

SITE CONSTRUCTION PLANS FOR Image Builders - Office/Warehouse 690 Garden Commerce Pkwy, Winter Garden, FL 34787

Parcel ID: 24-22-27-9385-00-140 & 130

PROJECT DESCRIPTION (PROPOSED IMPROVEMENTS)

- CONSTRUCTION OF A NEW 29,802 SF OFFICE/WAREHOUSE AND ASSOCIATED SITE IMPROVEMENTS

FLOOD CERTIFICATE:

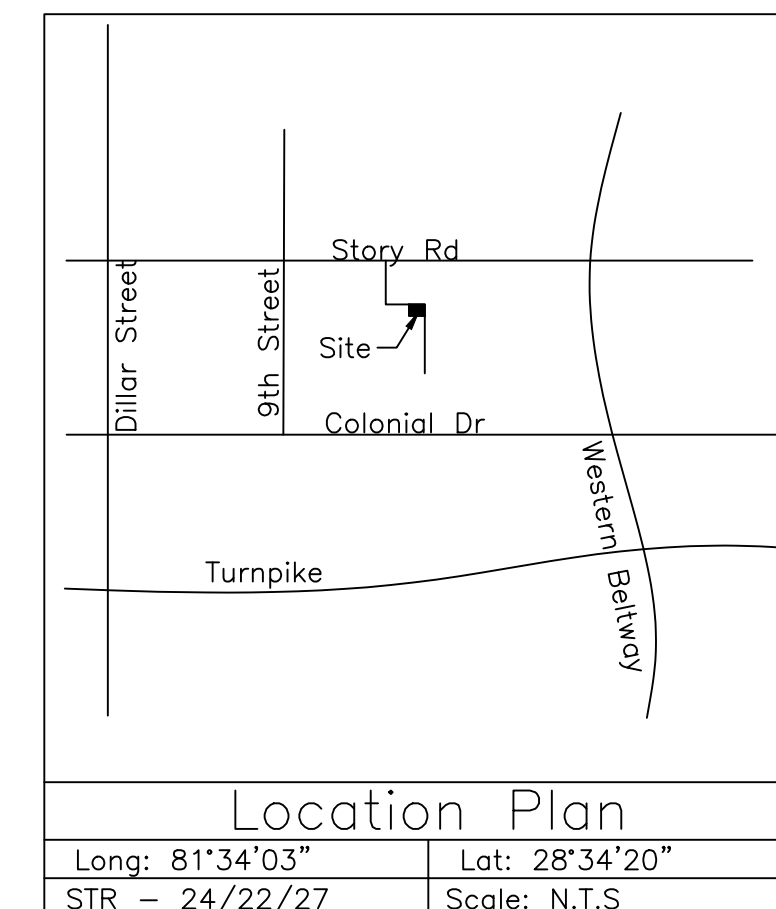
- ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120900215F, MAP REVISED: SEPTEMBER 25, 2009.

BEARING BASIS

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF COMMERCE CENTER PARKWAY BEING S89°50'08"E (PER PLAT)

BENCHMARK

- THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM PER BENCH MARK NUMBER L 653 027, ELEVATION = 118.19 (NAVD 1988).



Legal Description

LOTS 13 & 14, WINTER GARDEN COMMERCE CENTER, PHASE I AS RECORDED IN PLAT BOOK 72, PAGE(S) 133 & 134, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Site Data

Total Site Area 84,565 sf
1.94 Ac
Zoning Classification PID
Future Land Use Industrial

Building Setbacks	Required Min	Proposed
Front (N)	50 ft	83.0 ft
Side St (E)	35 ft	35.0 ft
Side (S)	25 ft	35.0 ft
Rear (W)	30 ft	54.9 ft

Proposed Building	Area
Total Building GFA	29,802 sf
Total Building FAR	0.4

Parking Required	
Warehouse (23,406 sf at 1 space per 1,000 sf)	24 spaces
Office (6,396 sf at 1 space / 300 sf)	22 spaces
Total Parking Required	46 spaces

Parking Provided	
New Standard Spaces	44 spaces
New ADA Spaces	2 spaces
Total Parking Provided	46 spaces

Impervious Areas	Pre-Construction	Post Construction
Building Footprint	0 sf	29,802 sf
Access & Parking	0 sf	35,793 sf
Concrete Pads	0 sf	1,819 sf
Total Impervious Area	0 sf	67,414 sf
Percent Impervious	0.0%	79.7%

Schedule of Drawings

- COV - Development Plan Cover Sheet
- C1 - Site Layout Plan
- C2 - Site Grading Plan
- C3 - Site Utility Plan
- C4 - Miscellaneous Site Details
- C5 - Stormwater Pollution Prevention Plan
- 1 - Standard Details for Utilities Systems
- 2 - Standard Details for Water Systems
- 3 - Standard Details for Wastewater Systems
- 9 - Standard Details for Public Services
- L100 - Landscape Plan
- L200 - Landscape Details
- IR100 - Irrigation Plan
- IR200 - Irrigation Details
- ELEV - Colored Exterior Elevations
- E201 - Site Photometric Plan
- E202 - Photometric Cut-Sheets
- E203 - Photometric Cut-Sheets
- E204 - Photometric Cut-Sheets

City of Winter Garden Notes:

- All public improvements, including adjacent sidewalks, pavement, or curbs, will be checked at final inspection. Any damaged, broken or cracked sections shall be replaced by the developer prior to issuance of certificate of occupancy.
- The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
- All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.
- As-built record drawings shall comply with City of Winter Garden requirements available on-line.
- All Storm (>12") and Sanitary lines (>6") shall be inspected by CCTV prior to completion.
- All gravity sanitary pipe and fittings shall be SDR 26.
- All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
- Warranty period for any public improvements, including lift station and force main, shall be 2 years from the Certificate of Completion issuance.
- All signage shall comply with Chapter 102 of the City's Code of Ordinances.
- If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (not N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
- All on-site utilities shall be privately owned and maintained.

Utility Providers

- Water** - City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
Ph 407.656.4100
- Sewer** - City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
Ph 407.656.4100
- Electric** - Duke Energy
P.O. Box 14042
St. Petersburg, FL 33733
Ph 407.629.1010

Legend

- Catch Basin
- Mitered End Section
- Manhole
- Cleanout
- Hydrant
- New Pavement
- New Concrete
- Silt Fence
- Waterline
- Storm Sewer
- Sanitary Sewer
- Ex. Elevation
- New Elevation

Engineer:
Ibi Properties LLC
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650
Darcy@UnroeEngineering.com

Owner:
Ibi Properties LLC
Po Box 2094
Windermere, FL 34786-2094
ph: 321-229-1284
tom@imagehomebuilders.com

Surveyor:
American Surveying & Mapping, Inc
3191 Maguire Blvd, Suite 200
Orlando, Florida 32803
Phone No. (407) 426-7979

Architect:
Clark Stranahan
C4 Architecture
135 W Central Blvd #400,
Orlando, FL 32801
tel - 407.363.6136 ext. 201
mob - 407.221.7864



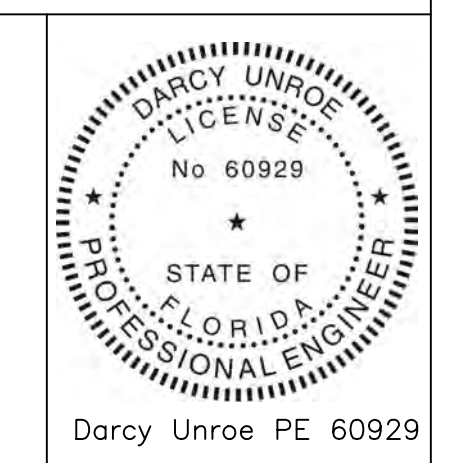
Unroe Engineering, Inc

Civil Engineering/Planning/Scientific Evaluation

PO Box 690942, Orlando, Florida 32869-0942

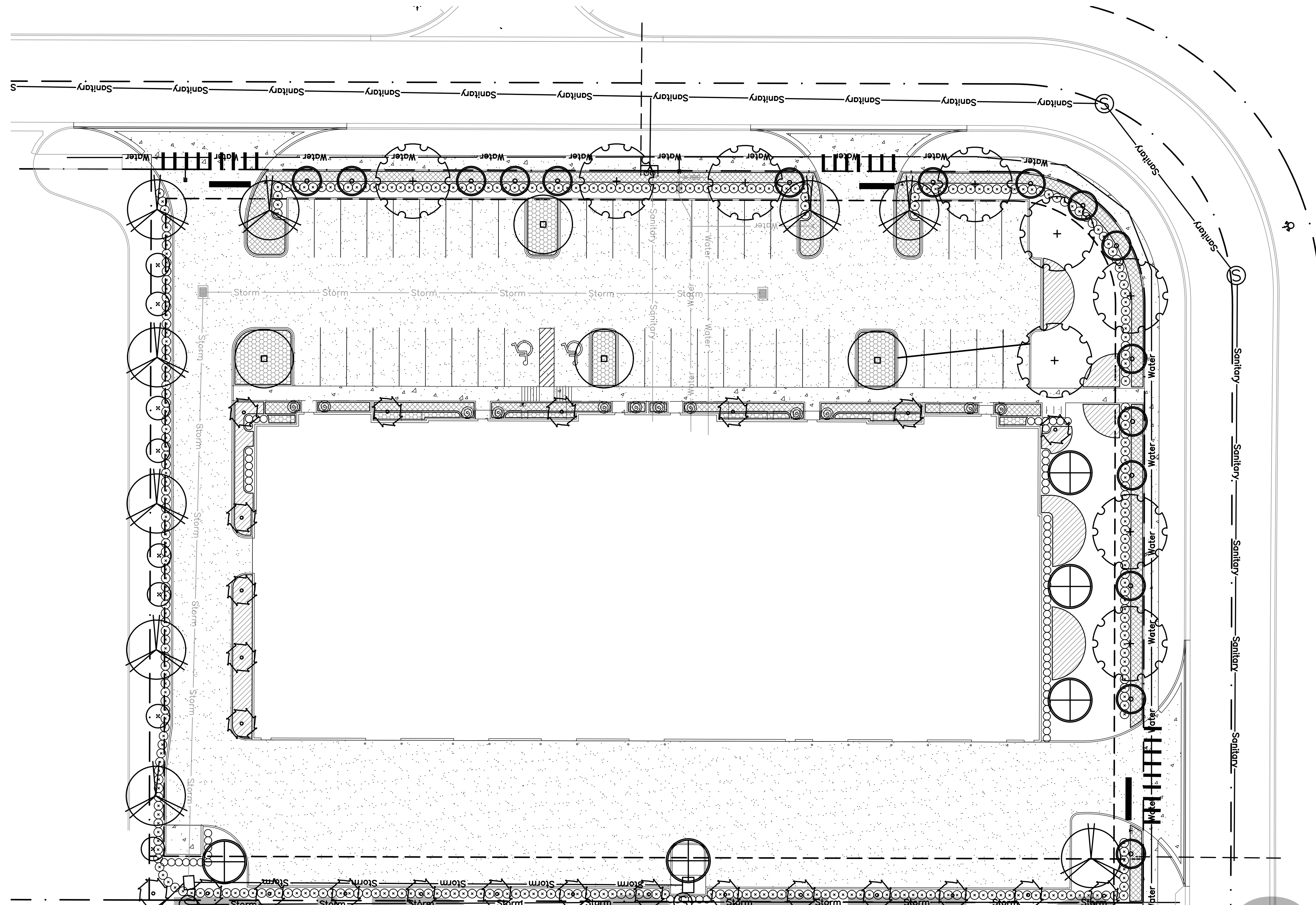
Business Authorization Number - EB 00006579 ph (407) 299-0650

Bid Set



Darcy Unroe PE 60929

COV



LANDSCAPE TABULATION

GENERAL REQUIREMENTS

Winter Garden Land Development Code Applies

Right-of-Way Frontage Buffer Requirements:

(1 canopy tree per 70 lf., 3 understory trees per 100 lf. and 24" Hedge)

North \approx 323' - 69' (Impervious) = 254'
 Trees Required: 4 Canopy, 8 Understory
 Trees Provided: 4 Canopy, 8 Understory

East \approx 248' - 42' (Impervious) = 206'
 Trees Required: 3 Canopy, 6 Understory
 Trees Provided: 3 Canopy, 7 Understory

Rear Yard Landscape Buffer Requirements:

(1 canopy tree per 50 lf., 3 understory trees per 100 lf. and 24" Hedge)

West \approx 250'
 Trees Required: 5 Canopy, 8 Understory
 Trees Provided: 5 Canopy, 8 Understory

Side Yard Landscape Buffer Requirements:

(1 canopy tree per 50 lf. and 24" Hedge)

South \approx 340'
 Trees Required: 7 Canopy
 Trees Provided: 14 Palm

Building Foundation Planting Requirements:

(1 canopy tree per 50 lf., shrubs, groundcover)

South \approx 485'
 Trees Required: 10 Canopy
 Trees Provided: 3 Canopy, 12 Understory, 10 Palm

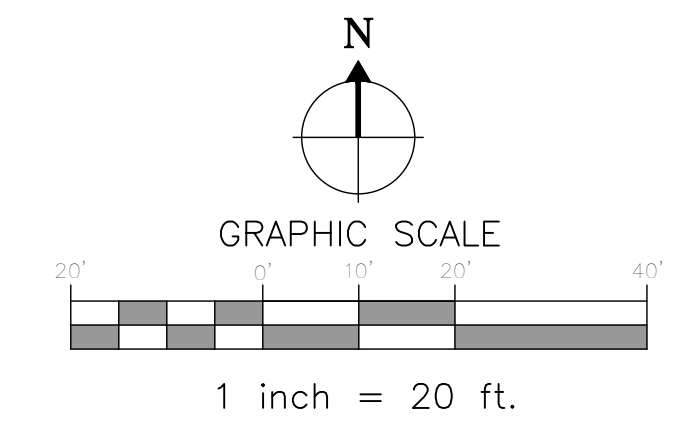
PLANT SYMBOLS

- TOPIARY
- JAPANESE BLUEBERRY
- WAX MYRTLE
- MAGNOLIA
- RED CEDAR
- LIVE OAK
- AMERICAN ELM
- WINDMILL PALM
- VIBURNUM
- PODOCARPUS
- PLUMBAGO
- HAWTHORN
- FLAX LILY

Plant List: Image Builders

CNT	SYM	BOTANICAL	COMMON	SPECIFICATIONS
Trees				
12	EC	Eugenia compacta	Conical Topiary	7' ht., 2' spr., 15 gal.
16	ED	Elaeocarpus decipiens	Japanese Blueberry	11' ht., 2" cal., 30 gal.
8	MC	Myrica cerifera	Wax Myrtle	7' ht., 2' spr., 15 gal.
4	MG	Magnolia grandiflora	Southern Magnolia	11' ht., 2" cal., 30 gal.
5	JV	Juniperus virginiana	Red Cedar	11' ht., 2" cal., 30 gal.
9	QV	Quercus virginiana	Live Oak	13' ht., 3" cal., 65 gal.
9	UA	Ulmus americana	American Elm	11' ht., 2" cal., 30 gal.
24	TF	Trachycarpus fortunei	Windmill Palm	10" c.t. min.
Shrubs & Groundcover				
338	VS	Viburnum suspensum	Sandankwa Viburnum	3 gal., 24" ht., 36" o.c.
71	PM	Podocarpus macrophyllus	Podocarpus	3 gal., 24" ht., 30" o.c.
170	PAM	Plumbago auriculata 'Monott'	Plumbago	3 gal., full, 36" o.c.
186	RIA	Raphiolepis indica 'Alba'	Dwarf Indian Hawthorn	3 gal., full, 30" o.c.
735	DTV	Dianella tasmanica	Variogated Flax Lily	1 gal., full, 24" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD	Paspalum notatum	Bahia Sod	solid sod, weed free, count by contractor

NOTES:
 1) Irrigation system to be a permanent system.
 2) The irrigation plan shall be designed and installed to conform to this Code.
 3) All plant material shall be FL. Grade #1 and "Florida Friendly".



LANDSCAPE ARCHITECT:
 Robert R. Buchanon, LA0009932
 Landscape Dynamics Construction Co., Inc. hereby reserves the right to modify or amend any and all portions of this plan, design, and drawings without notice, and the contractor shall be bound to accept any such modifications or amendments without protest. The contractor shall be responsible for obtaining the appropriate permits from the local jurisdiction.

48 HOURS BEFORE YOU DIG
 CALL SUNSHINE 1-800-475-8111
 IT'S THE LAW IN FLORIDA
 FLORIDA LAW REQUIRES
 A LICENSED PROFESSIONAL
 LANDSCAPE ARCHITECT TO
 DESIGN AND SUPERVISE
 ALL LANDSCAPE CONSTRUCTION
 PROJECTS. UNLICENSED
 FACILITIES NOT LESS THAN TWO
 (2) FEET FROM THE BOUNDARY.

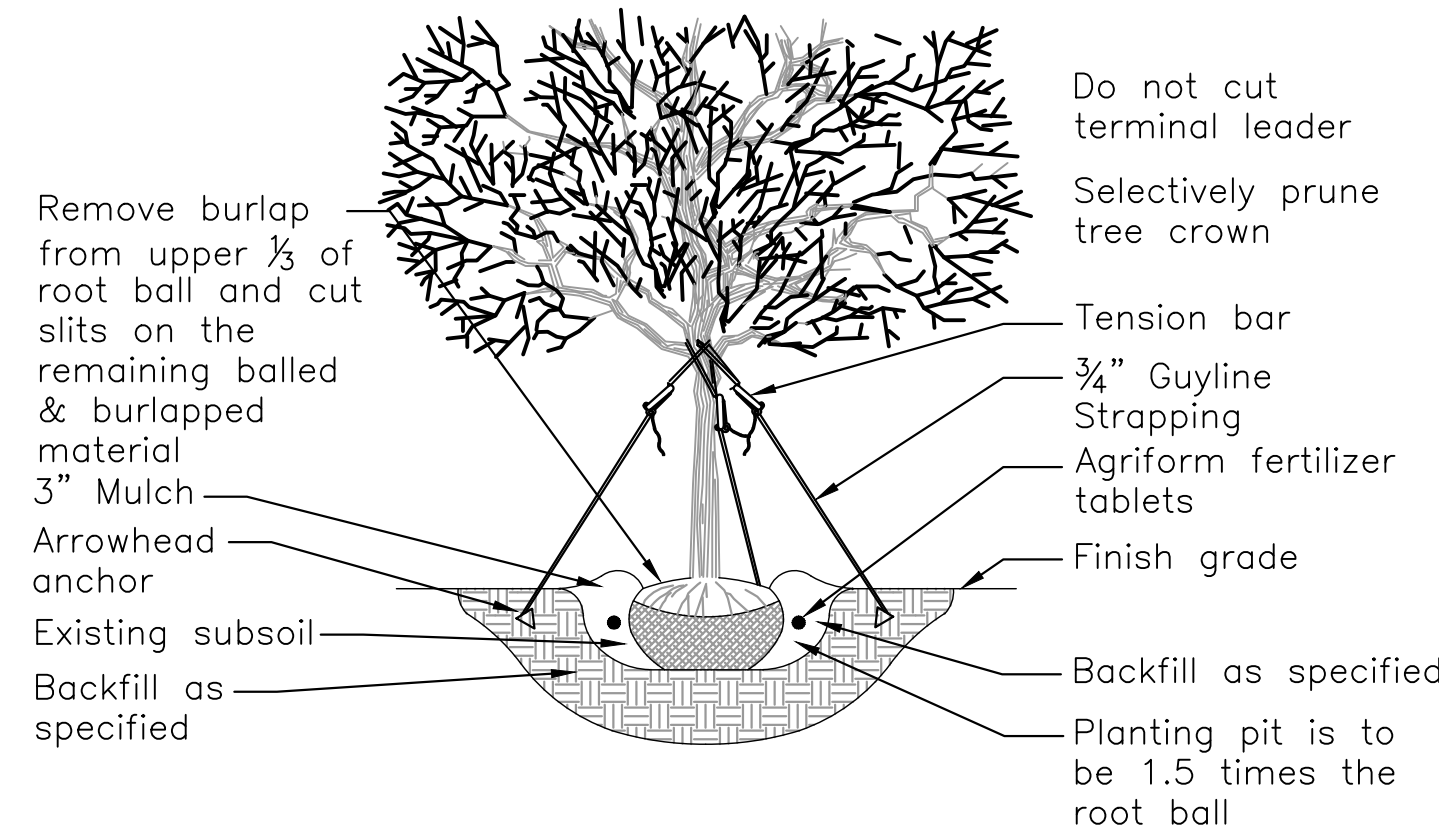
CONTRACTOR MUST REVIEW
 ALL GENERAL LANDSCAPE
 NOTES PRIOR TO BIDDING AND
 CONSTRUCTION
 Untree Engineering, Inc
 P.O. Box 890942
 Orlando, FL 32869

LANDSCAPE
dynamics
 LANDSCAPE ARCHITECTS AND PLANNERS, LLC

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone: 407-576-8111 - Email: randy@landscapedynamics.com
Landscape Plan
 Image Builders
 Winter Garden, Florida

DATE: 06-06-22
 JOB #: 2022-030
 PERMIT #
 DRAWN BY: BRB
 FILE NAME: LANDSCAPE
 SCALE: 1" = 20'
L100

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



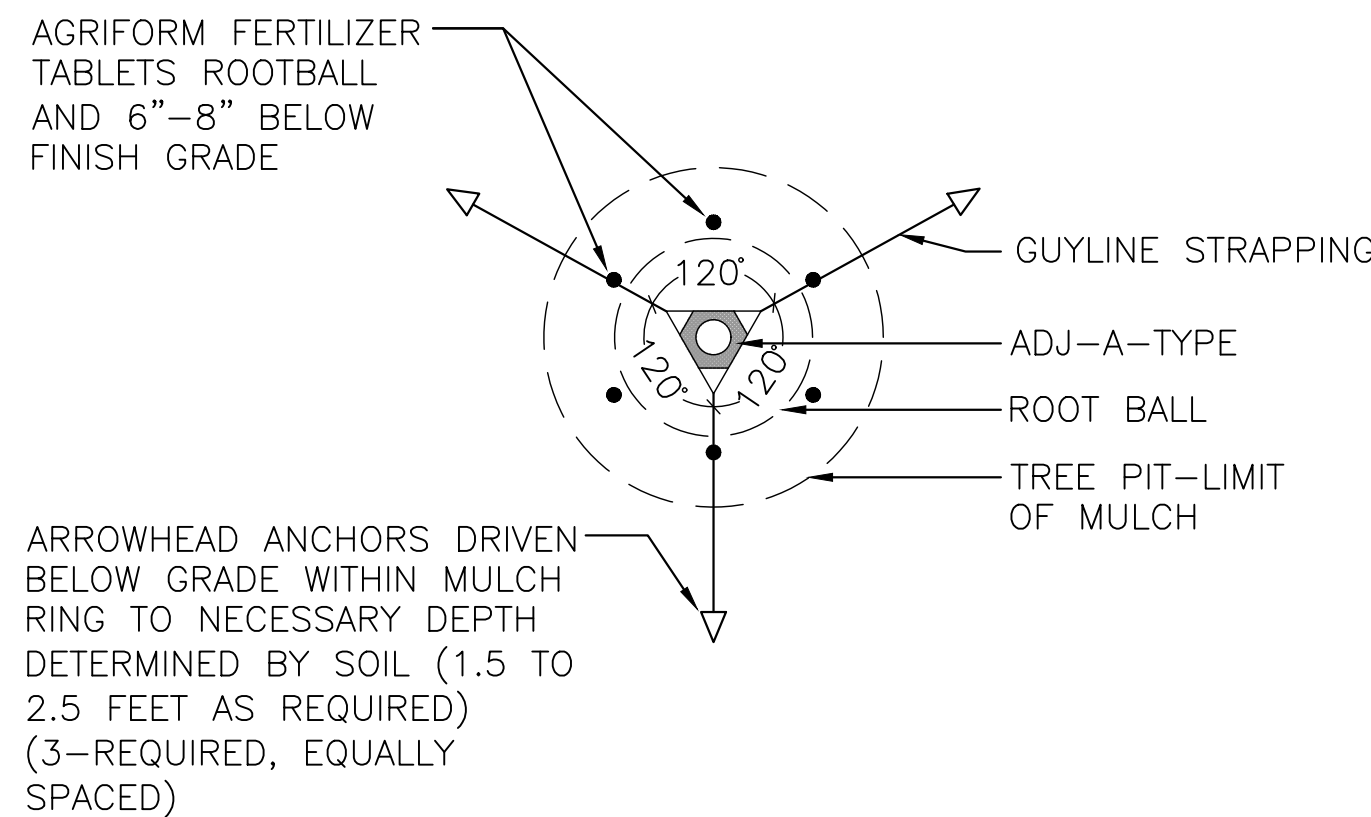
PRO20:

- For up to 2" Caliper Trees
- (3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
- (3) "Tool-Free" Tension Bars™
- (3) Arrowhead *Anchors (4" x 3-3/4")

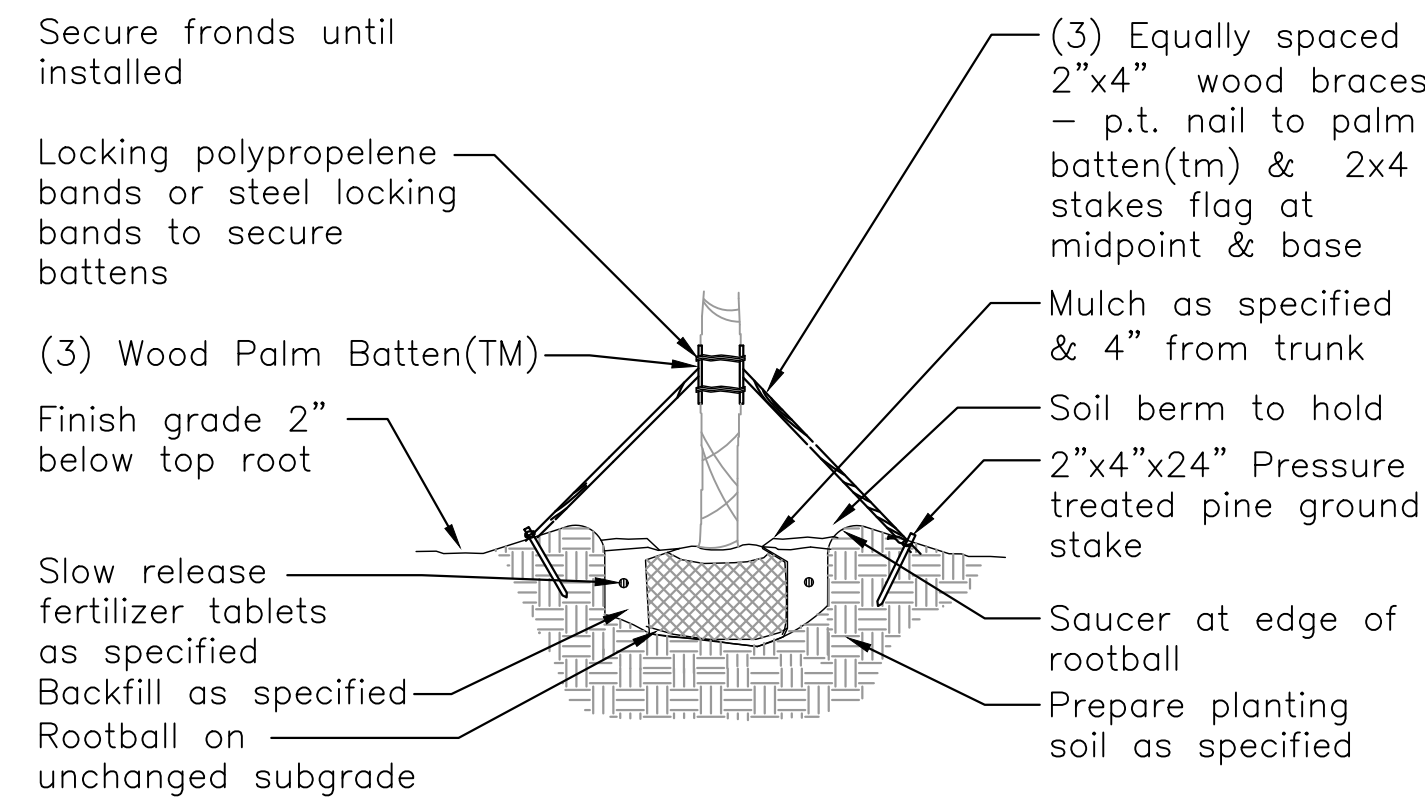
PRO40:

- For up to 4" Caliper Trees
- (3) ARBORGUY™ Guylines 1" x 12' = 600 lb test, Black or Green, UV resistant polypropylene strapping
- (3) "Tool-Free" Tension Bars™
- (3) Arrowhead Anchors (4-3/4" x 3-3/4")

1 ARBORGUY PRO20/PRO40 STAKING AND PLANTING DETAIL
L200 SCALE= N.T.S.



3 TREE STAKING DETAIL
L200 SCALE= N.T.S.



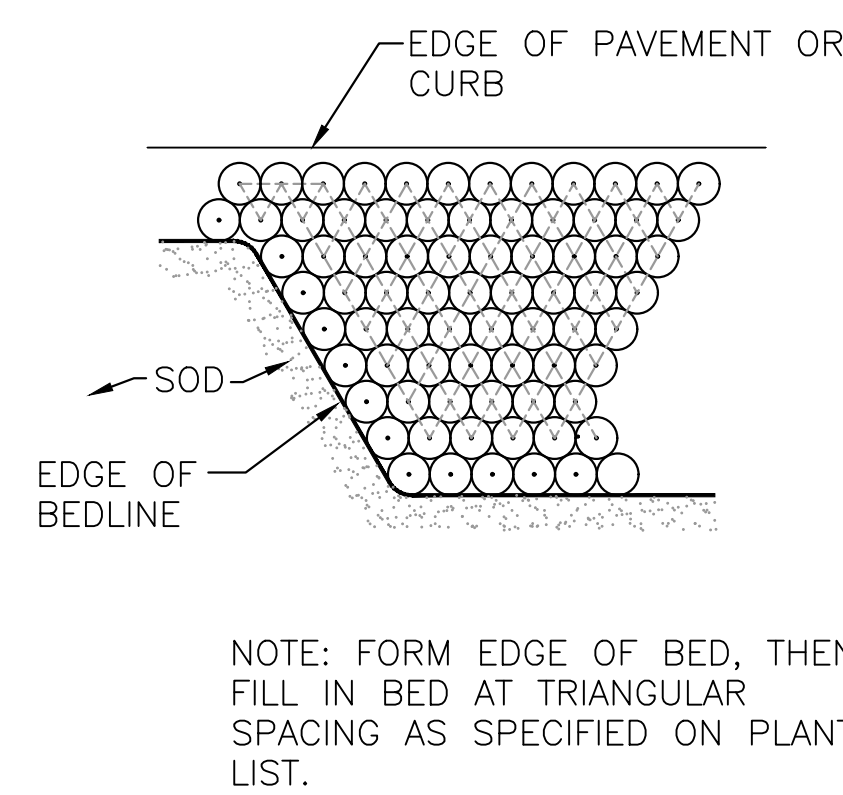
PBKM (Metal Bands)

- (3) 1 1/2"x3 1/2"x12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2"x4"x8' support braces)
- (2) 44" plated carbon steel bands with tensioning and locking screw / clamp

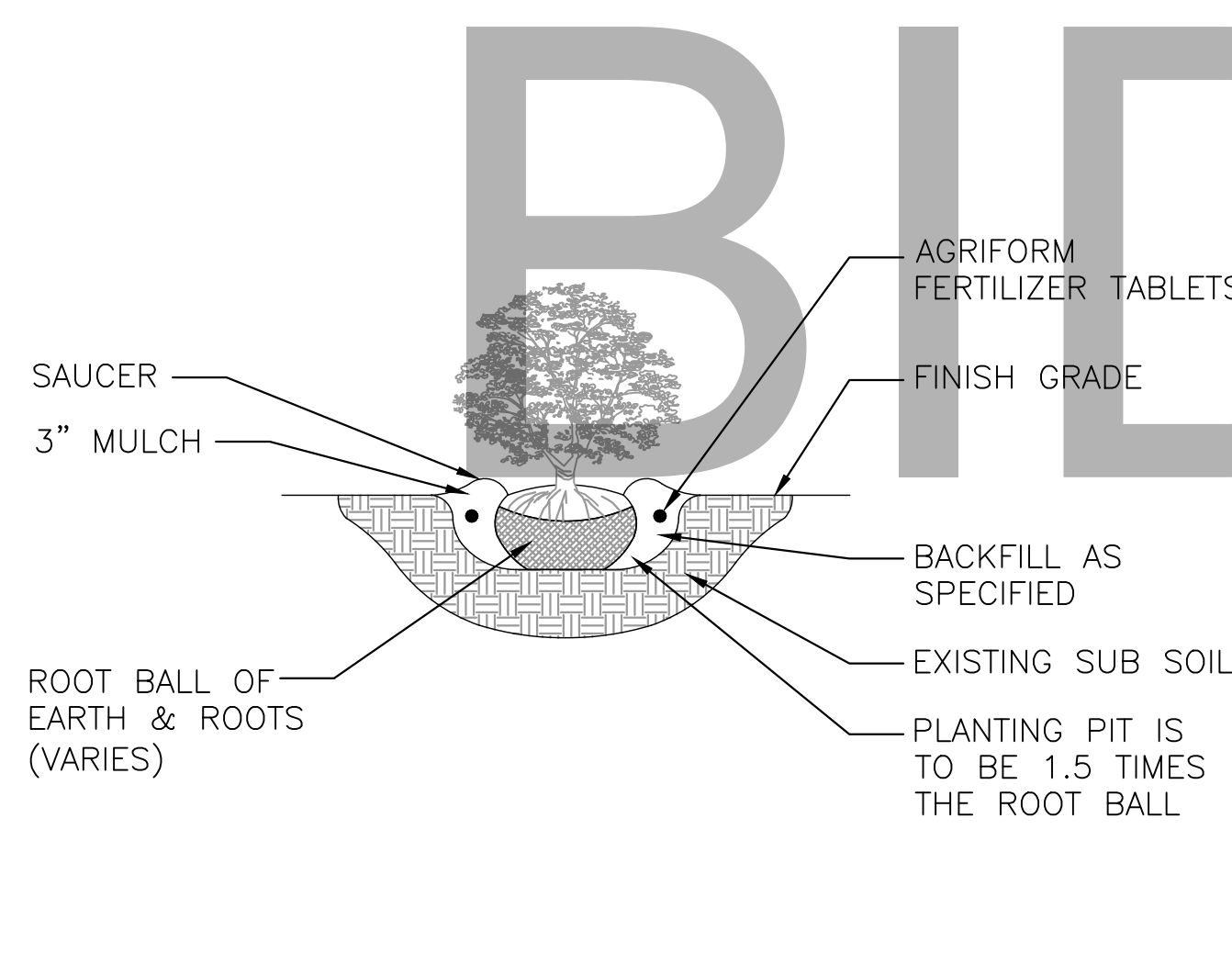
PBKC (Polypropylene Bands)

- (3) 1 1/2"x3 1/2"x12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2"x4"x8' support braces)
- (2) 8"x1", 600 lb test webbing bands with metal spring locking clamps

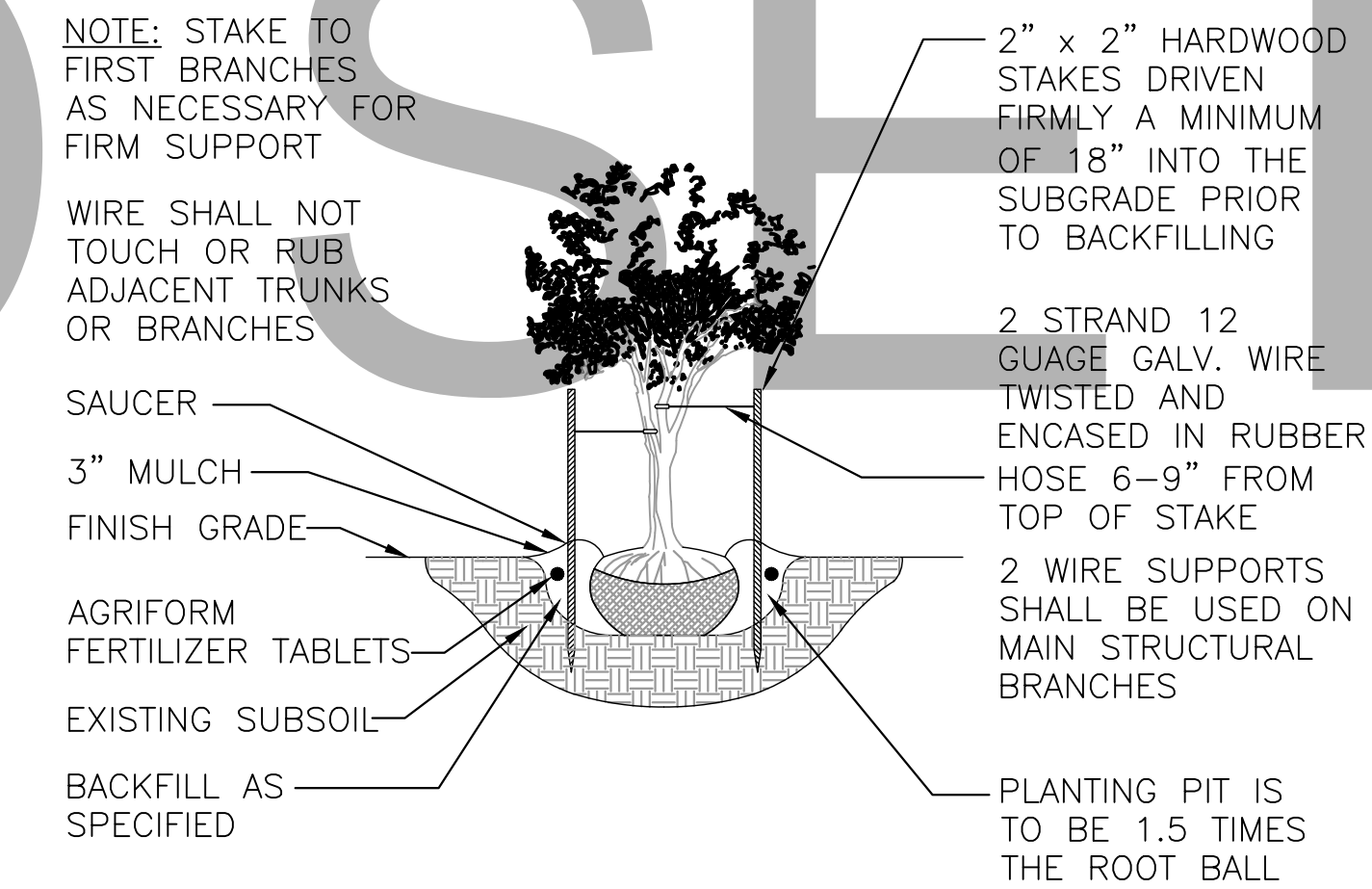
2 ARBORGUY PALM BATTEN DETAIL
L200 SCALE= N.T.S.



4 TYPICAL SPACING DETAIL
L200 SCALE= N.T.S.



5 TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL
L200 SCALE= N.T.S.



6 MULTI-TRUNK STAKING DETAIL
L200 SCALE= N.T.S.

GENERAL LANDSCAPE NOTES:

Failure to notify Landscape Architect of plan, detail, or specification discrepancies prior to construction, makes contractor responsible for all costs incurred for construction charges, not the owner or his representative (Landscape Dynamics) The Owner must maintain the height of all plants within the "Line-Of-Site" triangle area to a height of no greater than 24" above grade for shrubs and groundcover, and tree branching no lower than 72" above finish grade, to ensure clear site line views toward traffic at road and driveway intersections. Landscape Dynamics is not responsible for continued maintenance of such plant material. The owner, leasing company and/or the landscape maintenance company accepts full responsibility for these maintenance requirements.

- Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
- LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
- LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
- LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
- LC to verify all existing grades, dimensions, adequate drainage, suitable planting soil and field conditions and notify owner of discrepancies before proceeding with work. Per FL Statutes, LC to call Sunshine State One (811) 72 hours prior to digging to have all utilities located.
- LC to protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement.
- Protect trees to be saved per detail. Vehicle parking, material storage, or soil removal/addition is not permitted within driplines.
- Round-Up shall be applied twice at ten day intervals onto all existing vegetation, sod, and groundcover areas that are to be replanted. Extreme care shall be taken to prevent overspray and/or drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining weeds and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the one year warranty period.
- All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better. Trees up to 4" caliper measured at 6" above soil line and over 4" caliper at 12" above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. All rootballs and containers to be free of weeds and their roots.
- Planting soil of Fla. peat mixed 1/2 with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains lime rock or construction debris (to be removed).
- Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Do not apply the 1 1/2" of mulch to the top of the rootball until after inspection of each tree or palm.
- Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.
- Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18". See detail.
- All palms, trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-5 or SierraTabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Application shall be as per the details and mfr's recommendation.
- All planting beds (except for annuals) and trees to receive med. pine bark mulch. Due to environmental concerns, cypress mulch shall NOT be used. All tree rootballs (which require 4 foot wide mulch rings in turf areas) shall be mulched to a maximum 1 1/2" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers or over their branches or foliage. Mulch is to be applied by hand and shall not be "blown in".
- LC to maintain all plant material in a plumb, upright and stable condition. All trees/palms to be guyed/staked as per details.
- LC to remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes and nursery attachments from all plant material.
- LC shall be responsible to keep plant material in a healthy, hand watered, insect/pest free condition until owner's final acceptance.
- LC to provide a one-year warranty for trees/palms, shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date. Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
- Provide 100% coverage of all landscape areas using automatic underground irrigation system with rain sensor.

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-888-4775 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
LOCAL GOVERNMENTS TO PROVIDE
FACILITIES NO LESS THAN TWO
GUILTY PRIOR TO DIGGING

CONTRACTOR MUST REVIEW
ALL GENERAL LANDSCAPE
NOTES PRIOR TO BIDDING AND
CONSTRUCTION

Unroe Engineering, Inc
P.O. Box 860942
Orlando, FL 32869

LANDSCAPE
Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

REVISIONS

DATE: 06-02-22
JOB #: 2022-030
PERMIT #
DRAWN BY: BRB
FILE NAME: LANDSCAPE
SCALE: N.T.S.

L200

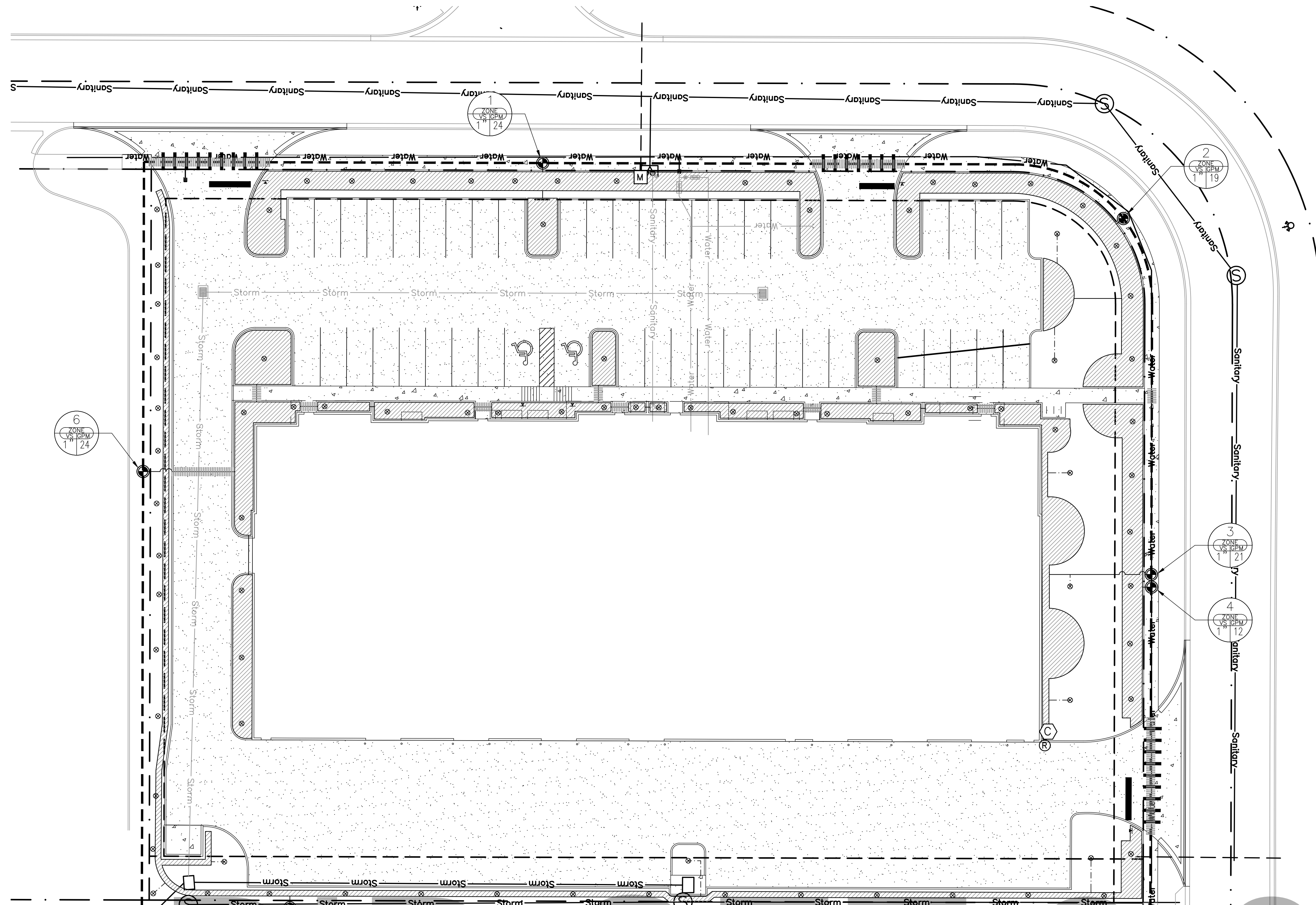
Phone: 407-579-8111 - Email: randy@landscapepdynamics.com
P.O. BOX 2852 - Winter Park, Florida 32790-2852
Landscape Details and Specs.
Image Builders
Winter Garden, Florida

BID SET

2-8-23

HARBCO
GENERAL CONTRACTORS, INC.

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



- IRRIGATION SYMBOLS:**
- RAINBIRD 1804-SAM-PRS (4" SPRAY) (PURPLE)
 - RAINBIRD 1806-SAM-PRS (6" SPRAY) (PURPLE)
 - RAINBIRD 1812-SAM-PRS (12" SPRAY) (PURPLE)
 - ▲ RAINBIRD 1812-SAM-PRS (12" SPRAY ON RISER) (PURPLE)
 - ⊗ (2) XERI-BUBBLER ON 1/4" TUBING (PURPLE)
 - ⊕ (2) XERI-BUG EMITTER ON 1/4" TUBING (PURPLE)
 - ⊖ (2 PER SHRUB - NOT SHOWN)
 - ▲ RAINBIRD 3500 SERIES (ROTOR) (PURPLE)
 - RAINBIRD 5500 SERIES (ROTOR) (PURPLE)
 - ⊕ PEB SERIES ELECTRIC REMOTE-CONTROL VALVE (PURPLE)
 - ⊖ CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER (PURPLE)
 - RAINBIRD ESP-MC PLASTIC WALL-MOUNT (CONTROLLER) (PURPLE)
 - ⊕ RAINBIRD RSD-CEX ROOF CONDUIT (RAIN SENSOR) (PURPLE)
 - ⊗ BACKFLOW PREVENTER
 - ⊖ 2.0" WATER METER (PURPLE)
 - CLASS 200 PVC LATERAL LINE (PURPLE)
 - - - CLASS 200 PVC LATERAL ROTOR LINE (PURPLE)
 - - - POLYETHYLENE TUBING BUBBLER LINE (PURPLE)
 - - - LANDSCAPE DRIPLINE TUBING (PURPLE)
 - ▨ LANDSCAPE DRIP AREA (PURPLE) (TUBING AND EMITTERS 12" O.C.)
 - - - 1 1/2" PVC LATERAL MAINLINE (PURPLE)
 - NOTE: (PIPE TO BE SIZED NOT TO EXCEED A VELOCITY OF 5 FPS / MAX. PSI LOSS IN ZONE LINES NOT TO EXCEED 10% OF OPERATING PSI) MINIMUM PIPE SIZE TO BE 3/4"
 - ▨ PVC SCH 40 SOLVENT WELD SLEEVE PIPE (SL) - SIZE TO BE DOUBLE THAT OF THE LATERAL LINE (PURPLE)
 - ◆ POINT OF CONNECTION - PVC TO DRIP TUBING

GENERAL IRRIGATION NOTES:

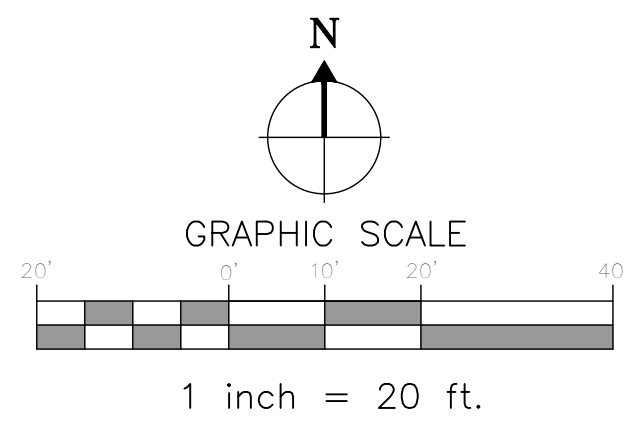
- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING A PVC SWING PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS.
- 6) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
- 7) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING REUSE WATER.
- 8) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- 9) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
- 10) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 11) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP, (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
- 12) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE.
- 13) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 14) IRRIGATION SYSTEM DESIGN REQUIREMENTS: 60 GPM @ A MINIMUM OF 60 PSI AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
- 15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

VALVE DESIGNATION GUIDE

STATION NUMBER	VALVE SIZE	GALLONS PER MINUTE (GPM)
1	1/2"	10
2	1/2"	10
3	1/2"	10
4	1/2"	10
5	1/2"	10
6	1/2"	10

SPRAY PATTERN LEGEND

F	Q
TO	ES
H	CS
T	SF
	SH
	SQ



BID SET 2-8-22



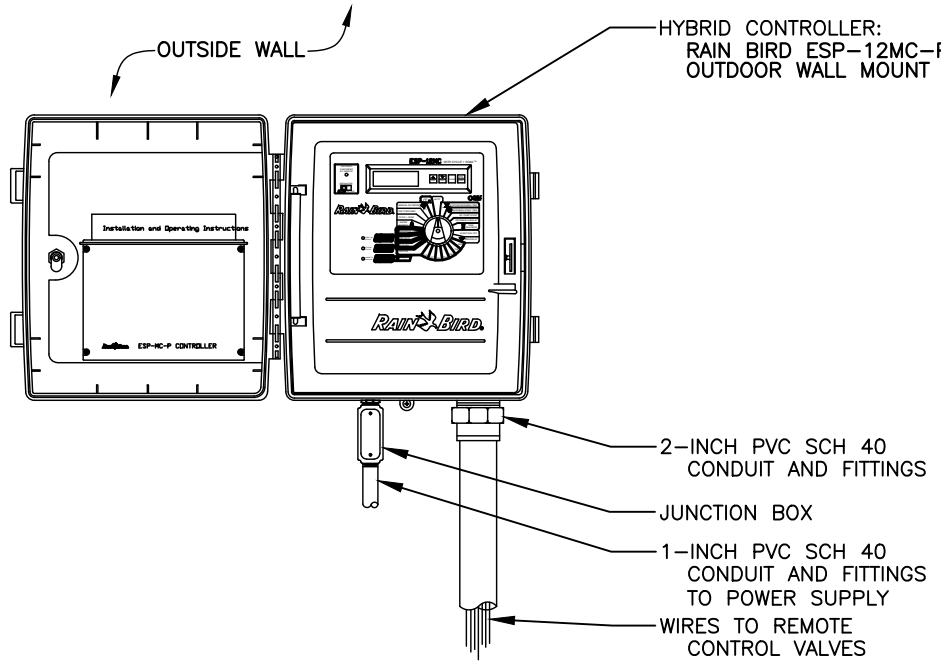
LANDSCAPE ARCHITECT:
Robert R. Buchanon, LA0000932
Landscape Dynamics Construction Co., Inc. hereby reserves the right to modify or amend any drawings, specifications, or conditions of contract without notice. These drawings, designs, and specifications are for the information of the contractor and are not to be used for any other purpose without the written permission from Landscape Dynamics Construction Co., Inc.
48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 IT'S THE LAW IN FLORIDA
CONTRACTOR MUST REVIEW ALL GENERAL LANDSCAPE NOTES PRIOR TO BIDDING AND CONSTRUCTION
Untree Engineering, Inc.
P.O. Box 890942
Orlando, FL 32869

LANDSCAPE
DYNAMICS
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

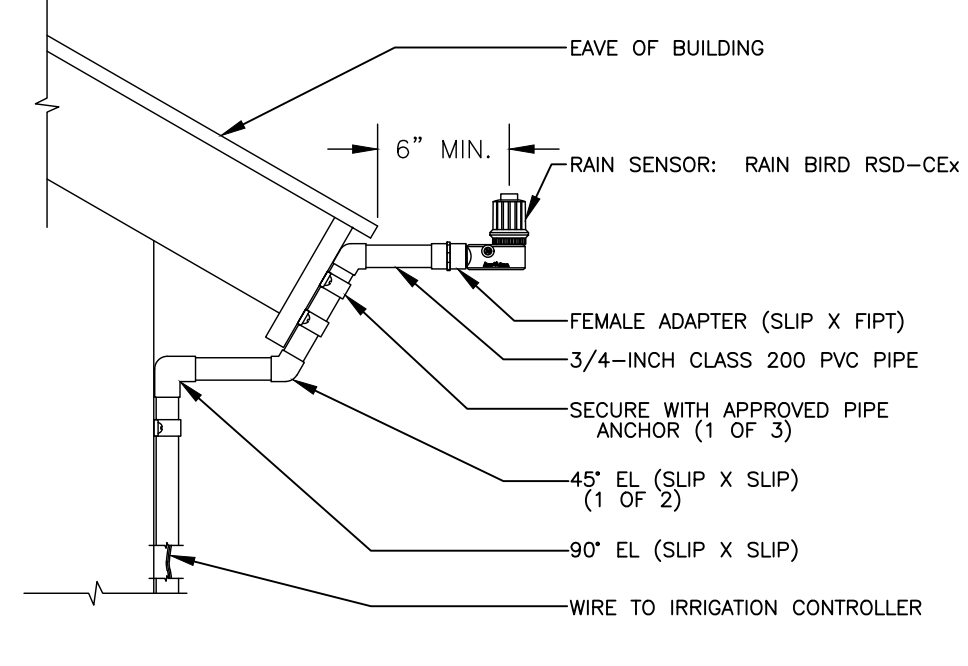
Irrigation Plan
Image Builders
Winter Garden, Florida

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8811 - Email: randy@landscape-dynamics.com
REVISIONS
1) _____
2) _____
3) _____
4) _____
5) _____
6) _____
7) _____
8) _____

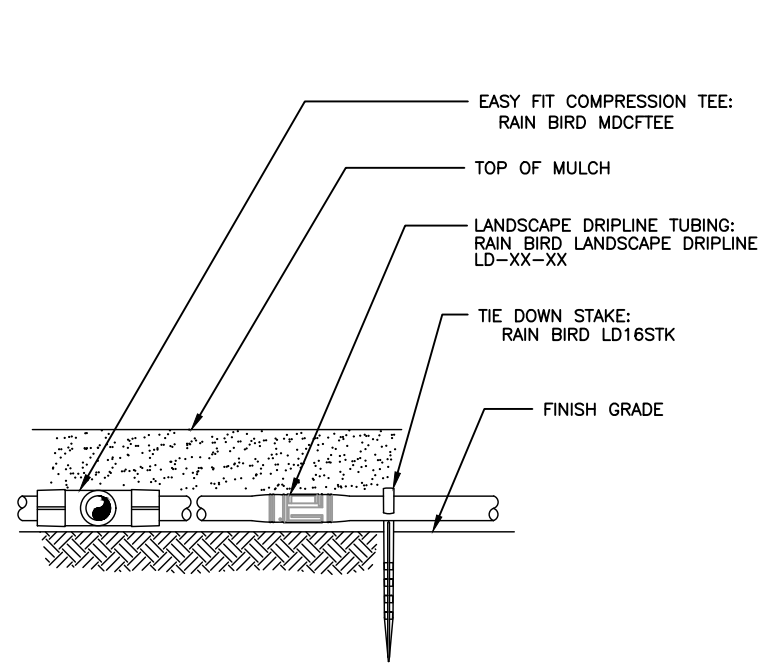
DATE: 06-06-22
JOB #: 2022-030
PERMIT # _____
DRAWN BY: BRB
FILE NAME: IRRIGATION
SCALE: 1" = 20'
IR100



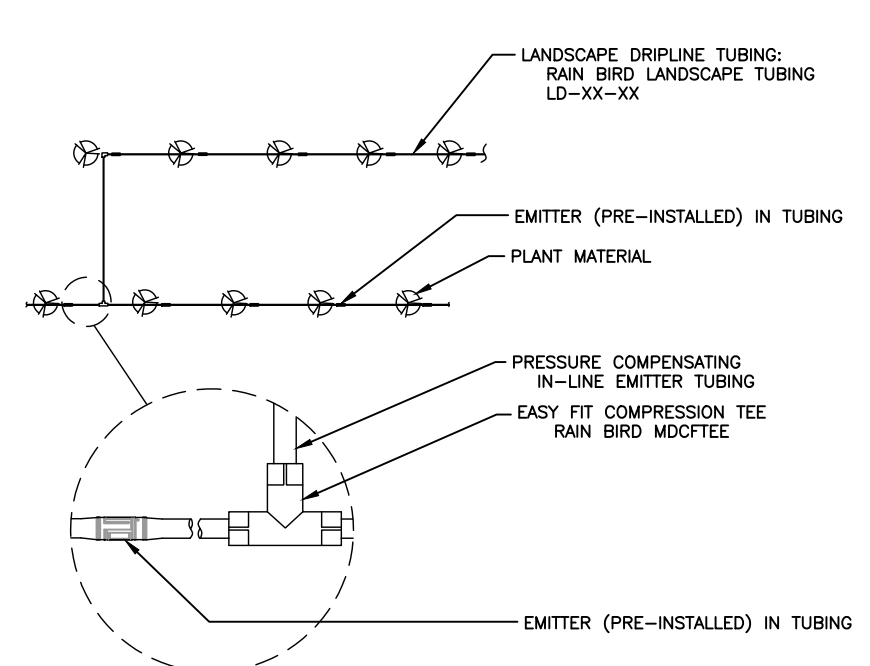
1 FOUR PROGRAM HYBRID CONTROLLER
ESP-MC PLASTIC WALL-MOUNT N.T.S.



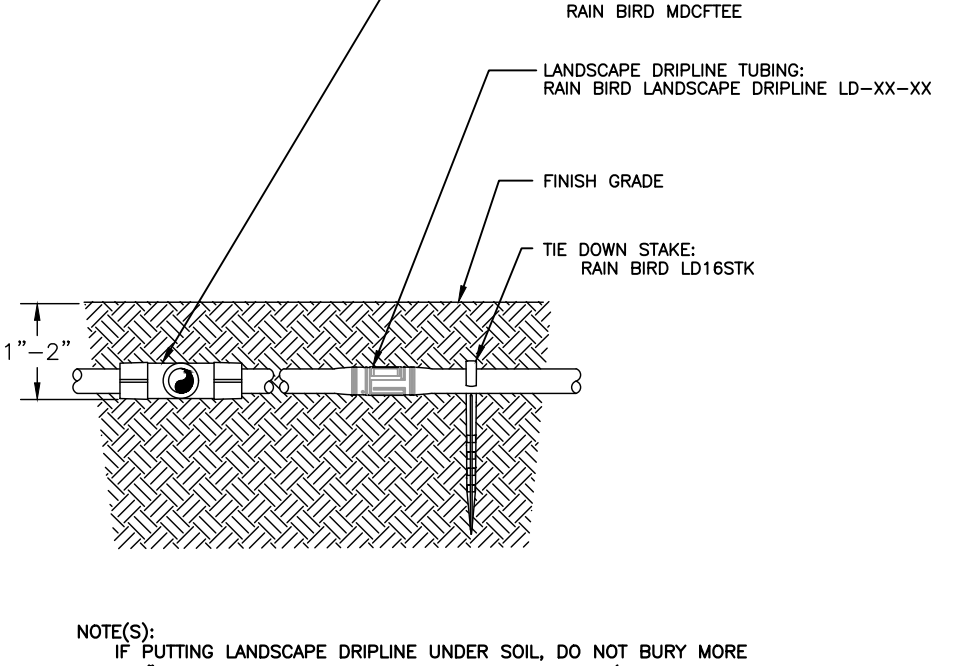
2 RAIN SENSOR
RSD-CX ROOF CONDUIT N.T.S.



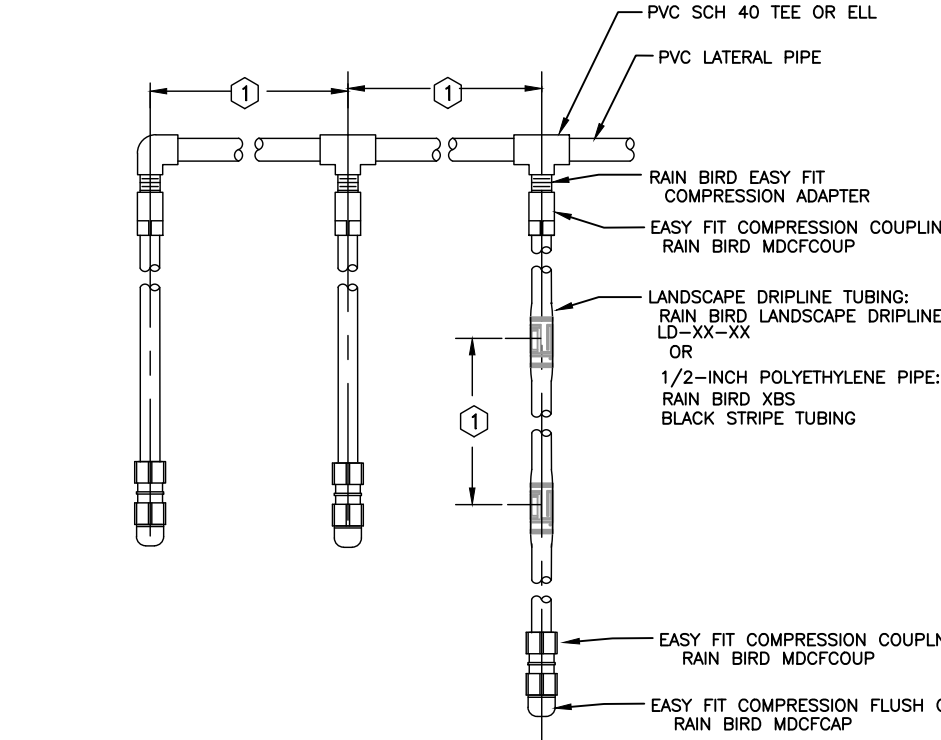
3 LANDSCAPE DRIPLINE ON GRADE
NON-POTABLE SYSTEM N.T.S.



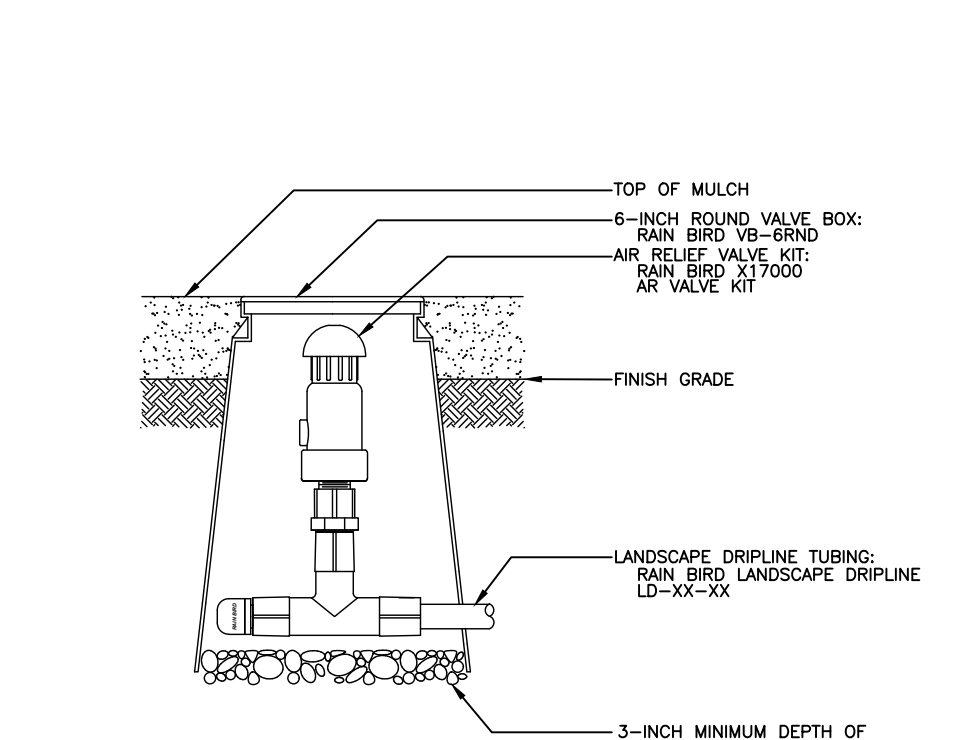
4 LANDSCAPE DRIPLINE CONNECTIONS
NON-POTABLE SYSTEM N.T.S.



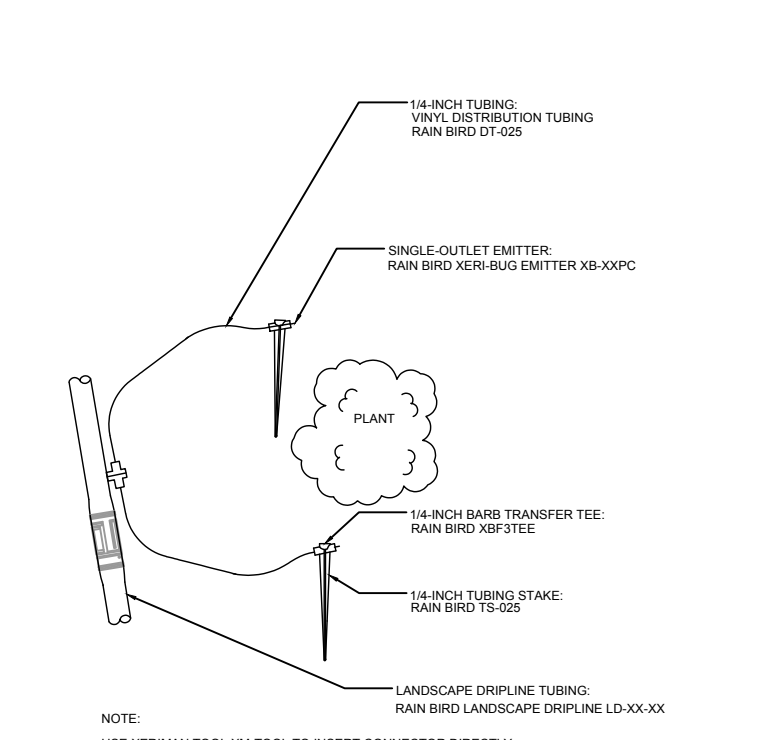
5 LANDSCAPE DRIPLINE 2" BELOW GRADE
WITH EASY FIT TEE - POTABLE SYSTEM N.T.S.



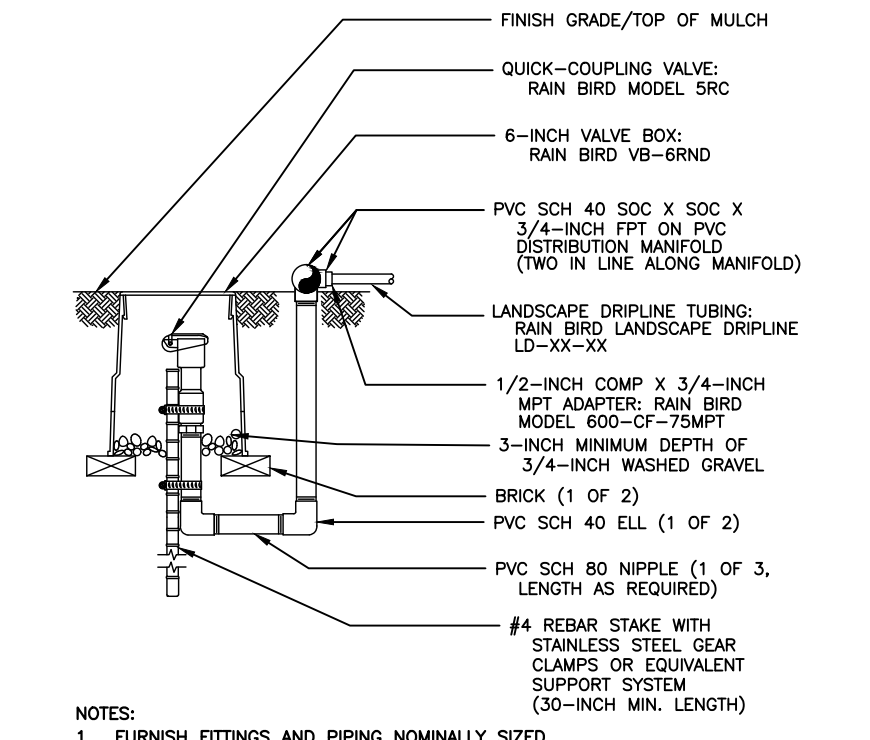
6 LANDSCAPE DRIPLINE LATERALS
NON-POTABLE SYSTEM N.T.S.



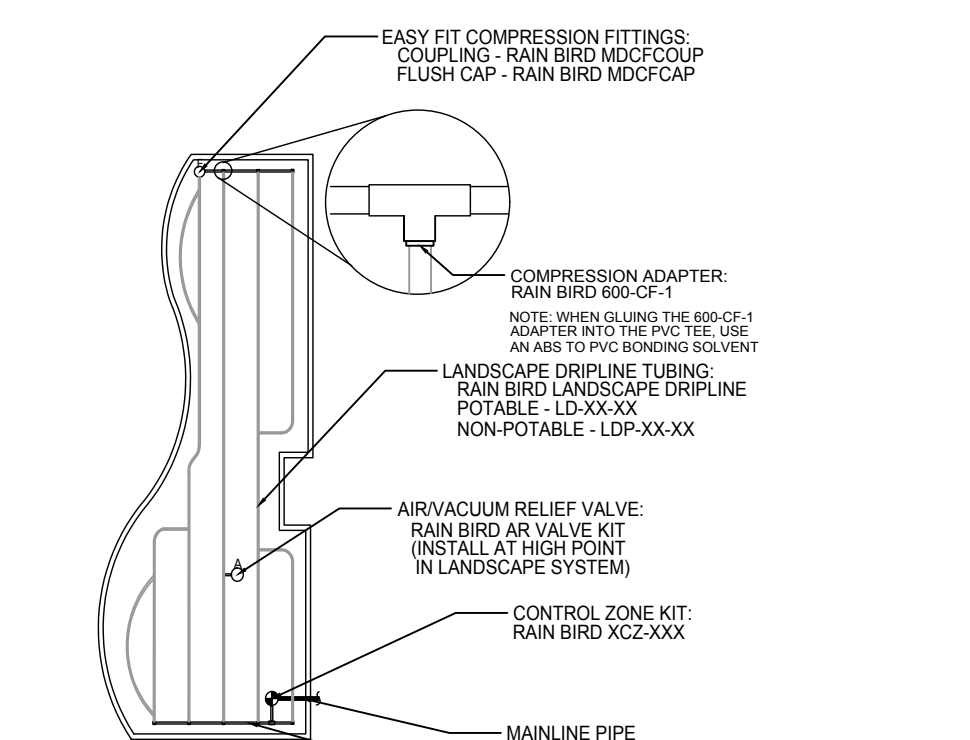
7 AIR RELIEF VALVE IN KIT
N.T.S.



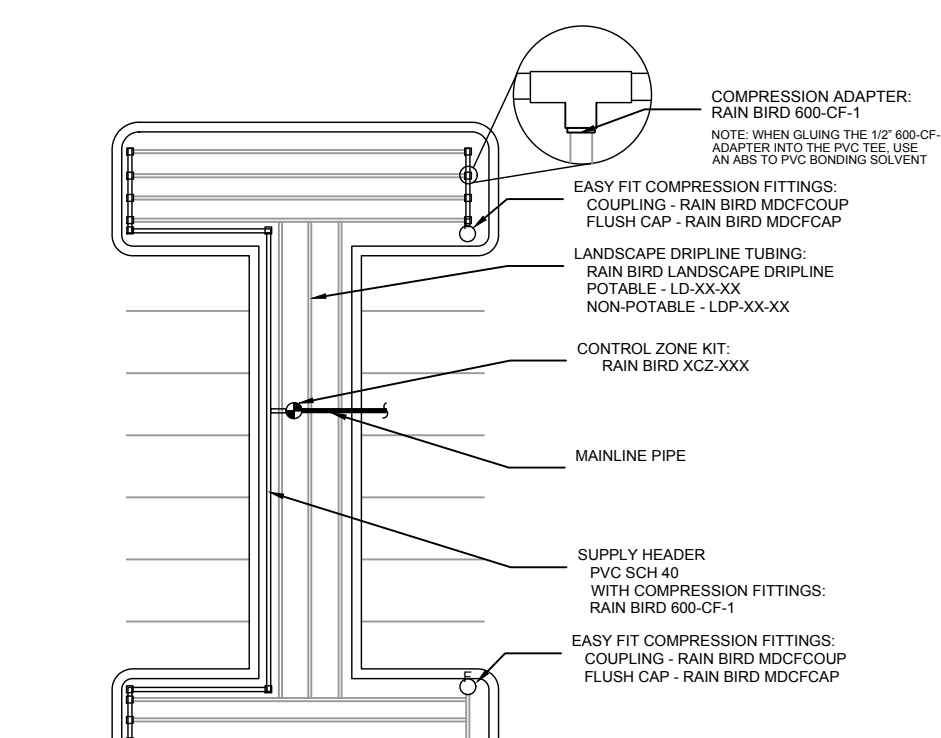
8 LANDSCAPE DRIPLINE
WITH SUPPLEMENTAL EMITTERS N.T.S.



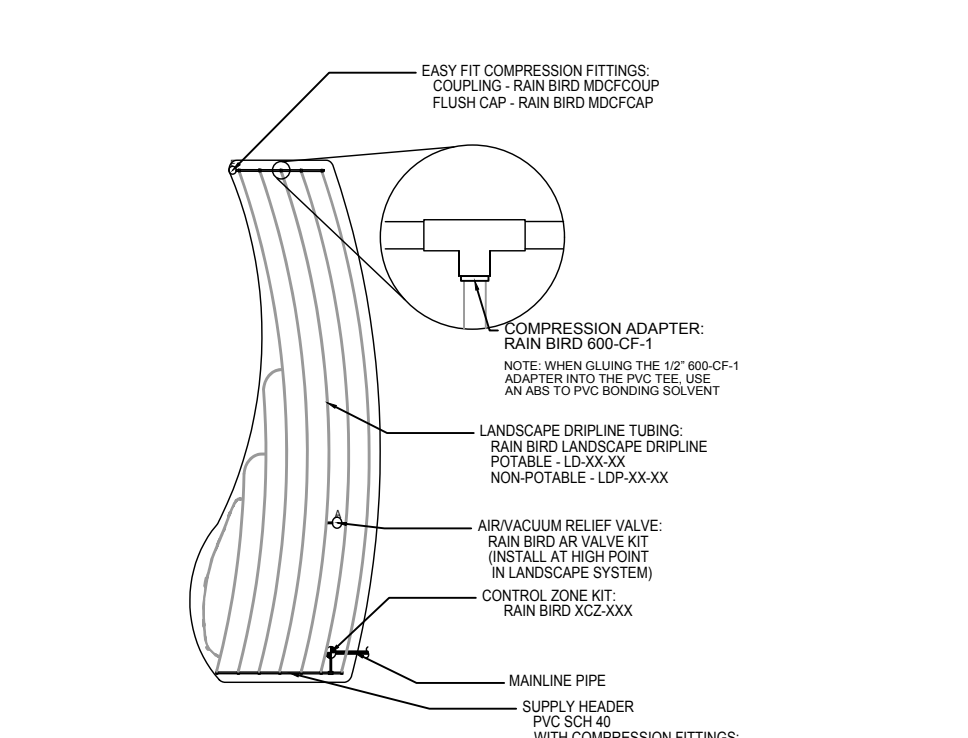
9 LANDSCAPE DRIPLINE FLUSH POINT
NON-POTABLE SYSTEM N.T.S.



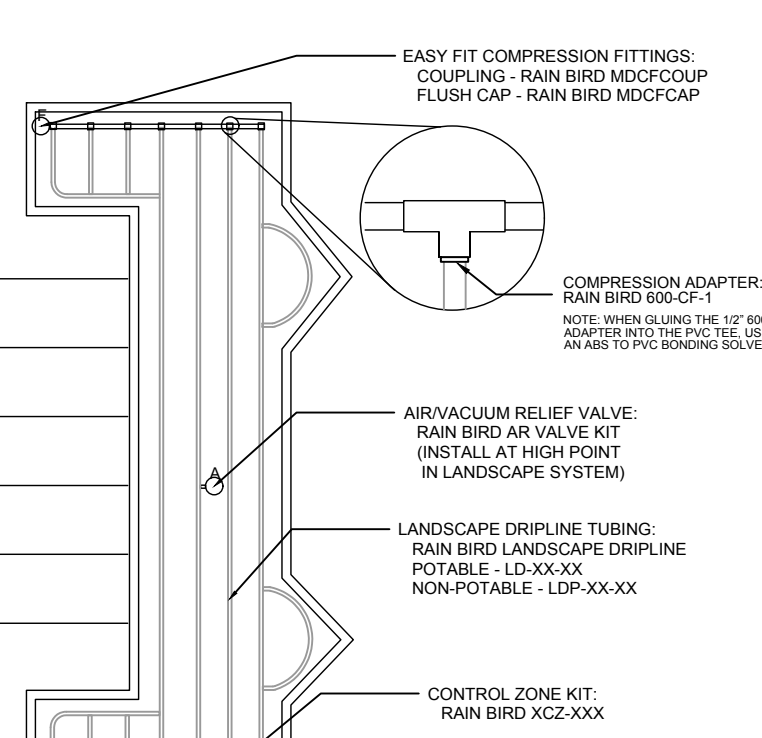
10 LANDSCAPE PLANTER - ODD SHAPED
N.T.S.



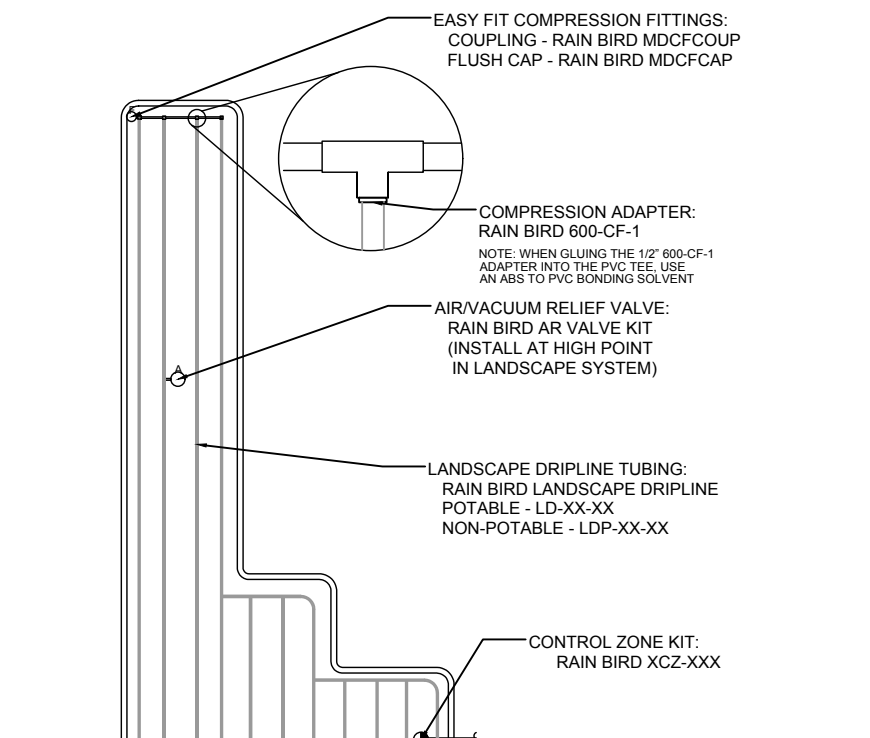
11 PARKING LOT - DOGBONE SHAPED
N.T.S.



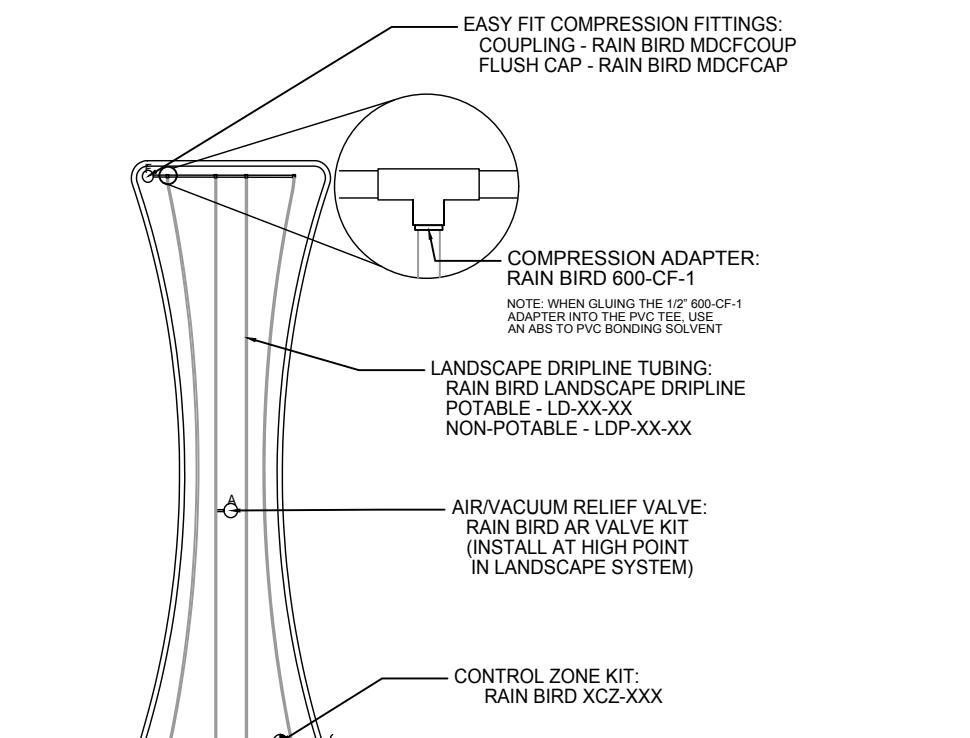
12 LANDSCAPE PLANTER - CURVED POLYGON SHAPED
N.T.S.



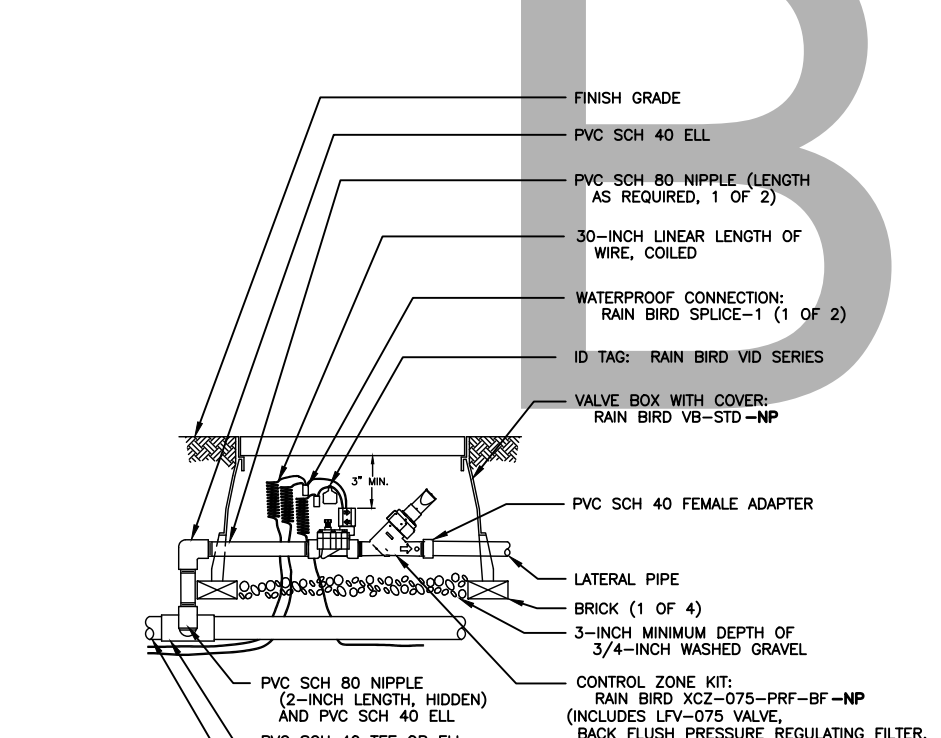
13 PARKING LOT - C SHAPED
N.T.S.



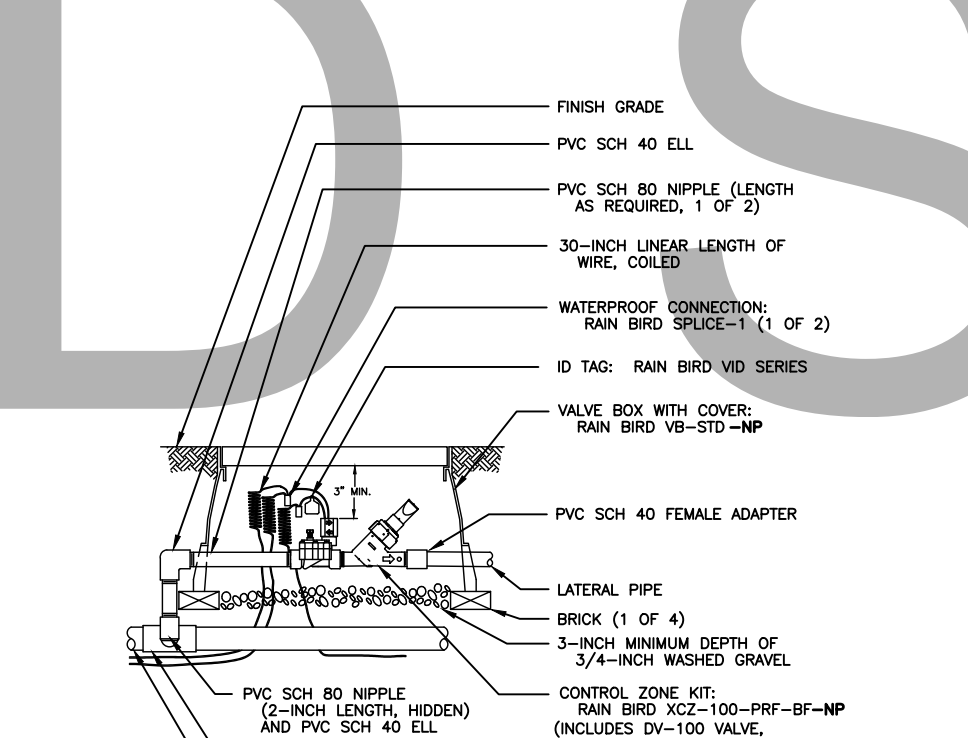
14 LANDSCAPE PLANTER - CORNER SHAPED
N.T.S.



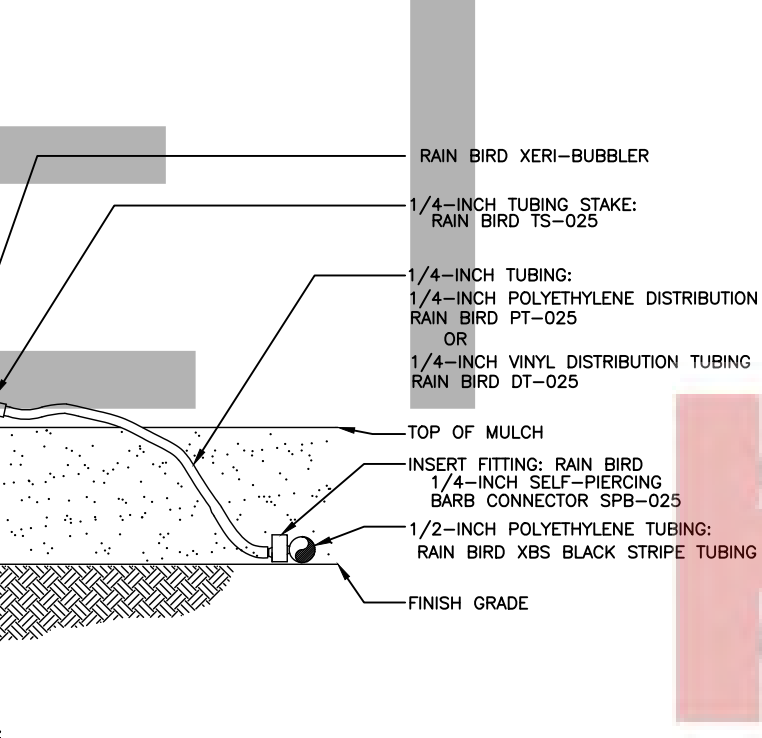
15 LANDSCAPE PLANTER - HOURGLASS SHAPED
N.T.S.



16 3/4" CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER
XCZ-100-PRF-BF N.T.S.



17 1" CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER
XCZ-100-PRF-BF N.T.S.



18 XERI-BUBBLER ON 1/4" TUBING
N.T.S.

LANDSCAPE ARCHITECT
Robert R. Buchanan LA0000932

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
18848478 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
LOCAL GOVERNMENTS TO PROVIDE
FACILITIES NO LESS THAN TWO
CITY BLOCKS FROM THE LOCATION

CONTRACTOR MUST REVIEW
ALL GENERAL LANDSCAPE
NOTES PRIOR TO BIDDING AND
CONSTRUCTION

Unroe Engineering, Inc
P.O. Box 890842
Orlando, FL 32869

LANDSCAPE
DYNAMIC
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

www.unroeengineering.com
Irrigation Details
Image Builders
Winter Garden, Florida

DATE: 06-02-22
JOB #: 2022-030
PERMIT #
DRAWN BY: BRB
FILE NAME: IRRIGATION
SCALE: N.T.S.

IR200

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

HARBCO
GENERAL CONTRACTORS, INC.