



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

WEST PASCO GOVERNMENT CENTER
PLANNING AND DEVELOPMENT DEPARTMENT
8731 CITIZENS DRIVE, SUITE 230
NEW PORT RICHEY, FL 34654
TELEPHONE: (727) 847-8132
FAX: (727) 847-8901
dmasumian@pascocountyfl.net

September 25, 2015

Erik Madsen, PE
Landon, Moree & Associates, Inc.
3162 US 19 North
Palm Harbor, FL 34684
madsen@lmaengr.com

RE: Wendy's Restaurant SML15-057
Non-substantial Modification

Dear Mr. Madsen:

Please be advised that the above referenced submittal with alternate standard request has been reviewed and approved by this office for compliance with the codes and requirements of Pasco County. The amendment allows the following modifications.

1. Replace a portion of the existing sidewalk
2. Construct a 208 square foot outdoor seating area
3. Relocation of the ADA parking spaces for compliance
4. Construction of a sidewalk connecting to the existing sidewalk along the right-of-way.
5. Modification of the landscape plan to include additional landscape islands, an alternate standard request to decrease the width of the buffers along US 19 and SR 52 to the existing widths. This brings the site into 100 percent compliance with the LDC. Future building permits for the existing structure will not trigger any additional landscape plans.

Please be advised, approval is subject to the following conditions:

1. The owner/developer is hereby notified that any additional revisions shall be submitted to the Planning and Development Department for review and approval.

Please have the attached Developer's Acknowledgement signed, notarized and returned to our office.

Should you have any questions, please do not hesitate to contact our office at the above address or telephone number.

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

9/30/15
Date

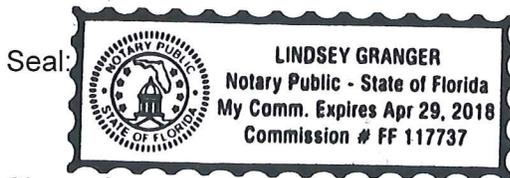
Robert Kotovsky
Signature

Robert Kotovsky
Print Name

Const. Mgr.
Title

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 30th day of September, 2015 (date), by Bob Kotovsky, Wendy's International, Inc. (name of corporation acknowledging) a Ohio (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced Florida Drivers License (type of identification) as identification.



Lindsey
NOTARY

Sincerely,

Dorothy E. Masumian
Dorothy E. Masumian
Senior Development Review Technician

Dawn Sutton
Dawn Sutton
Planner I

cc: Bob.Kotovsky@am.jll.com
Engineering Inspections
Ruth Ann Dattoli – Zoning and Intake



WENDY'S

12011 U.S. 19
HUDSON, FL 34667

SECTION 04, TOWNSHIP 25 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

WENDY'S INTERNATIONAL

1145 SANCTUARY PARKWAY, SUITE 225
ALPHARETTA, GA 30009
Ph. (727) 424-8555
CONTACT: BOB KOTOVSKY
EMAIL: Bob.Kotovskyy@am.jll.com

Prepared By:



Civil & Environmental Engineers - Planners - Surveyors
31622 U.S. 19 NORTH PALM HARBOR, FLORIDA 34684
Phone: (727) 789-5010, Fax: (727) 787-4394, Toll Free: 1-800-262-7960
WWW.LMAENGR.COM
EB #4096
CONTACT: ERIK MADSEN, P.E.
EMAIL: MADSEN@LMAENGR.COM

STANDARD SITE PLAN NOTES:
1. All utility construction shall comply with the Pasco County Utility Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.
2. All on-site water and sewer facilities shall be owned and maintained by the Owner-Developer.
3. Installation of fuel storage tanks requires review and approval by the Fire Marshall and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.
4. All proposed signs must be applied for, approved and permitted on an individual basis apart from any ultimately-approved site plan. Approval of this site plan does not constitute approval of any signage.
5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.
6. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.
7. All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows and stop bars shall be striped in WHITE. It shall be the Owner/Developer's responsibility to properly sign and stripe the site in accordance with applicable standards.
8. The Owner/Developer acknowledges that this approval does not include any work in County right-of-way. All right-of-way work shall be a function of an approved Pasco County right-of-way Use Permit.
9. All clear site areas shall be kept free of any signage, plantings, trees, etc. in excess of three and a half (3 1/2) feet in height.
10. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.
11. The Owner/Developer acknowledges that the site and its subsequent building permits shall comply with all zoning/MPUD/PLD conditions.
12. All structures, including buffer walls, retaining walls, signage, etc. require separate building permits.

STANDARD FIRE PROTECTION NOTES:
1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. PER NFPA-1, 18.3.4.1: CLEARANCE OF 7-1/2 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.

LIGHTING NOTE:
1. ANY LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHT-OF-WAY.

PERMITS

PERMIT TYPE	NUMBER	APPROVED
PASCO COUNTY		
SWFVMD		

PDD approved by letter dated 9/25/15
D. Masumian

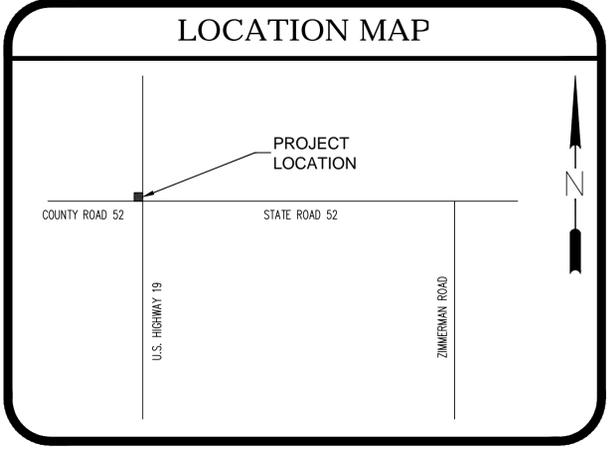
NOTE TO CONTRACTOR/OWNER
CONSTRUCTION IS NOT AUTHORIZED UNTIL PLANS HAVE BEEN ISSUED BY LONDON, MOREE & ASSOCIATES, INC. STAMPED "ISSUED FOR CONSTRUCTION". ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE PASCO COUNTY LAND DEVELOPMENT, ZONING, AND/OR RELATED ORDINANCES AND SPECIFICATIONS AS APPLICABLE.

TREE BARRICADES & EROSION CONTROL MEASURES NOTE
REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY THE PASCO COUNTY LAND DEVELOPMENT CODE.

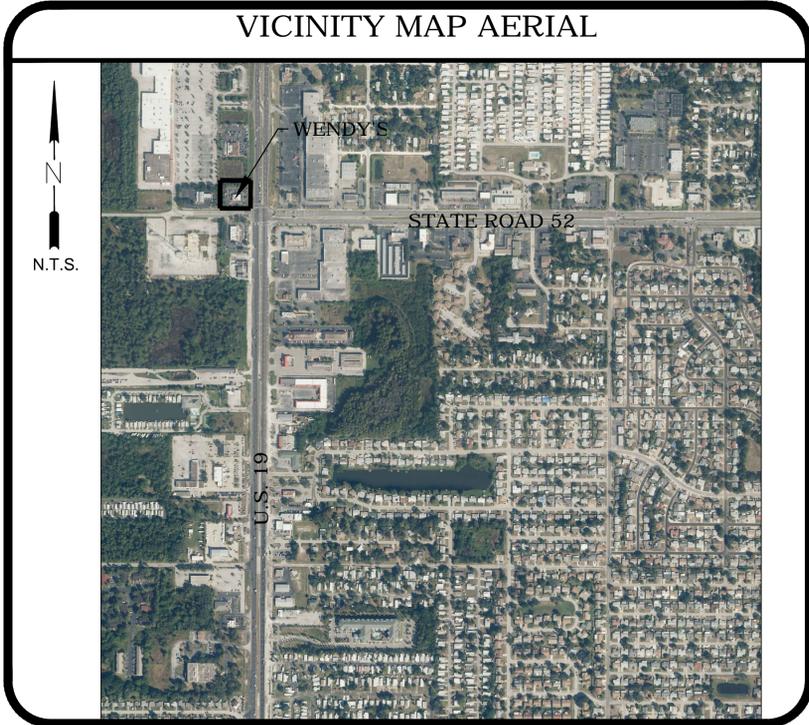
UTILITY WARNING NOTE
ABOVE-GROUND OR UNDER-GROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT - PROCEED WITH CAUTION - CALL "SUNSHINE STATE ONE CALL" (1-800-432-4770) AND THE UTILITY OWNER(S) BEFORE BEGINNING WORK. PROVIDE OWNER WITH CODE NUMBER OF PROJECT.

DATUM NOTE:
NOTE: ALL ELEVATIONS ARE IN NAVD 1988 DATUM. REFER TO SURVEY.

AUGUST 1, 2015
JOB# 300-56



LEGAL DESCRIPTION
A PORTION OF TRACT 44, SECTION 4, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID TRACT 44 IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 60 & 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE SOUTH LINE OF SAID SECTION 4, SAID POINT BEING N89°34'12"W, 441.43 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE ALONG SAID SOUTH LINE OF SECTION 4, S89°34'12"E, 325.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55), N00°43'19"E, 55.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55), N00°43'19"E, 160.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4, N89°34'12"W, 175.00 FEET; THENCE PARALLEL WITH THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55), S00°43'19"W, 160.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4, S89°34'12"E, 175.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 28,000 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.



PLAN INDEX

- COVER SHEET
- EXISTING CONDITIONS
- SITE PLAN
- PAVING, GRADING, & DRAINAGE
- DETAILS

L1-L3. LANDSCAPE PLAN (BY TERRA TECTONICS)

- SURVEY (BY SHIMP)

SITE DATA

PARCEL ID #: 04-25-16-0020-04400-0010

ZONING: C-2
LAND USE: ROR - RETAIL / OFFICE / RESIDENTIAL
ALL ABUTTING ZONING: C-2
ALL ABUTTING LAND USE: RETAIL / OFFICE / RESIDENTIAL
GROSS SITE AREA: 0.64 ACRES (28,000 S.F.)
MAX. ALLOWABLE BUILDING HEIGHT: 60' PROPOSED BUILDING HEIGHT: 21 FT (1-STORY)

EXISTING USE: WENDY'S RESTAURANT
PROPOSED USE: WENDY'S RESTAURANT

EXISTING BUILDING AREA: 2,961 SF (INCLUDES 300 SF COOLER/FREEZER AREA)
PROPOSED BUILDING AREA: 2,943 SF (INCLUDES 300 SF COOLER/FREEZER AREA)
PROPOSED OUTDOOR SEATING AREA: 208 SF

MAX. ALLOWABLE F.A.R. = 0.27
PROPOSED F.A.R.: (2,943 SF) / 28,000 S.F. = 0.11
REQUIRED MINIMUM BUILDING SETBACKS: FRONT - 25', SIDE - 0', REAR - 30'

PROPOSED CONDITIONS:
IMPERVIOUS AREA - 21,160 S.F. / 0.486 ACRES
OPEN SPACE - 6,840 S.F. / 0.157 ACRES
VEHICULAR USE AREA - 16,441 S.F.

PARKING REQUIREMENTS:
PARKING SPACES REQUIRED: (1/150 S.F. OF BUILDING AREA)
TOTAL PARKING SPACES REQUIRED = 21 SPACES ((2,943 SF + 208 SF)/150)
TOTAL PARKING SPACES PROVIDED = 27 SPACES
TOTAL HANDICAP SPACES REQUIRED = 2 SPACES

UTILITIES:
WATER - PASCO COUNTY UTILITIES (727) 847-8145
SEWER - PASCO COUNTY UTILITIES (727) 847-8145
ELECTRICAL - WITHLACOCHEE ELECTRIC COOPERATIVE (352) 567-5133
TELEPHONE - GENERAL TELEPHONE

FLOOD ZONE:
THE DESCRIBED PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS OF 11 & 12 FEET), IN ACCORDANCE WITH THE FIRM MAP OF PASCO COUNTY, COMMUNITY NUMBER 120230 (MAP NUMBER 12101C-0180-F), MAP DATED SEPTEMBER 26, 2014.

NOTES:
THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
FIRE PROTECTION PROVIDED BY PASCO COUNTY

DRAINAGE CALCULATIONS:
THE SITE WAS DESIGNED SO THAT THERE WILL BE THE EXACT SAME IMPERVIOUS AREA FOR BOTH THE EXISTING CONDITIONS AND PROPOSED CONDITIONS, THEREFORE THERE WILL BE NO IMPACT TO THE EXISTING DRAINAGE SYSTEM.

REVISIONS

REVISION DATE	COMMENTS
9-24-15	REVISED PER PASCO COMMENTS.

CONSTRUCTION TECHNICAL SPECIFICATIONS

1. All construction shall conform to the minimum standards set down in the Pasco County land development code, zoning, and/or related ordinances as applicable.
2. Prior to construction commencement, the Contractor shall obtain from the Engineer and/or Developer copies of all pertinent permits and approvals related to this project. It is the contractor's responsibility to properly post all permits on-site and to assure all construction activities are in compliance with the conditions of all permits and approvals.
3. All utility construction shall conform to the minimum standards set forth by Pasco County.

CONSTRUCTION NOTES

1. All elevations are based on NAVD 88 datum. The contractor shall obtain a copy of the survey to verify this datum and also for determining Benchmark locations and elevations.
2. All existing information as provided by George A. Shimp, II & Associates, Inc.
3. Any discrepancies between the engineering plans, architectural plans, or Pasco County Codes shall be brought to the engineer's attention prior to construction.
4. All practicable and necessary effort shall be taken during construction to control and prevent erosion and transport of sediment to surface drains and to lakes and also to conform with permit conditions.
5. Plans are not valid for construction unless signed and sealed by a Professional Engineer Registered in Florida.
6. Required tree barricades must remain intact throughout construction. Encroachment into or failure to maintain tree barricades will result in enforcement action which may include citations and/or permit revocation.
7. Silt fence to be installed around all areas of proposed construction. (FDOT Index No. 102 Type III)
8. The contractor shall adhere to the Minimum Testing Frequency requirements of the agencies having jurisdiction over the project.
9. The contractor shall coordinate with the Geotechnical Engineer for any testing that may be required including, but not limited to, materials testing, asphalt, base and sub-base testing, concrete testing, building post testing, and utility trench testing. Copies of these tests shall be given to the Engineer for review. A final Signed and Sealed report containing all testing shall be given to the Engineer after all testing has been completed.
10. The contractor shall coordinate with the agencies/inspectors having jurisdiction over the project to determine what inspections will be required throughout the project. The contractor shall coordinate required inspections with the Developer and Engineer.
11. The contractor shall saw cut the existing edge of pavement prior to the removal of any curb or pavement and also prior to pavement tie-in.
12. Special care is to be taken so trees remain unharmed during construction.
13. Contractor shall furnish Landon, Moree & Associates, Inc. with one complete set of As-Built plans signed and sealed by a surveyor upon completion of construction.
14. Safe pedestrian traffic is to be maintained at all times.
15. No stockpiling of material in roadway or on sidewalk. All dirt and debris shall be removed from job site daily. Roads and sidewalk to be swept daily as part of daily clean up.
16. All subsurface construction shall comply with the "Trench Safety Act". It shall be the Contractor's responsibility to insure that all construction is in compliance with the Occupational Safety and Health Administration (OSHA) Regulations.
17. The soil and sediment control devices shall be installed prior to construction, maintained throughout construction, and until the site is permanently stabilized.
18. All sodded slopes over 4:1, shall be installed with sod pegs.
19. Contractors shall test slopes steeper than 4:1 for stability. If it is determined that slope will need to be stabilized beyond sod secured with pegs, the contractor shall submit a stabilization plan utilizing geoweb or equivalent submitted to engineer for approval. Material shall be installed per manufacturer's guidelines.
20. All sidewalks to be a minimum 3000 psi concrete and 4" thick except at driveway crossings where they shall be 6" reinforced w/ 6"x6" No. 10 w.w.f. Place expansion joints where 4" and 6" concrete abut.
21. Minimum pavement slope shall be 0.5%. Any areas of ponding shall be repaired at the Contractor's expense.
22. Disturbed area within the right-of-way will be compacted to 100% of maximum density and sodded. Type of sod used to restore the right-of-way shall be coordinated with the right-of-way owner.
23. Signs, pavement markings and barricades shall be accordance with the US Dept. of Transportation's "Manual on Uniform Traffic Control Devices" and the Florida Dept. of Transportation's Roadways and Traffic Design Standards" indexes 600 through 670 (latest edition).
24. All right-of-way installations shall comply with the State of Florida Utilities Accommodations Guide.
25. The location & elevation of existing utilities are approximate as shown and it is the contractor's responsibility to determine the exact location and elevation of the utilities prior to construction in their vicinity. Prior to utility construction, Engineer shall be notified of any discrepancies in utility elevations or locations. Deviations from the approved plan without the Engineer's approval will be subject to relocation at the Contractor's expense.
26. The Contractor shall be responsible for verifying the location of all utilities whether or not they are indicated on these plans and shall notify all utility owners a minimum of 48 hours in advance of construction commencement.
27. All underground utilities must be installed before base & surface course are constructed.
28. All pipe lengths are plus or minus and are measured to center of structures.
29. Conflicts between water, storm and underdrain systems to be resolved by adjusting water lines as necessary.
30. The contractor shall use extreme caution when connecting proposed storm sewer, sanitary sewer and water mains to existing mains or structures. Any damages caused shall be the contractor's responsibility.
31. Property owner shall maintain water and/or sewer lines or facilities on-site.
32. The contractor shall remove all abandoned utility lines, pipes, structures and other subterranean objects to a minimum depth of four (4) feet below grade, or as otherwise directed by the engineer.
33. All drainage structures must be constructed per Florida Department of Transportation Road Design Standards. All drainage structures must have a minimum interior floor space area of 10 square feet (except underdrain inspection boxes).
34. All backfill over any pipe (storm sewer, water line, sanitary sewer) that is to be installed under roadways or within the embankment, etc. of the roadway is to be compacted per Florida Department of Transportation Specifications.
35. All waterlines 4" and larger shall be AWWA C-900, DR 18. All waterlines less than 4" shall be ASTM D2241-05, SDR 21. Water lines shall be blue in color.
36. All sanitary sewer manhole rim elevations to match asphalt pavement.
37. Contractor to verify the elevation of existing pavement and structures before beginning any construction activity. Notify Engineer of any discrepancies in elevation.
38. All sanitary sewer mains, laterals and force mains shall have a minimum of 36 inches of cover.
39. All gravity sanitary sewer pipe shall be PVC sewer pipe conforming to ASTM D3034 SDR-26, PVC sewer pipe conforming to ASTM D3034 SDR-35 may be used only where specifically called for in the plans. Sanitary sewer pipe shall be green in color.
40. All sanitary sewer force mains 4" and larger shall be AWWA C-900, DR 18. All force mains less than 4" shall be ASTM D2241-05, SDR 21. Sanitary sewer force mains shall be green in color.
41. Points of connection for the sanitary sewer lines are to be coordinated with the building plumbing plans. Sanitary sewer connection locations shown on these plans are approximate.
42. If dewatering is conducted during construction, the contractor is responsible for the design, installation, operation, and subsequent removal of dewatering systems and their safety and conformity with local codes and regulations.

STORMWATER POLLUTION PREVENTION NOTES

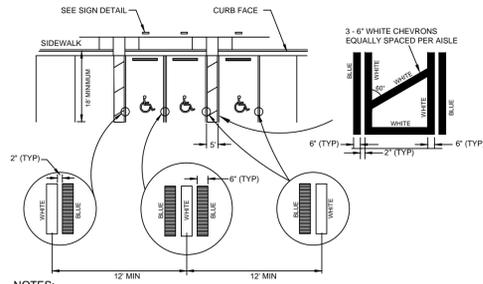
1. The contractor shall at a minimum implement the stormwater pollution prevention measures as shown in this plan set. These measures may include, but not limited to, the construction of retention/retention ponds, control structures, tree barricades and silt fences.
2. In addition to the measures shown in this plan set, the contractor shall take all necessary and practical measures in order to reduce erosion and sedimentation to both on-site and off-site surface waters, lakes, and wetlands. These measures may include, but not limited to, hay bales at stormwater inlets, floating turbidity barriers, hay bale dikes, stabilization of steep grades with sodding or seeding/mulching, site entrance/exit control stabilization with gravel, temporary sediment basins and berms.
3. In addition to the measures shown in this plan set, the contractor shall take all necessary and practical measures in order to reduce airborne transportation of sediments. These measures may include, but not limited to, site watering and additional silt fence installation.
4. The contractor shall at a minimum inspect the above referenced measures at least once a week or within 24 hours after 0.25 inches of rainfall. An inspection report shall be completed for each inspection. Any permit violation shall be noted and corrective measures taken shall be noted. This report shall be given to Landon, Moree & Assoc., Inc. after construction completion.
5. The cost of implementing the above measures are to be included within the contractors contract with the developer.

MISCELLANEOUS NOTES

1. Remove all vegetation refuse or existing structures in confines of building construction and paving area prior to commencement of work.
2. Excavate as required to provide sufficient working room for the laying of foundation walls, excavator for all footings to be down to undisturbed earth with a minimum depth as shown on drawings unless otherwise governed by local codes.
3. In the event that a rock is encountered in the foundation excavation, and if this rock must be removed by dynamite or compressor, the owner will reimburse the contractor for the predetermined cost of these operations.
4. Backfilling of walls in interior areas where concrete slab will bear on grade shall be grits or bank run gravel, well compacted, brought to a subgrade of 8" below finish floor line.
5. Backfilling of exterior foundation walls shall be clean gravel well compacted, brought to a subgrade of 8" below finish sidewalk paving.
6. Backfilling over utilities running under paved areas shall be of grids. Remainder of site shall be graded to assure drainage of surface water from building.
7. Remove excess soils from the site.
8. Grades not otherwise indicated on the plans shall be uniform levels or slopes between points where elevations are given. Abrupt changes in slopes shall be well-rounded. The contractor is responsible for positive site drainage.
9. Soils test shall be performed by Universal Engineering Sciences to ensure soil meets 3,000 psf design strength. Contractor shall notify Wendy's immediately if excavation on any part of the site reveals fill or ground water.
10. Site fill should be non organic soils compacted in 6" lifts to a minimum 98% standard proctor density.
11. All paving shall be installed in areas as indicated on site plan. Pavement design shall meet soil conditions, Wendy's construction engineering requirements, and details on site plan.
12. Refer to Wendy's construction building plans for additional construction information.
13. All utility and electric lines will be located to adequately serve the light poles as necessary.
14. Refer to additional plans for signage, lighting, and landscaping by others.
15. All sidewalks to be a minimum 3500 psi concrete and 4" thick, refer to Wendy's specifications.
16. No stockpiling of material in roadway or on sidewalk; all dirt and debris will be removed from job site daily. Roads and sidewalk to be swept daily as part of daily clean-up.
17. Contractor to provide weep holes in face of curbing where necessary to prevent trapped water in landscape areas.
18. Contractor to provide 2" conduit to building from phone company point of service.
19. The finished grade in landscape areas shall be 2" below the top of curb. The landscaper to backfill for sod/planting.

SAFETY AND HAZARD IDENTIFICATION FOR PARKING LOT AND SIDEWALK

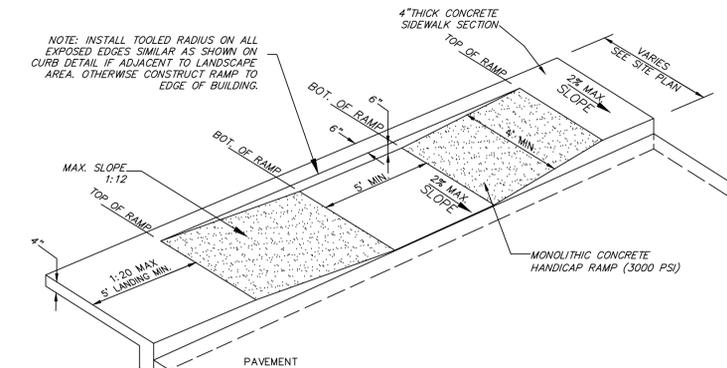
- Florida State Statute 316.0745 requires that all traffic control signing and markings on private property open to the general public be in conformance with the Manual on Uniform Traffic Control Devices and Florida Department of Transportation Standards. Therefore the contractor shall be required to conform with these standards. All hazards should be identified in "safety" yellow paint. CAUTION: To avoid possible slip hazards, do not paint the recommended 2" lines wider than 2". The following areas should be properly identified:
1. Vehicle parking area identified with the appropriate marking as required by local municipal codes. Color-white.
 2. Direction traffic flow arrows painted on the lot should identify the route of travel into and out of the parking lot from all public or private access roads. Color-white.
 3. Outline the outside of the pick-up window traffic lane with a four inch solid stripe. Color-yellow.
 4. All curbs that extend from the parking lot entrance to any public or private roadway should be painted. Color-yellow. Purpose - to direct both driver and pedestrian attention to the existence of the curb so as to avoid vehicular damage or pedestrian trip & falls (step over hazard). Recommend top and side of curb be painted where tire contact might be anticipated, and a 2" strip on top and 2" strip on side edge of any "step over" point where foot traffic would be anticipated.
 5. Speed bumps should be identified with striping. It is not necessary to paint the entire area. Color-yellow.
 6. Parking stops or blocks located next to the building or in the middle of the parking lot should be painted on top. Color-yellow.
 7. Sidewalk curbing directly in the travel path of the building entrances or exits should be identified with a two inch stripe on the top edge of the curb for a length of three feet. Purpose - to direct pedestrian attention to the existence of the curb so as to avoid pedestrian trips & falls (step over hazard).
 8. If site conditions warrant, any steps should be identified with a two inch line painted on the top and front edge of each step. Color-yellow.
 9. If the site conditions warrant, crosswalks across the drive-thru lane for entrances/exits which are perpendicular to the drive-thru traffic pattern should be identified with striping. Color-white.
 10. All posts, poles and their supports or guide wires that may be exposed to vehicle traffic should be painted at least 36 inches in height from the base. Color-yellow. Purpose - To direct attention to existence of objects that may be struck by the vehicle when pulling in, backing in, or a vehicle door swinging open.
 11. Stencil "Drive Thru" lane behind directional arrow. Color-white.
 12. Any curb that represents a possible hazard to vehicles should be identified by painting a two (2) inch line on the top and side of the curb. Color-yellow. Door exiting directly to Drive Thru lane should have a 42" guard rail Red.
 13. Handicap parking spaces should be signed and marked in accordance with the Florida Department of Transportation standards.
 14. Handicap sidewalk ramps should have the outside curbing that is changing in elevation identified with a two (2) inch line painted on the top and side edge of curb for the first three (3) feet of inch line starting from the lower surface level. Color-yellow.
 15. Posts to protect gas or other utility service (and building) should be painted yellow - matching other hazard yellow.
 16. Post to protect dumpster area should be painted yellow, matching other hazard yellow.
 17. Any other unusual situation that represents a trip or other hazard should be highlighted in yellow also.



- NOTES:**
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT (TO MATCH SHADE 15193 OF FEDERAL STANDARDS 895A), AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND "FINE 5/16\" MAX". ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
 2. FOR ADDITIONAL REQUIREMENTS, THE CONTRACTOR SHALL REFER TO INDEX # 17346 OF THE FDOT "DESIGN STANDARDS" BOOKLET (LATEST EDITION) AVAILABLE FOR FREE DOWNLOAD ON THE FDOT'S WEBSITE.
 3. PARKING SPACE WIDTH SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
 4. TYPE "C" CURB SHOWN FOR REFERENCE. IF TYPE "D" CURB OR SIDEWALK IS ADJACENT TO THE SPACES, EXTEND THE STRIPING TO THE FACE OF CURB OR FACE OF SIDEWALK.

HANDICAPPED PARKING DETAIL

N.T.S.



N.T.S.

SIDEWALK HANDICAP RAMP DETAIL

N.T.S.

MANDATORY ON ALL SPACES SYMBOL OF ACCESSIBILITY

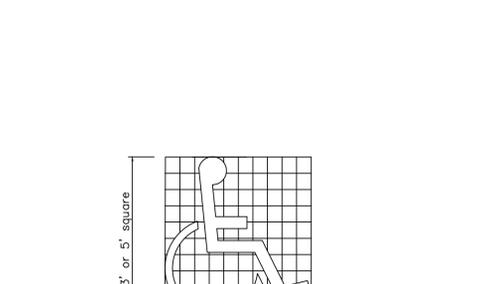
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N.T.S.

MANDATORY ON ALL SPACES SYMBOL OF ACCESSIBILITY

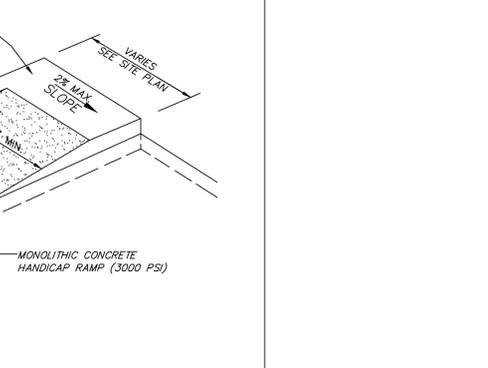
N.T.S.



- NOTE:**
1. FOR ADDITIONAL REQUIREMENTS, THE CONTRACTOR SHALL REFER TO INDEX # 310 OF THE FDOT "DESIGN STANDARDS" BOOKLET (LATEST EDITION) AVAILABLE FOR FREE DOWNLOAD ON THE FDOT'S WEBSITE.

HANDICAPPED PARKING SIGN

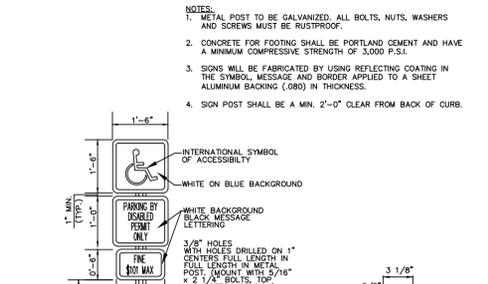
N.T.S.



N.T.S.

MANDATORY ON ALL SPACES SYMBOL OF ACCESSIBILITY

N.T.S.



- NOTE:**
1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
 2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BAKING (80) IN THICKNESS.
 4. SIGN POST SHALL BE A MIN. 2'-0" CLEAR FROM BACK OF CURB.

HANDICAPPED PARKING SIGN

N.T.S.



N.T.S.

MANDATORY ON ALL SPACES SYMBOL OF ACCESSIBILITY

N.T.S.

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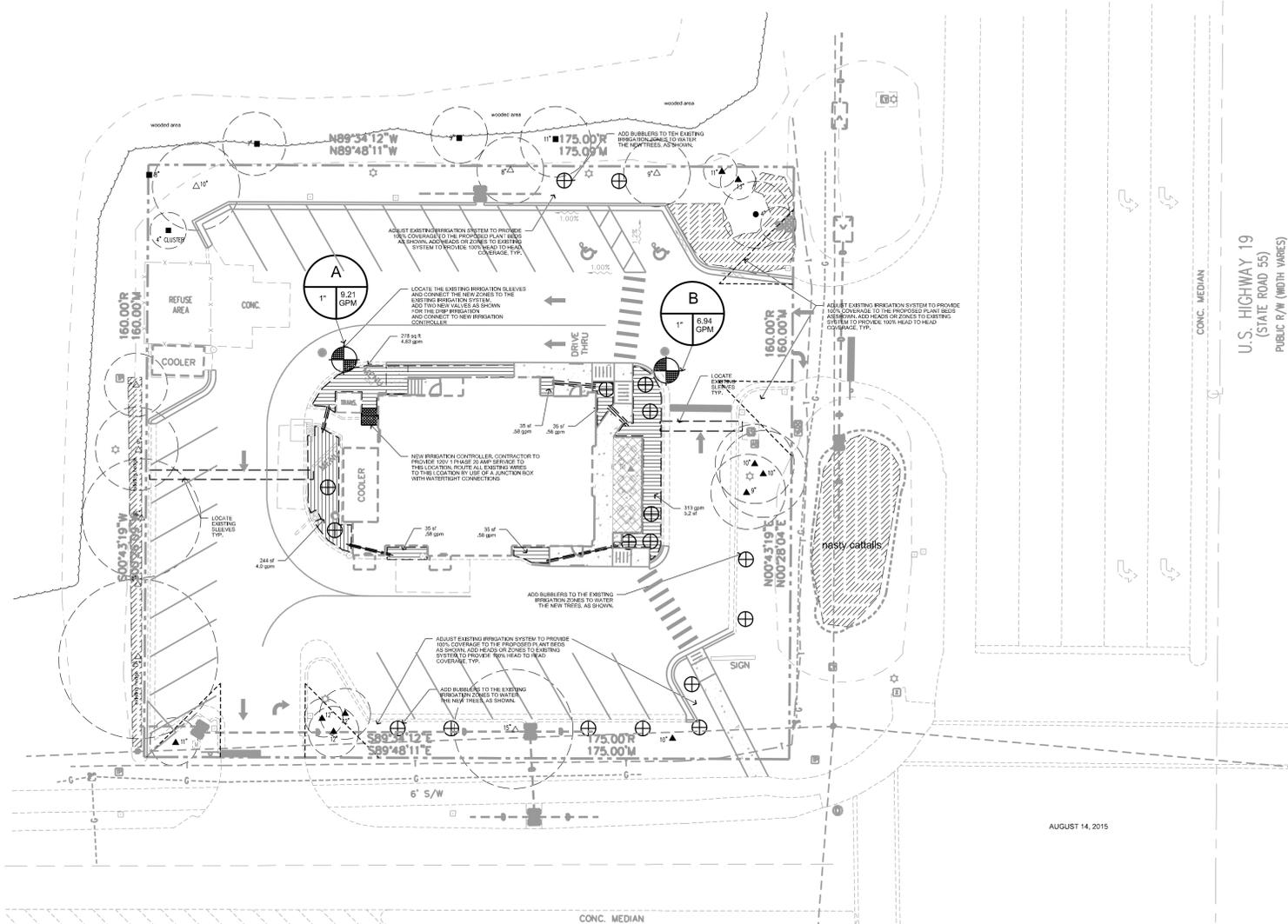
NOTICE TO CONTRACTOR/OWNER
 CONSTRUCTION IS NOT AUTHORIZED UNTIL PLANS HAVE BEEN ISSUED BY LANDON, MOREE & ASSOCIATES, INC. STAMPED/ISSUED FOR CONSTRUCTION.

Scale: 1"=20'
 Design: ELM
 Drawn: JDC
 Checked: ELM
 Date: 08-01-2015
 Job No.: 300-56
 Tell Fax: (888) 288-7894
 Web: WWW.LMAENGR.COM

WENDY'S
 12011 U.S. HIGHWAY 19, HUDSON, FLORIDA 34667
WENDY'S INTERNATIONAL, INC.
 1166 SANCTUARY PARKWAY, SUITE 300
 ALPHARETTA, GA 30009

LMA
 Landon, Moree & Associates, Inc.
 Civil & Environmental Engineers - Planners - Surveyors
 31022 U.S. 10 NORTH PALM HARBOR, FLORIDA 34684
 Phone: (727)787-5010, Fax: (727)787-4394
 Toll Free: 1-800-249-7890, WWW.LMAENGR.COM

DETAILS



AUGUST 14, 2015

STATE ROAD 52
PUBLIC R/W (WIDTH VARIES)

U.S. HIGHWAY 19
(STATE ROAD 55)
PUBLIC R/W (WIDTH VARIES)

DRAFT PLAN FOR INFORMATIONAL PURPOSES ONLY

IRRIGATION LEGEND

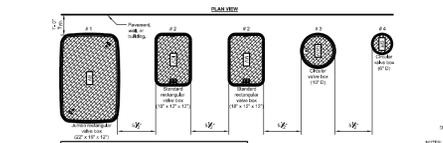
- CONTROLLER: HUNTER PRO-C 8-STATION CONTROLLER PROVIDE A HUNTER SOLAR SYNC CONTROLLER AND A HUNTER WIRELESS "RAIN SWITCH & BYPASS SWITCH" FOR AUTOMATIC RAIN SHUTOFF. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. GENERAL CONTRACTOR TO PROVIDE 117 V. AC POWER SUPPLY DISCONNECT TO CONTROLLER LOCATION. COORDINATE LOCATION WITH OWNER'S CONSTRUCTION REPRESENTATIVE - MAY BE MOUNTED INSIDE OF MECHANICAL ROOM OR MOUNTED ON WALL OUTSIDE NEAR WELL.
- REMOTE CONTROL VALVES: HUNTER ICV. 1 1/2" PRESSURE REGULATING ELECTRIC REMOTE CONTROL VALVES. IN LOCATIONS AS SHOWN ON PLAN. ALL VALVES SHALL BE INSTALLED IN AMETEK VP-10 VALVE BOXES WITH MATCHING COVERS. PLACE VALVE BOX ON BRICKS AND INSTALL ONE CUBIC FOOT OF PEA GRAVEL AT BASE OF VALVE FOR DRAINAGE. LOCATE VALVES MIN 2' FROM ALL SIDEWALK EDGES OR BUILDING EDGES. VALVE BOXES SHALL BE MOUNTED FLUSH WITH FINAL GRADE.
- SPRAY SPRINKLERS: HUNTER PRO-SPRAY SERIES SPRINKLERS. REFER TO NOZZLE SELECTION CHART AS A GUIDE FOR PROPER NOZZLE PATTERN PER FIELD REQUIREMENTS. NOZZLE SELECTIONS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. INSTALL BODY TYPES AS FOLLOWS:
 - 6" POP-UP FOR TURF AREAS (6P)
 - 12" POP-UP FOR SHRUB & GROUND COVER BEDS ADJACENT TO WALKS AND ADJACENT TO CURBS AND SIDEWALKS (12P)
 - RISERS WITH NOZZLES FOR SHRUB & GROUND COVER BEDS ADJACENT TO BUILDINGS.
- NETAFORM IRRIGATION TUBING, 1/2" ON CENTER SPACING. INSTALL AS PER DIAGRAMS PROVIDED. ONE LINE PER ZONE.
- 3/4" PVC MAINLINE-2" (LOCATE IN PLANTING AREAS NOT UNDER PAVEMENT EXCEPT IN SLEEVES AS SHOWN ON PLAN.)
- INDICATES PVC LATERAL LINE. CLASS 160 # 1" LINE
- P.O.C.: LANDSCAPE CONTRACTOR TO PROVIDE 1" IRRIGATION METER W/ BACKFLOW PREVENTER AS REQUIRED BY LOCAL ORDINANCE. IRRIGATION CONTRACTOR TO VERIFY THAT PSI AND GPM OF METER ARE ADEQUATE FOR SYSTEM. CONTACT LANDSCAPE ARCHITECT IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND SYSTEM AS INSTALLED. IRRIGATION CONTRACTOR TO PROVIDE ENTIRE SYSTEM DOWNSTREAM OF METER, INCLUDING A BALL VALVE SHUT-OFF.
- ZONE #
- PSI REQUIRED AT NOZZLE
- GPM
- NOTE: ALL MAINLINE AND LATERAL LINES SHALL BE INSTALLED IN PLANTING AREAS AND SLEEVED UNDER PAVING AREAS AND ARE ONLY DIAGRAMMATICALLY LOCATED ON THIS PLAN.
- NOTE: WHEN DIGGING NEAR EXISTING TREES, FIELD ADJUST HEADS, LINES AND TRENCHES TO AVOID CUTTING ROOTS 1/2" AND GREATER IN DIAMETER.
- NOTE: IRRIGATION CONTRACTOR SHALL SIZE PIPE SIZES NOT TO EXCEED 5 FPS FEET-PER-SECOND OF FLOW RATE. PSI AND GPM AT ALL HEADS SHALL MATCH MANUFACTURER'S DESIGN SPECIFICATIONS AS CALLED FOR ON PLANS DETERMINED BY HEAD TYPE ON CHART.

NOZZLE SELECTION CHART FOR SPRINKLERS

SYMBOL	SPEC/NOZZLE	PSI	GPM	RADIUS	PATTERN	
SHRUB SPRAYS & BUBBLER HEADS	15F	30	4	15'	FULL	
	15A	30	3	15'	THREE QUARTER	
	15B	30	2	15'	TWO THIRD	
	15C	30	1.4	15'	HALF	
	15D	30	1	15'	ONE THIRD	
	15E	30	0.6	4 x 15'	END STRIP	
	15FST	30	1.2	8 x 30'	CENTER STRIP	
	15SST	30	1.45	4 x 30'	SIDE STRIP	
	12F	30	2.1	12'	FULL	
	12A	30	1.5	12'	THREE QUARTER	
	12B	30	1.3	12'	TWO THIRD	
	12H	30	1.1	12'	HALF	
12A	30	0.9	12'	ONE THIRD		
12C	30	0.8	12'	QUARTER		
MSBN10P	30	1	1'	FULL STREAM BUBBLER		
MSBN50H	30	0.5	1'	HALF STREAM BUBBLER		
MSBN25Q	30	0.25	1'	ONE THIRD STREAM BUBBLER		
TURF ROTORS	7A	POP-ADJ-LA-7	40	3.1	32'	ADJ. FULL
	8B	POP-ADJ-LA-8	40	3.9	34'	ADJ. FULL
	9C	POP-ADJ-LA-9	40	5	37'	ADJ. FULL
	DD	1-25-ADS-4	40	3.8	40'	ADJ. FULL
	EE	1-25-ADS-7	40	6.6	45'	ADJ. FULL
	FF	1-25-ADS-8	40	7.7	47'	ADJ. FULL
	GG	1-40-ADS-40	50	8	48'	ADJ. FULL
	HH	1-40-ADS-41	50	10.2	52'	ADJ. FULL
	II	1-40-ADS-43	50	14.2	58'	ADJ. FULL
	JJ	1-60-ADS-7	40	6.6	50'	ADJ. FULL
	KK	1-60-ADS-13	40	10	56'	ADJ. FULL
	LL	1-60-ADS-18	40	15	59'	ADJ. FULL

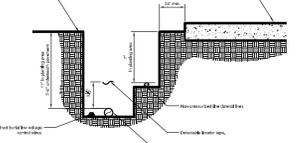
TREE BUBBLER NOTES:

- LARGES TREES REQUIRE MULTIPLE BUBBLERS. USE THE FOLLOWING CHART TO DETERMINE THE NUMBER OF BUBBLERS. BUBBLER SIZES INDICATED ON PLANS.
- | CONTAINER SIZE | BUBBLERS |
|----------------|----------|
| 15 GAL | 1 |
| 30 GAL | 2 |
| 45 GAL | 3 |
| 60 GAL | 4 |
| 75 GAL | 5 |
| 90 GAL | 6 |
- THE BUBBLER WILL BE INSTALLED ON THE TRUNK OF THE TREE. DO NOT INSTALL BUBBLERS ON BRANCHES OR TWIGS. BUBBLERS ON BRANCHES OR TWIGS WILL BE INSTALLED FOR TRUNK CLIMB.
 - BUBBLER PATTERN NOT INDICATED ON PLANS. INSTANCES FOR TRUNK CLIMB.

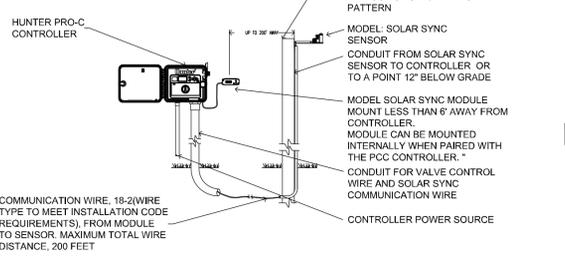


VALVE BOX LAYOUT

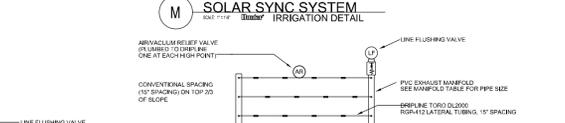
VALVE	TYPE	LOCATION	REMARKS
1	ICV	Zone 1	Pressure regulating electric remote control valve
2	ICV	Zone 2	Pressure regulating electric remote control valve
3	ICV	Zone 3	Pressure regulating electric remote control valve
4	ICV	Zone 4	Pressure regulating electric remote control valve
5	ICV	Zone 5	Pressure regulating electric remote control valve
6	ICV	Zone 6	Pressure regulating electric remote control valve
7	ICV	Zone 7	Pressure regulating electric remote control valve
8	ICV	Zone 8	Pressure regulating electric remote control valve



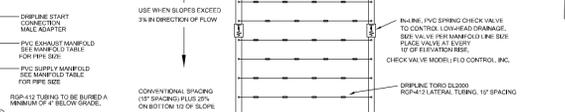
VALVE BOX LAYOUT



IRRIGATION BUBBLER (4) W/ LAYOUT



REMOTE CONTROL VALVE WITH PRESSURE REGULATOR



DRIPLINE SUPPLY AND EXHAUST MANIFOLD PIPE SIZE TABLE

GALLONS PER MINUTE (GPM)	MANIFOLD PIPE SIZE, PVC SCH. 40
0 - 6	3/4"
7 - 10	1"
11 - 17	1 1/4"
18 - 24	1 1/2"
25 - 42	2"
43 - 75	2 1/2"

REFER TO EACH DRIPLINE IRRIGATION ZONE ON PLAN DRAWINGS FOR ZONE GPM.

IRREGULAR AREAS: ODD CURVES



CENTER FEED LAYOUT



TERRA TECTONICS
design group International, Inc.

LANDSCAPE ARCHITECTS
LAND PLANNERS
URBAN DESIGNERS

1188 Kapp Drive
Clearwater, FL 33765
FL Reg. Lic. # 254
727-441-4504 ph.

IRRIGATION CONSTRUCTION DOCUMENTS

WENDY'S - HUDSON
PASCO COUNTY, FLORIDA

JOHN TONER
LICENSE
No. 1123
STATE OF FLORIDA
LANDSCAPE ARCHITECT

JOHNATHAN H. TONER FL 001123

Date: 8.17.2015
Scale: 1"=20'
Revision:
No. Date: Description:
(1) 8.27.2015 REVISED AS PER COMMENTS
(2) 9.08.2015 REVISED AS PER COMMENTS

Job No. 15-789

Drawn by: JT Checked by: JT

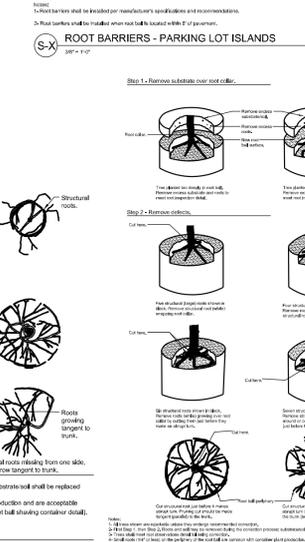
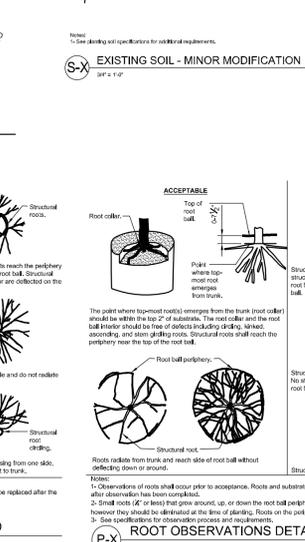
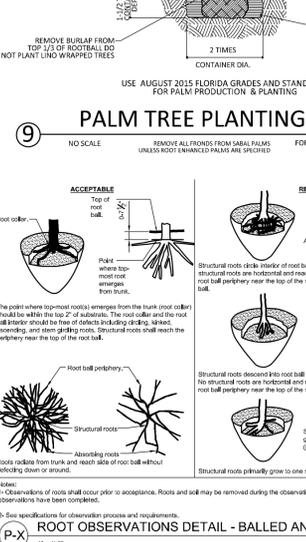
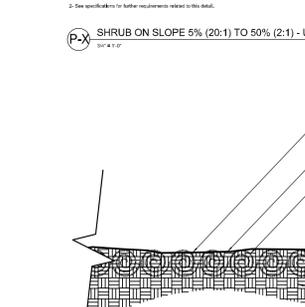
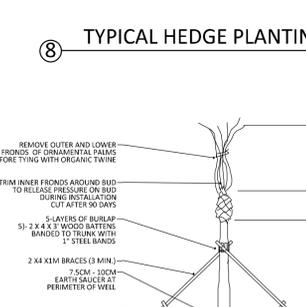
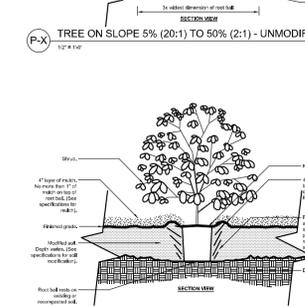
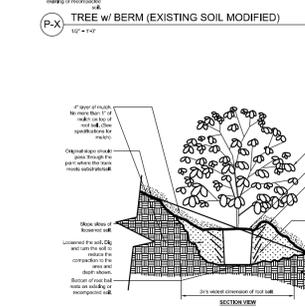
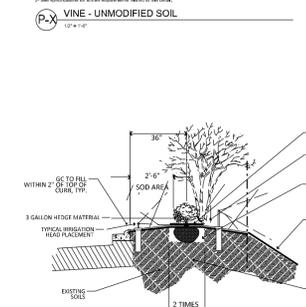
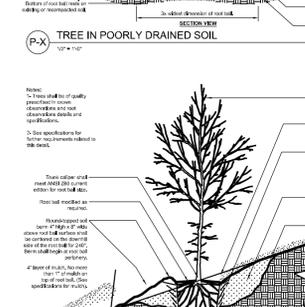
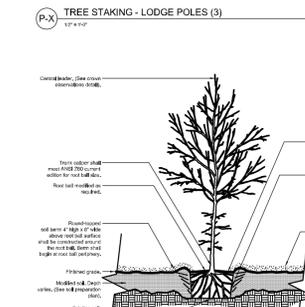
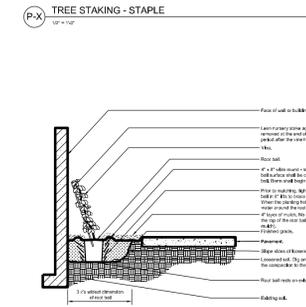
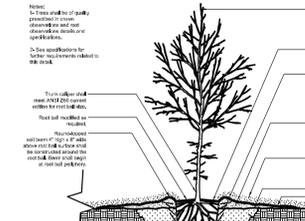
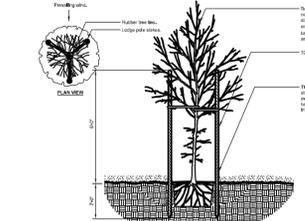
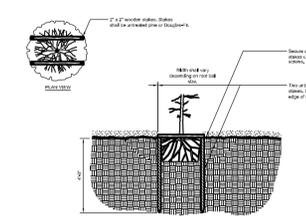
Sheet
L2
Of 3 Sheets

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

- IMPLEMENTATION OF THIS PLAN AND SPECIFICATIONS SHALL CONFORM TO THE HIGHEST STANDARDS OF THE TRADE AND TO ALL PREVAILING ORDINANCES AND CODES THE SPECIFICATIONS CONTAINED HEREIN SHALL SUPPLEMENT THE WRITTEN SPECIFICATIONS.
- PRIOR TO SUBMISSION OF BID THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE ACCOMPLISHED.
- THE WORK INCLUDES SOIL PREPARATION, FINISH GRADING, SUPPLYING AND PLANTING TREES, SHRUBS, GROUNDCOVERS AND SOIL OF THE SPECIES, SIZE AND QUALITY AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. FURTHER, THE WORK SHALL INCLUDE THE THIRTY (30) DAY MAINTENANCE OF ALL LANDSCAPE AND SOILS AREAS AFTER FINAL ACCEPTANCE BY THE PROJECT ARCHITECT AND OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LUMP SUM BID PRICE FOR A FULLY AUTOMATIC 100% OVERLAP COVERAGE UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESIGN SPECIFICATIONS AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE "IRRIGATION ASSOCIATION" 50% NORTH MYERS DRIVE, #1000 MIAMI, FL 33155 AND TO THE STANDARDS OF THE "FLORIDA IRRIGATION SOCIETY" IRRIGATION SOURCE SHALL BE SHOWN ON THE IRRIGATION PLANS. THE IRRIGATION CONTRACTOR SHALL PROVIDE AN RPZ BACKFLOW PREVENTION DEVICE PER LOCAL GOVERNING CODES AND ORDINANCES SEE ACCORDINGLY. SUBMIT PLAN PER WRITTEN SPECIFICATIONS TO ARCHITECT FOR APPROVAL.
- THE LANDSCAPE CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS. ON-SITE COPIES OF THE PERMITS SHALL BE SENT TO THE ARCHITECT AND OWNER'S CONSTRUCTION REPRESENTATIVE IF REQUESTED.
- THE LANDSCAPE AND IRRIGATION CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED. SEE WRITTEN SPECIFICATIONS.
- ALL WORK IN THE RIGHT OF WAY AREAS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL AND STATE HIGHWAY JURISDICTION.
- CONSTRUCTION EQUIPMENT IS NOT ALLOWED ON SITE UNTIL A HABIT MANAGEMENT AND LANDSCAPE PERMIT IS IN HAND. (IF REQUIRED BY LOCAL ORDINANCE).
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS EXISTING AND PROPOSED. RELATED PAVING, ELEVATIONS, WATER AND ELECTRICAL SUPPLY, ETC. PRIOR TO START OF WORK. NOTIFY THE GENERAL CONTRACTOR AND THE ARCHITECT/OWNER'S AGENT IN WRITING OF ANY DISCREPANCY CONDITIONS PRIOR TO START OF WORK. START OF WORK WILL INDICATE ACCEPTANCE OF CONDITIONS AND FULL RESPONSIBILITY FOR COMPLETED WORK.
- ANY AREAS SUBJECT TO EROSION (E.G. GRASS SWALES, RETENTION AREA, EMBANKMENTS) MUST BE STABILIZED BY SOIL-500.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE EROSION REPAIRS IF SITE IS FINALLY GRADED BY GENERAL CONTRACTOR FOR SOODING AND A DELAY OF SOODING CAUSED BY LANDSCAPE CONTRACTOR IS DETERMINED TO HAVE CAUSED EROSION DAMAGE TO FINAL GRADE.
- FERTILIZER TREAT AREAS WITH 16-4-8 FERTILIZER AT THE RATE OF 10 LBS OF NITROGEN PER 100 SQ. FT. OR TURF AREA WATER AFTER FERTIGATION TO THOROUGHLY SATURATE THE SOIL.
- THE IRRIGATION SYSTEM SHALL BE FULLY OPERATING FOR A PERIOD OF TWENTY-FOUR (24) HOURS PRIOR TO START OF PLANTING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL HAND-WATERING AS NECESSARY FOR ALL TREES, SHRUBS, GROUNDCOVERS AND TURF AREAS PRIOR TO FINAL ACCEPTANCE.
- THE JOB SITE SHALL BE KEPT ORDERLY AND REASONABLY CLEAN ON A DAILY BASIS DURING CONSTRUCTION OPERATIONS. UPON COMPLETION, THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE GENERATED BY HIS OPERATIONS. ON-SITE, INCLUDING THE CLEANING OF WALKS AND PAVING AS NECESSARY.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TOWING ALL NECESSARY MEASURES TO PROTECT THE CONTRACTOR'S INSTALLED AND/OR ON-SITE MATERIALS FROM THEFT PRIOR TO FINAL ACCEPTANCE BY OWNER.
- SOIL PLANT MATERIAL SHALL BE QUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ALL TREES PLANTS AND/OR GRASSING NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE QUARANTINE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS AFTER WRITTEN NOTICE. ALL PLANT REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THE REPLACEMENTS SHALL BE FURNISHED AND INSTALLED AS HEREIN SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE FROM DEFECTS IN MATERIALS AND WORKMANSHIP. SEE WRITTEN SPECIFICATIONS.
- "AS-BUILT" OF THE LANDSCAPE AND IRRIGATION PLANS SHALL BE MADE BY THE LANDSCAPE AND IRRIGATION CONTRACTOR. "AS-BUILT" SHALL BE UPDATED DAILY AND SHALL BE KEPT ON-SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. ANY AND ALL DEVIATIONS FROM THE ORIGINAL CONSTRUCTION DOCUMENTS SHALL BE DAILY AND ACCURATELY RECORDED. A RETRODUCIBLE OF EACH "AS-BUILT" SHALL BE PROVIDED BY THE LANDSCAPE AND IRRIGATION CONTRACTOR TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AND TO THE ARCHITECT PRIOR TO FINAL ACCEPTANCE AND PAYMENT OF RETAINAGE.
- AT THE TIME OF FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL PROMOTE THE OWNER WITH A MAINTENANCE MANUAL CONTAINING INSTRUCTIONS FOR THE PROPER CARE OF ALL MATERIALS SPECIFIC TO THE JOB INCLUDING IRRIGATION, IRRIGATION OPERATING DIRECTIONS AND MANUFACTURER'S LITERATURE TO OWNER'S REPRESENTATIVE. CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE HOW TO PROPERLY OPERATE THE IRRIGATION SYSTEM. THE OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND WATERING OF THE LANDSCAPING AND TURF TURF (30) DAYS AFTER ACCEPTANCE.
- THE SUBCONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL, PRIOR TO START OF WORK THE FOLLOWING:
 - MANUFACTURER'S CUT-SHEETS FOR IRRIGATION COMPONENTS WITH ALL SPRINKLER HEADS, PVC PIPE VALVES, VALVE BOXES, PUMP, CONTROLLER, AND MISCELLANEOUS FITTINGS INCLUDED. INDICATE MATERIAL SPECIFICATION TYPE, MODEL NUMBER AND MANUFACTURER.
 - IRRIGATION PLAN AT 1" = 20' DELINEATING ALL HEAD LOCATIONS WITH TYPE OF SPRAY OR ROTOR NOZZLE INDICATED. MAINLINE AND LATERAL LINE WITH PIPE SIZES, VALVE SIZE AND LOCATION, SUCH AS SLEEVE LOCATIONS, BACKFLOW DEVICE SIZE AND LOCATION, ETC. SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR IF NOT INCLUDED IN LANDSCAPE ARCHITECT'S DESIGN PACKAGE FOR BID.
 - MANUFACTURER'S CUT-SHEETS FOR ALL LANDSCAPE MATERIAL APPLICATIONS AND SOIL SAMPLE TEST RESULTS. CONTRACTOR SHALL AMEND SOIL AS REQUIRED FOR PROPOSED PLANTINGS.
- LANDSCAPE AND IRRIGATION SCHEDULE OF CONSTRUCTION EVENTS, SCHEDULE SHALL BE COMPREHENSIVE AND ALL-INCLUSIVE OF THE CONTRACTOR'S SCOPE OF WORK AND SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR'S SCHEDULE.
- REPRESENTATIVE PHOTOGRAPHS OF ALL TREE MATERIALS SHOWING PROPOSED QUALITY AND SIZE UPON REQUEST.
- SUBMITTAL SHALL BE IN AN 8-1/2" X 11" FORMAT AND SHALL BE PROVIDED IN THREE RING BINDERS WITH SEPARATE SECTIONS FOR EACH AREA OF WORK PROVIDE FIVE (5) COPIES FOR APPROVAL.
- THE PROJECT NAME AND LOCATION SHALL BE LABELED ON THE FRONT OF EACH BINDER WITH THE CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER LISTED ON THE INSIDE FRONT PAGE WITH THE INDEX.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE TURF AND IRRIGATION SYSTEM COMPLETION AND FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR EQUIPMENT AND MATERIALS TO NECESSARY TO PROPERLY MAINTAIN THE SITE'S LANDSCAPE AND TURF AREAS BY MOVING, EDGING, WEEDING, WATERING, CONTROL OF PESTS, FERTILIZING AND PRUNING AS NEEDED ON A WEEKLY BASIS. CLEAN UP ALL WEEDS AND TRUNKS AND BRANCHES IMMEDIATELY AFTER EVERY MOVING OPERATION. SUPPLEMENT IRRIGATION SYSTEM BY HAND WATERING FOR PROPER ESTABLISHMENT. ADJUST CONTROLLER TO APPLY ONE INCH OF WATER PER WEEK TO ALL LANDSCAPE AND TURF AREAS. CONTRACTOR'S PERSONNEL SHALL TAKE ALL NECESSARY MEASURES TO SAFEGUARD THE GENERAL PUBLIC FROM ALL ON-SITE MAINTENANCE ACTIVITIES. ALL AREAS SHALL BE POLICED FOR LITTER, TRASH, CLIPPING, OR OTHER DEBRIS DURING EACH VISIT.
- A LOG RECORD OF ALL ON-SITE ACTIVITIES WILL BE MAINTAINED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AT FINAL ACCEPTANCE.

- FERTILIZER TREES, SHRUBS AND GROUNDCOVERS WITH NURSERYMEN'S "SURE-GRO" 12-12-12 BY BROADCASTING EVENLY THROUGHOUT THE PLANTING AREA WITH A PROPERLY CALIBRATED SPREADER PER MANUFACTURER'S RECOMMENDED APPLICATION RATE. THOROUGHLY WATER PLANT MATERIALS AFTER FERTILIZING. NURSERYMEN SURE-GRO CORP. (407) 589-8961
26. PLANT "X" 20" GYMNADIA HERICOIDES (CONTAINS SURPLIN PER MANUFACTURER'S DIRECTIONS) TO ALL PLANT BED AREAS PRIOR TO MULCHING. USE A PROPERLY CALIBRATED GRANULAR APPLICATOR AND DO NOT APPLY CHEMICALLY DIRECTLY ONTO LEAVES OF PLANTS.
27. ALL PLANT BEDS AND TREE RINGS SHALL BE MULCHED WITH A 3" DEPTH LAYER OF FINE BARK MULCH UNLESS SPECIFIED DIFFERENTLY ON PLANS. DEPTH SHALL BE MEASURED AFTER COMPACTION. REMOVE MULCH FROM CANOPIES OF SHRUBS AND PROPERLY "TUCK-IN" MULCH ALONG EDGES.
28. BED LINES SHALL HAVE WELL DEFINED TRENCH EDGES TO CONTAIN MULCH. EDGE LINES SHALL BE LAID OUT WITH STRINGLINE IN THE FIELD PER PLAN LAYOUT. TREES OR SHRUBS SHOWN IN A LINE ON THE PLAN SHALL HAVE THE TRIANGULATIONS BY PLANT ALIGNMENT UPON VISUAL INSPECTION. AFTER INSTALLATION, GROUNDCOVER AND SHRUB BEDS SHALL BE PLANTED ON TRIANGULAR SPACING WITH PLANTS INSTALLED AND FACED FOR OPTIMUM GROWTH INTO THE BED.
29. TREES, PALMS AND SHRUBS SHALL BE PLANTED SO AS TO MAINTAIN ADEQUATE CLEARANCE FROM THE EDGE OF WALKS AND ADJACENT BUILDINGS WALLS. CURVILINEAR BED LINES SHALL BE ACCURATELY SCALED FROM PLANS AND LAD-OUT IN THE FIELD IF FIELD CONDITIONS ARE DIFFERENT FROM PLANS. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR ON-SITE REPRESENTATIVE FOR FIELD ADJUSTMENT OF MATERIALS.
30. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN THE FIELD TO THE LOCATIONS OF TREES, PALMS, SHRUBS AND GROUNDCOVERS WITHOUT CHARGE FROM THE LANDSCAPE CONTRACTOR. REMOVALS CAN BE MADE FOR AESTHETIC OR HEALTH/SAFETY MEASURE REASONS OR REQUEST FROM OWNER.
31. SOODING IS REQUIRED IN ALL UNPAVED AREAS WITHIN THE SITE BOUNDARIES UNLESS OTHER NOTES SHOWN OR NOTED. ALL SOO AREAS SHALL BE PLANTED WITH ST. AUGUSTINE TURFGRASS. SAND GROWN SOO-500 TYPE AS SPECIFIED ON PLANS SOO SHALL BE FREE FROM PESTS AND WEEDS. LAD IN STAGGERED ROWS WITH NO GAP. SOO SHALL BE FERTILIZED AND WATERED IMMEDIATELY AFTER INSTALLATION. SOO SHALL NOT BE LAD ON TOP OF WEEDS, STONKS, ROCKS, ETC. PRIOR TO SOODING OR SEEDING. TREAT SOIL WITH "ROUND-UP" PLANT KILLER AT A RATE OF 2 OZ. PER GALLON OR AS PER MANUFACTURER'S INSTRUCTIONS. ALL DEBRIS SHALL BE REMOVED PRIOR TO LAYING SOO. SOO RETENTION COVERS AND BOTTOMS WITH ARGENTINE BARK SOO-500 PEGGING SOO ON SLOPES 3:1 AND GREATER. SOO POLLS SHALL BE LAD HORIZONTAL TO PREVAILING SLOPE TO MINIMIZE EROSION.
32. ANY AREAS SUBJECT TO EROSION (E.G. GRASS SWALES, RETENTION AREA, EMBANKMENTS) MUST BE STABILIZED BY SOIL-500.
33. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE EROSION REPAIRS IF SITE IS FINALLY GRADED BY GENERAL CONTRACTOR FOR SOODING AND A DELAY OF SOODING CAUSED BY LANDSCAPE CONTRACTOR IS DETERMINED TO HAVE CAUSED EROSION DAMAGE TO FINAL GRADE.
34. FERTILIZER TREAT AREAS WITH 16-4-8 FERTILIZER AT THE RATE OF 10 LBS OF NITROGEN PER 100 SQ. FT. OR TURF AREA WATER AFTER FERTIGATION TO THOROUGHLY SATURATE THE SOIL.
35. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATING FOR A PERIOD OF TWENTY-FOUR (24) HOURS PRIOR TO START OF PLANTING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL HAND-WATERING AS NECESSARY FOR ALL TREES, SHRUBS, GROUNDCOVERS AND TURF AREAS PRIOR TO FINAL ACCEPTANCE.
36. THE JOB SITE SHALL BE KEPT ORDERLY AND REASONABLY CLEAN ON A DAILY BASIS DURING CONSTRUCTION OPERATIONS. UPON COMPLETION, THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE GENERATED BY HIS OPERATIONS. ON-SITE, INCLUDING THE CLEANING OF WALKS AND PAVING AS NECESSARY.
37. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TOWING ALL NECESSARY MEASURES TO PROTECT THE CONTRACTOR'S INSTALLED AND/OR ON-SITE MATERIALS FROM THEFT PRIOR TO FINAL ACCEPTANCE BY OWNER.
38. ALL PLANT MATERIAL SHALL BE QUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ALL TREES PLANTS AND/OR GRASSING NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE QUARANTINE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS AFTER WRITTEN NOTICE. ALL PLANT REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THE REPLACEMENTS SHALL BE FURNISHED AND INSTALLED AS HEREIN SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE FROM DEFECTS IN MATERIALS AND WORKMANSHIP. SEE WRITTEN SPECIFICATIONS.
39. "AS-BUILT" OF THE LANDSCAPE AND IRRIGATION PLANS SHALL BE MADE BY THE LANDSCAPE AND IRRIGATION CONTRACTOR. "AS-BUILT" SHALL BE UPDATED DAILY AND SHALL BE KEPT ON-SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. ANY AND ALL DEVIATIONS FROM THE ORIGINAL CONSTRUCTION DOCUMENTS SHALL BE DAILY AND ACCURATELY RECORDED. A RETRODUCIBLE OF EACH "AS-BUILT" SHALL BE PROVIDED BY THE LANDSCAPE AND IRRIGATION CONTRACTOR TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AND TO THE ARCHITECT PRIOR TO FINAL ACCEPTANCE AND PAYMENT OF RETAINAGE.
40. AT THE TIME OF FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL PROMOTE THE OWNER WITH A MAINTENANCE MANUAL CONTAINING INSTRUCTIONS FOR THE PROPER CARE OF ALL MATERIALS SPECIFIC TO THE JOB INCLUDING IRRIGATION, IRRIGATION OPERATING DIRECTIONS AND MANUFACTURER'S LITERATURE TO OWNER'S REPRESENTATIVE. CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE HOW TO PROPERLY OPERATE THE IRRIGATION SYSTEM. THE OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND WATERING OF THE LANDSCAPING AND TURF TURF (30) DAYS AFTER ACCEPTANCE.
41. THE SUBCONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL, PRIOR TO START OF WORK THE FOLLOWING:
 - MANUFACTURER'S CUT-SHEETS FOR IRRIGATION COMPONENTS WITH ALL SPRINKLER HEADS, PVC PIPE VALVES, VALVE BOXES, PUMP, CONTROLLER, AND MISCELLANEOUS FITTINGS INCLUDED. INDICATE MATERIAL SPECIFICATION TYPE, MODEL NUMBER AND MANUFACTURER.
 - IRRIGATION PLAN AT 1" = 20' DELINEATING ALL HEAD LOCATIONS WITH TYPE OF SPRAY OR ROTOR NOZZLE INDICATED. MAINLINE AND LATERAL LINE WITH PIPE SIZES, VALVE SIZE AND LOCATION, SUCH AS SLEEVE LOCATIONS, BACKFLOW DEVICE SIZE AND LOCATION, ETC. SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR IF NOT INCLUDED IN LANDSCAPE ARCHITECT'S DESIGN PACKAGE FOR BID.
 - MANUFACTURER'S CUT-SHEETS FOR ALL LANDSCAPE MATERIAL APPLICATIONS AND SOIL SAMPLE TEST RESULTS. CONTRACTOR SHALL AMEND SOIL AS REQUIRED FOR PROPOSED PLANTINGS.
- LANDSCAPE AND IRRIGATION SCHEDULE OF CONSTRUCTION EVENTS, SCHEDULE SHALL BE COMPREHENSIVE AND ALL-INCLUSIVE OF THE CONTRACTOR'S SCOPE OF WORK AND SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR'S SCHEDULE.
- REPRESENTATIVE PHOTOGRAPHS OF ALL TREE MATERIALS SHOWING PROPOSED QUALITY AND SIZE UPON REQUEST.
- SUBMITTAL SHALL BE IN AN 8-1/2" X 11" FORMAT AND SHALL BE PROVIDED IN THREE RING BINDERS WITH SEPARATE SECTIONS FOR EACH AREA OF WORK PROVIDE FIVE (5) COPIES FOR APPROVAL.
- THE PROJECT NAME AND LOCATION SHALL BE LABELED ON THE FRONT OF EACH BINDER WITH THE CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER LISTED ON THE INSIDE FRONT PAGE WITH THE INDEX.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE TURF AND IRRIGATION SYSTEM COMPLETION AND FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR EQUIPMENT AND MATERIALS TO NECESSARY TO PROPERLY MAINTAIN THE SITE'S LANDSCAPE AND TURF AREAS BY MOVING, EDGING, WEEDING, WATERING, CONTROL OF PESTS, FERTILIZING AND PRUNING AS NEEDED ON A WEEKLY BASIS. CLEAN UP ALL WEEDS AND TRUNKS AND BRANCHES IMMEDIATELY AFTER EVERY MOVING OPERATION. SUPPLEMENT IRRIGATION SYSTEM BY HAND WATERING FOR PROPER ESTABLISHMENT. ADJUST CONTROLLER TO APPLY ONE INCH OF WATER PER WEEK TO ALL LANDSCAPE AND TURF AREAS. CONTRACTOR'S PERSONNEL SHALL TAKE ALL NECESSARY MEASURES TO SAFEGUARD THE GENERAL PUBLIC FROM ALL ON-SITE MAINTENANCE ACTIVITIES. ALL AREAS SHALL BE POLICED FOR LITTER, TRASH, CLIPPING, OR OTHER DEBRIS DURING EACH VISIT.
- A LOG RECORD OF ALL ON-SITE ACTIVITIES WILL BE MAINTAINED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AT FINAL ACCEPTANCE.

- JURIGATION CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL CONDITIONS AND DIMENSIONS AS SHOWN ON THE PLANS PRIOR TO SUBMISSION OF BID. THE PLANS ARE SCHEMATIC AND THE CONTRACTOR SHALL DETERMINE ANY AND ALL NECESSARY MATERIALS AND LABOR NEEDED TO MEET THE INTENT OF THE DRAWINGS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND/OR COORDINATING PRIOR TO BEGINNING OF INSTALLATION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR IN REGARDS TO TYPE AND LOCATION OF WATER SOURCE.
- JURIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL IRRIGATION SYSTEM FOR 100% OVERLAP COVERAGE OF ALL LANDSCAPE AND TURF AREAS AS INDICATED ON THE LANDSCAPE AND IRRIGATION PLANS (SEE WRITTEN SPECIFICATIONS).
- THE CONTRACTOR SHALL VERIFY EXISTING COMPRESS FROM THE PROPOSED WATER SOURCE AND IF NEEDED, THE CONTRACTOR SHALL ADJUST AND BALANCE THE PROPOSED ZONES AS NECESSARY TO MEET ACTUAL OPERATIONAL REQUIREMENTS. THE CONTRACTOR SHALL ALSO ADD HEADS AS NEEDED FOR FULL 100% COVERAGE IF SCHEMATIC PLAN LOCATIONS ARE INSUFFICIENT.
- COORDINATE OPERATION OF THE TIME-CLOCK FOR PROPER ZONE SEQUENCING AND OPTIMUM WATERING. TIME, VERIFY TIME-CLOCK LOCATION AND STATUS/OP TIMES OF OPERATION WITH OWNER. TIME-CLOCK SHALL BE LOCATED ON AN EXTERIOR WALL IN A LOCKING WALL-MOUNTED UNIT FOR LEGEND. THE GENERAL CONTRACTOR'S ELECTRICIAN SHALL PROVIDE 120V 20AMP POWER SUPPLY TO THE TIME-CLOCK. COORDINATE ELECTRICAL SUPPLY REQUIREMENTS WITH THE GENERAL CONTRACTOR.
- SPRING ON PLANS IS DIAGNOSTICALLY ROUTED FOR GRAPHIC CLARITY. ACTUAL PLACEMENT SHALL BE LOCATED WITHIN PROPERTY BOUNDARY AND IN "GREENSPACE" AREAS ADJACENT TO PAVING OR STRUCTURES AS PER INDUSTRY STANDARDS. COORDINATE INSTALLATION WITH PLANNING PLAN SO CONFLICTS WITH PROPOSED LOCATIONS OF TREES, PALMS AND SHRUBS WILL BE AVOIDED. PLACE PIPING IN TRENCH ADJACENT TO CURBING OR EDGE OF PAVEMENT WHERE POSSIBLE.
- CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLANS AND SPECIFICATIONS TO DETERMINE WHERE IRRIGATION HEADS SHALL BE INSTALLED ON RISERS. HEIGHTS OF ALL RISERS SHALL BE ACQUIRED AFTER LANDSCAPE INSTALLATION IS COMPLETE. RISERS SHALL BE PAINTED BLACK WITH PROFESSIONAL QUALITY FLAT ENAMEL SPRAY PAINT. ADJUST SPRINKLER ARC, RADII AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO ASSURE 100% OVERLAP COVERAGE. ALL RISERS SHALL BE STAKED WITH A GALV. STAINLESS STEEL 1/2" STAKE AND SECURED BY TWO STAINLESS STEEL CLAMPS. NO RISER SHALL BE INSTALLED ADJACENT TO ANY PEDESTRIAN WALKWAY. POP-UP HEADS SHALL BE USED IN GROUND-COVER BEDS ADJACENT TO WALKWAYS, AND IN PARKING ISLANDS (TPV).
- CONTRACTOR SHALL DETERMINE LOCATIONS OF ALL UNDERGROUND UTILITIES AND IMPROVEMENTS PRIOR TO START OF WORK. ON-SITE COORDINATION WITH THE GENERAL CONTRACTOR AND SITE LIGHTING CONTRACTOR FOR INSTALLATION OF PROPOSED LIGHTING AND ELECTRICAL CONDUITS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. THE IRRIGATION CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGES THAT RESULTS FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND/OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION.
- IRRIGATION CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY GOVERNING AGENCIES. SUBMIT COPIES OF PERMITS TO OWNER'S CONSTRUCTION REPRESENTATIVE. IRRIGATION CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED.
- ADJUST SPRINKLER ARC, RADII AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO INSURE 100% OVERLAP COVERAGE. INSTALL PROPER NOZZLE AS FIELD CONDITIONS REQUIRE FOR OVERLAP COVERAGE. RAISE OR LOWER SPRINKLER HEADS AS REQUIRED.
- WHERE MAINLINE OR LATERAL LINES ARE COVERED BY PAVING, A SCHEDULE 40 PVC SLEEVE SHALL BE INSTALLED ABOVE THE SPECIFIED LATERAL LINE AND STURBED UP WITH END CAPS AS SHOWN IN DETAIL. SLEEVE SIZE SHALL NOT BE LARGER (LD) THAN THE SIZE OF THE LATERAL LINE. VEE-TYPE SIZE INDICATED ON THE PLANS.
- ALL MAINLINES SHALL BE BURIED A MINIMUM OF 8" BELOW FINISH GRADE. MAINLINE SHALL BE BURIED A MINIMUM OF 24" AT ROAD CROSSINGS. ALL LATERAL LINES SHALL BE BURIED A MINIMUM DEPTH OF 12" BELOW FINISH GRADE. INSTALL MAINLINE IN SAME TRENCH AS LATERAL LINES WHERE POSSIBLE.
- POP-UP SPRINKLER HEADS SHALL BE INSTALLED ON 12" OR 3/4" X 1/8" SPEARS. FLEX PIPE CONNECTION. FLEX PIPE CEMENT SHALL BE USED ON ALL CONNECTIONS BETWEEN FLEXIBLE PVC AND IRIGID PVC.
- ALL WIRE SPRING SHALL BE MADE IN VALVE BOXES USING PAINTER "SNAP-TITE" WIRE SPRING KITS AND SEALANT.
- WIRE SHALL BE UF-400 VOLT DIRECT BURIAL 14 GAUGE WIRE INSTALLED DIRECTLY IN THE PIPE TRENCH. BUNDLED AND TAPPED EVERY TEN FEET ALONG THE MAINLINE WITH EXPANSION LOOPS PROVIDED AT EACH VALVE. WHITE COLOR FOR COMMON AND "RED" COLOR FOR CONTROL WIRES. AT TIME OF INSPECTION, WIRE THAT DOES NOT CONFORM TO SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- BEFORE SPRINKLER HEADS ARE SET, THE CONTRACTOR SHALL OPEN CONTROLS, VALVES AND FLUSH THE LINES THOROUGHLY WITH A FULL HEAD OF WATER TO BE SURE THERE IS NO FOREIGN MATTER IN THE LINES. THE CONTRACTOR SHALL TEST THE LINES FOR LEAKAGE BY MAINTAINING A FULL HEAD OF PRESSURE (100 PSI) FOR ONE HOUR WITH CAPPED ENDS AFTER LINES ARE COMPLETE.
- AT ANY TIME DURING THE INSTALLATION OF THE IRRIGATION SYSTEM BY THE CONTRACTOR, THE OWNER, ARCHITECT OR LANDSCAPE ARCHITECT MAY VISIT THE SITE TO MAKE OFFICIAL INSPECTIONS. UPON REQUEST, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SPECIFIED WORK AS SPECIFIED BY THE INSPECTOR WITHOUT COMPENSATION. SHOULD THE MATERIAL, WORKMANSHIP OR METHOD OF INSTALLATION NOT MEET THE STANDARDS SPECIFIED HEREIN, THE CONTRACTOR SHALL IMMEDIATELY REPLACE THE WORK AT HIS OWN EXPENSE.
- THE OWNER OR HIS DESIGNATED REPRESENTATIVE WILL RESPOND WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE CONTRACTOR OF COMPLETION FOR THE PURPOSE OF MAKING A FINAL INSPECTION OF THE SYSTEM IF FINAL ACCEPTANCE IS NOT GIVEN AT THIS INSPECTION. A "PUNCH-LIST" OF UNSATISFACTORY ITEMS WILL BE PREPARED FOR COMPLETION BY THE IRRIGATION CONTRACTOR. SUCH TIME AS ALL "PUNCH-LIST" ITEMS HAVE BEEN COMPLETED AND APPROVED BY THE OWNER OR HIS DESIGNATED REPRESENTATIVE, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF FINAL ACCEPTANCE. FINAL ACCEPTANCE BY THE OWNER WILL NOT BE GIVEN UNTIL ALL REQUIRED SUBMITTALS AND "AS-BUILT" DRAWINGS HAVE BEEN TURNED OVER TO THE OWNER AND LANDSCAPE ARCHITECT.
- THE IRRIGATION CONTRACTOR SHALL KEEP ONE RECORD SET OF BLUELINE PRINTS OF THE SPRINKLER SYSTEM IN GOOD CONDITION AT THE SITE AND MARK ON THEM THE EXACT "RECORD" OF THE CONTRACTOR. SHALL MAKE A DAILY RECORD OF ALL WORK INSTALLED DURING EACH DAY. PLANS SHALL INDICATE THE EXACT LOCATION OF CHECK VALVES, GATE VALVES, WIRE LOCATIONS, HEAD, LAYOUT, AUTOMATIC VALVES, ETC.
- FOR VALVE BOXES SHALL BE SHOWN BY THE TRIANGULAR SYSTEM OF MEASUREMENTS FROM EASILY IDENTIFIED PERMANENT FEATURES SUCH AS BUILDINGS, CURBS, WALKS, ETC. DRAWINGS SHALL SHOW APPROVED SUBSTITUTIONS IF ANY OF MATERIAL INCLUDING MANUFACTURER'S NAME AND CATALOGUE NUMBER. UPON COMPLETION, ALL INFORMATION MANUFACTURER'S NAME AND CATALOGUE NUMBER LISTED ON THE RECORD SHALL BE RECORDED IN AN ORDERLY AND LEGIBLE MANNER ON OR BEFORE FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL DELIVER ONE (1) RETRODUCIBLE MYLAR BY THE CONTRACTOR. DRAWINGS SHALL BE TO SCALE AND ALL INFORMATION SHALL BE RECORDED IN AN ORDERLY AND LEGIBLE MANNER ON OR BEFORE FINAL INSPECTION. THE CONTRACTOR OF THE RESPONSIBILITY OF THE FURNISHING REQUIRED INFORMATION THAT MAY HAVE BEEN OMITTED. RETAINAGE SHALL BE PRESENT TO THE CONTRACTOR AFTER THE "RECORD" DOCUMENTS HAVE BEEN SATISFACTORILY RECEIVED BY THE OWNER AND ALL OTHER ASPECTS OF HIS CONTRACT HAVE BEEN MET.



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SPECIFICATIONS AND DETAILS

WENDY'S - HUDSON
PASCO COUNTY, FLORIDA

SEAL

JONATHAN H. TONER
LICENSE
No. 1123
STATE OF FLORIDA
LANDSCAPE ARCHITECT

JONATHAN H. TONER FL 0001123

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L3

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SPECIFICATIONS AND DETAILS

