



Planning, Zoning & Building Department (941) 316-1966
501 Bay Isles Road
Longboat Key, Florida 34228
Fax Number: (941) 373-7938
Web: http://www.longboatkey.org

APPLICATION FOR SITE PLAN REVIEW

Date: 06/06/2016 New Revised _____

Name of Development: Shoppes of Bay Isles - Chase Bank

| | Applicant | Engineer/Surveyor | Architect |
|-----------------|-----------------------------|---------------------------|------------------------------|
| Name | JPMorgan Chase & Co. | Matthew Campo, Campo Eng. | Brad LaTourrette, BDG Arch. |
| Address | 10 South Dearborn, Floor 15 | 1725 East 5th Avenue | 100 South Ashley Dr, Ste 100 |
| City, State Zip | Chicago, IL 60603 | Tampa, FL 33605 | Chicago, IL 60603 |
| Phone | 312-325-3516 | 813-215-7372 | 813-323-9233 |
| Fax | | 813-902-8782 | |
| Mobile | | | 813-545-8127 |

Owner: Avenue of the Flowers Acquisition Comp., LLC Agent: Campo Engineering, Inc.

Site Address: 525 Bay Isles Parkway

Zoning District: PUD Sq. Ft. of Site: 38,040 % Lot Coverage: 0.78%

Total Units: NON-RESIDENTIAL Proposed Density: NON-RESIDENTIAL

% Non-Open Space: 3.89% Max. Density Allowed: NON-RESIDENTIAL

| Proposed Development for Existing and New Buildings | | | | | | |
|---|------------|--------------|---------|---------|----------|----------------------------|
| (Circle One) | Building | Building Use | Sq. Ft. | Height | # Floors | 1 st Floor Elv. |
| Existing <input checked="" type="checkbox"/> New | Building A | Bank | 3,113 | 40' max | 1 | 12.10' |
| Existing/New | Building B | | | | | |
| Existing/New | Building C | | | | | |
| Existing/New | Building D | | | | | |
| Existing/New | Building E | | | | | |

Parking Spaces Required: 11 Parking Spaces Indicated: 34

Please check all that apply:

Attached hereto are the necessary approvals of the federal, state, county and regional agencies.

Public Hearing Required. If hearing required, comment: _____

Proposed site plan complies with the Comprehensive Plan and Zoning Code.

Proposed site plan complies with the Subdivision Ordinance and Town Code.

Amount of Performance Bond Required: _____

Amount of Maintenance Bond Required: _____

Date of Pre-application Meeting: 05/18/2016

APPLICATION FOR SITE PLAN REVIEW

Page 2

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing the subject type of development will be complied with whether specified herein or not, the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Applicant's Signature: Maulby (Agent)
(if applicant is not the property owner, a property owner affidavit will be required)

Date: 06/06/2016

At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s).

FOR STAFF USE ONLY

Application Fee: \$ 3000.00 deposit* _____ Receipt # _____
(Application fee will be deducted from deposit)

Application and Plans Accepted By: _____ Date: _____

File Code/Number: _____

**Deposit required at time of formal submission*

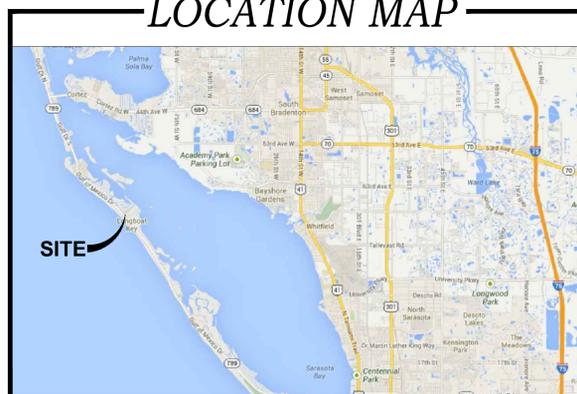
At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s). Costs will be deducted from initial deposit. If costs exceed the initial deposit, you will be billed for the remaining costs incurred; or you will be refunded the unused portion of the deposit.

SHOPPES OF BAY ISLES CHASE BANK

SITE PLAN

SECTION 8, TOWNSHIP 36 SOUTH, RANGE 17 EAST
545 BAY ISLES PARKWAY
TOWN OF LONGBOAT KEY, FLORIDA

LOCATION MAP



SHEET INDEX

| | |
|-------|--|
| C-1 | COVER SHEET |
| C-2 | GENERAL NOTES |
| C-3 | EXISTING CONDITIONS, DEMO & EROSION CONTROL PLAN |
| C-4 | OVERALL SITE PLAN |
| C-5 | SITE PLAN |
| C-6 | PAVING, GRADING AND DRAINAGE PLAN |
| C-7.1 | PAVING, GRADING AND DRAINAGE DETAILS |
| C-7.2 | PAVING, GRADING AND DRAINAGE DETAILS |
| C-8 | UTILITY PLAN |
| C-9 | UTILITY DETAILS |
| L-01 | TREE PROTECTION / REMOVAL PLAN |
| L-02 | PLANTING PLAN |
| L-03 | PLANTING DETAILS |
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| L-06 | IRRIGATION DETAILS |
| L-07 | IRRIGATION SPECIFICATIONS |
| ES0.0 | LEGEND & FIXTURE SCHEDULE |
| ES0.1 | ELECTRICAL SPECIFICATIONS |
| ES1.0 | ELECTRICAL SITE PLAN |
| PS1.0 | PHOTOMETRIC SITE PLAN |
| PS2.0 | FIXTURE CUT SHEETS |

PREPARED FOR:

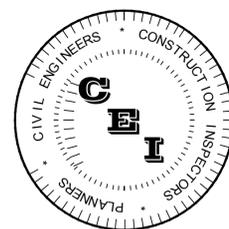
JPMORGAN CHASE & CO.
10 SOUTH DEARBORN, FLOOR 15
CHICAGO, IL 60603
(312) 325-3516

PREPARED BY:

CAMPO
ENGINEERING, INC.

1725 East 5th Avenue, Tampa, FL 33605
Phone (813) 215-7372 and Fax (813) 902-8782
www.campoengineering.com
info@campoengineering.com

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726



| Utility Owner | Contact | Phone Number | Utility Type |
|----------------------------------|----------------|--|-------------------|
| FLORIDA POWER & LIGHT - SARASOTA | TRACY STERN | PHONE: 800-868-9554 ALT: 386-329-5152 | ELECTRIC |
| FRONTIER COMMUNICATIONS | CARLOS BATES | PHONE: 941-906-6709 | CABLE/FIBER/PHONE |
| LONGBOAT KEY UTILITIES | DAVID GREENE | PHONE: 941-228-0079 ALT: 941-316-1988 | WATER, WASTEWATER |
| TECO PEOPLES GAS - SARASOTA | DANNY SHANAHAN | PHONE: 941-342-4006 | GAS |
| COMCAST CABLE - SARASOTA | GONZALO ROJAS | PHONE: 941-342-3578 | CATV |

REVISIONS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

NOT FOR CONSTRUCTION

MATTHEW D. CAMPO, P.E. NO. 53988

August 18, 2016
DATE

(SEAL)

LEGAL DESCRIPTION

PART OF LOT 1 OF BAY ISLES UNIT NO. 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 50, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE, ALONG THE EASTERLY LINE OF SAID LOT 1, 165.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 590.00 FEET AND A CHORD OF 164.54 FEET WHICH BEARS S06°54'29"W; THENCE, LEAVING SAID EASTERLY LINE, S87°05'59"W, 240.41 FEET; THENCE N02°51'45"W, 142.10 FEET, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING EIGHT (8) COURSES: 1) N87°08'13"E, 25.75 FEET; 2) N02°51'47"W, 3.30 FEET; 3) 28.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 73.00 FEET AND A CHORD OF 28.58 FEET WHICH BEARS N75°50'56"E; 4) N87°13'03"E, 114.26 FEET; 5) S56°01'23"E, 3.73 FEET; 6) N87°13'03"E, 37.67 FEET; 7) N40°15'29"E, 34.66 FEET; 8) S75°04'38"E, 37.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.87 ACRE, MORE OR LESS.

SURVEYOR'S NOTES

- THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
- NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
- UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS LOCATED.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "A13" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125126, PANEL NUMBER 0010, SUFFIX B, REVISED AUGUST 15, 1983, FOR THE TOWN OF LONGBOAT KEY, FLORIDA.

BENCHMARKS

CONTROL BENCHMARK:

PLATTED BENCH MARK DESCRIBED AS FOUND NAIL AND DISK IN ASPHALT, 40± NORTHEASTERLY OF THE CENTERLINE OF BAY ISLES ROAD AND 214± SOUTH OF THE CENTERLINE OF WESTON POINT ROAD.
 ELEVATION: 5.63' (NGVD 1929)

ON-SITE TBM #1:
 STATION IS A BOX CUT IN CONCRETE SIDEWALK LOCATED 147.9± SOUTH AND 20.0± WEST OF THE NORTHEAST CORNER OF THE LOT 1 DESCRIBED HEREON.
 ELEVATION: 5.23' (NGVD 1929)

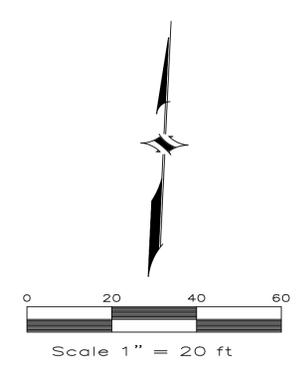
ON-SITE TBM #2:
 STATION IS A BOX CUT IN CONCRETE LOCATED 7.5± SOUTH AND 5.8± WEST OF THE NORTHEAST CORNER OF LOT 1 DESCRIBED HEREON.
 ELEVATION: 4.62' (NGVD 1929)

DEMOLITION NOTES

- PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, COMMUNICATION, CABLE TV, SANITARY AND STORM SEWER BOTH ON AND ADJACENT TO THE SITE.
- CONTRACTOR TO REMOVE ALL IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION EXCEPT AS NOTED.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY OWNERS TO DISCONNECT/RELOCATE THEIR FACILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION.
- SITE SPECIFIC EROSION AND SEDIMENT CONTROL: SILT FENCE TO BE PLACED AROUND THE PERIPHERY OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION/DEMOLITION.
- FUGITIVE DUST EMISSIONS DURING DEMOLITION SHALL BE MAINTAINED TO AN ACCEPTABLE LEVEL BY CONTRACTOR, IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND TESTING SCHEDULE, SHEET C-2
- REMOVE OR CAP ALL UTILITIES TO EXISTING STRUCTURES WHICH ARE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY OWNERS PRIOR TO MAKING ANY UTILITY ADJUSTMENTS.
- CONTRACTOR TO DEMOLISH, REMOVE AND DISPOSE OF ALL ASPHALT, CONCRETE, SIDEWALKS, CURBING, BUILDINGS AND BUILDING FOUNDATIONS WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF OSCEOLA COUNTY.
- CONTRACTOR TO PROTECT PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIFLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY PERMITTING AGENCY.

EROSION/TURBIDITY CONTROL NOTES

- THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
- EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
- THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
- SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DEFINED BY FIELD CONDITIONS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR FOR THIS PROJECT PROVIDE A SUITABLE ON-SITE WASH DOWN AND CONCRETE DISPOSAL AREA. DISPOSAL OF CONCRETE SLURRY DIRECTLY OR INDIRECTLY INTO PUBLIC DRAINAGE SYSTEMS IS A VIOLATION OF THE JURISDICTION'S CODE.
- ALL EROSION/SEDIMENTATION CONTROL PLACEMENT AND DETAILS SHOWN ON THE FINAL APPROVED SITE PLAN IS ASSUMED TO MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION DISCHARGE SYSTEM (NPDES) PROGRAM. THE SPECIFICATIONS AS DETAILED ON THE FINAL APPROVED PLAN MUST BE IDENTICAL TO THOSE PROPOSED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE ISSUANCE OF THEIR NPDES PERMIT. THE ISSUANCE OF THE JURISDICTION'S HABITAT MANAGEMENT AND LANDSCAPE (HML) PERMIT WILL REQUIRE THAT THE EROSION AND SEDIMENTATION CONTROL MEASURES BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AS SPECIFIED ON THE FINAL APPROVED PLAN.



LEGEND

- PROPERTY LINE
- - - - - PROPOSED SILT FENCE
- - - - - PROPOSED TREE BARRICADE
- [Hatched Box] EXIST BUILDING
- [Dotted Box] EXIST CONCRETE S/W
- [Solid Grey Box] EXIST ASPHALT PAVEMENT
- [Diagonal Hatched Box] EXIST PERVIOUS PAVERS
- [Diagonal Hatched Box] EXIST LOADING AREA
- [Cross-hatched Box] EXIST PAVER CROSSWALKS
- [Brick Pattern Box] EXIST DECORATIVE PAVER SIDEWALK
- [Cross-hatched Box] EX. ASPHALT TO BE REMOVED
- [Cross-hatched Box] EX. TREE TO BE REMOVED

ABBREVIATIONS

- | | | | |
|------|--------------------------------------|------|--------------------------------|
| AC | AIR CONDITIONER | GV | GAS VALVE |
| (C) | CALCULATED MEASUREMENT | INV. | INVERT |
| CO | CLEANOUT | ID | IDENTIFICATION |
| CONC | CONCRETE | LB | LICENSED BUSINESS NUMBER |
| CSW | CONCRETE SIDEWALK | LP | LIGHT POLE |
| (D) | DEED MEASUREMENT - CALL | LS | LICENSED SURVEYOR |
| (F) | FIELD MEASUREMENT | OHW | OVERHEAD WIRE |
| EBX | ELECTRIC BOX | (P) | PLAT MEASUREMENT - CALL |
| EL | ELEVATION | PP | POWER POLE |
| EM | ELECTRIC METER | PRM | PERMANENT REFERENCE MONUMENT |
| FCM | FOUND CONCRETE MONUMENT | PSM | PROFESSIONAL SURVEYOR & MAPPER |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | R/W | RIGHT-OF-WAY |
| FF | FINISHED FLOOR | SCR | SET CAPPED IRON ROD |
| FIP | FOUND IRON PIPE | SND | SET NAIL AND DISK |
| FOR | FOUND CAPPED IRON ROD | SV | SEWER VALVE |
| FR | FOUND IRON ROD | TM | TEMPORARY BENCHMARK |
| FND | FOUND NAIL AND DISK | WM | WATER METER |
| FRP | FOUND PINCHED PIPE | WV | WATER VALVE |

SYMBOLS

- | | | | |
|---|-----------------------------|---|--|
| ⊙ | CABLE RISER | ○ | TREE LOCATION (SIZE AND TYPE AS NOTED) |
| ⊕ | GRATE INLET | ⚡ | UTILITY FLAG ELECTRIC |
| ⊖ | SANITARY SEWER STRUCTURE | ⚡ | UTILITY FLAG COMMUNICATIONS |
| ⊕ | SPOT ELEVATION | ⚡ | UTILITY FLAG GAS |
| ⊖ | STORM STRUCTURE | ⚡ | UTILITY FLAG RECLAIMED WATER |
| ⊕ | TELEPHONE PEDESTAL | ⚡ | UTILITY FLAG SANITARY/STORM SEWER |
| ⊖ | TRAFFIC SIGNAL JUNCTION BOX | ⚡ | UTILITY FLAG WATER |
| ⊕ | FIRE HYDRANT | ⚡ | WOOD FENCE |
| | | ⚡ | METAL FENCE |
| | | ⚡ | PVC FENCE |

DATUM CONVERSION
 1.00'(NAVD88) = 1.027'(NGVD29)

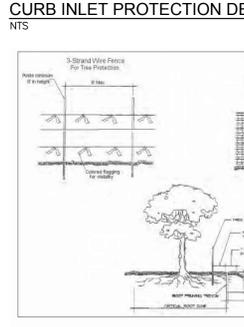
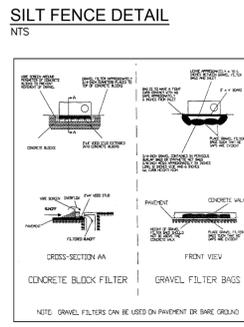
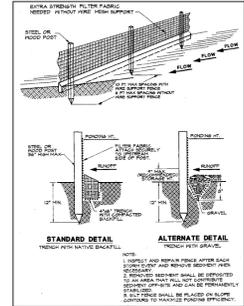
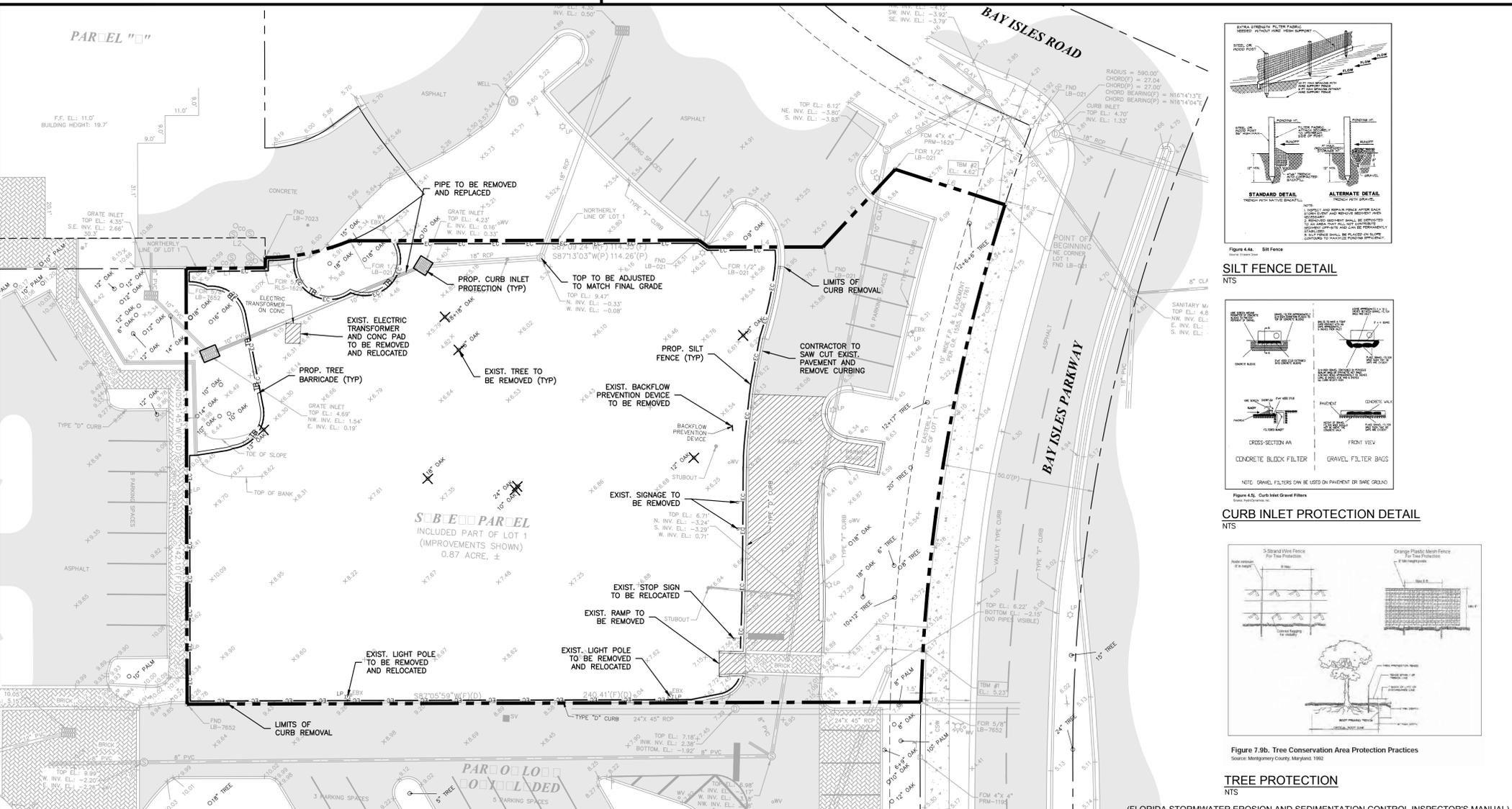
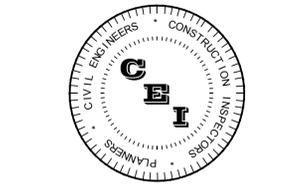


Figure 7.9b. Tree Conservation Area Protection Practices
 Source: Montgomery County, Maryland, 1992



CAMPO
 ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE
 TAMPA, FL 33605
 PHONE: (813) 215-7372
 FAX: (813) 902-8782

PROJECT TITLE

SHOPPES AT BAY ISLES

CHASE BANK

TOWN OF LONGBOAT KEY, FLORIDA

CLIENT

JPMORGAN CHASE & CO.
 10 SOUTH DEARBORN, FLOOR 15
 CHICAGO, IL 60603
 (312) 325-3516

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

ISSUE DATE: 06/2016

REVIEWED BY: MDC

DRAWN BY: KLD

DESIGNED BY: MDC

PROJECT NUMBER

13-035

Matthew D. Campo 53988 08/18/2016
 NAME SEAL NO. DATE

SHEET TITLE
**EXISTING CONDITIONS,
 DEMO & EROSION
 CONTROL PLAN**

SHEET NUMBER

C-3

G:\Projects\13-035 - Chase Bank - Bay Isles\Drawings\Design\Construction\13-035 - Existing Conditions.dwg - Printed Aug 18, 2016 - 11:18am by Justin

SITE DATA TABLE

TOTAL PARCEL AREA: 12.20 AC (±531,242 SF)
 TOTAL OUTPARCEL AREA: 0.87 AC (±38,040 SF)
 PARCEL ID #: 0006-13-0016
 ADDRESS: 545 BAY ISLES PARKWAY
 JURISDICTION: TOWN OF LONGBOAT KEY
 ZONING: PUD
 CURRENT LAND USE: SHOPPING CENTER (GROCERY, DRUG STORE, RETAIL)
 PROPOSED OUTPARCEL USE: FINANCIAL INSTITUTION / OFFICE
 FUTURE LAND USE: MUC-1 (MIXED USE COMMUNITY - BAY ISLES)
 MAX. BUILDING HEIGHT: 40'
 REQUIRED SETBACKS: FRONT: 35', SIDE: 0' (NEXT TO COMMERCIAL), 30' (NEXT TO RESIDENTIAL), REAR: 25'
 REQUIRED PARKING: PUBLIX: 5 SPACES PER 1,000 SF, 49,533 SF / 1000 * 5 = 248 SPACES
 RETAIL: 1 SPACE PER 400 SF, 11,700 SF / 400 = 30 SPACES
 CVS PHARMACY: 1 SPACE PER 400 SF, 14,528 SF / 400 = 37 SPACES
 CHASE BANK: 1 SPACE PER 300 SF, 3,113 SF / 400 = 11 SPACES
 TOTAL REQUIRED PARKING = 326 SPACES (8 H/C)
 PROVIDED PARKING: 295 REGULAR SPACES (EXISTING FOR PUBLIX & RETAIL), 13 H/C SPACES (EXISTING FOR PUBLIX & RETAIL), 52 REGULAR SPACES (EXISTING FOR CVS PHARMACY), 3 H/C SPACES (EXISTING FOR CVS PHARMACY), 7 REGULAR SPACES (EXISTING FOR CHASE BANK), 25 REGULAR SPACES (PROPOSED FOR CHASE BANK), 2 H/C SPACES (PROPOSED FOR CHASE BANK)
 TOTAL PROPOSED PARKING = 395 SPACES (18 H/C)

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "A13" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125126, PANEL NUMBER 0010, SUFFIX B, REVISED AUGUST 15, 1983, FOR THE TOWN OF LONGBOAT KEY, FLORIDA.

| Lot Coverage Calculation | | |
|---|----------------|----------|
| | In Square Feet | |
| | Existing | Proposed |
| 1.0 Building Area | | |
| Commercial Structure | | |
| Publix | 49,533 | |
| CVS (Outparcel) (excludes the existing Mezzanine) | 12,900 | |
| Retail | 11,700 | |
| Chase Bank (Outparcel) | 0 | 3,113 |
| Canopies | 9,850 | 452 |
| Landings & Stairways | 650 | 586 |
| Generator Enclosure | 994 | |
| Loading Docks | 1,155 | |
| Accessory Structure (Dumpsters) | 1,075 | |
| 1.1 Total Building Area | 87,857 | 4,151 |
| 2.0 N/A | | |
| 3.0 Subtotal Lot Coverage Square Footages (lines 1.1 + 2.0) | 87,857 | 4,151 |
| 3.1 Total Lot Coverage Square Footage | 87,857 | 4,151 |
| 4.0 Total Lot Coverage Percentage | 16.54% | 0.78% |

| Non-Open Space Calculation | | |
|---|----------------|----------|
| | In Square Feet | |
| | Existing | Proposed |
| 5.0 At-Grade Improvements | | |
| Driveway/Parking Areas (as per site plan)(all surface types) | 270,939 | 13,241 |
| Designated Walkways/Sidewalks (as per site plan)(all surface types) | 39,254 | 2,998 |
| Impermeable Patios, Slabs, Etc. | 2,230 | 0 |
| Mechanical Equipment Pads (i.e. a/c)(at-grade) | 1,358 | 60 |
| Other Impervious Surface (at-grade) | 0 | 198 |
| 6.0 Total At-Grade Square Footage | 313,781 | 16,497 |
| 7.0 Total Non-Open Space Square Footage (lines 3.1+6.0) | 401,638 | 20,648 |
| 8.0 Total Non-Open Space Percentage | 75.60% | 3.89% |

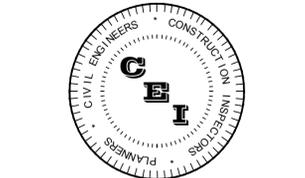
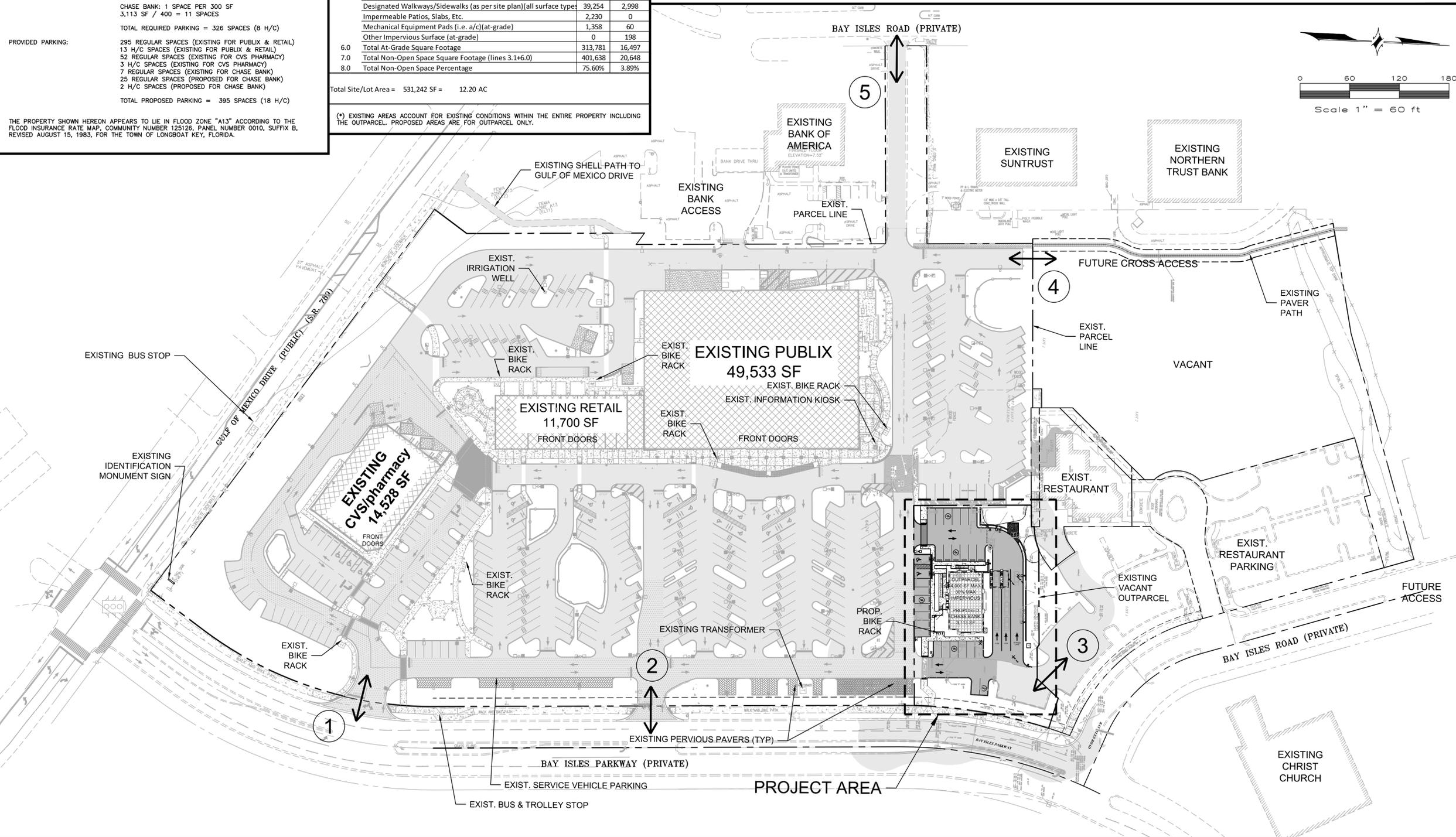
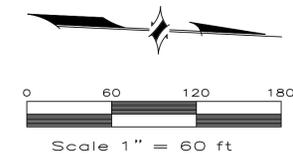
Total Site/Lot Area = 531,242 SF = 12.20 AC

(*) EXISTING AREAS ACCOUNT FOR EXISTING CONDITIONS WITHIN THE ENTIRE PROPERTY INCLUDING THE OUTPARCEL. PROPOSED AREAS ARE FOR OUTPARCEL ONLY.

NOTE:
 THE OUTPARCEL WAS APPROVED FOR 4,000 SF MAX BUILDING AND 80% TOTAL IMPERVIOUS AREA UNDER THE APPROVED ODP ZONING.

LEGEND

- PROPERTY LINE
- [Hatched Box] EXIST BUILDING
- [Dotted Box] EXIST CONCRETE S/W
- [Solid Grey Box] EXIST ASPHALT PAVEMENT
- [Hatched Box] EXIST PERVIOUS PAVERS
- [Hatched Box] EXIST LOADING AREA
- [Hatched Box] EXIST PAVER CROSSWALKS
- [Hatched Box] EXIST DECORATIVE PAVER SIDEWALK
- [Hatched Box] PROP BUILDING
- [Solid Grey Box] PROP ASPHALT PAVEMENT
- [Hatched Box] PROP PAVERS
- [Dotted Box] PROP CONCRETE S/W
- (10) PARKING SPACE COUNT
- [Double Arrow] ACCESS
- (#) EXIST. ENTRANCE NUMBER



CAMPO
 ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE
 TAMPA, FL. 33605
 PHONE: (813) 215-7372
 FAX: (813) 902-8782

PROJECT TITLE

SHOPPES AT BAY ISLES

CHASE BANK

TOWN OF LONGBOAT KEY, FLORIDA

CLIENT

JPMORGAN CHASE & CO.
 10 SOUTH DEARBORN, FLOOR 15
 CHICAGO, IL 60603
 (312) 325-3516

REVISIONS

| NO. | DESCRIPTION | DATE |
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ISSUE DATE: 06/2016

REVIEWED BY: MDC

DRAWN BY: KLD

DESIGNED BY: MDC

PROJECT NUMBER

13-035

Matthew D. Campo 53988 08/18/2016
 NAME SEAL NO. DATE

SHEET TITLE

OVERALL
 SITE PLAN

SHEET NUMBER

C-4

GENERAL NOTES

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE TOWN OF LONGBOAT KEY DEVELOPMENT REGULATIONS INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS AND FIRE CODES AT THE TIME OF PERMITTING.
- THERE ARE NO WETLAND AREAS WITHIN THE PROJECT BOUNDARIES.
- ALL SIGNAGE SHALL COMPLY WITH THE TOWN OF LONGBOAT KEY SIGNAGE CODES.
- ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE.
- OPERATION AND MAINTENANCE OF STORM WATER AREAS PERFORMED BY THE PROPERTY OWNER.
- ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY AND ALL ROADS SHALL BE PRIVATE.
- SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARATRANSIT VEHICLES.
- ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS. CONTRACTOR TO VERIFY INSTALLATION.
- WATER AND SEWER SERVICES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- NO DUMPSTER REQUIRED. CHASE WASTE IS SHREDDED INTERNALLY AND REMOVED BY PRIVATE SERVICE.
- PROPOSED BUILDING IS A ONE-STORY STRUCTURE.
- SURVEY PREPARED BY EBI SURVEYING.
- CONTRACTOR SHALL UTILIZE THE SERVICES OF A LICENSED FLORIDA SURVEYOR IN ORDER TO STAKE OUT LOCATION AND GRADE OF ALL SITE IMPROVEMENTS BASED ON THE DIGITAL AUTOCAD FILES FOR THIS PROJECT PROVIDED BY ENGINEER.
- CONSTRUCTION AND DEMOLITION: ENGAGING IN CONSTRUCTION OR DEMOLITION ON SUNDAY, ON ANY HOLIDAY, OR BETWEEN THE HOURS OF 5:00 PM AND 8:00 AM MONDAY THROUGH SATURDAY EXCEPT FOR EMERGENCY WORK BY A PUBLIC SERVICE UTILITY OR BY OTHER PERMIT APPROVED BY THE TOWN. THIS SUBSECTION SHALL NOT APPLY TO THE USE OF DOMESTIC POWER TOOLS AS SPECIFIED IN SUBSECTION (I) OF THIS SECTION.

- FIRE DEPT. ACCESS SHALL BE MAINTAINED 24/7 DURING CONSTRUCTION. (ACCESS THROUGH SECURITY FENCING WILL BE REQUIRED)
- THE FOLLOWING CODES ARE IN EFFECT AS OF 12/31/2011:
 - FLORIDA FIRE PREVENTION CODE: 2010 EDITION
 - NFPA 24
- CONTRACTOR SHALL IMMEDIATELY REPAIR ANY WELL / IRRIGATION LINES TO FUNCTIONING CONDITION. EXISTING WELLS AND IRRIGATION PIPING MUST REMAIN ACTIVE.
- THE DEVELOPMENT/CONSTRUCTION PLANS SHALL CONFORM TO THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES & ORDINANCES PERTAINING TO, BUT NOT LIMITED TO, TOWN CHAPTER 154 FLOOD CONTROL, FEDERAL ADA, AND FLORIDA ACCESSIBILITY CODES.
- TRASH COLLECTION PROVIDED AT DUMPSTER ENCLOSURE SHOWN.

SITE DATA TABLE

| | |
|-------------------------|---|
| TOTAL PARCEL AREA: | 12.20 AC (±531,242 SF) |
| TOTAL OUTPARCEL AREA: | 0.87 AC (±38,040 SF) |
| PARCEL ID #: | 0006-13-0016 |
| ADDRESS: | 545 BAY ISLES PARKWAY |
| JURISDICTION: | TOWN OF LONGBOAT KEY |
| ZONING: | PUD |
| CURRENT LAND USE: | SHOPPING CENTER (GROCERY, DRUG STORE, RETAIL) |
| PROPOSED OUTPARCEL USE: | FINANCIAL INSTITUTION / OFFICE |
| FUTURE LAND USE: | MUC-1 (MIXED USE COMMUNITY - BAY ISLES) |
| MAX. BUILDING HEIGHT: | 40' |
| REQUIRED SETBACKS: | FRONT: 35' SIDE: 0' (NEXT TO COMMERCIAL), 30' (NEXT TO RESIDENTIAL) REAR: 25' |
| REQUIRED PARKING: | 1 SPACE PER 300 SF 3,113 SF / 300 = 11 SPACES |
| PROVIDED PARKING: | 25 REGULAR SPACES (PROPOSED) 2 H/V SPACES (PROPOSED) 7 SPACES (EXISTING) |
| | TOTAL PROPOSED PARKING = 34 SPACES |

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "A13" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125126, PANEL NUMBER 0010, SUFFIX B, REVISED AUGUST 15, 1983, FOR THE TOWN OF LONGBOAT KEY, FLORIDA.

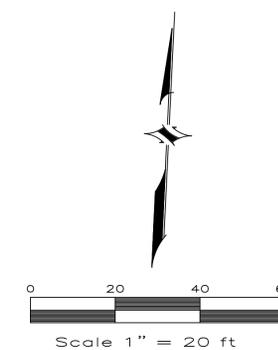
| | |
|--|--------------------------------|
| PROJECT AREAS: | |
| PROPOSED BUILDING: | 3,113 SF ~ 8.18% ~ 0.071 AC |
| EXISTING VEHICLE USE: | 5,229 SF ~ 13.75% ~ 0.120 AC |
| PROPOSED VEHICLE USE: | 13,241 SF ~ 34.81% ~ 0.304 AC |
| EXISTING CONCRETE & PAVEMENT WALKWAYS: | 494 SF ~ 1.30% ~ 0.011 AC |
| PROPOSED CONCRETE & PAVEMENT WALKWAYS: | 3,396 SF ~ 8.93% ~ 0.078 AC |
| EXISTING CONC. PAD & RETAINING WALL: | 36 SF ~ 0.08% ~ 0.001 AC |
| PROPOSED CONC. PAD & RETAINING WALL: | 471 SF ~ 1.24% ~ 0.011 AC |
| PROPOSED GREEN SPACE: | 12,060 SF ~ 31.70% ~ 0.272 AC |
| TOTAL SITE AREA: | 38,040 SF ~ 100.00% ~ 0.873 AC |

| | |
|-----------------------------------|--------------------|
| TOTAL IMPERVIOUS AREA: | 25,980 SF (68.30%) |
| EXISTING IMPERVIOUS AREA: | 5,759 SF (15.14%) |
| PROPOSED IMPERVIOUS AREA: | 20,221 SF (53.16%) |
| ADDITIONAL IMPERVIOUS AREA ADDED: | 14,462 SF |
| ALLOWABLE IMPERVIOUS AREA: | 80% |
| TOTAL IMPERVIOUS AREA: | 68.30% |
| PROPOSED FAR: | 0.08 |

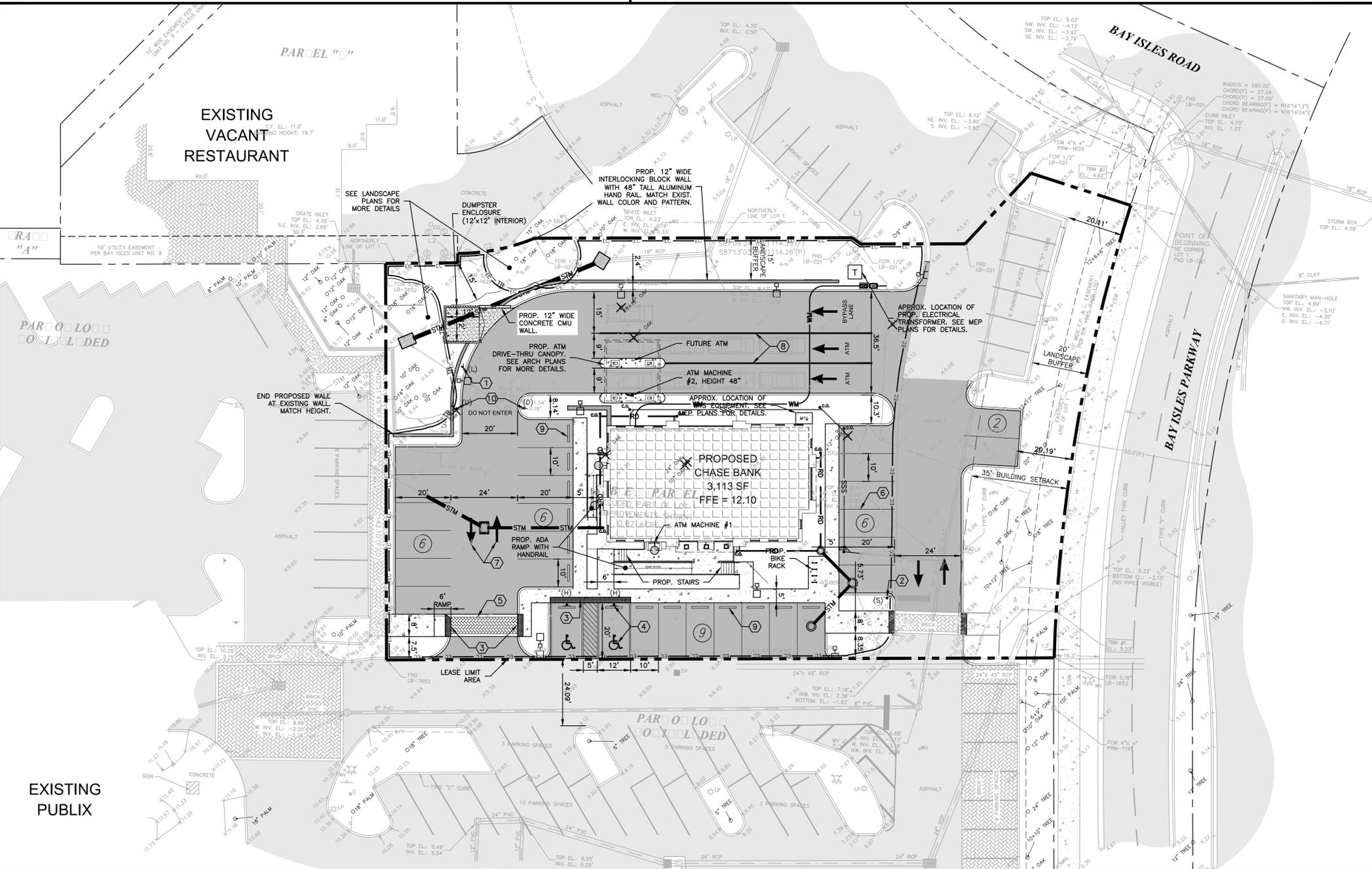
NOTE: THE PROPOSED PROJECT INCLUDES 2 ATM DRIVE-THRU LANES. DRIVE-UP WINDOW SERVICE IS NOT PROPOSED.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- PROPOSED SILT FENCE
- PROPOSED TREE BARRICADE
- EXIST BUILDING
- EXIST CONCRETE S/W
- EXIST ASPHALT PAVEMENT
- EXIST PERVIOUS PAVERS
- PROP BUILDING
- PROP ASPHALT PAVEMENT
- PROP PAVERS
- PROP CONCRETE S/W
- PARKING SPACE COUNT
- TRANSFORMER

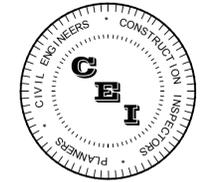


DATUM CONVERSION
1.00'(NAVD88) = 1.027'(NGVD29)



KEY NOTES

- 1 30"x36" REFLECTIVE R3-5 LEFT TURN ONLY SIGN
- 2 30"x30" HIGH INTENSITY R1-1 STOP SIGN
- 3 DETECTABLE WARNING SURFACE PER FDOT INDEX 304, TRUNCATED DOWNS SHALL BE CAST IN PLACE & PROVIDED BY ARMOR-TILE OR APPROVED EQUAL (NO ADHESION OR SCREW PAD ALLOWED), INSTALL PER MANUFACTURERS DETAILS.
- 4 HANDICAP SIGNING AND MARKINGS PER FDOT INDEX 17355 & 17346, SEE SHEET C-7.1 FOR DETAILS.
- 5 PAVER WALKWAY (MATCH EXISTING ON SITE)
- 6 4" WHITE PAINT PARKING STRIPE
- 7 WHITE PAVEMENT ARROW
- 8 6" WHITE PAINT STRIPE
- 9 CONCRETE WHEELSTOP
- 10 30"x30" R5-1 DO NOT ENTER SIGN



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CHASE BANK

TOWN OF LONGBOAT KEY, FLORIDA

CLIENT

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10 SOUTH DEARBORN, FLOOR 15
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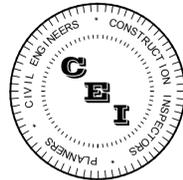
Matthew D. Campo 53988 08/18/2016
NAME SEAL NO. DATE

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-5



CAMPO ENGINEERING, INC.

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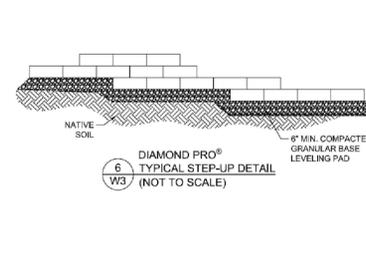
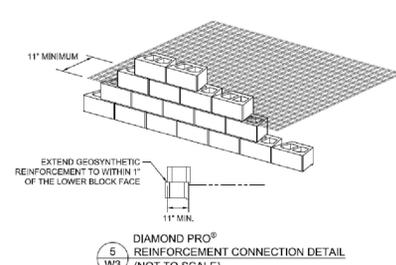
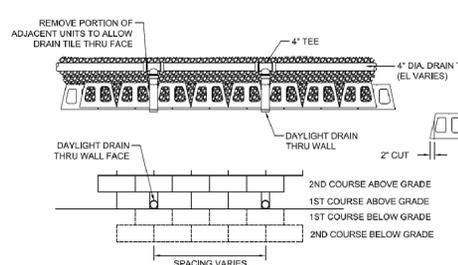
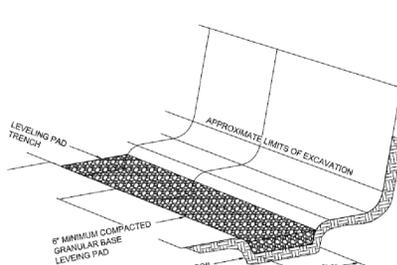
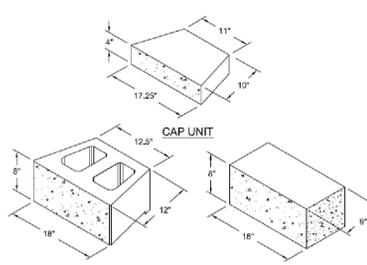
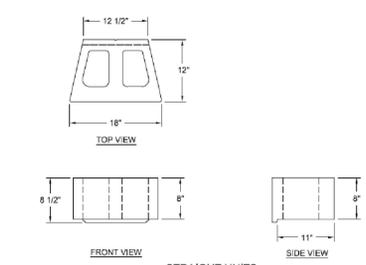
13-035

Matthew D. Campo 53988 08/18/2016
NAME SEAL NO. DATE

SHEET TITLE PAVING, GRADING AND DRAINAGE DETAILS

SHEET NUMBER

C-7.1



1 W3
DIAMOND PRO®
3-WAY BLOCK VIEWS
(NOT TO SCALE)

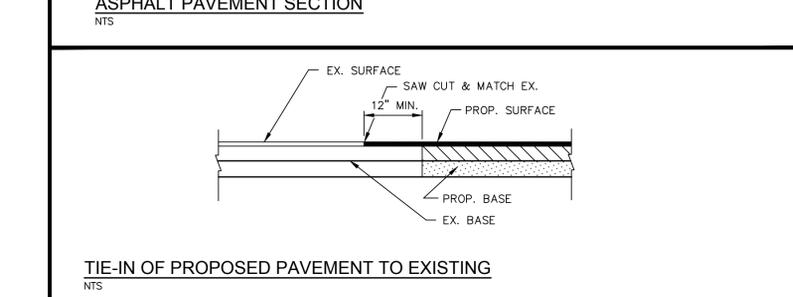
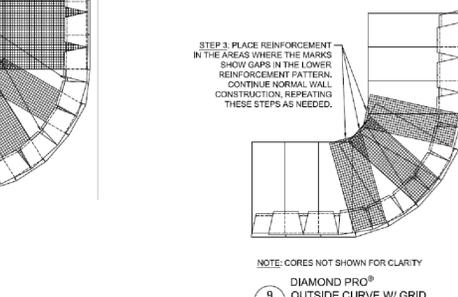
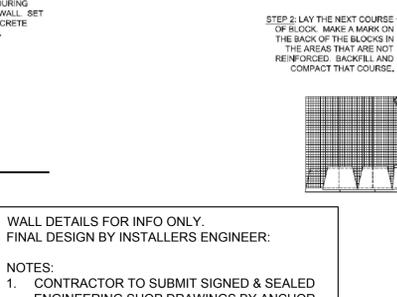
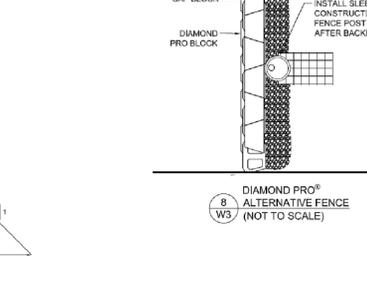
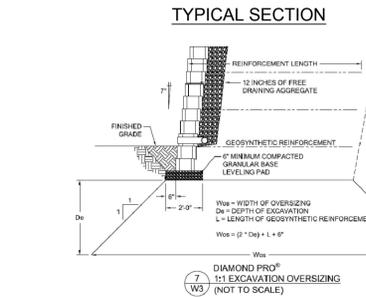
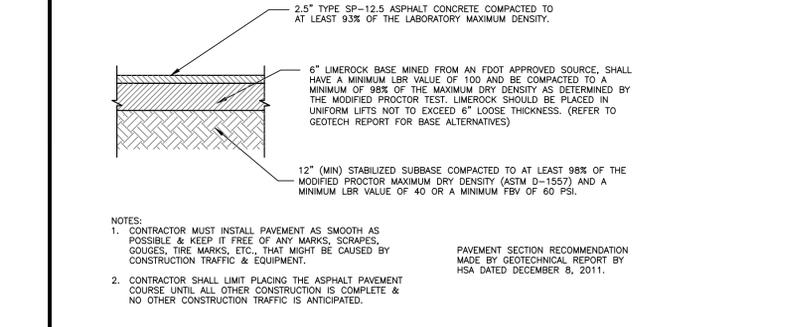
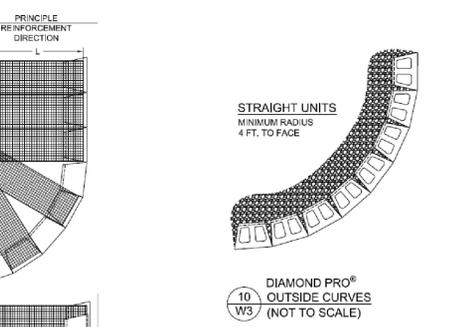
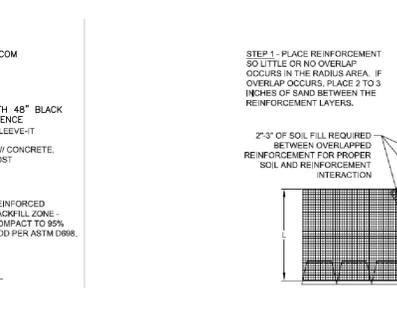
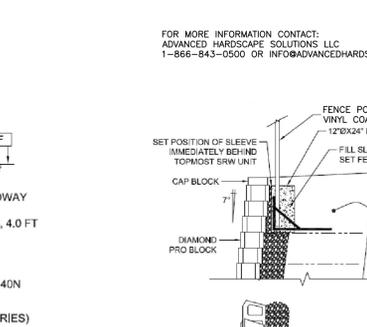
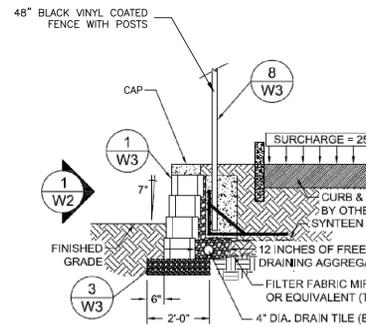
2 W3
DIAMOND PRO®
ISOMETRIC BLOCK VIEWS
(NOT TO SCALE)

3 W3
DIAMOND PRO®
TYPICAL BASE PREPARATION
(NOT TO SCALE)

4 W3
DIAMOND PRO®
DAYLIGHT DRAINTILE THROUGH WALL
(NOT TO SCALE)

5 W3
DIAMOND PRO®
REINFORCEMENT CONNECTION DETAIL
(NOT TO SCALE)

6 W3
TYPICAL STEP-UP DETAIL
(NOT TO SCALE)



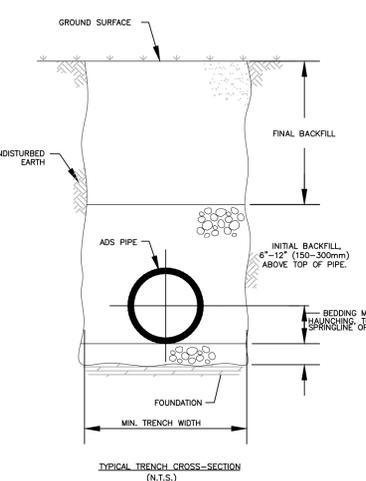
INTERLOCKING BLOCK WALL DETAILS (INFORMATIONAL FOR BID PURPOSES - DESIGN BY OTHERS)

NTS

WALL DETAILS FOR INFO ONLY.
FINAL DESIGN BY INSTALLERS ENGINEER.

NOTES:
1. CONTRACTOR TO SUBMIT SIGNED & SEALED ENGINEERING SHOP DRAWINGS BY ANCHOR WALL OR EQUAL SUPPLIER PRIOR TO ORDERING.
2. DEVELOPER / ARCHITECT TO SPECIFY COLOR OF WALL PRIOR TO CONTRACTOR ORDERING

TRENCH INSTALLATION DETAIL



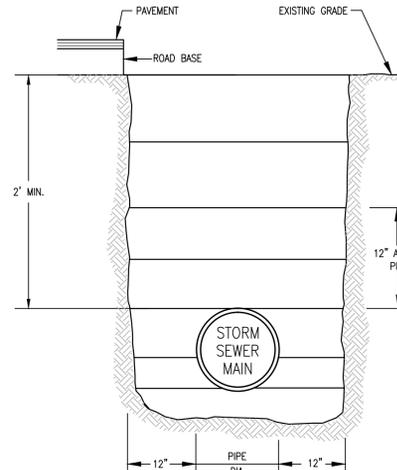
NOTES:
1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321. STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS, LATEST EDITION, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-600mm) CORRUGATED POLYETHYLENE PIPE (PEEP); 6" (150mm) FOR 30"-60" (750-1500mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

| NOMINAL PIPE DIA. (in) | MIN. RECOMMENDED TRENCH WIDTH (in) |
|------------------------|------------------------------------|
| 4 (100) | 21 (530) |
| 6 (150) | 23 (580) |
| 8 (200) | 26 (661) |
| 10 (250) | 28 (711) |
| 12 (300) | 30 (762) |
| 15 (375) | 34 (860) |
| 18 (450) | 39 (990) |
| 24 (600) | 48 (1220) |
| 30 (750) | 58 (1462) |
| 36 (900) | 68 (1728) |
| 42 (1050) | 72 (1829) |
| 48 (1200) | 80 (2032) |
| 54 (1372) | 86 (2186) |
| 60 (1500) | 96 (2439) |

5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

| SURFACE LIVE LOADING CONDITION | MINIMUM RECOMMENDED COVER, in. (mm) |
|--------------------------------|--|
| H25 (FLEXIBLE PAVEMENT) | 12 (300), 24 (600) FOR 60" (1500) PIPE |
| H25 (RIGID PAVEMENT) | 12 (300), 24 (600) FOR 60" (1500) PIPE |
| E80 RAILWAY | 24 (600) |
| HEAVY CONSTRUCTION | 48 (1200) |

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION



ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO BE USED BY THE CONTRACTOR FOR THE INSTALLATION OF ADS PRODUCTS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. ADS HAS NOT INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC TO THIS PROJECT. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

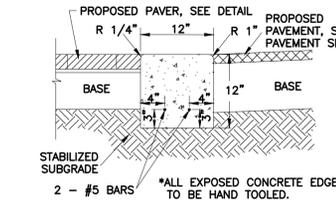


TRENCH BACKFILL DETAIL

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ROOF LEADER CONNECTION DETAIL

NTS

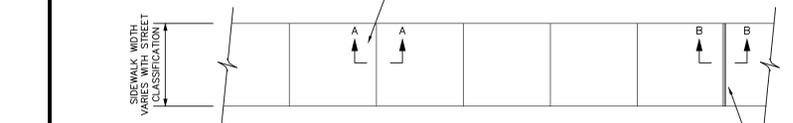


12" PAVING HEADER DETAIL

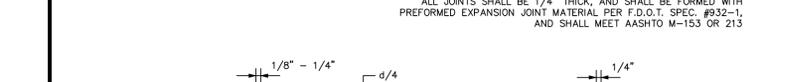
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6" THICK SLAB USES 1 1/2" DEEP JOINT. 4" THICK SLAB USES 1" DEEP JOINT. EXAMPLE: SLAB THICKNESS DIVIDED BY 4 (d/4 = DEPTH OF JOINT). SHALL BE 1/8" TO 1/4" WIDE. DEPTH OF JOINT SHALL BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH. JOINTS SAWED OR PREMOLED. TRANSVERSE JOINTS SHALL BE TRANSVERSE OR LONGITUDINAL CONTRACTION JOINTS MAY BE CONTRACTION JOINTS.



EXPANSION JOINTS: EXPANSION JOINTS ARE TO BE USED BETWEEN SIDEWALKS AND CURBS, DRIVEWAYS, SIDEWALK INTERSECTIONS OR AT FIXED OBJECTS. ALL JOINTS SHALL BE 1/4" THICK, AND SHALL BE FORMED WITH PREFORMED EXPANSION JOINT MATERIAL PER F.D.O.T. SPEC. #932-1, AND SHALL MEET AASHTO M-153 OR 213



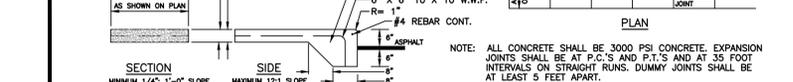
TYPICAL CONCRETE SIDEWALK DETAILS

NTS

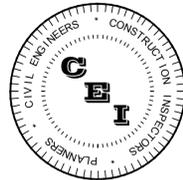


ON-SITE RAISED SIDEWALK DETAIL

NTS



NOTE: ALL CONCRETE SHALL BE 3000 PSI CONCRETE. EXPANSION JOINTS SHALL BE AT P.C.'S AND P.T.'S AND AT 35 FOOT INTERVALS ON STRAIGHT RUNS. DUMMY JOINTS SHALL BE AT LEAST 5 FEET APART.



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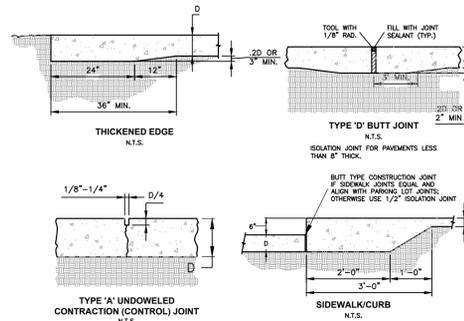
Matthew D. Campo 53988 08/18/2016

NAME SEAL NO. DATE

SHEET TITLE
**PAVING, GRADING
AND DRAINAGE
DETAILS**

SHEET NUMBER

C-7.2



RECOMMENDED MAX. JOINT SPACINGS

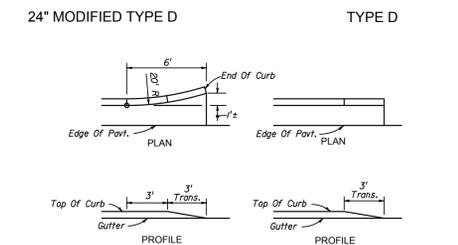
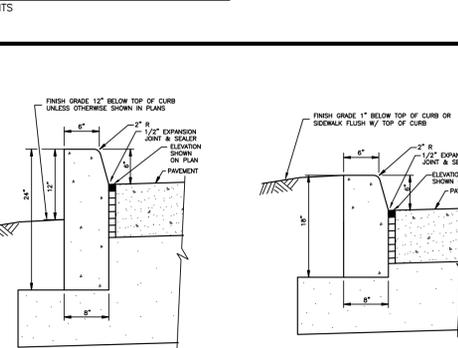
| PAVEMENT THICKNESS (INCHES) | RECOMMENDED MAXIMUM JOINT SPACING (FEET) |
|-----------------------------|--|
| 3.5 (FOR WHITETOPPING ONLY) | 6 |
| 4.0 | 10 |
| 4.5 | 10 |
| 5.0 | 12 |
| 5.5 | 12 |
| 6.0 | 15 |
| OVER 6.0 | 15 |

NOTE: CONTRACTOR TO SUBMIT A CONCRETE JOINT LAYOUT TO ENGINEER PRIOR TO CONSTRUCTION.

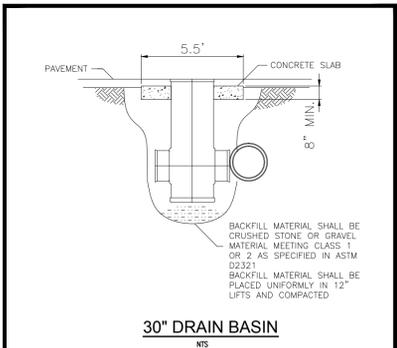
GENERAL NOTES:

- USE ACI OR FCMA CERTIFIED FLATWORK FINISHER.
- USE ACI 308R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.
- USE ACI 308.1R-04 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS.
- ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND REVIEWED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
- IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOTS OR OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
- LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT.
- KEEP ALL JOINTS CONTINUOUS.
- CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT.
 - SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH.
 - PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. 1=4 INCH SPACING AT 10'x10').
- CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VESICULEN AND GURLAP.

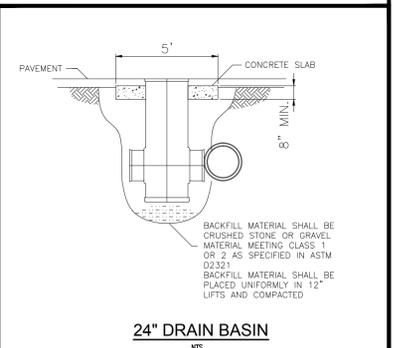
CONCRETE JOINT DETAILS



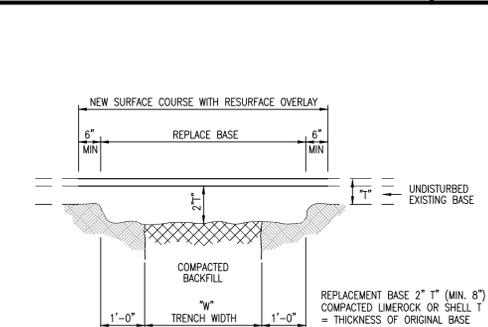
NOTE: ALL CONCRETE SHALL BE 4,000 PSI CONCRETE.



30' DRAIN BASIN

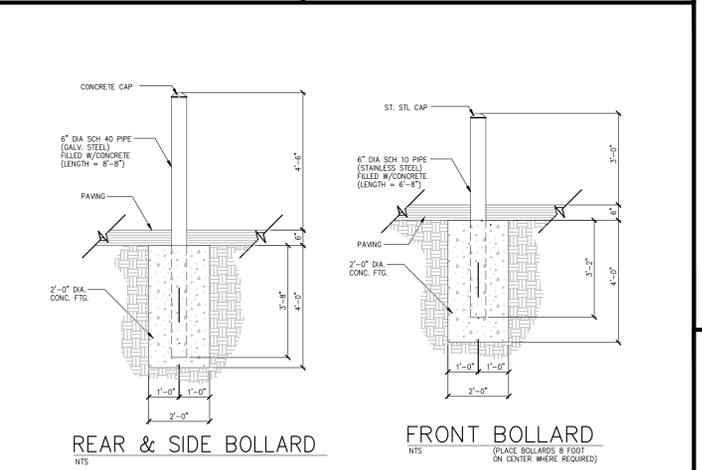


24' DRAIN BASIN



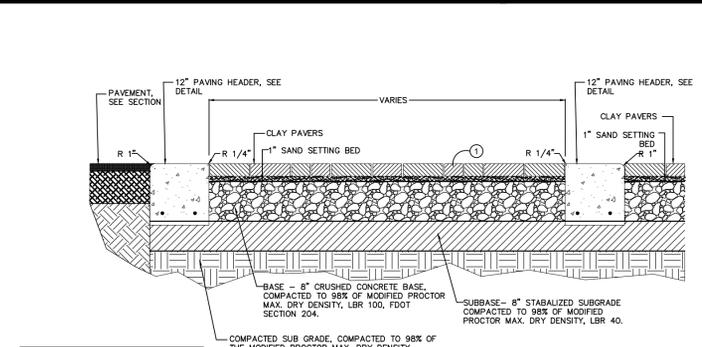
- NOTES:
- CONTRACTOR TO RESURFACE TO ALL VALVES WITHIN EXISTING ROADWAY AND NOT COVER.
 - ALL GRASSSED AREAS DISTURBED WITHIN THE RIGHT-OF-WAY SHALL BE SOODED TO ORIGINAL OR BETTER CONDITION.
 - ALL GEOTECHNICAL TESTING OF WORK WITHIN THE RIGHT-OF-WAY SHALL BE PER THE JURISDICTION'S SPECIFICATIONS.

PAVEMENT REPLACEMENT DETAIL



REAR & SIDE BOLLARD

FRONT BOLLARD

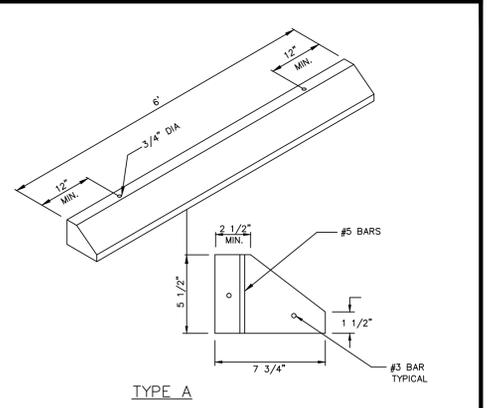


TYPICAL CROSSWALK SPECIAL PAVING PLAN

GENERAL BRICK PAVER NOTE:
NOTE: SET PAVERS 3/8" ABOVE FINISH GRADE. A TECHNICAL CERTIFIED APPLICATOR IS TO APPLY TECHNICAL RG+ POLYMERIC JOINTING SAND, ADHERING TO MANUFACTURER'S SPECIFICATIONS. TECHNICAL CERTIFIED APPLICATOR IS TO CONDUCT A TEST AREA. PRESSURE CLEAN ALL PAVERS UPON COMPLETION OF PROJECT PRIOR TO ACCEPTANCE.
SUBMIT SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO ORDERING.

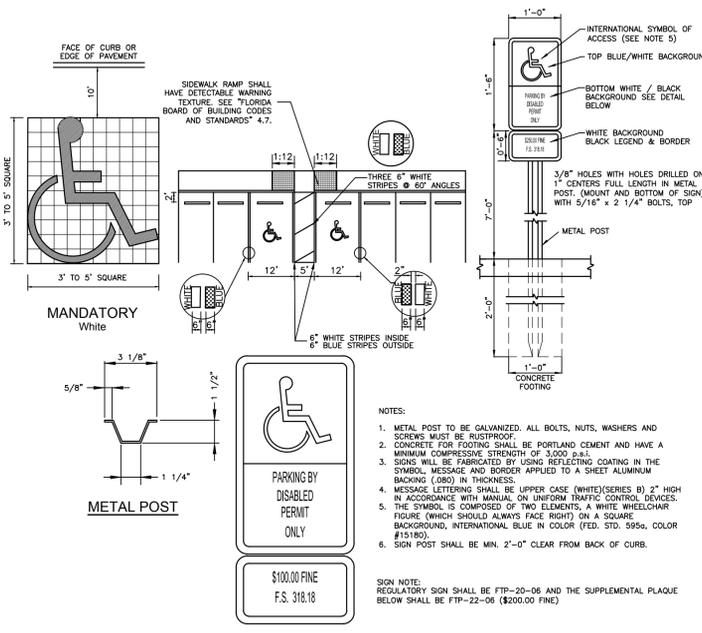
PAVING LEGEND

| KEY | DESCRIPTION |
|----------|---|
| (Symbol) | CROSSWALK SPECIALTY PAVER AREA - SEE DETAIL. |
| (Symbol) | SEWER/DRIVE PATTERN, 2 ROWS OF 3/4"x4" FINE HALL ENGLISH EDGE FR CLAY BRICK, THEN 2 ROWS OF 3/4"x4" FINE HALL ENGLISH EDGE BUFF CLAY BRICK ON 1" SAND SETTING BED AND 8" CRUSHED CONCRETE BASE. |



WHEEL STOP DETAIL

- NOTES:
- CONCRETE TO BE 3,000 P.S.I.
 - WHEEL STOPS TO BE SECURED TO PAVEMENT WITH TWO 16" NO. #5 BARS.
 - RECYCLED PLASTIC WHEEL STOPS MAY BE USED IN LIEU OF CONCRETE.
 - DIMENSIONS OF WHEEL STOPS MAY DIFFER FROM THE ABOVE SPECIFICATIONS IF APPROVED BY CITY ENGINEER.
 - WHEEL STOPS TO BE PAINTED YELLOW.



HANDICAP SIGNAGE DETAILS PER FDOT INDEX 17346 & 17355

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GENERAL NOTES

1. THE CONTRACTOR IS TO COORDINATE WITH THE TOWN OF LONGBOAT KEY UTILITIES FOR WATER AND FIRE UTILITY SERVICES.
2. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES OR PRESSURE TEST AGAINST ANY CITY INSTALLED VALVES OR FITTINGS.
3. GRASS AND MULCH, OR SOLID SOD, ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
4. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
5. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
6. CONTRACTOR SHALL PROVIDE REQUIRED DEWATERING FOR UTILITY INSTALLATION.
7. ADJUSTING MANHOLE TOPS TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE RESPECTIVE CONTRACT UNIT PRICE FOR MANHOLES. PAYMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE, AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR ADJUSTING MANHOLE TOPS.
8. BENDS SHALL BE INSTALLED IN WATER MAIN TO AVOID UNFORESEEN CONFLICTS IN EXISTING OR PROPOSED STRUCTURES.
9. THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LIEU OF INSTALLING BENDS.
10. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING WATER AND SEWER LINES PRIOR TO BEGINNING CONSTRUCTION.
11. THE EXISTING UNDERGROUND UTILITY LINES SHOWN HEREON WERE TAKEN FROM DOCUMENTS FURNISHED BY OTHERS AND NOT FIELD VERIFIED, THEREFORE, THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF SAME NOR ALL THAT ARE SHOWN. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND UTILITY LINES IN COORDINATION WITH THE OWNERS TO HIS SATISFACTION AND MAKE ADJUSTMENTS TO SAME IN THE EVENT THERE ARE CONFLICTS WITH NEW CONSTRUCTION.
12. ALL WATER MAIN SERVING HYDRANTS AND FIRE SERVICE SHALL HAVE RESTRAINED JOINTS.
13. ALL SEWER SERVICES SHALL HAVE A CLEANOUT AT THE BUILDING.
14. FIRE DEPT. ACCESS SHALL BE MAINTAINED 24/7 DURING CONSTRUCTION. (ACCESS THROUGH SECURITY FENCING WILL BE REQUIRED)
15. THE FOLLOWING CODES ARE IN EFFECT AS OF 12/31/2011
 - a. FLORIDA FIRE PREVENTION CODE: 2010 EDITION
 - b. NFPA 24
18. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY WELL / IRRIGATION LINES TO FUNCTIONING CONDITION. EXISTING WELLS AND IRRIGATION PIPING MUST REMAIN ACTIVE.

LONGBOAT KEY NOTES

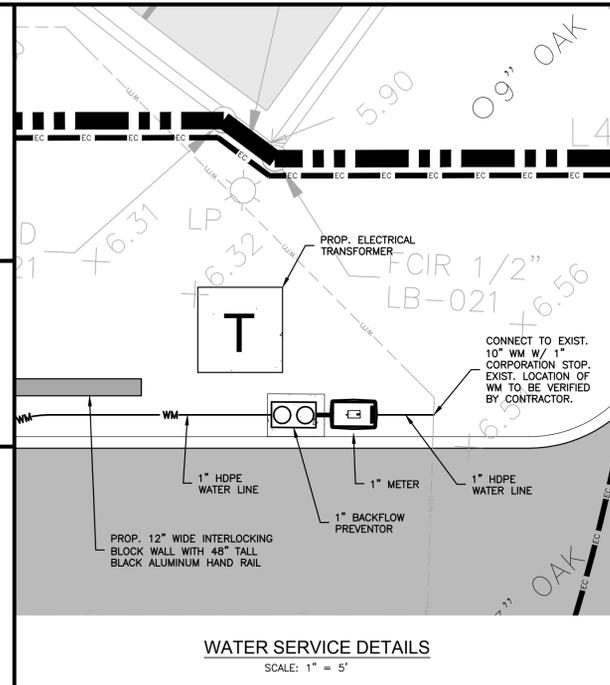
1. WATER MAIN VALVES SHALL BE EXERCISED ANNUALLY IN ACCORDANCE WITH AWWA STANDARDS.
2. ENSURE COORDINATION WITH PUBLIC WORKS FOR WATER AND WASTEWATER CONSTRUCTION / DEMOLITION DURING PHASING STAGES.
3. ANY WATER MAIN SHUTDOWNS AND CONNECTIONS REQUIRED FOR CONSTRUCTION MUST BE COORDINATED AND SCHEDULED WITH THE PUBLIC WORKS DEPARTMENT.
4. JOINTS TO BE RESTRAINED PER LBK REQUIREMENTS.
5. JOINTS SHALL BE PUSH-ON OR MECHANICAL COMPRESSION-TYPE JOINTS MANUFACTURED IN CONFORMANCE WITH THE LATEST STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION. IRON PIPE SHALL BE SUITABLY PROTECTED AGAINST CORROSION WITH POLYETHYLENE WRAPPING OR OTHER APPROVED METHODS. WHEN REQUIRED BY THE TOWN, PVC PIPE SHALL BE BURIED WITH A METAL TAPE CAPABLE OF BEING DETECTED WITH ABOVEGROUND DETECTION EQUIPMENT.

EXISTING UTILITY LOCATION NOTES

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITY OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THESE DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.
2. THE CONTRACTOR MUST NOTIFY THE EOR OF ANY UTILITIES WHICH MAY CREATE CONFLICTS WITH PROPOSED DESIGN PRIOR TO CONSTRUCTION.

UTILITY CROSSINGS

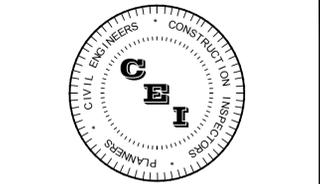
- ① 6" PVC ROOF DRAIN BOTTOM EL = ±8.19'
6" GRAVITY SS TOP EL = ±6.70'
SEPARATION = ±1.49'
- ② 1" PE WATER LINE BOTTOM EL = ±7.63'
6" GRAVITY SS TOP EL = ±6.63'
SEPARATION = 12" (MIN.)



LEGEND

- PROPERTY LINE
- EC-EC- PROPOSED SILT FENCE
- TB-TB- PROPOSED TREE BARRICADE
- W— WATER MAIN
- SS— SANITARY SEWER MAIN
- ① UTILITY CROSSING NUMBER
- [Hatched Box] EXIST BUILDING
- [Dotted Box] EXIST CONCRETE S/W
- [Solid Grey Box] EXIST ASPHALT PAVEMENT
- [Cross-hatched Box] EXIST PERVIOUS PAVERS
- [Grid Box] PROP BUILDING
- [Solid Grey Box] PROP ASPHALT PAVEMENT
- [Hatched Box] PROP PAVERS
- [Dotted Box] PROP CONCRETE S/W

DATUM CONVERSION
1.00'(NAVD88) = 1.027'(NGVD29)



CAMPO ENGINEERING, INC.

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FAX: (813) 902-8782

PROJECT TITLE
SHOPPES AT BAY ISLES
CHASE BANK

TOWN OF LONGBOAT KEY, FLORIDA
CLIENT

JPMORGAN CHASE & CO.
10 SOUTH DEARBORN, FLOOR 15
CHICAGO, IL 60603
(312) 325-3516

REVISIONS

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ISSUE DATE: 06/2016
REVIEWED BY: MDC
DRAWN BY: KLD
DESIGNED BY: MDC

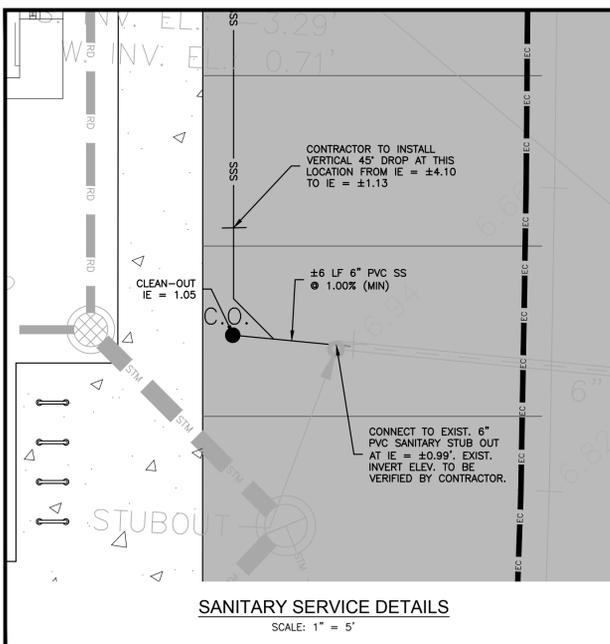
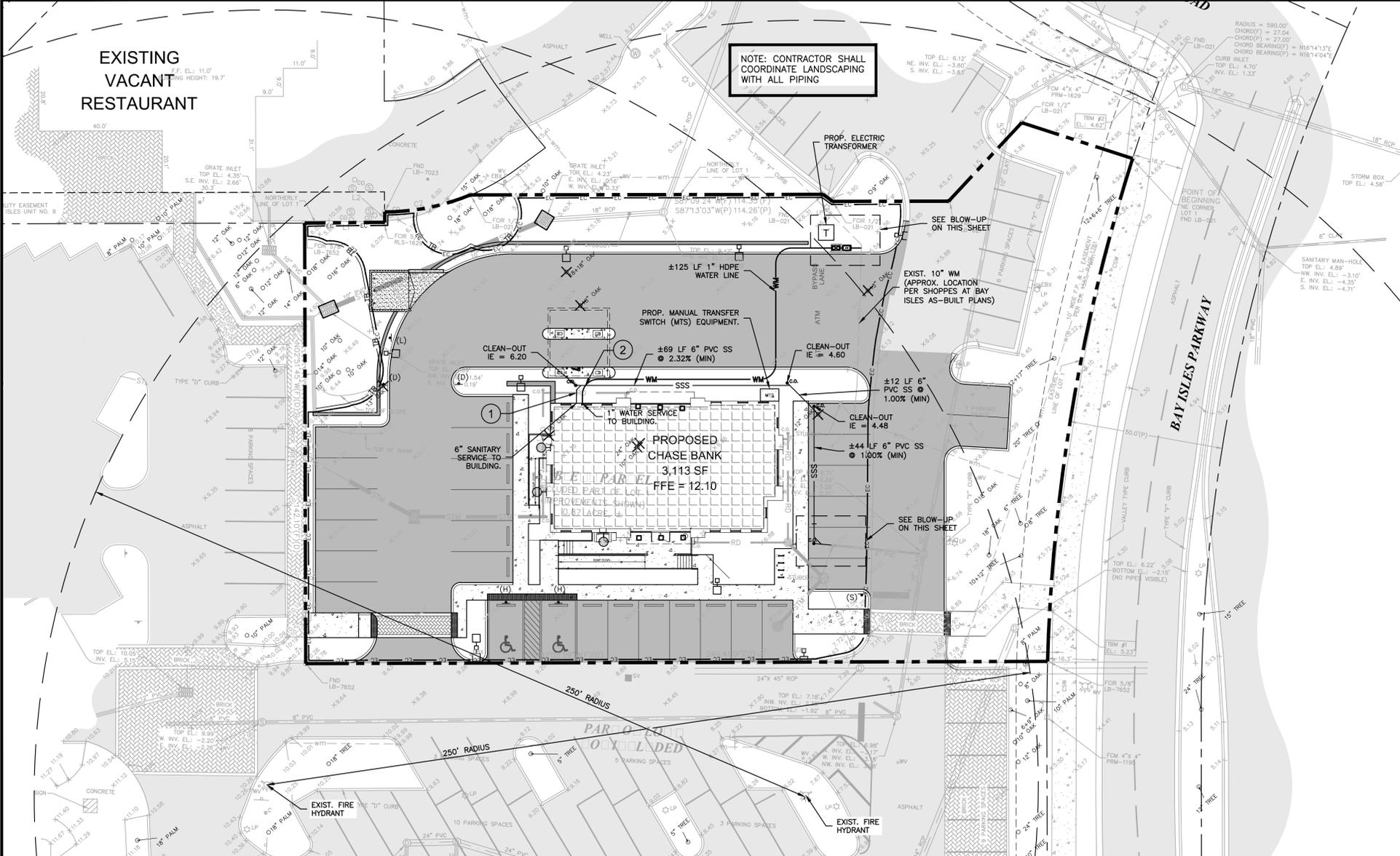
PROJECT NUMBER
13-035

Matthew D. Campo 53988 08/18/2016
NAME SEAL NO. DATE

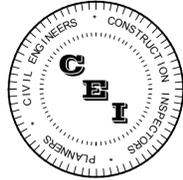
SHEET TITLE

UTILITY PLAN

SHEET NUMBER
C-8



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ISSUE DATE: 06/2016

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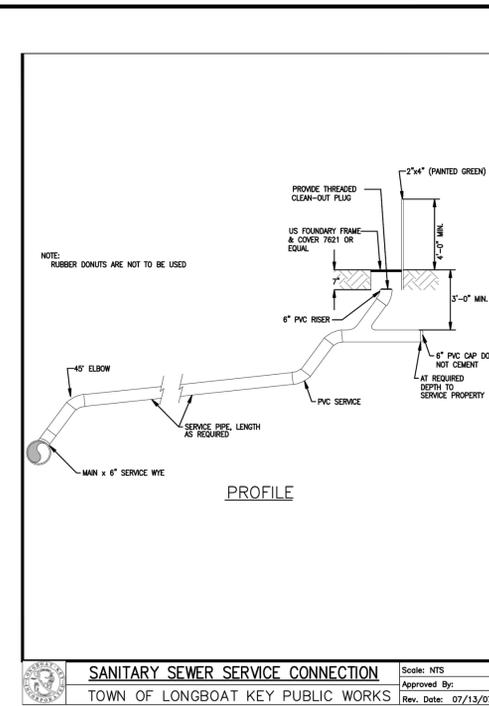
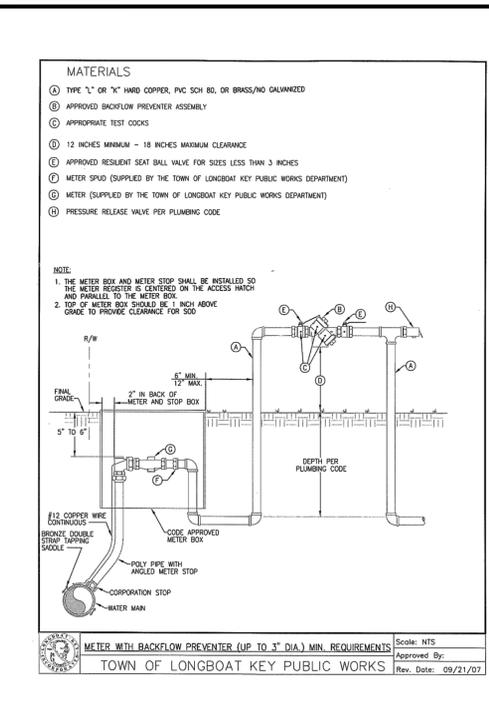
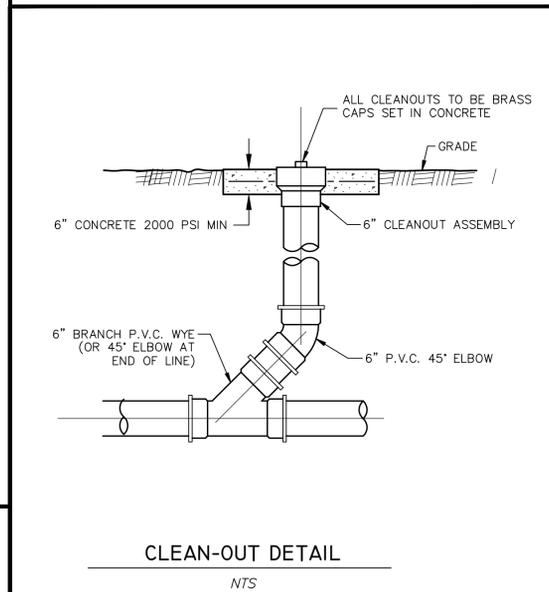
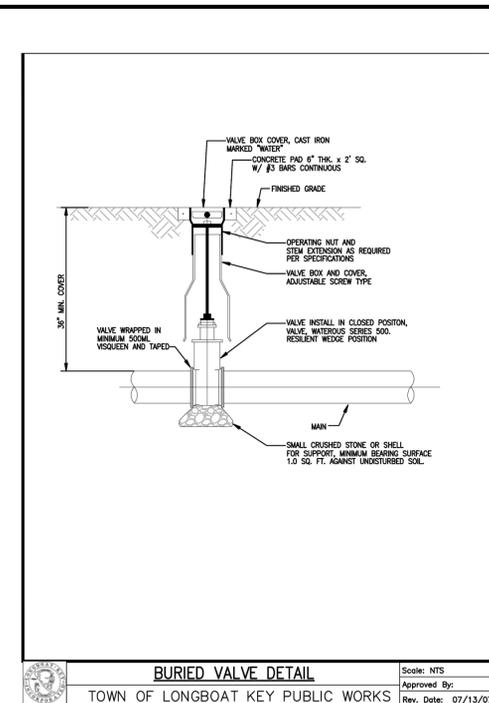
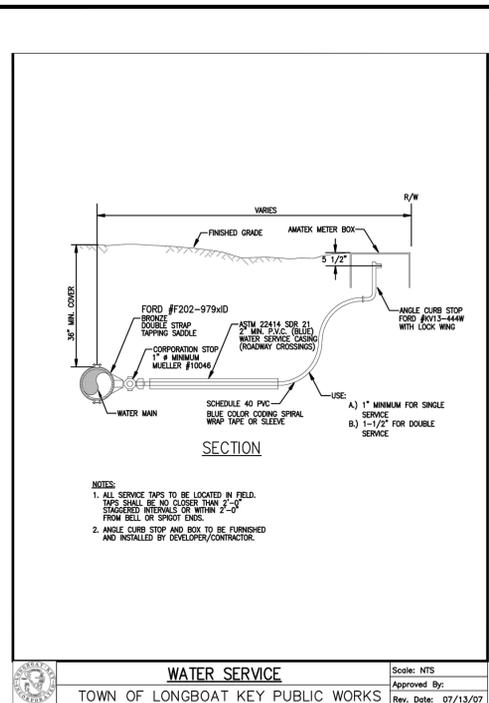
NAME SEAL NO. DATE

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C-9



Existing vs. Proposed Sewer Flow Tabulation Per Chapter 61B5

Based on Shopping Center Use and Public Service Area Break Down

| Chapter 61B5 Flow Rates | Existing Building Areas SF | Ex. Flows GPD | Proposed Building Areas SF | Prop. Flows GPD |
|--|----------------------------|---------------|----------------------------|-----------------|
| Dist - 40 GPD Per 100 SF | 1465 | 586.2 | 1462 | 585.6 |
| Bakery - 40 GPD Per 100 SF | 1500 | 600.1 | 1927 | 770.7 |
| Meats - 75 GPD Per 100 SF | 1292 | 968.9 | 1659 | 1244.5 |
| Produce - 10 GPD Per 100 SF | 513 | 51.3 | 659 | 65.9 |
| Remaining Public Store Area @ 0.1 GPD Per SF | 33794.5 | 3379.5 | 43405.8 | 4340.6 |
| CVS Store Area @ 0.1 GPD Per SF | 11490.0 | 1149.0 | 14528.0 | 1452.8 |
| Retail Shops Store Area @ 0.1 GPD Per SF | 37707.0 | 3770.7 | 15700.0 | 1570.0 |
| Totals | 87762.0 | 10505.0 | 79781.0 | 10197.4 |

RESULT - Net Wastewater Flows is A Reductor Flow Difference (GPD) -308.7

Based on Shopping Center Use for Calculation (No Service Area Break Down)

| Chapter 61B5 Flow Rates | Existing Building Areas SF | Ex. Flows GPD | Proposed Building Areas SF | Prop. Flows GPD |
|-------------------------|----------------------------|---------------|----------------------------|-----------------|
| Store 0.1 GPD Per SF | 87762.0 | 8776.2 | 79781.0 | 7978.1 |
| Totals | 87762.0 | 8776.2 | 79781.0 | 7978.1 |

RESULT - Net Wastewater Flow is A Reductor Flow Difference (GPD) -308.7

Note:
1 - Flows Include Future Office/Retail Outparcel
2 - Interior Service Areas Are Estimated From Floor Plan

NOTE: BANK OUTPARCEL INCLUDED IN PREVIOUSLY APPROVED CALCULATION. NET FLOW FROM OVERALL PARCEL IS A REDUCTION.

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TREE PROTECTION - REMOVAL LEGEND

✕ EXISTING TREE OR PALM TO BE REMOVED

○ EXISTING TREE OR PALM TO REMAIN WITH TREE BARRIER TYPICAL

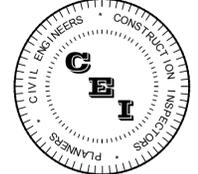
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630 S. ORANGE AVENUE, SUITE 202
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PROJECT TITLE
CHASE BANK

(SHOPPES OF BAY ISLES)

TOWN OF LONGBOAT KEY, FLORIDA

CLIENT

JP MORGAN CHASE

REVISIONS

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ISSUE DATE: 06-02-2016

REVIEWED BY: PJS

DRAWN BY: PJS / TK

DESIGNED BY: PJS

PROJECT NUMBER

dwja 1518

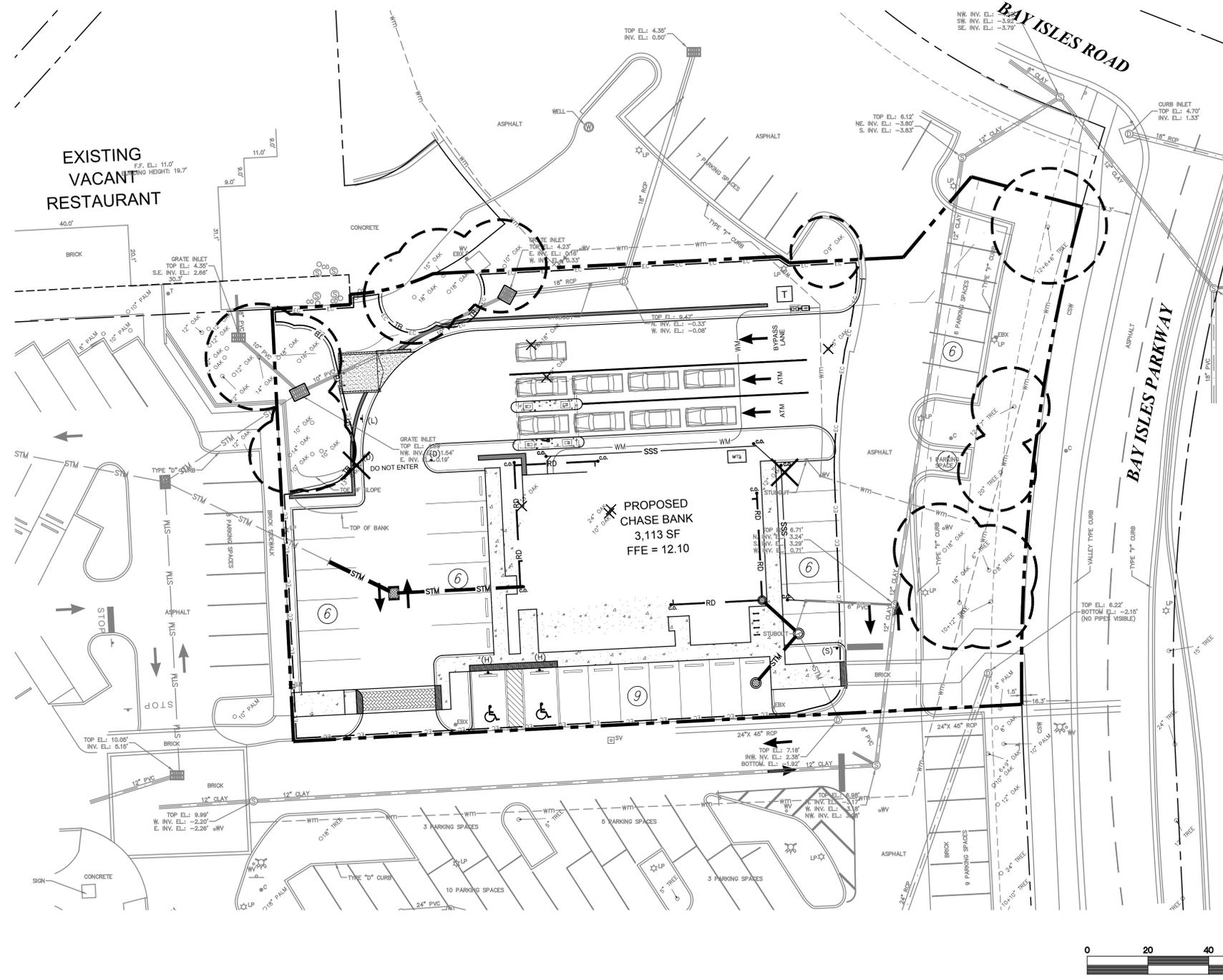
Philip J. Smith LA#1096 06-02-2016
NAME SEAL NO. DATE

SHEET TITLE

TREE PROTECTION / REMOVAL PLAN

SHEET NUMBER

L-01



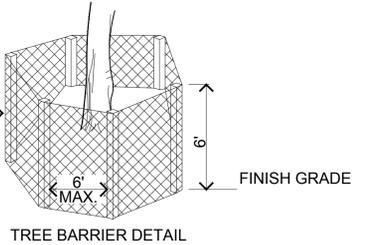
TREE PROTECTIVE BARRIER - CHAINLINK FENCE

PROTECTIVE BARRIER REQUIREMENTS

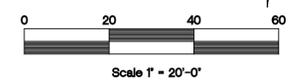
1. PROTECT ALL ABOVE GROUND PORTIONS OF TREES FROM MECHANICAL DAMAGE.
2. PROTECT SOIL NEAR TREE FROM COMPACTION.
3. PROVIDE PHYSICAL AND MENTAL AWARENESS OF THE PRESENCE OF TREES ON THE SITE TO CONSTRUCTION PERSONNEL.
4. HEAVY EQUIPMENT NOT ALLOWED INSIDE BARRIER; ONLY HAND LABOR.
5. CONSTRUCTION MATERIAL OR TEMPORARY SOIL DEPOSITS NOT ALLOWED INSIDE BARRIER AREA.

PROTECTIVE BARRIER SPECIFICATIONS

1. INSTALL 6' HIGH CHAIN LINK FENCE AROUND ENTIRE PERIMETER OF THE TREE IN BARRICADE AREA. BARRICADE MUST BE PLACED AT THE DRIPLINE.
2. BARRIERS TO BE ERECTED AROUND REMAINING TREES BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED.
3. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.
4. REMOVE ALL TURF IN BARRIER AND INSTALL 3" DEPTH OF RECYCLED MELALEUCA MULCH WITHIN BARRIER AREA.

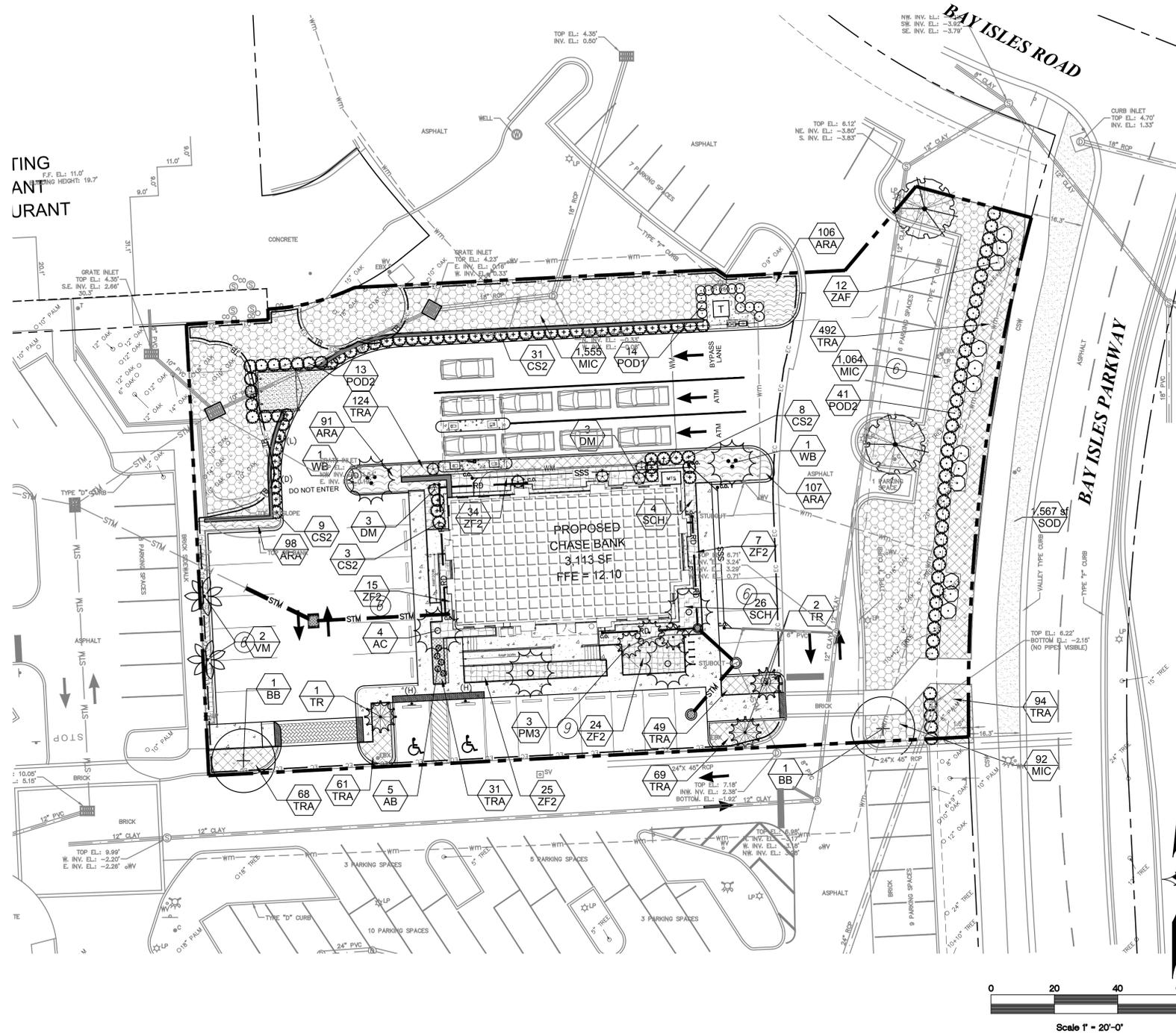


MINIMUM 2" DIA. X 6'- GALVANIZED STEEL FENCE POSTS

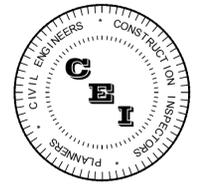


PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME / COMMON NAME | CONT | CAL | SIZE | QTY |
|---------------|------|--|---------|----------|---------------|-----|
| | AC | Archontophoenix cunninghamiana / Piccabeen Palm Matched | B & B | | 14' O.A.H. | 4 |
| | BB | Bucida buceras 'Shady Lady' / Shady Lady Black Olive | B & B | 3" Cal | 12' x 5' Spr. | 2 |
| | PM3 | Phoenix roebelenii / Pigmy Date Palm Multi-Trunk | B & B | TRIPLE | 6' O.A.H. | 3 |
| | QV | Quercus virginiana / Southern Live Oak | 100 gal | 3" Cal | 12' x 5' Spr. | 2 |
| | TR | Thrinax radiata / Florida Thatch Palm | B & B | Double | 6' O.A.H. | 3 |
| | VM | Veitchia montgomeryana / Montgomery Palm | B & B | Double | 12' O.A.H. | 2 |
| | WB | Wodyetia bifurcata / Foxtail Palm | B & B | TRIPLE | 16' O.A.H. | 2 |
| SHRUBS | CODE | BOTANICAL NAME / COMMON NAME | CONT | SPR | SPACING | QTY |
| | AB | Aechmea blanchetiana / Orange Bromeliad | 7 gal | | 21" o.c. | 5 |
| | CS2 | Conocarpus erectus sericeus / Silver Button Wood | 7 gal | 4' x 3' | 48" o.c. | 51 |
| | DM | Dracaena marginata / Red Edged Dracaena Multi-Trunk | 15 gal | 5' x 2' | 48" o.c. | 6 |
| | POD1 | Podocarpus macrophyllus / Podocarpus | 10 gal | 4' x 2' | 36" o.c. | 14 |
| | POD2 | Podocarpus macrophyllus / Podocarpus | 30 gal | 6' x 3' | 48" o.c. | 54 |
| | ZAF | Zamia furfuracea / Cardboard Palm | 7 gal | 3' x 3' | 60" o.c. | 12 |
| GROUND COVERS | CODE | BOTANICAL NAME / COMMON NAME | CONT | SPACING | QTY | |
| | ARA | Arachis glabrata / Perennial Peanut 6" x 6" Spr. | 1 gal | 18" o.c. | 402 | |
| | GR | Brown Washed Crushed Stone / 3" Depth 1"- 2" Size | Gravel | | 269 sf | |
| | MIC | Microsorium scolopendrum / Wart Fern | 4" pot | 18" o.c. | 2,711 | |
| | MUL | Mulch / 3" Depth Pine Bark Nuggets | Mulch | | 11,801 sf | |
| | SCH | Schefflera arboricola 'Variegata' / Dwarf Variegated Schefflera 20" x 20" Spr. | 3 gal | 36" o.c. | 30 | |
| | TRA | Trachelospermum asiaticum 'Minima' / Minima Jasmine 12" x 12" Spr. | 1 gal | 18" o.c. | 988 | |
| | ZF2 | Zamia floridana / Coontie 24" x 24" Spr. | 3 gal | 36" o.c. | 105 | |
| | SOD | Zoysia japonica 'Emerald' / Emerald Zoysia In Bay Isles R.O.W. | sod | | 1,567 sf | |



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PROJECT TITLE
CHASE BANK
 (SHOPPES OF BAY ISLES)

TOWN OF LONGBOAT KEY, FLORIDA

CLIENT
 JP MORGAN CHASE

REVISIONS

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ISSUE DATE: 06-02-2016
 REVIEWED BY: PJS
 DRAWN BY: PJS / TK
 DESIGNED BY: PJS
 PROJECT NUMBER
 dwja 1518

Philip J. Smith LA#1096 06-02-2016
 NAME SEAL NO. DATE

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-02

LANDSCAPE NOTES:

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

MAINTENANCE PROGRAM:

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

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

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

AGRIFORM 20-10-15 PLANTING TABLETS AS MANUFACTURED BY:
 SIERRA CHEMICAL COMPANY
 1001 YOSEMITE DRIVE
 MILPITAS, CA 95035

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

FERTILIZATION - TREES, SHRUBS AND GROUNDCOVERS

NOT TO SCALE

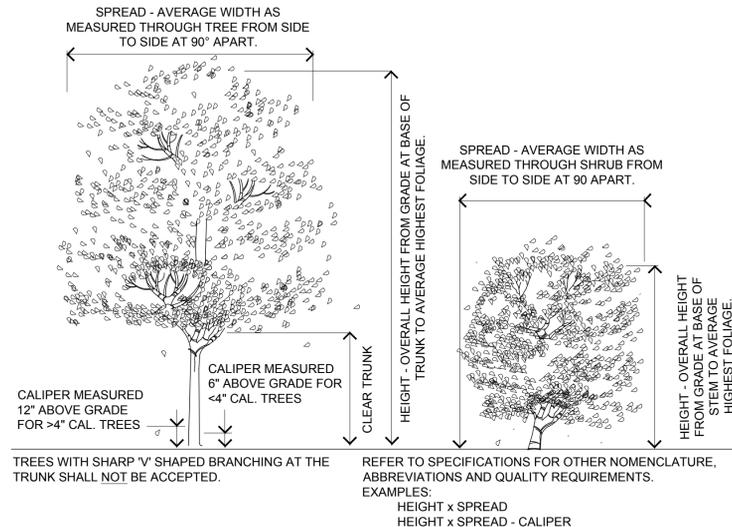
IMPORTANT NOTE:

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

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

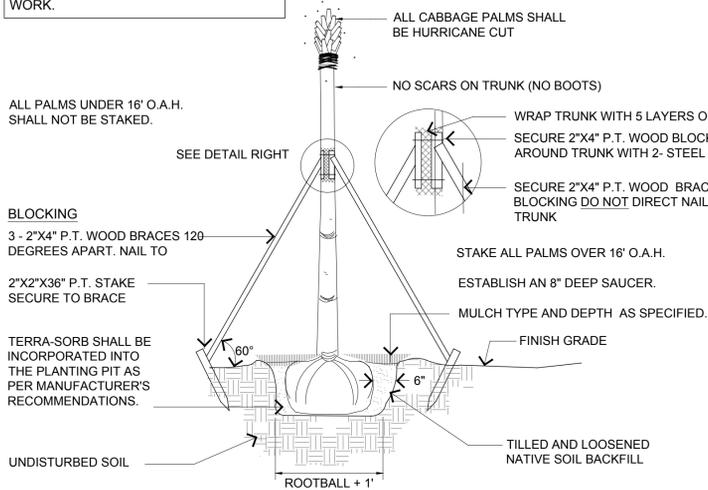
NOTE:

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



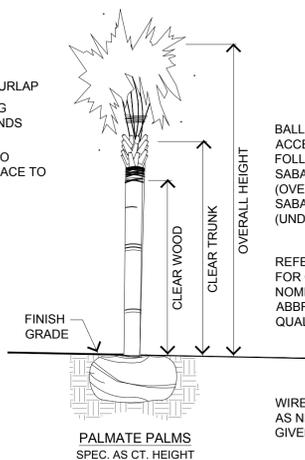
TREE AND SHRUB SIZING SPECIFICATION

NOT TO SCALE



PALM PLANTING AND STAKING DETAIL

NOT TO SCALE



PALM SIZING SPECIFICATIONS

NOT TO SCALE

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOTE:

- THIS CONTRACT IS SUBJECT TO THE RULES AND REGULATIONS OF GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PLANTS NOT LISTED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, SHALL CONFORM TO A FLORIDA NO. 1 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 OR SPORT.
- AT THE CONCLUSION OF THIS PLANTING, IF THE LANDSCAPE ARCHITECT OR OWNER HAS REASON TO BELIEVE THAT THE PLANTS ARE NOT OF THE SPECIFIED GRADE, HE WILL REQUEST A REGRADING INSPECTION BY THE DIVISION OF PLANT INDUSTRY, AND SUCH EVIDENCE WILL BE THE BASIS FOR REQUESTING REPLACEMENT OF PLANTS AND FOR LEGAL OR OTHER ACTION TAKEN BY THE DIVISION OF PLANT INDUSTRY ACCORDING TO LAW, SHOULD THIS BECOME NECESSARY.

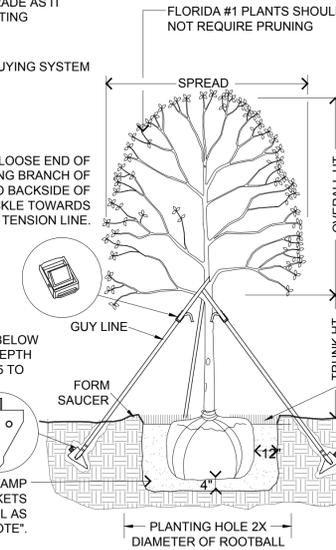
TREE SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT HAD TO PREVIOUS EXISTING GRADE.

ARBORBRACE® TREE GUYING SYSTEM OR APPROVED EQUAL (305) 992-4104

TENSION BUCKLE - LOOP LOOSE END OF WEBBING AROUND LEADING BRANCH OF TREE. TIE 1/2 KNOT ONTO BACKSIDE OF BUCKLE. PULL BUCKLE TOWARDS ARBORANCHOR TO TENSION LINE.

ARBORANCHOR™ ARBORANCHOR DRIVEN BELOW GRADE TO NECESSARY DEPTH DETERMINED BY SOIL. (1.5 TO 2.5 FEET AS REQUIRED)

NATIVE SOIL WATER & TAMP TO REMOVE AIR POCKETS AS DESCRIBED IN DETAIL AS "IMPORTANT NOTE".



TREE PLANTING, STAKING AND PRUNING

NOT TO SCALE

SEE FERTILIZATION DETAIL FOR FERTILIZATION REQUIREMENTS

FORM SAUCER AS NECESSARY

FINISH GRADE

NATIVE SOIL MIX. WATER & TAMP TO REMOVE AIR POCKETS

3-5 TIMES WIDTH OF ROOTBALL

SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

ARBORBRACE TREE GUYING SPECIFICATIONS:
 ATG-R: FOR UP TO 4" CALIPER TREES
 (3) POLYPROPYLENE GUYLINES 3/4" X 12'=800 LB TEST, OLIVE DRAB, UV RESISTANT
 (3) NICKEL PLATED SPRING CAM-LOCK TENSION CLIPS
 (3) ARROWHEAD NYLON ANCHORS (4" X 3-3/4")

ARBORBRACE TREE GUYING SPECIFICATIONS:
 ATG-J: FOR UP TO 6" CALIPER TREES
 (3) POLYPROPYLENE GUYLINES 1" X 12'=1,000 LB TEST, OLIVE DRAB, UV RESISTANT
 (3) 1-1/4" NICKEL PLATED, NON-RUSTING SPRING CAM-LOCK TENSION CLIPS (1,500 LB BREAK STRENGTH)
 (3) ARROWHEAD NYLON ANCHORS (5-1/2" X 4-1/2")

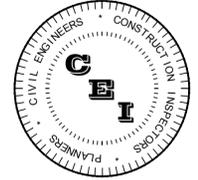
MULCH TYPE AND DEPTH AS SPECIFIED. LEAVE ROOT COLLAR CLEAR ±12".

THIN BRANCHES AND FOLIAGE BY RETAINING NORMAL SHRUB SHAPE AS REQUIRED FOR SPECIFIC VARIETY AT TIME OF PLANTING. DO NOT CUT ALL END TIPS. NEVER CUT EVERGREEN LEADER.

MULCH TYPE AND DEPTH AS SPECIFIED

TERRA-SORB SHALL BE INCORPORATED INTO THE PLANTING PIT AS PER MANUFACTURER'S RECOMMENDATIONS.

SHRUB SHALL HAVE THE SAME RELATION TO FINISH GRADE AS IT HAD TO PREVIOUS EXISTING GRADE.



CAMPO ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE
 TAMPA, FL. 33605
 PHONE: (813) 215-7372
 FAX: (813) 902-8782

dwja LANDSCAPE ARCHITECTS
 DAVID W. JOHNSTON ASSOCIATES
 630 S. ORANGE AVENUE, SUITE 202
 SARASOTA, FL. 34236
 (941) 366-3159 FAX (941) 954-4616

PROJECT TITLE
CHASE BANK
 (SHOPPES OF BAY ISLES)

TOWN OF LONGBOAT KEY, FLORIDA

CLIENT

JP MORGAN CHASE

REVISIONS

| NO. | DESCRIPTION | DATE |
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dwja 1518

Philip J. Smith LA#1096 06-02-2016
 NAME SEAL NO. DATE

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

L-03

DIVISION 2 - SITE WORK
SECTION 0221
FINISH GRADING

I. GENERAL

- SCOPE
 - FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO SHAPE, MOLD, AND FINISH GRADE ALL FEATURES OF THE PROJECT.
 - INCLUDE ALL KILLING REMOVAL OF VEGETATIVE GROWTH AND HAND WORK NECESSARY TO ESTABLISH FINISH GRADE INCLUDING UNDER ANY EXISTING TREES.
 - KILL AND ELIMINATE ANY AND ALL UNWANTED VEGETATIVE GROWTH FROM TOPSOIL AND SUBSOIL BY APPROVED MEANS, AND BEFORE PLANTING.
 - CONSTRUCT BERMS TO ELEVATIONS SHOWN, AND PERFORM ALL GRADING, INCLUDING ROUGH GRADING SHAPES WITHOUT "BIRD-BATHS". 4. IN ORDER TO DEVELOP AESTHETICALLY PLEASING BERMS, THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN SHAPE AND CONTOURING AT ANY TIME DURING CONSTRUCTION.
 - FINISH GRADING OF BERMS SHALL BE DONE BY A WHEEL TRACTOR AND SHALL INVOLVE THE PUSHING AND BACK-BLADING OF SMALL AMOUNTS OF MATERIAL IN A REPETITIVE OPERATION.
 - UNIFORMLY FINE GRADE AREAS WITHIN GRADING LIMITS INCLUDING TRANSITION AREAS. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE (MINIMUM 3% SLOPE), COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES.
 - OBTAIN APPROVAL OF FINISHED GRADES BEFORE PROCEEDING WITH GRASSING AND PLANTING OPERATIONS. ELIMINATE IRREGULARITIES AND PONDING. LEAVE GRADE 1 1/2" BELOW CURB OR WALK.
 - IF PLANTING AND MULCHING IS NOT COMMENCED IMMEDIATELY, PROTECT STOCKPILED OR SPREAD TOPSOIL FROM EROSION BY FORCE OF WIND, WATER, OR OTHER FORCE; RE-ESTABLISH ERODED, RUTTED, OR SETTLED GRADES TO PROPER FINISHED GRADE.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING, RE-GRADING, AND RE-SEEDING ANY AREAS COMPLETED BY THE GENERAL CONTRACTOR WHICH ARE DISTURBED BY THE WORK OF THIS CONTRACT.
 - THE TILLED AREAS SHALL BE SETTLED, FINE GRADED, AND RAKED TO MEET APPROVED FINISHED GRADE. COARSE SOIL LUMPS, ROCKS, ROOTS, WEEDS AND DEBRIS NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. THE SURFACE SHALL BE SMOOTH, FIRM, AND OF FINE TEXTURE IMMEDIATELY BEFORE SODDING.
- MATERIAL SHALL INCLUDE FILL AND TOPSOIL APPROPRIATELY THROUGHOUT THE PROJECT.

II. EXECUTION

- BERMS AND GRADED AREAS
 - ALL BERMS AND GRADED AREAS SHALL BE BUILT IN ACCORDANCE WITH THE SITE DEVELOPMENT PLANS AND DETAILS. FINISH GRADING OPERATIONS SHALL BRING ALL BERMS AND GRADED AREAS TO A FINAL GRADE POSITION SO AS NOT TO INHIBIT POSITIVE DRAINAGE.
 - THE SITE DEVELOPMENT PLANS SHOW EARTH BERM LOCATIONS. THE CONTRACTOR SHALL SUPPLY SUFFICIENT SECOND CUT CLEAN FILL MATERIAL TO PROVIDE A FINISH GRADE AS REPRESENTED ON THE PLANS. QUANTITIES OF SOIL GIVEN REPRESENT APPROXIMATE FINISH VOLUMES COMPACTED IN PLACE.
 - BERMS SHALL BE SO SHAPED THAT THEIR LINES AND SLOPES WILL BLEND WITH THE SURROUNDING CONTOURS. THE MOUNDS AND VALLEYS OF THE BERMS SHALL BE SCULPTURED INTO SMOOTH UNDULATING SHAPES WITHOUT "BIRD-BATHS". 4. IN ORDER TO DEVELOP AESTHETICALLY PLEASING BERMS, THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN SHAPE AND CONTOURING AT ANY TIME DURING CONSTRUCTION.
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 - OBTAIN APPROVAL OF FINISHED GRADES BEFORE PROCEEDING WITH GRASSING AND PLANTING OPERATIONS. ELIMINATE IRREGULARITIES AND PONDING. LEAVE GRADE 1 1/2" BELOW CURB OR WALK.
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III. INSPECTION AND APPROVAL

- INSPECTION
 - ALL FINISH GRADING OPERATIONS SHALL BE SUBJECT TO REGULAR INSPECTIONS BY THE ARCHITECT. BECAUSE THE CONTOURING OF THE PROJECT IS ESSENTIAL TO AN AESTHETICALLY PLEASING DEVELOPMENT THE ARCHITECT MAY MAKE MINOR ALTERATIONS DURING THE FINISH GRADING OPERATIONS.
- APPROVAL
 - ALL FINISH GRADING OPERATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT PRIOR TO BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM. POSITIVE DRAINAGE IS A FUNCTION OF FINISH GRADING AND WILL BE GUARANTEED BY THE CONTRACTOR. FOLLOWING THE INSTALLATION AND BACKFILLING OF THE IRRIGATION SYSTEM A DRAINAGE CHECK MAY BE CONDUCTED BY NATURAL OR MAN MADE CIRCUMSTANCES. ANY POSITIVE DRAINAGE FAULTS WILL BE CORRECTED AND A NEW FINISH GRADE ESTABLISHED.

END SECTION 2-0221

DIVISION 2 - SITE WORK
SECTION 0280
LANDSCAPE - GENERAL

I. GENERAL

- SCOPE
 - THE WORK EMBRACED UNDER THIS CONTRACT INCLUDES SUPPLYING AND PLACING OF ALL MATERIALS AS LISTED IN THE SPECIFICATIONS AND ON THE PLANS IN ACCORDANCE WITH SOUND INDUSTRY PRACTICE. ALL LABOR, EQUIPMENT, TOOLS, PLANT MATERIAL AND MISCELLANEOUS ITEMS CALLED FOR HEREIN OR REQUIRED FOR SATISFACTORY COMPLETION OF THE WORK, SHALL BE FURNISHED AND INSTALLED BY THE LANDSCAPE OR IRRIGATION SUBCONTRACTOR.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY LICENSES AND PERMITS, AND SHALL COMPLY IN ALL WAYS WITH FEDERAL, STATE AND LOCAL CODES.
- INVESTIGATION OF SITE:
 - ALL BIDDERS SHALL PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL EXISTING CONDITIONS IN ORDER THAT NO MISUNDERSTANDING MAY ARISE AS TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE, AND LIKEWISE, IN ORDER TO ADVISE AND ACQUAINT THEMSELVES WITH ALL PRECAUTIONS TO BE TAKEN IN ORDER TO AVOID INJURY TO PERSONS AND PROPERTY.
 - THE CONTRACTOR SHALL DETERMINE BY SITE INVESTIGATION ANY NECESSARY WORK NOT SPECIFICALLY CALLED FOR, BUT, NECESSARY TO SATISFACTORILY COMPLETE THE WORK. NO ADDITIONAL COMPENSATION WILL BE GRANTED BECAUSE OF ANY DIFFICULTIES WHICH MAY BE ENCOUNTERED ON THE SITE IN THE EXECUTION OR MAINTENANCE OF ANY PORTION OF THE WORK.
 - ANY DAMAGES TO UNDERGROUND OR ABOVE GROUND UTILITIES OR TO ANY PROPERTY OF THE OWNER OR OTHER CONTRACTOR SHALL BE REPAIRED OR REPLACED IMMEDIATELY AT THE RESPONSIBLE CONTRACTOR'S EXPENSE.
 - ANY DAMAGE CAUSED TO UNDERGROUND INSTALLATIONS OF ANOTHER CONTRACTOR SHALL BE BACK CHARGED TO THAT CONTRACTOR IF SUCH INSTALLATIONS ARE NOT LOCATED IN ACCORDANCE WITH PLANS.
- QUALIFICATIONS:
 - ALL LANDSCAPE AND IRRIGATION CONTRACTORS WISHING TO BID THE PROJECT SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE SPECIALIZING IN THIS TYPE OF WORK IN THIS LOCATION.
 - INDIVIDUALS OR CORPORATIONS NOT ABLE TO MEET THIS REQUIREMENT MAY SUBMIT THEIR QUALIFICATIONS TO THE LANDSCAPE ARCHITECT DURING THE BIDDING PERIOD FOR REVIEW AND POSSIBLE QUALIFICATION.
- PERFORMANCE STANDARDS:
 - ALL WORK SHALL BE PERFORMED BY COMPETENT AND SKILLED CRAFTSMEN. LABOR CREWS SHALL BE UNDER THE DIRECT CONTROL OF A SINGLE FOREMAN DESIGNATED AT THE BEGINNING OF THE WORK AND SKILLED IN READING BLUEPRINTS AND COORDINATION BETWEEN OFFICE AND JOB. WHILE LABOR CREWS MAY CHANGE, THE SAME FOREMAN WILL BE IN CHARGE THROUGHOUT THE JOB. CONTRACTOR SHALL REVIEW PLANS THROUGHOUT THE JOB. CONTRACTOR SHALL REVIEW PLANS AND SPECIFICATIONS WITH THE JOB FOREMAN TO INSURE COMPLETE UNDERSTANDING OF THE PROJECT.
 - TOOLS SHALL NOT BE LEFT ON THE JOB SITE IN AN UNSAFE OR UNPROTECTED CONDITION.
 - ALL OPEN EXCAVATIONS SHALL BE PROPERLY BARRICADED AND LIGHTED AT NIGHT.
 - THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. THE CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL. THIS SHALL INCLUDE THE USE OF DROP-CLOTHS, ETC. DAMAGE TO GRADES OR LAWNS SHALL BE REPAIRED IMMEDIATELY AND ALL DEBRIS AND EXCESS SOIL REMOVED BY RAKING.
 - ALL STAKING AND LAYOUT OF PHYSICAL FEATURES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OR PLANTING IS STARTED. THE SAME SHALL APPLY TO THE ESTABLISHMENT OF PROPER GRADES AND LEVELS. ALL PLANTING BEDS SHALL BE ACCURATELY STAKED IN ACCORDANCE WITH THE PLANS. CHANGES NECESSITATED BY BUILDING CHANGES, ETC., SHALL BE IN KEEPING WITH THE OVERALL CONCEPTS OF THE DESIGN. ANY BEDS DEVELOPED WITHOUT THE APPROVAL OF THE ARCHITECT SHALL, IF THEY DO NOT ACCURATELY REPRESENT THE PLAN AND/OR THE DESIGN CONCEPT, BE REDEVELOPED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
 - MATERIAL SUCH AS GROUND COVERS, MULCH OR GRAVEL SHALL BE SPREAD IN THE SPECIFIED QUANTITY TO COVER THE AREA DESIGNED. NO ADDITIONAL MATERIALS SHALL BE USED IN SUCH AREAS WITHOUT THE APPROVAL OF THE ARCHITECT AND/OR OWNER.
 - THE CONTRACTOR SHALL IN GOOD WORKMANLIKE MANNER, DO AND PERFORM ALL WORK AND FURNISH ALL SUPPLIES AND MATERIALS, MACHINERY, EQUIPMENT, FACILITIES AND MEANS, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED HEREIN, NECESSARY OR PROPER TO PERFORM AND COMPLETE ALL THE WORK REQUIRED BY THIS CONTRACT, WITHIN THE TIME SPECIFIED HEREIN, IN ACCORDANCE WITH THE PROVISIONS OF THIS CONTRACT AND SAID SPECIFICATIONS AND IN ACCORDANCE WITH THE PLANS, AND IN ACCORDANCE WITH THE DIRECTIONS OF THE ARCHITECT AS GIVEN FROM TIME TO TIME DURING THE PROGRESS OF THE WORK.

END OF SECTION 2-0270

DIVISION 2 - SITE WORK
SECTION 0280
LANDSCAPE DEVELOPMENT

I. GENERAL

- STAKING AND LAYOUT: ALL STAKING AND LAYOUT OF PHYSICAL FEATURES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF PLANTING IS STARTED. THE SAME SHALL APPLY TO THE ESTABLISHMENT OF PROPER GRADES AND LEVELS. ALL PLANTING BEDS SHALL BE ACCURATELY STAKED IN ACCORDANCE WITH THE PLANS. CHANGES NECESSITATED BY BUILDING CHANGES, ETC., SHALL BE IN KEEPING WITH THE OVERALL CONCEPTS OF THE DESIGN. ANY BEDS DEVELOPED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT SHALL, IF THEY DO NOT ACCURATELY REPRESENT THE PLAN AND/OR THE DESIGN CONCEPT, BE RE-DEVELOPED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
- COMMENCEMENT OF WORK: WORK UNDER THIS CONTRACT SHALL COMMENCE NOT LESS THAN TEN (10) DAYS AFTER NOTICE TO PROCEED AND SHALL BE COMPLETE IN AN ORDERLY BUSINESS LIKE FASHION. ONCE WORK IS BEGUN IT SHALL CONTINUE ON CONSECUTIVE WORKING DAYS UNTIL WORK IS COMPLETED. SUNDAYS, SATURDAYS, HOLIDAYS AND STOPPAGES DUE TO FOUL WEATHER OR DELAYS CAUSED BY THE OWNER OR BUILDING CONTRACTOR SHALL BE EXCLUDED. UNNECESSARY DELAYS IN WORK MAY RESULT IN FORFEITURE OF PERFORMANCE BOND WHEN REQUIRED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, OF ANY STOPPAGES IN WORK DUE TO CIRCUMSTANCES BEYOND HIS CONTROL AND TO STATE THE TIME DURATION OF SUCH STOPPAGE.
- MAINTENANCE: THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL ACCEPTANCE. ONCE MATERIAL IS PLANTED, IT SHALL RECEIVE WATER EACH DAY FROM TIME OF PLANTING UNTIL FINAL INSPECTION. WATER SHALL BE SUPPLIED BY THE OWNER, HOSES, ETC. BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED FOR SPECIFIC JOB CONDITIONS. MAINTENANCE OF TURF AREAS SHALL ALSO INCLUDE MOWING TO MAINTAIN A HEALTHY CONDITION AND FOR AESTHETIC PURPOSES.
- COORDINATION OF WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS WITH THE OTHER CONTRACTORS ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRADES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND SHALL NOT BE CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS WILL BE THE RESPONSIBILITY OF SAID CONTRACTORS.
- RIGHT TO REJECT: THE OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE WORK, TO REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS OPINION, MAY NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND ACCEPTABLE MATERIAL SUBSTITUTED.
- UNDERGROUND DEBRIS: SHOULD ANY OBJECTIONABLE MATERIAL, SUCH AS CONCRETE, BRICKS, ROOTS OR OTHER DEBRIS BE ENCOUNTERED DURING LANDSCAPE INSTALLATION, THEY SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ALL OPEN EXCAVATIONS SHALL BE PROPERLY BARRICADED, AND LIGHTED AT NIGHT.
- ALL PLANT MATERIALS FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA #1 OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING.
- SUBSTITUTIONS: SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF SUFFICIENT PROOF THAT ANY PLANT IS NOT OBTAINABLE AND UPON AUTHORIZATION OF THE LANDSCAPE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL UNAUTHORIZED SUBSTITUTIONS BE INCLUDED IN THE BID PROPOSAL AND BREAKDOWN.
- CLEAN-UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL. THIS SHALL INCLUDE THE USE OF DROP-CLOTHS, ETC. DAMAGE TO GRADES OR LAWNS SHALL BE REPAIRED IMMEDIATELY AND ALL DEBRIS AND EXCESS SOIL REMOVED. SHOULD THE CONTRACTOR FAIL TO KEEP THE PREMISES IN A CLEAN SATISFACTORY CONDITION, THE OWNER RESERVES THE RIGHT TO HIRE APPROPRIATE PERSONNEL TO PERFORM CLEAN-UP WORK AND BACK CHARGE THE CONTRACTOR FOR ALL COSTS INCURRED.
- ABBREVIATIONS:

| | |
|-----------|------------------------------------|
| c.w. | CLEAR WOOD |
| c.t. | CLEAR TRUNK |
| CL (S) | CLUMP (S) |
| DBL | DOUBLE |
| O.A. | OVER ALL (HEIGHT & WIDTH THE SAME) |
| O.A.H | OVER ALL HEIGHT |
| sp. | SPREAD |
| sp. | SPALLER |
| STG. HTS. | STAGGERED HEIGHTS |
| HD (S) | HEAD (S) |
| sg. | SPREAD |
| f.o.w. | FAN ON WALL * |
| f.o.f. | FAN ON FENCE * |
| lks. | TRUNKS |
| esp. | ESPALLER |
| r.c. | ROOTED CUTTINGS |
| u.r.c. | UN-ROOTED CUTTINGS |
| o.c. | ON CENTER |

NOTE: (F.O.W. & F.O.F) FAN ON WALL AND FAN ON FENCE SHALL MEAN PROVIDING ALL NECESSARY HOOKS, MASONRY PLUGS, ETC., AND TYING AS REQUIRED TO BEGIN ESPALLER OF PLANTS SPECIFIED.

- COMPLETION AND ACCEPTANCE:
 - COMPLETION OF THE WORK SHALL MEAN THE FULL AND EXACT COMPLIANCE AND CONFORMITY WITH THE PROVISIONS EXPRESSED OR IMPLIED IN THE DRAWINGS AND SPECIFICATIONS, AND ASSOCIATED CHANGE ORDER AS APPROVED BY THE LANDSCAPE ARCHITECT.
 - FINAL INSPECTION SHALL BE MADE BY THE LANDSCAPE ARCHITECT AT THE REQUEST OF THE CONTRACTOR, AND SHALL BE PRIOR TO FINAL REQUEST FOR PAYMENT. ALL REQUIREMENTS OF THE SPECIFICATIONS SHALL APPLY UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR HIS REPRESENTATIVE. 3. THE ACCEPTABILITY OF ALL MATERIAL, WORKMANSHIP, LABOR AND COMPLIANCE WITH THE SPECIFICATIONS, GRADES AND STANDARDS SHALL BE SOLELY DETERMINED BY THE LANDSCAPE ARCHITECT.
- GENERAL GUARANTY: NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION OF THE CONTRACT DOCUMENTS NOR PARTIAL OR ENTIRE OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR RELIEVE THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL AND/OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK UNLESS A LONGER PERIOD IS SPECIFIED. THE GUARANTY PERIOD SHALL COMMENCE AT SUCH TIME AS THE LANDSCAPE ARCHITECT CERTIFIES THAT THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. IN CERTAIN INSTANCES LIMITED, DEFINED AREAS OF THE PROJECT MAY BE RELEASED BY THE LANDSCAPE ARCHITECT FOR MAINTENANCE PURPOSES ONLY AND/OR FOR COMMENCEMENT OF THE GUARANTY PERIOD. SUCH PARTIAL RELEASES SHALL BE AT THE SOLE DISCRETION OF THE LANDSCAPE ARCHITECT.

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

- RESPONSIBILITIES OF THE CONTRACTOR THROUGHOUT THE GUARANTY PERIOD SHALL INCLUDE THE FOLLOWING:
- PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE SCHEDULE WHICH ADDRESSES ALL ASPECTS OF THE WORK SCOPE AS COMPLETED UNDER THIS CONTRACT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL ITEMS WITHIN THE WORK SCOPE FOR THE ENTIRE COURSE OF THE CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACTOR DOCUMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE PROJECT SITE AT REGULAR INTERVALS DURING THE GUARANTY PERIOD. THE FREQUENCY OF SUCH INSPECTIONS SHALL BE AT THE DISCRETION OF THE CONTRACTOR; HOWEVER, THE FREQUENCY SHALL BE SUCH THAT THE CONTRACTOR IS SATISFIED THAT HE CAN PERCEIVE POTENTIAL MAINTENANCE CONCERNS, NOTIFY THE OWNER AND PROTECT HIS INTERESTS IN THE GUARANTY OF MATERIALS AND WORKMANSHIP.
 - FAILURE OF THE CONTRACTOR TO COMPLY WITH ANY OF THE ABOVE CONTRACTOR RESPONSIBILITIES SHALL BE CONSIDERED AS HIS ACCEPTANCE OF ALL MAINTENANCE SCHEDULES AND PROCEDURES AS BEING PERFORMED BY THE OWNER AND THE CONTRACTOR SHALL THEREBY FORFEIT HIS RIGHT TO DISPUTE ANY QUESTION ARISING AS TO GUARANTY OF SPECIFIC MATERIALS AND/OR WORKMANSHIP.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED TO BE ALIVE AND IN SATISFACTORY GROWTH, FLORIDA #1 GRADE OR BETTER, AS TO THEIR SPECIES, AT THE END OF THE GUARANTY PERIOD.

- GUARANTY PERIODS FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
 - GROUND COVERS & VINES - 12 MONTHS
 - SHRUBS - 12 MONTHS
 - PALMS - 12 MONTHS
 - TREES (INCLUDING MYRICA SPP.) - 12 MONTHS

- AT ANY TIME DURING THE GUARANTY PERIOD THE CONTRACTOR SHALL BE REQUIRED TO REPLACE ALL PLANTS THAT ARE DEAD OR IN AN UNSATISFACTORY CONDITION OF GROWTH. ALL REPLACEMENTS AND RELATED REPLACEMENT COSTS SHALL BE AT THE CONTRACTOR'S EXPENSE. SHALL BE OF A LIKE SIZE AND KIND OF THE PLANTS AS ORIGINALLY SPECIFIED AND/OR REMOVED, AND, SHALL BE GUARANTEED FOR AN ADDITIONAL PERIOD OF TIME IN COMPLIANCE WITH THE ABOVE STATED GUARANTY PERIODS.
- ACTS OF GOD: ANY PLANT MATERIALS PROVIDED AND INSTALLED OR MATERIALS WHICH HAVE BEEN: PLANTED AND DAMAGED OR DESTROYED BY ANY PHENOMENA CONSIDERED AS AN ACT OF GOD, IE, HURRICANE WINDS, FIRE, FLOOD, FREEZE, RAIN, HAIL, ETC. SHALL, ACCORDING TO THE FLORIDA LAW, BELONG TO THE OWNER AND SHALL BE HIS RESPONSIBILITY. ANY MATERIALS WHICH HAVE BEEN PROVIDED AND INSTALLED OR PLANT MATERIALS WHICH HAVE BEEN PLANTED AND DAMAGED OR DESTROYED BY ACTS OF THEFT, VANDALISM OR TERRORISM SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. MATERIALS STORED ON-SITE AS YET NOT PLANTED ARE NOT COVERED BY THIS CLAUSE AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 2 - SITE WORK
SECTION 0281
TOPSOIL AND FERTILIZERS

I. GENERAL

- TOPSOIL: TOPSOIL IS DEFINED AS 95% SAND WITH NOT MORE THAN 2% CLAY AND THE BALANCE LOAM MATERIAL. SAND IS DEFINED AS MATERIAL WHICH PASSES THROUGH NUMBER 20 AND NUMBER 10 SIEVE. TOPSOIL SHALL BE FREE FROM HARD CLODS, STIFF CLAY, HARDPAN, SODS, LARGE STONES, LIME, CEMENT, BRICKS, COAL ASHES, CINDERS, SLAG, CONCRETE, TAR OR ITS RESIDUE, TARRER PAPER, BOARDS, CLIPS, STICKS OR OTHER OBJECTIONABLE MATERIAL. TOPSOIL SHALL CONTAIN NO MORE THAN 5% LOAM OR SILT AND SHALL BE WEED FREE. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING PERCOLATION TO DETERMINE PERCOLATION RATES FOR AREAS OF THE SITE TO RECEIVE LANDSCAPING, IE, BEDS, HEDGE ROWS AND ALL TREE LOCATIONS LESS THAN 6" PER HOUR THE DRAINAGE CONTAINER SHALL INSTALL SUMP TO PROVIDE DRAINAGE AT 6" PER HOUR SUMP SHALL BE A MINIMUM OF 8" IN DIAMETER. SHALL BE AT LEAST 12" DEEP OR BREAK THROUGH CONFORMING LAYER WHICH EVER IS GREATER AND BACKFILLED WITH CLEAN BUILDERS SAND.
- ROUGH GRADES TO BE FURNISHED BY OTHERS SHALL BE ASCERTAINED BY SITE INSPECTION PRIOR TO BIDDING.

II. MATERIALS

- PEAT MOSS - PEAT MOSS SHALL CONSIST OF COARSE, PARTIALLY DECOMPOSED VEGETABLE MATTER OF NATURAL OCCURRENCE. IT SHALL BE MEDIUM BROWN IN COLOR, CLEAN, LOW IN CONTENT OF MINERAL AND WOODY MATERIAL, AND MILDLY ACID. SHALL BE SHREDDED AND FREE FROM ALL STONES AND TWIGS.
- SAND - CLEAN, COARSE, UNGRADED, MEETING ASTM C33-55 REQUIREMENT FOR CONCRETE SAND.
- BONEMEAL - COMMERCIAL BONEMEAL SHALL BE FINELY GROUND AND HAVE A MINIMUM ANALYSIS OF 4% NITROGEN AND 20% PHOSPHORIC ACID.
- NATURAL ORGANIC FERTILIZER - SHALL BE A COMMERCIALLY NATURAL ORGANIC FERTILIZER 6-3-0 (ACTIVE SLUDGE), SUCH AS MILORGANITE, PRODUCED BY THE SEWERAGE COMMISSION, MILWAUKEE, WISCONSIN.
- FERTILIZER AND LIME MATERIALS
 - FERTILIZERS: ALL FERTILIZERS SHALL BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION BY MECHANICAL SPREADER EQUIPMENT. FERTILIZERS SHALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO APPLICABLE STATE FERTILIZER LAWS. THE FOLLOWING INFORMATION SHALL BE SHOWN ON THE FERTILIZER BAG OR PACKAGE OR ON A TAG:
 - NAME AND ADDRESS OF MANUFACTURER.
 - NAME, BRAND OR TRADE MARK.
 - NUMBER OF NET POUNDS OF READY MIXED MATERIAL IN THE PACKAGE.
 - CHEMICAL COMPOSITION OR ANALYSIS.
 - GUARANTEE OF ANALYSIS.

IF A BRAND OR GRADE OF FERTILIZER IS DELIVERED IN THE BULK, A WRITTEN STATEMENT HAVING THE ABOVE LISTED INFORMATION MUST ACCOMPANY EACH LOAD.

- CUSTOM MIXED FERTILIZERS SHALL HAVE A WRITTEN STATEMENT CONTAINING THE FOLLOWING INFORMATION WITH EACH LOAD:
 - WEIGHT OF EACH COMMERCIAL FERTILIZER USED IN THE CUSTOM MIXING.
 - THE GUARANTEED ANALYSIS OF EACH COMMERCIAL FERTILIZER USED IN THE CUSTOM MIXING.
 - TOTAL WEIGHT OF FERTILIZER DELIVERED IN EACH LOAD.
 - THE MANUFACTURER OF EACH OF THE COMMERCIAL FERTILIZERS.
 - GUARANTEED ANALYSIS OF EACH LOAD TO BE STATED AS FOLLOWS:
 - % OF TOTAL NITROGEN.
 - % OF TOTAL AVAILABLE PHOSPHORIC ACID.
 - % OF TOTAL SOLUBLE POTASH.
 - NAME AND ADDRESS OF THE PERSON SELLING THE FERTILIZER.
- FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TEST (UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, 30 POUNDS MILORGANITE FERTILIZER PER 1000 SQ. FT. CAN BE APPLIED) SHALL BE DISTRIBUTED EVENLY OVER THE AREA TO BE SODDED.
- LIME: LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). GROUND LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT AT LEAST 50% WILL PASS THROUGH A 100-MESH SIEVE AND 98% TO 100% WILL PASS THROUGH A MESH SIEVE.
- APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. (UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, LIME SHALL BE APPLIED AT A MINIMUM RATE OF 50 POUNDS OF LIME AND LIMESTONE OF ITS EQUIVALENT PER 1000 SQ. FT.). LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SODDED.
- PH OF ALL TOPSOIL SHALL BE BETWEEN 5.0 AND 6.5. A SOIL ANALYSIS SHALL BE SUPPLIED BY THE CONTRACTOR INDICATING PH AND NECESSARY TO AMEND SOIL TO PROPER PH.

III. EXECUTION

- Topsoil shall be placed in all planting pits 6" below and to the side of Plant Root System.
- All fertilizers and soil amendments shall be spread prior to beginning work under paragraph 3 below.
- Lawn Areas - in those instances that topsoil is called on the drawings in lawn areas it shall be placed four inches (4") deep and ditch or roto-tilled an additional four inches (4") into the existing grade. A smooth tractor blade finish plus one inch (1") below sod finish grade shall then be established.

END SECTION 2-0281

DIVISION 2 - SITE WORK
SECTION 0283
PLANTING

I. GENERAL

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

II. MATERIALS

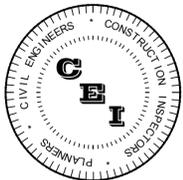
- TREES AND PALMS: ALL TREES MUST HAVE A FULLY DEVELOPED FIBROUS ROOT SYSTEM, BE HEAVILY BRANCHED, OR IN THE CASE OF PALMS, HEAVILY FROND, FREE FROM ALL INSECTS, FUNGUS, AND OTHER DISEASES. ALL TREES AND PALMS EXCEPT CABBAGE PALMS SHALL BE BALLED AND BURLAPPED GROW BAG MATERIAL IS NOT ACCEPTABLE. ALL TREES AND PALMS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. IN THE CASE OF TREES NAMED AS SPECIMEN ITEMS, THE LANDSCAPE ARCHITECT SHALL RETAIN THE RIGHT TO REJECT THEM WHEN THEY LACK PROPER LANDSCAPE ARCHITECTURAL CHARACTER AS CALLED FOR BY ITS USE ON THE PLAN. (THIS SHALL BE DETERMINED PRIOR TO PLANTING AT THE REQUEST OF THE LANDSCAPE CONTRACTOR.)
- SHRUBS AND VINES: ALL SHRUBS AND VINES SHALL HAVE A FULLY DEVELOPED ROOT SYSTEM, AND SHALL FULFILL DIMENSIONAL REQUIREMENTS AND BE CONSIDERED NORMAL FOR THE SPECIES UNLESS STATED. SHRUBS AND VINES SHALL BE HEAVILY CANNED AND LEAFED FOLIAGE TO BASE AND SHALL BE FREE FROM INSECTS, DISEASES AND MUTILATIONS OF ANY NATURE. SELF-HEADING SHALL BE PLANTED IN WELL ROTTED MANURE IN PITS TWELVE INCHES (12") GREATER AT ALL DIMENSIONS THAN THE BALL OF THE PLANT. ALL YUCCAS SHALL BE ROOTED PLANTS. ALL AZALEAS SHALL BE PLANTED IN PITS TWELVE INCHES (12") GREATER THAN THE BALL OF THE PLANTS. DOMESTIC PEAT SHALL BE USED TO FILL THE CAVITY BETWEEN BALL AND PIT. SOIL AMENDMENTS SHALL BE ADDED TO INSURE PROPER ACID REACTION OF SOIL. WHEN AZALEAS ARE PLANTED IN MASONRY PLANTERS OR PLANTING AREAS THE SIDES OF AREA SHALL BE LINED WITH .05 POLYETHYLENE TO PROTECT FROM ALKALINE NATURE OF MASONRY.

DIVISION 2 - SITE WORK

- GROUND COVERS: ALL GROUND COVERS SHALL HAVE A STURDY FIBROUS ROOT SYSTEM, UNLESS UNROOTED CUTTINGS ARE CALLED FOR ON THE PLANS AND/OR SUMMARY OF MATERIALS, SHALL BE HEAVILY LEAFED AND MUST BE FREE OF ALL INSECTS, DISEASES AND INJURIES.

III. EXECUTION

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



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PROJECT TITLE
CHASE BANK

(SHOPPES OF
BAY ISLES)

TOWN OF LONGBOAT KEY, FLORIDA

CLIENT

JP MORGAN CHASE

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
|-----|-------------|

IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|--------|--|
| | Hunter MP1000 PROS-06-PRS40-CV - HP =12" POP UP Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc. |
| | Hunter MP Strip PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip. |
| | Hunter PCB Flood Bubbler, 1/2" FIPT. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|--------|---|
| | Area to Receive Dripline Toro RGP-218 (18) |
| | Landscape Dripline with Rootguard Protection and 0.53gph emitters at 18" o.c. Dripline lateral rows spaced at 18" apart, with emitters offset for triangular pattern. |

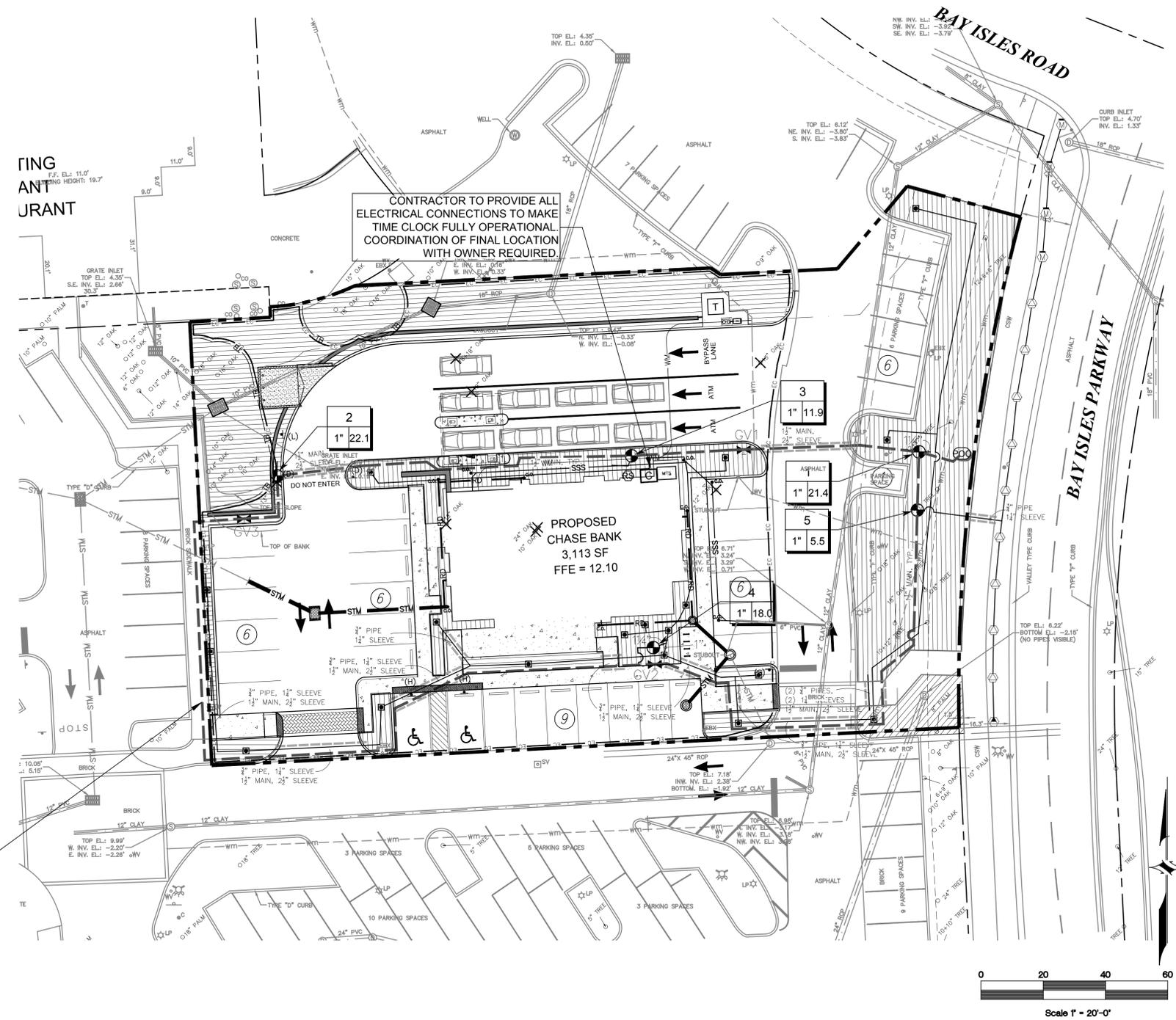
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|--------|--|
| | Hunter PGV-101A 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Angle Configuration, With Flow Control. |
| | Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3" |
| | Hunter PCC-600 Light Commercial & Residential Controller, 6-Station fixed controller, 120 VAC, Outdoor model |
| | Rain Sensor Wireless Rain Sensor, install within 1000 ft of controller, in line of sight. Mount as noted. |
| | POINT OF CONNECTION 2" METER WITH BACKFLOW PREVENTER. FIELD VERIFY. |
| | Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 315 for 1/2" pipe, PVC Class 200 for 3/4" pipe, PVC Class 160 SDR 26 for 1" and above. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. |
| | Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe. |
| | Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 36 inches beyond edges of paving or construction. |
| | Valve Callout # - Valve Number #/# - Valve Flow # - Valve Size |

| FLOW RANGE | MINIMUM PIPE SIZE |
|---------------|-------------------|
| 1 TO 10 GPM | 3/4" |
| 11 TO 20 GPM | 1" |
| 21 TO 30 GPM | 1-1/4" |
| 31 TO 40 GPM | 1-1/2" |
| 41 TO 60 GPM | 2" |
| 61 TO 90 GPM | 2-1/2" |
| 91 TO 130 GPM | 3" |

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

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

NOTE: 1 1/2" MAIN LINE SHOWN OUTSIDE OF PROPERTY FOR GRAPHIC CLARITY. - CONTRACTOR TO INSTALL MAIN LINE ON SITE.

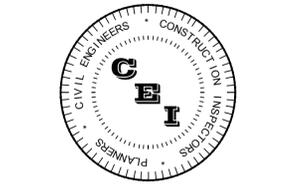


CONTRACTOR TO PROVIDE ALL ELECTRICAL CONNECTIONS TO MAKE TIME CLOCK FULLY OPERATIONAL. COORDINATION OF FINAL LOCATION WITH OWNER REQUIRED.

PROPOSED CHASE BANK
3,113 SF
FFE = 12.10

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CONTRACTOR TO INCLUDE ALL COST OF CONNECTION TO POTABLE WATER W/ METER AND BACKFLOW IN BID.



CAMPO
ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

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PROJECT TITLE
CHASE BANK
(SHOPPES OF BAY ISLES)

TOWN OF LONGBOAT KEY, FLORIDA
CLIENT

JP MORGAN CHASE

| NO. | DESCRIPTION | DATE |
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ISSUE DATE: 06-02-2016
REVIEWED BY: PJS
DRAWN BY: PJS / TK
DESIGNED BY: PJS

PROJECT NUMBER
dwja 1518

Philip J. Smith LA#1096 06-02-2016
NAME SEAL NO. DATE

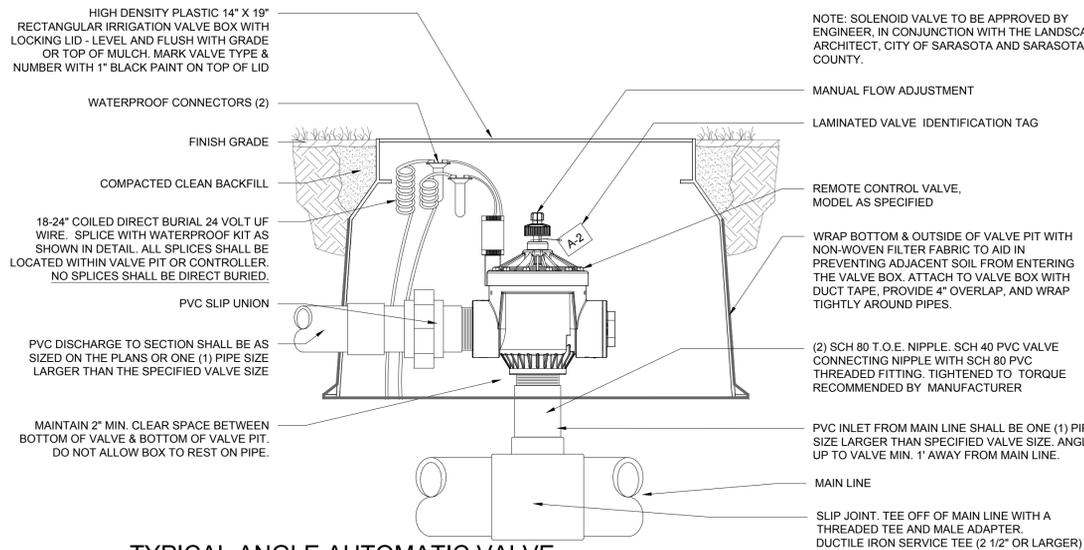
SHEET TITLE

IRRIGATION PLAN

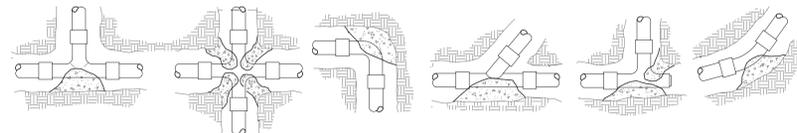
SHEET NUMBER
L-05

IRRIGATION NOTES:

- ALL IRRIGATION LAYOUT HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE WITH A MINIMUM OF 90% OVERLAP. ANY CHANGES MADE IN HEAD LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
- ITEMS SHALL BE LOCATED WITHIN 14"x19" RECTANGULAR VALVE BOXES AS FOLLOWS: ALL VALVES, SPLICES WITHIN VALVE CONTROL LINES, AND QUICK COUPLERS - NDS MODEL #113BC.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. MAIN LINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE PROJECT CONSTRUCTION MANAGER AND THE LANDSCAPE ARCHITECT.
- ALL PRESSURIZED MAIN LINES UNDER ASPHALT PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING AND DIRECTIONAL BORES.
- ALL IRRIGATION HEADS SHALL BE LOCATED 2 FEET FROM BACK OF PAVEMENT EDGE (SIDEWALK, EDGE OF PAVEMENT OR CURB).
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- EACH TREE AND PALM (AS SHOWN ON THE PLANS) SHALL HAVE FLOOD BUBBLERS AS INDICATED (SEE IRRIGATION HEAD KEY FOR SPECIFICATION). SUCH HEADS SHALL BE ON MINIMUM 5'-0" LENGTH OF FLEXIBLE PIPE TO ALLOW ITS POSITIONING AT THE TREE. LOCATE BUBBLER ON THE UPHILL SIDE OF TREES ON ALL SLOPES. CLIP BUBBLER FLEX TO BASE OF ROOTBALL.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- ALL 24 VAC WIRING SHALL BE UF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
PULSE WIRES - #14
COMMON WIRES - #12
- CONTROL WIRING FOR VALVES SHALL BE LAID IN CONTROLLER TO VALVE. EACH SECTION VALVE SHALL HAVE A SEPARATE PULSE WIRE RUNNING FROM TRENCHES BENEATH MAINLINE. RUN TWO SPARE WIRES FULL LENGTH OF MAIN TO CLOCK.
- VALVES SHALL BE WIRED TO CONTROLLER STATION NUMBERS AS PER THE IRRIGATION PLAN DURING INSTALLATION AND UPON COMPLETION OF THE IRRIGATION SYSTEM PROGRAM.
- EACH SECTION VALVE SHALL HAVE A SEPARATE PULSE WIRE RUNNING FROM TIME CLOCK TO VALVE. CONTROL WIRING FOR VALVES SHALL BE LAID IN TRENCHES IN 1-1/4" GRAY ELECTRICAL CONDUIT ONE (1) FOOT BELOW SITE FINISH GRADE, AND ABOVE ALL MAIN LINE. PROVIDE PULL BOXES MIN. 200' O.C. FOR PULLING WIRE. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE ONE (1) FOOT BELOW GRADE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW". TAPE AS MANUFACTURED BY LINEGUARD, INC., WHEATON, IL 60187 OR EQUAL. CONTRACTORS ARE ADVISED TO REFER TO THE SPECIFICATIONS, CONTRACT DOCUMENTS, AND PLAN SHEETS FOR A MORE DETAILED DISCLOSURE OF PERFORMANCE STANDARDS AND REQUIREMENTS.
- HYDROSTATIC TESTING: AFTER THE MAIN LINE PIPE HAS BEEN LAID AND BACKFILLED, THE PIPE SHALL BE HYDROSTATICALLY TESTED FOR LEAKAGE. THE CONTRACTOR SHALL FURNISH THE PUMP, PIPE CONNECTION, BLOW OFF VALVES AND ANY OTHER NECESSARY APPARATUS INCLUDING GAUGES AND METERS AND ALL PERSONNEL NECESSARY FOR CONDUCTING THE TEST. BEFORE APPLYING THE TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. IF NECESSARY, THREADED TAPS SHALL BE MADE AT THE POINTS OF HIGHER ELEVATIONS AND THEN CLOSED WITH PLUGS.
- WHEN PRACTICAL, TESTS SHALL BE MADE ON SECTIONS BETWEEN VALVES, OR SECTIONS NOT EXCEEDING 2,000 FEET IN LENGTH. DEAD ENDS, BENDS OR OTHER FITTINGS SHALL HAVE A FIRM FOUNDATION AND BE SECURELY BLOCKED AGAINST THE TRENCH WALLS BEFORE TESTING OR COMPLETING THE BACKFILL AS SPECIFIED.
- THE FULL TEST PRESSURE OF 65 POUNDS PER SQUARE INCH (PSI) SHALL BE HELD FOR NO LESS THAN TWO HOURS OR LONGER AS NECESSARY TO PERMIT THOROUGH EXAMINATION OF ALL EXPOSED JOINTS IN THE SECTION OF MAIN BEING TESTED. TEST PRESSURE SHALL BE MAINTAINED AT 65 PSI BY PUMPING WATER INTO THE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C600.
- LEAKAGE SHALL BE MEASURED BY THE QUANTITY OF WATER PUMPED INTO THE PIPE TO MAINTAIN TEST PRESSURE DURING TEST PERIOD. MAXIMUM PERMISSIBLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:
 $L = (S \times D \times P) / 133200$
L = ALLOWABLE LEAKAGE IN GPH
S = LENGTH OF SECTION TESTED, IN FEET
D = NOMINAL DIAMETER OF THE PIPE IN INCHES
P = AVERAGE PRESSURE MAINTAINED DURING THE LEAKAGE TEST IN PSI.
- THE TEST PRESSURE SHALL BE SIXTY FIVE (65) PSI.
- WATER FOR TESTING SHALL BE OBTAINED FROM AN APPROVED WATER SOURCE. THE CONTRACTOR SHALL PROVIDE ALL WATER REQUIRED AT HIS OWN EXPENSE AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE AUTHORITY WHICH CONTROLS THE SOURCE OF THE WATER SYSTEM AND SHALL BE GOVERNED IN HIS USE OF WATER BY ALL RULES AND REGULATIONS IMPOSED THEREON BY SAID AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND REMOVE TEMPORARY CONNECTIONS BETWEEN THE SOURCE WATER SYSTEM AND THE MAINS CONSTRUCTED UNDER THIS CONTRACT. ALL TEMPORARY CONNECTIONS SHALL MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE AUTHORITY CONTROLLING THE SOURCE WATER SYSTEM AND PUBLIC HEALTH AUTHORITIES HAVING JURISDICTION.
- ALL LEAKS SHALL BE LOCATED AND REPAIRED UNTIL THE TEST MEETS THE ABOVE REQUIREMENTS. ANY FAULTY FITTINGS, VALVES OR OTHER ACCESSORIES WHICH LEAK DURING TESTING SHALL BE REPAIRED AND TESTING SHALL BE REPEATED AS SPECIFIED ABOVE UNTIL CORRECTED. ANY REPLACEMENT OF FAULTY MATERIAL OR RETESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.



TYPICAL ANGLE AUTOMATIC VALVE
NOT TO SCALE



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

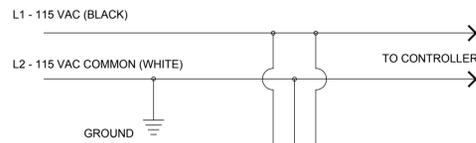
THRUST BLOCK SHALL BEAR AGAINST UNDISTURBED EARTH AND IN CASE THIS IS NOT POSSIBLE, THEY SHALL BE MADE CORRESPONDINGLY LARGER.

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

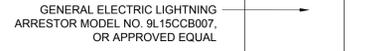
PROVIDE & INSTALL 15# ROOFING FELT AS A SEPARATOR BETWEEN PIPE, FITTINGS & THRUST BLOCKS; PLACE CONCRETE DIRECTLY AGAINST FELT BUT NOT AGAINST PVC.

THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILLING.

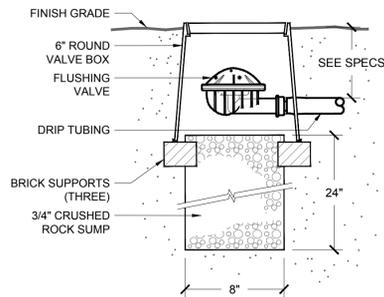
THRUST BLOCKING
NOT TO SCALE



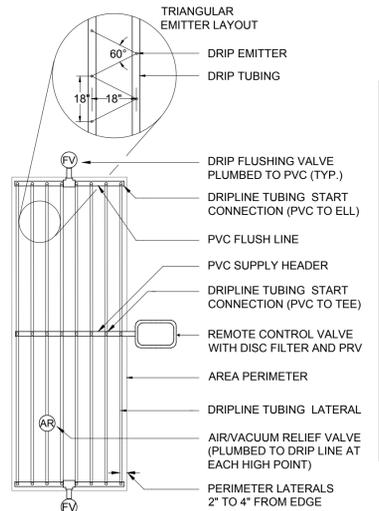
DRIP AIR/VACUUM RELIEF
NOT TO SCALE



LIGHTNING ARRESTOR DETAIL
NOT TO SCALE



DRIP FLUSHING VALVE
NOT TO SCALE



TYPICAL DRIP LAYOUT INSTALLATION
NOT TO SCALE

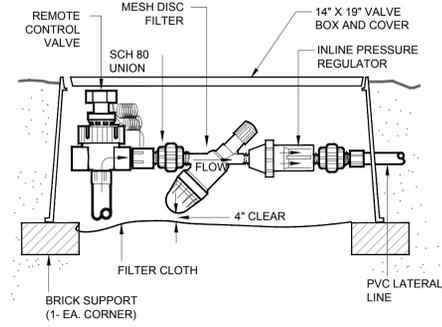
NOTE:

DRIPLINE TUBING SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

18" SPACING ON 0.53 GPH EMITTERS

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

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



TYP. DRIP VALVE
NOT TO SCALE

DRIP EQUIPMENT SCHEDULE:

REMOTE CONTROL VALVE: HUNTER PGV

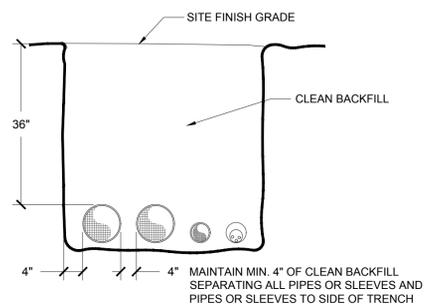
FILTER: TORO XD FILTER IT-ABF5020-3X-N

PRESSURE REGULATOR: TORO T-PR25-HF

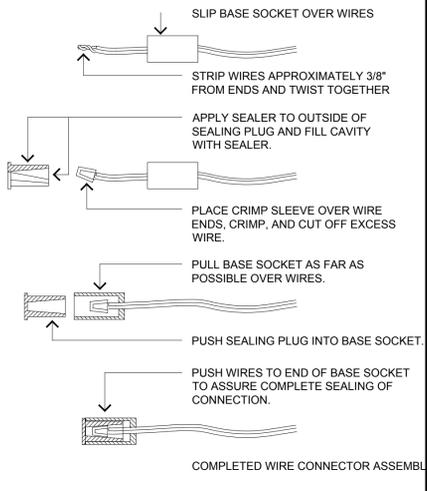
DRIPLINE: TORO DL2000 SERIES PC DRIPLINE. RGP-218-05-E, 0.50 GPH, 18" EMITTER SPACING

AIR/VACUUM RELIEF VALVE: TORO T-YD-500-34

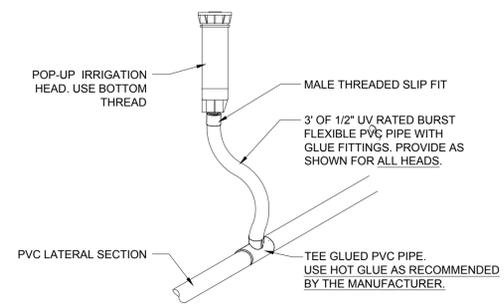
FLUSHING VALVE: TORO T-FCH-H-FIPT



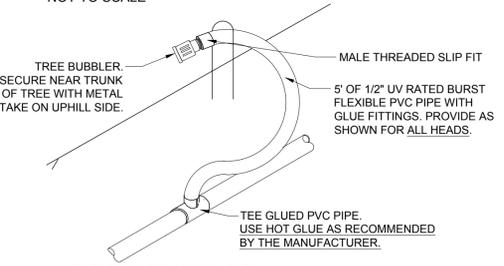
TRENCH DETAIL
NOT TO SCALE



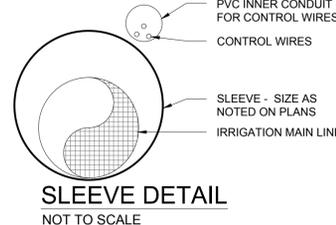
TYPICAL WIRE CONNECTION
NOT TO SCALE



TYP. POP-UP INSTALLATION
NOT TO SCALE



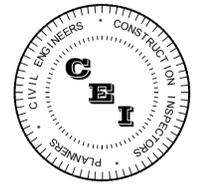
TREE BUBBLER
NOT TO SCALE



SLEEVE DETAIL
NOT TO SCALE

NOTES:

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



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FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

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SARASOTA, FL 34236
(941) 368-3159 FAX (941) 954-4616

PROJECT TITLE
CHASE BANK
(SHOPPES OF BAY ISLES)

TOWN OF LONGBOAT KEY, FLORIDA

CLIENT
JP MORGAN CHASE

REVISIONS

| NO. | DESCRIPTION | DATE |
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ISSUE DATE: 06-02-2016
REVIEWED BY: PJS
DRAWN BY: PJS / TK
DESIGNED BY: PJS
PROJECT NUMBER
dwja 1518

Philip J. Smith LA#1096 06-02-2016
NAME SEAL NO. DATE

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

L-06

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

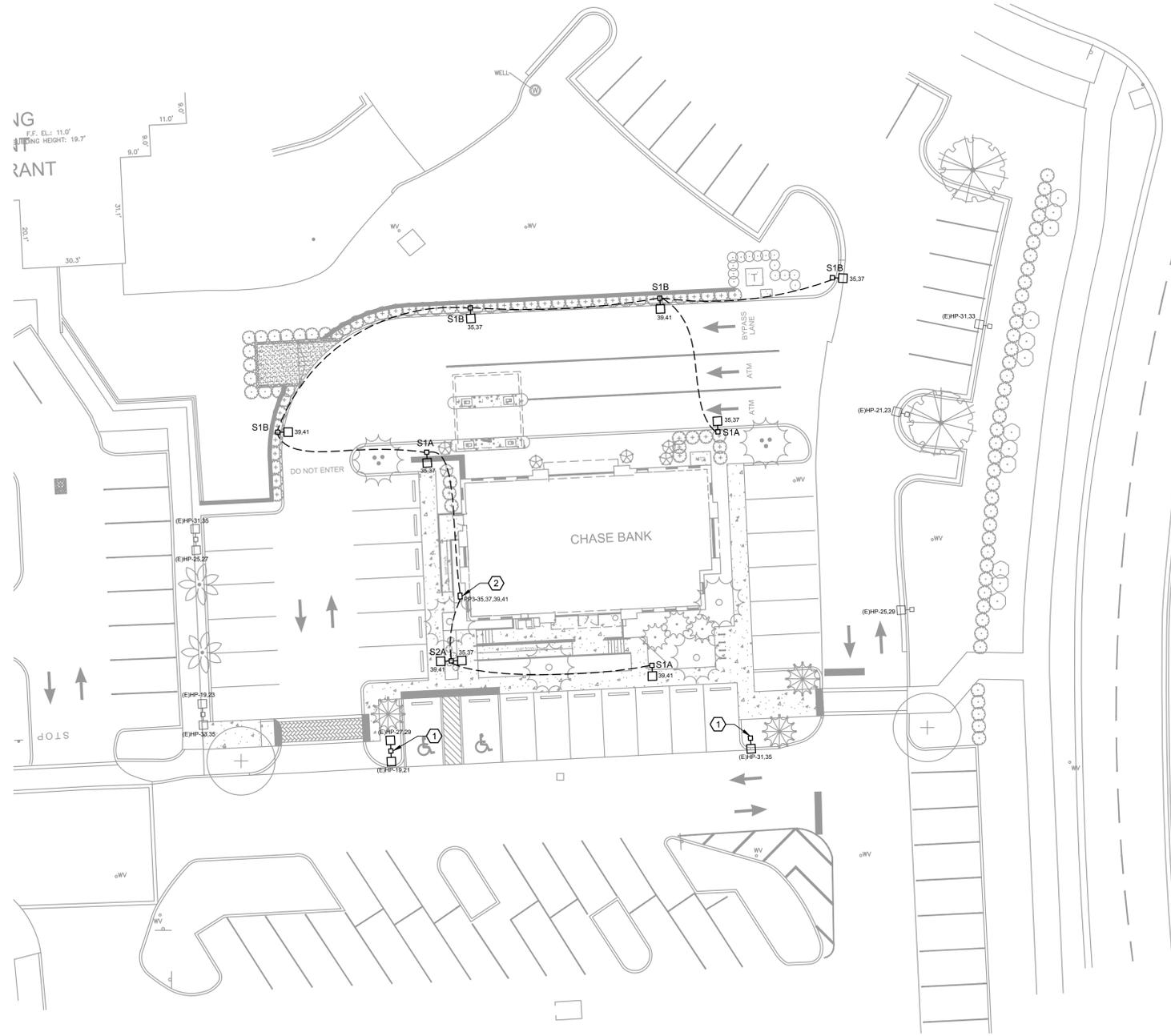
ELECTRICAL SPECIFICATIONS - DIVISION 16000

SECTION 16010
GENERAL PROVISIONS
PART 1 - GENERAL
1.01 WORK INCLUDED
A. Furnish all labor, materials, and equipment as required by the plans and specifications to provide a complete and operable electrical system. This specification describes the types of materials, methods, and management to be utilized. This includes the work listed in this division as well as equipment furnished under other divisions not specifically mentioned herein.
1.02 CODES AND STANDARDS
A. All equipment, materials, and methods of design and installation are to comply with the 2011 National Electrical Code (NEC), the Occupational Safety and Health Act (OSHA), and the requirements of applicable local codes. Codes and standards of the following organizations may be referred to in this section and shall be considered as the minimum acceptable. A reference herein to any portion of the standard or code is not to be considered as negating any other portion of the standard or code.
1. National Electrical Code (NEC), 2011 ed.
2. National Electric Manufacturers Association (NEMA)
3. Underwriters Laboratories, Inc. (UL)
4. Florida Building Code (FBC), 2014 ed.
5. American Society for Testing & Materials. (ASTM)
6. Institute of Electrical & Electronic Engineers. (IEEE)
1.03 EQUIPMENT, MATERIAL AND WORKMANSHIP
A. All equipment and material shall be new, free from defects, of current manufacture, and listed by Underwriters Laboratories, Inc., (UL) where UL requirements apply. All materials are to be products of reputable and experienced manufacturers.
B. Provide protection for materials and equipment against loss or damage throughout the contract. Provide protection from the effect of weather prior to installation, store items to be installed in indoor weather protected location.
C. Following installation, protect materials and equipment from corrosion, physical damage and effects of moisture on insulation.
D. All work will be performed by accomplished, qualified and experienced personnel working under continuous competent supervision.
1.04 PERMITS
A. Obtain and pay for all permits and inspections pertinent to the electrical installation.
1.05 SITE INSPECTION
A. Prior to submitting a bid, visit the project site and ascertain conditions affecting the proposed work and all existing electrical facilities.
B. Furnish all labor associated with accompanying Engineer during observations of construction.
1.06 TEMPORARY INSTALLATION
A. Provide all temporary lighting and power required by other trades.
B. Temporary installation shall conform to the requirements of the NEC, OSHA, and the State and local governing bodies.
C. Pay all cost for temporary power services and power usage charges until project final acceptance by owner.
1.07 SHOP DRAWINGS
A. Submit 6 copies of all project submittal data and shop drawings.
B. Submit complete shop drawings for review prior to purchase of the following:
1. Light fixtures and poles.
2. Handholes.
1.08 RECORD DRAWINGS
A. Maintain a neatly marked set of record drawings showing installation location, and/or routing of conduits, depth of buried cables, pull boxes, junction boxes, and outlets. After final inspection, transfer all record information to the Owner.
PART 2 - EXECUTION
2.01 INSTALLATION
A. The electrical plans show general arrangements and locations for equipment conduit, outlets, etc. Unless detailed or dimensioned, exact locations of conduit, routing of cables and placement of equipment will be governed by structural conditions, physical interference, and locations of electrical termination on equipment. Examine architectural, structural, and mechanical plans and shop drawings for the various equipment in order to determine exact routing and placement of all raceways, cables, and equipment, to assure a workable installation in accordance with NEC.
B. Depiction of conduits may be omitted from the plans for clarity. The contractor shall provide conduit and conductors for all panels, lights, devices, and equipment unless otherwise noted.
2.02 CLEAN-UP
A. Continuously remove debris, cuttings, crates, cartons, etc.
B. Before acceptance, carefully clean all cabinets, panels, boxes, wiring devices, cover plates, etc. Replace all damaged or blemished fixtures.
END OF SECTION
SECTION 16070
ELECTRICAL CONNECTIONS FOR EQUIPMENT
PART 1 - GENERAL
1.01 WORK INCLUDED
A. Provide all labor, materials and equipment as required furnishing connections to all lights.
PART 2 - PRODUCTS
2.01 GENERAL
A. See Section 16111, Conduit Raceways; Section 16140 Wiring Devices; and Section 16120 Wire and Cables for additional requirements. Provide final connections for lights consistent with the following methods required by the National Electrical Code and/or as required by special equipment or field conditions.
PART 3 - EXECUTION
3.01 INSTALLATION OF ELECTRICAL CONNECTIONS
A. Connect electrical power supply conductors to equipment conductors in accordance with equipment manufacturer's written instructions and wiring diagrams.
B. Verify all electrical loads (voltage, phase, full load amperes, number and point of

connections, minimum circuit ampacity, etc.) for equipment furnished under other Sections of this specification, by reviewing respective shop drawings furnished under each section. Report any variances from electrical characteristics noted on the electrical drawings to the Engineer before proceeding with rough-in work.
C. Obtain and review the equipment shop drawings to determine particular final connection requirements before rough in begins for each equipment item.
D. Refer to basic materials and methods Section 16120, Conductors, for identification of electrical power supply conductor terminations.
END OF SECTION
SECTION 16111
CONDUIT RACEWAYS
PART 1 - GENERAL
1.01 WORK INCLUDED
A. Furnish all labor, materials and equipment as required to install all flexible or rigid conduit, couplings, supports and nonmetallic ducts, as shown on the Plans.
PART 2 - PRODUCTS
2.01 MATERIALS
A. GENERAL: Provide conduit, and fittings of types, grades, sizes, and weights (wall thicknesses) as indicated; with minimum trade size of 3/4" below grade.
B. RIGID NON-METALLIC CONDUIT (RNC): Schedule 40, with matching glue-on socket fittings.
2.02 SCHEDULE OF LOCATIONS
A. RNC for all areas below grade.
PART 3 - EXECUTION
3.01 INSTALLATION
A. Install conduit concealed below grade.
B. Plug ends of conduits to prevent entry of dirt or moisture.
C. Do not exceed number of bends in conduit beyond that allowed by the NEC.
END OF SECTION
SECTION 16120
WIRE AND CABLE
PART 1 - GENERAL
1.01 WORK INCLUDED
A. Furnish all labor, materials, and equipment as required to install all wires and cables as in the Plans, and as required to connect all electrical services and equipment.
PART 2 - PRODUCTS
2.01 MATERIALS
A. All wiring shall be copper unless specifically noted otherwise on plans.
B. Minimum size conductors:
1. Branch circuits, # 12 AWG THHN/THWN.
PART 3 - EXECUTION
3.01 INSTALLATION
A. Color coding shall be as follows:
Voltage Phase A Phase B Phase C Neutral
120/208 Black Red Blue White
B. Provide a green grounding conductor in all raceways.
C. Provide conductors with identification tags as manufactured by Brady or approved equal.
D. Splices or terminations made within in-ground enclosures shall be listed as suitable for wet locations in accordance with NEC 314.30(C).
END OF SECTION
SECTION 16130
PULL AND JUNCTION BOXES
PART 1 - GENERAL
1.01 WORK INCLUDED
A. The work under this section includes in ground junction boxes.
PART 2 - PRODUCTS
2.01 IN GROUND JUNCTION BOXES
A. Provide 11"W X 18"L X 18"D in-ground junction box, Quazile #PG1118BA18 with Tier 8 cover #PG1118CA00-17 for landscape areas or Tier 22 cover #PG1118HH00-17 for hardscape areas for in-ground applications or equivalent. Install top of box flush with finished grade. Provide 6" of course gravel in bottom of box for drainage. Splices inside box shall be water-tight using UL listed splicing assemblies.
PART 3 - EXECUTION
3.01 INSTALLATION
A. Install junction boxes so that covers are readily accessible after the completion of the installation.
B. Mount boxes flush with finish grade.
C. Secure flush covers with corrosion resistant screws or bolts.
D. Provide each pull box with sufficient clamps to which cables shall be secured in neat and orderly fashion permitting ready identification.
END OF SECTION
SECTION 16551
EXTERIOR AREA LIGHTING
PART 1 - GENERAL

1.01 SUBMITTALS
A. Product Data: Submit manufacturer's data on lighting units, including certified dimension drawings of components including, but not necessarily limited to, poles and standards, brackets, hardware and fixtures.
B. For each pole assembly type, submit signed and sealed calculations from a structural engineer licensed in the project state certifying that the pole, fixtures, and base as an assembly meets the wind loading requirements of the project location. Certification shall consider all applicable factors, including, but not limited to, wind speed for the project location (structural engineer to verify), pole characteristics, fixture cumulative EPA, arm cumulative EPA, and soil conditions. If the structural engineer finds that the assembly will not meet the wind loading for the project location, the contractor shall provide the project engineer with recommendations from the structural engineer on how to meet the wind loading requirements. The contractor, at no additional cost, shall include any actions necessary to the supplement the assembly design in order to meet the wind loading requirements and/or recommendations of the structural engineer.
C. Where signed and sealed drawings are submitted in digital format, the engineer of record digital sign and seal method shall comply with state requirements.
D. Refer to site photometric plan for additional requirements.
PART 2 - PRODUCTS
2.01 MANUFACTURER
A. Lighting fixtures shall be the type indicated on Drawings. No Substitutions.
PART 3 - EXECUTION
3.01 INSTALLATION
A. Install area lighting units as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC standards, and with recognized industry practices to ensure that lighting units fulfill requirements.
B. Comply with NEC 300.5 for raceway burial depth.
C. Replace defective LED and driver.
D. Set poles and standards plumb. Support adequately during backfilling, or anchoring to foundations.
E. Provide in-ground junction box set at each pole. See Section 16130 "Pull and Junction Boxes" for in-ground junction box specifications.
F. Provide sufficient space encompassing hand access and cable entrance holes for installation of underground cabling.
G. Provide Busman HEB or Littlefuse LEB-XX-S fuseholder in all phase conductors running to the top of each pole. Locate fuseholder at handhole or in base junction box as applicable. Provide KTK fuses in each phase conductor, sized 3.0 times maximum full load current of LED driver served by each conductor. Do not exceed rating of circuit overcurrent protective device. Make up all other splices in pole or pole base using Scotchcast 400 Resin for watertight connection.
3.02 GROUNDING:
A. Provide a 5/8" X 8' copper clad ground rod and cadweld to a #6 bare copper equipment ground to each lighting unit.
END OF SECTION

APOLLO ENGINEERING, LLC
CONSULTING ENGINEERS
6041 U.S. Highway 1, Suite 200, Palm Beach, FL 33482
Phone: 561.838.5007 Fax: 561.838.5000
Job # 16059 Copyright 2016. All rights reserved.
CLIENT: CAMPO ENGINEERING, INC
1725 S. MILITARY AVENUE
TAMPA, FL 33605
PROPOSED PROJECT FOR: CHASE BANK - SITE
BAY ISLES PARKWAY, CORNER OF LONGBOAT KEY
SARASOTA, FL
REVISIONS
1 AS SHOWN
2 JACK
3 HAS
4 06.07.16
5 10059
6
SCALE: DRAWN BY: CHECKED BY: ISSUE DATE: PROJECT:
SHEET TITLE: ELECTRICAL SPECIFICATIONS
SHEET NUMBER: ES.0.1



ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"
NORTH

KEYED NOTES

1. RELOCATE EXISTING LIGHT POLE ASSEMBLY TO NEW LOCATION SHOWN. REINSTALL POLE IN ACCORDANCE WITH CONCRETE POLE INSTALLATION DETAIL ON SHEET PS1.0. REMOVE EXISTING CONDUCTORS DOWNSTREAM AND UPSTREAM OF POLE LOCATION. RELOCATE HANDHOLE OR PROVIDE NEW AS REQUIRED. EXTEND EXISTING CONDUITS TO NEW HANDHOLE LOCATION. INSTALL NEW WIRING MATCHING THE WIRING PREVIOUSLY REMOVED. RECONNECT ALL UPSTREAM AND DOWNSTREAM FIXTURES.
2. HANDHOLE AND CIRCUITS INDICATED ARE INSTALLED UNDER BUILDING CONTRACT. SITE CONTRACTOR SHALL EXTEND EXISTING CIRCUITS TO NEW POLES AS INDICATED.

GENERAL NOTES

1. EXISTING CIRCUIT NUMBERS INDICATED ARE FROM AS-BUILT PLANS. CONTRACTOR SHALL VERIFY ACCURACY AND UPDATE PLANS AS REQUIRED.
2. SEE PROJECT GENERAL NOTES ON SHEET E0.0 FOR ADDITIONAL REQUIREMENTS.
3. ALL NEW UNDERGROUND CONDUIT AND CONDUCTORS FOR SITE LIGHTING SHALL BE 3/4" AND #10 AWG RESPECTIVELY.

APOLLO ENGINEERING, LLC
CONSULTING ENGINEERS
CA 28878
6341 U.S. HIGHWAY 90, Suite 100, Palm Beach, FL 33482
Phone: 561.936.2000 Fax: 561.936.2000
Job # 16059
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CAMPO ENGINEERING, INC
1725 S. US HWY 1
PAMPA, FL 33605

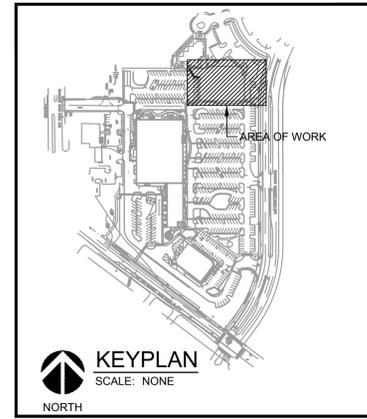
CHASE BANK - SITE
BAY ISLES PARKWAY, SUITE 100 OF LONGBOAT KEY
SARASOTA, FL

| NO. | REVISIONS |
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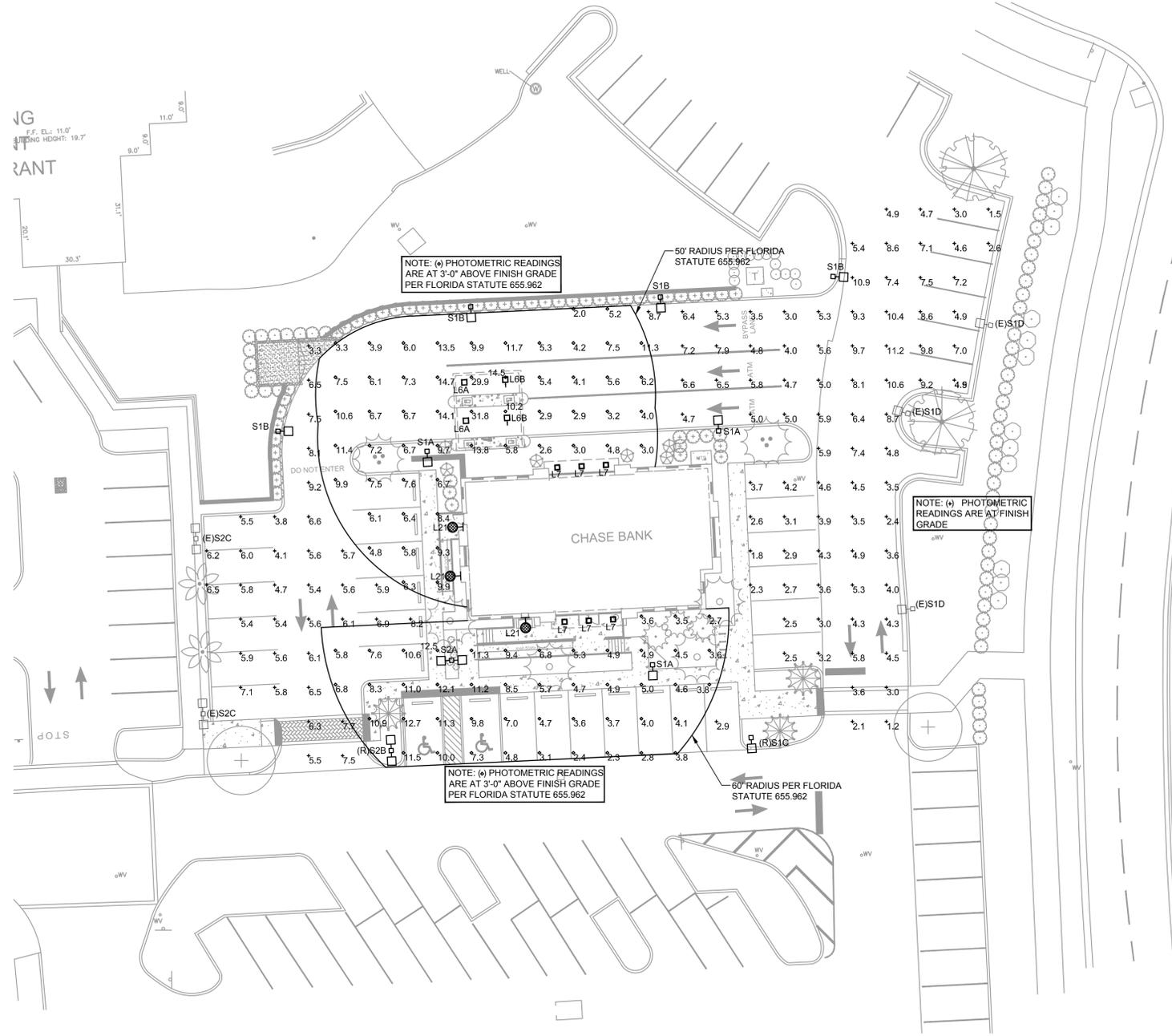
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| SCALE: | AS SHOWN |
| DRAWN BY: | JCK |
| CHECKED BY: | HAS |
| ISSUE DATE: | 06.07.16 |
| PROJECT: | 10059 |

SHEET TITLE
ELECTRICAL
SITE PLAN

SHEET NUMBER
ES1.0



KEYPLAN
SCALE: NONE
NORTH

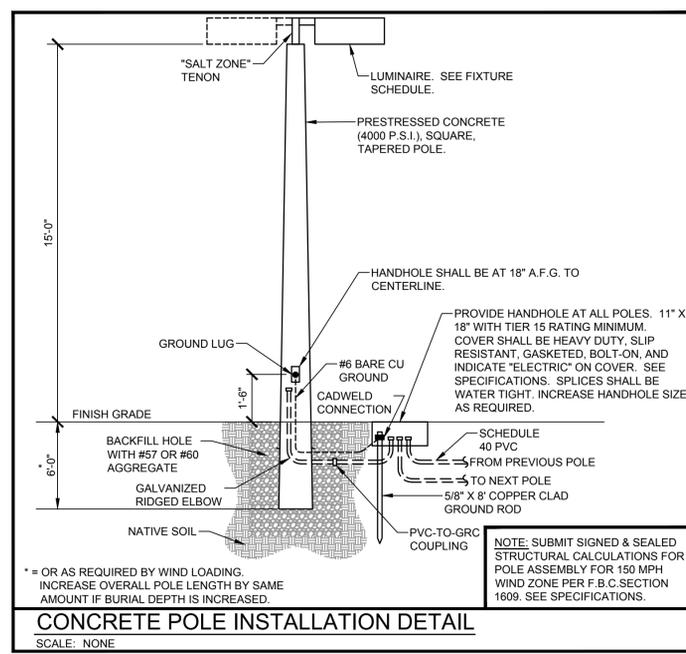


PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'-0"
NORTH

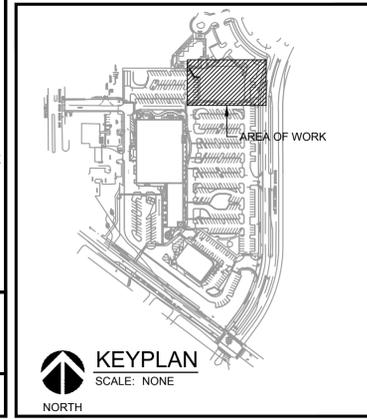
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|--------------|--------|--------|--------|---------|---------|---------|---------|
| Description | Symbol | Avg | Min | Avg/Min | Avg/Max | Max | Max/Min |
| ATM | ◇ | 7.7 fc | 2.0 fc | 3.9:1 | 0.2:1 | 31.8 fc | 15.9:1 |
| Main Parking | + | 5.5 fc | 1.2 fc | 4.6:1 | 0.5:1 | 11.2 fc | 9.3:1 |

| Luminaire Schedule | | | | | | | | | | |
|--------------------|-------|----------|--------------------|--|--|--------------|--|-----------------|-------------------|---------|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
| * | L6A | 2 | LSI INDUSTRIES | CR03-ES-LED-64-350-CW-UE | 64 CW LEDs | 1 | CR03-ES-LED-64-350-CW-UE.ies | 6272.045 | 0.85 | 75 |
| * | L6B | 2 | LSI INDUSTRIES | CR03-FO-LED-30-SS-CW-UE | THIRTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION. | 30 | CR03-FO-LED-30-SS-CW-UE.ies | 88.84724 | 0.85 | 36.1 |
| * | L7 | 6 | PHILIPS LIGHTOLIER | C4X4L10DL35KCLWV-B-C4X4L15N1VBZ10V.IES | LUMINAIRE OUTPUT = 1389 LMS | 1 | C4X4L10DL35KCLWV-B-C4X4L15N1VBZ10V.IES | 1388 | 0.81 | 22.6 |
| * | L21 | 3 | KIM LIGHTING | WD14D3/226CFI-PLT | 2-26 WATT COMPACT FLUORESCENT LAMP, RATED AT 3600 INITIAL LUMENS | 1 | L21 wd14d3-0571.ies | 3600 | 0.81 | 57 |
| | S1A | 3 | BEACON PRODUCTS | 60NB-135-4K-T5W | 2188 WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION. VOLTAGE (120VAC, 60Hz) TO THE LED DRIVERS. | 1 | CRZ-60NB-4K-136-T5W.ies | 13205 | 0.95 | 136 |
| | S1B | 4 | BEACON PRODUCTS | CRZ60NB-136/5K/4UNV | | 1 | CRZ-60NB-136-5K-T4.ies | 13831.77 | 0.95 | 136.39 |
| | R1S1C | 1 | BEACON | 60LED FRAEN 83039104 T4SN LENS | 60 NICHIA LEDS | 1 | 60NB-135-T4.ies | 12672.43 | 0.85 | 135.7 |
| * | R1S1D | 3 | BEACON | 60LED FRAEN 83039104 T4SN LENS | 60 NICHIA LEDS | 1 | 60NB-135-T4.ies | 12672.43 | 0.85 | 135.7 |
| | S2A | 1 | BEACON PRODUCTS | 60NB-135-4K-T5W | 2188 WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION. VOLTAGE (120VAC, 60Hz) TO THE LED DRIVERS. | 1 | CRZ-60NB-4K-136-T5W.ies | 13205 | 0.95 | 272 |
| | R1S2B | 1 | SSL | GEN 2188 60 LEDS AT 700mA WITH TYPE V ROUND LENS | 60 NICHIA LEDS | 1 | 60NB-136-T5W.ies | 12678 | 0.85 | 274.6 |
| * | R1S2C | 2 | SSL | GEN 2188 60 LEDS AT 700mA WITH TYPE V ROUND LENS | 60 NICHIA LEDS | 1 | 60NB-136-T5W.ies | 12678 | 0.85 | 274.6 |

NOTES:
(E) = EXISTING FIXTURE TO REMAIN. N.I.C.
(R) = EXISTING FIXTURE TO BE RELOCATED. SEE SHEET E1.0 FOR MORE INFO.
* = SHOWN FOR PHOTOMETRIC CONTRIBUTION ONLY.



CONCRETE POLE INSTALLATION DETAIL
SCALE: NONE



KEYPLAN
SCALE: NONE
NORTH

APOLLO ENGINEERING, LLC
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Job # 16059
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CAMPO ENGINEERING, INC
1725 S. US HIGHWAY 90
TAMPA, FL 33605

CHASE BANK - SITE
BAY ISLES PARKWAY, CLUB OF LONGBOAT KEY
SARASOTA, FL

| REVISIONS |
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| 1 |
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| SCALE: | AS SHOWN |
| DRAWN BY: | JCK |
| CHECKED BY: | HAS |
| ISSUE DATE: | 06.07.16 |
| PROJECT: | 10059 |

SHEET TITLE
PHOTOMETRIC SITE PLAN

SHEET NUMBER
PS1.0

T.O. ROOF PEAK
+ 26'-4"

T.O. PARAPET (MIDDLE)
+ 19'-0"

T.O. PARAPET (LOWER)
+ 17'-0"

FINISH FLOOR ELEVATION
+ 0'-0"

T.O. CURB / ISLAND
(SEE CIVIL)



SOUTH ELEVATION

T.O. ROOF PEAK
+ 26'-4"

T.O. PARAPET (UPPER)
+ 21'-0"

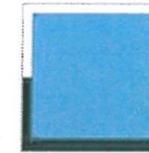
T.O. CANOPY
+ 12'-10"
B.O. CANOPY
+ 8'-2"
(+10'-8" MIN FROM T.O. CURB)

FINISH FLOOR ELEVATION
+ 0'-0"

T.O. CURB / ISLAND
(SEE CIVIL)



WEST ELEVATION



ACM PANEL
REYNOBOND
'BLUE'



ACM PANEL
REYNOBOND
'SILVER'



PAINTED EIFS
SW 7036
'ACCESSIBLE BEIGE'



PAINTED EIFS
SW 6108
'LATTE'



BERRIDGE
METAL ROOF
'ZINC-COTE'



SAVANNA
STONE
'LIMESTONE'



CHASE BANK

BAY ISLES PARKWAY & GULF OF MEXICO
LONGBOAT KEY, FLORIDA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.





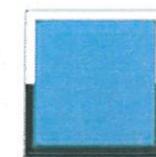
NORTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

EAST ELEVATION



ACM PANEL
REYNOBOND
'BLUE'



ACM PANEL
REYNOBOND
'SILVER'



PAINTED EIFS
SW 7036
'ACCESSIBLE BEIGE'



PAINTED EIFS
SW 6108
'LATTE'



BERRIDGE
METAL ROOF
'ZINC-COTE'



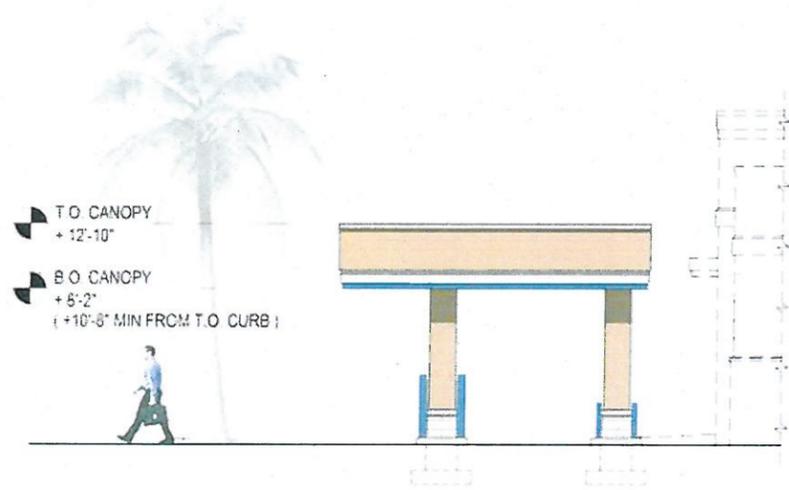
SAVANNA
STONE
'LIMESTONE'



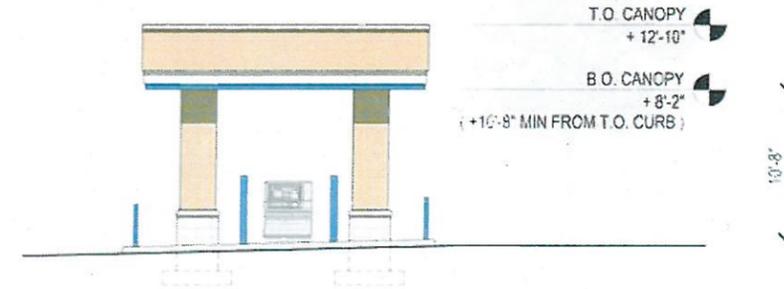
CHASE BANK
BAY ISLES PARKWAY & GULF OF MEXICO
LONGBOAT KEY, FLORIDA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

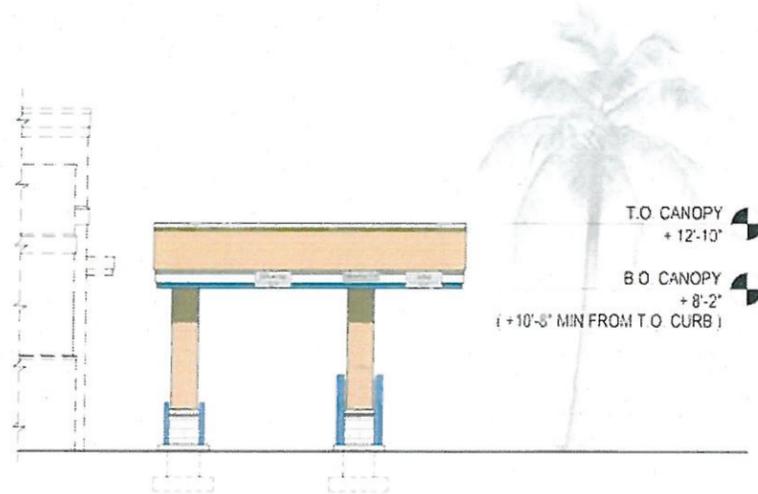




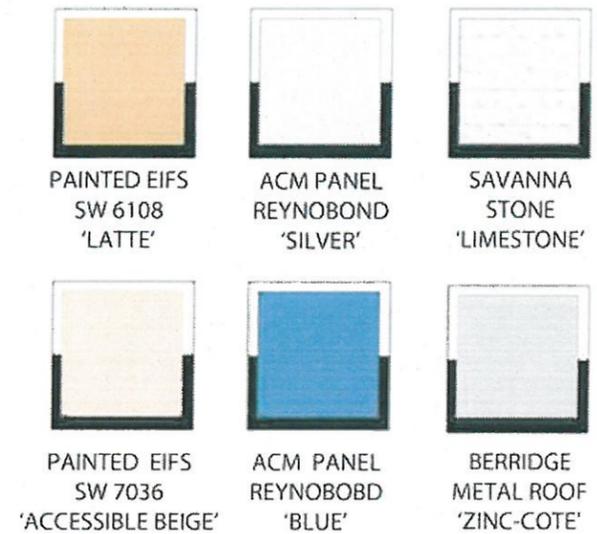
DRIVE-THRU WEST ELEVATION



DRIVE-THRU NORTH ELEVATION



DRIVE-THRU EAST ELEVATION



CHASE BANK
 BAY ISLES PARKWAY & GULF OF MEXICO
 LONGBOAT KEY, FLORIDA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



| ISSUE | DATE | DESCRIPTION |
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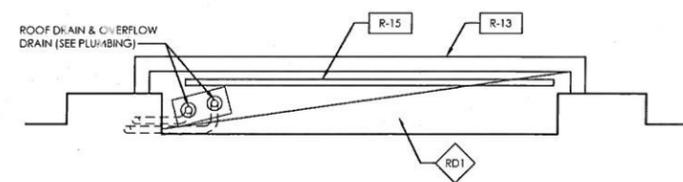
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| JOB # | 13320 | |
| DATE | 08-09-2016 | |
| DRAWN BY: | JL | |
| CHECKED BY: | BL | |

SHEET TITLE

ROOF PLAN

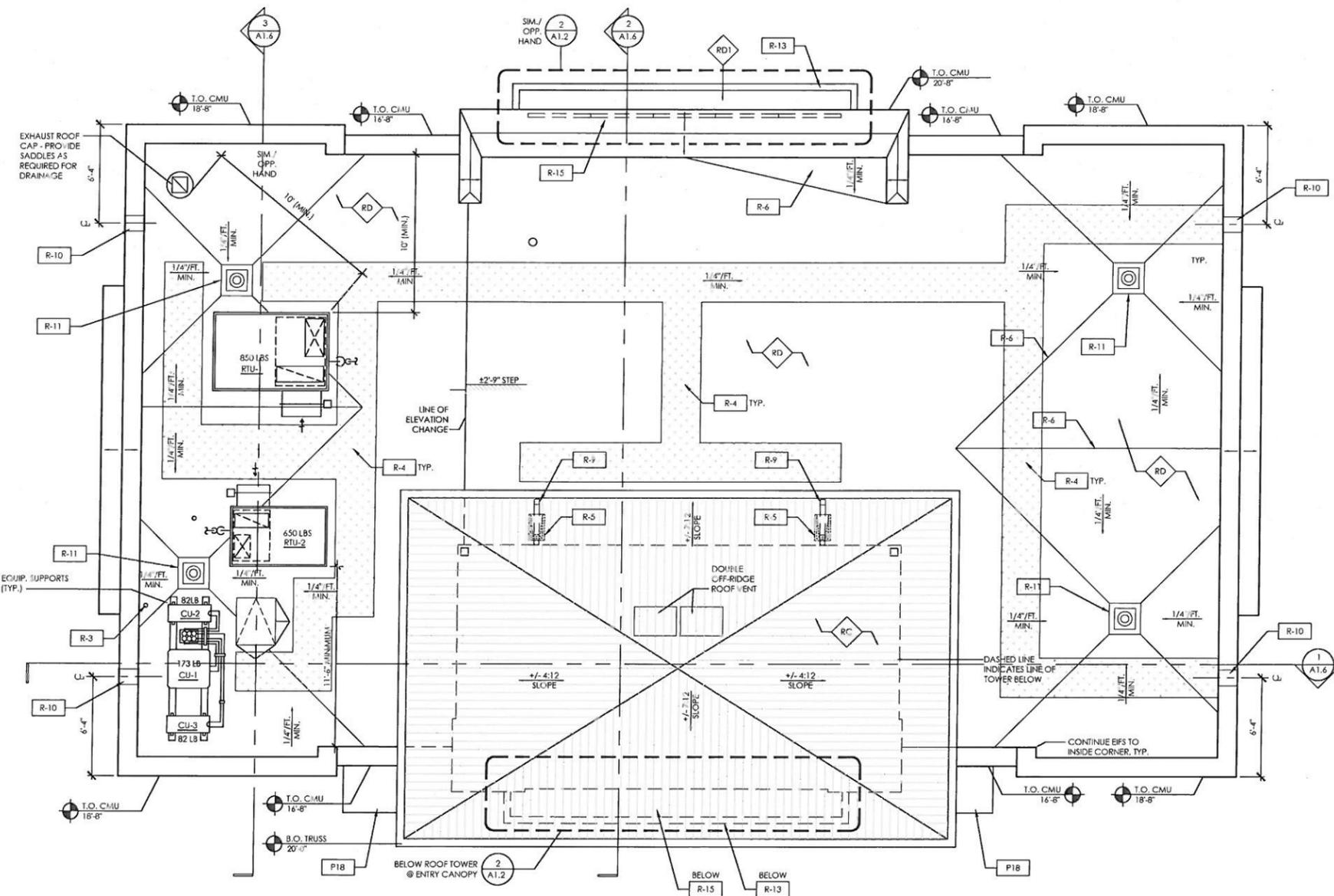
SHEET NUMBER

A1.2



ENTRY CANOPY OVERHANG ROOF PLAN SCALE 1/4" = 1'-0" 2

| ROOF PLAN NOTES | |
|-----------------|---|
| R-1 | LOW-SLOPE ROOFING: REFER TO WALL SECTIONS AND CONSTRUCTION TYPES |
| R-2 | METAL ROOFING: REFER TO WALL SECTIONS AND CONSTRUCTION TYPES |
| R-3 | HOSE BIBB: REFER TO PLUMBING DRAWINGS |
| R-4 | ROOFING TRAFFIC PADS: SURFACE-ADHERED TEXTURED WALKWAY MATERIAL PER ROOFING MANUFACTURER SPECIFICATIONS TO ALL MECHANICAL EQUIPMENT AND DRAINAGE SERVICE AREAS |
| R-5 | SPLASH BLOCK: PRE-FABRICATED CONCRETE BLOCK WITH DRAINAGE CHANNEL SET ON MIN 60 MIL ROOFING MATERIAL PAD |
| R-6 | FLAT ROOF DRAINAGE PLANES: INSTALL TAPERED INSULATION AS REQUIRED TO FORM RIDGES, VALLEYS, CRICKETS AND SADDLES AS REQUIRED TO ACHIEVE MINIMUM 1/4" PER FOOT PITCH OR MANUFACTURER'S MINIMUM PITCH REQUIREMENTS FOR THE APPLICATION, WHICHEVER IS GREATER. FORM SLOPES TO ELIMINATE THE POSSIBILITY OF PONDING |
| R-7 | ROOF VENTS: SHOP-FABRICATED PRE-FINISHED CORROSION-RESISTANT METAL CONNECTIVE VENTS WITH INSECT SCREENS. METAL SHALL BE COMPATIBLE WITH ROOFING AND SUBSTRATE. COLOR-MATCH TO FINISH ROOFING |
| R-8 | PIPE PENETRATION: PRE-FABRICATED WATER-TIGHT SURFACE-ADHERED ROOFING PORTAL COMPATIBLE WITH ROOFING MATERIAL |
| R-9 | GUTTER AND DOWNSPOUT SYSTEM: • SHOP-FABRICATED PRE-FINISHED ALUMINUM. REFER TO EXTERIOR ELEVATIONS FOR COLOR • 6" K-STYLE GUTTER ON CONCEALED ALUMINUM CLIP HANGERS AT 24" o.c. MAX. • CORRUGATED RECTANGULAR DOWNSPOUTS SIZED AS REQUIRED. WITH LEAF BASKETS • SECURE DOWNSPOUTS TO FACADE WITH PRE-FAB ALUM. DOWNSPOUT BRACKETS AT 48" o.c. MAX |
| R-10 | SCUPPER: WATER-TIGHT SHEET METAL THROUGH-WALL DRAINAGE CHANNEL. REFER TO DETAILS AS NOTED |
| R-11 | ROOF DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE. REFER TO PLUMBING FIXTURE SCHEDULE |
| R-12 | OVERFLOW DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE. REFER TO PLUMBING FIXTURE SCHEDULE |
| R-13 | PARAPET COPING SYSTEM: SHOP-FABRICATED PRE-FINISHED ALUMINUM. REFER TO WALL SECTIONS FOR DETAILS AND EXTERIOR ELEVATIONS FOR COLOR |
| R-14 | ROOF LADDER: REFER TO DETAILS AS NOTED |
| R-15 | LIGHT FIXTURE: SURFACE-MOUNT ELECTRICAL UPLIGHT FIXTURE SECURED TO BLOCKING OVER ROOFING MEMBRANE. REFER TO LIGHT FIXTURE SCHEDULE AND WALL SECTIONS |
| R-16 | MECHANICAL EQUIPMENT: VENTILATION UNIT, PACKAGED ROOFTOP HEATING AND COOLING UNIT OR SPLIT-SYSTEM A/C UNIT MOUNTED TO SHOP-FAB. VIBRATION-ISOLATING RAIL OR INSULATED CURB UNIT-LAP FLASH WATER-TIGHT TO ROOFING MEMBRANE |
| R-17 | MECHANICAL EQUIPMENT ENCLOSURE: • FIELD-FABRICATED 2x STUD FRAME WALL AND DECK WITH 1/2" PLYWOOD SHEATHING • SINGLE-PLY ROOFING MEMBRANE LAPPED UP WALLS, OVER DECK AND UNDER SCUTTLE • PRE-FABRICATED ROOF SCUTTLE AS REQUIRED • PROVIDE ELECTRICAL AND DATA ROUGH-IN AS REQ'D. COORDINATE WITH EQUIPMENT VENDOR |
| R-18 | PLUMBING STACK VENT: PVC SIZED AS REQ'D. WITH PRE-FABRICATED COMPATIBLE FLASHING BOOT ADHERED TO ROOF MEMBRANE. EXTEND VENT TO ALIGN WITH ADJACENT PARAPET COPING AND PROVIDE LATERAL BRACING AS REQ'D. |
| R-19 | SURFACE-MOUNT MECHANICAL PIPING: GAS AND REFRIGERANT PIPING SUPPORTED ON ROOFING BY B-LINE DURA-BLOK PRE-FAB. RUBBER-BASE GALVANIZED STEEL UNISTRUTE PIPE SUPPORTS AT 8'-0" o.c. MAX. |
| R-20 | SURFACE-MOUNT SIGNAGE EQUIPMENT ENCLOSURE: WATER-TIGHT SHOP-FABRICATED METAL SIGNAGE ENCLOSURE BY SIGN VENDOR. SECURE TO BACKSIDE OF PARAPET WALL WITH MINIMAL PENETRATIONS OF ROOFING MEMBRANE. PROVIDE PERIMETER WATER-TIGHT SEALANT COMPATIBLE WITH ROOF MEMBRANE |
| R-21 | SATELLITE ANTENNA: ANTENNA ASSEMBLY BY OWNER'S EQUIPMENT VENDOR. PROVIDE WATER-TIGHT CAPPED HOT-DIPPED GALVANIZED STEEL PIPE STANCHION SIZED AS REQUIRED FLASHED WATER-TIGHT TO ROOF WITH PRE-FAB. COMPATIBLE FLASHING BOOT ADHERED TO ROOF MEMBRANE |
| R-22 | SCUTTLE: PRE-FAB INSULATED ROOF SCUTTLE WITH RETRACTABLE SAFETY POST. FLASH WATER-TIGHT TO ROOFING MEMBRANE. PROVIDE CARABINER THROUGH LATCH |
| R-23 | NOT USED |
| R-24 | SHEET METAL ROOFING: PRE-FIN. ALUMINUM FLAT SEAM ROOFING. REFER TO WALL SECTIONS AND DETAILS |



ROOF PLAN SCALE 1/4" = 1'-0" 1

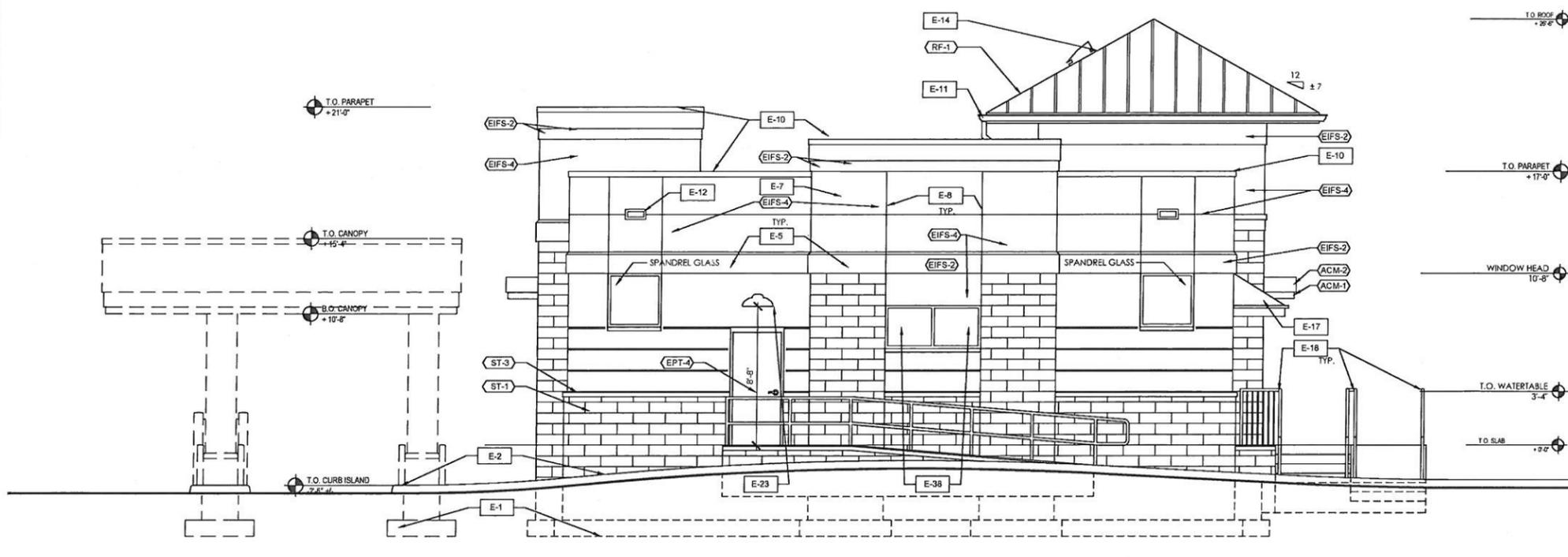
EXTERIOR FINISH MATERIALS

NOTE: THIS LIST IS COMPREHENSIVE. NOT ALL LISTED ITEMS ARE USED IN THIS PROJECT

| | | |
|--------|---------------------------|--|
| ST-1 | CAST STONE VENEER | |
| | MANUFACTURER | HARVEY CEMENT PRODUCTS, INC. (OR APPROVED EQUAL) |
| | PRODUCT | SAVANNA STONE |
| | COLOR | LIMESTONE #3 |
| | FINISH | ROCKFACE |
| | SIZE | 24" WIDE x 8" HIGH x 4" DEEP NOMINAL (U.N.D.) |
| ST-2 | CAST STONE VENEER | |
| | MANUFACTURER | HARVEY CEMENT PRODUCTS, INC. (OR APPROVED EQUAL) |
| | PRODUCT | SAVANNA STONE |
| | COLOR | LIMESTONE #3 |
| | FINISH | SMOOTH |
| | SIZE | 24" WIDE x 8" HIGH x 4" DEEP NOMINAL (U.N.D.) |
| ST-3 | CAST STONE TRIM | |
| | MANUFACTURER | HARVEY CEMENT PRODUCTS, INC. (OR APPROVED EQUAL) |
| | PRODUCT | SAVANNA STONE |
| | COLOR | LIMESTONE #3 |
| | FINISH | SMOOTH |
| | NOTES | SEE REFERENCED DETAILS FOR PROFILES AND DIMENSIONS |
| EIFS-1 | SOFFIT FINISH | |
| | MANUFACTURER | STO CORP. (OR APPROVED EQUAL) |
| | PRODUCT | STO DIRECT-APPLIED FINISH SYSTEM FOR SOFFITS |
| | COLOR | TO MATCH SHERWIN-WILLIAMS #SW-7045 (INTELLECTUAL GRAY) |
| | FINISH | STOSILOCO LIT 1.0 (FINE) |
| | | |
| EIFS-2 | EIFS ACCENT BANDS | |
| | MANUFACTURER | STO CORP. (OR APPROVED EQUAL) |
| | PRODUCT | STOTHERM PREMIER NEXT |
| | FINISH | STOSILOCO LIT 1.0 (FINE) |
| EIFS-4 | EIFS WALLS / PARAPETS | |
| | MANUFACTURER | STO CORP. (OR APPROVED EQUAL) |
| | PRODUCT | STOTHERM PREMIER NEXT |
| | FINISH | STOSILOCO LIT 1.0 (FINE) |
| EIFS-5 | EIFS CEILINGS AND SOFFITS | |
| | MANUFACTURER | STO CORP. (OR APPROVED EQUAL) |
| | PRODUCT | STOQUIK GOLD DIRECT-APPLY EXTERIOR FINISH SYSTEM |
| | FINISH | STO PRIMER SAND |
| EPT-1 | EXTERIOR PAINT | |
| | MANUFACTURER | SHERWIN-WILLIAMS |
| | FINISH | SEM-GLOSS |
| EPT-2 | EXTERIOR PAINT | |
| | MANUFACTURER | SHERWIN-WILLIAMS |
| | FINISH | SEM-GLOSS |
| EPT-4 | EXTERIOR PAINT | |
| | MANUFACTURER | SHERWIN-WILLIAMS |
| | FINISH | SEM-GLOSS |
| EPT-5 | EXTERIOR PAINT | |
| | MANUFACTURER | MATTHEWS PAINT |
| | FINISH | SEM-GLOSS |
| EPT-6 | EXTERIOR PAINT | |
| | MANUFACTURER | MATTHEWS PAINT |
| | FINISH | SEM-GLOSS |
| EPT-7 | EXTERIOR PAINT | |
| | MANUFACTURER | MATTHEWS PAINT |
| | FINISH | SEM-GLOSS |
| RF-1 | METAL ROOFING | |
| | MANUFACTURER | BERRIDGE MANUF. CO. |
| | FINISH | ZINC-COTE |
| ACM-1 | CANOPY FASCIA | |
| | MANUFACTURER | ALCOA ARCHITECTURAL PRODUCTS |
| | FINISH | DURAGLOSS 3000 PROGRAM BLUE |
| ACM-2 | CANOPY FASCIA | |
| | MANUFACTURER | ALCOA ARCHITECTURAL PRODUCTS |
| | FINISH | DURAGLOSS 5000 SILVER |



BUILDING ELEVATION - SOUTH SCALE 1/4" = 1'-0" 2



BUILDING ELEVATION - WEST SCALE 1/4" = 1'-0" 1



JPMorgan Chase Bank
 Bay Isles Parkway and Gulf of Mexico
 545 Bay Isles Parkway
 Longboat Key, Florida 34228

ARCHITECT/ENGINEER OF RECORD



100 S. Ashley Dr., P: 813 - 323 - 9233
 Ste. 100, Tampa, FL 33602 F: 813 - 323 - 9238
 Lic. #: AA - 0003590 W: www.bdgllp.com

THESE DRAWINGS AND PLANS, ANY REVISIONS THEREOF, AND ANY ONE OR MORE SETS OF THESE DRAWINGS AND PLANS (INCLUDING PLANS) ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE ARCHITECT, AND THE EXPLICIT WRITTEN PERMISSION OF THE ARCHITECT'S USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE EXPLICIT WRITTEN APPROVAL OF THE ARCHITECT AND CONSENTABILITY OF THE PLANS. THE PLANS SHALL NOT BE USED OR REPRODUCED FOR ANY PURPOSE WITHOUT THE EXPLICIT WRITTEN APPROVAL OF THE ARCHITECT. ANY CHANGES TO THESE PLANS, INCLUDING ANY REVISIONS, SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT'S USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE EXPLICIT WRITTEN APPROVAL OF THE ARCHITECT AND CONSENTABILITY OF THE PLANS. THE ARCHITECT'S USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE EXPLICIT WRITTEN APPROVAL OF THE ARCHITECT AND CONSENTABILITY OF THE PLANS. THE ARCHITECT'S USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE EXPLICIT WRITTEN APPROVAL OF THE ARCHITECT AND CONSENTABILITY OF THE PLANS.

SEAL

Architect of Record:
 Gregory A. Holdsworth, AIA LEED AP
 Florida Registration
 License No. AR0017669

| ISSUE DATE | DESCRIPTION |
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PROJECT INFORMATION BLOCK

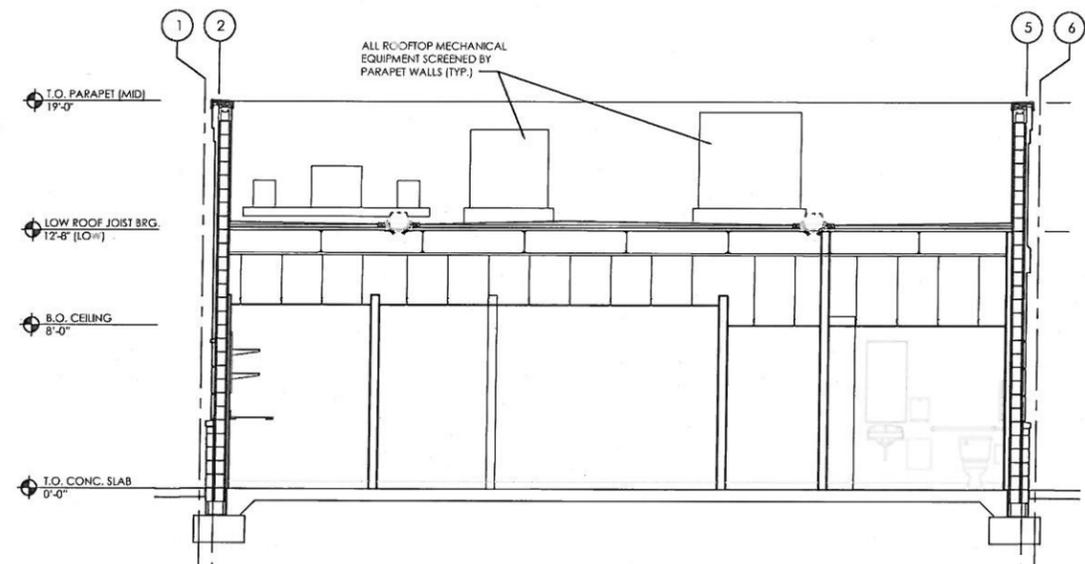
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| JOB # | 13320 |
| DATE | 08-09-2016 |
| DRAWN BY: | JL |
| CHECKED BY: | BL |

SHEET TITLE

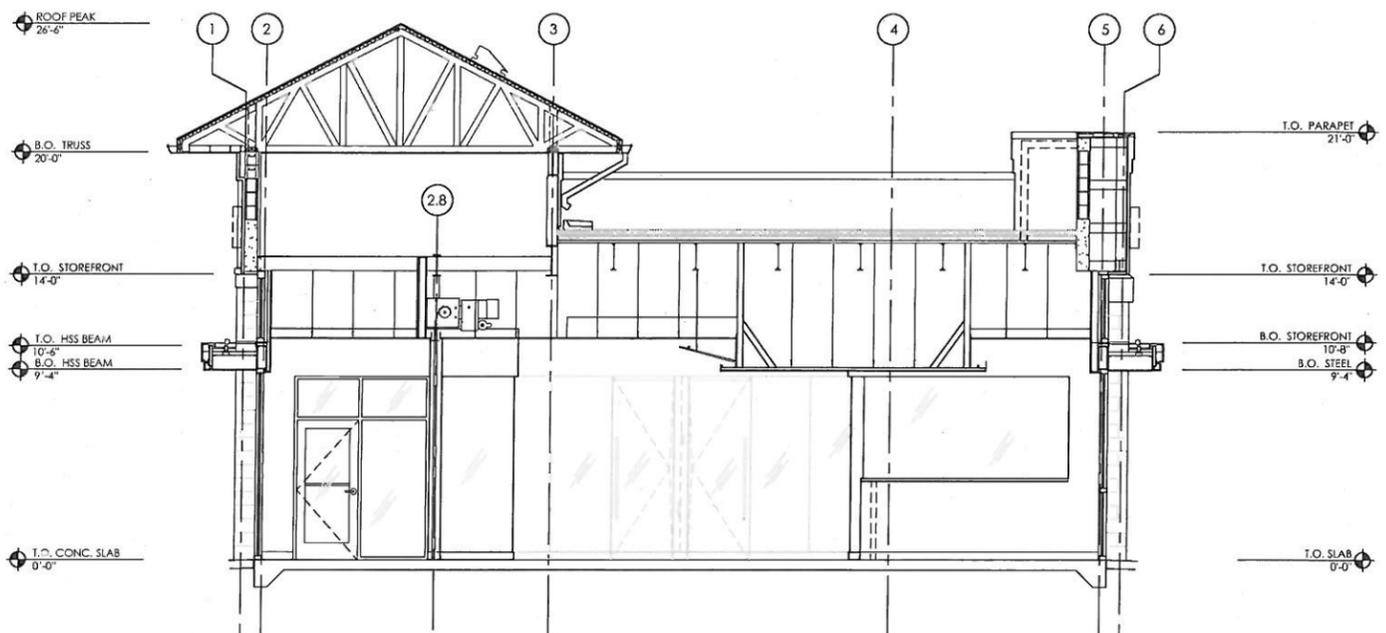
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SHEET NUMBER

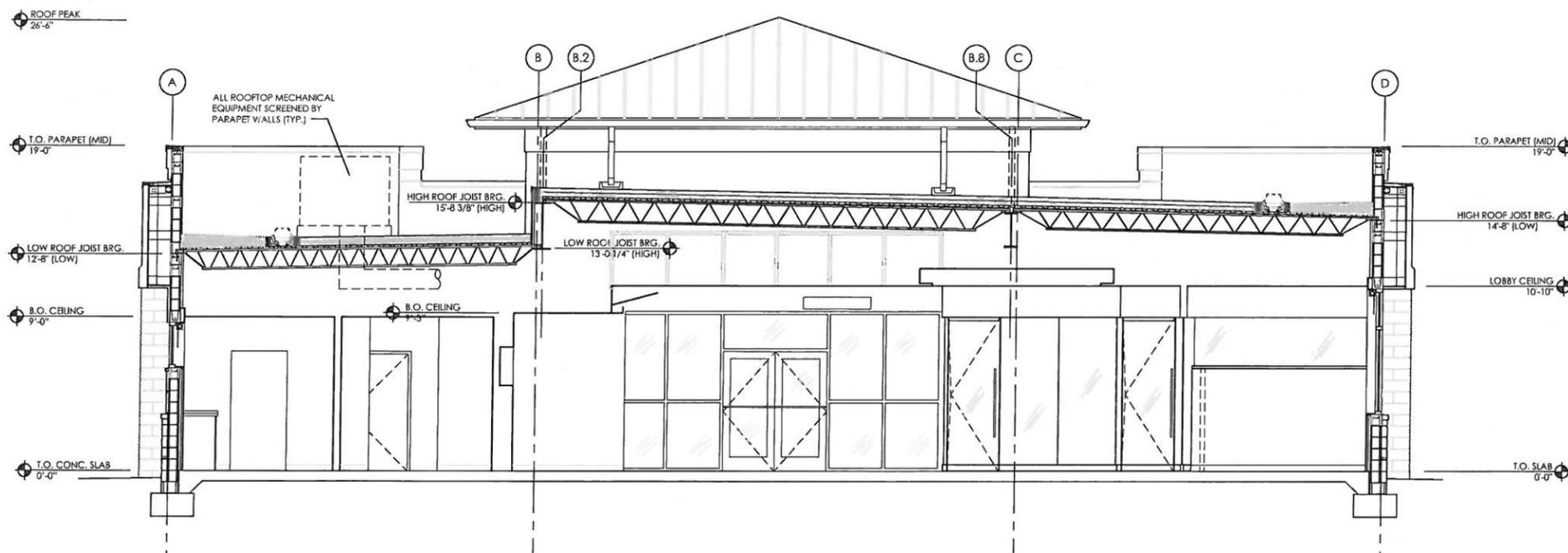
A1.3



BUILDING SECTION SCALE 1/4"=1'-0" 3



BUILDING SECTION SCALE 1/4"=1'-0" 2



BUILDING SECTION SCALE 1/4"=1'-0" 1

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Architect of Record:
 Gregg A. Holcworth, AIA LEED AP
 Florida Registration
 License No. AR0017669

| ISSUE | DATE | DESCRIPTION |
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| PROJECT INFORMATION BLOCK | |
|---------------------------|------------|
| JOB # | 13320 |
| DATE | 08-09-2016 |
| DRAWN BY: | JL |
| CHECKED BY: | BL |

| SHEET TITLE | |
|-------------------|--|
| BUILDING SECTIONS | |
| SHEET NUMBER | |
| A1.6 | |



March 23, 2015

Matthew D. Campo, P.E.
Campo Engineering, Inc.
1725 East 5th Avenue
Tampa, Florida 33605

**Subject: Town Shoppes of Longboat Key -- Longboat Key, Florida
Trip Generation Comparative Analysis**

Dear Mr. Campo,

This letter documents a comparative trip generation analysis performed for the Town Shoppes of Longboat Key, located on the northeast side of Gulf of Mexico Drive (SR-789), west of Bay Isles Parkway, in Longboat Key, Florida.

A traffic study was prepared by our office, dated September 2, 2011, which evaluated the redevelopment of the subject project site. At that time, the analysis considered a reduction in overall commercial/retail square footage from 90,000 square feet to 80,000 square feet, where this latter value of 80,000 square feet of commercial/retail development was the basis of the prior 2011 traffic study. At the current time, the subject project is proposed for a cumulative total of 78,874 square feet as follows:

- Publix Supermarket @ 49,533 square feet [existing]
- CVS Pharmacy @ 14,528 square feet [existing]
- Miscellaneous Retail @ 11,700 square feet [existing]
- Chase Bank @ 3,113 square feet [proposed]

The trip generation estimate used in the prior 2011 traffic study was as follows: 5,874 daily trips, 135 a.m. peak hour trips, and 548 p.m. peak hour trips (refer to Attachment "A" showing the trip generation excerpt from the prior 2011 traffic study); noting that this trip generation estimate was calculated using the (then-current) 8th edition of the Institute of Transportation Engineer's *Trip Generation Manual*.

An updated trip generation estimate has been calculated using the (now-current) 9th edition of the Institute of Transportation Engineer's *Trip Generation Manual*, as follows: 5,820 daily trips, 135 a.m. peak hour trips, and 511 p.m. peak hour trips (refer to Attachment "B").

In consideration of the above trip generation estimates, the currently proposed development is found to generate 54 fewer daily trips, the same a.m. peak hour trips, and 37 fewer p.m. peak hour trips, as compared to the previously proposed and analyzed development. Therefore, the prior 2011 traffic study presents a worst-case scenario in regard to project traffic impacts and thus should be considered valid in that regard for application to the currently proposed development.

If you should have any questions/comments regarding the materials discussed herein, please feel free to contact me.

Sincerely,

RAYSOR Transportation Consulting

A handwritten signature in blue ink that reads "Michael Raysor".

Michael D. Raysor, P.E., PTOE
President

ATTACHMENT "A" - Prior Trip Generation Estimate

SECTION 2.0 PROJECT TRAFFIC

Project generated traffic was estimated using trip characteristic data as documented in the Institute of Transportation Engineer's reference *Trip Generation* (ITE, 8th edition, 2008), as summarized in Table 1. Pursuant to ITE land use code 820 (Shopping Center), the subject site is currently estimated to generate 6,342 daily driveway trips, with 145 driveway trips during the AM peak hour of adjacent street traffic and 593 driveway trips during the PM peak hour of adjacent street traffic. Upon redevelopment, the subject site is estimated to generate 5,874 daily driveway trips, with 135 driveway trips during the AM peak hour of adjacent street traffic and 548 driveway trips during the PM peak hour of adjacent street traffic. It is noted that these estimates assume that all commercial space is fully occupied, which is currently not the case for the existing scenario; whereas estimates for the existing condition are provided for reference only. However, for the proposed scenario, as analyzed herein, full occupancy was assumed.

The above trip generation estimates were not reduced to account for pass-by trips captured from the adjacent roadway segment, as this would only be appropriate for off-site intersections and for non-adjacent roadway segments; whereas pass-by trips were determined to not significantly affect the analysis results for these locations, and furthermore, by not reducing the trip generation estimates, a more conservative (worst-case) analysis was provided for the off-site intersections and non-adjacent roadway segments.

TABLE 1.0 TRIP GENERATION SUMMARY

| Scenario | ITE LUC | Land Use Description | Size | Weekday | | AM Peak Hour | | | | PM Peak Hour | | | |
|----------|---------|----------------------|--------|----------------------------------|-------|----------------------------------|-------|-------|------|----------------------------------|-------|-------|------|
| | | | | ITE Eq. | Trips | ITE Eq. | Trips | Enter | Exit | ITE Eq. | Trips | Enter | Exit |
| Existing | 820 | Shopping Center | 90 ksf | $\ln(T)=0.65^*$ $\ln(X)+5.83$ | 6,342 | $\ln(T)=0.59^*$ $\ln(X)+2.32$ | 145 | 88 | 57 | $\ln(T)=0.67^*$ $\ln(X)+3.37$ | 593 | 291 | 302 |
| Proposed | 820 | Shopping Center | 80 ksf | $\ln(T)=0.65^*$ $\ln(X)+5.83$ | 5,874 | $\ln(T)=0.59^*$ $\ln(X)+2.32$ | 135 | 82 | 53 | $\ln(T)=0.67^*$ $\ln(X)+3.37$ | 548 | 269 | 279 |

ATTACHMENT "B" - Current Trip Generation Estimate

Town Shoppes of Longboat Key

Trip Generation Estimate

March 23, 2015

| ITE LUC | Land Use Description | Size | Weekday | | AM Peak Hour | | | | PM Peak Hour | | | |
|---------|----------------------|-----------|----------------------------|-------|----------------------------|-------|-------|------|----------------------------|-------|-------|------|
| | | | Trip Rate/Equation | Trips | Trip Rate/Equation | Trips | Enter | Exit | Trip Rate/Equation | Trips | Enter | Exit |
| 820 | Shopping Center | 78,874 sf | $\ln(T)=0.65* \ln(X)+5.83$ | 5,820 | $\ln(T)=0.61* \ln(X)+2.24$ | 135 | 84 | 51 | $\ln(T)=0.67* \ln(X)+3.31$ | 511 | 245 | 266 |

Publix.

April 6, 2016

TO: County - City Building Department

Re: **Permit for Chase Bank – Bay Isles & Gulf of Mexico –
Shoppes of Bay Isle, Longboat Key, FL (Publix #1432)**
Bay Isles Parkway and Gulf of Mexico Dr, Longboat Key, FL 34228 identified as OP2 on the attached
site plan. "Premises"

To Whom It May Concern:

This letter shall serve as confirmation of Owner's authorization for JPMorgan Chase Bank, National Association ("Tenant"), its architect, general contractor, subcontractors, officers (Debra Kinser, John Volpe) and designated agents (including without limitation Jones Lang LaSalle) to execute and obtain any and all permit applications required to commence and complete improvements to the Premises per the attached plans dated March 11th, 2015.

Owner:
Publix Super Markets Inc.

By: William W Rayburn
Name: William W. Rayburn IV
Its: Director of Real Estate Assets

Acknowledged and agreed to this 6th day of April, 2016, personally appeared before me William W Rayburn IV on behalf of Publix Super Markets Inc. who is personally known / produced a valid drivers license as identification.

Patricia Cooley
Notary Public (Seal) My commission expires: August 20, 2018



PATRICIA COOLEY
MY COMMISSION # FF 114839
EXPIRES: August 20, 2018
Bonded Thru Budget Notary Services

BAY ISLES ROA



Publix

1-2 3-4 5 6 7 8 9 10

PATIO

RESTAURANT OPPORTUNITY

Publix LIQUORS

CVS/pharmacy



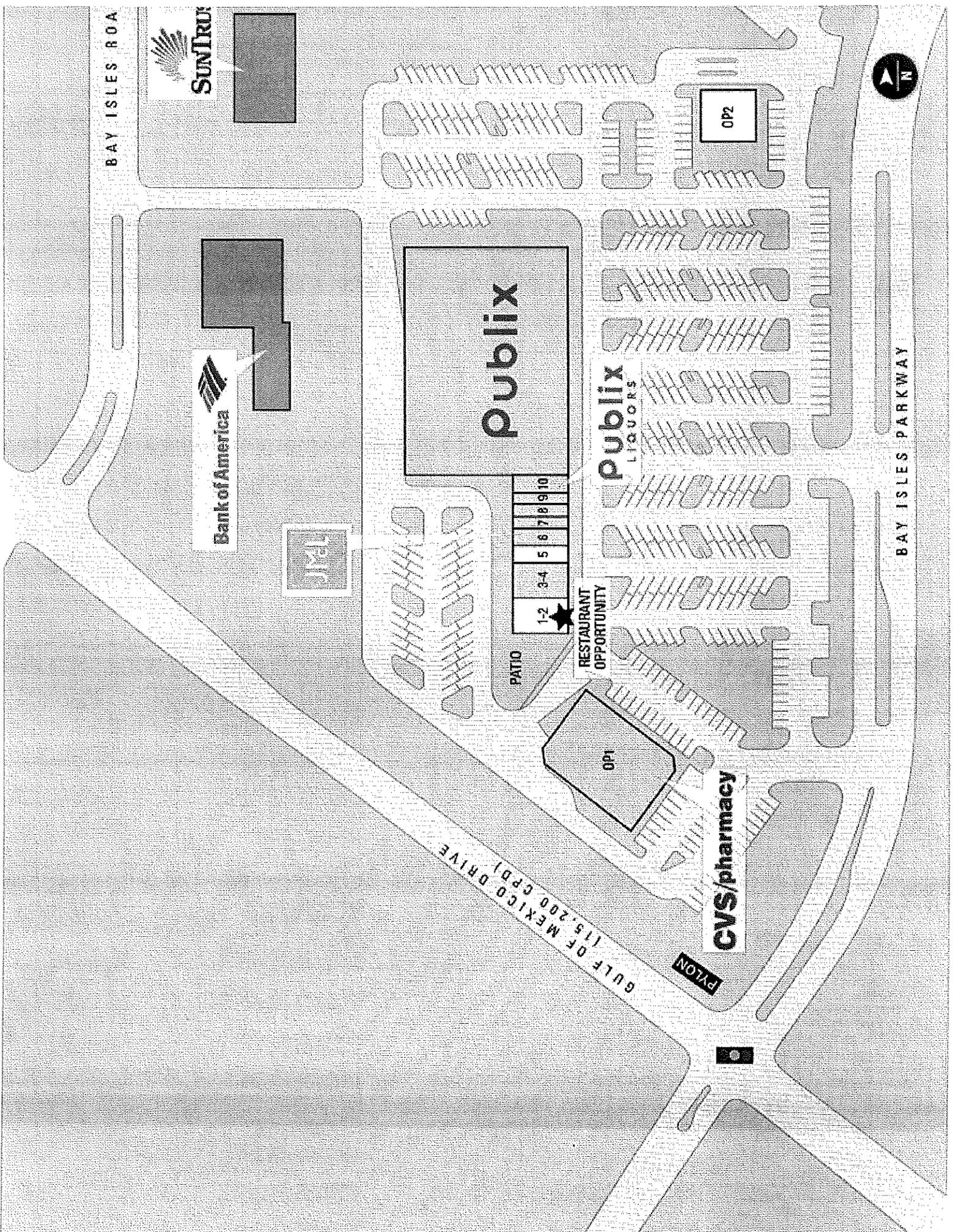
GULF OF MEXICO DRIVE (15,200 CPD)



BAY ISLES PARKWAY

OP2

OP1



AUTHORIZATION OF AGENT

TO: All applicable Government Agencies.

This will serve as confirmation that the undersigned owner hereby appoints **Campo Engineering, Inc. c/o Matthew D. Campo, P.E.** and any affiliate thereof as its authorized agent concerning all city, county and governmental agency applications including but not limited to permitting applications for the property located at the attached legal description ("Exhibit A").

JPMorgan Chase & Co.
Applicant

By: *Dwight Bailey*
Date: 6/3/16

STATE OF Florida)
COUNTY OF Hillsborough) ss.
)

The foregoing instrument has acknowledged before me this 3RD day of June, 2016, by Dwight Bailey as PM of BDO Architects/PA a Florida corporation, on behalf of such entity, who is personally known to me.



Kelly W. Fujimura
Print Name: Kelly W. FUJIMURA
Notary Public, State of Florida at Large
My Commission Expires: 5/22/2017

(Notarial Seal)

EXHIBIT "A"

LEGAL DESCRIPTION:

PART OF LOT 1 OF BAY ISLES UNIT NO. 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 50, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE, ALONG THE EASTERLY LINE OF SAID LOT 1, 165.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 590.00 FEET AND A CHORD OF 164.54 FEET WHICH BEARS S06°54'29"W; THENCE, LEAVING SAID EASTERLY LINE, S87°05'59"W, 240.41 FEET; THENCE N02°51'45"W, 142.10 FEET, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING EIGHT (8) COURSES; 1) N87°08'13"E, 25.75 FEET; 2) N02°51'47"W, 3.30 FEET; 3) 28.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 73.00 FEET AND A CHORD OF 28.58 FEET WHICH BEARS N75°50'56"E; 4) N87°13'03"E, 114.26 FEET; 5) S56°01'23"E, 3.73 FEET; 6) N87°13'03"E, 37.67 FEET; 7) N40°15'29"E, 34.66 FEET; 8) S75°04'38"E, 37.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.87 ACRE, MORE OR LESS.