ANY BEDS DEVELOPED WITHOUT THE APPROVAL OF THE ARCHITECT SHALL, IF THEY DO NOT ACCURATELY REPRESENT THE PLAN AND/OR THE DESIGN CONCEPT, BE RE-DEVELOPED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.	2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL ITEMS WITHIN THE WORK SCOPE FOR THE ENTIRE COURSE OF THE CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACTOR DOCUMENTS.
6. MATERIAL SUCH AS GROUND COVERS, MULCH OR GRAVEL SHALL BE SPREAD IN THE SPECIFIED QUANTITY TO COVER THE AREA DESIGNED. NO ADDITIONAL MATERIALS SHALL BE USED IN SUCH AREAS WITHOUT THE APPROVAL OF THE ARCHITECT AND/OR OWNER.	3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE PROJECT SITE AT REGULAR INTERVALS DURING THE GUARANTY PERIOD. THE FREQUENCY OF SUCH INSPECTIONS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. HOWEVER, THE FREQUENCY SHALL BE SUCH THAT THE CONTRACTOR IS SATISFIED THAT HE CAN PERCEIVE POTENTIAL MAINTENANCE CONCERNS, NOTIFY THE OWNER AND PROTECT HIS INTERESTS IN THE GUARANTY OF MATERIALS AND WORKMANSHIP.
7. THE CONTRACTOR SHALL IN GOOD WORKMANLIKE MANNER, DO AND PERFORM ALL WORK AND FURNISH ALL SUPPLIES AND MATERIALS, MACHINERY, EQUIPMENT, FACILITIES AND MEANS, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED HEREIN, NECESSARY OR PROPER TO PERFORM AND COMPLETE ALL THE WORK REQUIRED BY THIS CONTRACT, WITHIN THE TIME SPECIFIED HEREIN, IN ACCORDANCE WITH THE PROVISIONS OF THIS CONTRACT AND SAID SPECIFICATIONS AND IN ACCORDANCE WITH THE PLANS, AND IN ACCORDANCE WITH THE DIRECTIONS OF THE ARCHITECT AS GIVEN FROM TIME TO TIME DURING THE PROGRESS OF THE WORK.	
END OF SECTION 2-0270	

REVISIONS				
PROJECT NO.	2024-03	NO.	DESCRIPTION	INIT.
SCALE	AS SHOWN	1.	PER CITY OF VENICE 12-04-24	PJS
DATE	02-06-24	2.	REV PER CIVIL 02-11-25	JA
DRAWN BY	PJS	3.	REV PER CITY 05-21-25	PJS
ISSUED	04-04-24			

1. TOPSOIL SHALL BE PLACED IN ALL PLANTING PITS SIX INCHES (6") BELOW AND TO THE SIDE OF PLANT ROOT SYSTEM.	
2. ALL FERTILIZERS AND SOIL AMENDMENTS SHALL BE SPREAD PRIOR TO BEGINNING WORK UNDER PARAGRAPH 3 BELOW.	
3. LAWN AREAS - IN THOSE INSTANCES THAT TOPSOIL IS CALLED ON THE DRAWINGS IN LAWN AREAS IT SHALL BE PLACED FOUR INCHES (4") DEEP AND DICED OR ROTO-TILLED AN ADDITIONAL FOUR INCHES (4") INTO THE EXISTING GRADE. A SMOOTH TRACTOR BLADE FINISH PLUS ONE INCH (1") BELOW SOD FINISH GRADE SHALL THEN BE ESTABLISHED.	

END SECTION 2-0281

DIVISION 2 - SITE WORK SECTION 0282 LAWNS	I. GENERAL
1. SCOPE: PERFORM ALL WORK NECESSARY FOR INSTALLING SOD AND/OR SEED AS SHOWN ON THE DRAWINGS OR INFERRIBLE THEREFROM AND/OR AS SPECIFIED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.	2. QUALIFICATIONS: LAWN SODDING AND RELATED WORK SHALL BE PERFORMED BY A FIRM WITH A MINIMUM OF THREE YEARS (3) EXPERIENCE SPECIALIZ-ING IN THIS TYPE OF WORK.
	3. COMPLIANCE WITH REGULATIONS: COMPLY WITH ALL FEDERAL AND/OR STATE REGULATIONS CONCERNING CLASSIFICATION OR TRANSPORTATION OF SOD AND FERTILIZER MATERIALS.
	4. SOIL STERILANTS: NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS UNTIL SUFFICIENT TIME HAS ELAPSED TO PERMIT DISSIPATION OF TOXIC MATERIALS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY LOSS OR DAMAGE TO SOD OR SEED ARISING FROM IMPROPER USE OF STERILANTS OR DUE TO HIS FAILURE TO ALLOW SUFFICIENT TIME TO PERMIT DISSIPATION OF TOXIC MATERIALS, WHETHER OR NOT SUCH STERILANTS ARE SPECIFIED HEREIN.

II. MATERIALS	1. CLASS OF SOD AND COMPOSITION: THE SOD USED SHALL BE 97% WEED FREE. IT SHALL BE NURSERY GROWN AND WELL ROOTED. SOD SHALL BE SUBJECT TO REVIEW BY THE ARCHITECT PRIOR TO BEING CUT AND AGAIN BEFORE IT IS LAID. THE CONSISTENCY OF ADHERENT SOIL SHALL BE SUCH THAT IT WILL NOT BREAK, CRUMBLE, OR TEAR DURING HANDLING AND PLACING OF THE SOD.
1. SOD:	1. EACH PIECE OF SOD SHALL BE WELL COVERED WITH TURF GRASS, SHALL BE FREE FROM NOXIOUS WEEDS AND OTHER OBJECTIONABLE PLANTS AND SHALL NOT CONTAIN SUBSTANCES INJURIOUS TO GROWTH. THE GRASS SHALL BE MOWN TO A LENGTH OF NO LESS THAN ONE AND ONE-HALF INCHES (1 1/2") NOR MORE THAN FOUR INCHES (4") BEFORE THE SOD IS CUT.
	2. ALL SOD USED SHALL COMPLY WITH STATE AND FEDERAL LAWS WITH RESPECT TO INSPECTION FOR PLANT DISEASES AND INSECT INFESTATION. AN INSPECTION CERTIFICATE REQUIRED BY LAW TO THIS EFFECT, SHALL ACCOMPANY EACH SHIPMENT, AND ON ARRIVAL SHALL BE FILED WITH THE ARCHITECT.
	3. SOIL OF THE SOD TO BE USED SHALL BE LOAMY SAND AND COMPATIBLE WITH THE SOILS OF THE PROJECT. NO MUCK OR HEAVY PEAT SOIL GROWN SOD WILL BE ACCEPTED.
	2. THICKNESS OF CUT: SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF THREE-FOURTHS INCH (3/4"), PLUS OR MINUS ONE-FOURTH INCH (1/4"), AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
	3. PAD-SIZE: INDIVIDUAL PIECES OF SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE ELEVATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE FIVE PERCENT (5%). BROKEN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTABLE.
	4. STRENGTH OF SOD SECTIONS: STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY FROM A FIRM GRASP ON THE UPPER TEN PERCENT (10%) OF THE SECTION.
	5. MOISTURE CONTENT: SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
	6. TIME LIMITATIONS: SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF FORTY EIGHT (48) HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED PRIOR TO ITS INSTALLATION.
	2. SEED:
	1. SEED SHALL BE SCARIFIED ARGENTINE BAHIA GRASS. IT SHALL BE DOMESTICALLY GROWN AND COMPLY WITH CURRENT STATE AND FEDERAL REGULATIONS PURITY.
	2. ALL SEED SHALL BE DELIVERED TO THE JOB SITE IN SACKS PLAINLY MARKED AND CERTIFIED AS TO CONTENT.
	3. GERMINATION RATE OF ALL SEED SHALL BE NOT LESS THAN SIXTY-FIVE PERCENT (65%) AND NO SEED WITH AN EXCESS OF FIVE PERCENT (5%) WEED SEED SHALL BE USED.

III. EXECUTION	1. CLEAN UP: PRIOR TO SEEDING OR SODDING, THE SURFACE SHALL BE CLEARED OF ALL TRASH, DEBRIS AND STONES LARGER THAN ONE INCH (1") IN DIAMETER, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING OR MAINTENANCE OPERATIONS.
	1. THE CONTRACTOR SHALL VERIFY GRADES ESTABLISHED DURING FINAL SOIL PREPARATION AS BEING TRUE TO FINISH CONTOURS SHOWN, AND SHALL MAINTAIN SUCH AREAS UNTIL THE EFFECTIVE DATE TO BEGIN SODDING AND/OR SEEDING OPERATIONS. IN SUCH INSTANCES WHERE A TIME RESPONSIBILITY EXISTS BETWEEN GRADING AND GRASSING CONTRACTORS, IT SHALL BE THE RESPONSIBILITY OF THE GRASSING CONTRACTOR TO MAINTAIN A SUITABLE GRADE FOR GRASSING ONCE HE HAS ACCEPTED THE GRADE PROVIDED TO HIM.
	IN ALL CASES THE GROUND SHALL BE HAND RAKED IMMEDIATELY PRIOR TO BEING SODDED TO REMOVE ANY IRREGULARITIES IN THE GRADE.
	2. SODDING OPERATIONS:
	1. SODDING TIME: SOD SHALL BE PLACED WHEN THE GROUND IS IN A WORKABLE CONDITION AND TEMPERATURES ARE LESS THAN NINETY DEGREES (90) FAHRENHEIT. SOD SHALL NOT BE PLACED DURING EXTENDED DROUGHT, UNLESS IRRIGATION IS AVAILABLE.
	2. TRANSPORTATION: SOD SHALL BE IN A MOIST CONDITION AT THE TIME OF CUTTING AND SHALL BE KEPT IN A MOIST CONDITION UNTIL IT IS PLACED. ANY SOD THAT HAS DRIED OUT WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE JOB SITE BY THE CONTRACTOR. ALL SOD SHALL BE TRANSPORTED IN EITHER A CLOSED VAN OR IN OPEN TRUCK PROPERLY COVERED. SOD CUT FOR MORE THAN FORTY-EIGHT (48) HOURS SHALL NOT BE USED WITHOUT THE CONCURRENCE OF THE ARCHITECT. ALL SOD SHALL BE KEPT MOIST AND PROTECTED FROM EXPOSURE TO SUN, WIND AND FREEZING PRIOR TO PLACING.
	3. MISTING THE SOIL: DURING PERIODS OF HIGH TEMPERATURE AND AFTER ALL UNEVENNESS IN THE SOIL SURFACE HAS BEEN CORRECTED, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD.
	4. STARTER STRIP: THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHALL BE EXERCISED TO INSURE THAT THE SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
	5. SLOPING SURFACES: IN DITCHES, THE SOD SHALL BE PLACED WITH THE LONGER DIMENSION PERPENDICULAR TO THE FLOW OF THE WATER IN THE DITCH. ON SLOPES, STARTING AT THE BOTTOM OF THE SLOPE, THE SOD SHALL BE PLACED WITH THE LONGER DIMENSION PARALLEL TO THE CONTOURS OF THE GROUND. THE EXPOSED EDGE OF THE SOD SHALL BE BURIED FLUSH WITH THE ADJACENT SOD. ON SLOPES WHERE THE SOD MAY BE DISPLACED DURING SODDING OPERATIONS, THE WORKMAN SHALL WORK FROM LADDERS OR TREADED PLANKS.
	6. STAKING SOD: THE SOD SHALL BE STAKED ON ALL SLOPES OF 2:1 OR STEEPER. SOD SHALL BE STAKED WITH NOT LESS THAN FOUR (4) STAKES PER YARD WITH AT LEAST ONE STAKE FOR EACH PIECE OF SOD. STAKES SHALL BE LATH OR SIMILAR MATERIAL, POINTED, AND DRIVEN WITH THE FLAT SIDE AGAINST THE SLOPE, SIX INCHES (6") INTO THE GROUND. LEAVE APPROXIMATELY ONE-HALF INCH (1/2") OF THE TOP ABOVE THE GROUND.
	7. WATER AND ROLLING: THE CONTRACTOR SHALL WATER SOD IMMEDIATELY AFTER INSTALLATION TO PREVENT EXCESSIVE DRYING. AFTER SODDING IS COMPLETED IN ANY ONE SECTION, THE SOD SHALL BE ROLLED. THE ENTIRE AREA SHALL BE ROLLED. IT SHALL THEN BE THOROUGHLY IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE NEW SOD PAD AND SOIL IMMEDIATELY BELOW THE SOD ARE THOROUGHLY WET.
	8. SUPPLEMENTAL WATERING: DURING PERIODS OF INTENSE HEAT OR ABNORMAL RAINFALL, SUPPLEMENTAL WATERING MAY BE REQUIRED PRIOR TO ACCEPTANCE OF THE WORK. WHEN SUPPLEMENTAL WATERING IS DIRECTED BY THE ARCHITECT, WATER SHALL BE APPLIED AT THE RATE SPECIFIED BY THE ARCHITECT.
	9. DISPOSAL OF SURPLUS MATERIAL: SURPLUS AND WASTE MATERIALS RESULTING FROM SODDING OPERATIONS SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.

DIVISION 2 - SITE WORK SECTION 0282 LAWNS - CONTINUED	CALL 48 HOURS BEFORE YOU DIG
	IT'S THE LAW! DIAL 811
	Know what's below. Call before you dig.
	SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:
<b>BORDER ROAD SELF STORAGE</b>
VENICE, FLORIDA
2114 BORDER ROAD

REVISIONS				
PROJECT NO.	2024-03	NO.	DESCRIPTION	INIT.
SCALE	AS SHOWN	1.	PER CITY OF VENICE 12-04-24	PJS
DATE	02-06-24	2.	REV PER CIVIL 02-11-25	JA
DRAWN BY	PJS	3.	REV PER CITY 05-21-25	PJS
ISSUED	04-04-24			

PHILIP J. SMITH	RLA #1096
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<b>dwja</b> LANDSCAPE ARCHITECTS <b>DAVID W. JOHNSTON ASSOCIATES</b> 1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159
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PLANTING SPECIFICATIONS
L-07

ASCD DWG.

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DIVISION 2 - SITE WORK  
SECTION 0282  
LAWNS - CONTINUED

3. SEEDING OPERATIONS:

1. IMMEDIATELY PRIOR TO SEEDING THE GROUND SHALL BE SCARIFIED AND RAKED TO PROVIDE A FRIABLE FINE TEXTURE.
  2. SEED AREAS SHALL BE SEEDDED WITH A MECHANICAL SPREADER AT THE RATE OF APPLICATION OF FIVE POUNDS PER ONE THOUSAND SQUARE FEET (10 LBS/1000 SQ. FT.) FOR BAHIA GRASSES. APPLICATION RATES FOR OTHER GRASSES SHALL BE SPECIFIED IN SUPPLEMENTAL SPECIFICATIONS.
  3. AFTER SEEDING, ALL AREAS SHALL BE RAKED AND ROLLED TO SATISFAC-TORILY COVER SEED, AND THEN THOROUGHLY WATERED.
  4. ALL SEED SHALL BE TILLED INTO SOIL TO A DEPTH OF 1/2" TO 1". THE PLANTED SEED BED SHALL BE ROLLED AND MULCHED WITH WEED FREE HAY OR STRAW AT A RATE OF 1 BALE/1000 SQ. FT. MIN.
  5. MAINTAIN ALL SEEDED AREAS TO ESTABLISH A STAND OF BAHIA GRASS UNTIL FINAL ACCEPTANCE BY THE OWNER.
- IV. GENERAL GUARANTY: NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION OF THE CONTRACT DOCUMENTS NOR PARTIAL OR ENTIRE OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR RELIEVE THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL AND/OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK UNLESS A LONGER PERIOD IS SPECIFIED.

THE GUARANTY PERIOD SHALL COMMENCE AT SUCH TIME AS THE AR-CHITECT CERTIFIES THAT THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. IN CERTAIN INSTANCES LIMITED, DEFINED AREAS OF THE PROJECT MAY BE RELEASED BY THE ARCHITECT FOR MAINTENANCE PURPOSES ONLY AND/OR FOR COMMENCEMENT OF THE GUARANTY PERIOD. SUCH PARTIAL RELEASES SHALL BE AT THE SOLE DISCRETION OF THE ARCHITECT.

RESPONSIBILITIES OF THE OWNER THROUGHOUT THE GUARANTY PERIOD SHALL BE AS FOLLOWS:

1. MAINTAIN A REGULAR INSPECTION SCHEDULE OF ALL MATERIALS AND WORKMANSHIP INCLUDED WITHIN THE SCOPE OF THE CONTRACTED WORK.
2. ESTABLISH NORMAL, REGULARLY SCHEDULED MAINTENANCE PROCEDURES FOR ALL AREAS OF WORK UNDERTAKEN BY THE CONTRACTOR. SUCH MAINTENANCE PROCEDURES AND FREQUENCY SHALL BE IN KEEPING WITH NORMAL INDUSTRY STANDARDS FOR THE SCOPE AND NATURE OF THE WORK INVOLVED.
3. MAINTAIN A WRITTEN RECORD OF THE MAINTENANCE PROCEDURES UNDERTAKEN INCLUDING THE FREQUENCY OF ALL MAINTENANCE PERFORMED, RECORD OF PROBLEMS ENCOUNTERED AND SOLUTIONS.
4. MONITOR ALL LAWN AREAS FOR PROPER SOIL MOISTURE CONTENT AND THE UNIFORMITY OF WATER APPLICATION OVER TIME, AS COMPENSATED FOR SEASONAL VARIATION AND LOCAL CLIMATE. APPLY LOCALIZED HAND WATERING AS NECESSARY TO ENSURE PROPER MOISTURE LEVELS FOR THE ESTABLISHMENT OF TURF IN UNIQUE MICRO-ENVIRONMENTS.
5. PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND THE ARCHITECT OF ANY MATERIAL AND/OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND/OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS AND SUBJECT TO THE CONTRACTOR'S GUARANTY. SUCH NOTICE SHALL BE DELIVERED TO THE CONTRACTOR AND THE ARCHITECT VIA MAIL TO THEIR LAST KNOWN ADDRESS.

RESPONSIBILITIES OF THE CONTRACTOR THROUGHOUT THE GUARANTY PERIOD SHALL INCLUDE THE FOLLOWING:

1. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE SCHEDULE WHICH ADDRESSES ALL ASPECTS OF THE WORK SCOPE AS COMPLETED UNDER THIS CONTRACT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL ITEMS WITHIN THE WORK SCOPE FOR THE ENTIRE COURSE OF THE CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACTOR DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE PROJECT SITE AT REGULAR INTERVALS DURING THE GUARANTY PERIOD. THE FREQUENCY OF SUCH INSPECTIONS SHALL BE AT THE DISCRETION OF THE CONTRACTOR; HOWEVER, THE FREQUENCY SHALL BE SUCH THAT THE CONTRACTOR IS SATISFIED THAT HE CAN PERCEIVE POTENTIAL MAINTENANCE CONCERNS, NOTIFY THE OWNER AND PROTECT HIS INTERESTS IN THE GUARANTY OF MATERIALS AND WORKMANSHIP.
4. FAILURE OF THE CONTRACTOR TO COMPLY WITH ANY OF THE ABOVE CONTRACTOR RESPONSIBILITIES SHALL BE CONSIDERED AS HIS ACCEPTANCE OF ALL MAINTENANCE SCHEDULES AND PROCEDURES AS BEING PERFORMED BY THE OWNER AND THE CONTRACTOR SHALL THEREBY FORFEIT HIS RIGHT TO DISPUTE ANY QUESTION ARISING AS TO GUARANTY OF SPECIFIC MATERIALS AND/OR WORKMANSHIP.
5. THE CONTRACTOR GUARANTEES ALL SOO AND/OR SEEDING TO BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF NINETY (90) DAYS, PROVIDING APPROPRIATE MAINTENANCE HAS BEEN PROVIDED BY THE OWNER. IF IMPROPER MAINTENANCE IS BEING PROVIDED THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING, WITH A COPY TO THE ARCHITECT, AS TO WHAT STEPS ARE NECESSARY TO BE TAKEN.
6. ACCEPTANCE BY THE OWNER SHALL BE MADE AT SUCH TIME AS GRASSING OPERATIONS HAVE BEEN INSPECTED AND ACCEPTED BY THE ARCHITECT AND OWNER, SUBJECT TO IV. 1 ABOVE. ANY SEED AREAS OVER ONE FOOT SQUARE NOT COVERED BY TURF SHALL BE RE-SEEDDED BY THE CONTRACTOR. ANY SODDED AREAS OVER ONE FOOT SQUARE THAT ARE DEAD OR DYING SHALL BE RE-SEEDDED BY THE CONTRACTOR, AT THE END OF THE NINETY (90) DAY GUARANTEE PERIOD A FINAL INSPECTION SHALL BE MADE BY THE ARCHITECT AS TO ACCEPTABILITY OF ALL LAWN AREAS.

END SECTION 2-0282

DIVISION 2 - SITE WORK  
SECTION 0283  
PLANTING

I. GENERAL

1. NOMENCLATURE: THE NAMES USED CONFORM TO THE NAMES GIVEN IN 'STANDARDIZED PLANT NAMES' EXCEPT IN CASES NOT COVERED BY THAT BOOK, IN WHICH CASE, THE NAMES CONFORM TO THE CUSTOMS OF THE TRADE.
2. SUMMARY OF MATERIALS LISTS: AN ITEMIZED LIST OF PLANTS IS SHOWN IN THE SPECIFICATIONS AND COMPLETE REQUIREMENTS FOR THESE PLANTS ARE A PART OF THIS SPECIFICATION.
3. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO. 1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING. PALMS MUST MEET SPECIFICATIONS CONTAINED HEREIN, BUT NEED NOT NECESSARILY BE NURSERY GROWN STOCK.
4. ALL PLANT SIZES LISTED AND NOTED ON THE PLANS ARE 'MINIMUMS'. ALL PARTS OF THE PLANT SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT THE TIME OF INSTALLATION.

II. MATERIALS

1. TREES AND PALMS: ALL TREES MUST HAVE A FULLY DEVELOPED FIBROUS ROOT SYSTEM, BE HEAVILY BRANCHED, OR IN THE CASE OF PALMS, HEAVILY FROND, FREE FROM ALL INSECTS, FUNGUS, AND OTHER DISEASES. ALL TREES AND PALMS SHALL BE BALLED AND BURLAPPED OR IN A CONTAINER, GROW BAG MATERIAL IS NOT ACCEPTABLE. ALL TREES AND PALMS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. IN THE CASE OF TREES NAMED AS SPECIMEN ITEMS, THE LANDSCAPE ARCHITECT SHALL RETAIN THE RIGHT TO REJECT THEM WHEN THEY LACK PROPER LANDSCAPE ARCHITECTURAL CHARACTER, CALIPER, HEIGHT AND SPREAD AS CALLED FOR BY ITS USE ON THE PLAN. (THIS SHALL BE DETERMINED PRIOR TO PLANTING AT THE REQUEST OF THE LANDSCAPE CONTRACTOR.)
2. SHRUBS AND VINES: ALL SHRUBS AND VINES SHALL HAVE A FULLY DEVELOPED ROOT SYSTEM, AND SHALL FULFILL DIMENSIONAL REQUIREMENTS AND BE CONSIDERED NORMAL FOR THE SPECIES UNLESS STATED. SHRUBS AND VINES SHALL BE HEAVILY CANDED AND LEAFED FOLIAGE TO BASE AND SHALL BE FREE FROM INSECTS, DISEASES AND MUTILATIONS OF ANY NATURE. SELF-HEADING SHALL BE PLANTED IN WELL ROTTED MANURE IN PITS TWELVE INCHES (12") GREATER AT ALL DIMENSIONS THAN THE BALL OF THE PLANT. ALL ROOTED PLANTS SHALL BE PLANTED IN PITS TWELVE INCHES (12") GREATER THAN THE BALL OF THE PLANTS. DOMESTIC PEAT SHALL BE USED TO FILL THE CAVITY BETWEEN BALL AND PIT. SOIL AMENDMENTS SHALL BE ADDED TO INSURE PROPER ACIDIC REACTION OF SOIL. WHEN AZALEAS ARE PLANTED IN MASONRY PLANTERS OR PLANTING AREAS THE SIDES OF AREA SHALL BE LINED WITH .005 POLYETHYLENE TO PROTECT FROM ALKALINE NATURE OF MASONRY.
3. GROUNDCOVERS: ALL GROUNDCOVERS SHALL HAVE A STURDY FIBROUS ROOT SYSTEM, UNLESS UNROOTED CUTTINGS ARE CALLED FOR ON THE PLANS AND/OR SUMMARY OF MATERIALS, SHALL BE HEAVILY LEAFED AND MUST BE FREE OF ALL INSECTS, DISEASES AND INJURIES.

III. EXECUTION

1. DIGGING AND MOVING:

1. B & B PLANTS: NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED OR BROKEN. THE DIAMETER OF THE BALL MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR THE MAXIMUM DEVELOPMENT OF THE PLANT.
  2. ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAS BEEN REMOVED.
  3. PROTECTION AFTER DELIVERY: THE BALLS OF B & B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR EQUAL PROTECTION FROM DRYING WINDS OR SUN, AND KEPT MOIST.
  4. PROTECTION: TREES MOVED BY WINCH OR CRANE SHALL BE THOROUGHLY PROTECTED FROM CHAIN MARKS, GIRDLING OR BARK SLIPPAGE BY MEANS OF BURLAP, WOOD BATTENS OR OTHER APPROVED METHOD
2. PREPARATION OF GROUND PLANTING:
1. NO PLANT PIT SHALL BE DUG OR PREPARED UNTIL THEIR LOCATIONS HAVE BEEN STAKED, SPRAYED OR FLAGGED ON THE GROUND AND APPROVED. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AT ANY TIME BY THE OWNER TO DETERMINE ADHERENCE TO QUALITY AND SIZE.
  2. CIRCULAR PITS WITH VERTICAL SIDES SHALL BE EXCAVATED FOR ALL PLANTS. DIAMETER OF PITS FOR TREES SHALL BE AT LEAST TWO FEET (2') GREATER THAN THE DIAMETER OF THE BALL. THE DEPTH OF PITS FOR TREES SHALL BE ENOUGH TO ACCOMMODATE THE BALL WHEN THE PLANT IS SET TO FINISH GRADE ALLOWING FOR SIX INCHES (6") COMPACTED PLANTING SOIL IN THE BOTTOM OF THE PIT.
3. PLANTING OPERATIONS:
1. SETTING PLANTS: ALL PLANTS SHALL BE PLANTED IN PITS, CENTERED AND SET ON SIX INCHES (6") OF COMPACTED TOPSOIL TO SUCH A DEPTH THAT THE FINISH GRADE LEVEL AT THE PLANT AFTER SETTLEMENT WILL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. ALL PLANTING AREAS SHALL RECEIVE ADEQUATE FERTILIZATION WITH AGRIFORM TABLETS AS PER SCHEDULE IN PLANS. WATERING SHALL COMMENCE WITH BACKFILLING TO ELIMINATE ALL AIR POCKETS. NO BURLAP SHALL BE PULLED OUT FROM UNDER BALLS. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR FRAYED ROOTS SHALL BE CUT OFF CLEANLY. PLANTING SHALL BE SET SO THAT THE FINAL GRADE OF GROUND AROUND THE PLANTS SHALL CONFORM TO SURROUNDING GRADES.
  2. COORDINATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS WITH THE BUILDING CONTRACTOR AND ANY OTHER CONTRACTOR ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRADES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND NOT CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS WILL BE THE RESPONSIBILITY OF SAID CONTRACTOR.
4. PRUNING:
1. THE AMOUNT OF PRUNING, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT, SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS AS A RESULT OF TRANSPLANTING OPERATIONS. PRUNING SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. ALL CUTS OVER ONE-HALF INCH (1/2") IN DIAMETER SHALL BE TREATED WITH AN APPROVED TREE PAINT.
  2. ALL TREES SHALL BE TRIMMED UP FOR CLEAR TRUNK, AS DIRECTED BY THE LANDSCAPE ARCHITECT. SUCH PRUNING IS FOR AESTHETIC CHARACTER AND SHALL BE DONE ONLY UNDER HIS DIRECTION.
5. WATERING:
1. ALL PLANT MATERIAL SHALL BE WATERED IN AT THE TIME OF PLANTING, AND NOT LEFT TO DRY OUT UNTIL THE END OF THE DAY. THE AUTOMATIC IRRIGATION SYSTEM, IF SPECIFIED, DOES NOT REPLACE THE NEED FOR HANDWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING TO AVOID TRANSPLANT SHOCK.
6. CONTRACTORS RESPONSIBILITY FOR CONDITIONS OF PLANTINGS:
1. THE CONTRACTOR'S SHALL ASSURE THAT THE PLANTS ARE KEPT ADEQUATELY WATERED, THAT THE GUY WIRES ARE KEPT TIGHT AND THE BRACES ADJUSTED AS NECESSARY, THAT ALL PLANTING AREAS AND BEDS ARE KEPT FREE OF WEEDS AND UNDESIRABLE PLANT GROWTH AND THAT THE PLANTS ARE FERTILIZED AS NECESSARY SO THAT THEY ARE HEALTHY, VIGOROUS AND UNDAMAGED AT THE TIME OF ACCEPTANCE. HIS RESPONSIBILITY FOR PROTECTION AGAINST MECHANICAL DAMAGE SHALL INCLUDE THE PROVIDING OF PROTECTION FROM VEHICLES, INCLUDING THE POSTING OF APPROVED WARNING SIGNS AND BARRICADES, AS MIGHT BE NECESSARY. HE SHALL REPAIR, RESTORE OR REPLACE ANY PLANTS OR PLANTING AREAS WHICH MIGHT BECOME DAMAGED AS A RESULT OF ANY NEGLIGENCE BY HIM IN COMPLYING WITH THESE REQUIREMENTS. AS A SPECIFIC REQUIREMENT OF THESE CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL PLANTS AT THE TIME OF FINAL INSPECTION, EXHIBIT THE CHARACTERISTICS AND QUALIFICATIONS REQUIRED FOR THE GRADE OF PLANT AS ORIGINALLY SPECIFIED.

END SECTION 2-0283

DIVISION 2 - SITE WORK  
SECTION 0287  
BEDDING PLANT SOIL PREPARATION

- I. SCOPE: UNDER THIS ITEM, PERFORM ALL WORK NECESSARY FOR INSTALLING ANNUALS AS SHOWN ON THE DRAWINGS OR INFERABLE THEREFROM AND/OR AS SPECIFIED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- II. MATERIALS: GENERAL - ADD OR SUBTRACT THE FOLLOWING MATERIALS FROM THE SOIL MIX PREPARATION AS SPECIAL SITE CONDITIONS MAY REQUIRE AND AS DETERMINED BY SOIL TESTS. SOIL SHALL HAVE A PH OF BETWEEN 5.0 AND 6.5.
- 10 LBS. DOLOMITE PER 100 SQ. FT. OF BEDDING AREA  
5 LBS. MICROMAX PER 100 SQ. FT. OF BEDDING AREA  
22 LBS. OSMOCOTE 14 14 14 PER 100 SQ. FT. OF BEDDING AREA  
8 LBS. ELEMENTAL SULPHUR PER 1000 SQ. FT. OF BEDDING AREA  
3" CANADIAN PEAT MOSS  
MYCOR FLOWER BED INOCULANT BY PHC PRODUCTS, (ENDOMYCORRHIZAL).

III. EXECUTION: PRIOR TO PLANTING, THE SURFACE SHALL BE CLEARED OF ALL TRASH, DEBRIS, AND STONES LARGER THAN ONE INCH (1") IN DIAMETER, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES, AND OTHER OBJECTS, THAT WOULD INTERFERE WITH PLANTING OR MAINTENANCE OPERATIONS. APPLY CHEMICALS AND PEAT TO AREA. ROTOTIL CHEMICALS AND PEAT SIX INCHES (6") INTO SOIL. MULCH WITH CYPRESS MULCH AT TWO TO THREE INCHES (2" - 3") DEEP.

PLANT ANNUALS: WATER TWO INCHES (2") PER DAY FOR THE FIRST TWO (2) WEEKS. SPRAY TWO (2) DAYS AFTER PLANTING AND TEN (10) DAYS AFTER WITH ORTHENE AND VIDATE. DO NOT APPLY ORTHENE OR VIDATE ON MUMS.

END SECTION 2-0287

SITE DEVELOPMENT PLANS FOR:

**BORDER ROAD SELF STORAGE**  
VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO.	2024-03
SCALE	AS SHOWN
DATE	02-06-24
DRAWN BY	PJS
ISSUED	04-04-24

REVISIONS				
NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION
1.	PER CITY OF VENICE 12-04-24	PJS		
2.	REV PER CIVIL 02-11-25	JA		
3.	REV PER CITY 05-21-25	PJS		

PHILLIP J. SMITH	RLA #1096
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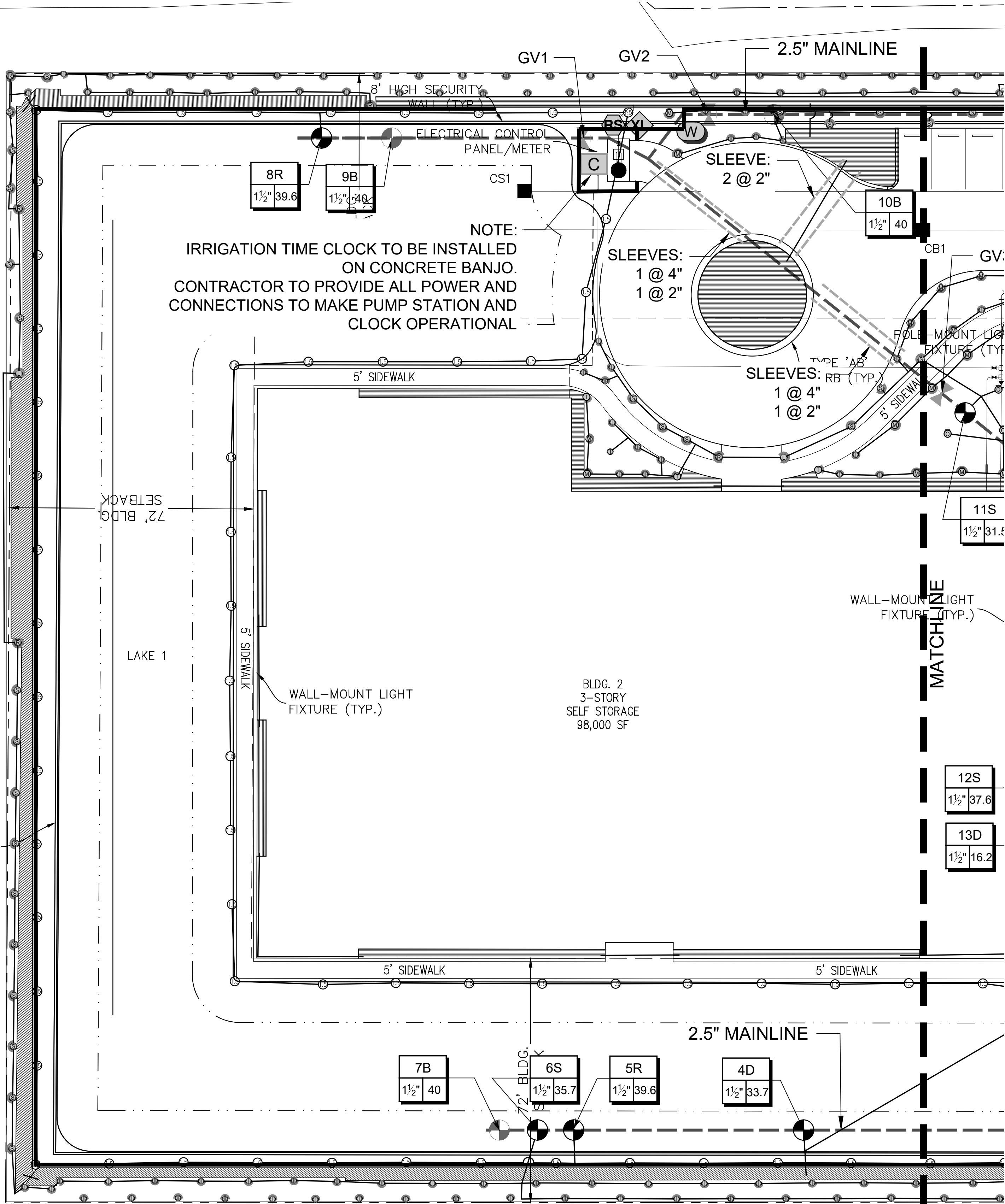
PLANTING SPECIFICATIONS
L-08



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VISTERA ASSOCIATES, LLC  
(PB. 56, PG. 420-457)  
PID: 0389101000  
ZONING: PLUD  
FLUC: INCORPORATED AREA  
USE: RES. COMMON AREA/ELEMENTS

8' HIGH SECURITY  
WALL (TYP.)



NOTE: UTILITIES NOT SHOWN ON IRRIGATION SHEETS FOR CLARITY PURPOSES. REFER TO PLANTING PLAN SHEETS FOR UTILITY LOCATIONS. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION.

NOTE: IRRIGATION HEADS MUST BE SET SO THEY ARE MINIMUM 1 FOOT OFF BUILDING.

NOTE: IRRIGATION IS SCHEMATIC ONLY. LOCATE IRRIGATION PIPING AND EQUIPMENT WITHIN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARY.

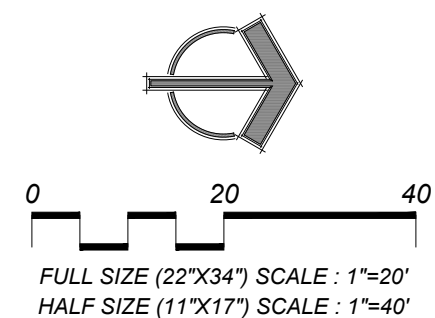
NOTE: SIDEWALK SLEEVES NOT SHOWN FOR CLARITY - CONTRACTOR TO SLEEVE ALL LINES UNDERNEATH WALKWAYS.

SEE SHEET L -05 FOR IRRIGATION LEGEND

#### 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"
61 TO 90 GPM	2-1/2"
91 TO 130 GPM	3"

TRACT 100  
VISTERA ASSOCIATES,  
(PB. 56, PG. 420-4  
PID: 0389101000



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:

## BORDER ROAD SELF STORAGE

VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO. 2024-03  
SCALE AS SHOWN  
DATE 02-06-24  
DRAWN BY PJS  
ISSUED 04-04-24

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3.	REV PER CITY 05-21-25	PJS		

PHILLIP J. SMITH RLA #1096

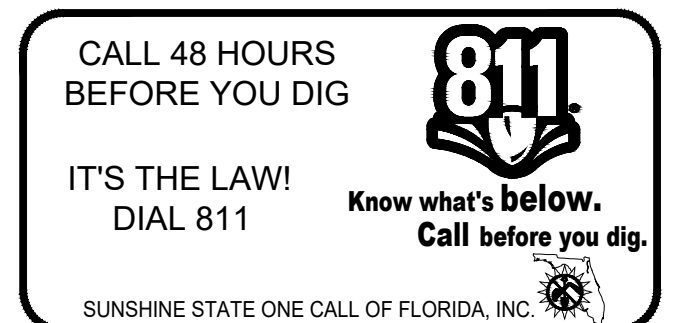
**dwja**  
LANDSCAPE ARCHITECTS  
**DAVID W. JOHNSTON ASSOCIATES**  
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IRRIGATION SPRAY & DRIP  
PLAN

L-09

NOTE:  
SIDEWALK SLEEVES NOT SHOWN FOR  
CLARITY - CONTRACTOR TO SLEEVE ALL  
LINES UNDERNEATH WALKWAYS.

SEE SHEET L -05 FOR  
IRRIGATION LEGEND









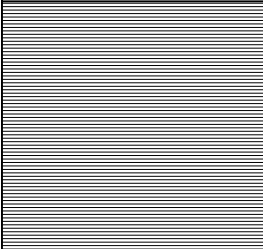









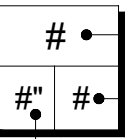
IRRIGATION SPRAY & DRIP PLAN
L-10

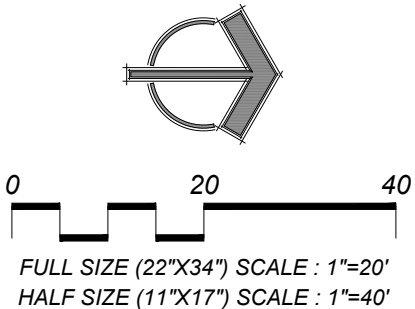


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ACAD DWG

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter MP Corner PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. T=Turquoise adj arc 45-105.
	Hunter MP Strip PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray ( arc 90-210), 360=Lime Green and Gray (arc 360)
	Hunter MP815 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon and Gray adj arc 90 to 210, L=Light Blue and Gray 210 to 270 arc, O=Olive and Gray 360 arc.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter I-20-06 1.5 Turf Rotor, 6.0" Pop-Up. Adjustable and Full Circle. Plastic Riser. Drain Check Valve. Standard Nozzle.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripline Hunter HDL-06-18-PC HDL-06-18-PC: Hunter Dripline with 0.6 GPH flow. Light brown tubing with gray striping. Emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-151 Angle 1-1/2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Angle Configuration.
	Matco-Norca 514TX 1/2"-4" Brass Gate Valve, Full Port, with Solid Wedge. IPS. Cross Handle. Same size as mainline pipe.
	Hunter IC-1800-PL 1 Six Station Controller, with 2 Six station Modules. Plastic Cabinet.
	Hunter ROAMXL-KIT Transmitter and Receiver. Roam Remote allows for controller operation up to 2 miles. Contractor, Large-Scale Sites. Works with Hunter ACC, I-Core, Pro-C, PCC, and X-Core Controllers. SmartPort wiring harness included.
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.
	Well and Pump station
	Irrigation Lateral Line: PVC Class 160 SDR 26
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe.
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 36 inches beyond edges of paving or construction.
	Valve Callout # Valve Number # Valve Flow # Valve Size




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SUNSHINE STATE ONE CALL OF FLORIDA, INC. 

SITE DEVELOPMENT PLANS FOR:  
**BORDER ROAD SELF STORAGE**  
VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO.	2024-03
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ISSUED	04-04-24

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PHILLIP J. SMITH RLA #1096



LANDSCAPE ARCHITECTS

**DAVID W. JOHNSTON ASSOCIATES**

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IRRIGATION SPRAY & DRIP SCHEDULE

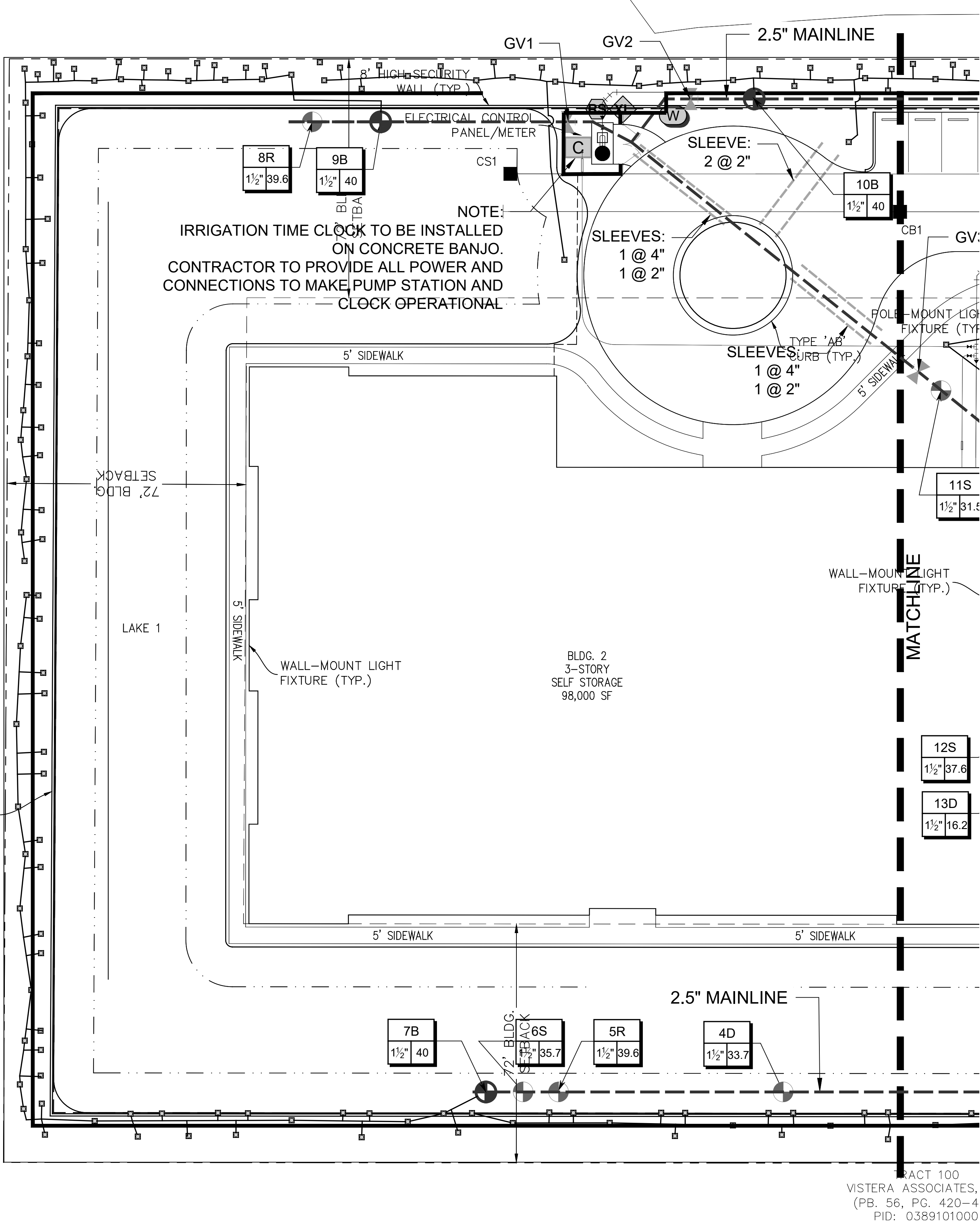
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ACAD DWG

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ZONING: PLUD  
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8' HIGH SECURITY  
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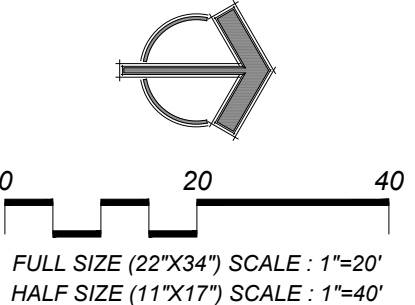
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NOTE: SIDEWALK SLEEVES NOT SHOWN FOR CLARITY - CONTRACTOR TO SLEEVE ALL LINES UNDERNEATH WALKWAYS.

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31 TO 40 GPM	1-1/2"
41 TO 60 GPM	2"
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91 TO 130 GPM	3"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PCB Flood Bubbler, 1/2in. FIPT.
	Hunter PGV-151 Angle 1-1/2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Angle Configuration.
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	Irrigation Lateral Line: PVC Class 160 SDR 26
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe.
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 36 inches beyond edges of paving or construction.
	Valve Callout
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VENICE, FLORIDA  
2114 BORDER ROAD

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PHILLIP J. SMITH	RLA #1096
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IRRIGATION BUBBLER  
PLAN

L-12



L-13

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IRRIGATION NOTES:

- ALL IRRIGATION LAYOUT HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE WITH A MINIMUM OF 90% OVERLAP. ANY CHANGES MADE IN HEAD LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
- ITEMS SHALL BE LOCATED WITHIN 14"X19" RECTANGULAR VALVE BOXES AS FOLLOWS: ALL VALVES, SPLICES WITHIN VALVE CONTROL LINES, AND QUICK COUPLERS - NDS MODEL #1138C.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. MAIN LINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE PROJECT CONSTRUCTION MANAGER AND THE LANDSCAPE ARCHITECT.
- ALL PRESSURIZED MAIN LINES UNDER ASPHALT PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL AND DIRECTIONAL BORES.
- ALL IRRIGATION HEADS SHALL BE LOCATED 2 FEET FROM BACK OF PAVEMENT EDGE (SIDEWALK, EDGE OF PAVEMENT OR CURB).
- 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.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- EACH TREE AND PALM (AS SHOWN ON THE PLANS) SHALL HAVE FLOOD BUBBLERS AS INDICATED (SEE IRRIGATION HEAD KEY FOR SPECIFICATION). 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. CLIP BUBBLER FLEX TO BASE OF ROOTBALL.
- 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.

WIRING FOR THE TWO WIRE PATH SHALL BE IDWIRE1 RED/BLUE TWISTED PAIR 12AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1000LF OR EVERY 10 DEVICES ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED, WITH SUCH SPLICES MADE WATERPROOF WITH THE USE OF WATERPROOF SCOTCHLOK OR PEN-TITE KITS. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. ALL CONTROL WIRE SHALL BE IN 1 1/2" CONDUIT.

DURING INSTALLATION AND UPON COMPLETION OF THE IRRIGATION SYSTEM VALVES SHALL BE WIRED TO CONTROLLER STATION AS PER THE IRRIGATION PROGRAM.

CONTROL WIRING FOR VALVES SHALL BE LAID IN CONDUIT PARALLEL MAINLINE. MIN. ONE (1) FOOT BELOW SITE FINISH GRADE, AND ABOVE ALL MAINS, THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." TAPE AS MANUFACTURED BY LINEGUARD, INC., WHEATON, IL 60187, OR EQUAL.

- CONTRACTORS ARE ADVISED TO REFER TO THE SPECIFICATIONS, CONTRACT DOCUMENTS, AND PLAN SHEETS FOR A MORE DETAILED DISCLOSURE OF PERFORMANCE STANDARDS AND REQUIREMENTS.
- HYDROSTATIC TESTING: AFTER THE MAIN LINE PIPE HAS BEEN LAID AND BACKFILLED, THE PIPE SHALL BE HYDROSTATICALLY TESTED FOR LEAKAGE. THE CONTRACTOR SHALL FURNISH THE PUMP, PIPE CONNECTION, BLOW OFF VALVES AND ANY OTHER NECESSARY APPARATUS INCLUDING GAUGES AND METERS AND ALL PERSONNEL NECESSARY FOR CONDUCTING THE TEST. BEFORE APPLYING THE TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. IF NECESSARY, THREADED TAPS SHALL BE MADE AT THE POINTS OF HIGHER ELEVATIONS AND THEN CLOSED WITH PLUGS.
- WHEN PRACTICAL, TESTS SHALL BE MADE ON SECTIONS BETWEEN VALVES, OR SECTIONS NOT EXCEEDING 2,000 FEET IN LENGTH. DEAD ENDS, BENDS OR OTHER FITTINGS SHALL HAVE A FIRM FOUNDATION AND BE SECURELY BLOCKED AGAINST THE TRENCH WALLS BEFORE TESTING OR COMPLETING THE BACKFILL AS SPECIFIED.
- THE FULL TEST PRESSURE OF 65 POUNDS PER SQUARE INCH (PSI) SHALL BE HELD FOR NO LESS THAN TWO HOURS OR LONGER AS NECESSARY TO PERMIT THOROUGH EXAMINATION OF ALL EXPOSED JOINTS IN THE SECTION OF MAIN BEING TESTED. TEST PRESSURE SHALL BE MAINTAINED AT 65 PSI BY PUMPING WATER INTO THE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C600.
- LEAKAGE SHALL BE MEASURED BY THE QUANTITY OF WATER PUMPED INTO THE PIPE TO MAINTAIN TEST PRESSURE DURING TEST PERIOD. MAXIMUM PERMISSIBLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:  
 $L = (S \times D \times X) / 133200$   
L = ALLOWABLE LEAKAGE IN GPH  
S = LENGTH OF SECTION TESTED, IN FEET  
D = NOMINAL DIAMETER OF THE PIPE IN INCHES  
P = AVERAGE PRESSURE MAINTAINED DURING THE LEAKAGE TEST IN PSI.  
THE TEST PRESSURE SHALL BE SIXTY-FIVE (65) PSI.
- WATER FOR TESTING SHALL BE OBTAINED FROM AN APPROVED WATER SOURCE. THE CONTRACTOR SHALL PROVIDE ALL WATER REQUIRED AT HIS OWN EXPENSE AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE AUTHORITY WHICH CONTROLS THE SOURCE OF THE WATER SYSTEM AND SHALL BE GOVERNED IN HIS USE OF WATER BY ALL RULES AND REGULATIONS IMPOSED THEREON BY SAID AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND REMOVE TEMPORARY CONNECTIONS BETWEEN THE SOURCE WATER SYSTEM AND THE MAINS CONSTRUCTED UNDER THIS CONTRACT. ALL TEMPORARY CONNECTIONS SHALL MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE AUTHORITY CONTROLLING THE SOURCE WATER SYSTEM AND PUBLIC HEALTH AUTHORITIES HAVING JURISDICTION.
- ALL LEAKS SHALL BE LOCATED AND REPAIRED UNTIL THE TEST MEETS THE ABOVE REQUIREMENTS. ANY FAULTY FITTINGS, VALVES OR OTHER ACCESSORIES WHICH LEAK DURING TESTING SHALL BE REPAIRED AND TESTING SHALL BE REPEATED AS SPECIFIED ABOVE UNTIL CORRECTED. ANY REPLACEMENT OF FAULTY MATERIAL OR RETESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

CALL 48 HOURS  
BEFORE YOU DIG



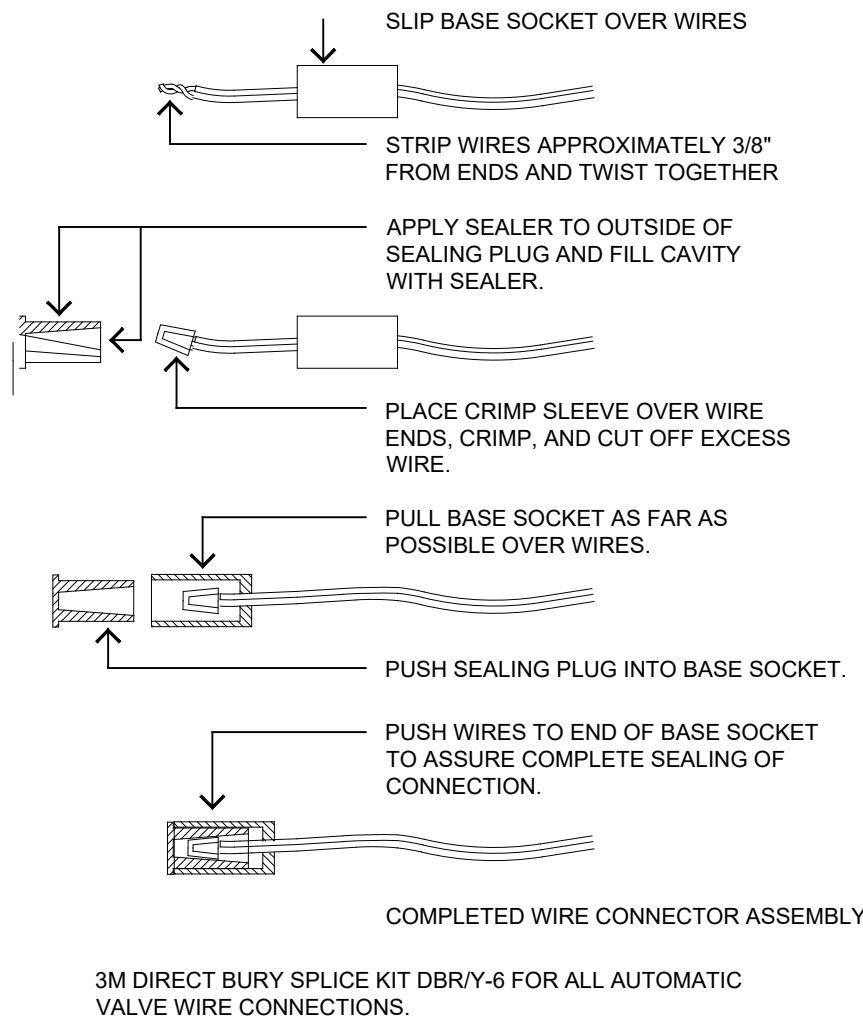
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Know what's below.  
Call before you dig.

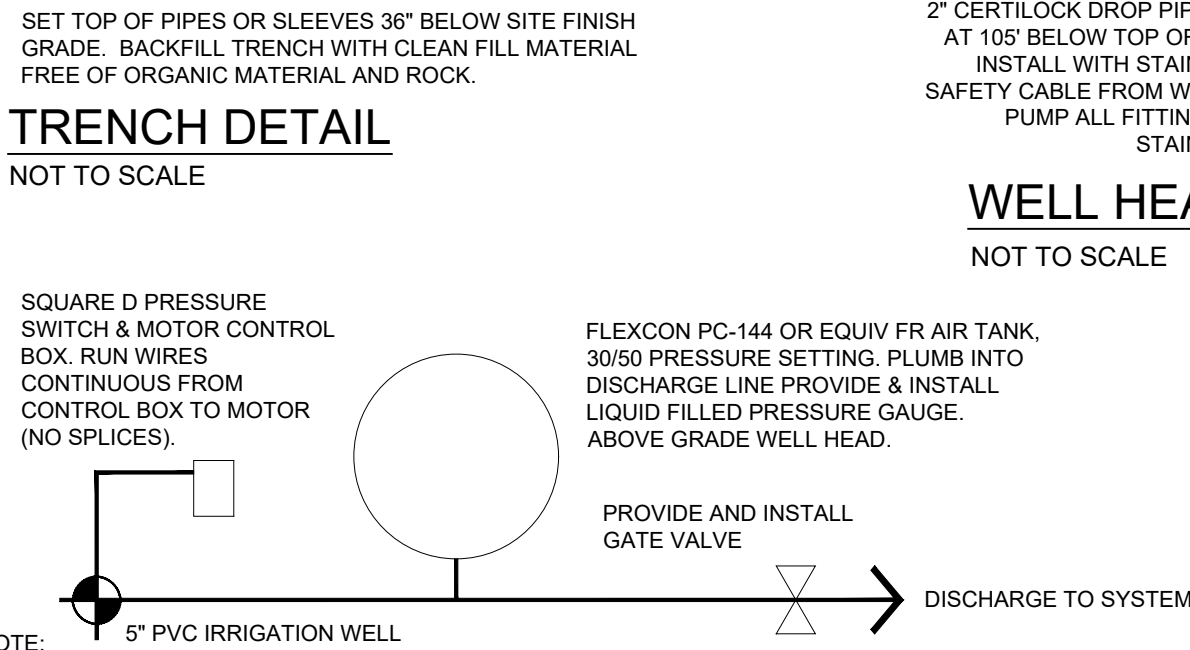
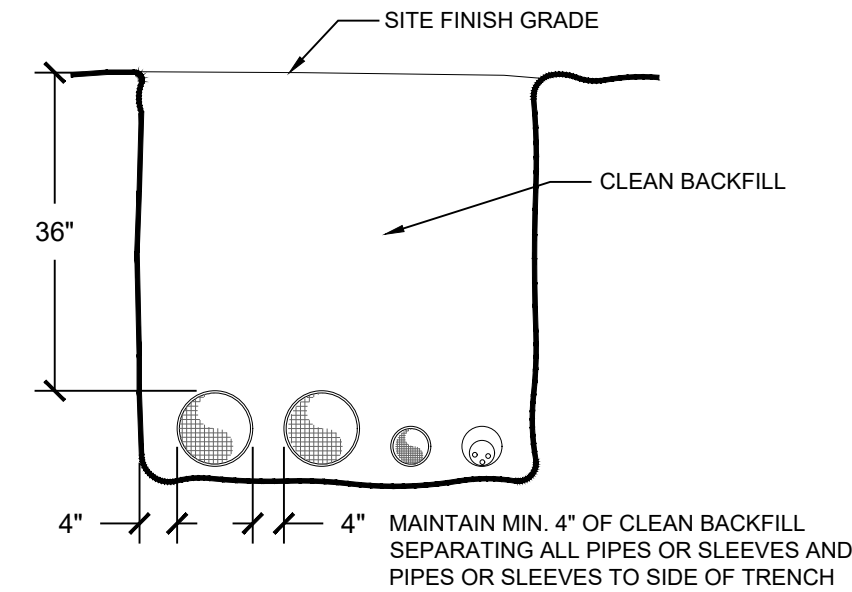
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:

**BORDER ROAD SELF STORAGE**  
VENICE, FLORIDA  
2114 BORDER ROAD

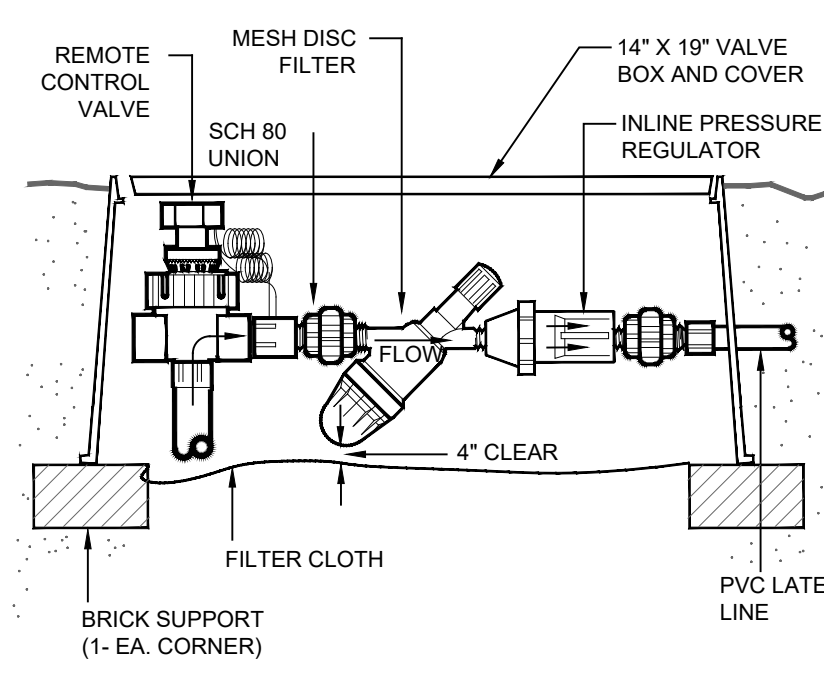


TYPICAL WIRE CONNECTION  
NOT TO SCALE

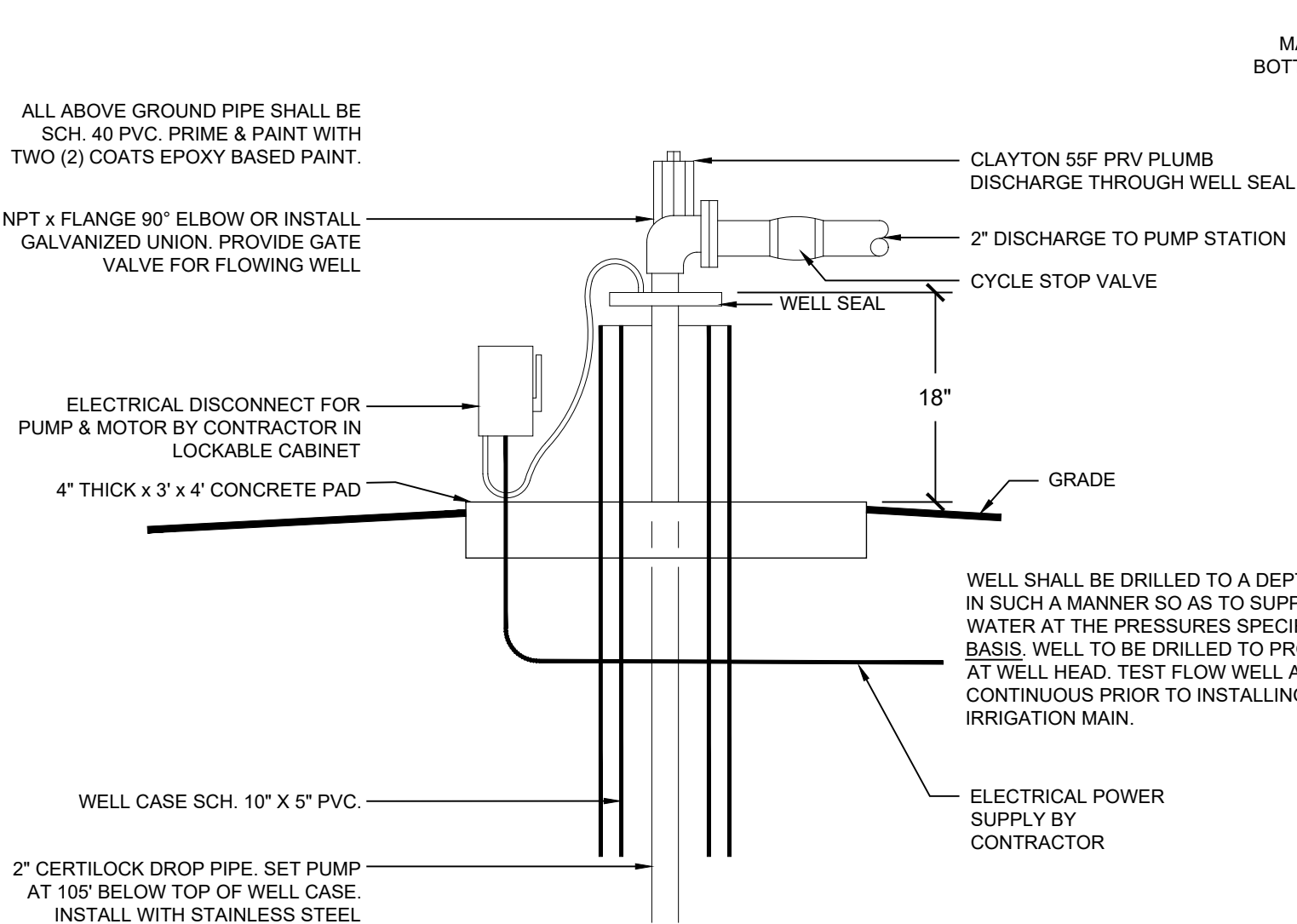


- NOTE: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE WELL PUMPING LEVEL PRIOR TO PROCUREMENT OF THE SPECIFIED PUMP SPECIFIED TO VERIFY THE SUITABILITY OF THE PARTICULAR PUMP FOR THE SPECIFIC APPLICATION CONDITIONS.
- PUMPSTATION CONTRACTOR SHALL PROVIDE AND INSTALL ONE 5" CASED WELL WITH SUBMERSIBLE PUMP. PUMP SHALL BE AS MANUFACTURED BY GROUNDFOSS 230V SINGLE PHASE OR APPROVED EQUAL. VERIFY POWER PRIOR TO ORDERING PUMP. DISCHARGE SHALL BE 45 GPM AT 150 TDH (65 PSI) AT THE TOP OF THE WELL HEAD AND PUMP STATION. SUBMIT GROUNDFOSS SPECIFICATION FORM WITH THE BID. INSTALL STAINLESS STEEL SAFETY CABLE WITH THE PUMP, EST. 70' OF 5 PVC CASING, EST. 70' OF 5" PVC CASING, EST. 155' TOTAL DEPTH.
  - PUMP SPECIFIED IS BASED IS BASED ON 105' PUMPING LEVEL FOR BID PURPOSES. IF THE CONTRACTOR HAS REASON TO BELIEVE THAT THE PUMPING LEVEL WILL BE DEEPER THAN THE 105' THEY SHALL SO NOTE DURING THE BID PROCESS AND COSTS. IT IS EXPECTED THAT THE WELL WILL BE OPEN HOLE DRILLED TO AN APPROXIMATE DEPTH OF 165'. IT IS THE DRILLERS RESPONSIBILITY TO DRILL THE WELL TO A DEPTH THAT PRODUCES THE REQUIRED WATER IN THE QUANTITY AND QUALITY REQUIRED FOR FRESH WATER WELL FOR IRRIGATION PURPOSES ON A YEAR ROUND BASIS.
  - A SEPARATE POWER DISCONNECT SHALL BE PROVIDED FOR THE PUMP BY THE CONTRACTOR. CLEARLY LABEL DISCONNECT WITH 1" HIGH WHITE LETTERS INDICATING "WELL DISCONNECT". SEE IRRIGATION PLAN FOR DISCONNECT LOCATION.
  - PUMP DROP PIPE SHALL BE 2" GALV. PIPE. PUMP SHALL BE SET AT 105'.
  - PROVIDE AND INSTALL REINFORCED CONCRETE SLAB AS BASE AT THE WELL HEAD. SLAB SHALL BE MIN. 3' X 4' X 4" DEPTH WITH 6X8 10/10 WWM. PROVIDE LOCKABLE CABINET FOR PUMP POWER SUPPLY AND CONTROL.
  - PRIOR TO CONSTRUCTION OF THE WELL, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL COMPONENTS FOR APPROVAL, INCLUDING ANTICIPATED WELL DEPTH AND PUMPING LEVEL. THE CONTRACTOR SHALL ALSO INCLUDE DEPTH OF WELLS AND PUMPING LEVEL IN THE AREA OF THE PROJECT.
  - THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR REQUIRED WORK.

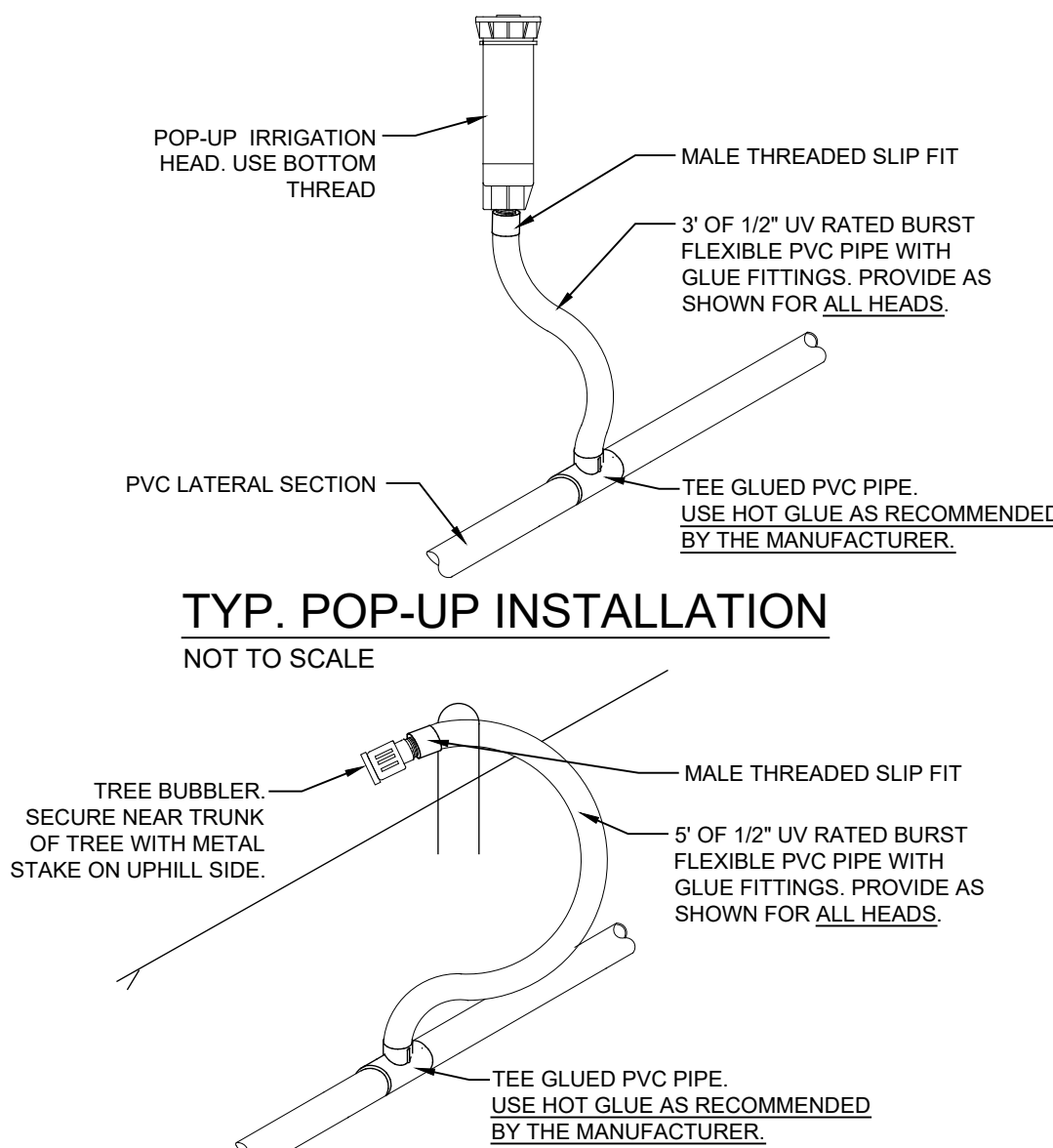
WELL & PUMP DETAIL  
NOT TO SCALE



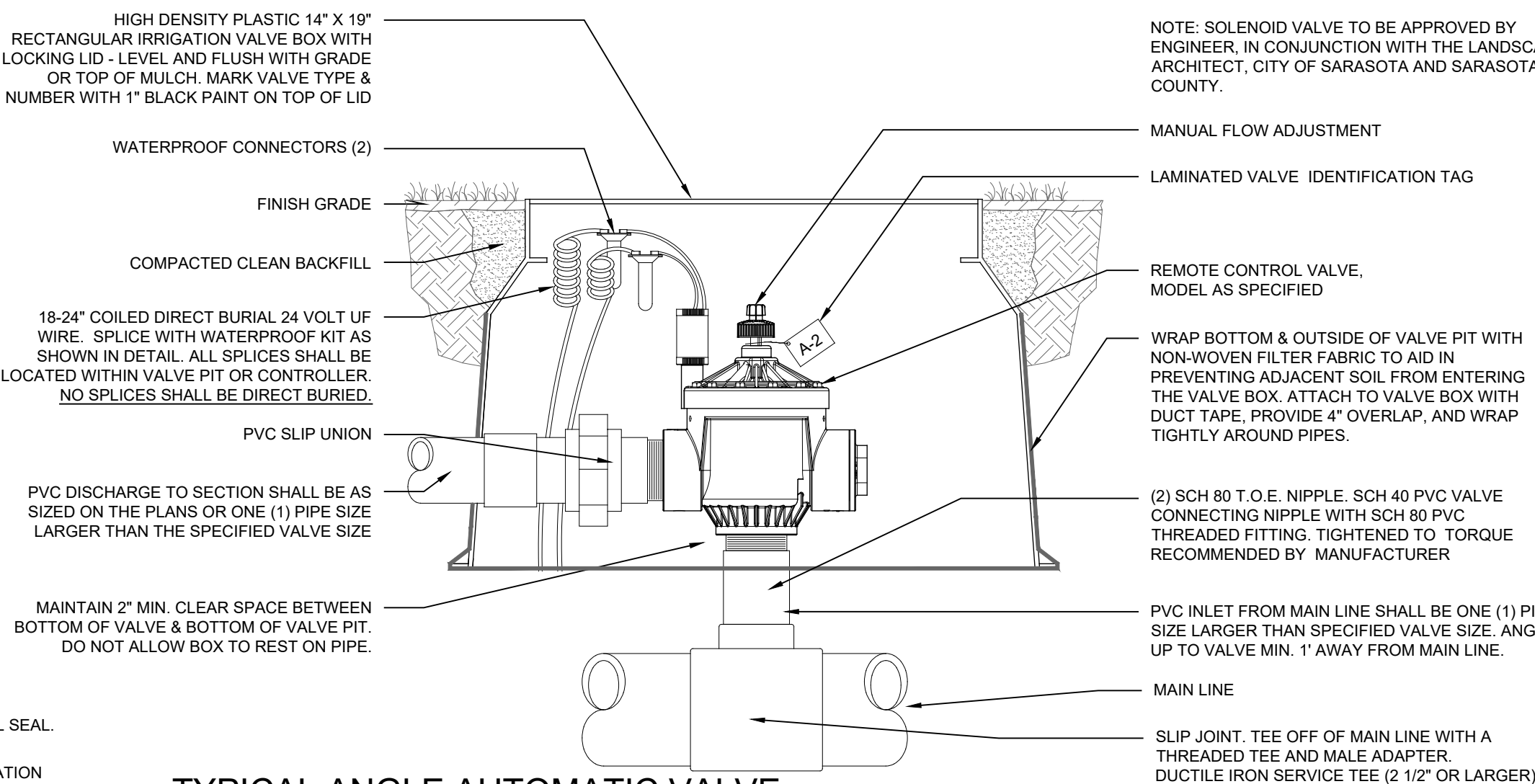
TYP. DRIP VALVE  
NOT TO SCALE



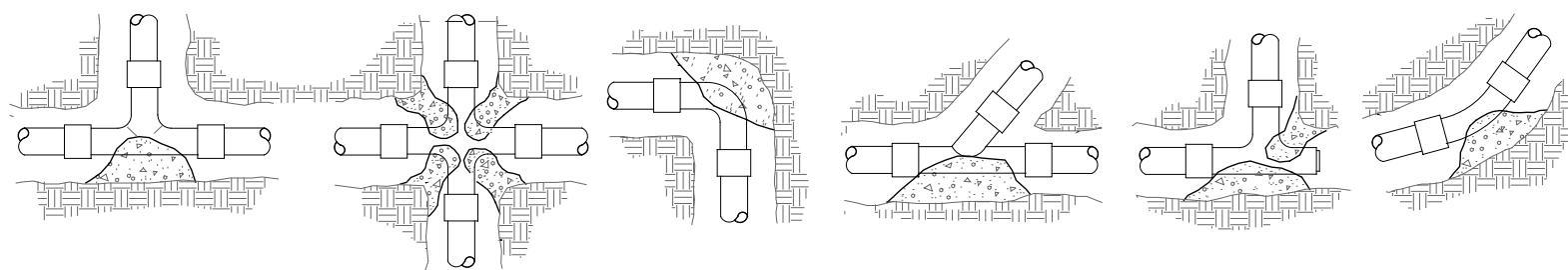
TYP. POP-UP INSTALLATION  
NOT TO SCALE



TREE BUBBLER  
NOT TO SCALE



TYPICAL ANGLE AUTOMATIC VALVE  
NOT TO SCALE



THRUST BLOCKS SHALL BE CONSTRUCTED BEHIND ALL MAIN LINE FITTINGS, TEES, BENDS, REDUCERS, LINE VALVES, PLUGS, CAPS, ETC., IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS.

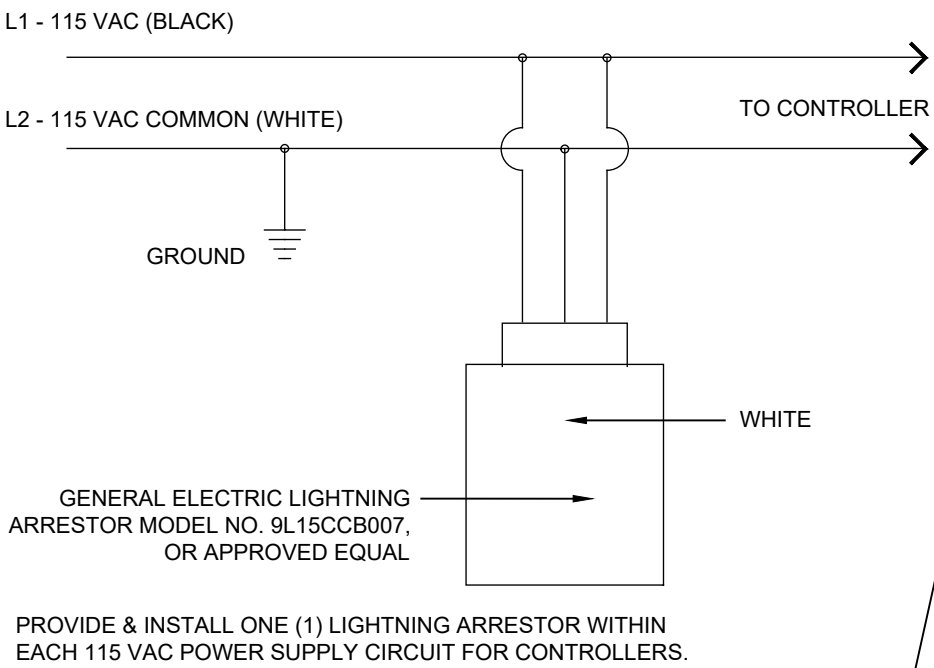
THRUST BLOCK SHALL BEAR AGAINST UNDISTURBED EARTH AND IN CASE THIS IS NOT POSSIBLE, THEY SHALL BE MADE CORRESPONDINGLY LARGER.

THRUST BLOCKS SHALL BE SO PLACED AS NOT TO INTERFERE WITH REPAIR TO JOINTS AND COUPLINGS AND SHALL BE A CONCRETE MIX CONSISTING OF ONE PART CEMENT, TWO PARTS SAND, AND 5 PARTS GRAVEL, MIXED AND PLACED FAIRLY DRY SO THEY MAY BE SHAPED EASILY. NO PRECAST UNITS SHALL BE USED.

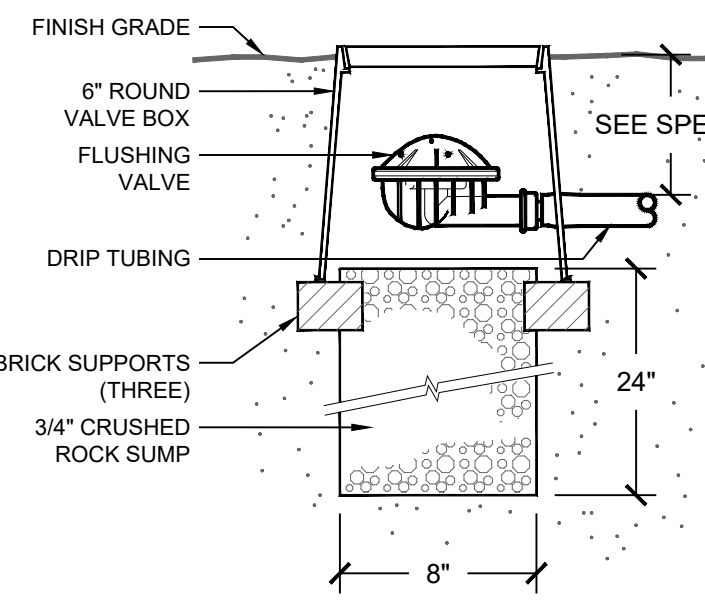
PROVIDE & INSTALL 15# ROOFING FELT AS A SEPARATOR BETWEEN PIPE, FITTINGS & THRUST BLOCKS; PLACE CONCRETE DIRECTLY AGAINST FELT BUT NOT AGAINST PVC.

THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILLING.

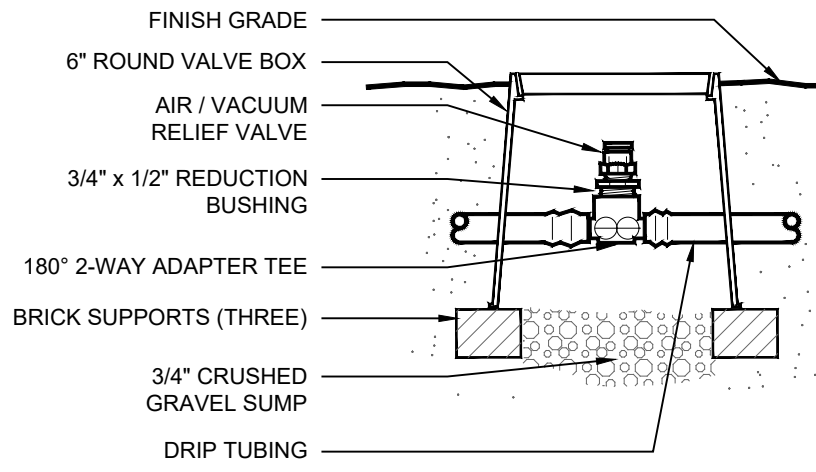
THRUST BLOCKING  
NOT TO SCALE



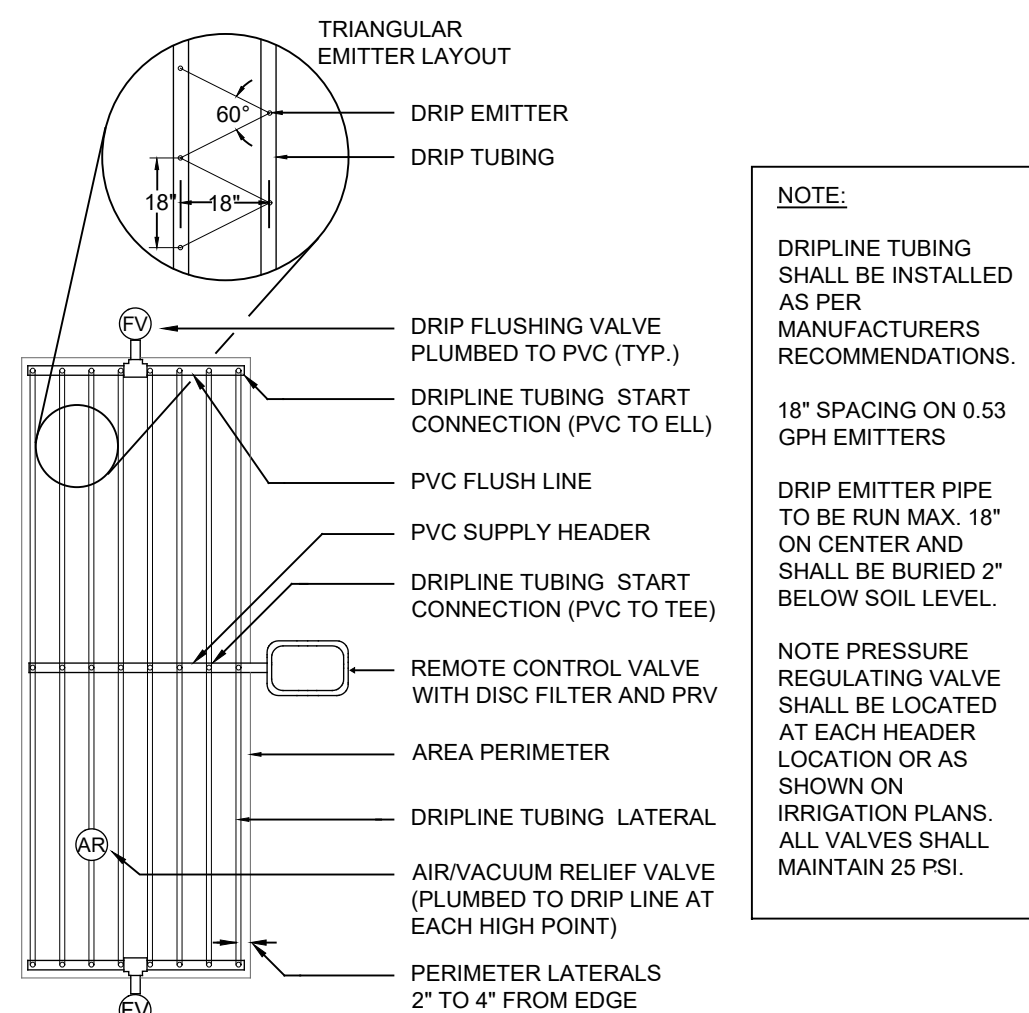
LIGHTNING ARRESTOR DETAIL  
NOT TO SCALE



DRIP FLUSHING VALVE  
NOT TO SCALE



DRIP AIR/VACUUM RELIEF  
NOT TO SCALE



TYPICAL DRIP LAYOUT INSTALLATION  
NOT TO SCALE

NOTE: DRIPLINE TUBING SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

DRIP EMITTER PIPE TO BE RUN MAX. 18" ON CENTER AND SHALL BE BURIED 2" BELOW SOIL LEVEL.

NOTE PRESSURE REGULATING VALVE SHALL BE LOCATED AT EACH HEADER LOCATION OR AS SHOWN ON IRRIGATION PLANS. ALL VALVES SHALL MAINTAIN 25 PSI.

**dwja**  
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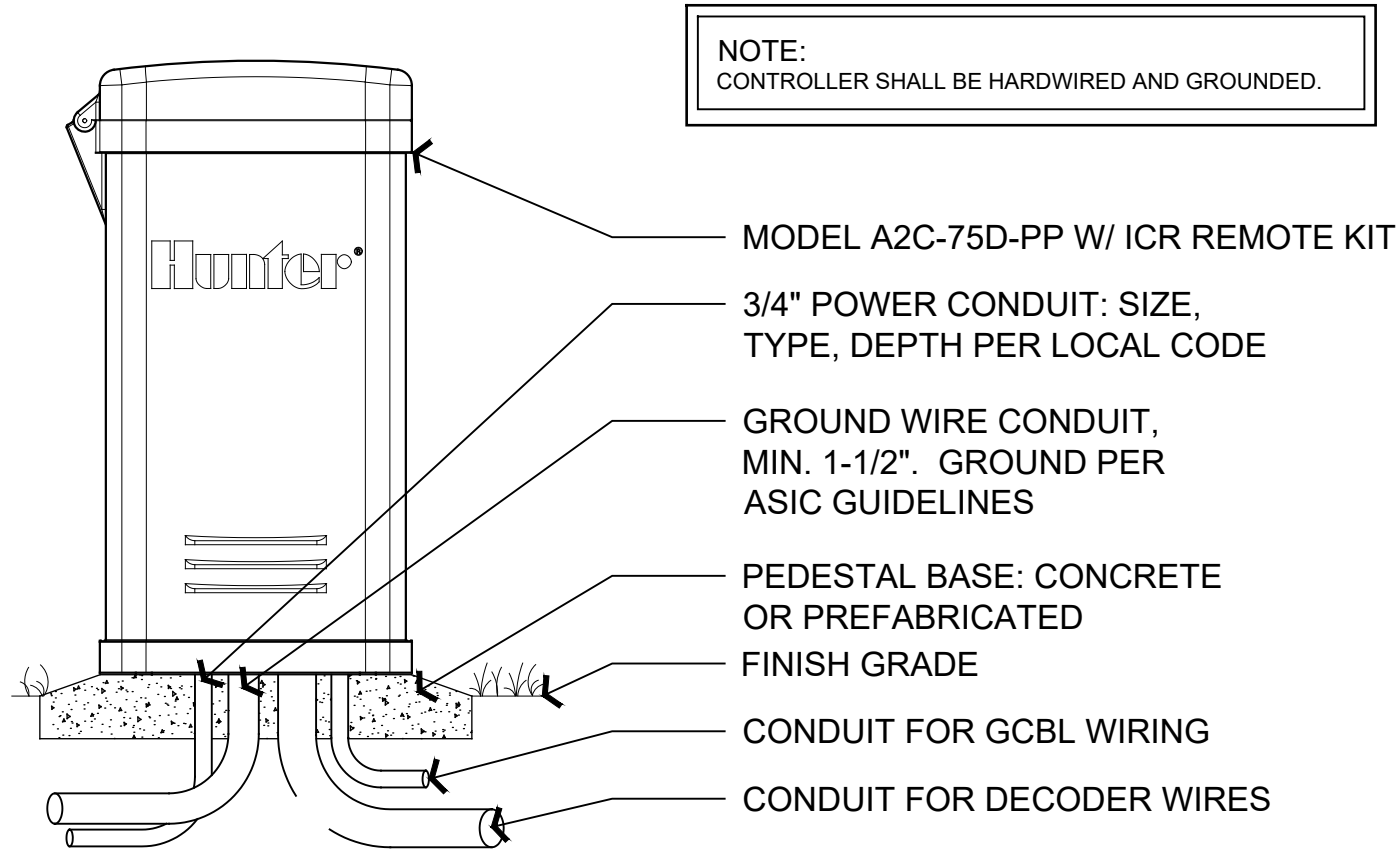
IRRIGATION DETAILS

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ACAD DWG



NOTE:  
CONTROLLER SHALL BE HARDWIRED AND GROUNDED.

MODEL A2C-75D-PP W/ ICR REMOTE KIT

3/4" POWER CONDUIT: SIZE,  
TYPE, DEPTH PER LOCAL CODE

GROUND WIRE CONDUIT,  
MIN. 1-1/2". GROUND PER  
ASIC GUIDELINES

PEDESTAL BASE: CONCRETE  
OR PREFABRICATED

FINISH GRADE

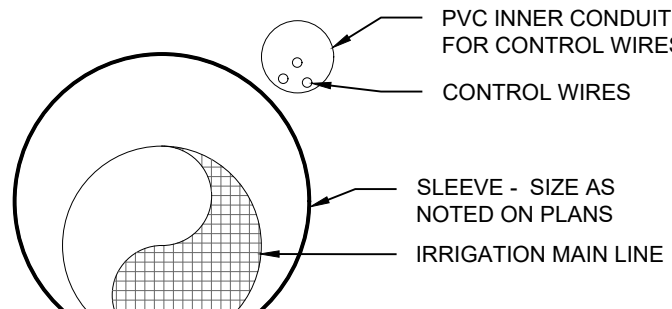
CONDUIT FOR GCBL WIRING

CONDUIT FOR DECODER WIRES

### HUNTER A2C-75D-PP CONTROLLER

NOT TO SCALE

Hunter IRRIGATION DETAIL



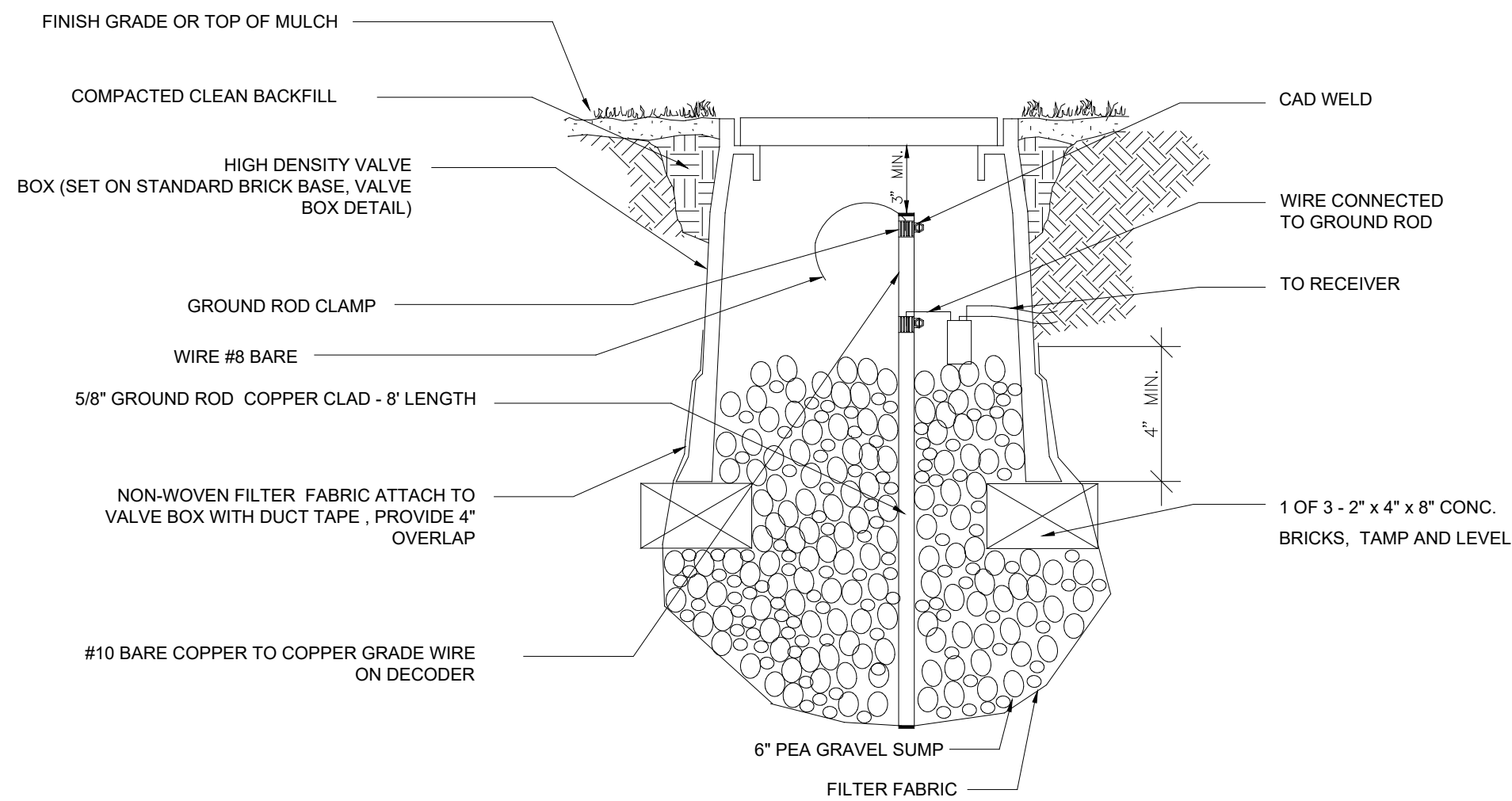
### SLEEVE DETAIL

NOT TO SCALE

- NOTES:
- ALL SLEEVES SHALL BE SCH. 40 PVC WITH ALL JOINTS SOLVENT WELDED.
  - EXTEND SLEEVES 36" BEYOND THE OUTSIDE EDGE OF PAVEMENT OR BACK OF CURB. STAKE EACH END OF SLEEVES WITH SURVEYORS LATH MARKED "IRRIIG SLEEVES".
  - PVC WIRE CONDUIT SHALL BE ONE CONTINUOUS RUN LENGTH FOR RUNS LESS THAN 20'. RUNS OF GREATER THAN 20' SHALL HAVE SOLVENT WELD JOINTS.

NOTE:  
VERIFY ALL SITE POWER PRIOR TO ORDERING  
EQUIPMENT

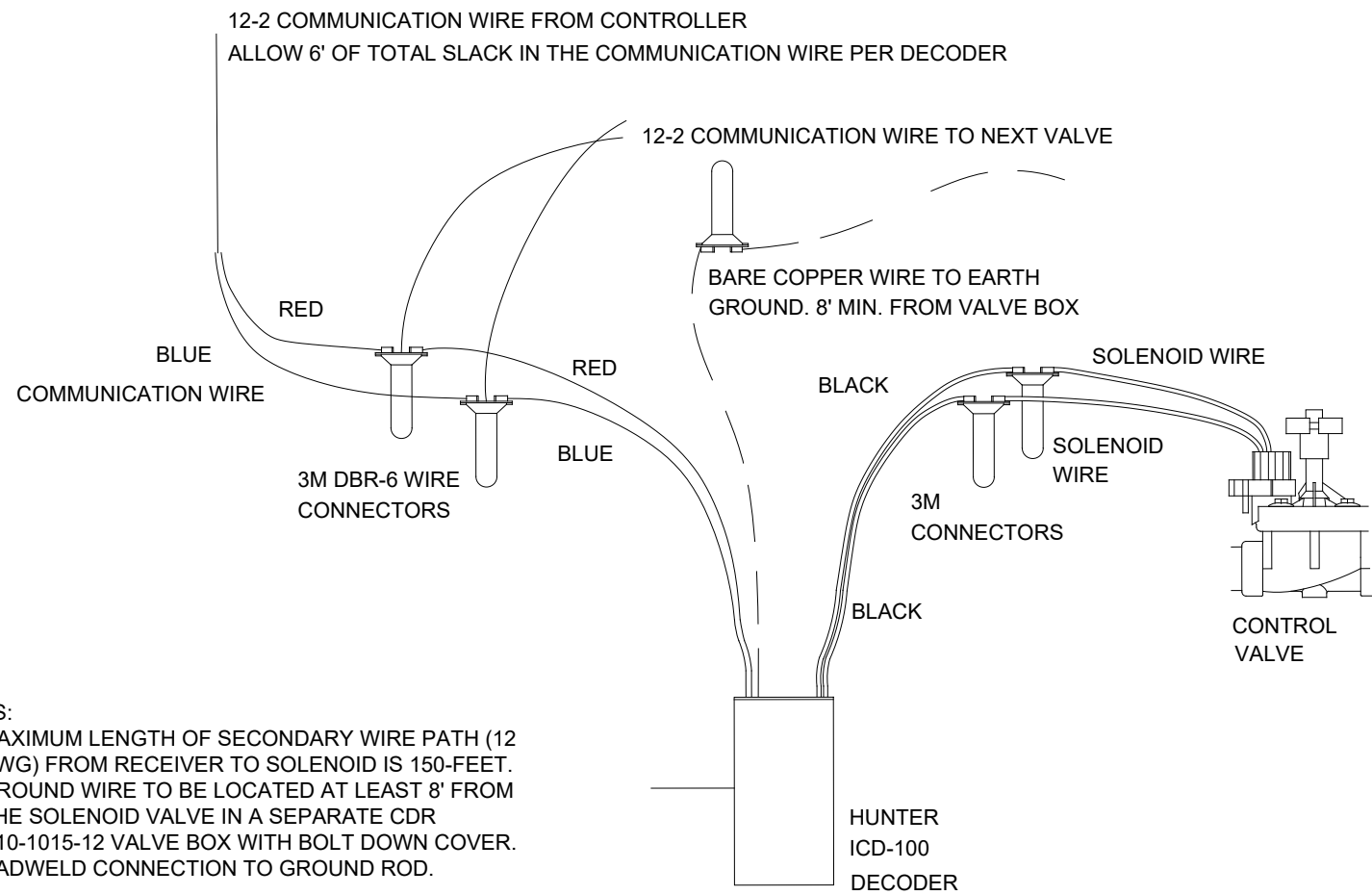
NOTE:  
WIRING FOR THE TWO PATH SHALL BE 10WIRE RED/BLUE  
TWISTED PAIR 12 AWG. ELECTRIC CONTROL LINES FROM  
THE DECODER TO THE SOLENOID VALVES SHALL BE  
TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE  
GROUNDED EVERY 1000 L.F. OR EVERY 10 DEVICES. ALL  
WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS  
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. INSTALL WIRE IN 1 1/2"  
GREY ELECTRIC CONDUIT.



NOTES:  
THE CONTRACTOR SHALL PROVIDE A SURGE PROTECTOR, COMPATIBLE WITH THE PRODUCTS SPECIFIED AT EACH VALVE & VALVE BOX  
LOCATION. THE WIRES SHALL BE CONNECTED AT ANY POINT ALONG THE PATH WHERE A DECODER, CONTROLLER OR SURGE PROTECTOR  
IS ADDED, USING 3M DBY-6 WIRE CONNECTORS PER MANUFACTURER'S RECOMMENDATIONS

### GROUND ROD AND SURGE PROTECTION DETAIL

NOT TO SCALE



- NOTES:
- MAXIMUM LENGTH OF SECONDARY WIRE PATH (12 AWG) FROM RECEIVER TO SOLENOID IS 150'-FEET.
  - GROUND WIRE TO BE LOCATED AT LEAST 8" FROM THE SOLENOID VALVE IN A SEPARATE CDR A10-1015-12 VALVE BOX WITH BOLT DOWN COVER. CADWELD CONNECTION TO GROUND ROD.

### WIRING DIAGRAM DECODER

NOT TO SCALE

SITE DEVELOPMENT PLANS FOR:

**BORDER ROAD SELF STORAGE**

VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO.	2024-03
SCALE	AS SHOWN
DATE	02-06-24
DRAWN BY	PJS
ISSUED	04-04-24

REVISIONS				
NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION
1.	PER CITY OF VENICE 12-04-24	PJS		
2.	REV PER CIVIL 02-11-25	JA		
3.	REV PER CITY 05-21-25	PJS		

PHILLIP J. SMITH RLA #1096

**dwja**  
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IRRIGATION DETAILS

L-15

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ACAD DWG

IRRIGATION SYSTEM

- I. GENERAL
1. SCOPE: UNDER THIS ITEM THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT FOR AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, CONSTRUCTION EQUIPMENT AND TECHNICAL SUPERVISION WHICH MAY BE REQUIRED TO PRODUCE AN OPERATIONAL SYSTEM.
2. CODES AND INSPECTIONS: THE ENTIRE INSTALLATION SHALL COMPLY FULLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTIONS AND SHALL PAY ALL FEES AND EXPENSES IN CONNECTION WITH SAME, AS PART OF THE WORK UNDER THIS CONTRACT. UPON COMPLETION OF THE WORK, HE SHALL FURNISH TO THE OWNER ALL INSPECTION CERTIFICATES CUSTOMARILY ISSUED IN CONNECTION WITH THE CLASS OF WORK INVOLVED.
3. DESCRIPTION OF SYSTEM: THE AUTOMATIC IRRIGATION SYSTEM SHALL CONSIST OF UNDER GROUND PIPING AND SPRINKLER EQUIPMENT TO INSURE COMPLETE COVERAGE OF THE AREAS AS SHOWN ON THE IRRIGATION PLAN. GATE VALVES SHALL BE INCORPORATED IN THE SYSTEM AS SHOWN ON THE PLANS TO SHUT OFF CERTAIN PORTIONS OF THE SYSTEM WHILE ALLOWING OPERATION OF THE REMAINING SPRINKLER OUTLETS.
4. PROGRESS OF WORK: BEGIN WORK WHEN ORDERED TO DO SO BY THE LANDSCAPE ARCHITECT. THIS WORK MUST PROCEED IN AN ORDERLY MANNER AND IN ACCORDANCE WITH WHATEVER JOB SCHEDULE MAY BE SET UP TO AVOID DELAY OR INTERFERENCE WITH OTHER CONSTRUCTION WORK. THE IRRIGATION WORK SHALL PROCEED IN CONJUNCTION WITH THE GENERAL CONSTRUCTION WORK OF THE PROJECT. THE CONTRACTOR MUST PROVIDE MEANS OF ACCESS TO ALL SITE FEATURES AT ALL TIMES SO AS NOT TO IMPEDE THE GENERAL CONSTRUCTION WORK IN AREAS UNDER CONSTRUCTION, AND LEAVE THE AREA OF IRRIGATION WORK IN A FINELY GRADED CONDITION WITH ALL STONE OR ROCK REMOVED AND SMOOTHLY BLENDED TO ADJACENT AREAS.
5. STAKING AND LAYOUT:
1. IT IS TO BE RECOGNIZED, DUE TO THE ARTISTIC NATURE OF LANDSCAPE PLANTING DESIGN AND CONSTRUCTION, THAT THE LANDSCAPE PLANTING AS CONSTRUCTED MAY DIFFER SLIGHTLY FROM THE PLANS DRAWN FOR CONSTRUCTION OF THE IRRIGATION SYSTEM.

THE CONTRACTOR SHALL BE PREPARED TO ADJUST INSTALLATION OF THE IRRIGATION SYSTEM SO THAT IT WILL PROPERLY IRRIGATE PLANTED FEATURES CONSTRUCTED IN ACCORDANCE WITH THE EVIDENT INTENT OF THE IRRIGATION PLANS, AS INTERPRETED BY THE LANDSCAPE ARCHITECT.

2. AN AGENT OF THE CONTRACTOR SHALL STAKE THE LOCATION ON THE GROUND OF ALL IRRIGATION EQUIPMENT TO BE INSTALLED. IN STAKING THE LOCATIONS OF THE SPRINKLER OUTLETS, HE SHALL ADJUST THE STAKING AS REQUIRED TO BEST IRRIGATE THE AREA BEING DEVELOPED AND SHALL STRIVE TO MAINTAIN A UNIFORM SPACING BETWEEN THE VARIOUS OUTLETS. THIS SPACING MAY VARY ACCORDING TO MANUFACTURES RECOMMENDATIONS WHERE ADJUSTMENT OF SPACING IS REQUIRED TO FIT THE LANDSCAPE DEVELOPMENT AS CONSTRUCTED. ROUTING OF THE PIPE SHALL BE IN ACCORDANCE WITH THE IRRIGATION PIPING PLAN EXCEPT THAT THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CHANGE THE ROUTING OF PIPE FROM THAT SHOWN ON THE PLAN AND TO CHANGE THE DEPTH OF TRENCH AND COVER OVER THE TOP OF PIPE IN CASE OF ROCK OR OTHER OBSTACLE. IN NO EVENT SHALL FIELD CHANGES OF THIS NATURE AFFECT THE OVERALL COST OF THE PROJECT EXCEPT WHERE THESE CHANGES MAY ALTER THE QUANTITY OF MATERIALS TO BE PROVIDED ACCORDING TO THE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF ANY PIPELINE TO AVOID LEDGE ROCK, STUMPS, OR OTHER OBSTACLES, PROVIDED THAT SUCH ADJUSTMENT DOES NOT INCREASE THE QUANTITY OF PIPE REQUIRED AND IS NOT IN CONFLICT WITH THE EVIDENT INTENT OF THE PLAN.

3. SEE IRRIGATION PLAN FOR CONNECTIONS TO WATER SOURCE, PIPE SIZES AND LOCATION. HEADS AND VALVES, TIME CLOCK(S) CONTROLLER(S) SHALL BE LOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

4. THE IRRIGATION CONTRACTOR SHALL CAREFULLY REVIEW BED AND PAVING CUT-OUT LOCATIONS, WALKS, ROADS, PROPERTY LINES AND OTHER SITE FEATURES AND INSTALL HIS WORK ACCORDING TO THE INTENT OF THE IRRIGATION PLAN. SHOULD HEADS AND/OR LINES OR OTHER SYSTEM COMPONENTS BE IMPROPERLY LOCATED THEY SHALL BE PROPERLY RELOCATED AT THE CONTRACTORS EXPENSE.

6. RECORD PLAN:

1. THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES AN UP-TO-DATE RECORD PLAN OF THE IRRIGATION SYSTEM AS BUILT. THE PLAN SHALL INDICATE THE LOCATION AND MEASUREMENTS, TO THE NEAREST FOOT, OF ALL MAINLINE PIPE INSTALLED, INCLUDING ALL AUTOMATIC AND GATE VALVES, SPLICE BOXES, MAIN LINE TEES, ELBOWS AND FITTINGS, PULSE AND COMMON CONTROL WIRE ROUTINGS, EQUIPMENT LOCATIONS, SLEEVE LOCATIONS, AND, THE CONTRACTOR SHALL MAKE SUCH MODIFICATIONS TO ANY NOTES AND/OR DETAILS AS APPROPRIATE TO SHOW THE FINAL INSTALLED CONDITION OF THE OVERALL SYSTEM. THE RECORD PLAN SHALL BE AN ORIGINAL PLAN, DRAWN IN INK ON A GOOD GRADE OF TRACING PAPER AT THE SCALE OF THE ORIGINAL PLANS AS BID; OR, UPON REQUEST, THE LANDSCAPE LANDSCAPE ARCHITECT MAY SUPPLY TO THE CONTRACTOR A PLASTIC SEPIA OF THE PLAN WHICH MAY BE MODIFIED TO PRESENT THE AS-BUILT CONDITION OF THE SYSTEM. ANY SUCH SEPIA SHALL BE USED ONLY FOR RECORD PLAN DRAWINGS AND SHALL BE RETURNED TO THE LANDSCAPE LANDSCAPE ARCHITECT WITH THE FINAL PAY REQUEST. IT SHALL BE KEPT UP TO DATE DURING THE INSTALLATION OF THE SYSTEM AND SHALL ACCURATELY INDICATE THE LOCATION OF ALL EQUIPMENT INSTALLED TO THAT TIME. A COPY SHALL BE AVAILABLE ON THE SITE FOR INSPECTION AT ALL TIMES.

2. THE CONTRACTOR SHALL SUBMIT ONE (1) PRINT OF THE RECORD PLAN TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW SIMULTANEOUSLY WITH EACH DRAW REQUEST AS THE PROJECT PROGRESSES. SUCH SUBMISSIONS SHALL BE COMPLETE THROUGH THE CURRENT WORK FOR WHICH PAYMENT IS REQUESTED.

3. AT LEAST TEN DAYS PRIOR TO SCHEDULED DATE OF THE FINAL INSPECTION OF THE COMPLETED IRRIGATION SYSTEM THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, FOR HIS APPROVAL, A COMPLETE AND CORRECT COPY OF THE RECORD PLAN AND THREE (3) COPIES OF MANUFACTURER'S MAINTENANCE AND OPERATING INSTRUCTIONS FOR ALL VALVES, SPRINKLERS AND OTHER EQUIPMENT INSTALLED.

7. DEFINITIONS: THE FOLLOWING DEFINITIONS ARE IN ADDITION TO, SUPPLEMENT, AND/OR COMPLEMENT THESE SET FORTH ELSEWHERE IN THESE SPECIFICATIONS, WHEREVER THE FOLLOWING TERMS, OR PRONOUNS IN PLACE OF THEM, ARE USED IN THESE SPECIFICATIONS, THEIR INTENT AND MEANINGS SHALL BE INTERPRETED AS FOLLOWS:

SW: SOLVENT WELD PVC PIPE AND/OR FITTINGS.

RG: RUBBER GASKETED OR O-RING PVC PIPE AND/OR FITTINGS.

QCV: QUICK COUPLER VALVE, AS SPECIFIED.

HB: HOSE BIBB, AS SPECIFIED.

SLEEVE: A CONDUIT FOR ENCOMPASSING OTHER PIPES, WIRES, CABLES, ETC. WITH THE PURPOSE OF PRESENTING EASE OF ACCESS AND/OR REPLACEMENT OF SUCH PIPES, WIRES, CABLES, ETC. WITHIN

II. MATERIALS

1. GENERAL: ALL MATERIALS AND EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR AND NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AND EQUIPMENT PRIOR TO INSTALLATION AND ANY DEFECTIVE MATERIALS AND EQUIPMENT SHALL BE REPLACED WITH THE PROPER MATERIALS AND EQUIPMENT. THOSE ITEMS USED IN THE INSTALLATION THAT ARE FOUND TO BE DEFECTIVE OR IMPROPERLY INSTALLED SHALL BE REMOVED AND THE PROPER MATERIALS AND EQUIPMENT INSTALLED IN THE PROPER MANNER.

2. PVC PIPE AND FITTINGS:

1. ALL PIPE SHALL BE CLASS 160 UNPLASTICIZED POLYVINYL CHLORIDE PIPE, TYPE 1120 OR 1220, OR BETTER. PIPE FROM 2" SIZE UP OPERATING IN EXCESS OF 90 PSI SHALL BE GASKETED PIPE. SOLVENT WELD PIPE MAY BE USED IN ALL OTHER INSTANCES. OUTSIDE DIAMETER TO WALL THICKNESS RATIOS SPECIFIED IN CS 246-63 FOR STANDARD DIMENSION RATION (SDR-PR) PIPE SHALL BE MAINTAINED IN THE BARREL OF THE PIPE. MINIMUM WALL THICKNESS AT THE BELL JOINT SHALL BE AS FOLLOWS:

CLASS 160 (SDR 26)

2 1/2" 3" 4" 6" 8" 10" .132" .159" .205" .298" .386" .480"

2. PIPE AND FITTINGS SHALL BE MADE FROM CLEAN, VIRGIN, NSF APPROVED TYPE I, GRADE I (PVC 1120) PVC, CONFORMING TO ASTM RESIN SPECIFICATION D 1784-60T.

3. ALL PIPE SHALL BE PRESSURE RATED AT HYDROSTATIC WORKING PRESSURES OF 160 PSI 73.4 DEGREES F. AND SHALL MEET REQUIREMENTS AS SET FORTH IN COMMERCIAL STANDARD CS 256-63 WITH STANDARD DIMENSION RATIO SDR 26.

3. RISERS AND SWING JOINT NIPPLES: ALL RISERS IN EXCESS OF 12" ABOVE GRADE AND/OR SWING JOINT NIPPLES SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE, SCHEDULE 80, THREADED PIPE. FITTINGS ON SWING JOINTS SHALL BE MARLEX, SCHEDULE 80, THREADED ELBOWS OR STREET ELBOWS, ASSEMBLE WITH TEFLON TAPE ONLY. FOR SYSTEMS OPERATING AT LESS THAN 90 PSI, SWING JOINTS MAY BE CONSTRUCTED OF FLEXIBLE PVC AND INSERT FITTINGS AS PER PLAN DETAIL.

4. 110-120 VOLT ELECTRIC WIRING: ALL 120 VOLT AC WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL ELECTRIC CODES BY A LICENSED ELECTRICIAN. 110-120 VOLT SERVICE TO CONTROLLER SHALL CONSIST OF ONE BLACK AND ONE WHITE WIRE AND GROUND. ALL WIRING SHALL BE BURIED TO MINIMUM DEPTH OF 20". WIRE SHALL BE FURNISHED IN MINIMUM 2500' REELS AND SPLICED ONLY IN CONTROLLER OR VALVE BOXES. ALL SPLICES IN WIRING SHALL BE MADE WATERTIGHT.

5. VALVE CONTROL LINES:

1. 24 VOLT ELECTRIC - ELECTRIC CONTROL LINES FROM CONTROLLER TO AUTOMATIC VALVES SHALL BE DIRECT BURIAL UP WIRE OF A DIFFERENT COLOR THAN THE 110-120 VOLT SERVICE TO CONTROLLERS. THE 24 VOLT COMMON GROUND SHALL BE OF ONE CONTINUAL COLOR AND A DIFFERENT COLOR THAN THE OTHER 24 VOLT LINES AND THE 110-120 VOLT SERVICE. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED, WITH SUCH SPLICES MADE WATERPROOF WITH THE USE OF WATERPROOF SCOTCHLOK OR PEN-TIE KITS. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. EACH TIME CLOCK/CONTROLLER SHALL HAVE ITS OWN COMMON WIRE(S) SERVICING THAT CONTROLLER AND ALL VALVES ASSOCIATED WITH IT.

6. SPRINKLER HEADS, CONTROLLERS, AUTOMATIC VALVES: SHALL BE AS CALLED FOR ON THE IRRIGATION PLAN OR APPROVED EQUAL.

7. QUICK COUPLING VALVES AND/OR HOSE BIBBS: QUICK COUPLING VALVES AND KEYS OR HOSE BIBBS SHALL BE AS SPECIFIED ON THE PLANS. LOCATE AS SHOWN ON THE IRRIGATION PLAN. IF THE PLAN SPECIFIES HOSE BIBBS RATHER THAN QUICK COUPLING VALVES, PROVIDE AND INSTALL HOSE BIBBS WITHIN VALVE BOXES AS NOTED ON PLANS.

8. GATE VALVES:

1. GATE VALVES SHALL BE AS SPECIFIED ON THE PLANS, OR APPROVED EQUAL. EACH VALVE SHALL BE AFFORDED ACCESS THROUGH A PVC OR FIBERGLASS BOX EQUIPPED WITH COVER.

2. PROVIDE TWO (2) GATE VALVE KEYS.

3. GATE VALVES AT LINE SIZE SHALL BE LOCATED AS SHOWN ON THE CONTRACT DRAWINGS.

9. PRESSURE REGULATING VALVES: COMBINATION PRESSURE REDUCING, PRESSURE SUSTAINING AND CHECK VALVES, AS MANUFACTURED BY CLA-VAL, OR APPROVED EQUAL, SHALL BE INSTALLED WHERE SHOWN ON THE IRRIGATION DESIGN PLAN. THE VALVE SHALL BE AS SIZED ON THE PLAN, DIAPHRAGM OPERATED, SINGLE SEAT, GLOBE VALVES: A MODEL X10SL LIMIT SWITCH SHALL BE INSTALLED.

10. MISCELLANEOUS SYSTEM COMPONENTS: ALL MISCELLANEOUS SYSTEM COMPONENTS SHALL BE OF THE TYPE AND SIZE AS INDICATED ON THE IRRIGATION DESIGN PLAN AND DETAIL DRAWINGS.

11. VALVE BOXES: ALL VALVES, SPLICES WITHIN VALVE CONTROL LINES, HOSE BIBBS AND/OR QUICK COUPLER VALVES SHALL BE LOCATED WITHIN AN NDS, OR EQUAL, VALVE BOX AS FOLLOWS:

12"x17" STANDARD RECTANGULAR VALVE BOX AND COVER MODEL NO. NDS #113PBCR FOR REUSE PURPLE AND NDS #114BC FOR GREEN.

ALL BOXES AND PITS SHALL BE FITTED WITH NDS, OR EQUAL, EXTENSIONS AS NECESSARY TO PROVIDE A MINIMUM OF 2" CLEAR SPACE BELOW THE BOTTOM OF THE VALVE, FILTER OR FITTING CONTAINED WITHIN THE BOX.

12. MAXICOM COMPONENTS: THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS INCLUDING MANUFACTURERS TECHNICAL DATA FOR COMPONENT PARTS OF THE MAXICOM SYSTEM. COMMENCE NO WORK BEFORE APPROVAL BY THE LANDSCAPE ARCHITECT. SEE LANDSCAPE ARCHITECTS DRAWINGS FOR REQUIRED COMPONENTS.

THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR GROUNDING TESTS AND TO INSTALL ALL GROUNDING PER THE MANUFACTURERS RECOMMENDATIONS.

III. EXECUTION

1. GENERAL: THE CONTRACTOR SHALL DILIGENTLY FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLING PIPE, VALVES, SPRINKLERS AND ALL OTHER ITEMS. THE PIPE SHALL BE LAID IN TRUE, SMOOTH ALIGNMENT WITH SUFFICIENT COVER AND THRUST BLOCKING TO PREVENT EXCESSIVE MOVEMENT.

2. TRENCH EXCAVATION:

1. ALL TRENCHES SHALL BE EXCAVATED TO SUFFICIENT DEPTHS TO PROVIDE A MINIMUM OF 10" COVER ON LATERALS AND 18" COVER ON MAINS. (FOR THOSE LINES OPERATING LESS THAN 90 PSI.)

LINES OPERATING IN EXCESS OF 90 PSI SHALL HAVE 24" OF COVER.

2. TRENCH BOTTOM SHALL BE CLEAN AND SMOOTH WITH ALL ROCK, SOIL AND ORGANIC DEBRIS REMOVED. ALL TRENCHES SHALL BE ONLY AS WIDE AS NECESSARY TO PERMIT EASY HANDLING AND INSTALLATION OF PIPE IN THEM.

3. PIPE SHALL BE PLACED SO THAT BARREL OF PIPE AND COUPLING ARE A MINIMUM OF 2" ABOVE HIGH POINTS OF THE TRENCH BOTTOM.

3. ROCK EXCAVATION: IN THE EVENT LEDGE ROCK, BOULDERS, STUMPS, OR OTHER OBSTRUCTION IS ENCOUNTERED IN EXCAVATION OF THE TRENCHES, WHICH CAN NOT BE REMOVED BY THE EQUIPMENT IN USE OR TRACTOR MOUNTED BACKHOE, THE CONTRACTOR SHALL ADJUST THE LINE OR THE TRENCH TO CIRCUMVENT IT, AS PART OF HIS WORK. IF THE OBSTRUCTION CAN NOT BE AVOIDED, THE CONTRACTOR SHALL REMOVE IT BY BLASTING.

4. BEDDING MATERIAL: EXCAVATED MATERIAL, EXCEPT IN THE CASE OF EXCAVATED ROCK, IS USUALLY SATISFACTORY FOR BEDDING OF PIPE.

5. THRUST BLOCKS:

1. THRUST BLOCKS SHALL BE CONSTRUCTED BEHIND ALL MAINLINE FITTINGS, TEES, BENDS, REDUCERS, LINE VALVES, PLUGS, CAPS, ETC., IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS AND PLAN DETAILS.

2. THRUST BLOCK SHALL BEAR AGAINST UNDISTURBED EARTH, AND, IN CASE THIS IS NOT POSSIBLE, THEY SHALL BE MADE CORRESPONDINGLY LARGER.

3. THRUST BLOCKS SHALL BE SO PLACED AS NOT TO INTERFERE WITH REPAIR TO JOINTS AND COUPLINGS AND SHALL BE A CONCRETE MIX CONSISTING OF ONE PART CEMENT, TWO PARTS SAND AND FIVE PARTS GRAVEL, MIXED AND PLACED FAIRLY DRY SO THEY MAY BE SHAPED EASILY. NO PRECAST UNITS SHALL BE USED.

6. GATE VALVES:

1. ALL VALVES SHALL BE CLOSED AT TIME OF INSTALLATION AND SHALL BE SET PLUMB. REACH WALLS SHALL BE INSTALLED SO THAT THEY ARE SET 1/2" BELOW FINISHED GRADE. GATE VALVES SHALL BE LOCATED AS SHOWN ON THE PLANS AND OF A SIZE EQUAL TO THE PIPELINE ON WHICH IT IS INSTALLED.

2. GATE VALVES SHALL BE INSTALLED SO THE LOWER END RESTS FIRMLY ON THE GROUND AND SHALL BE DESIGNED TO WITHSTAND 2,000 LBS. WITHOUT FAILING.

7. BACKFILL:

1. AFTER PROPER BEDDING OF PIPE IS ACHIEVED, THE BALANCE OF BACKFILL SHALL BE PLACED AND SUITABLY COMPACTED BY TAMPING MECHANICALLY OR HYDRAULICALLY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. BACKFILL WITHIN AREAS TO BE PAVED OVER SHALL BE COMPACTED TO 98% MODIFIED PROCTOR MAXIMUM DENSITY. TESTING, IF REQUIRED, WILL BE AT THE OWNER'S EXPENSE FOR ALL PASSED TESTS; ALL FAILED TESTS WILL BE BACK CHARGED TO THE CONTRACTOR.

2. NO LINES SHALL BE COVERED UNTIL THEY HAVE BEEN PASSED BY INSPECTION HEREINAFTER DESCRIBED, EXCEPT THAT LINES MAY BE COVERED WITH ALL JOINTS LEFT OPEN FOR INSPECTION.

3. IN THE CASE OF CUTTING OF PAVED ROADS OR DRIVES, ALL BACK FILL SHALL BE COMPACTED AND THE TOP 6" OF BACK FILL SHALL BE POURED IN 3,000 PSI CONCRETE. THE FINAL PATCH SHALL BE MADE TO MATCH THE GRADE AND MATERIAL OF THE ADJACENT FINISH ROAD OR DRIVE.

8. TURF AREA HEADS: HEADS IN LAWN AREAS SHALL BE SET FLUSH WITH SOD. ALL OTHER HEADS SHALL BE ADJUSTED TO SOD HEIGHT AFTER INSTALLATION OF SOD OR SEEDING OPERATIONS.

9. PLANTING & GROUNDCOVER AREA HEADS: HEADS IN PLANTING AREAS SHALL HAVE A CONCRETE MUD SUPPORT 8" IN DIAMETER AND 4" DEEP PLACED 2" BELOW GRADE AND ABOVE GRADE FOR ALL RISERS OF 24" OR GREATER IN HEIGHT. HEADS IN PLANTING AND GROUNDCOVER AREAS SHALL BE STUBBED 24" ABOVE GRADE AND HEIGHT ADJUSTED AFTER PLANTING OPERATIONS ARE COMPLETE. ALL RISERS SHALL BE CLEARLY MARKED BY 18" STAKES WITH BLUE ENGINEER'S FLAG ATTACHED. STAKES SHALL BE MAINTAINED THROUGHOUT THE JOB AND REMOVED AT COMPLETION AS DIRECTED.

10. PIPING: PIPING SHALL RUN AS STRAIGHT AS POSSIBLE. PIPE SHALL BE CUT SQUARE, PROPERLY REAMED TO REMOVE CONSTRICTIONS OR BURRS BEFORE MAKING UP JOINTS. ALL MAINS AND LATERALS SHALL BE THOROUGHLY FLUSHED BEFORE VALVES OR HEADS ARE INSTALLED.

ALL RISERS WITHIN PLANTING AND GROUNDCOVER AREAS SHALL BE PAINTED FLAT BLACK WITH A PAINT WHICH ADHERES WELL TO PVC.

11. EXISTING INSTALLATIONS: IN ANY INSTANCE WHERE THE CONTRACTOR IS REQUIRED TO CUT INTO ANY EXISTING IRRIGATION INSTALLATION FOR THE PURPOSE OF REPAIR AND/OR CONNECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FLUSHING AND TESTING OF ALL LINES AND CLEANING OF ALL HEADS, NOZZLES, AND COMPONENTS WHICH MAY BE AFFECTED BY SUCH CUT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IMMEDIATELY REPORT ANY DAMAGE SUBSEQUENT TO SUCH CUTS OR REPAIRS TO THE LANDSCAPE LANDSCAPE ARCHITECT SO THAT PROPER RESOLUTION OF THE DAMAGE MAY BE DETERMINED. WHEN INTERFACING WITH EXISTING IRRIGATION SYSTEMS IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SCHEDULE HIS WORK IN SUCH A MANNER THAT THE EXISTING SYSTEM WILL REMAIN OPERATIONAL FOR THE GREATEST LENGTH OF TIME POSSIBLE. THE CONTRACTOR SHALL KEEP THE OWNER AND LANDSCAPE LANDSCAPE ARCHITECT APPRAISED OF HIS SCHEDULE IN THIS MATTER.

12. RESTORATION: ANY AREAS THAT HAVE BEEN DISTURBED MUST BE FULLY RESTORED. CONTRACTOR TO RAKE OUT AND SEED OR SOD AREAS DISTURBED BY TRENCHES AND IRRIGATION INSTALLATION. AREAS UNDER 12" IN WIDTH SHALL BE SEEDED. AREAS OVER 12" IN WIDTH SHALL BE SODDED. SEED OR SOD SHALL MATCH EXISTING TURF.

13. HYDROSTATIC TESTING: AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, THE MAIN LINE PIPE SHALL BE HYDROSTATICALLY TESTED FOR LEAKAGE. THE CONTRACTOR SHALL FURNISH THE PUMP, PIPE CONNECTION, BLOW OFF VALVES AND ANY OTHER NECESSARY APPARATUS INCLUDING GAUGES AND METERS AND ALL PERSONNEL NECESSARY FOR CONDUCTING THE TEST. BEFORE APPLYING THE TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. IF NECESSARY, THREADED TAPS SHALL BE MADE AT THE POINTS OF HIGHER ELEVATIONS AND THEN CLOSED WITH PLUGS.

WHEN PRACTICAL, TESTS SHALL BE MADE ON SECTIONS BETWEEN VALVES, OR SECTIONS NOT EXCEEDING 2,000 FEET IN LENGTH. DEAD ENDS, BENDS OR OTHER FITTINGS SHALL HAVE A FIRM FOUNDATION AND BE SECURELY BLOCKED AGAINST THE TRENCH WALLS BEFORE TESTING OR COMPLETING THE BACKFILL AS SPECIFIED.

THE FULL TEST PRESSURE OF 65 POUNDS PER SQUARE INCH (PSI) SHALL BE HELD FOR NO LESS THAN TWO HOURS OR LONGER AS NECESSARY TO PERMIT THOROUGH EXAMINATION OF ALL EXPOSED JOINTS IN THE SECTION OF MAIN BEING TESTED. TEST PRESSURE SHALL BE MAINTAINED AT 65 PSI BY PUMPING WATER INTO THE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C600.

LEAKAGE SHALL BE MEASURED BY THE QUANTITY OF WATER PUMPED INTO THE PIPE TO MAINTAIN TEST PRESSURE DURING TEST PERIOD. MAXIMUM PERMISSIBLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

L= (S X D X (P).5)/133200

L = ALLOWABLE LEAKAGE IN GPH  
S = LENGTH OF SECTION TESTED, IN FEET  
D = NOMINAL DIAMETER OF THE PIPE IN INCHES  
P = AVERAGE PRESSURE MAINTAINED DURING THE LEAKAGE TEST IN PSI. THE TEST PRESSURE SHALL BE SIXTY FIVE (65) PSI.

WATER FOR TESTING SHALL BE OBTAINED FROM AN APPROVED WATER SOURCE. THE CONTRACTOR SHALL PROVIDE ALL WATER REQUIRED AT HIS OWN EXPENSE AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE AUTHORITY WHICH CONTROLS THE SOURCE OF WATER SYSTEM AND SHALL BE GOVERNED IN HIS USE OF WATER BY ALL RULES AND REGULATIONS IMPOSED THEREON BY SAID AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND REMOVE TEMPORARY CONNECTIONS BETWEEN THE SOURCE WATER SYSTEM AND THE MAINS CONSTRUCTED UNDER THIS CONTRACT. ALL TEMPORARY CONNECTIONS SHALL MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE AUTHORITY CONTROLLING THE SOURCE WATER SYSTEM AND PUBLIC HEALTH AUTHORITIES HAVING JURISDICTION.

ALL LEAKS SHALL BE LOCATED AND REPAIRED UNTIL THE TEST MEETS THE ABOVE REQUIREMENTS. ANY FAULTY FITTINGS, VALVES OR OTHER ACCESSORIES WHICH LEAK DURING TESTING SHALL BE REPEATED AS SPECIFIED ABOVE. ANY REPLACEMENT OF FAULTY MATERIAL OR RETESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

END OF SECTION 2-0274

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SITE DEVELOPMENT PLANS FOR:

**BORDER ROAD SELF STORAGE**  
VENICE, FLORIDA  
2114 BORDER ROAD

PROJECT NO.	2024-03
SCALE	AS SHOWN
DATE	02-06-24
DRAWN BY	PJS
ISSUED	04-04-24

REVISIONS				
NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION
1.	PER CITY OF VENICE 12-04-24	PJS		
2.	REV PER CIVIL 02-11-25	JA		
3.	REV PER CITY 05-21-25	PJS		

PHILLIP J. SMITH	RLA #1096
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dwja

LANDSCAPE ARCHITECTS

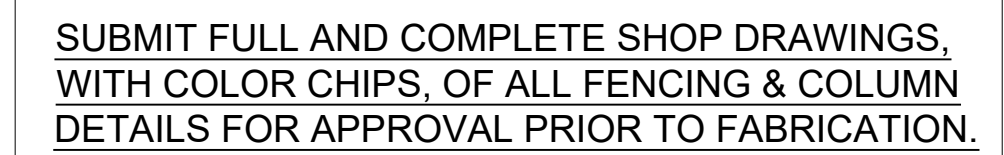
DAVID W. JOHNSTON ASSOCIATES

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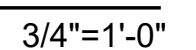
IRRIGATION  
SPECIFICATIONS

L-16






1/4"=1'-0"



3/4"=1'-0"

3/4"=1'-0"

L-17

SUNSHINE STATE ONE CALL OF FLORIDA, INC. 

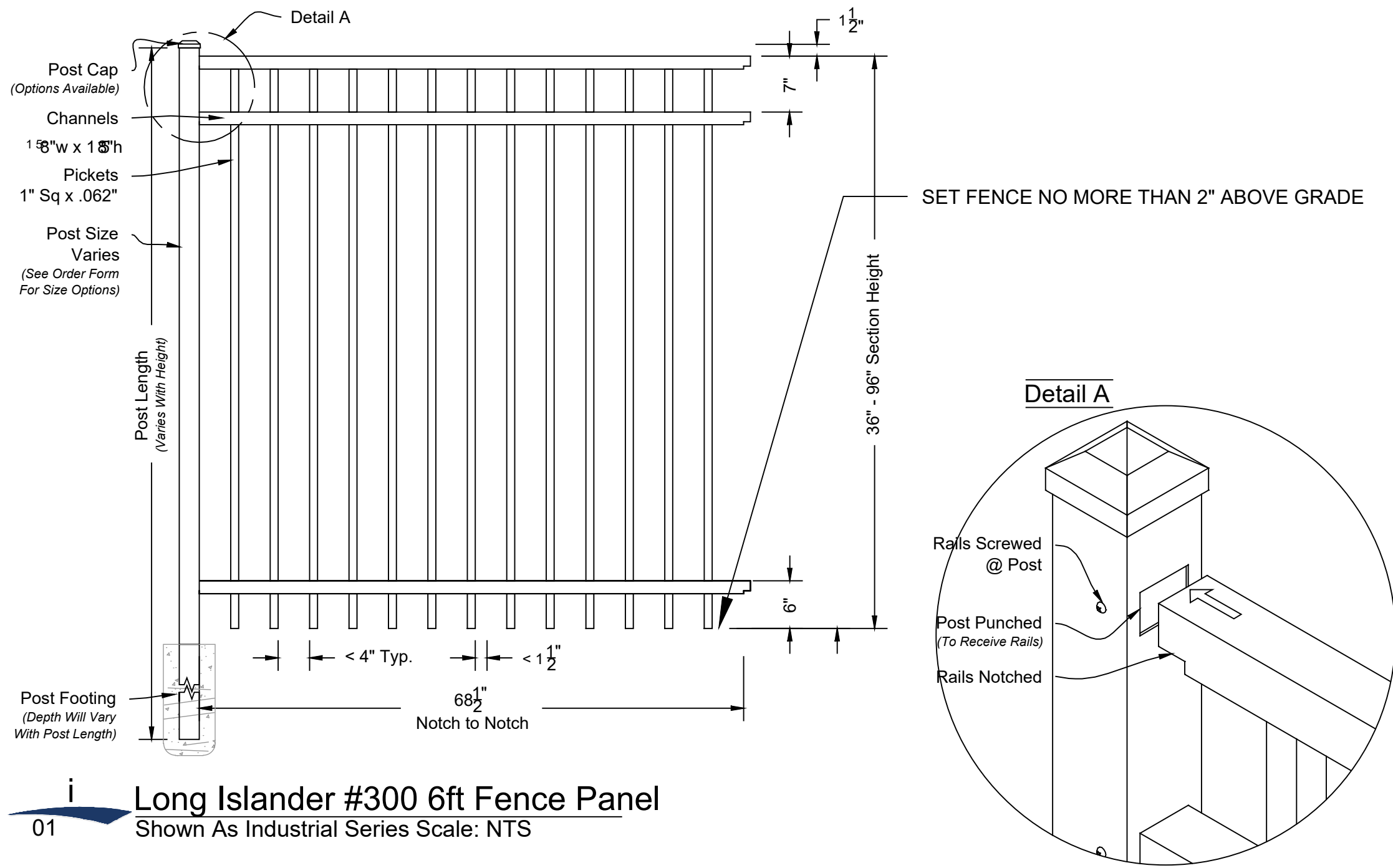
ALTERNATE  
WALL ELEVATION AND  
DETAILS

**L-18**



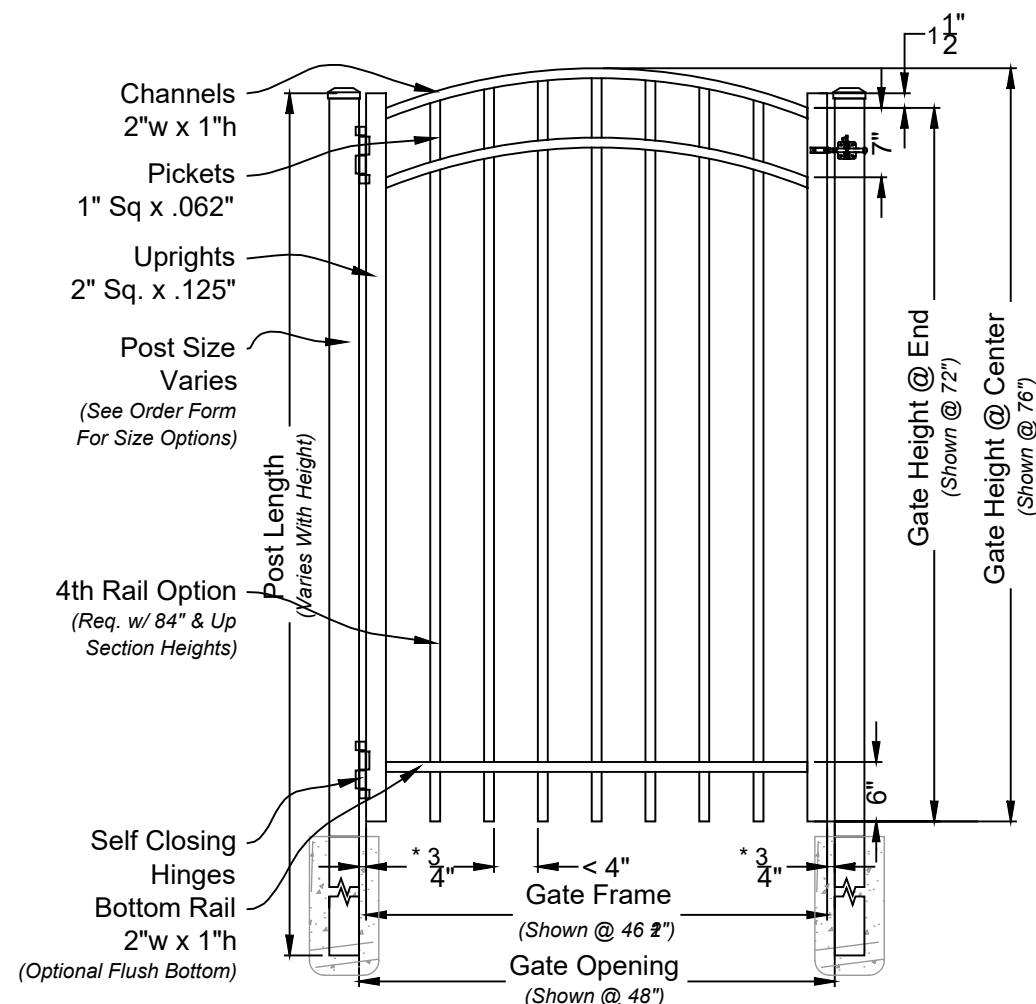
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ACAD DWG



01 Long Islander #300 6ft Fence Panel  
Shown As Industrial Series Scale: NTS

#### Matching Gate Options



02 Long Islander Single Walk Gate  
#3003 Arched Rail Option Scale: NTS

#### Long Islander Fence & Gate Industrial Series #300

Approved By: iDeal Aluminum Quote #:   
Drawn By: JMixon Drawn Date: 26-Nov-13  
2000 Brunswick Lane Phone: 386.736.1700  
Deland, FL 32724 Fax: 386.822.4956



DRAWING NOTES:  
Don't Scale From Drawings.  
Please See Our Fence & Gate Style Sheet For  
Other Options.

\*Other Optional Gate Hardware Available, But  
May Change The Hinge And Latch Clearances.

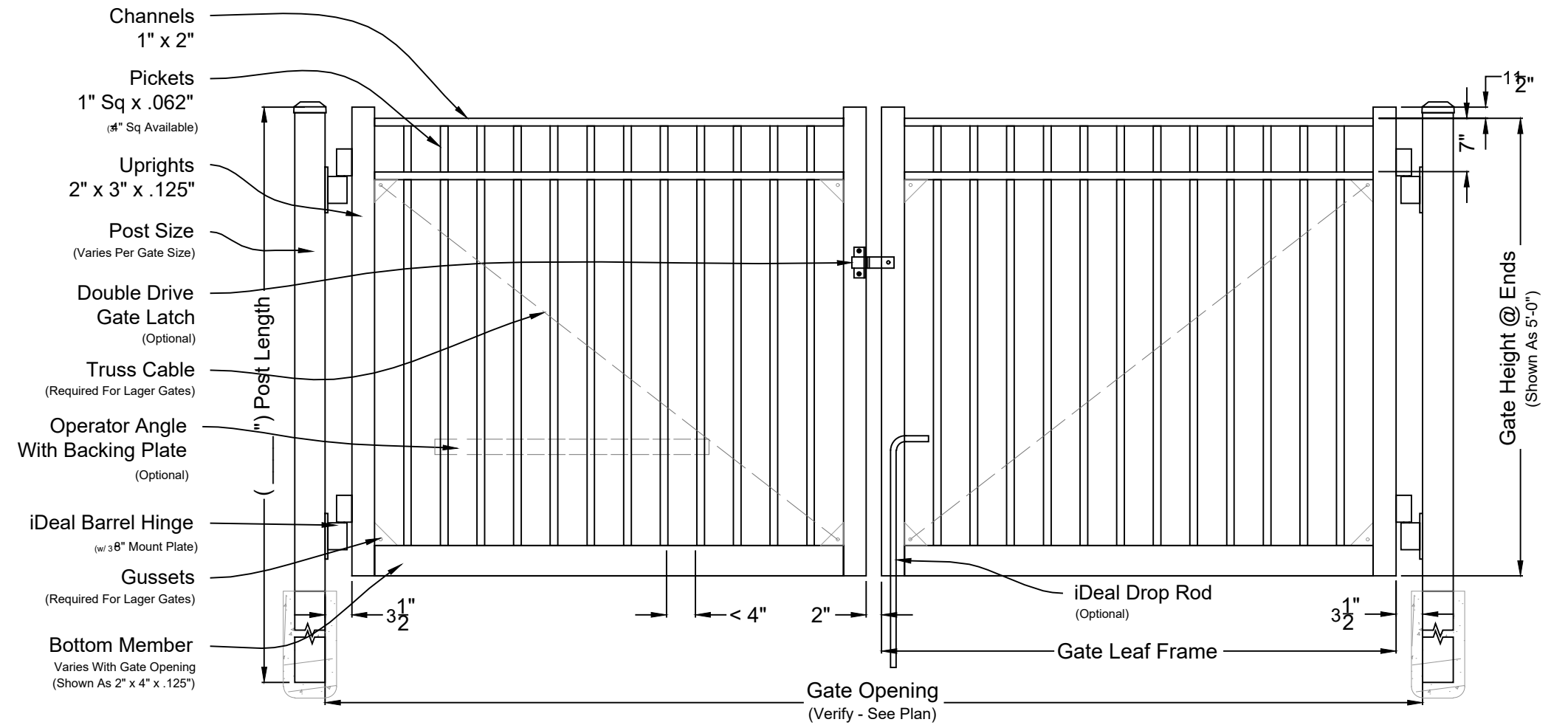
Ind 300 Series  
Fence & Gate  
Details

## 1 ORNAMENTAL FENCE AND PEDESTRIAN GATE DETAIL SPECIFICATION NTS

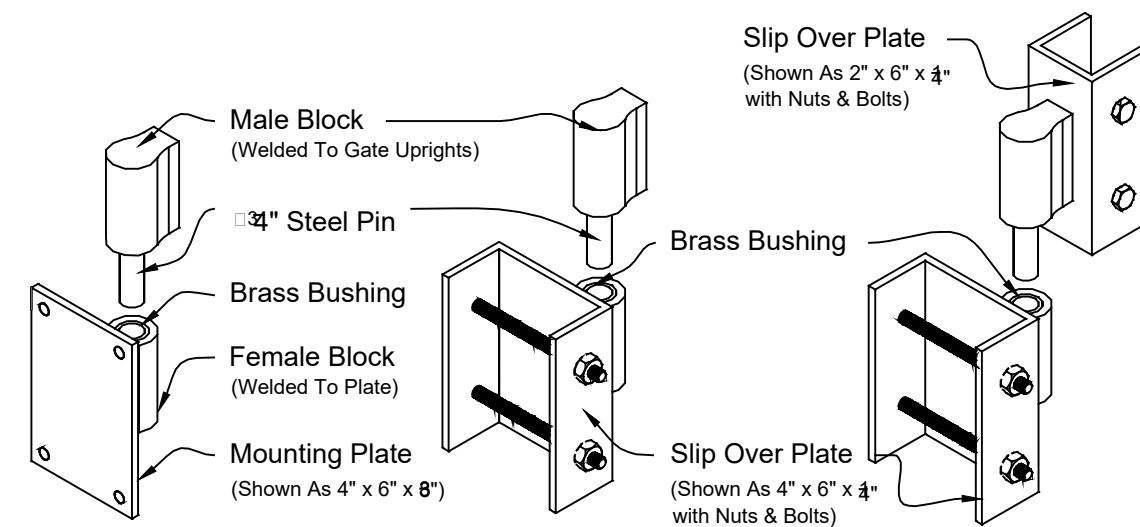
#### ALUMINUM NOTES:

1. MINIMUM WALL THICKNESS FOR ALL COMPONENTS 0.125
2. ALL JOINTS MUST BE WELDED AND FILED SMOOTH.
3. PAINT WITH ELECTROSTATICALLY APPLIED CAR PAINT.  
(SUBMIT SAMPLE FOR APPROVAL.)  
(ANTI-GRAFFITI PAINT TO BE USED).
4. ALL GATE COMPONENTS SHALL BE SOLID OR  
HEAVY WALL ALUMINUM.

SUBMIT FULL AND COMPLETE SHOP DRAWINGS,  
WITH COLOR CHIPS, OF ALL FENCING & COLUMN  
DETAILS FOR APPROVAL PRIOR TO FABRICATION.



01 Long Islander #8300 Double Swing Gate  
Shown As Standard (Industrial Series) Scale: NTS



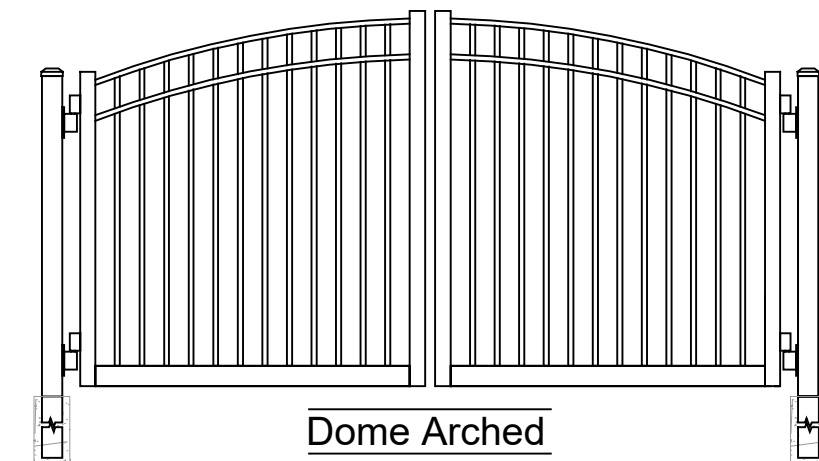
Option A

Option B

Option C

03 iDeal Double Drive Latch  
Fits 3/4" to 2" Gap Scale: NTS

02 iDeal Barrel Hinge  
Custom To Fit Any Post Size Scale: NTS



#### Long Islander Double Swing Estate Gate Industrial



DRAWING NOTES:  
Don't Scale Drawings  
Please See Our Estate Gate Style Sheet For  
Other Options

Long Islander  
Series Double  
Swing Estate  
Gates

Approved By: iDeal Aluminum Quote #:   
Drawn By: JMixon Drawn Date: 16-Feb-17  
3200 Parker Drive Phone: 386.736.1700  
St. Augustine, FL 32084 Fax: 386.822.4956

## 2 ORNAMENTAL VEHICULAR GATE DETAIL SPECIFICATION NTS

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PHILLIP J. SMITH

RLA #1096

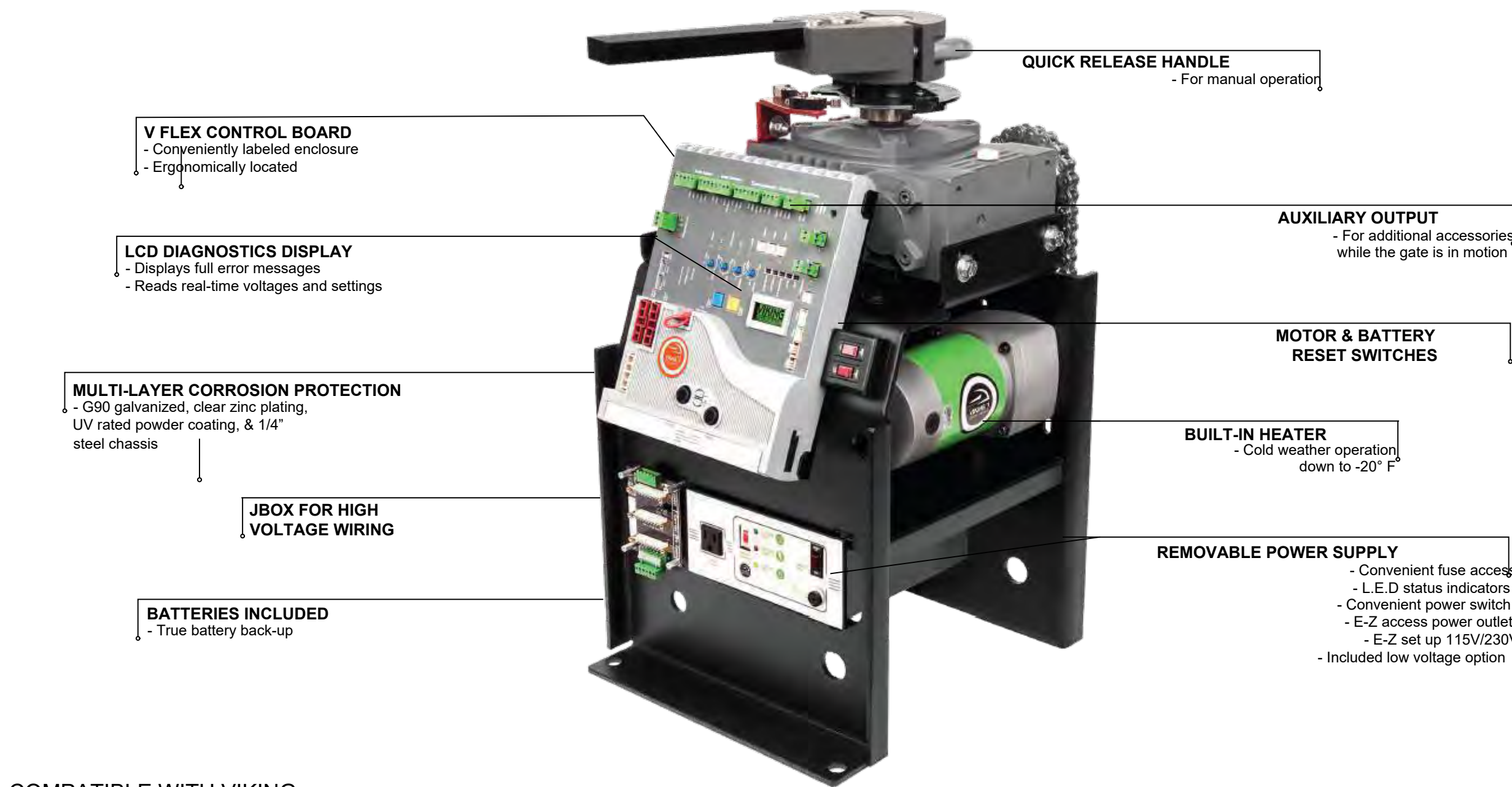
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FENCING AND GATE  
DETAILS

L-19



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COMPATIBLE WITH VIKING WIRELESS PRODUCTS

- Plug & Play connection for the Viking wireless expansion products.

- Viking Konnect - Wireless Kit provides secure and reliable wireless communication when the application requires two single ECUs.

- Viking Monitor - Remote access to the control board settings, operator diagnostics, controls, gate status and error notifications, all from the convenience of a computer or any compatible hand held device

BATTERY BACKUP INCLUDED

- Standard Battery Backup provides 400 continuous cycles at 100% duty cycle.

- With Viking's "True" Battery Backup System, batteries are not used during normal operations, maximizing battery life.

LIGHTNING PROTECTION

- Advanced lightning strike protection up to 20,000 volts / 10,000 amps

- On-board surge protection monitoring.

PROTECTION

- Multi-Layer Corrosion Protection

- G90 Galvanized

- Clear Zinc Plating

- UV Rated Powder Coating

- 1/4" Steel Chassis

INTEGRATED HEATER

- Built-in heater for operating temperatures down to -20° F.

- This will allow you run your operator in the coldest conditions.

SOLAR SMART

- Power Saving technology minimizes current draw while at standby.

DIAGNOSTICS DISPLAY

- On-board LCD screen displays voltages, amps, gate status and diagnostics.

Operational Voltage	24 VDC 1 HP	Operating Speed	13-16 seconds per 90°
Main Power Source Options	120/240 VAC Single Phase	Operating Temperature	-20°F up to +160°F
Battery	7 AmpHr 12 VDC x 2	Max Gate Capacity	2000 lbs/ 12' or 1200 lbs/ 20'
Battery Backup	400 Full Contin. Cycles (2000 lbs)	Max Duty Cycle	100% Contin. Cycle

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1 T-21 SWING GATE OPERATOR | RESIDENTIAL/COMMERCIAL - CLASS I, II, III, & IV

SPECIFICATION

NTS

SUBMIT SHOP DRAWINGS OF ALL GATES/FENCING  
PRIOR TO ORDERING

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PHILLIP J. SMITH

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DETAILS

L-20