



Development Review Committee Regular Meeting

Agenda

June 26, 2026 @ 9:30 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

1. Call to Order

2. Consent Agenda

- a. Approve the minutes of February 20, 2026. 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. 10 minutes
Request of Benjamin Partners, Ltd. for: Development plan approval to construct a three (3) story mixed-use building with 1,484 square feet of ground level retail and two (2) affordable housing units on the upper floors at 1105 Lewis Drive, within the Ravaudage Planned Development.

- b. 10 minutes
Request of Nasrallah Architectural Group, Inc. for: Development Plan Approval to construct a two-story, 3,367-square foot office building, along with associated parking, at 1103 Lewis Drive, within the Ravaudage PD.

- c. 10 minutes
Request of Benjamin Partners, Ltd. for: Development Plan modification of the previously approved mixed-use building at 1320 Morgan Stanley Avenue to revise the approved four-story mixed-use building consisting of retail, extended-stay hotel units, and 16 residential units to a two (2) story mixed-use building with approximately 8,500 square feet of ground-floor retail/restaurant space and 9,175 square feet of second-floor office space, within the Ravaudage Planned Development.

- d. 10 minutes
Request of Benjamin Partners, Ltd. for: Development plan approval to construct a two-story mixed-use building containing 1,429 square feet of ground-floor retail space and six affordable housing units, including one unit on the ground floor and five units on the second floor at 1006 Lewis Drive (the western portion of 1001 N. Orlando Avenue, Ale House parking lot) within the Ravaudage Planned Development.

-
- | | | |
|----|---|------------|
| e. | Request of Benjamin Partners, Ltd. for: Approval to install one LED display panel on the existing Ravaudage parking garage located at 1008 Lewis Drive. | 10 minutes |
|----|---|------------|

5. Staff Updates

6. Board Comments

7. Adjournment



Development Review Committee

agenda item 2.a

item type

Consent Agenda

meeting date

June 26, 2026

prepared by

Corinna Lundgren, Planner I

approved by**subject**

Approve the minutes of February 20, 2026.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. DRAFT Development Review Committee Regular Meeting Minutes



Development Review Committee Regular Meeting Minutes

February 20, 2026 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Assistant Director Planning and Zoning John Harbilas, Director of Building, Permitting Services and Code Compliance Gary Hiatt, Director of Parks and Recreation Jason Seeley, Assistant Director of Public Works Don Marcotte, City Manager Randy Knight

Absent

Assistant City Manager Michelle del Valle

Staff Present

Director of Planning & Zoning Allison McGillis, Director of Public Works Charles Ramdatt, Assistant Building Official Ashley Ong

1. Call to Order

Chairman Harbilas called the meeting to order at 9:01 a.m.

2. Consent Agenda

- a. Approve the minutes of August 20, 2025

No one from the public wished to speak. The public hearing was closed.

Motion made by Jason Seeley, seconded by Gary Hiatt, to approve the August 20, 2025 minutes.

The motion carried 5-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. Request of Broad Oak Development:
 - Convert the remaining 92 hotel rooms within the Ravaudage Planned Development (PD) entitlements into 109 market rate residential units.

- Development Plan Approval for a seven-story, 250-unit multifamily project that will consist of 224 market rate units and 26 restricted affordable units, along with a four-level parking garage at the southeast corner of Bennett and Monroe Avenues, within the Ravaudage PD.

Mrs. McGillis provided an overview of the request. She reviews the hotel conversion request, noting that in 2024 the Commission amended the Development Order for Ravaudage to allow the conversion of unused hotel units into either a fifty-fifty split of affordable and non-affordable units, at the DRC's discretion, or it can be converted into all market rate units. The applicant will convert all of the hotel rooms into market rate to get to the 250 units, as part of this request. She notes that the DRC approved 44-room expansion for the Marriott is no longer moving forward and will be added to this project. She continues to go over the equivalency matrix in the Development Order.

Mrs. McGillis provides location map, aerial map, elevations, and site plans of the project. The applicant is not asking for any variances in terms of heights and setbacks. However, because it is a multifamily project, Ravaudage is required to provide recreation space based on Orange County's Level of Service Standard for 2.5 acres per thousand residents. The 250 units equate to 57,173 square feet of recreation space needed for this project which will be divided in a fifty-fifty split, into active and passive recreation. She provides a breakdown on how the applicant is providing that recreation space in different areas, which will include a pool, amenity deck, pollinator area, Zen garden, flex park, dog run, pedestrian amenity corridor, and bench seating areas. Most of Ravaudage recreation space is being handled on-site, however they have a recreation/pond amenity area that is south of the project. She notes that there is a pet spa and podcast studio that staff do not believe qualify for the passive or active recreation space in terms of what Orange County allows for recreation space. She then provides a recap of the breakdown.

Staff recommends approval with the following conditions:

- That 15,908 square feet of off-site recreation space within the Ravaudage PD pond/recreation area is allocated to this project.
- That the southwest corner of the building be revised to match the balcony treatment of the northwest corner. REVISED – That the sixth and seventh floor balconies in the southwest corner be revised to match the balcony treatments in the northwest corner of the building in terms of size and architectural elements under the balcony.
- That additional window (which may be faux) or architectural treatments be added to the southeast section of the building that is visible above the parking structure.

- Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.
- Prior to issuance of any site or building permits the applicant and property owner must execute and record an Affidavit of Commitment and Restrictive Covenants, in a form acceptable to the City, to ensure long-term affordable housing compliance, monitoring, and enforcement, with all mortgage holders subordinating their interests to the covenant.

The Committee asks staff about the dog spa and mechanical units on the roof. Mrs. McGillis refers to the applicant to answer the dog spa question and referred to the second-to-last condition of approval, that there will be effective screening of all back-of-house elements. A brief discussion of the hotel conversions to clarify that the 44 units from the Marriot, that are no longer being built, and the remaining rooms of hotel is what is being asked to convert into residential units at market rate, at the committee's discretion. Mrs. McGillis notes this project is not gaining additional market rate units into the entitlements but is gaining a project with 26 affordable units.

The applicant, Eric Halverson with Product Development, addresses the Committee. He answers the dog spa question that is it not a third-party business and that it is two dog wash area for the residents. A brief discussion with the committee ensued to determine what should be counted toward the recreational square footage.

Vice Chairman Marcotte asks the applicant about transportation and stormwater impacts regarding the under the garage pond. Mr. Halverson answers that a portion of the pond is open air under the ramp and the rest is covered with either double tees that are stacked on top of a vault system or an ADS type of system or a combination. The applicant notes that they do not have full engineering documents at this phase of the project. Details will be provided during the permitting process. There are questions about transportation and traffic analysis, if there is a requirement for a signal at Bennett Avenue and Lee Road. The applicant Dan Bellows addresses this question that there has been an updated study, and there is currently a process with the state and city to get lights at Bennett Avenue and Lee Road, as well as at Glendon Parkway. Charles Ramdatt, Director of Public Works, also addresses the committee to discuss the transportation projects.

Board Member Hiatt asks the applicant about on-site leasing office, full time maintenance, and pool deck amenities. Mr. Halverson answers that they have partnered with Dix.Hite + Partners landscape architecture firm to work on the design of the pool deck and to start work at the end of the year. The Committee wants to make it aware that there will be a new building and fire code that will go into effect December 31, 2026 when this project starts.

A brief discussion with the committee about the breakdown of rooms per unit, height, and parking.

No one from the public wished to speak. The public hearing was closed.

Motion made by Gary Hiatt, seconded by Don Marcotte, for Broad Oak Development Approval to Convert the remaining 92 hotel rooms within the Ravaudage Planned Development (PD) entitlements into 109 market rate residential units, and the Development Plan Approval for a seven-story, 250-unit multifamily project that will consist of 224 market rate units and 26 restricted affordable units, along with a four-level parking garage at the southeast corner of Bennett and Monroe Avenues, within the Ravaudage PD with the following conditions:

- **That 15,908 square feet of off-site recreation space within the Ravaudage PD pond/recreation area is allocated to this project.**
- **That the southwest corner of the building be revised to match the balcony treatment of the northwest corner. REVISED – That the sixth and seventh floor balconies in the southwest corner be revised to match the balcony treatments in the northwest corner of the building in terms of size and architectural elements under the balcony.**
- **That additional window (which may be faux) or architectural treatments be added to the southeast section of the building that is visible above the parking structure.**
- **Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.**
- **Prior to issuance of any site or building permits the applicant and property owner must execute and record an Affidavit of Commitment and Restrictive Covenants, in a form acceptable to the City, to ensure long-term affordable housing compliance, monitoring, and enforcement, with all mortgage holders subordinating their interests to the covenant.**

5. Staff Updates

6. Board Comments

7. Adjournment

The meeting adjourned at 9:32 a.m.

Regular Meeting of the Development Review Committee
February 20, 2026

ATTEST:

/s/ Corinna Lundgren, Board Secretary



Development Review Committee

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

June 26, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Benjamin Partners, Ltd. for: Development plan approval to construct a three (3) story mixed-use building with 1,484 square feet of ground level retail and two (2) affordable housing units on the upper floors at 1105 Lewis Drive, within the Ravaudage Planned Development.

motion | recommendation

Staff recommendation is for approval with the following conditions:

1. That 457 square feet of off-site recreation space within the Ravaudage PD pond/recreation area is allocated to this project.
2. Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.
3. Prior to issuance of any site or building permits the applicant and property owner must execute and record an Affidavit of Commitment and Restrictive Covenants, in a form acceptable to the City, to ensure long-term affordable housing compliance, monitoring, and enforcement, with all mortgage holders subordinating their interests to the covenant.

background

The applicant, Benjamin Partners Ltd., is requesting approval of a final development plan for a three-story mixed-use building located at 1105 Lewis Drive within the Ravaudage Planned Development (PD). The proposed building consists of approximately 1,484 square feet of ground-floor retail space and two (2) residential dwelling units located on the second and third floors. The residential units are proposed to be deed restricted as affordable housing units available to households earning up to 120 percent of Area Median Income (AMI) for Orange

County. The request also includes approval of a Declaration of Restrictive Covenants and Affidavit of Commitment establishing long-term affordability requirements, as required by the Ravaudage Development Order (DO).

Project Summary

The proposed development consists of a three-story mixed-use building fronting Lewis Drive, within the area of Ravaudage permitted for a four-story height limit. The ground floor contains approximately 1,484 square feet of retail commercial space intended to contribute to the pedestrian-oriented character of the Ravaudage district. The second and third floors each contain a two-bedroom residential unit of approximately 1,500 square feet. Associated site improvements, parking facilities, utility infrastructure, landscaping, and pedestrian connections are provided within the overall development framework.

The submitted site plan includes a parking analysis for the proposed development. Based on the applicant's parking calculation table, the 1,484 square feet of ground-floor retail space requires five (5) parking spaces, while each of the two residential units requires two (2) parking spaces, resulting in a total parking requirement of nine (9) spaces. The site plan demonstrates compliance with this requirement by providing nine (9) parking spaces, consisting of four (4) spaces within the rear parking lot, one (1) space located within the alley behind the building, and four (4) spaces within the Lewis Drive right-of-way. The applicant has also submitted an overall parking tracking table to document and monitor parking allocations throughout the Planned Development (PD).

The mixed-use building will contain 2 residential units, which, according to the DO, requires 457 square feet of recreation space (based on a requirement of 2.5 acres per 1,000 residents). This must be equally divided into active and passive recreation areas, each requiring 228.5 square feet. The applicant proposes all this requirement to be provided within the master stormwater pond/park area to the east of the project.

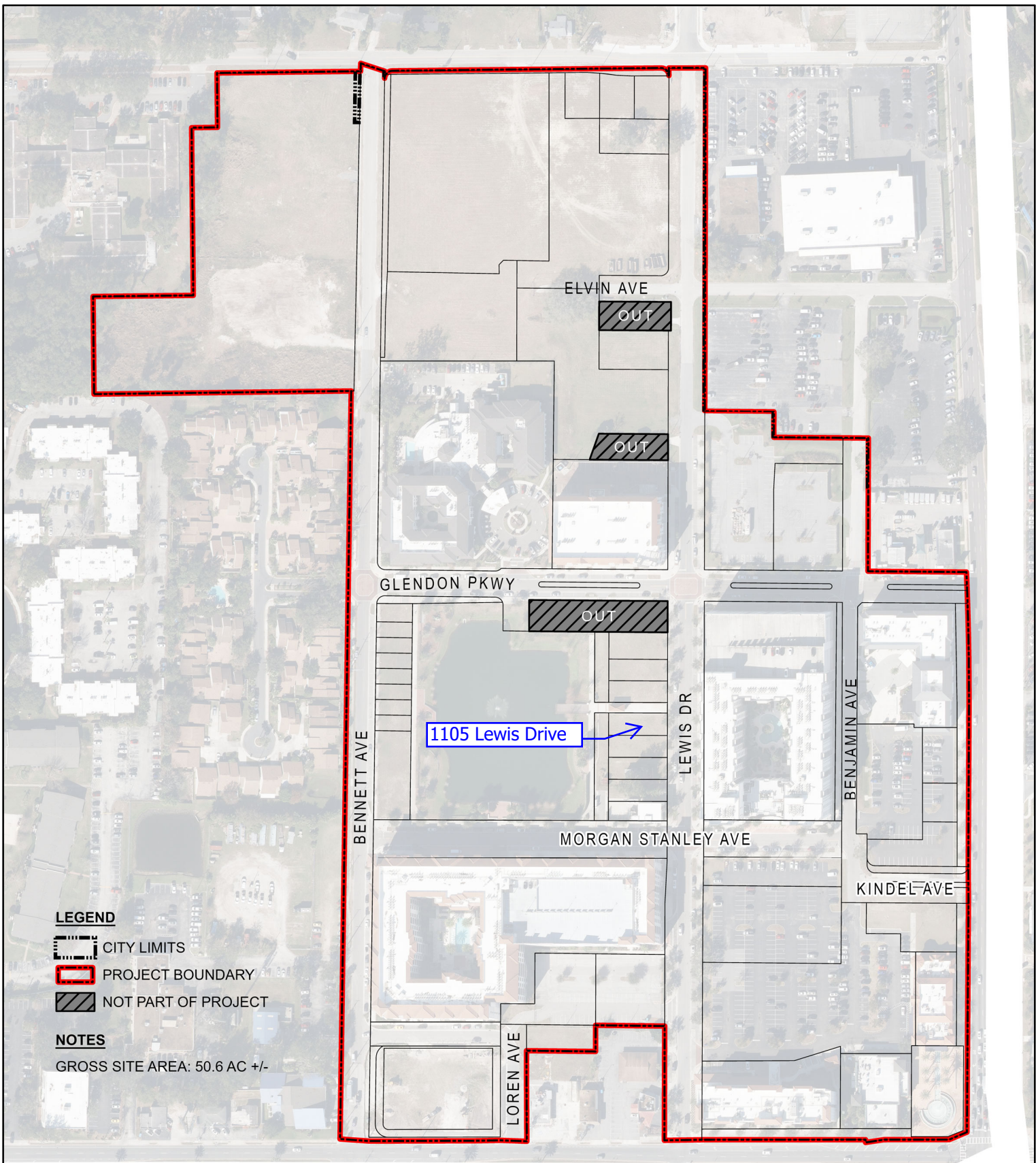
In accordance with the Ravaudage DO, the applicant has submitted a Declaration of Restrictive Covenants and Affidavit of Commitment to ensure long-term affordability of the residential units. The proposed covenant requires that the units be leased only to eligible households whose incomes do not exceed 120 percent of the AMI for Orange County. Rental rates must remain affordable pursuant to standards published by the Florida Housing Finance Corporation. The covenant establishes an affordability period of thirty years from the issuance of a Certificate of Occupancy and requires annual reporting, income verification, and periodic compliance monitoring by the city. The restrictions are recorded against the property and are intended to run with the land, thereby remaining binding upon future owners and successors throughout the affordability period.

alternatives | other considerations




fiscal impact

attachments

1. Location Map
2. 1105 Lewis Drive Aerial
3. 2026 05 29 DRC Package 2601
4. Lewis Drive - DRC LA documents (1)
5. Overall for reference Site plan 1105 & 1109 Lewis Dr 5-11-2026 3
6. Ravaudage rec - open space calculations (1)
7. Draft V 1_Affidavit of Commitment and Restrictive Covenants 1105 Lewis Drive
06.26.2026



LEGEND

-  CITY LIMITS
-  PROJECT BOUNDARY
-  NOT PART OF PROJECT

NOTES

GROSS SITE AREA: 50.6 AC +/-



**RAVAUDAGE
LAND USE PLAN
WINTER PARK, FLORIDA**

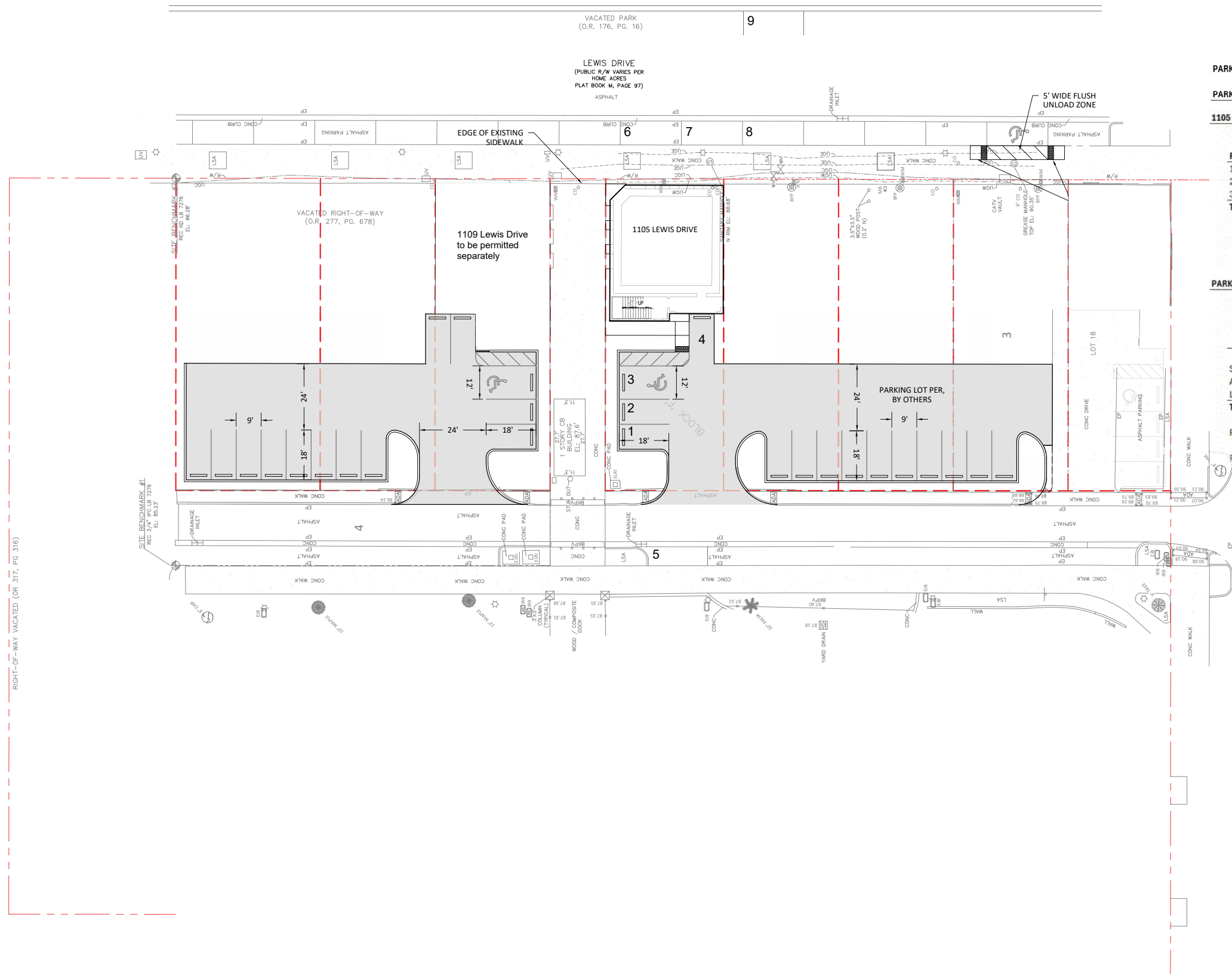
**SHEET A-1
PROJECT LOCATION**







RAVAUDAGE WINTER PARK
1105 LEWIS DRIVE, WINTER PARK MXU BLDG
DRC APPLICATION PACKAGE



PARKING CALCULATIONS FOR 1105

PARKING REQUIREMENT

1105 LEWIS DRIVE				Totals
Floor	SF	Use	Min Paking Req.	Spaces Required
1st	1484	Retail	1 per 333 SF	4.5
2nd	1500	Residential 2BR	2 spaces	2.0
3rd	1500	Residential 2BR	2 spaces	2.0
Total				8.5

PARKING PROVIDED

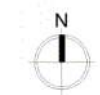
	Total Spaces Available
South Lot	4
Alley Parallel Spaces	1
Lewis Drive Street Parking	4
Total	9
Required ADA Parking Spaces (based on-site parking facility)	1
Provided ADA Parking Spaces	1

1105 Lewis Drive
 Three-story mixed-use building. With 1,484 sf of retail on ground floor and two 1,500 sf 2 bedroom apartments on the second and third floors.

Building Setbacks

- East Setback (Lewis Dr): 1'-6"
- South Setback : 0'-2"
- West Setback: 61'-1"
- North Setback: 1'-6"

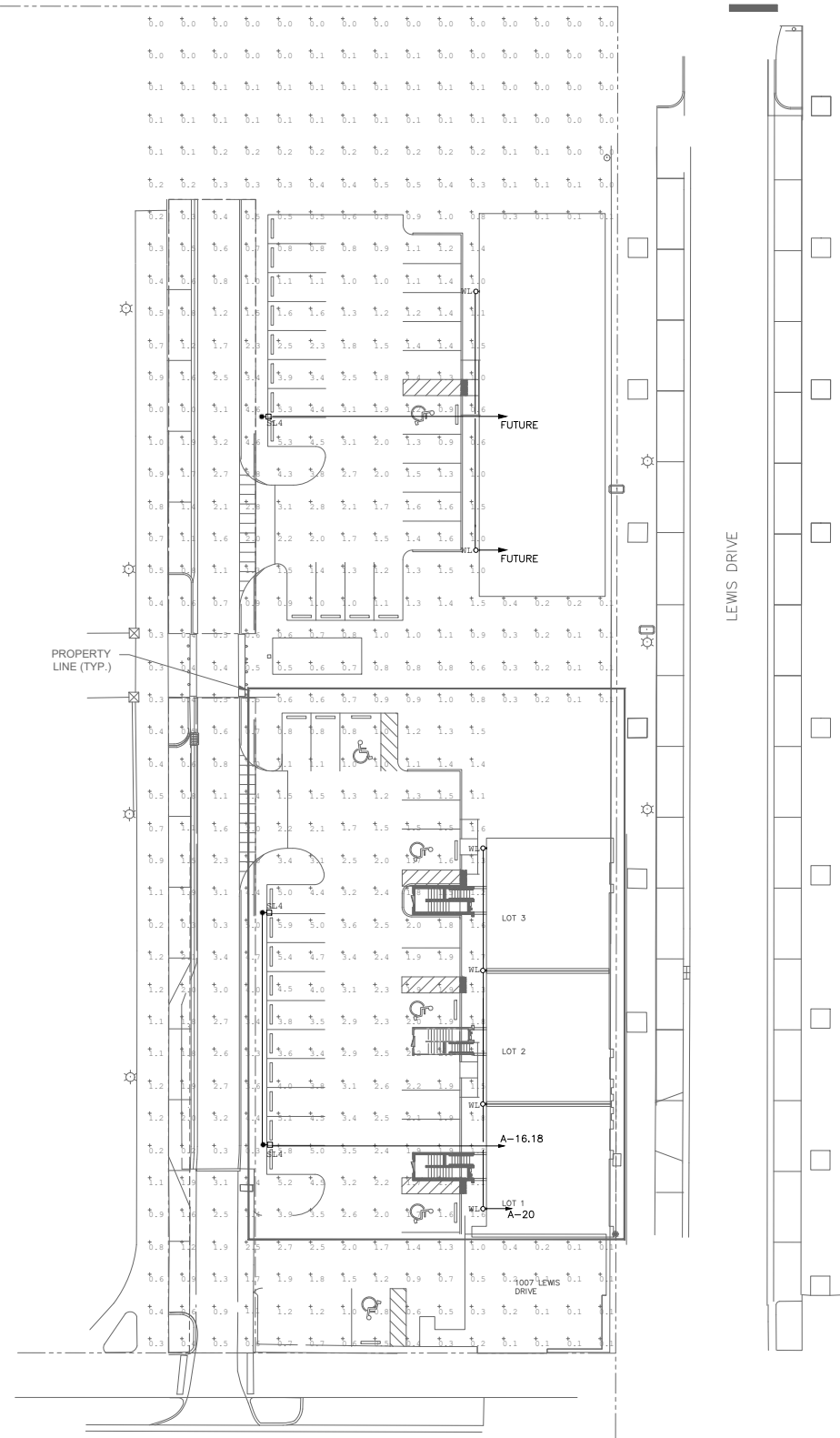
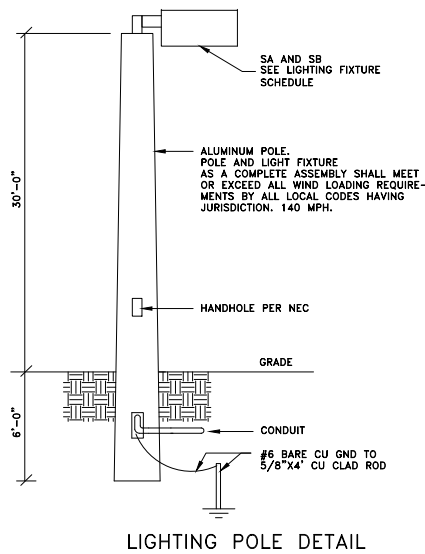
Preliminary
 05/07/2026 12:36:36 PM



(PUBLIC R/W VARIES PER HOME ADDRESSES PER PLAT BOOK M, PAGE 97)

Symbol	Label	Arrangement	Description	(MANUFAC)	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
○	WL	Single	VPW2-48L-20-4R7-4W	BEACON	0.950	2713	20.5	102.5	15
●	SL4	Single	150W AREA LIGHT		0.950	24437	150.283	450.849	30

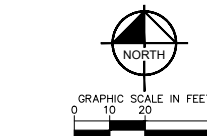
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.33	5.9	0.0	N.A.	N.A.
NORTH PARKING LOT	Illuminance	Fc	1.84	5.3	0.8	2.30	6.63
SOUTH PARKING LOT	Illuminance	Fc	2.65	5.9	0.8	3.31	7.38



PL-0 | SITE PLAN - ELECTRICAL
BUILDING-1
LOT-01-02-03-04

SCALE: 1" = 20' - 0"

Digitally signed by
Randall D
Stoffer
Date:
2026.04.01
13:35:48
-04'00'



STOPPER & ASSOCIATES, INC.
CONSULTING ENGINEERS CA #26069

10381 Hart Branch Circle Orlando, Florida 32832
Randall D. Stoffer, P.E. PE #37387
Phone (407) 381-4555 Cell (407) 496-5894

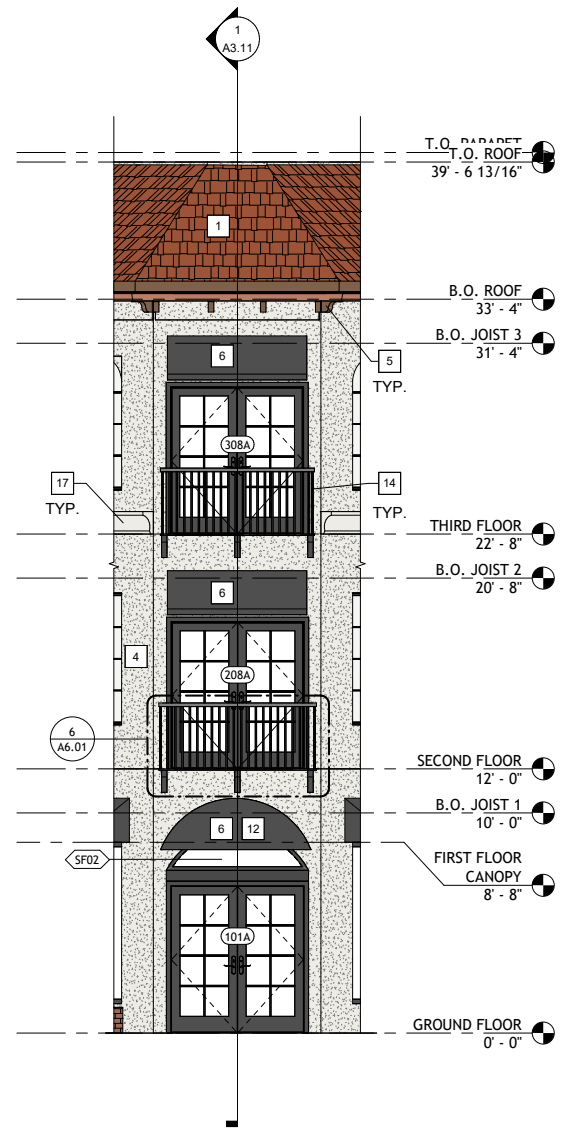
ELECTRICAL - HVAC - PLUMBING

EXTERIOR ELEVATION KEYNOTES

1 BARREL TILE ROOFING	7 ROUND ALUMINUM DOWNSPOUT AND GUTTERS. FINISH COLOR: COPPER	13 ELECTRICAL PANELS, SEE ELECTRICAL
2 DECORATIVE BAND	8 DC KERCKHOFF COMPANY FOAM-PRECAST EXTERIOR MOLDING CUSTOM TRIM #1. PAINT SW7005	14 72"X36" VICENZA FAUX BALCONY, BRONZE FINISH
3 ELDORADO BRICK. TUNDRABRICK COLOR: RIVERBED	9 WALL SCONCE - SEE ELEC.	15 ADDRESS NUMBERS AND DECO TILE
4 SEMI-SMOOTH STUCCO FINISH. PAINT SW7005	10 EXPOSED CMU BLOCK	16 CAST IRON BOOT, TIED INTO STORM DRAIN
5 SOFFIT BRACKET - SIMULATED WOOD /CYPRESS STAIN (SW2806 - ROOTWOOD BROWN)	11 FLUID APPLIED WATER PROOFING; NOT ADVERSELY AFFECTED BY UV EXPOSURE.	17 DC KERCKHOFF COMPANY FOAM-PRECAST EXTERIOR MOLDING PROFILE "CHAMPION" FASCIA TRIM. PAINT SW7005
6 CUSTOM 7'-0" FABRIC AWNING BY SUNSHADE AWNING COMPANY, INC. COLOR: BLACK	12 SIGNAGE (BY OTHERS)	

GENERAL NOTES

1. FLASHING SHALL MATCH ROOF COLOR.
2. EXTERIOR FINISHES AND PAINT COLORS SHOWN ON FRONT ELEVATION SHALL RETURN BACK TO THE SIDES/EDGES OF THE BUILDING FACE U.N.O.
3. ALL SPECIFICATION REPLACEMENTS TO BE APPROVED BY ARCHITECT PRIOR TO PURCHASE.
4. PROVIDE STUCCO EXPANSION JOINT LOCATIONS.



2 NORTHEAST ELEVATION
1/4" = 1'-0"



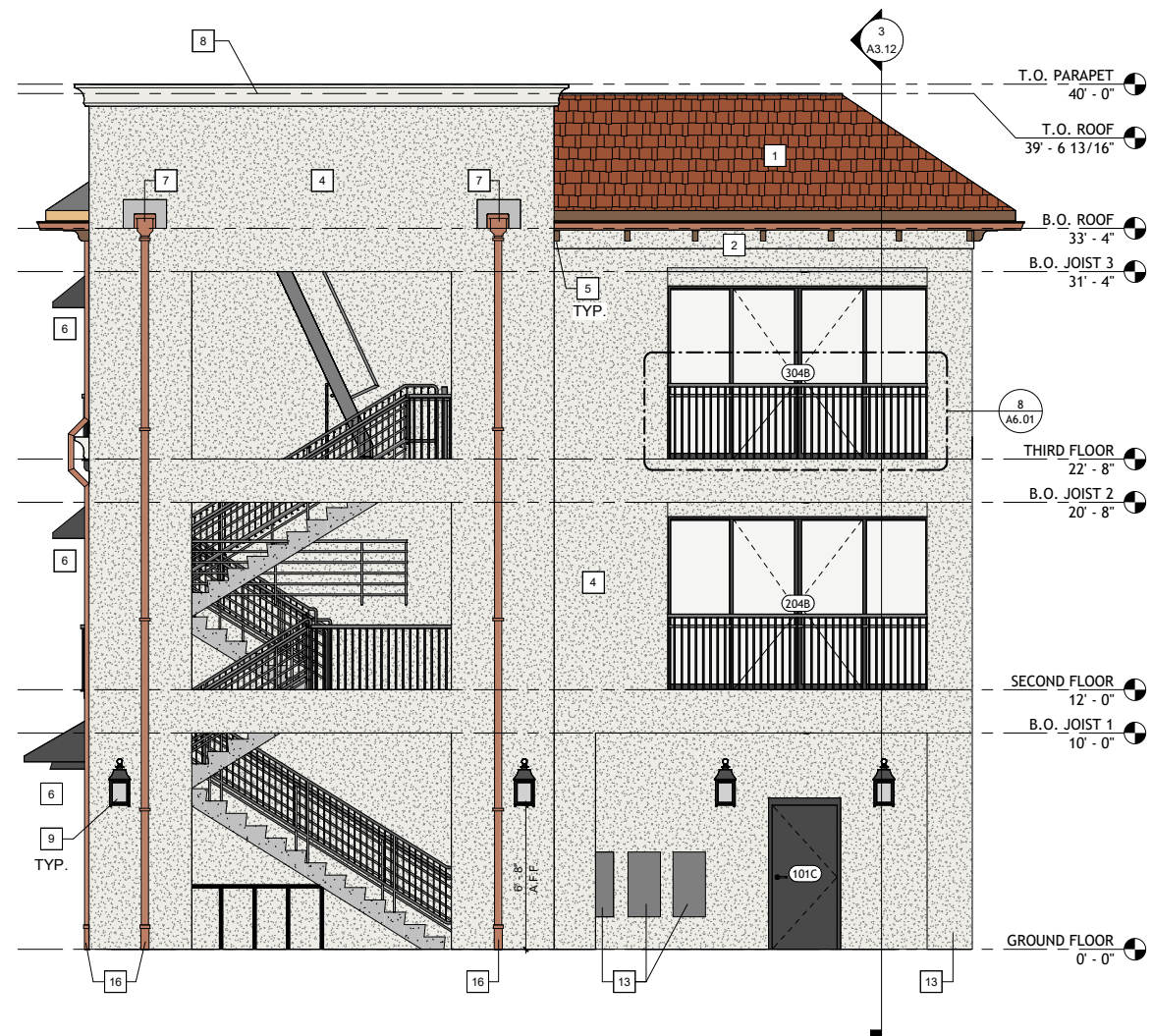
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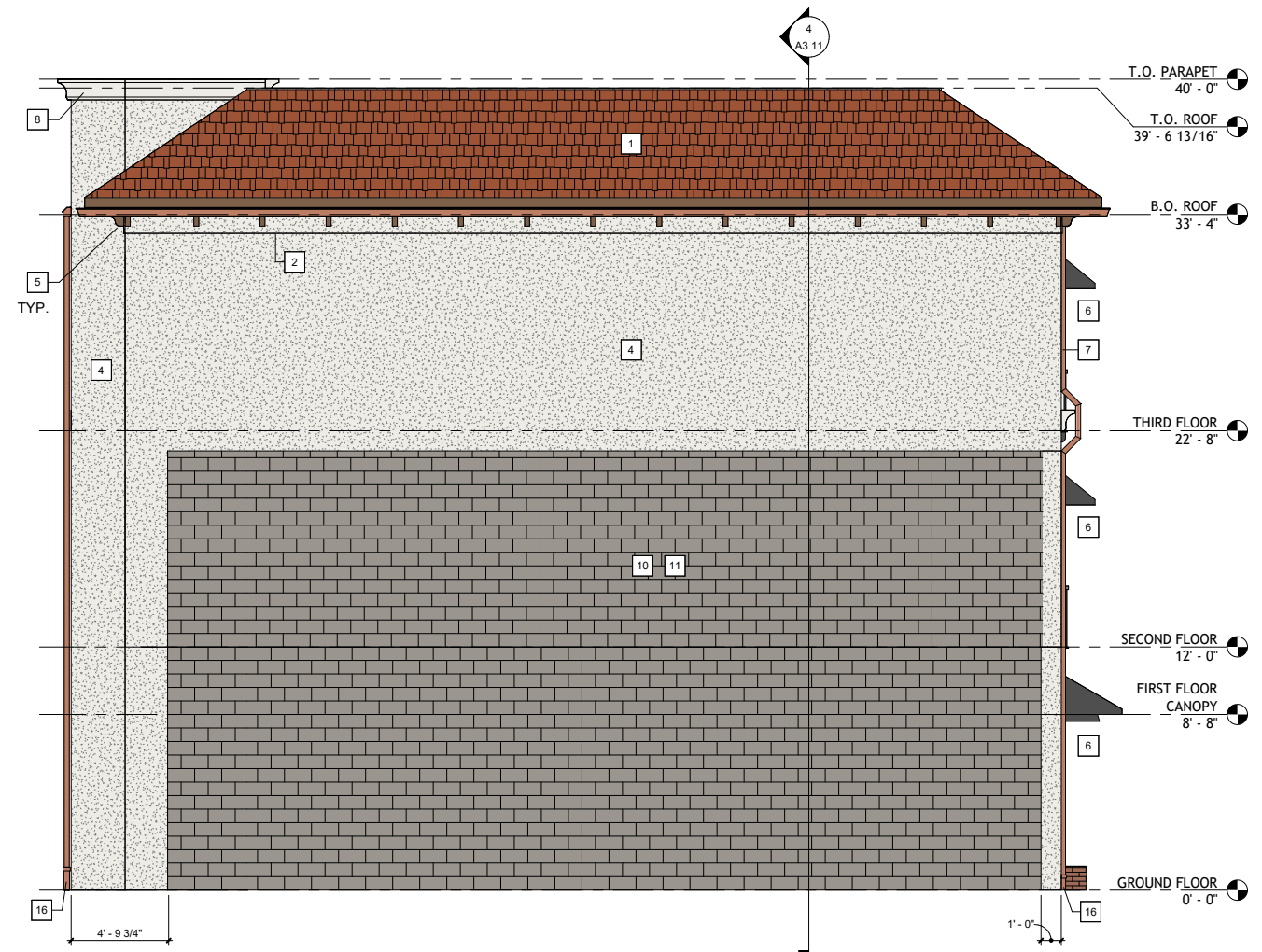


2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES			GENERAL NOTES	
1	BARREL TILE ROOFING	7	ROUND ALUMINUM DOWNSPOUT AND GUTTERS. FINISH COLOR: COPPER	1. FLASHING SHALL MATCH ROOF COLOR. 2. EXTERIOR FINISHES AND PAINT COLORS SHOWN ON FRONT ELEVATION SHALL RETURN BACK TO THE SIDES/EDGES OF THE BUILDING FACE U.N.O. 3. ALL SPECIFICATION REPLACEMENTS TO BE APPROVED BY ARCHITECT PRIOR TO PURCHASE. 4. PROVIDE STUCCO EXPANSION JOINT LOCATIONS.
2	DECORATIVE BAND	8	DC KERCKHOFF COMPANY FOAM-PRECAST EXTERIOR MOLDING CUSTOM TRIM #1. PAINT SW7005	
3	ELDORADO BRICK. TUNDRABRICK COLOR: RIVERBED	9	WALL SCONCE - SEE ELEC.	
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		15	ADDRESS NUMBERS AND DECO TILE	
		16	CAST IRON BOOT, TIED INTO STORM DRAIN	
		17	DC KERCKHOFF COMPANY FOAM-PRECAST EXTERIOR MOLDING PROFILE "CHAMPION" FASCIA TRIM. PAINT SW7005	



1 SOUTH ELEVATION
1/4" = 1'-0"

SITE PERMIT SET

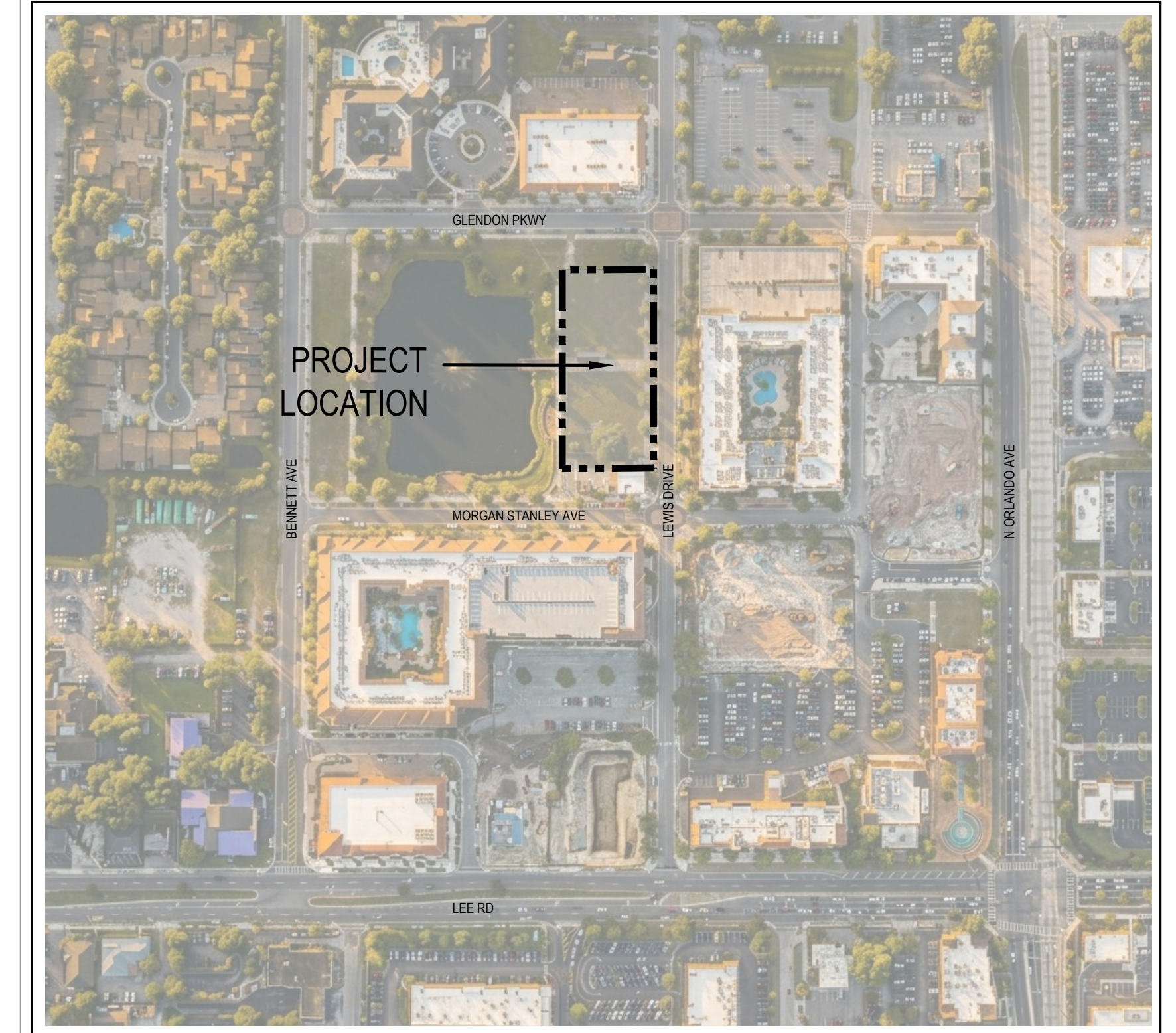
ISSUED: JUNE 05, 2026

INDEX OF DRAWINGS					
SHEET #	SHEET DESCRIPTION	2026-06-05 PERMIT SET			
GENERAL CONDITIONS					
L-0.00	COVER SHEET	•			
LANDSCAPE DESIGN					
L-3.01	LANDSCAPE PLAN	•			
L-3.10	PLANT SCHEDULE & LANDSCAPE NOTES	•			
L-3.11	PLANTING DETAILS	•			
L-3.20	LANDSCAPE SPECIFICATIONS	•			
L-3.21	LANDSCAPE SPECIFICATIONS	•			
IRRIGATION DESIGN					
L-4.01	IRRIGATION PLAN	•			
L-4.10	IRRIGATION SCHEDULE & NOTES	•			
L-4.11	IRRIGATION DETAILS	•			
L-4.12	IRRIGATION DETAILS	•			
L-4.20	IRRIGATION SPECIFICATIONS	•			

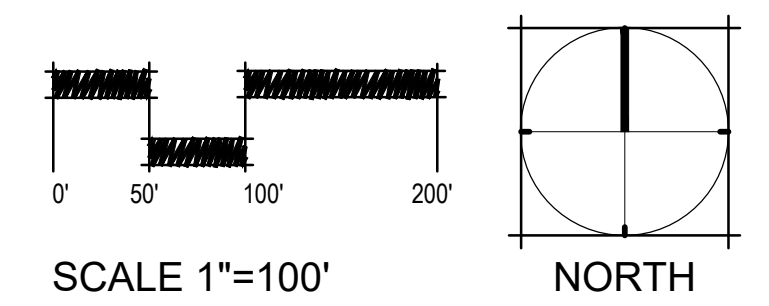
LEWIS DRIVE COMMERCIAL BUILDINGS

WINTER PARK, FLORIDA

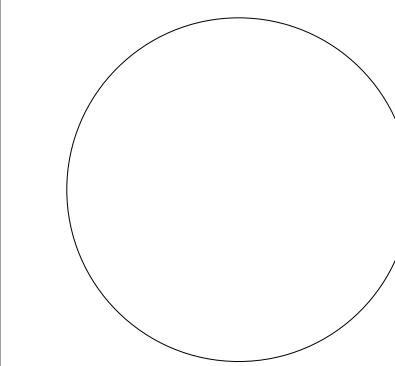
LANDSCAPE ARCHITECTURE AREA DEVELOPMENT
DOCUMENTS



VICINITY MAP

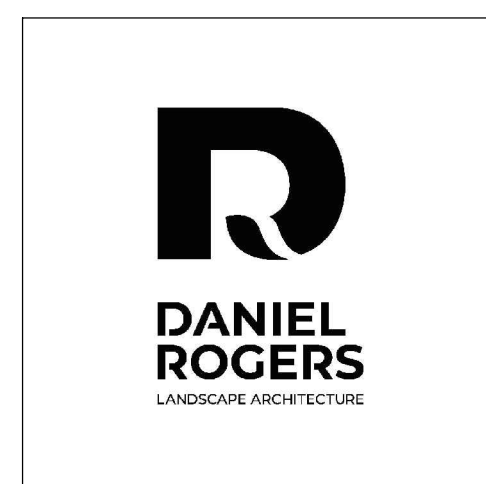


LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA 6668866



ARCHITECT:
ACi Architects Inc
955 N PENNSYLVANIA AVE
WINTER PARK, FL 32789
CONTACT: ALFONSO AVILA, AIA
P: 407-740-8405

CIVIL ENGINEER:
BOYD CIVIL ENGINEERING, INC.
6816 HANGING MOSS ROAD
ORLANDO, FL 32807
CONTACT: STEVE BOYD, PRINCIPAL
P: 407-494-2693 Ext. 101



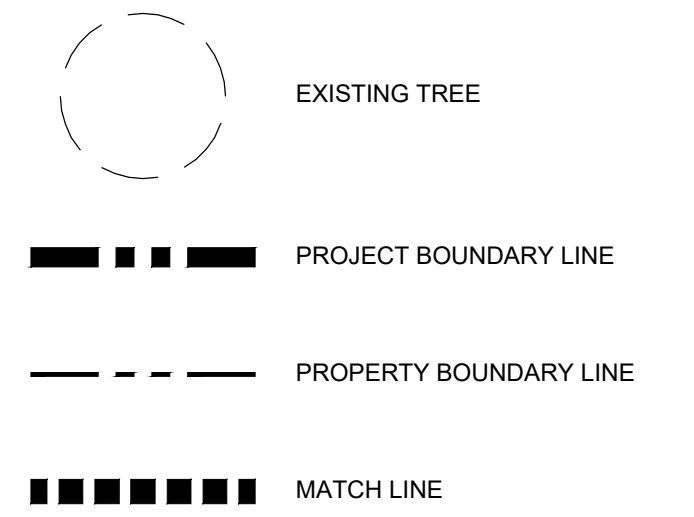
CODE REFERENCES, REQUIREMENTS & PROVISIONS:

A BUILDING FACADE LANDSCAPING (SECTION 58-336d)

- REQUIRED:
- BUILDING FACADES THAT ARE VISIBLE FROM PUBLIC R.O.W., 100% OF THE TOTAL LENGTH OF THE VISIBLE FACADE SHALL HAVE A LANDSCAPE AREA. (EXCLUDES ACCESSWAYS & ARCH. FEATURES)
 - THE LANDSCAPE REQUIRED LANDSCAPE AREA SHALL BE 6' WIDE, LOCATED WITHIN 20' OF THE FACADE.
 - AT LEAST 50% OF THE PLANTS REQUIRED SHALL BE A MIN. HEIGHT OF 12" AT TIME OF PLANTING.
 - A MINIMUM OF 5 UNDERSTORY TREES SHALL BE PROVIDED FOR EACH 100 LINEAR FEET OF THE REQUIRED LANDSCAPE AREA.

REFER TO SHEET L3.10 FOR PLANT SPECIES & QUANTITIES.

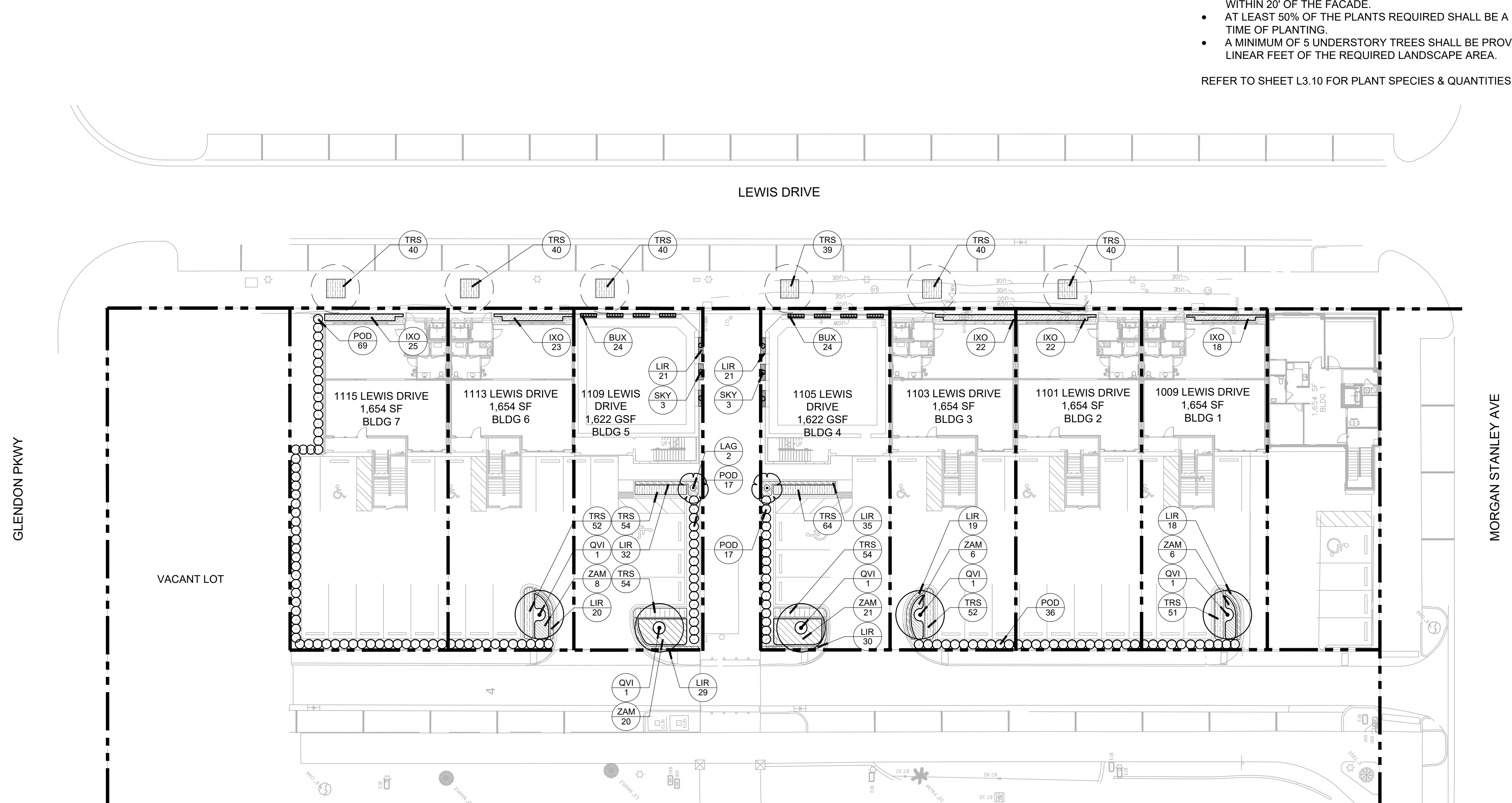
SHEET KEY & NOTES:



GENERAL LDC LANDSCAPING REQUIREMENTS:

- ALL REQUIRED PLANT MATERIALS SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE PROVISIONS OF THE CITY OF WINTER PARK LAND DEVELOPMENT CODE AND SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015.
- ALL SHADE TREES SHALL BE A MINIMUM OF 3" INCHES CALIPER, 12 FOOT HEIGHT AT TIME OF PLANTING.
- ALL UNDERSTORY TREES SHALL BE A MINIMUM OF 1" CALIPER, 6' HEIGHT AT TIME OF PLANTING.
- ALL "HEDGE" PLANTING SHALL BE A PLANTING OF EVERGREEN SHRUBS, 7 GALLON & 30" HEIGHT AT TIME OF PLANTING, A SPECIES ABLE TO ACHIEVE A 40" HEIGHT WITHIN ONE YEAR.
- SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AT PLANTING, SPACED 18" - 36" ON CENTER.
- SPECIES DIVERSITY (SHADE TREES): WHEN MORE THAN 5 SHADE TREES ARE REQUIRED, AT LEAST 2 DIFFERENT SPECIES ARE REQUIRED.
- SHADE TREES AND UNDERSTORY TREES MUST BE A MINIMUM OF 4' MEASURED FROM THE CENTERLINE OF THE TRUNK TO ANY HARDSCAPE OR UNDERGROUND UTILITIES.
- SEVENTY PERCENT OF PERVIOUS AREAS SHALL BE LOW-WATER USE ZONES.
- HIGH WATER USE ZONES LESS THAN 300 SQUARE FEET OR WITHIN AN AREA WITH ANY ONE DIMENSION LESS THAN TEN FEET SHALL BE PROHIBITED.

NOTE: FOLLOWING THE COMPLETION OF THE INSTALLATION OF ALL LANDSCAPING AS REQUIRED BY THE CITY OF WINTER PARK REGULATIONS, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED AS-BUILT LANDSCAPE PLAN PORTRAYING LANDSCAPE MATERIALS AS INSTALLED AND CERTIFY IN WRITING WITH A SIGNED AND SEALED LETTER TO THE CITY THAT THE LANDSCAPING HAS BEEN INSTALLED PURSUANT TO THE APPROVED LANDSCAPE PLAN AND THAT ANY SUBSTITUTIONS OR DELETIONS OF PLANT MATERIALS WERE APPROVED AND ACCEPTED PRIOR TO INSTALLATION BY THE PARKS DIRECTOR OR HIS DESIGNEE. (SECTION 58-337)



SCALE: 1"=20'

ISSUED

NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REVISIONS

REV.	DATE	REVISION
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DANIEL ROGERS
LANDSCAPE ARCHITECTURE

500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P. 407.353.0112

PERMIT SET

PROJECT NAME

**LEWIS DRIVE
COMMERCIAL BUILDINGS**

SHEET NAME

LANDSCAPE PLAN - CODE

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

SCALE
AS SHOWN

DATE	DRAWN
JUNE 05, 2026	OJ

SHEET NUMBER

L-3.01

PLANTER / POT NOTES

- ALL POTS SHALL HAVE A 1" DIA DRAINAGE HOLE DRILLED INTO THE BASE, WITH A 4" GRAVEL LAYER IN THE BOTTOM. GEOTEXTURAL FABRIC SHALL BE PLACED ABOVE THE GRAVEL LAYER TO CONTAIN THE SOIL SUBSTRATE WITHIN THE PLANTER.
- POTS TO BE SEALED ON THE INSIDE WITH A WATER PROOFING ASPHALT SEALER TO WITHIN 2" OF THE POT RIM.
- ALL POTS ON PAVING TO RECEIVE IRRIGATION FROM TUBING RUNNING UP BACKSIDE OF POT OUT OF GUEST SIGHT. SEE SHEET L-510 FOR POT IRRIGATION DETAILING AND NOTES. IRRIGATION CONTRACTOR TO VERIFY POT PLACEMENT PRIOR TO IRRIGATION INSTALLATION.
- FINAL PLACEMENT OF ALL PLANT MATERIAL DESIGNATED TO BE LOCATED IN POTS SHALL BE DETERMINED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO REVIEW PLANT QUANTITIES & ARRANGEMENTS PRIOR TO PLANTING, ADJUSTMENTS MAY BE REQUIRED.

SOIL AMENDMENT NOTES

- CONTRACTOR TO TILL ALL AREAS ON PLANS DEEMED AS PROPOSED PLANTING.
- SOIL ANALYSIS & PERCOLATION TEST TO BE PROVIDED BY CONTRACTOR PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL IMPORTED FILL SHALL BE CLEAN & FREE OF DEBRIS. NO MUCK SHALL BE USED IN PLANTING AREAS.
- ALL IMPORTED FILL & EXCAVATED SOIL FROM ON SITE BEING USED FOR PLANTING AREAS SHALL BE TESTED FOR PH. THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT AND/OR OWNER FOR REVIEW WHEN THE SOIL IS DELIVERED TO THE SITE AND AGAIN PRIOR TO PLANTING.
- ALL POTS & PLANTERS SHALL RECEIVE PLANTING MIX AS SHOWN BELOW:
ANNUAL & PERENIAL MIX:
40% ORGANIC MATERIAL
40% COURSE BUILDERS SAND
10% DECOMPOSED PINE BARK
10% CYPRESS CHIPS
4 LBS OF FERTILIZER
2 LBS OF TRACE ELEMENTS (AZOMITE / MYCCORIAZEA)
TREATED COW MANURE
PH OF 5.5 TO 6.5

LANDSCAPE ISLAND PREPERATION

- ALL LANDSCAPE ISLANDS DESIGNATED FOR PLANTING, INCLUDING TREE AREAS, SHALL BE PROPERLY PREPARED PRIOR TO INSTALLATION. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS, UNSUITABLE MATERIALS, AND DELETERIOUS MATTER FROM PLANTING AREAS, INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, LIMEROCK, COMPACTED SUBGRADE, AND CONSTRUCTION FILL.
- EXISTING SUBSOIL THAT IS EXCESSIVELY COMPACTED OR UNSUITABLE FOR PLANT GROWTH SHALL BE SCARIFIED OR REMOVED AND REPLACED AS NECESSARY TO PROMOTE PROPER DRAINAGE AND ROOT DEVELOPMENT. PLANTING AREAS SHALL BE BROUGHT TO FINISH GRADES WITH CLEAN, FRIABLE PLANTING SOIL FREE OF DEBRIS, STONES, AND CONTAMINANTS.
- ALL PLANTING SOILS SHALL BE AMENDED WITH ORGANIC MATTER IN ACCORDANCE WITH PROJECT SPECIFICATIONS TO IMPROVE SOIL STRUCTURE, DRAINAGE, AND NUTRIENT CONTENT. SOIL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE TOP LAYER OF SOIL PRIOR TO PLANTING OPERATIONS.
- LANDSCAPE ISLANDS SHALL BE FINE GRADED, RAKED SMOOTH, AND PREPARED TO RECEIVE PLANT MATERIAL IN ACCORDANCE WITH INDUSTRY STANDARDS AND PROJECT DETAILS. CONTRACTOR SHALL ENSURE ALL PLANTING AREAS ARE SUITABLE FOR HEALTHY ESTABLISHMENT OF TREES AND PLANT MATERIAL.

LANDSCAPE NOTES

- NEWLY INSTALLED "SHADE" TREES SHALL HAVE THEIR D.B.H. MEASURED 4.5' ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
- THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.
- ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS. REFER TO SHEET L-804 WITHIN THIS PACKAGE.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.


14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

15. ALL PHOENIX DACTYLIFERA AND PHOENIX SYLVESTRIS PALMS MUST BE INOCULATED AND FREE OF ANY PATHOGEN OR NUTRIENT DEFICIENCY INCLUDING BUT NOT LIMITED TO LETHAL BRONZING. SUBMITTAL OF VERIFICATION FROM GROWER AND PATHOGENIC TEST RESULTS MUST BE SENT TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

PLANT SCHEDULE - CODE LEVEL

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPEC	NATIVE	DROUGHT TOLERANT	SPACING
CANOPY TREES								
	QVI	5	Southern Live Oak	Quercus virginiana	3" Cal. x 12 Ht.	Yes	High	Per Plan
UNDERSTORY TREES								
	LAG	2	Natchez Crape Myrtle	Lagerstroemia indica x fauriei 'Natchez'	2" Cal., 12' Ht., 6' Ct., Standard, Grade #1	No	Medium	Per Plan
	SKY	6	Sky Pencil Japanese Holly	Ilex crenata 'Sky Pencil'	15 Gal., 5' Ht., Grade #1	No	Medium	Per Plan
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING
SHRUBS								
	BUX	48	Japanese Boxwood	Buxus microphylla japonica	3 Gal., 18" Ht., Full in Pot	No	Medium	18" o.c.
	POD	139	Yew Podocarpus	Podocarpus macrophyllus	7 Gal., 48" Ht., Matched, Full, Grade #1	No	Medium	36" o.c.
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPEC	NATIVE	DROUGHT TOLERANT	SPACING
SHRUB AREAS								
	ZAM	61	Coontie Cycad	Zamia pumila	3 gal., 18" Ht., Full in Pot	Yes	High	30" o.c.
	IXO	110	Red Dwarf Ixora	Ixora taiwanensis 'Red Dwarf'	3 gal., 18" Ht., Full in Pot	No	Medium	18" O.C.
GROUND COVERS								
	LIR	225	Evergreen Giant Lilyturf	Liriope muscari 'Evergreen Giant'	1 Gal., Full in Pot	No	High	12" o.c.
	TRS	620	Summer Sunset Asiatic Jasmine	Trachelospermum asiaticum 'Summer Sunset'	1 Gal., Full in Pot	No	High	12" o.c.

SHEET KEY & NOTES:



DANIEL ROGERS
LANDSCAPE ARCHITECTURE

900 WINDRILEY PLACE SUITE 305 | MAITLAND, FLORIDA 32751 | P. 407.353.0112

ISSUED	
NO.	DESCRIPTION DATE
1	PERMIT SET 6-05-2026
REVISIONS	
REV.	DATE REVISION
PERMIT SET	
PROJECT NAME	
LEWIS DRIVE COMMERCIAL BUILDINGS	
SHEET NAME	
PLANT SCHEDULE & LANDSCAPE NOTES	
SCALE	
AS SHOWN	
LANDSCAPE ARCHITECT DANIEL A. ROGERS, RLA 6666866	DATE JUNE 05, 2026
DRAWN OJ	
SHEET NUMBER	
L-3.10	

A

B

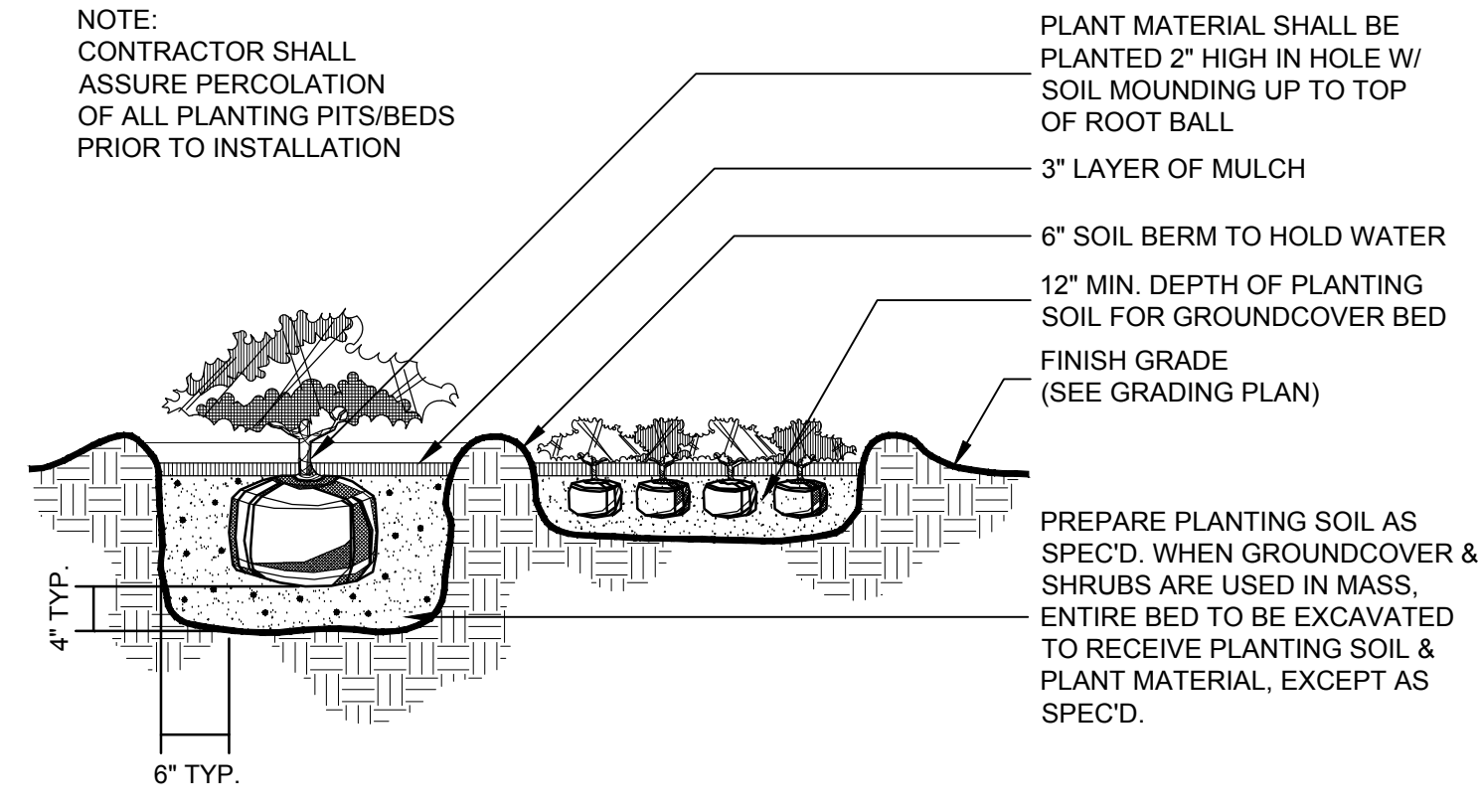
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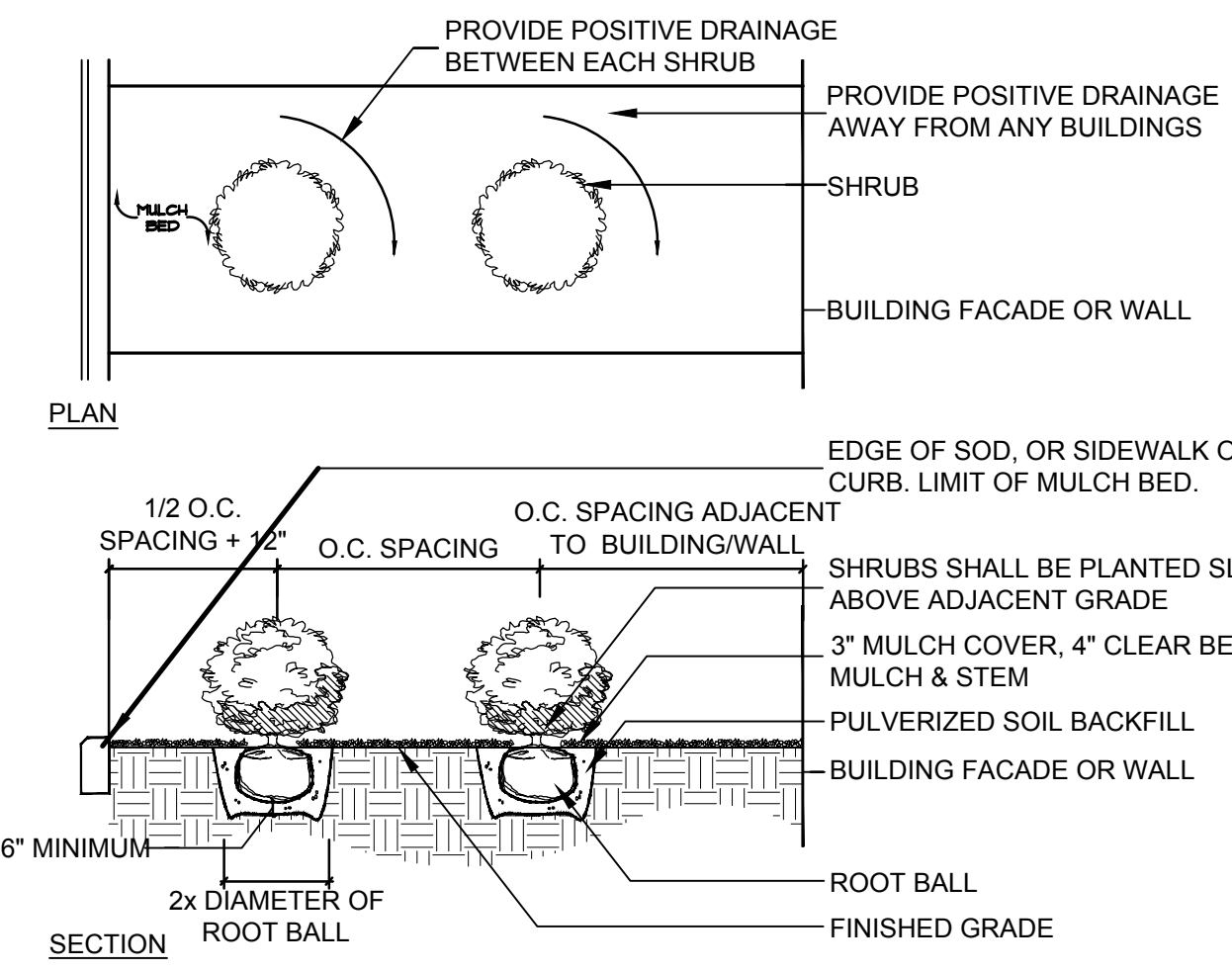
SHEET KEY & NOTES:

NOTE:

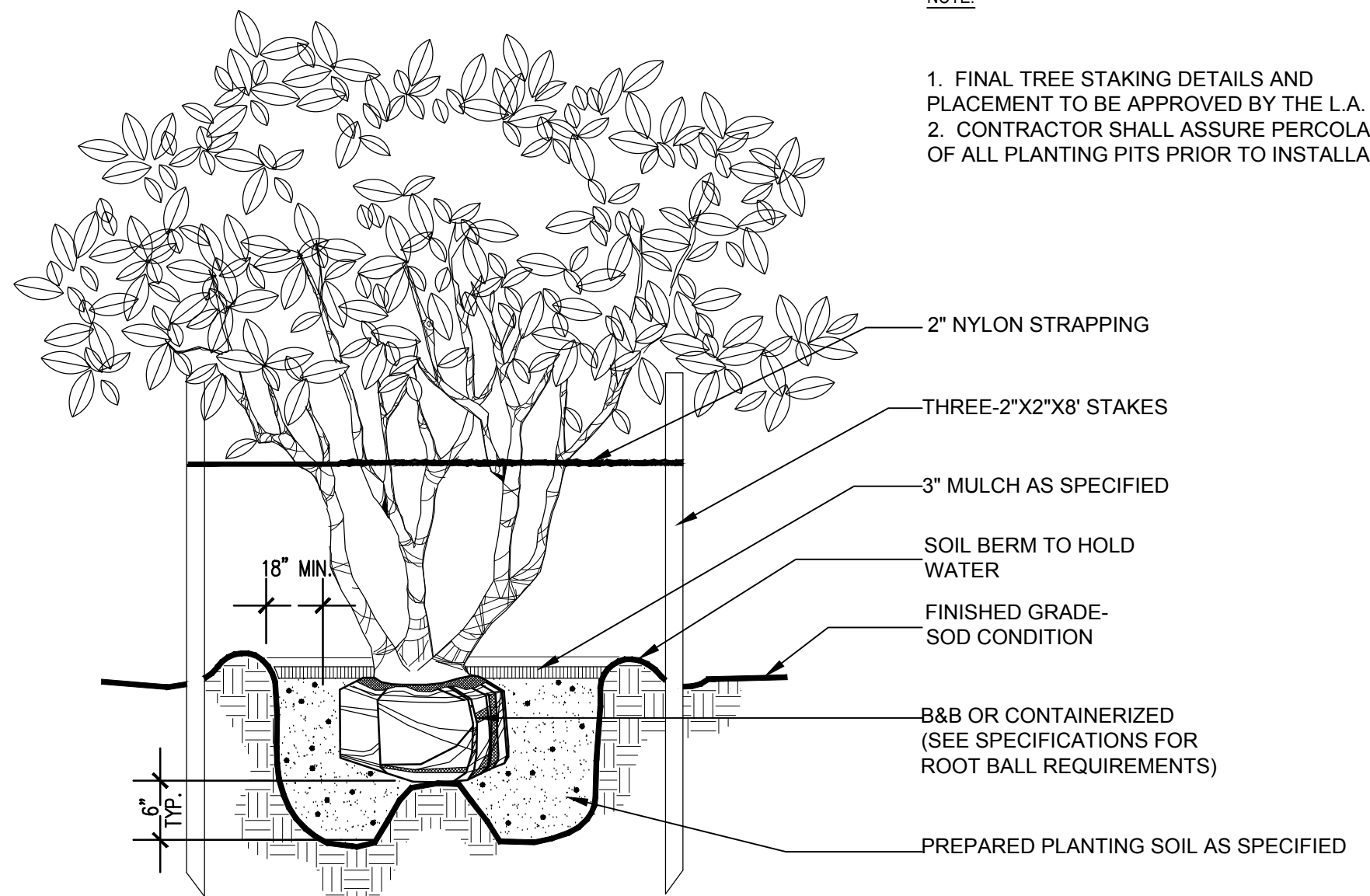
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



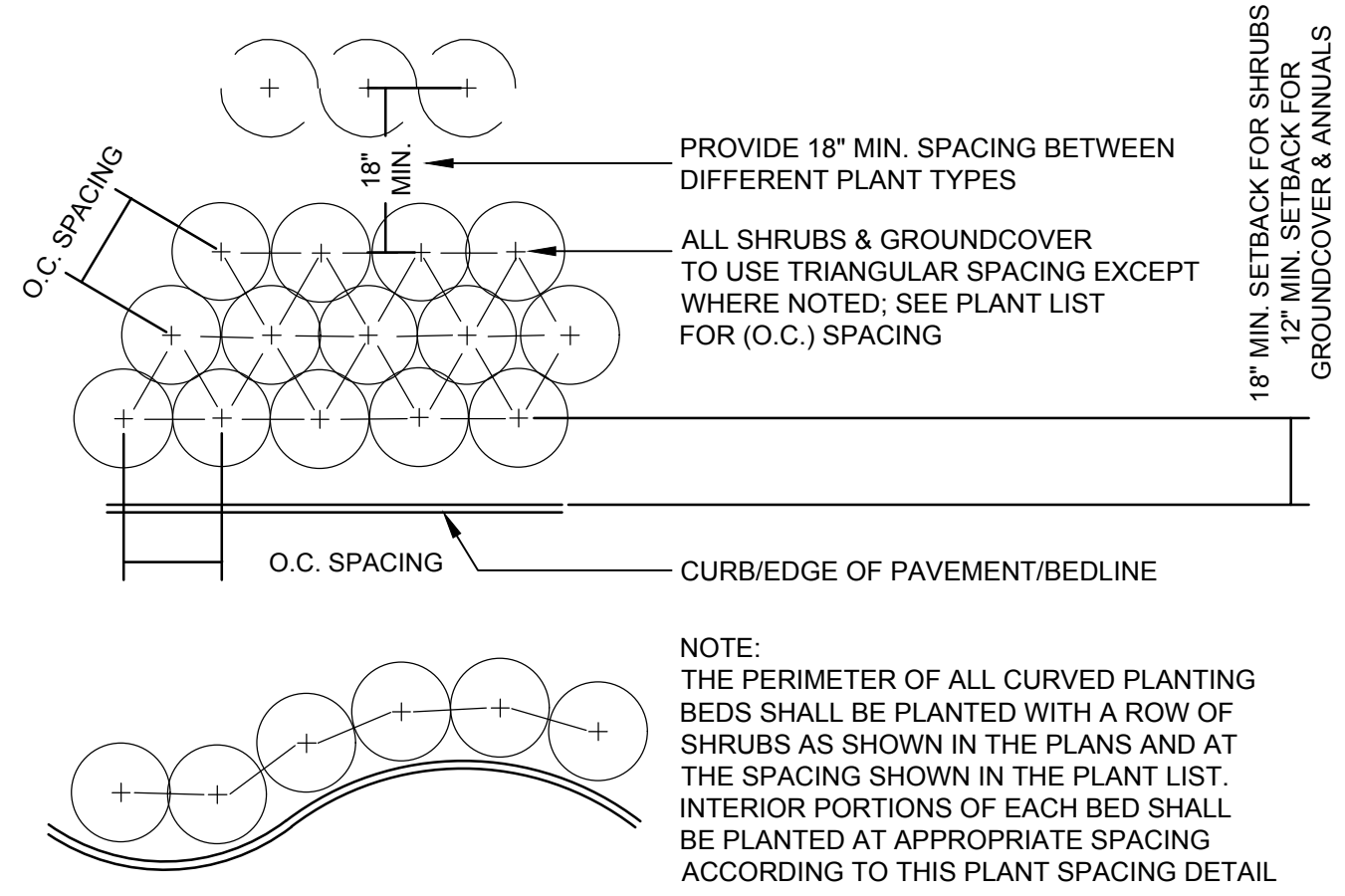
SHRUB PLANTING DETAIL
SCALE: NTS



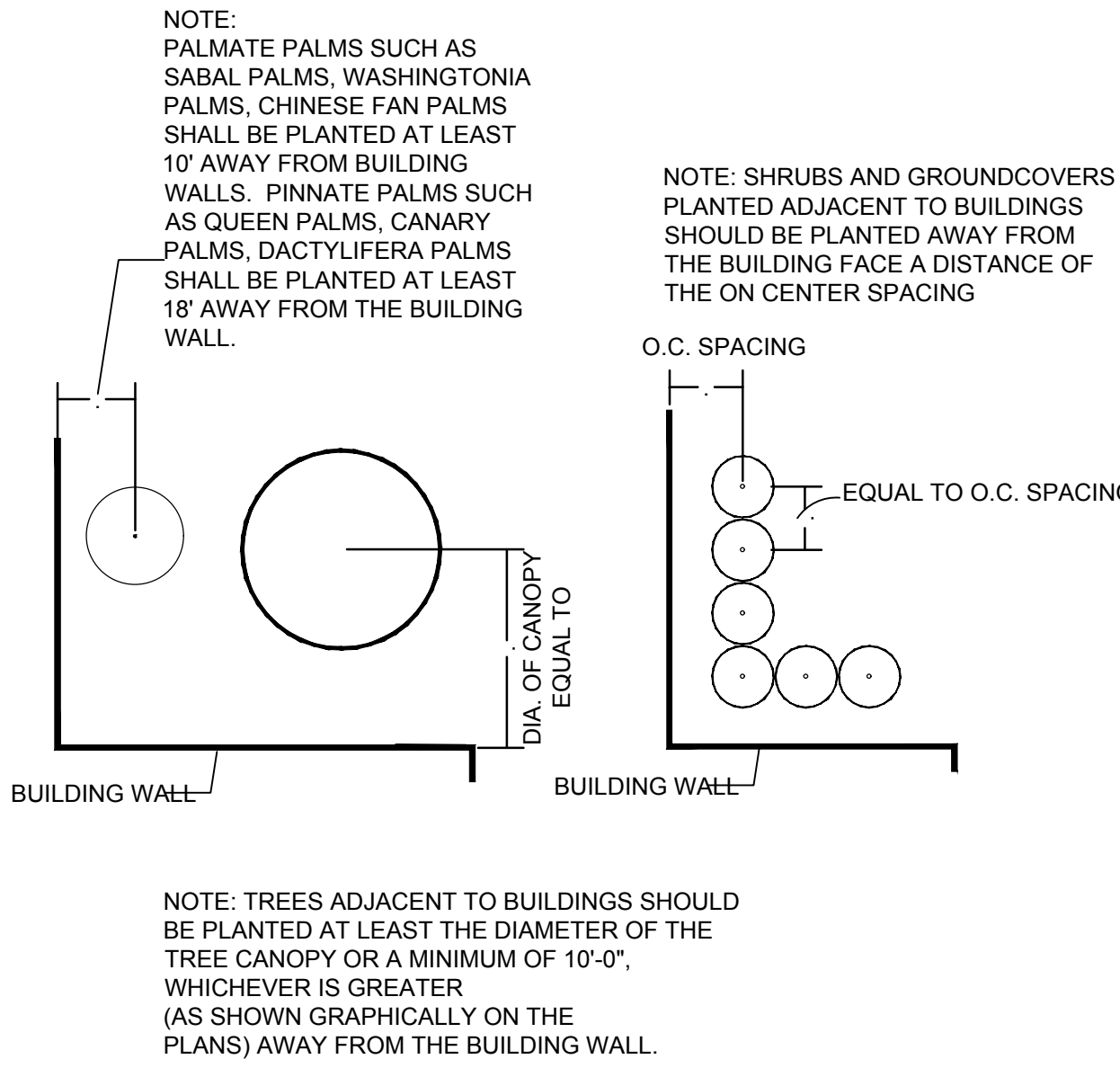
SHRUB PLANTING DETAIL
SCALE: NTS



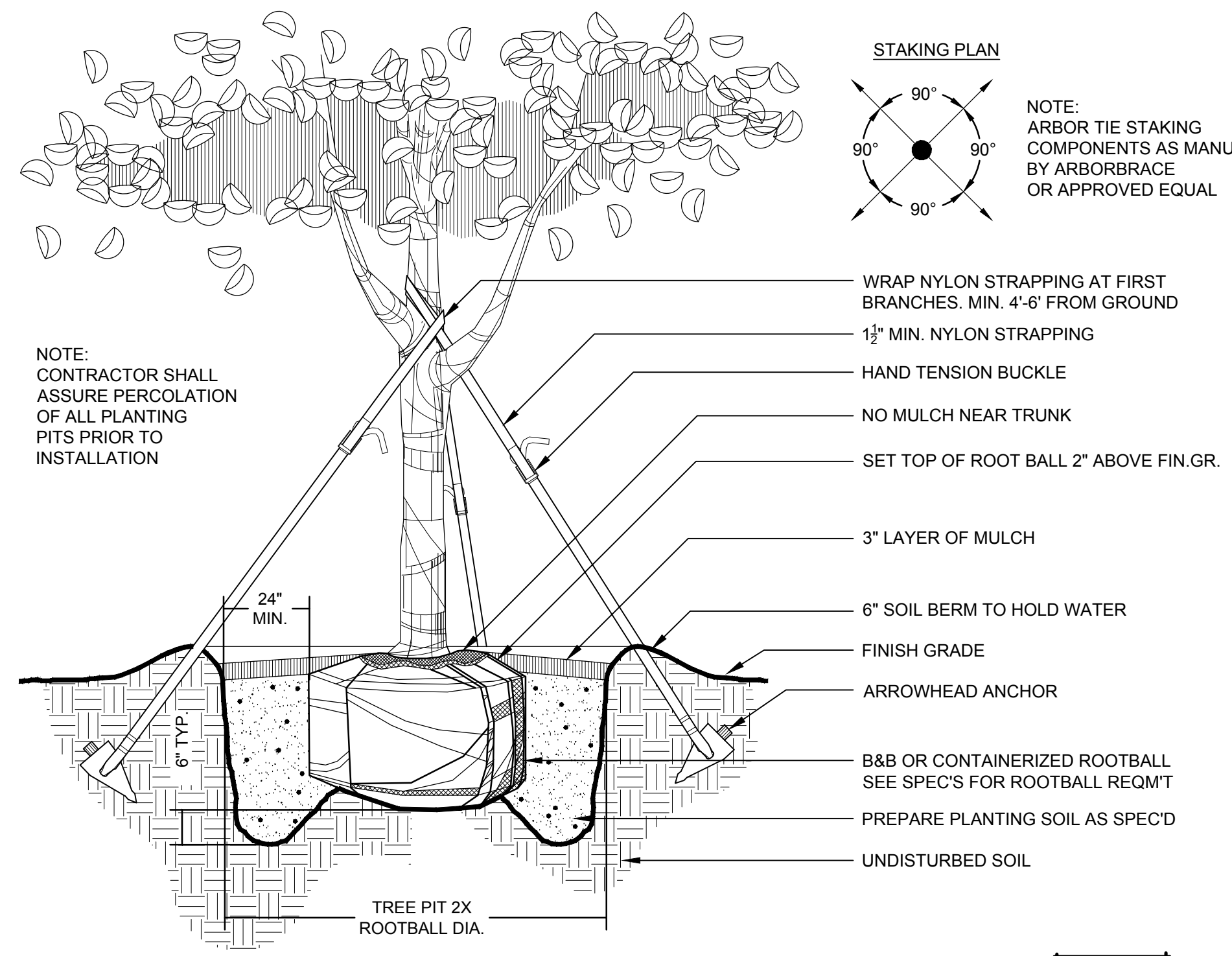
UNDERSTORY TREE PLANTING DETAIL
SCALE: NTS



SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE: NTS

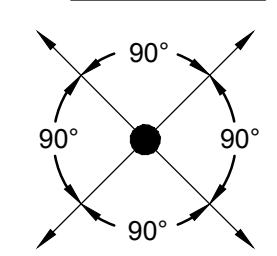


SHRUB PLANTING DETAIL ADJ. TO BUILDING
SCALE: NTS



CANOPY TREE PLANTING DETAIL
SCALE: NTS

STAKING PLAN



NOTE: ARBOR TIE STAKING COMPONENTS AS MANUF BY ARBORBRACE OR APPROVED EQUAL

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NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REVISIONS		
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PERMIT SET	
PROJECT NAME	
LEWIS DRIVE COMMERCIAL BUILDINGS	
SHEET NAME	
PLANTING DETAILS	

LANDSCAPE ARCHITECT		SCALE	
DANIEL A. ROGERS, RLA		AS SHOWN	
6666866		DATE	DRAWN
JUNE 05, 2026		06.05.2026	OJ
		SHEET NUMBER	

L-3.11

SECTION 32.92.00 SODDING

PART 1- GENERAL

1.01 SCOPE OF WORK

- A. This section shall govern the furnishing of all sod, labor, materials, equipment and services necessary for the complete installation of all sodding and other items necessary to complete the work as shown on the drawings and as specified herein

1.02 GENERAL REQUIREMENTS

- A. See drawings for area to be sodded
- B. Labor crews shall be directed by a landscape foreman experienced in plant materials, planting, reading blueprints, and coordination between job and nursery
- C. Coordinate work with other related work in order to expedite installation of work

1.03 APPLICABLE DOCUMENTS

- A. The following publications of the issues listed below form a part of this specification.
 - A.1. American Joint Committee on Horticultural Nomenclature (AJCHN) Standard Plant Names, Second Edition (1942)
 - A.2. American National Standards Institute (ANSI)- Z60.1-2004 Nursery Stock (sponsored by the American Association of Nurserymen, Inc.)
 - A.3. Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida

PART 2- MATERIALS

2.01 TOPSOIL

- A. If the quantity of existing stored or excavated topsoil is inadequate for sodding, sufficient additional topsoil shall be furnished. Topsoil furnished shall be a natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity. It shall be obtained from naturally well-drained areas. Topsoil shall be without a mixture of subsoil and free from Johnson grass (Sorghum halepense), Nutgrass (Cyperus rotundus) and objectionable weeds and toxic substances.

2.02 LIME

- A. Shall be ground limestone (Dolomite) containing not less than 85% of total carbonates, and shall be ground to such a fineness that 50% will pass a 100-mesh sieve and 90% will pass a 20-mesh sieve.

2.03 FERTILIZER

- A. Commercial fertilizer shall be 8-8-8 formulation, of which 60% of the nitrogen is in the urea-formaldehyde form and shall conform to the applicable State Fertilizer laws. It shall be granulated so that 80% is held on a 16-mesh screen, uniform in composition, dry and free-flowing.

2.04 SOD

- A. Sod shall be St. Augustine Floratam or Bahia Argentine, as noted on the plans. Sod shall be fresh, healthy, living stems and attached roots. Sod shall be obtained from approved sources where the sod is heavy and thickly matted and free from ground pearl and fairy ring. The soil depth shall be uniform and 1"-1-1/2" thick. Sod shall be free of Nutgrass (Cyperus rotundus), Johnson grass (Sorghum halepense), and other objectionable weeds, and shall not contain material which might be detrimental to the development of the turf.

2.05 REQUIREMENTS

- A. All areas within the limits of work indicated for sodding and all areas disturbed by the Contractor's operations, shall be grassed (sodded).

PART 3- EXECUTION

3.01 INSTALLATION

- A. Grading: Areas to be grassed shall be graded to remove depressions, undulations, and irregularities in the surface before grassing.
- B. Tillage: When it is determined by a Landscape Architect that the soil conditions warrant special attention, the area to be grassed shall be thoroughly tilled to a depth of 3" using a plow and disc harrow or rotary tilling machinery until a suitable seed bed has been prepared and no clods or clumps remain larger than 1"-1-1/2" diameter.
- C. Applying Lime: The pH of the soil shall be determined. If the pH is below 5.0, sufficient lime shall be added to provide a pH between 5.5 and 6.5. The lime shall be thoroughly incorporated into the top three or four inches of the soil. Lime and fertilizer may be applied in one operation.
- D. Applying Fertilizer: Fertilizer shall be applied at the rate of 10 pounds per 1,000 sq. ft. and shall be broadcast over the surface after the sod has been placed.
- E. Sodding: Sod shall be placed within 48 hours of harvesting. In addition sod shall not be left stacked for longer than 24 hours.
- F. Placing Sod: The soil shall be soaked just prior to placing sod. Each block or strip of sod shall be butted firmly against the last. Gaps shall be filled with pieces of sod and topsoil. The sod shall not be stretched while placing. Immediately after placing sod, roll to provide firm contact with soil.
- G. Watering: Sodding will not be authorized unless the planting soil has a moisture content level sufficient to prevent the immediate drying out of newly placed sod. Water shall be applied prior to sodding operations. At least one-half inch of water shall be applied uniformly to all areas to be sodded. In addition, watering will be required over all areas on which sodding has been completed. This application shall be made not later than 30 minutes after sodding has been completed and shall amount to at least one-half inch of water over the entire area sodded. Watering shall be done in a manner which will prevent erosion due to the application of excessive quantities in a concentrated area. Water source shall be provided by the Owner.
- H. Winter Cover: All areas to be grassed shall be protected against erosion at all times. For protection during winter months, Italian Ryegrass shall be planted at the rate of four pounds per 1,000 sq. ft. on all areas which are not protected by permanent grass.
- I. Clean-up: All excess soil, excess grass materials, stones, and other waste shall be removed from the site daily and not allowed to accumulate. All paved areas shall be kept clean at all times.
- J. Maintenance shall begin immediately following the last operation of sodding and continue until final acceptance. Maintenance shall include watering, mowing, replanting, and all other work necessary to produce a uniform stand of grass. Grassing will be considered for final acceptance when the permanent grass is healthy and growing on 100% of area to be sodded

3.02 QUALITY CONTROL

- A. Contractor quality control shall apply to all work in this Section in accordance with the provisions of Division I, General Requirements. Except where specific testing, and approval shall be performed by the Contractor's quality control representative or a member of his staff. Where it is specified that a submission be made to others for approval, the QCC representative shall check the submission and satisfy himself that it complies with contract requirements prior to submission to others for approval.

3.03 CONTRACTOR'S RECORD OF CERTIFICATION

- A. Contractor's records of certification will be required for the following, and three copies each of all documentation shall be furnished the Owner for record purposes.
 - A.1. Certificate of Conformance will be required for the following
 - A.1.1. Sod
 - A.1.2. Fertilizer
 - A.1.3. Topsoil
 - A.1.4. Lime
 - A.2. Test Reports: The results of laboratory tests performed on the topsoil material shall be submitted. The reports shall include the pH level, the amount of organic matter, and available phosphoric acid and potash of the soil intended for use in the work.

3.04 REQUEST FOR FINAL ACCEPTANCE

- A. The Contractor shall submit to the Owner or his Representative two copies of a written request for final acceptance of the grassing work. The request shall be submitted at least ten days prior to the anticipated date of acceptance. The condition of the grass will be noted, and the Contractor will be notified if maintenance is to continue

3.05 GUARANTEE AND REPLACEMENT

- A. All sod shall be guaranteed for a period of thirty (30) days from the time of job acceptance.
- B. Replacement of sod necessary during the maintenance period shall be the responsibility of the Contractor, except for possible replacements of

sod due to theft, vandalism, neglect by Owner or acts of negligence of the part of others.

- C. At the end of the guaranty period, and at any time during the period, any sod that dies or is not in satisfactory condition, as determined by the Owner and the Landscape Architect, shall be removed and replaced with new, healthy material of the original. The new material shall be guaranteed as outlined above. The Landscape Contractor shall be responsible for the cost of the material and labor.
- D. The time limit may be extended by agreement by agreement for any material in questionable condition at the end of the guaranty period.

END OF SECTION 32.92.00

SECTION 32.93.00

PART1- GENERAL WORK

1.01 SCOPE OF WORK

- A. This section covers furnishing and installing all landscape plants and not-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified

1.02 PLANTING LAYOUT

- A. Before beginning work, the Contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as is made available. Plans and specifications of related work may be obtained from the Owner.
- B. The Contractor shall locate all general reference points; take precautions to prevent their disturbance; perform the layout work; be responsible for all lines, elevations and measurements of work executed under the contract; exercise proper precaution to verify figures on drawings before laying out work; and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for his own work and be responsible for its accuracy.
- C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.
- D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

- A. Unless otherwise noted, plant material, including collected materials, shall be grade FLORIDA NO. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida; and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-2004 as approved by the American Association of Nurserymen.
- B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety name. Botanical name shall have precedence over common name.
- C. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials that, in their opinion, do not meet with the requirements of these Specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

- A. All plant material shall be inspected by the Florida Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURAL STANDARDS will not be accepted.

PART 2- MATERIALS

2.01 SOIL BACKFILL

- A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement, limerock, asphalt, or any other material that may be harmful to plant growth or hinder planting operations. Poorly drained soils shall not be used.
- B. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.
- C. If additional soil is required, it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before; and shall be free of admixture of subsoil and foreign matter, stones, toxic substances, and any material or substance that may be harmful to plant growth.
- D. The Contractor shall provide the following information on imported topsoil:
 - D.1. Specific location from which topsoil will be (or was) stripped.
 - D.2. Present Owner of that property.
 - D.3. Approximate amount of topsoil available
 - D.4. Test results showing topsoil composition and analysis
- E. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis-Agronomy #9" as published by the American Society of Agronomy, and shall be performed at the Contractor's expense.
- F. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
- G. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 8" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
- H. Planting soil backfill for tree wells, if applicable, shall be 2/3 approved topsoil and 1/3 coarse washed builder's sand

2.02 FERTILIZER

- A. Commercial fertilizer shall be Florikan19-6-8 Premium Ornamental formulation, 100 day slow release, available from ESA Corp., Sarasota, Florida USA, www.florikan.com, PH 941.377.8666, or approved equal. Fertilizer shall be uniform in composition, dry and free flowing.
- B. Specimen plants- A transplant amendment shall be used which is formulated as a transplant preparation to inoculate landscape trees and/or shrubs with live beneficial mycorrhizal fungi when planting. It contains highly selected endo and ectomycorrhizae fungi that will quickly colonize the roots of new transplants to provide the best possible conditions for the roots to become as effective as possible during the establishment period and beyond. Both endo and ectomycorrhizal inoculants are combined with Trichoderma, humic acids, beneficial bacteria, soluble sea kelp, yucca plant extracts, to promote rapid root development. To reduce transplant stress and watering maintenance, and to slow release all soluble components of the formulation, water management gel is added to complete the package.
- C. Specimen Palm plants- shall be treated when planting with an inoculum of live beneficial mycorrhizal fungi to promote new feeder roots and mycorrhizal development on newly planted palms. The inoculum shall contain highly selected endomycorrhizal fungi that will quickly colonize roots of palms to provide the best possible conditions for the roots to grow and extract from the root zone water and nutrients. The mycorrhizal fungi shall be combined with humic acids, biostimulants, beneficial bacteria, soluble sea kelp, yucca plant extracts, fulvic acid, nitrogen, phosphorus, potassium, and chelated magnesium, manganese, iron and zinc, to promote rapid root development.

2.03 DOLOMITIC LIMESTONE

- A. Dolomitic limestone shall be a natural limestone, designated for agricultural use, shall contain not less than 85 percent of total carbonates, and shall be ground so that 50 percent will pass a 100 mesh sieve and 90 percent will pass a 20 mesh sieve.

2.04 PRE-EMERGENCE WEED CONTROL

- A. Weed control shall be Ronstar 2G as manufactured by Bayer Environmental Science, Canada, PH 888.283.6847, www.bayeres.ca or Pendulum Aqua Cap as manufactured by BASF- The Chemical company, Florida USA, http://bettervm.basf.us/ or an approved equal.

2.05 WATER

- A. Water will be available for use on site during landscape installation at no cost to the Contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkaline, or any substance that might be harmful chemicals, acids, alkaline, or any substances that might be harmful to plant growth.

2.06 ANTIDESICCANT

- A. Anti-desiccant shall be an emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wil-Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The anti-desiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.07 BORICIDE

- A. Boricide shall be Onyx manufactured by FMC www.fmcprosolutions.com

2.08 MULCH

- A. All mulch shall be pine bark mini nuggets, 100% organic, Grade "B", or better. Alternative mulch types, if so identified on the drawings shall be used.

2.09 GUYING AND STAKING MATERIAL

- A. Stakes or supporting trees shall be ArborBrace or ArborGuy Tree Guying System as shown per details.

2.10 DRAINAGE GRAVEL

- A. Where indicated on the drawings, or where soil conditions deem it necessary, the Contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the Landscape Architect. Drainage gravel shall consist of washed, clean gravel 1/2 inch to 2 inches in size.

2.11 SOIL SEPARATION MATS/FILTER FABRIC

- A. Soil separation mats, if indicated on the drawings, shall be Mirafi 140N as manufactured by TenCate, or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be take to prevent tearing or excessive crushing during the installation process.

2.12 QUALITY OF PLANT MATERIAL

- B. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's representative at his/her request
- C. In determining the quality of plant material, the following elements will be valued:
 - C.1. Root condition
 - C.2. Plant size (above ground)
 - C.3. Insect and disease free condition
 - C.4. General appearance (color, shape, pruning)- a deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
- D. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specification. Such rejected material shall be removed from the site and acceptable material substituted in its place.

2.13 SIZE AND MEASUREMENTS

- A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these proper proportion as outlined in Florida Department of Agriculture, Grades and Standards for Nursery Plants Part I and II. Caliper of trees shall be take 12 inches above ground level and shall be determining measurement for trees.
- B. Plants that have been headed back to conform to the size specified will not be acceptable. Plants larger than specified may be used if approved the Owner; however, the use of such plants shall not increase the contract price.

2.14 LABEL

- A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will interfere with normal plant growth. Plant materials that have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

2.15 BALLED / BURLAPPED / WIRE BALLED / BURLAPPED PLANTS

- A. All ball sizes shall be of a diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant after planting. All balls shall be firm, shall not be broken or cracked, and shall be wrapped and securely tied with heavy wire or wire. All trees shall be root pruned a minimum of 6 weeks before delivery.
 - A.1. When the tree is root pruned, the tree crown shall be selectively thinned to reduce the volume of the crown. This shall consist of thinning and shaping only. Care shall be taken to assure that the plant form will not be distorted and will remain typical of the species growth characteristics.
 - B. Plants designated B&B or WB&B in the Plant List shall be adequately balled with firm, natural balls of soil in sizes at least equal to those set forth in ANSI Z60.1-2004. Balls shall be firmly wrapped with jute burlap or equivalent cloth capable of rotting in the ground.
 - B.1. No balled plant shall be planted if the ball is cracked, mushroomed, or broken either before or during the process of planting. Trees grown in grow bags shall not be acceptable. Synthetic strings, straps, and burlap material shall be properly removed from the rootball. Synthetic burlap is to be totally removed from the rootball

2.16 COLLECTED PLANTS

- A. All plant material (except Wax Myrtles and Sabal Palms) shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Rootballs shall be increased in size one third greater than nursery grown plants.

2.17 CONTAINERIZED PLANTS

- A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

2.18 SPECIMEN PLANTS

- A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner so they may agree on a time to mutually inspect the selected plants. The Owner will inspect and tag those plants that are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time, shall be responsibility of the Contractor.


2.19 PALMS (if required)

- A. Palms, except cabbage palms and unless otherwise indicated, shall be burlapped. Buds of palms shall be tied and supported in an upright position in accordance with the guidelines of Florida Dept. of Agriculture, Grades and Standards for Nursery Plants, Part II, Palms and Trees.
- B. Special care shall be applied to the handling and planting of palms. Unless otherwise indicated, palms shall have heavy straight (unless curved is noted) trunks with full heads. Washingtonia palm rootballs shall be dug with a minimum of 5' diameter ball 3' deep. Where Sabal palms are specified with fronds, the head shall be tied and supported during transport with a 2"x4" tied parallel to the trunk extending up to the foliage. Avoid excessive pressure on the petioles when tying the head. Date Palm heads shall be tied using 4"x4" wood poles.

2.20 FLOWERING ANNUALS

- A. Landscape Contractor to submit "Flowering Annuals" selections to Owner's Representative and/or Landscape Architect for approval prior to purchasing. Flowering annual selections to be based on availability, quality, and growing season. Locations and spacing as indicated on drawings.

SHEET KEY & NOTES:



DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WANDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P. 407.353.0112

ISSUED	
<small>NO. DESCRIPTION DATE</small>	
1 PERMIT SET	6-05-2026
REVISIONS	
<small>REV. DATE REVISION</small>	
PERMIT SET	
PROJECT NAME	
LEWIS DRIVE COMMERCIAL BUILDINGS	
SHEET NAME	
LANDSCAPE SPECIFICATIONS	
SCALE	
AS SHOWN	
<small>DATE</small>	<small>DRAWN</small>
06.05.2026	OJ
<small>SHEET NUMBER</small>	
L-3.20	

2.21 SUBSTITUTIONS

- A. The use of materials differing in kind, quality or size from those specified will be allowed only after the Owner is convinced that all means of obtaining the specified materials have been exhausted.
- B. Where it is indicated that the Contractor may furnish or use a substitute that is equal to the material or equipment specified and if the Contractor is to furnish or use a proposed substitute, they shall, after the award of the contract, make written application to the Owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the Owner.

PART 3- EXECUTION

- A. The Contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of products stored on the job.
- B. The Contractor shall dig and prepare B&B and WB&B plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
- C. Trees indicated on the plans as WB&B and those where size, soil conditions and distance of transport to the site would warrant, shall be wireballed, Bottom wired baskets manufactured specifically for use in tree handling may be used.
- D. The Contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
- E. Before moving plants from the nursery or storage area to the site, they shall be thoroughly sprayed with a solution of anti-desiccant. Anti-desiccant shall be applied to all collected pines, oaks and myrtles. Two weeks after planting, or as specified by the product manufacturer, the material shall be sprayed again with the anti-desiccant. The anti-desiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. When transporting plants to and at the site, the Contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.
- G. Any plant with signs of insects, their eggs or larvae, or disease will be rejected and shall be removed from the project site.
- H. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the Owner. All plants shall be stored in one location as designated by the Owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be take from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the tree and shrubs.
- I. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling, or other bark slippage by means of burlap, wood battens or other acceptable method.

3.02 NON-PLANT MATERIALS

- A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk, and a certificate indicating the above information shall accompany each delivery.
- B. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and manufacturer's registered uses will be rejected.
- C. Storage of materials shall be in the area designated for use by the Owner. All materials shall be kept in dry storage and away from contaminants.

3.03 PREPARATION BEFORE PLANTING

- A. The Contractor shall verify that final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the Owner, and the Contractor shall not proceed with the work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the Contractor shall notify the Owner for directions.
- B. Should undesirable existing vegetation be present on the site at the time of installation, the Contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the Owner.
 - B.1. Care shall be exercised to avoid any misuse of chemicals that would create detrimental residual conditions. Care must also be used not to alter final grades that have been established or cause damage to previously established turf areas.

3.04 SITE PREPARATION

- A. If so called for by the Owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the Owner, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion of staking described herein.
- B. The Contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

3.05 EXCAVATION OF PLANTING AREAS

- A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the Owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to their respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
- B. Circular pits with vertical side shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the rootball.
- C. Plant beds and pits shall be tested for proper drainage by filling with water twice in succession. Conditions permitting the retention of more than 6 inches of water in 1 hour shall be brought to the attention of the Owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the Owner for acceptance, before proceeding with the work.
- D. All tree pits in curbed planting islands, tree wells, or in areas in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measure depth & diameter of the ball. The minimum depth & diameter of an excavation shall be four feet. Soil backfill in areas of densely compacted soil must meet specification 2.01.C
- E. In shrub and groundcover beds where soils have been compacted to a density that is detrimental to plant growth, the Contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
- F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soils tests, the soil in the entire area shall be removed to a depth of 8 inches and replaced with the specified planting soil.

3.06 PLANTING

- A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
- B. Burlap on B&B and WB&B plants shall be removed from top one third of the ball. Burlap shall not be removed from under balls. If the ball is cracked or broken before or during planting process, the plant shall not be planted and shall be removed from the site. All synthetic strings, straps, and wire cages shall be removed from the top third of the rootball. Synthetic burlap shall be removed completely.

- C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.
- D. Bottom of plant boxes shall be removed before planting. Sides of the box shall be removed, without damage to the rootball, after positioning the plant and partially backfilling around it. The Contractor shall hand water containerized trees from the time of delivery until the time of final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees which go into shock due to insufficient water may be rejected.
- E. Plants shall be set in the center of pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
- F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant holes has been backfilled, the holes shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying the water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.
- G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.
- H. The Contractor shall include adding a water retentive additive Terra-Sorb AG for all shrubs, groundcovers, annuals, and trees at the manufacturers suggested rates.
- I. The Contractor shall include amendments to specimen trees and palms that meet specification 2.02.B and 2.02.C respectively at rates specified by the manufacturer.

3.07 FERTILIZING

- A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

3.08 STAKING, GUYING AND WRAPPING

- A. Staking or guying and wrapping of trees shall be done immediately after they are planted. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are plumb and secure after planting. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.
- B. Immediately after planting, trees shall be staked and guyed for support with ArborBrace or ArborGuy Tree Guying System per manufacturer's instructions.
 - B.1. ATG-R for up to 4" caliper trees: (3) Polypropylene guylines 3/8"x12=800 lb test, olive drab, UV resistant; (3) nickel plated spring cam-lock tension clips; (3) arrowhead nylon anchors (4"x3-3/4").
 - B.2. ATG-J for up to 6" caliper trees: (3) Polypropylene guylines 1"x12=1000 lb test, olive drab, UV resistant; (3) 1-1/4" nickel plated, non-rusting, spring cam-lock tensioning clips (1500 lb break strength); (3) arrowhead nylon anchors (5-1/2"x4-1/2").
 - B.3. Care shall be taken when driving anchors to avoid damaging the tree roots.
- C. If planted while void of foliage, the trunks of all deciduous trees shall be wrapped spirally from bottom to top, and shall be securely tied with cord at top and bottom and at 2 foot intervals along the trunk. The wrapping shall overlap and entirely cover the trunk from the ground to the height of the second branches and shall be neat and snug. Overlap of wrapping material shall be approximately 2 inches. Trees shall be inspected for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.09 MULCHING

- A. Immediately after planting operations are completed, all tree the and shrub saucers, and shrubs and groundcover beds shall be covered with a 3 inch layer of pine bark mini nuggets. Limits of the mulch shall be as indicated on the drawings.

3.10 PRUNING

- A. Each tree and shrub shall be pruned in accordance with standard horticultural practices to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.
- B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

3.11 CLEAN-UP

- A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site.
 - A.1. The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

3.12 DISTURBED AREAS

- A. All areas outside of the limit of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to it original condition.

3.13 GUARANTEED PROVING PERIOD

- A. There shall be a guarantee period of 1 year for trees and specimen material and 3 months for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material that die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 3 months of shrubs).
- B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying; wrapping and mulching; straightening of plants which lean or sag and which develop more than a normal amount of settlement; such adjustments to include excavating around and leveling or raising the ball when so directed; and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
- C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying; wrapping and mulching; fertilizing; moving; maintaining the same orientation and grade level from the original location; and all other incidental work necessary for proper transplanting.

3.14 FINAL INSPECTION AND ACCEPTANCE

- A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to re-inspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

3.15 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE

- A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to

assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

3.16 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL

- A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at their own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of acceptance by the Owner. All such replacements at the end of the proving period by the Owner.

END OF SECTION 32.93.00


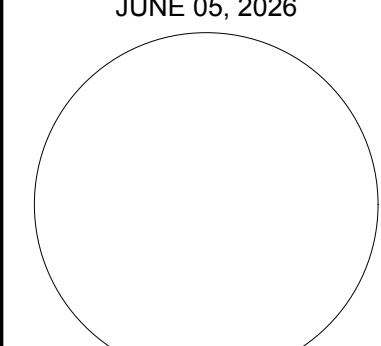
SHEET KEY & NOTES:

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 <p>DANIEL ROGERS LANDSCAPE ARCHITECTURE</p> <p style="font-size: small;">500 WANDERLEY PLACE SUITE 325 MAITLAND, FLORIDA 32751 P. 407.353.0112</p>							
<p>PERMIT SET</p>							
<p>PROJECT NAME</p> <p>LEWIS DRIVE COMMERCIAL BUILDINGS</p>							
<p>SHEET NAME</p> <p>LANDSCAPE SPECIFICATIONS</p>							
<p>SCALE</p> <p>AS SHOWN</p>							
<p>JUNE 05, 2026</p> 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">DATE</td> <td style="font-size: x-small;">DRAWN</td> </tr> <tr> <td style="text-align: center;">06.05.2026</td> <td style="text-align: center;">OJ</td> </tr> <tr> <td colspan="2" style="font-size: x-small;">SHEET NUMBER</td> </tr> </table>	DATE	DRAWN	06.05.2026	OJ	SHEET NUMBER	
DATE	DRAWN						
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SHEET NUMBER							
<p>L-3.21</p>							

A

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C

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NOTE:
ANY ANGLED MAINLINE OR T MUST BE SUPPORTED WITH A THRUST BLOCK. SEE DETAIL 8 / L-4.12

SYSTEM SHALL BE 2-WIRE AND APPROPRIATE LIGHTING PROTECTION/GROUNDING APPLIED BY INSTALLING 5/8" X 8"+ COPPER-CLAD RODS OR PLATES AT THE CONTROLLER AND AT INTERVALS OF 500-600 FEET (OR EVERY 8-12 DECODERS) ALONG THE WIRE PATH, ENSURING A MAXIMUM OF 10 OHMS RESISTANCE. GROUNDING DEVICES MUST BE 8-10 FEET AWAY FROM THE 2-WIRE PATH, WITH CONNECTIONS USING 6-10 AWG COPPER WIRE, PREFERABLY IN MOIST SOIL

SHEET KEY & NOTES:

- NOTE:
1. RECLAIMED/IRRIGATION SYSTEMS TO USE PANTONE 522C PIPE, FITTINGS, VALVES HEADS, ETC.
 2. IN THE EVENT THAT EACH BUILDING IS PROVIDED WITH AN INDEPENDENT IRRIGATION SYSTEM AND DEDICATED WATER METER/POINT OF CONNECTION (POC), A MASTER VALVE SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF EACH POINT OF CONNECTION AND UPSTREAM OF THE IRRIGATION MAINLINE. THE MASTER VALVE SHALL OPERATE IN CONJUNCTION WITH THE IRRIGATION CONTROLLER TO ISOLATE THE SYSTEM WHEN IRRIGATION IS NOT ACTIVELY OCCURRING, THEREBY MINIMIZING POTENTIAL WATER LOSS AND HELPING MAINTAIN SYSTEM PRESSURE IN THE EVENT OF A MAINLINE LEAK, PIPE FAILURE, OR OTHER SYSTEM MALFUNCTION. INSTALLATION SHALL BE IN ACCORDANCE LOCAL UTILITY REQUIREMENTS, AND MANUFACTURER'S RECOMMENDATIONS.

4

3

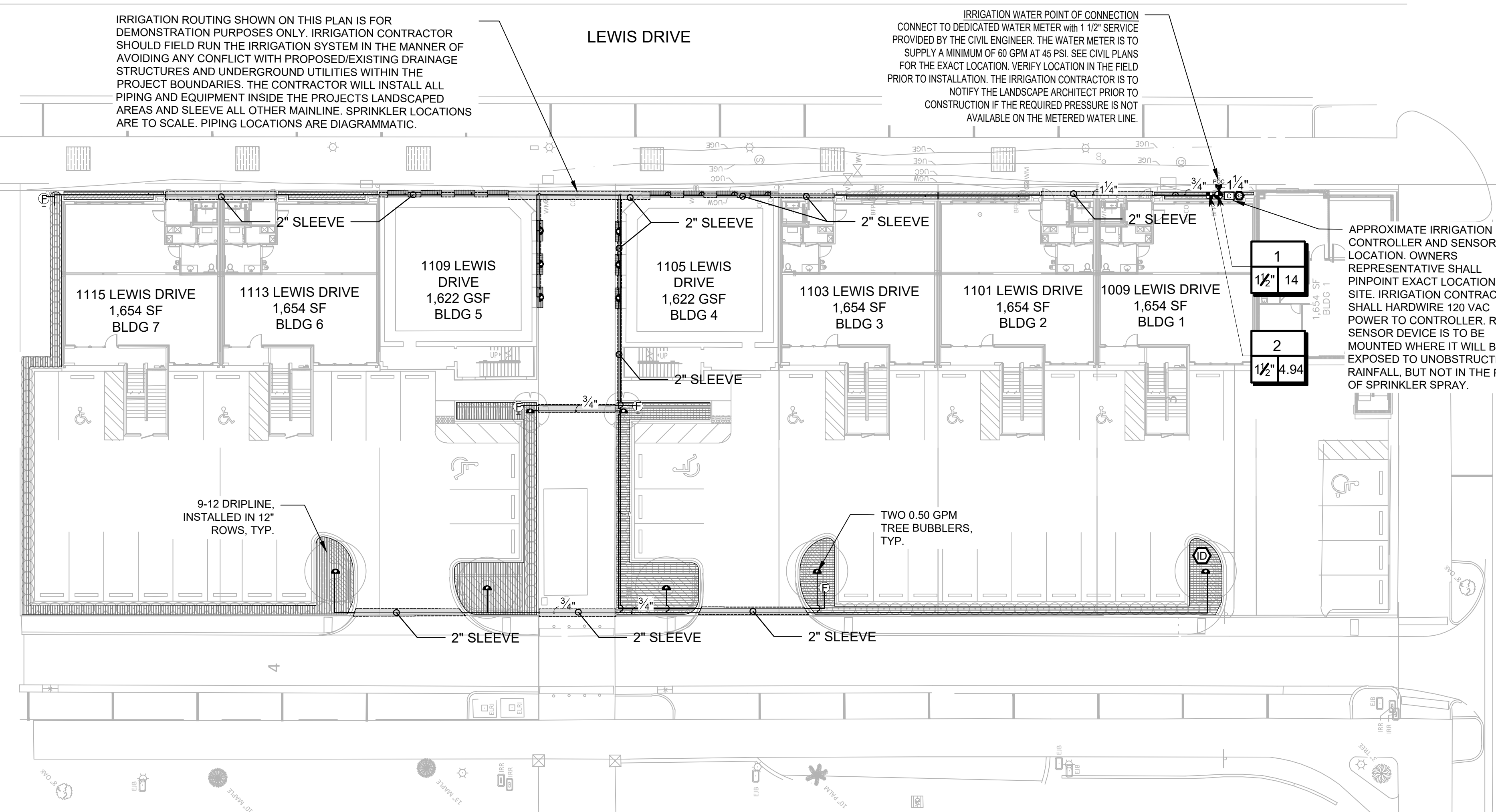
2

1

GLENDON PKWY

MORGAN STANLEY AVE

VACANT LOT



A

B

C

D

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REV.	DATE	REVISION
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DANIEL ROGERS
LANDSCAPE ARCHITECTURE

900 WINDERLEY PLACE SUITE 305 | MIAMI, FLORIDA 33151 | P. 407.353.0112

PERMIT SET

PROJECT NAME

**LEWIS DRIVE
COMMERCIAL BUILDINGS**

SHEET NAME

IRRIGATION PLAN - CODE

LANDSCAPE ARCHITECT	SCALE
DANIEL A. ROGERS, RLA 6666866	AS SHOWN

DATE	DRAWN
JUNE 05, 2026	OJ

SHEET NUMBER

L-4.01

IRRIGATION SYSTEM PERFORMANCE NOTES

1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF OF A CITY METER PROVIDING A MINIMUM FLOW OF 50 GPM AND A MINIMUM PRESSURE OF 60 PSI. THE SOURCE IS TO BE VERIFIED IN THE FIELD.

CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.

MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION.

- A. 45 PSI AT THE BASE OF THE POP-UP ROTOR/ROTATOR HEADS.
- B. 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS.
- C. 30 PSI AT THE BASE OF THE LOW-VOLUME EMITTER.

2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.

3. 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING.

DRIP TUBING NOTES

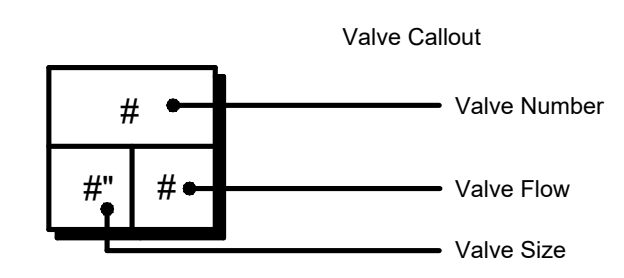
1. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS". INSTALL AIR/VACUUM RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
2. GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
3. WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
4. THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN: 12' EMITTERS @ 0.9 GPH
 - a) @ 15 PSI = 155 FEET
 - b) @ 20 PSI = 169 FEET
 - c) @ 30 PSI = 230 FEET
 - d) @ 40 PSI = 255 FEET
 LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL).
5. MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
6. AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
7. STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
8. SUPPLY, EXHAUST HEADERS AND DRIPLINE SHALL BE PLACED 2"-4" FROM PLANTS AND PAVEMENT EDGES.
9. BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
10. PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
11. DRIP LINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

GENERAL IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE PLANS - CONTRACTOR TO VERIFY, COORDINATE ALL IRRIGATION SYSTEM CONSTRUCTION WITH EXISTING AND NEW PLANTINGS TO AVOID CONFLICT OR INTERFERENCE WITH LOCATION OF PIPING, SLEEVING, CABLES, AND SERVICE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
4. WHERE EXISTING OR NEW TREES, LIGHT STANDARDS, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION. OWNER'S REPRESENTATIVE SHALL DETERMINE WHETHER AN OBSTRUCTION OCCURS OR NOT.
5. COMPONENT SPACING ARE MAXIMUM. DO NOT EXCEED SPACING SHOWN OR NOTED ON THE PLANS. COMPONENT SPACING MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACING DO NOT EXCEED THE SPACING SHOWN IN THE PLANS. UNLESS SHOWN OTHERWISE, CONTRACTOR SHALL PROVIDE 100% COVERAGE.
6. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS DETAILED ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER.
7. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
8. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS, CONTROLLER AND OTHER DEVICES TO OBTAIN SPECIFIED OPERATING PARAMETERS, INCLUDING COVERAGE, OPERATING PRESSURE, FLOW RATES AND OPERATION TIME, AS INDICATED ON THE DRAWINGS AND IN THE IRRIGATION SYSTEM SPECIFICATIONS.
9. CONTRACTOR TO PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION FOR ALL IRRIGATION COMPONENTS. ALL INSTALLATIONS SHALL BE AS RECOMMENDED BY MANUFACTURERS. THE QUANTITIES SHOWN IN THE LEGENDS AND SYMBOL SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
10. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIALS. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEIOUS DEBRIS. PULLING PIPE SHALL BE PROHIBITED.
11. ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
12. IRRIGATION CONTRACTOR TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER.
13. ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN SCH. 40 PVC SLEEVES AS NOTED. IRRIGATION COMMUNICATION CABLE SHALL HAVE IT'S OWN SEPARATE SLEEVE UNLESS NOTED OTHERWISE.
14. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING.
15. ALL UNSIZED PIPE SHALL BE 3/4".
16. IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12".
17. IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18".
18. ALL COMPONENTS INSTALLED BY THE IRRIGATION CONTRACTOR, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICED BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE LANDSCAPE SUPERVISOR.
20. THE CONTROL WIRE SHALL BE PAIGE P7072D. ALL SPLICES TO BE MADE WITH 3M-DBR6 WATER PROOF CONNECTORS. THE CONTROL WIRE SHALL BE GROUNDED EVERY 500' ALONG THE WIRE PATH WITH LSP1TURF SURGE PROTECTOR. INSTALL DECODERS AT VALVE LOCATIONS. INSTALL AN INTERMATIC ARRESTERGUARD AG2401C3 ON THE ELECTRICAL SUPPLY FOR THE CONTROLLER. THE CONTROLLER SHALL BE GROUNDED TO 10 OHMS OR LESS.
21. ALL PRESSURE LINES SHALL BE TESTED PRIOR TO BACKFILLING JOINT AREAS. PRESSURE TEST SHALL BE STARTED AT 100 PSI AND MONITORED FOR A MINIMUM OF TWO (2) HOURS. PRESSURE TEST WILL NOT BE ACCEPTABLE IF TEST PRESSURE DROPS BELOW 95 PSI. TESTING SHALL BE WITNESSED BY THE OWNER REPRESENTATIVE. NOTIFY THE OWNER REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO TEST. PRESSURE TESTING MAY BE CONDUCTED IN SEGMENTS SEPARATED BY ISOLATION VALVES IF SO DESIRED.

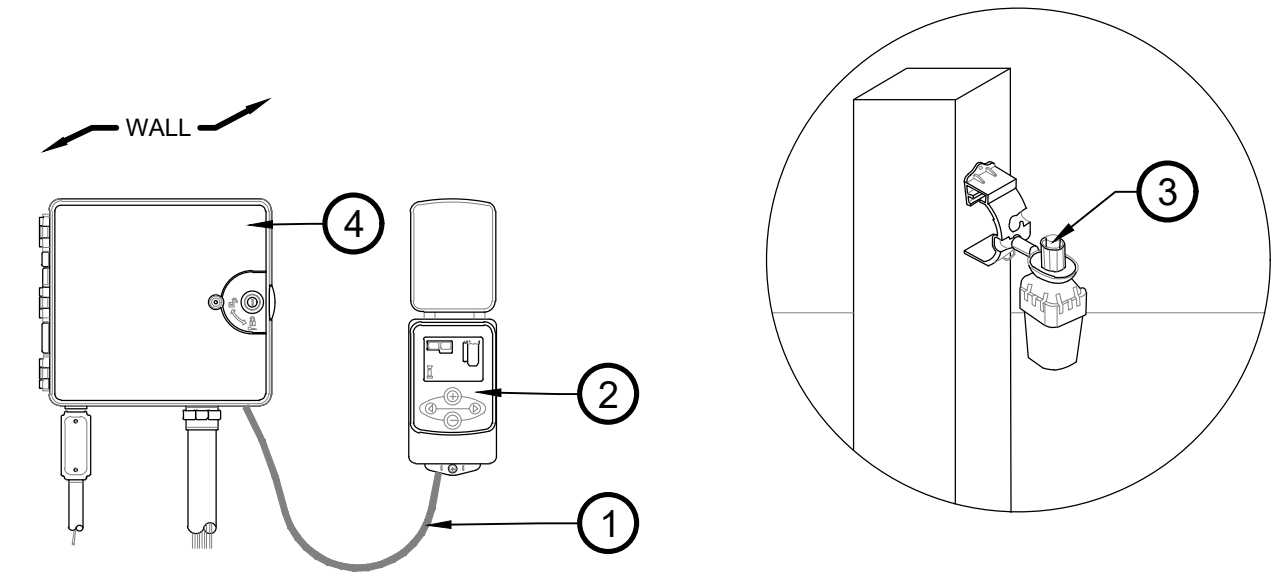
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter PCB-R Flood Bubbler, 1/2in. FIPT. With Purple Cap for Reclaimed Water Use.	13	15
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ICZ-151-XL-40 1-1/2" Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 2in. outlet. Reclaimed water purple cap.	1	
	Hunter AFV-B 1/2in. automatic flush valve with 3/4in. barb connection. Removable top for diaphragm maintenance.	4	
	Hunter ECO-ID-12-R ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint. Reclaimed.	1	
	Area to Receive Dripline Rain Bird XFDeP-09-12 XFDe On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	2,456 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter PGV-151-R Globe 1-1/2" 1-1/2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration. Reclaimed Water ID, Purple Handle.	1	
	Hunter I2C-2400-PL 24 Station Outdoor Modular Controller. With two ICM-800 Module. Commercial Use. Plastic Cabinet.	1	
	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1	
	Point of Connection 4"	1	
	Irrigation Lateral Line: PVC Schedule 40	55.6 lf	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	830.5 lf	
	Irrigation Lateral Line: PVC Schedule 40 1"	52.5 lf	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	211.7 lf	
	Irrigation Mainline: PVC Schedule 40 3/4"	2.4 lf	
	Irrigation Mainline: PVC Schedule 40 1 1/4"	2.5 lf	



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-151-R Globe	1-1/2"	Bubbler	14	5.4	24.0	24.1	6.81 in/h
2	Hunter ICZ-151-XL-40 Common Wire	1-1/2"	Area for Dripline	4.94	7.8	14.4	14.5	1.4 in/h
					4.8			



- 1** CABLE HARNESS FOR CONTROLLER INTERFACE (30' MAX)
- 2** HUNTER RAIN-CLIK WIRELESS SENSOR CONTROLLER INTERFACE
- 3** HUNTER RAIN-CLIK SENSOR
- 4** IRRIGATION CONTROLLER. SEE LEGEND FOR MODEL
- SENSOR NOTES:**
1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST, GUTTERS, OR BUILDING WALLS.
 2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, EAVES OR IN AREAS AFFECTED BY SPRINKLER SYSTEM OPERATION.
- NOTES:**
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
 2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

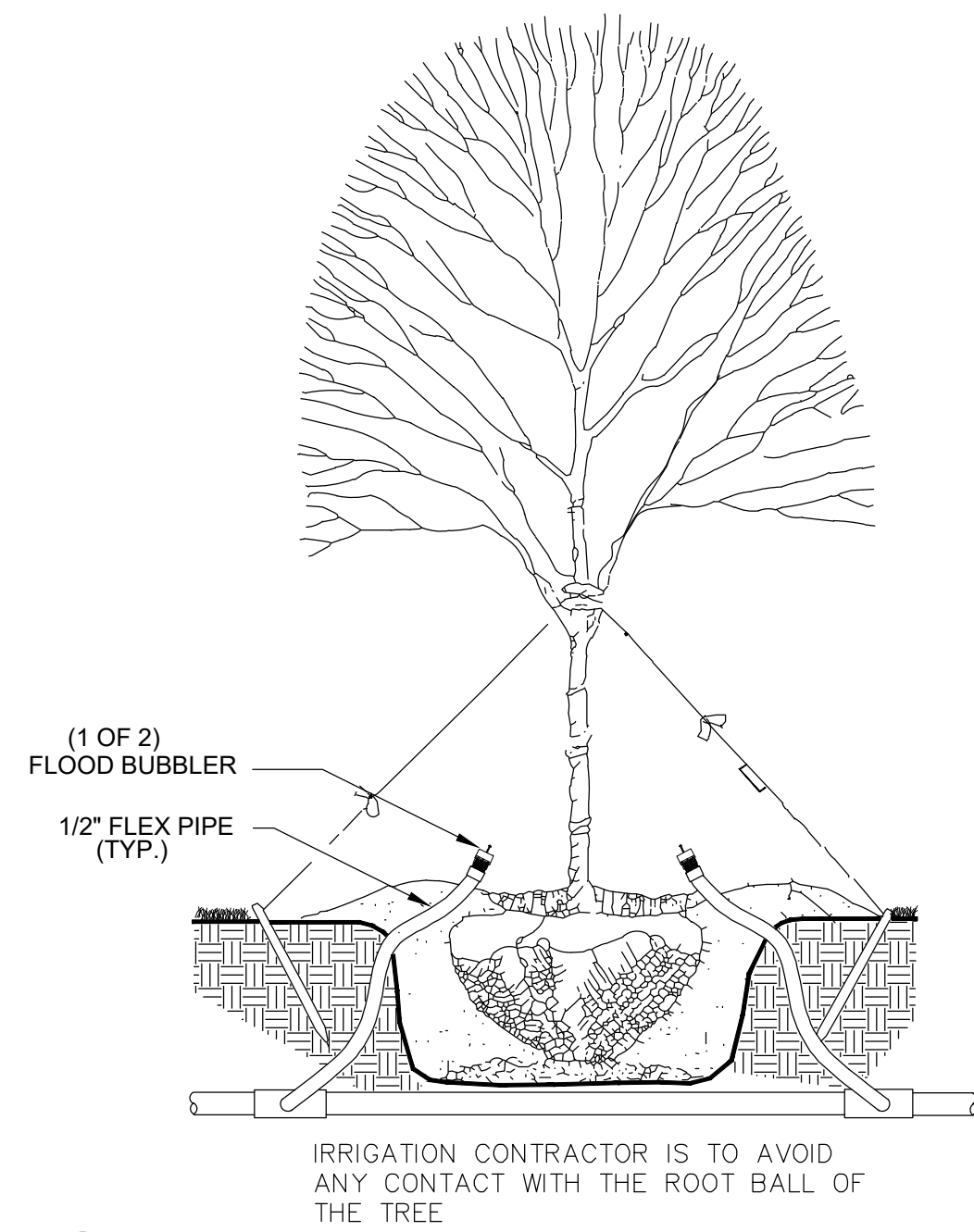
1 HUNTER RAIN-CLIK RAIN/FREEZE SENSOR
1" = 1'-0"

SHEET KEY & NOTES:

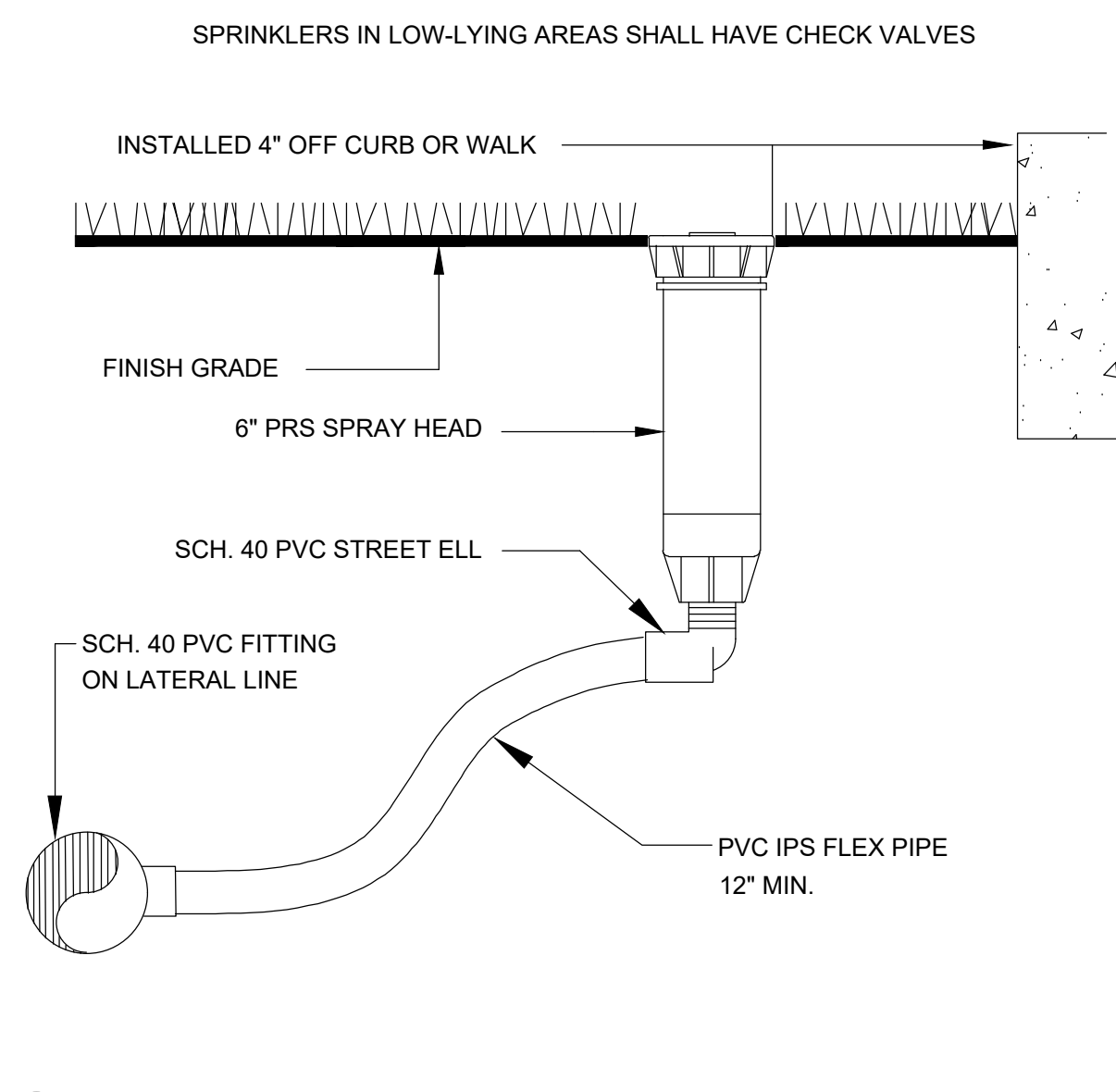
DANIEL ROGERS
LANDSCAPE ARCHITECTURE

505 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P. 407.353.0112

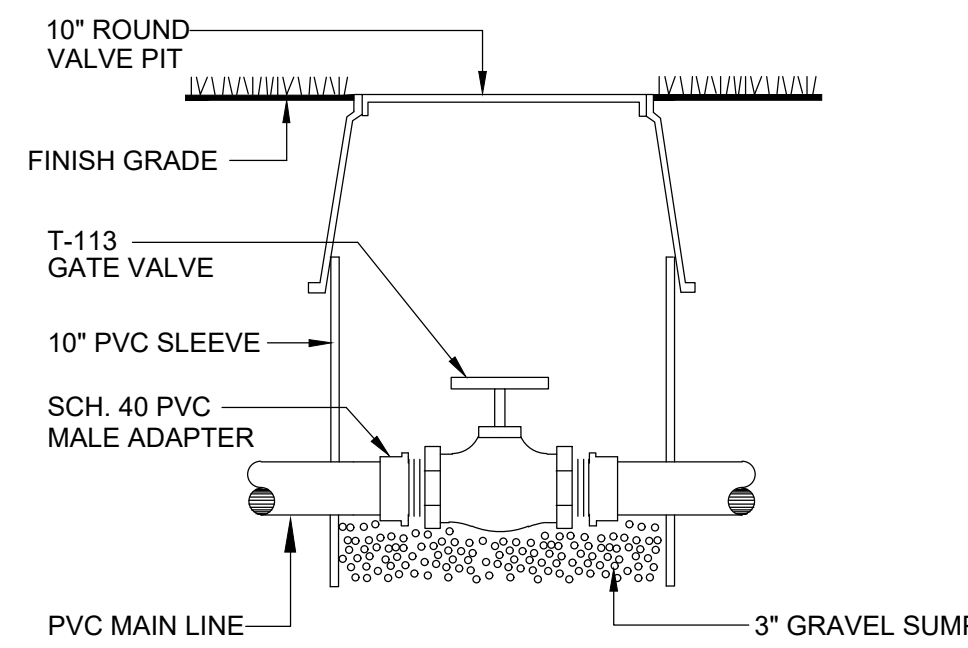
ISSUED	
NO.	DESCRIPTION DATE
1	PERMIT SET 6-05-2026
REVISIONS	
REV.	DATE REVISION
PERMIT SET	
PROJECT NAME	
LEWIS DRIVE COMMERCIAL BUILDINGS	
SHEET NAME	
IRRIGATION SCHEDULE & NOTES	
SCALE	
AS SHOWN	
DATE	DRAWN
JUNE 05, 2026	06.05.2026 OJ
SHEET NUMBER	
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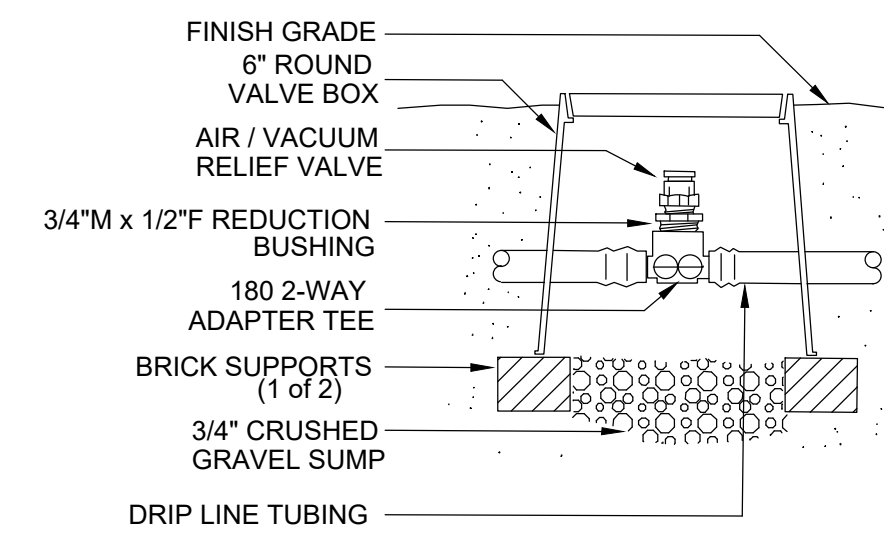
1 TREE BUBBLER DETAIL
3\"/>



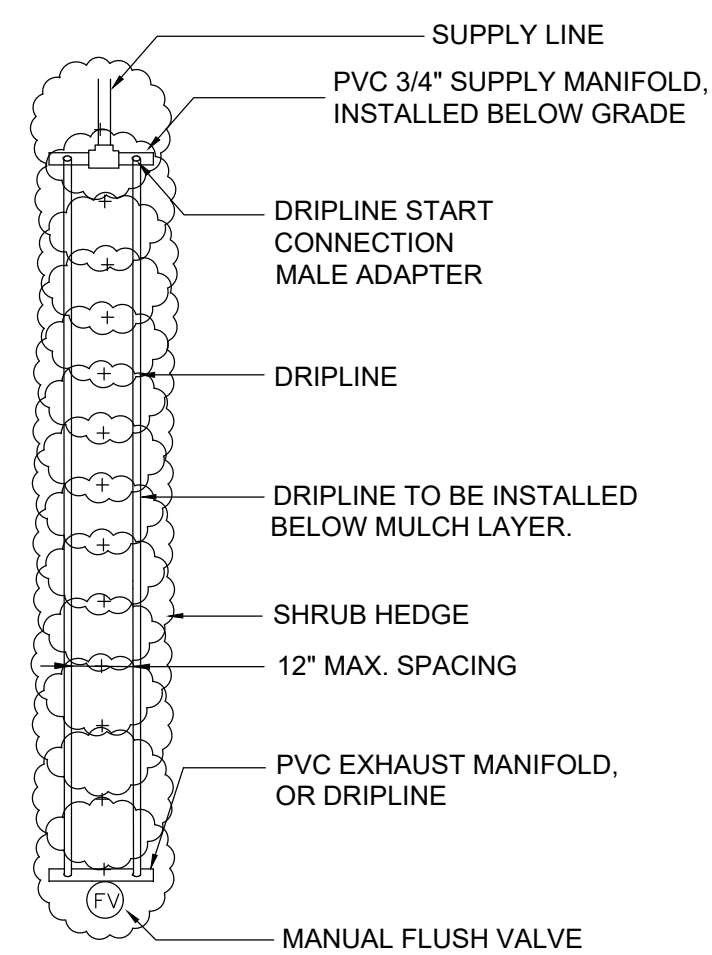
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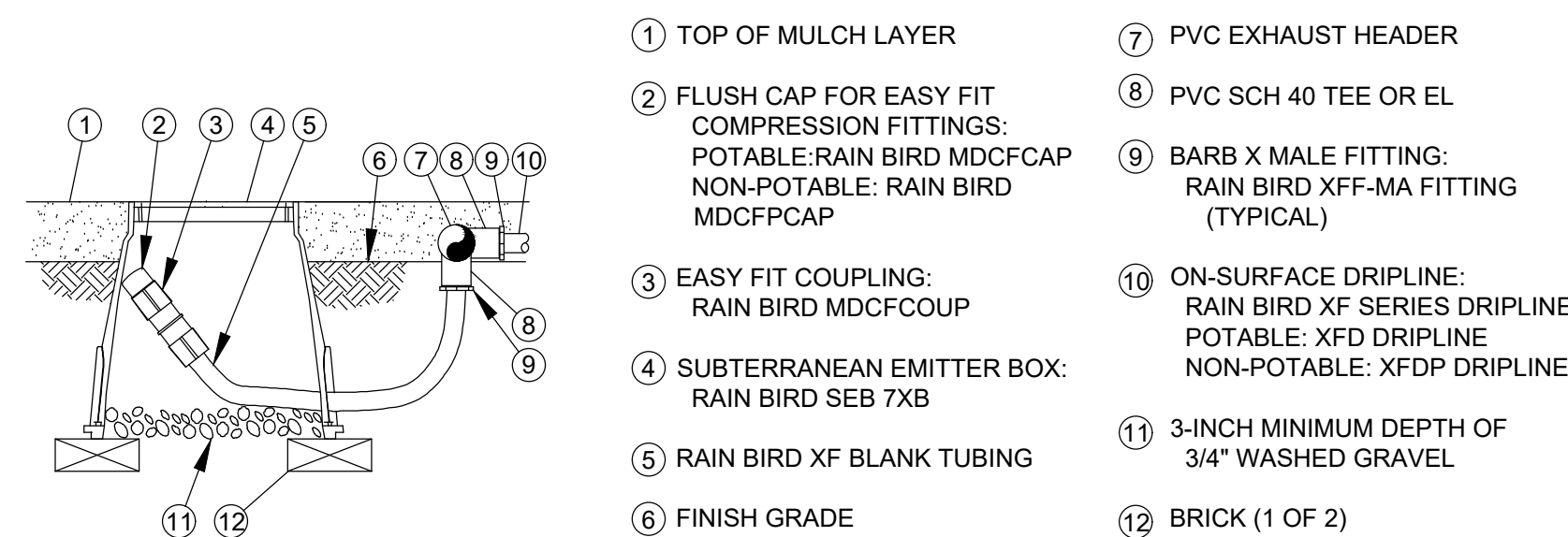
3 ISOLATION GATE VALVE DETAIL
3\"/>



4 AIR VACUUM RELIEF VALVE DETAIL
3\"/>

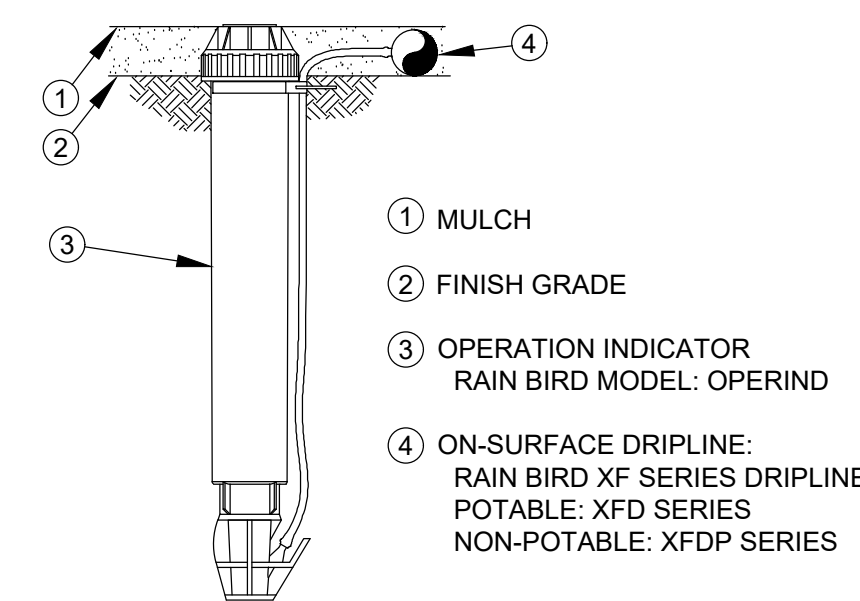


5 SHRUB ROW DRIP LAYOUT
3\"/>



NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

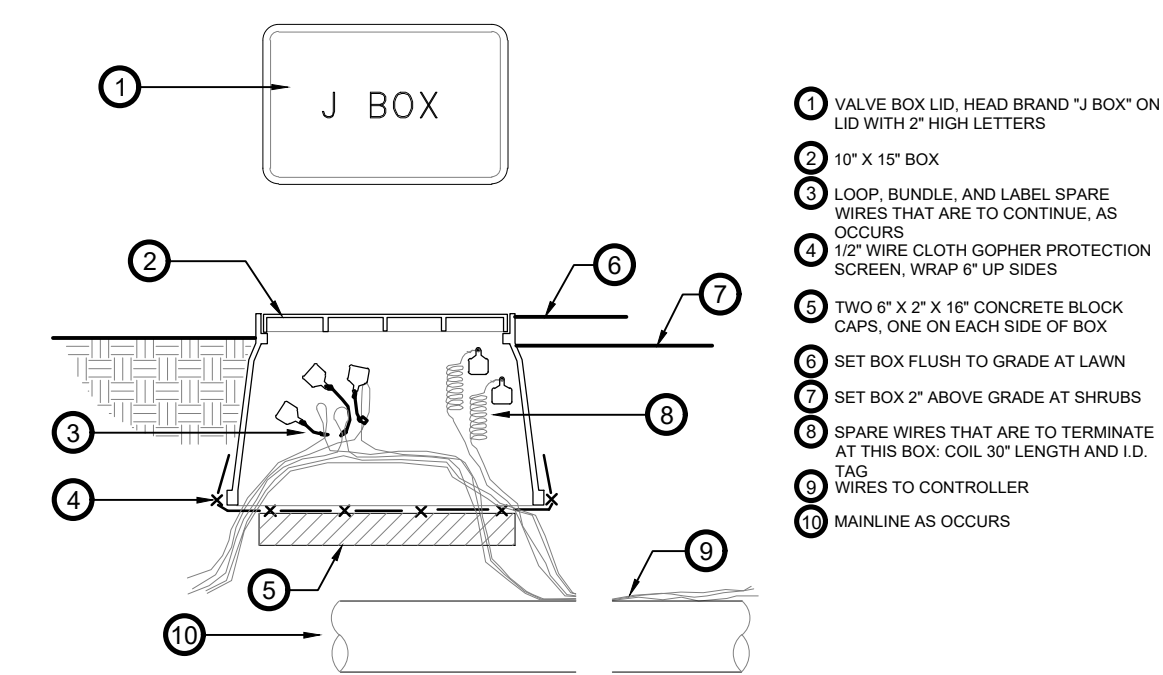
6 ON-SURFACE DRIPLINE FLUSH POINT DETAIL
3\"/>



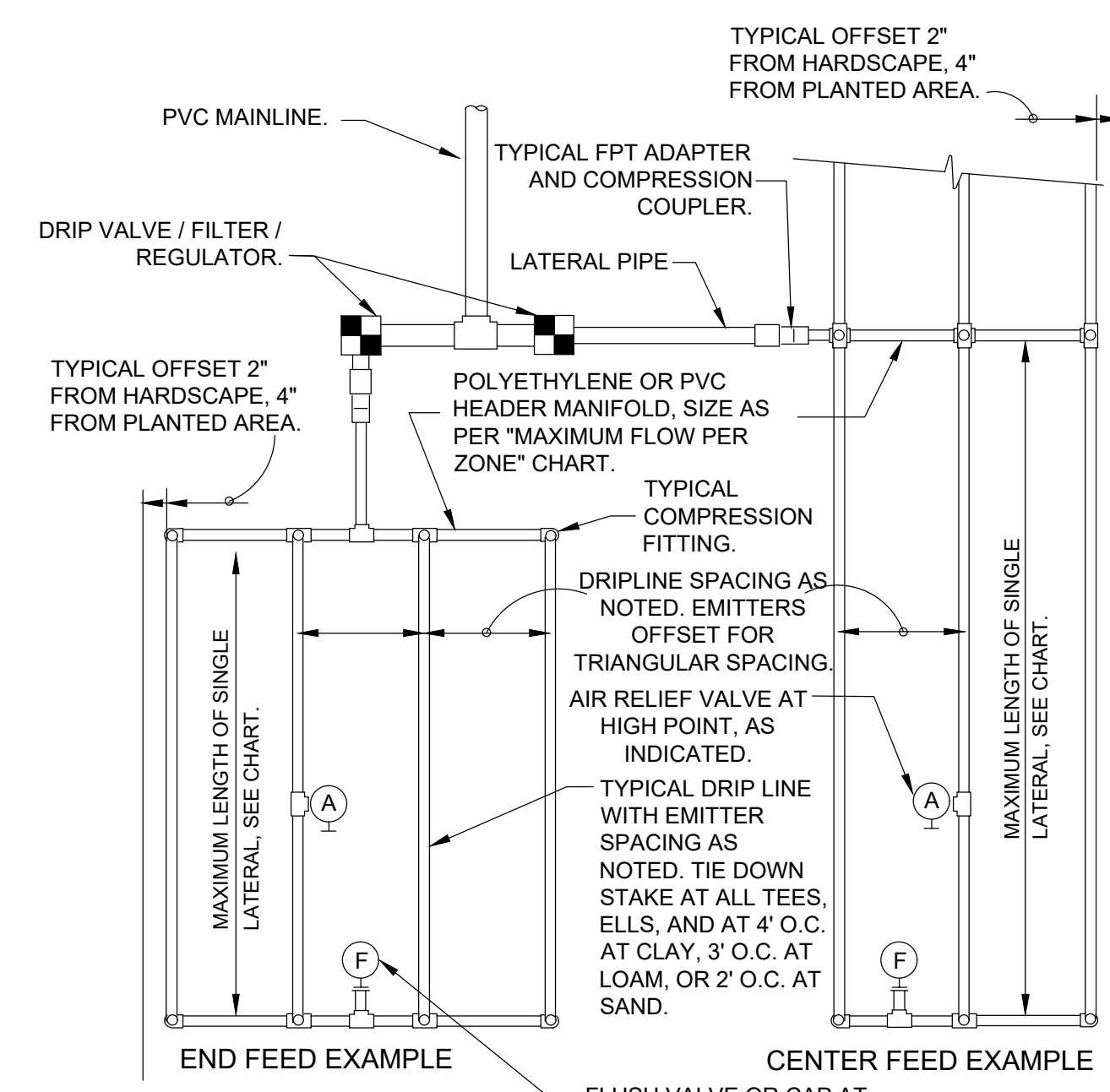
NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN.

ON-SURFACE DRIPLINE OPERATIONAL INDICATOR

7 ON-SURFACE DRIPLINE INDICATOR DETAIL
3\"/>



8 WIRE BUNDLE JUNCTION BOX
1\"/>



9 TYPICAL DRIPLINE REQUIREMENTS
3\"/>

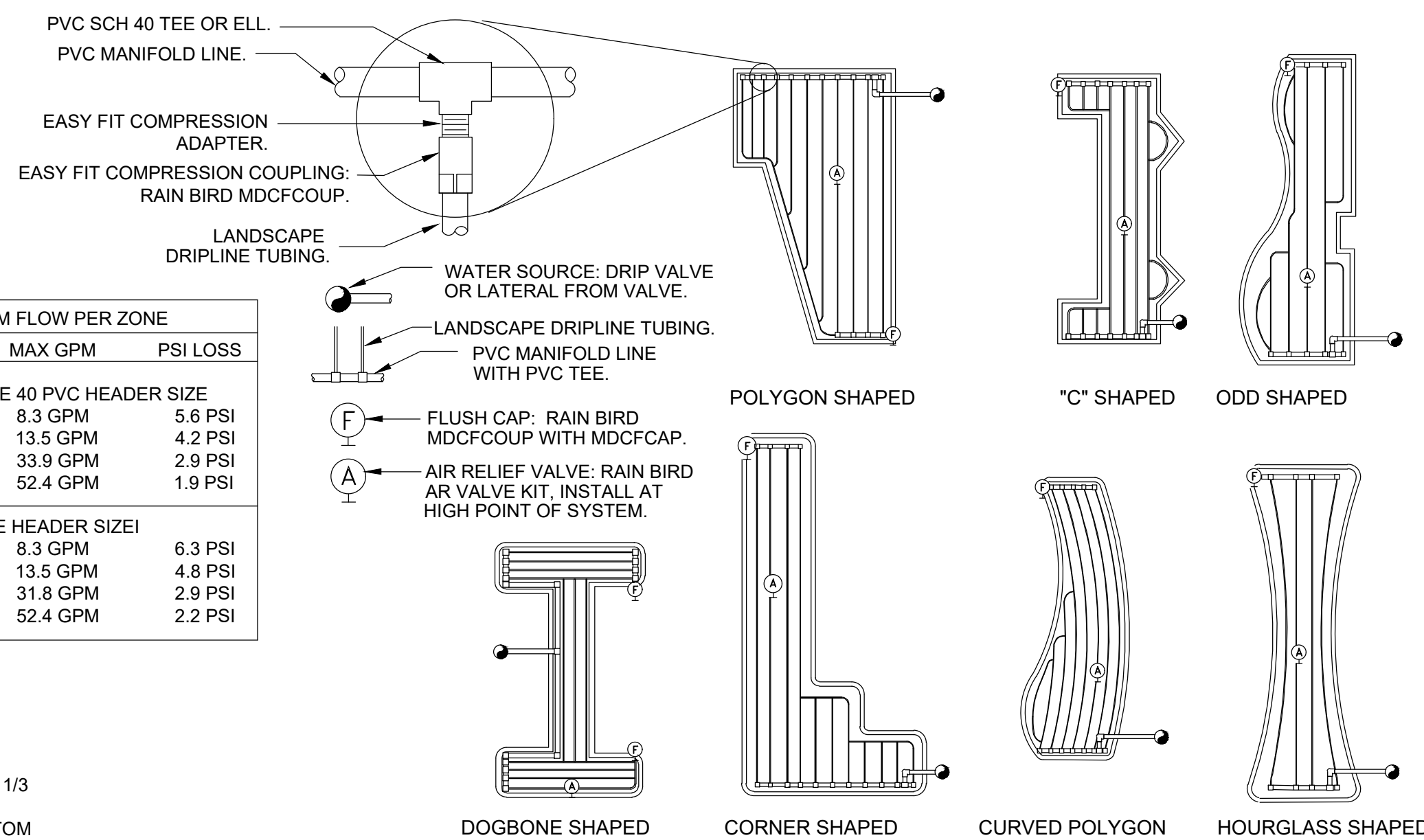
PSI	MAXIMUM LATERAL LENGTH (FEET)		
	12\"/>		
10	125 96	175 135	218 171
20	249 191	350 171	442 340
30	307 236	434 333	550 422
40	350 268	495 380	627 171
50	125 96	175 135	218 171
60	125 96	175 135	218 171

EMITTER SPACING	LATERAL SPACING	GRID PRECIPITATION RATES (IN/HR)	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

EMITTER FLOW	LATERAL FLOW PER 100 FT (GPM)		
	12\"/>		
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHEREVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE

MAXIMUM FLOW PER ZONE	
MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE	
3/4\"/>	



ISSUED		
NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REVISIONS		
REV.	DATE	REVISION

PERMIT SET
PROJECT NAME

LEWIS DRIVE
COMMERCIAL BUILDINGS

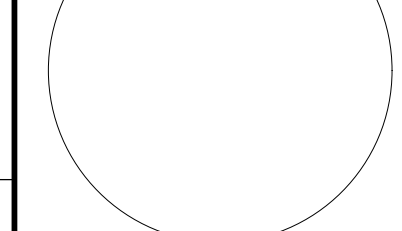
SHEET NAME
IRRIGATION
DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

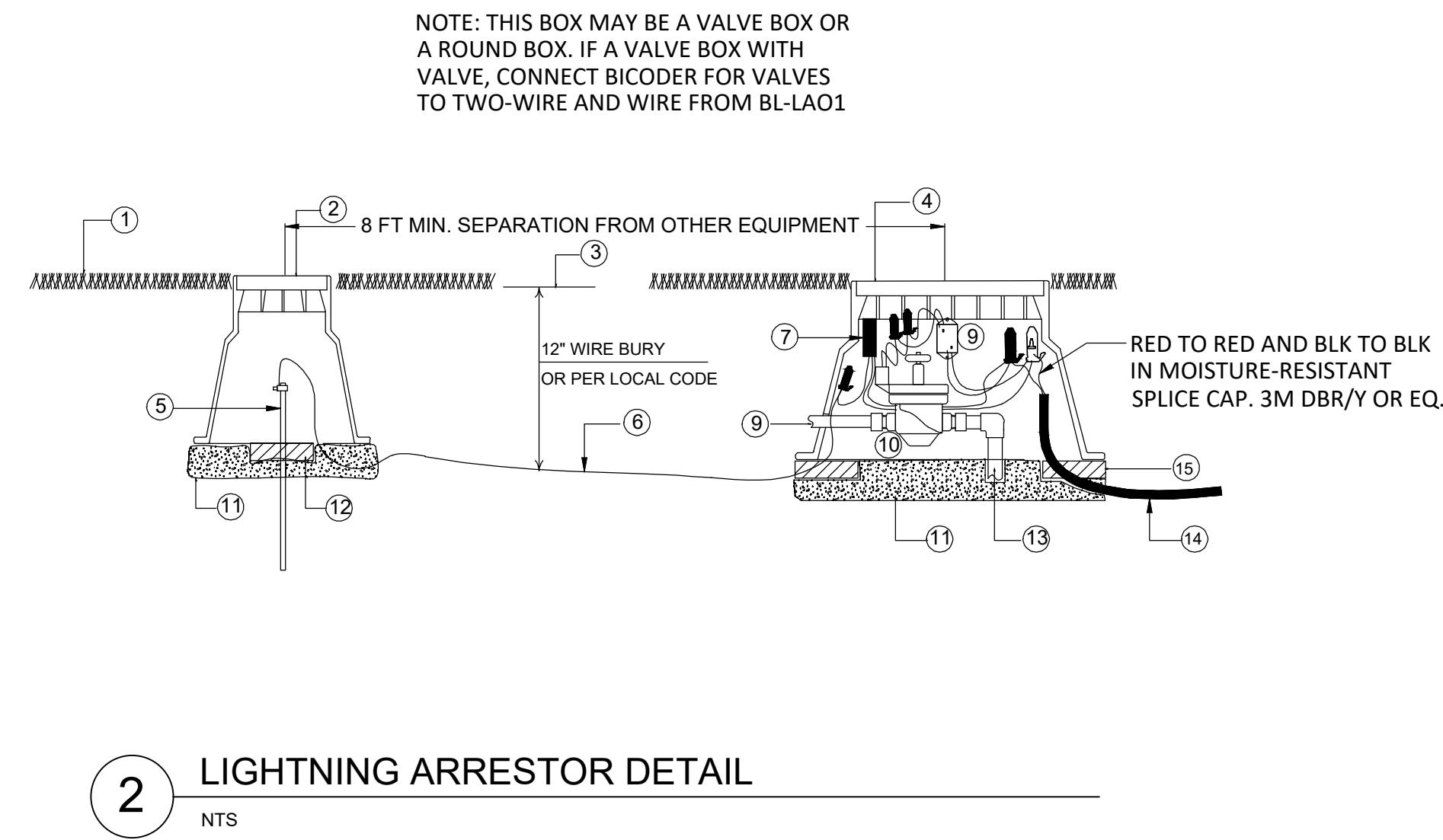
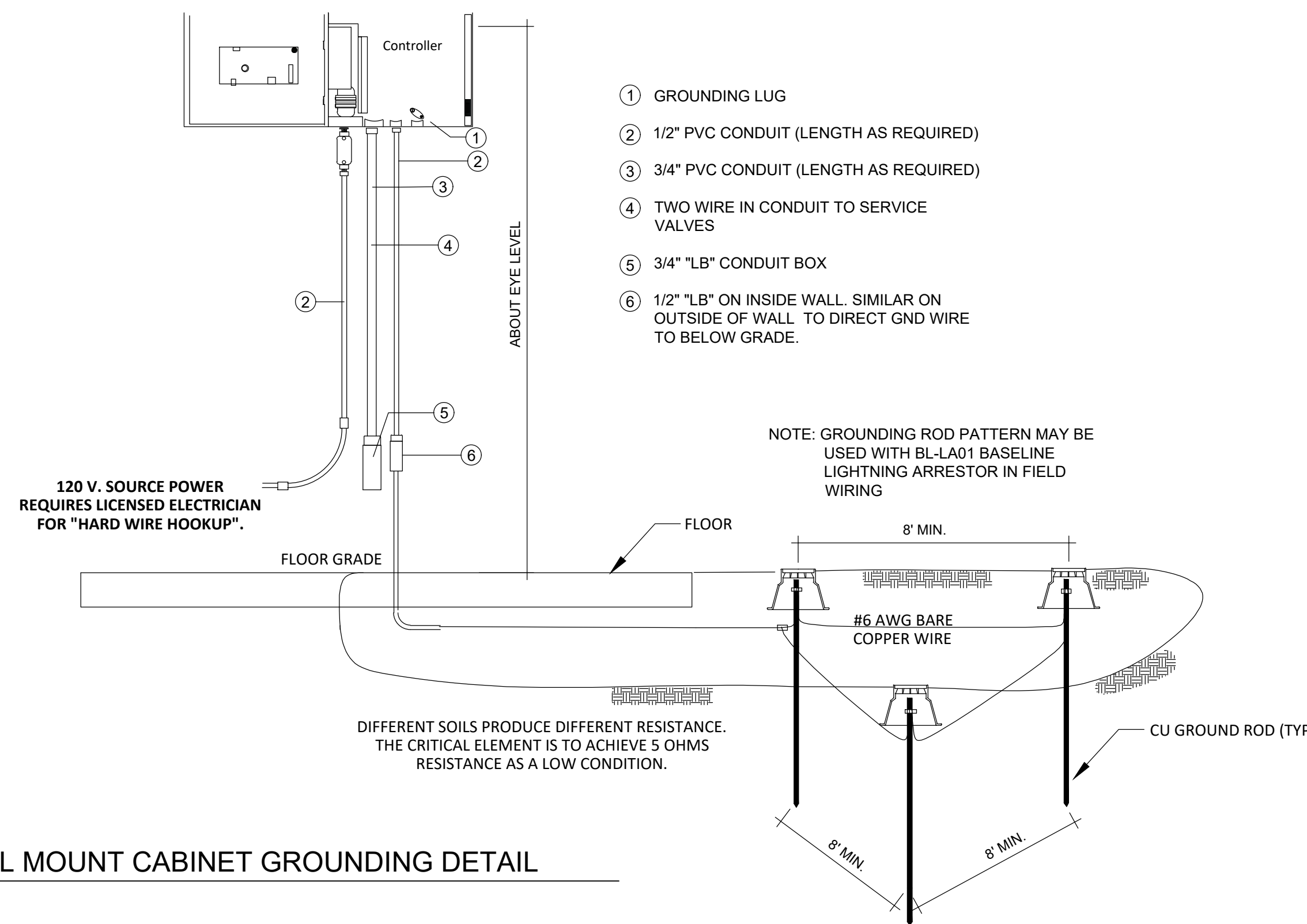
SCALE
AS SHOWN

JUNE 05, 2026

DATE 06.05.2026	DRAWN OJ
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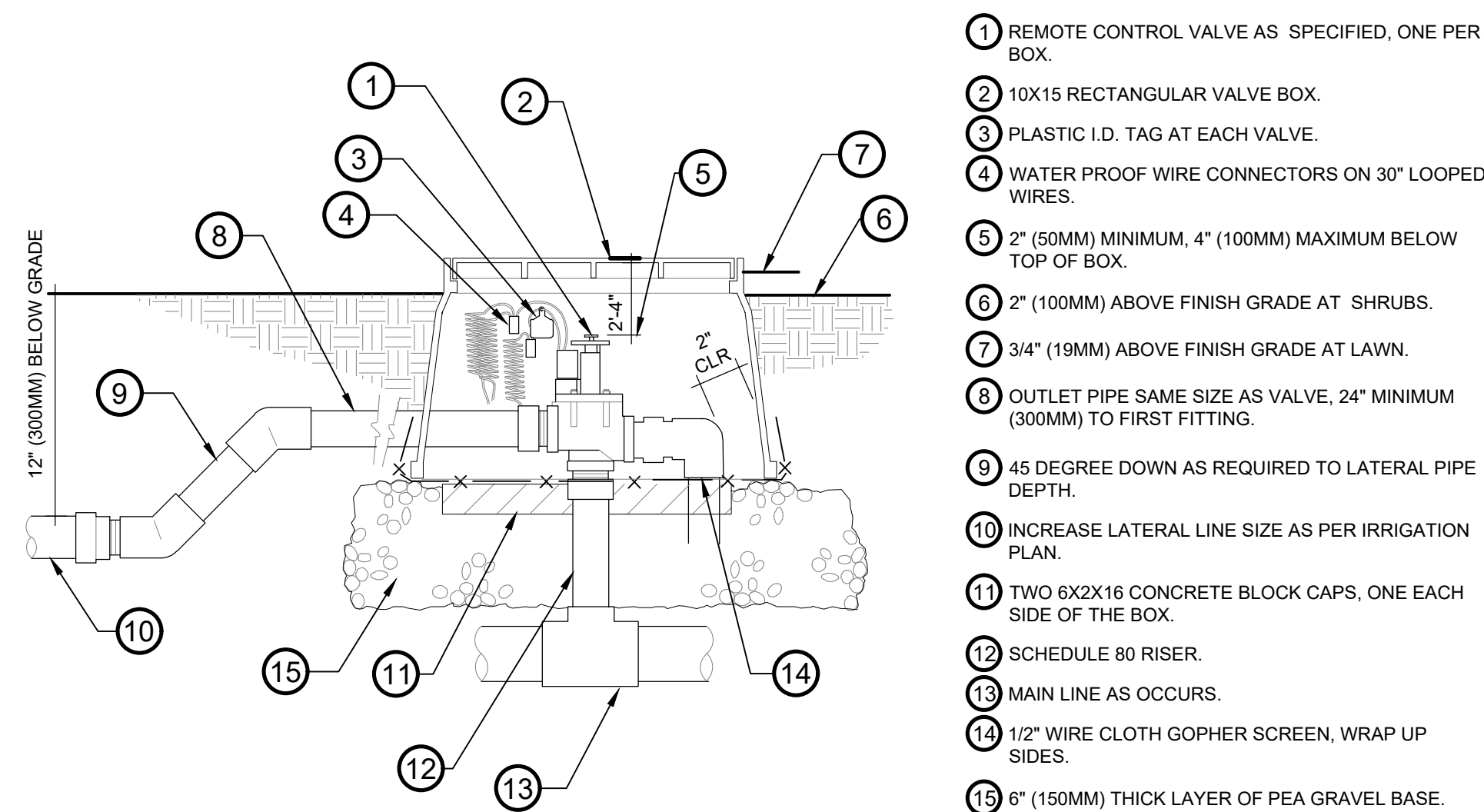
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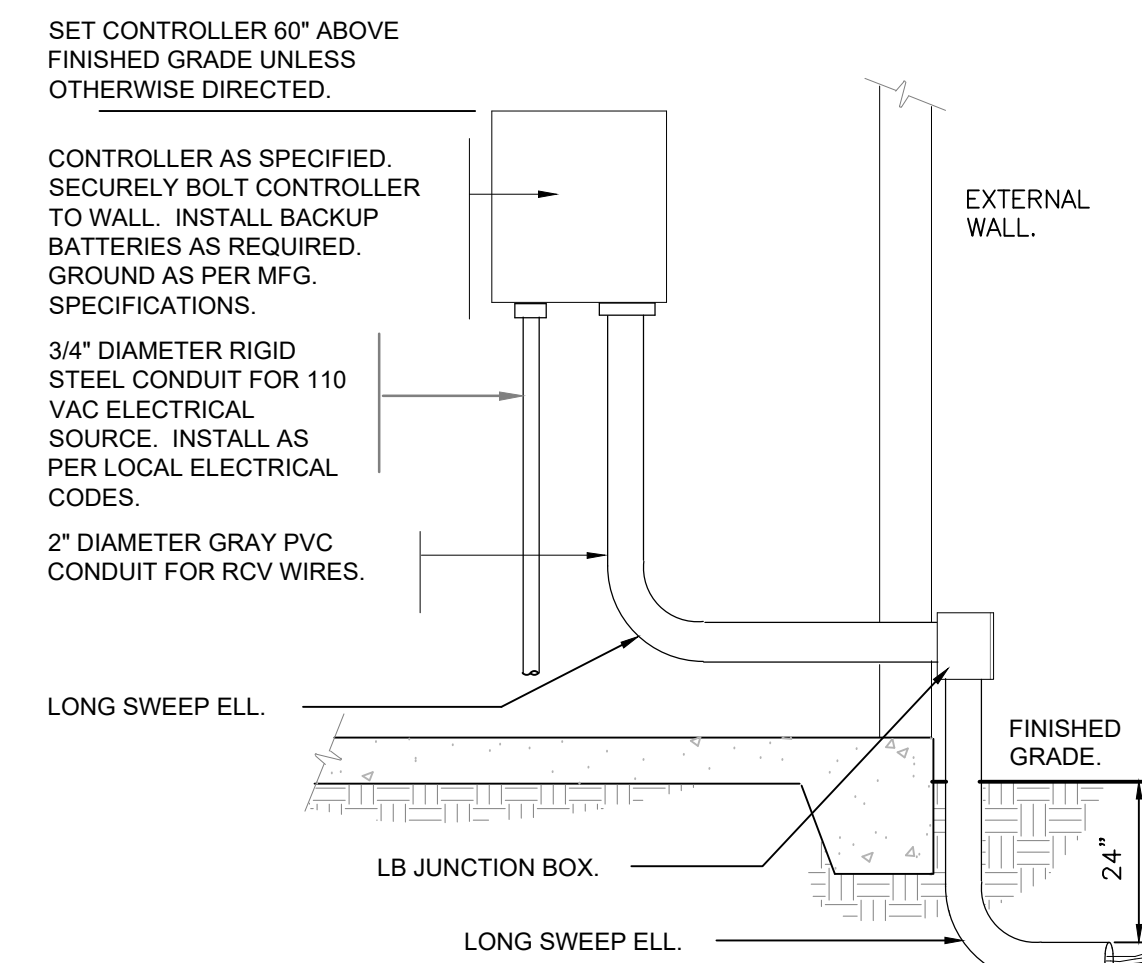
- LAWN OR SURFACE TREATMENT
- ② 6" JUNCTION BOX
 - ③ FINISHED GRADE
 - ④ RECTANGULAR STANDARD OR JUMBO VALVE BOX
 - ⑤ 8" GROUNDING ROD INSTALL PER CODE
 - ⑥ #8 AWG SOLID BARE CU WIRE OR PER LOCAL CODE
 - ⑦ BL-LA01 BASELINE LIGHTNING ARRESTOR
 - ⑧ LATERAL LINE - SIZE PER PLANS
 - ⑨ BASELINE BICODER
 - ⑩ OLT REMOTE CONTROL VALVE
 - ⑪ GRANULAR DRAINAGE MATERIAL - 2" MINIMUM DEPTH
 - ⑫ SUPPORT BLOCK - 2 REQUIRED
 - ⑬ PRESSURE LINE - SIZE AS PER PLANS
 - ⑭ TWO-WIRE - GAUGE AS PER PLAN
 - ⑮ SUPPORT BLOCK AT EACH CORNER - 4 REQUIRED

1 WALL MOUNT CABINET GROUNDING DETAIL
NTS

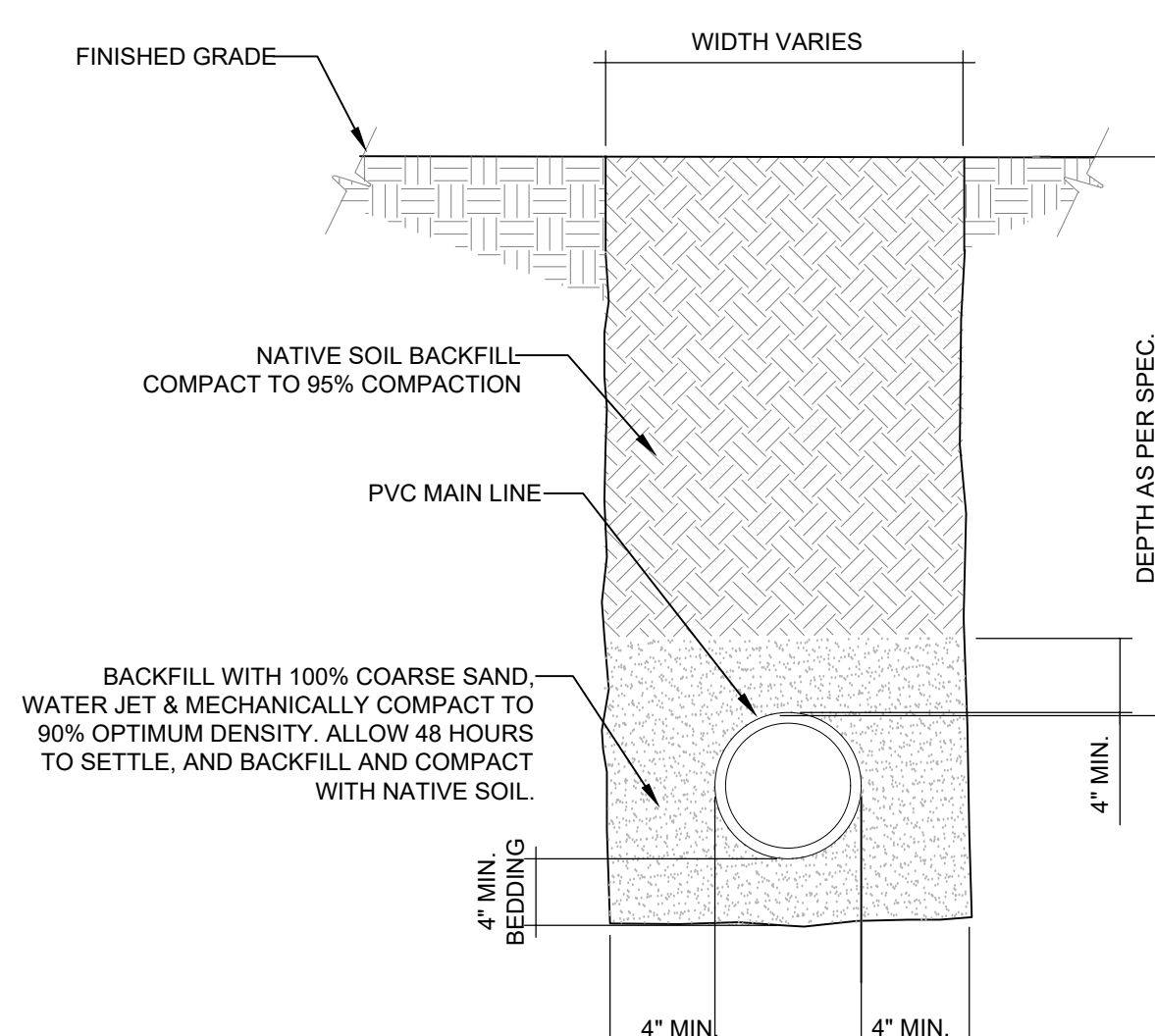
2 LIGHTNING ARRESTOR DETAIL
NTS



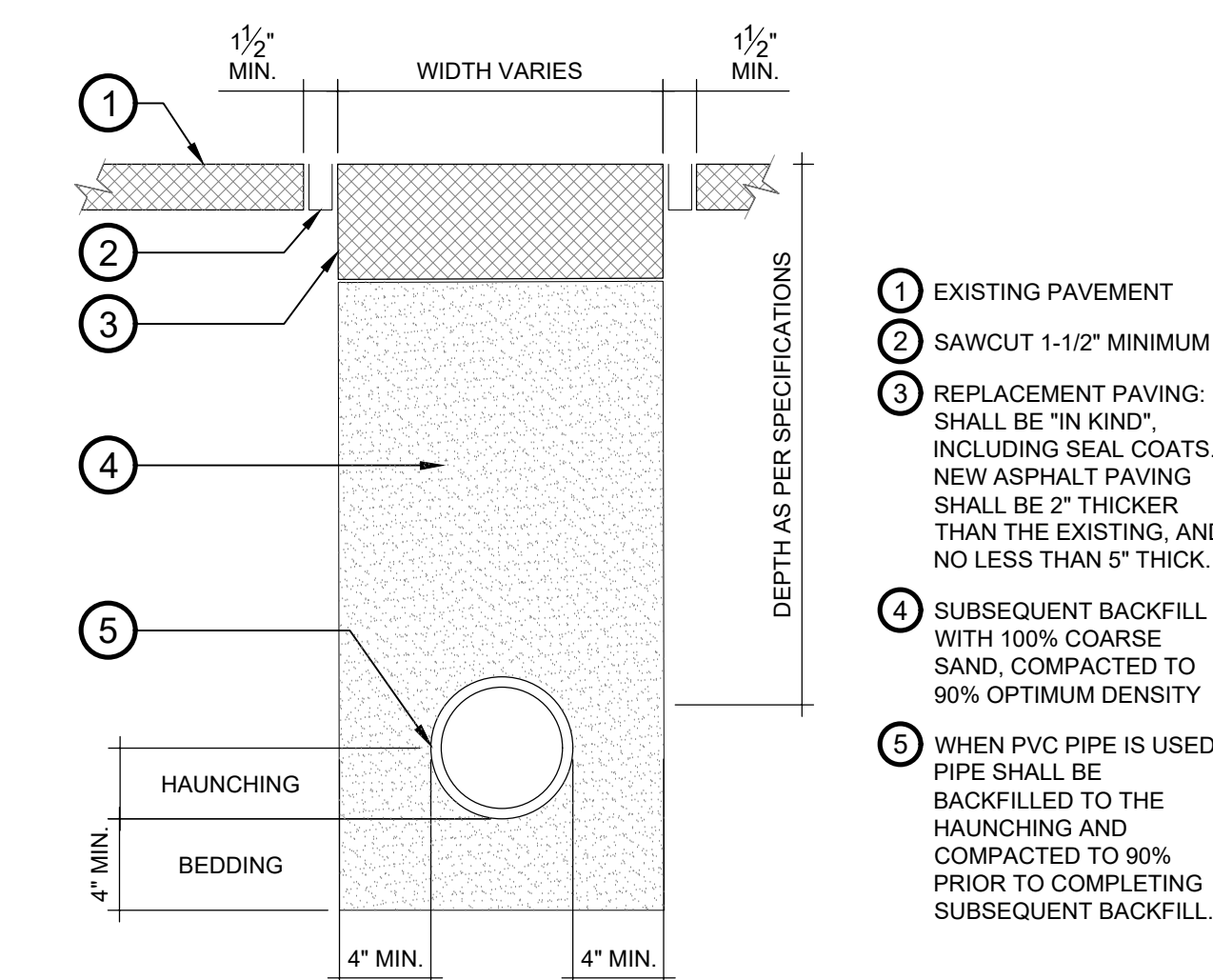
3 REMOTE CONTROL VALVE TYP.
1 1/2" = 1'-0"



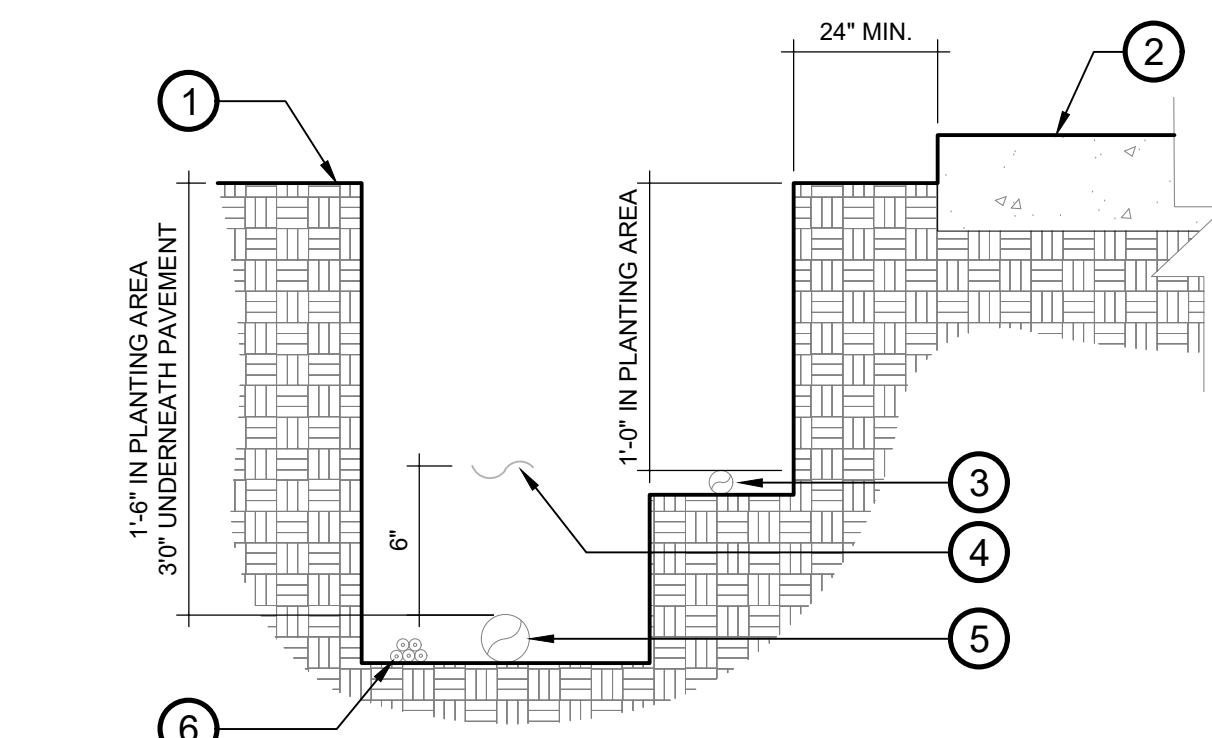
4 INTERIOR WALL MOUNT CONTROLLER
1" = 1'-0"



5 SLEEVE AT ROAD
1 1/2" = 1'-0"

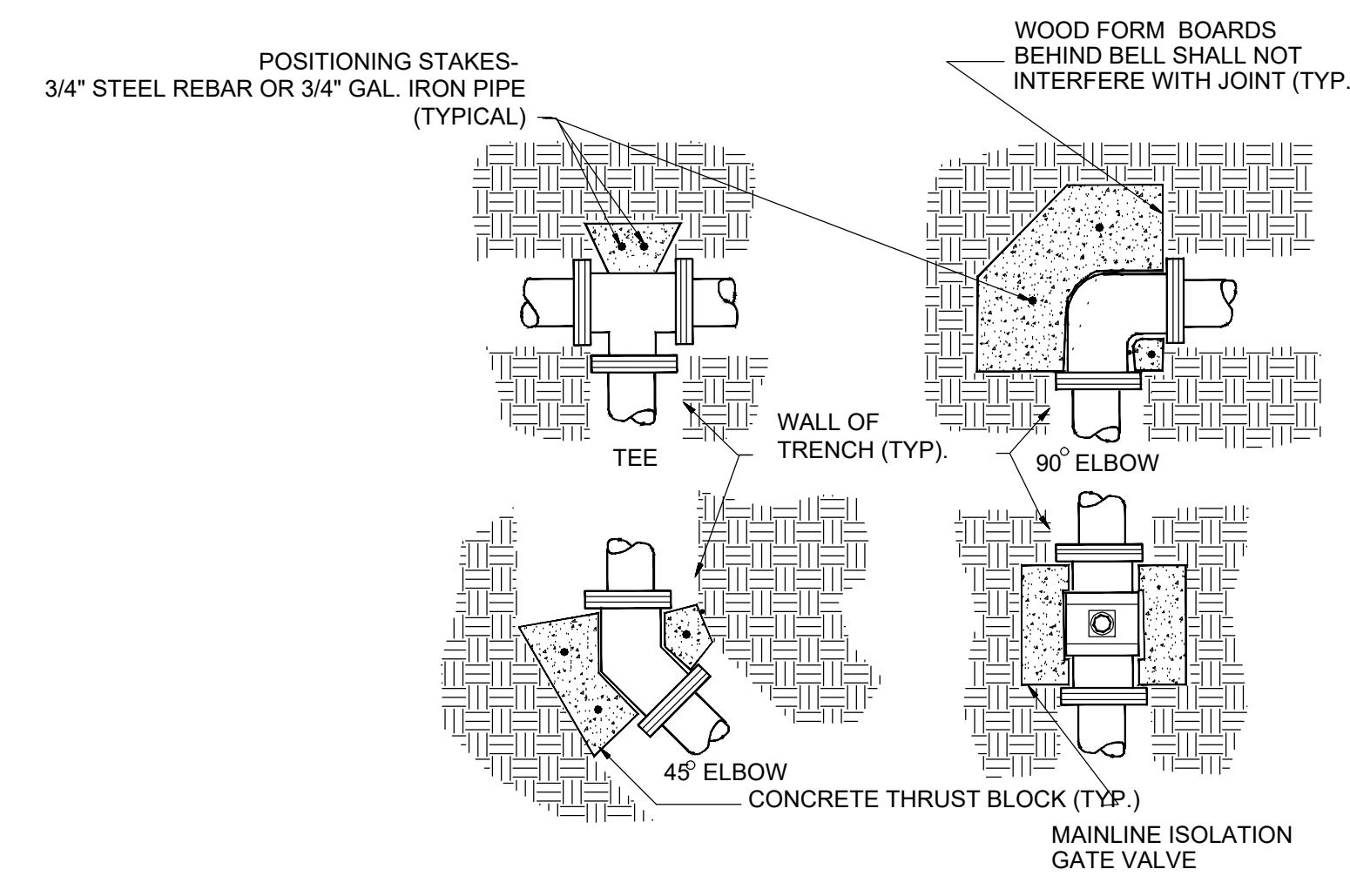


6 TRENCH DETAIL AT ASPHALT PAVING
1 1/2" = 1'-0"



- NOTES:
- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 - DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 - 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 - DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.
- ① FINISHED GRADE
 - ② PAVEMENT
 - ③ NON-PRESSURIZED LINE (LATERAL LINE)
 - ④ DETECTABLE LOCATOR TAPE
 - ⑤ PRESSURIZED LINE (MAINLINE)
 - ⑥ DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

7 IRRIGATION TRENCHING
1 1/2" = 1'-0"



8 CONCRETE THURST BLOCK DETAIL
1 1/2" = 1'-0"



ISSUED		
NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REVISIONS		
REV.	DATE	REVISION

PERMIT SET

PROJECT NAME

LEWIS DRIVE
COMMERCIAL BUILDINGS

SHEET NAME

IRRIGATION
DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

SCALE
AS SHOWN

JUNE 05, 2026

DATE
06.05.2026

DRAWN
OJ

SHEET NUMBER

L-4.12

IRRIGATION SPECIFICATIONS

1.1.0 GENERAL

A. THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND SPECIAL CONDITIONS APPLY TO THE WORK IN THIS SECTION.

1.01 DESCRIPTION

A. SCOPE OF WORK: PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL IRRIGATION SYSTEMS AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
 B. CONTRACTOR SHALL SUBMIT JOB SCHEDULE FOR ALL AREAS OF THE WORK. COORDINATE WITH OWNER'S DATES OF OCCUPANCY.

1.02 QUALITY ASSURANCE & REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
 B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
 C. ORDINANCES AND REGULATION: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT.
 D. SUPERINTENDENT:

- THERE SHALL BE A SUPERINTENDENT SATISFACTORY TO THE OWNER'S REPRESENTATIVE
- THE SUPERINTENDENT SHALL NOT BE CHANGED EXCEPT WITH THE CONSENT OF THE OWNER'S REPRESENTATIVE.
- THE SUPERINTENDENT SHALL BE AUTHORIZED TO REPRESENT THE CONTRACTOR.

E. EXPLANATION OF DRAWINGS:
 1. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK.
 2. THE TERM LANDSCAPE ARCHITECT AS USED HEREIN SHALL REFER TO THE OWNER'S AUTHORIZED REPRESENTATIVE. SPECIFICALLY MENTIONED IN THE SPECIFICATIONS.
 3. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES AND DISCREPANCIES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN DESIGN.
 4. WORK OF THIS SECTION WHICH IS ALLIED WITH THE WORK OF OTHER TRADES SHALL BE COORDINATED AS NECESSARY.

1.03 SUBMITTALS

A. MATERIALS LIST:
 1. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
 2. COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK. MATERIAL LIST SHALL INCLUDE THE MANUFACTURER, MODEL NUMBER AND SPECIFICATIONS. IF EQUIPMENT IS AS SPECIFIED, NO MANUFACTURER DESCRIPTIVE CATALOGS ARE NECESSARY.
 3. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT THEIR OWN EXPENSE.
 4. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION SUBMITTED.
 5. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF THE LIABILITY UNDER THE GUARANTIES. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

B. RECORD AND AS-BUILT DRAWINGS:
 1. THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF BOND PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE AND SPECIFICATIONS AND THE EXACT "AS-BUILT" LOCATIONS, SIZES AND KINDS OF EQUIPMENT.
 2. THESE DRAWINGS SHALL ALSO SERVE AS WORK PROGRESS SHEETS AND SHALL BE THE BASIS FOR MEASUREMENT AND PAYMENT FOR WORK COMPLETED. THESE DRAWINGS SHALL BE AVAILABLE AT ALL TIMES FOR REVIEWS AND SHALL BE KEPT IN A LOCATION DESIGNATED BY THE LANDSCAPE ARCHITECT.
 3. THE CONTRACTOR SHALL MAKE NEAT AND LEGIBLE NOTATIONS ON THE AS-BUILT PROGRESS SHEETS DAILY AS THE WORK PROCEEDS, SHOWING THE WORK AS ACTUALLY INSTALLED.

4. BEFORE THE DATE OF PROVISIONAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE A CLEAN AND LEGIBLE AS-BUILT DRAWING. THE DRAWING SHALL INDICATE THE LOCATION OF EQUIPMENT AS DESCRIBED BELOW. THE DRAWING SHALL BE RED INK MARKED ON A BOND COPY OR A PDF OF THIS DRAWING.
 5. THE CONTRACTOR SHALL DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, SIDEWALK, OR ROAD INTERSECTIONS, MAIN LINES (DIMENSION MAX. 100' ALONG ROUTING).
 A. CONTROL VALVES
 B. ROUTING OF CONTROL WIRING AND MAIN
 C. QUICK COUPLING VALVES WHEN SPECIFIED
 D. CONTROLLER, RAIN SENSOR AND SOIL MOISTURE SENSORS WHEN SPECIFIED.
 E. SLEEVES
 D. OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT

6. ON OR BEFORE THE DATE OF WORK REVIEW FOR PROVISIONAL ACCEPTANCE, THE CONTRACTOR SHALL DELIVER THE CORRECTED AND COMPLETED AS-BUILT AND PDF TO THE LANDSCAPE ARCHITECT. DELIVERY OF THE AS-BUILT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FINISHING ALL REQUIREMENTS.

C. CONTROLLER CHARTS:
 1. THE CHART SHALL SHOW THE AREA CONTROLLED BY THE CONTROLLER AND SHALL BE THE MAXIMUM SIZE WHICH THE CONTROLLER DOOR WILL ALLOW.
 2. THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL AS-BUILT SYSTEM OF A MAXIMUM SIZE THAT WILL FIT INSIDE CONTROLLER HOUSING, DOUBLE SIDED IF REQUIRED FOR READABILITY.
 3. THE CHART SHALL BE BLACK LINE PRINT AND A DIFFERENT COLOR SHALL BE USED TO INDICATE THE AREA OF COVERAGE FOR EACH STATION, USING PASTEL OR TRANSPARENT COLORS.
 4. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING MINIMUM 20 MILS.
 5. THESE CHARTS SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. HANDLING OF PVC PIPE AND FITTINGS: THE CONTRACTOR IS CAUTIONED TO EXERCISE CARE IN HANDLING, LOADING, UNLOADING, AND STORING OF PVC PIPE AND FITTINGS.

2.01 MATERIALS

A. GENERAL: USE ONLY NEW MATERIALS OF BRANDS AND TYPES NOTED ON DRAWINGS, SPECIFIED HEREIN, OR APPROVED EQUALS. NO USED EQUIPMENT SHALL BE INSTALLED.

2.02 PIPE & FITTINGS

A. PRESSURE MAIN LINE PIPING AND FITTINGS: (PURPLE RECLAIMED TYPE ON RECLAIMED WATER SYSTEMS) SIZE 3 INCHES OR SMALLER SHALL BE PVC CLASS 200 SOLVENT WELD TYPE.
 B. PRESSURE MAIN LINE PIPING AND FITTINGS: (PURPLE RECLAIMED TYPE ON RECLAIMED WATER SYSTEMS) SIZE 2 1/2 INCHES AND SMALLER SHALL BE SCHEDULE PVC CLASS 200.
 C. NON-PRESSURE LINES: SHALL BE PVC CLASS 200, (PURPLE RECLAIMED TYPE ON RECLAIMED WATER SYSTEMS)

D. ALL PIPE AND FITTINGS SHALL CONFORM TO SPECIFIC REQUIREMENTS AS FOLLOWS:

- PVC (SOLVENT WELD)
 - PIPE: MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE COMPOUND IN ACCORDANCE WITH ASTM D 1784 OR ASTM D 2241, CELL CLASSIFICATION 12454B, HYDROSTATIC DESIGN LESS THAN 2,000 PSI.
 - FITTINGS (SOLVENT WELD OR THREAD): STANDARD WEIGHT SCHEDULE 40, SIDE GATED, INJECTION MOLDED PVC COMPLYING WITH ASTM D 1784, CELL CLASSIFICATION 4B, INCLUDING THREADS WHEN REQUIRED.
 - PVC NIPPLES SHALL BE SCHEDULE 80 WITH MOLDED THREADS.
 - ALL PVC PIPE MUST BEAR THE FOLLOWING MARKINGS:
 - MANUFACTURER'S NAME.
 - NOMINAL PIPE SIZE.
 - SCHEDULE OR CLASS.
 - DATE OF EXTRUSION.
- 4) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" VORTEX PVC FLEX PIPE CONNECTION, POLYETHYLENE PIPE AND BARBED FITTINGS SHALL NOT BE USED. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTYS BLUE GLUE ON ALL CONNECTIONS.

2.03 ELECTRICAL (HIGH VOLTAGE)

A. ALL HIGH VOLTAGE ELECTRICAL SERVICE REQUIRED FOR AUTOMATIC CONTROLLER AND OTHER EQUIPMENT NOTED ON THE DRAWING FOR IRRIGATION SYSTEM WILL BE PROVIDED IN THE ELECTRICAL PLANS OR COORDINATED WITH THE OWNER WHEN ELECTRICAL PLANS ARE NOT PART OF THE CONTRACT DOCUMENTS.

2.04 ELECTRICAL (LOW VOLTAGE)

A. CONNECTIONS BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE BY THE CONTRACTOR AS PART OF THESE PLANS.
 B. ALL CONNECTIONS SHALL BE WITH 3M DBY, DBYR CONNECTORS. ANY WIRE THAT CANNOT BE PLACED UNDER THE MAIN SHALL BE INSTALLED INSIDE SCH. 40 RIGID GRAY CONDUIT. SIZE AS REQUIRED. MULTISTRAND OR 18 GAUGE WIRE SHALL NOT BE USED.
 C. INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

REFER TO THE LEGEND FOR THE EQUIPMENT SPECIFICATIONS

2.05 ELECTRICAL CONTROL VALVE

2.06 GATE VALVES

2.07 CONTROLLER

2.08 REMOTE CONTROL VALVES

2.09 ROTOR HEADS

2.10 SPRAY HEADS

2.11 VALVE BOXES

A. VALVE BOXES SHALL BE FABRICATED FROM A DURABLE PLASTIC MATERIAL RESISTANT TO WEATHER, SUNLIGHT AND CHEMICAL ACTION OF SOILS.
 B. VALVE BOX EXTENSIONS SHALL BE BY THE SAME MANUFACTURER AS THE VALVE BOX.
 C. GATE VALVE BOXES SHALL BE ROUND PLASTIC BOXES.
 D. REMOTE CONTROL VALVE BOXES SHALL BE 11" X 17" RECTANGULAR PLASTIC BOXES, (PURPLE RECLAIMED TYPE ON RECLAIMED WATER SYSTEMS)

3.01 SITE CONDITIONS

A. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZES DIMENSIONS AND RECEIVE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING WITH WORK UNDER THIS SECTION. ANY PIPE SHOWN OUTSIDE OF THE PROPERTY LINE IS SHOWN FOR CLARITY ONLY. ALL PIPE AND HEADS SHALL BE INSTALLED WITHIN THE PROPERTY LINE.
 B. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLECT. CHECK EXISTING UTILITIES DRAWINGS FOR EXISTING UTILITY LOCATIONS. 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

C. COORDINATE INSTALLATION OF SPRINKLER IRRIGATION MATERIALS INCLUDING PIPE, SO THERE WILL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION OR DIFFICULTY IN PLANTING TREES, SHRUBS AND GROUND COVERS.
 D. THE CONTRACTOR SHALL CAREFULLY CHECK ALL GRADES TO SATISFY HIMSELF THAT HE MAY SAFELY PROCEED BEFORE STARTING WORK ON THE SPRINKLER IRRIGATION SYSTEM.
 E. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE LANDSCAPE CONTRACTOR. ALL HEAD LAYOUT SHALL MATCH THE PLAN AND THE INSTALLED PLANT BEDS.

3.02 PREPARATION

A. WATER SUPPLY:
 1. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE WELL, UNLESS OTHERWISE NOTED ON WELL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE GPM AND WATER PRESSURE FROM THE METER OR WELL IS A MINIMUM OF 60 PSI. THE CONTRACTOR SHALL NOT INSTALL ANY IRRIGATION BEFORE THIS IS CONFIRMED IN THE FIELD.
 2. CONNECTIONS SHALL BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS. REFER TO THE UTILITIES PLAN FOR THE EXACT LOCATION AND DETAILS.

B. OBSERVATION SCHEDULE:
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT IN ADVANCE FOR THE FOLLOWING OBSERVATION MEETINGS.
 A. PRESSURE SUPPLY LINE INSTALLATION AND TESTING - 48 HOURS.
 B. COVERAGE TEST AND PROVISIONAL OBSERVATION FOR APPROVAL - 48 HOURS.
 2. WHEN OBSERVATIONS HAVE BEEN CONDUCTED BY OTHER THAN THE LANDSCAPE ARCHITECT, SHOW EVIDENCE IN WRITING OF WHEN AND BY WHOM THESE OBSERVATIONS WERE MADE.
 3. NO SITE OBSERVATIONS WILL COMMENCE WITHOUT AS-BUILT DRAWINGS.

C. FINAL OBSERVATION
 1. THE CONTRACTOR SHALL OPERATE EACH SYSTEM IN ITS ENTIRETY FOR THE LANDSCAPE ARCHITECT AT TIME OF FINAL OBSERVATION. ANY ITEMS DEEMED NOT ACCEPTABLE BY THE LANDSCAPE ARCHITECT, OR NOT IN COMPLIANCE WITH THESE SPECIFICATIONS AND DRAWINGS, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

D. PHYSICAL LAYOUT:
 1. ALL PIPING OR EQUIPMENT SHOWN DIAGRAMMATICALLY ON DRAWINGS OUTSIDE PLANTING AREAS SHALL BE INSTALLED INSIDE PLANTING AREA WHENEVER POSSIBLE. COORDINATE LOCATIONS WITH THE LANDSCAPE CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO MOVE HEADS AS REQUIRED TO MATCH THE PLANT BEDS.

3.03 INSTALLATION

A. GENERAL:
 1. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF 18 INCHES FROM EACH OTHER AND FROM LINES OF OTHER TRADES. REFER TO THE RECLAIMED WATER REQUIREMENTS AND FOLLOW LOCAL CODE.
 2. A FINE GRANULAR MATERIAL BACK FILL WILL BE INITIALLY PLACED ON ALL LINES. NO FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL BE PERMITTED.
 3. HAND DIG WITHIN THE DRIPLENE OF EXISTING TREES. DO NOT CUT ANY ROOTS 2" OR LARGER.

B. TRENCHING:
 1. TRENCHES LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC CONCRETE OR CONCRETE WILL BE INSTALLED SHALL BE BACK FILLED AND COMPACTED.
 2. PIPING UNDER EXISTING WALKS IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ANY CUTTING OR BREAKING OF SIDEWALKS AND/OR CONCRETE NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AND PAVING REPLACED AS A PART OF THE CONTRACT COST. THE CONTRACTOR CAN JET OR WASH THE PIPES UNDER PAVEMENT THAT IS 5' WIDE OR LESS.
 3. COORDINATE INSTALLATION OF PIPING AND WIRES UNDER PAVED AREAS.

C. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTINGS, OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT COST TO THE OWNER.
 1. EXCAVATE TRENCHES TO REQUIRED DEPTHS AS INDICATED ON THE LEGEND. FOLLOW APPROVED LAYOUT FOR EACH SYSTEM.
 2. TRENCH BOTTOM SHALL BE FLAT TO ENSURE PIPING IS SUPPORTED CONTINUOUSLY ON AN EVEN GRADE.
 3. WHERE LINES OCCUR UNDER PAVED AREAS, CONSIDER DIMENSION TO BE BELOW THE SUBGRADE.
 4. PROVIDE MINIMUM COVERAGE AS FOLLOWS UNLESS OTHERWISE SHOWN IN THE LEGEND:
 B. NON-PRESSURE LINES: 12 INCHES.
 C. CONTROL WIRE: 18 INCHES.
 C. BACKFILLING:
 D. TRENCHING AND BACKFILL UNDER PAVING:

D. ASSEMBLIES:
 1. ROUTING OF SPRINKLER IRRIGATION LINES AS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. INSTALL LINES (AND VARIOUS ASSEMBLIES) IN SUCH A MANNER AS TO CONFORM WITH THE DETAILS PER PLANS.
 2. INSTALL NO MULTIPLE ASSEMBLIES IN PLASTIC LINES. PROVIDE EACH ASSEMBLY WITH ITS OWN OUTLET.
 3. PVC PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE INSTALLATION.

E. ELECTRICAL SUPPLY:
 1. LOW VOLTAGE WIRING SHALL BE PLACED IN THE SAME DITCH AND ALONG SIDE OF MAIN LINES UNLESS OTHERWISE APPROVED.
 2. WHEN MORE THAN ONE WIRE IS PLACED IN A TRENCH, TAPE WIRES TO EACH OTHER AT MAXIMUM 12 FEET ON CENTER.
 3. PROVIDE A 12 INCH EXPANSION LOOP AT EACH CONNECTION AND DIRECTIONAL CHANGE.
 4. USE A CONTINUOUS WIRE BETWEEN CONTROLLER AND REMOTE CONTROL VALVES.

F. FLUSHING OF SYSTEM:
 1. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES AND FULL HEAD OF WATER TO FLUSH OUT THE SYSTEM.
 2. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED TO THE COMPLETE SATISFACTION OF THE LANDSCAPE ARCHITECT.

G. SPRINKLER HEADS:
 1. INSTALL THE SPRINKLER HEADS AS DESIGNATED ON THE DRAWINGS AND IN ACCORDANCE WITH THEIR RESPECTIVE DETAILS.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOO IN THESE AREAS.
 3. INSTALL THE CONTROL VALVES AS PER THE DETAIL.
 4. ALL BOXES SHALL BE PERMANENTLY MARKED ON TOP, DESIGNATING TYPE OF EQUIPMENT INSTALLED THEREIN STENCILED IN 2" HIGH BLACK LETTERS/NUMBERS USING AVERO BLACK NO. 206M PAINT OR APPROVED EQUAL.
 4. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.

5. ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

6) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS IF REQUIRED BY CODE. CONFIRM RISERS CAN BE INSTALLED BEFORE ANY INSTALLATION. NO NOT INSTALL ANY RISERS WHEN RESTRICTED BY CODE OR AS NOTED ON THE PLANS.

3.04 TEMPORARY REPAIRS

A. THE OWNER RESERVES THE RIGHT TO MAKE TEMPORARY REPAIRS AS NECESSARY TO KEEP THE SPRINKLER SYSTEM EQUIPMENT IN OPERATING CONDITION. THE EXERCISE OF THIS RIGHT BY THE OWNER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES UNDER THE CONTRACT.

3.05 FIELD QUALITY CONTROL


A. ADJUSTMENT OF THE SYSTEM:
 B. TESTING OF IRRIGATION SYSTEM:
 1. TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR 2 HOURS AND PROVE WATERTIGHT.
 2. TESTING OF PRESSURE MAIN LINES SHALL OCCUR PRIOR TO INSTALLATION OF ELECTRIC CONTROL VALVES, QUICK COUPLERS OR ANY OTHER EQUIPMENT THAT MIGHT PREVENT A PROPER TEST FROM BEING PERFORMED.
 3. ALL PIPING UNDER PAVED AREAS SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 PSI, AND PROVED WATERTIGHT, PRIOR TO PAVING IN PLANTING AREA AT STATIC PRESSURE.
 4. SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN 2 HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATERTIGHT.
 5. ALL HYDROSTATIC TESTS SHALL BE MADE ONLY IN THE PRESENCE OF THE LANDSCAPE ARCHITECT, OR OTHER DULY AUTHORIZED REPRESENTATIVE OF THE OWNER. NO PIPE SHALL BE COMPLETELY BACK FILLED UNTIL IT INSPECTED, TESTED AND APPROVED IN WRITING.
 6. FURNISH NECESSARY FORCE PUMP AND ALL OTHER TEST EQUIPMENT.
 7. WHEN THE IRRIGATION SYSTEM IS COMPLETED, PERFORM A COVERAGE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT, TO DETERMINE IF THE WATER COVERAGE FOR PLANTING AREAS IS COMPLETE AND ADEQUATE.
 8. UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

3.06 MAINTENANCE

A. THE ENTIRE SPRINKLER IRRIGATION SYSTEM SHALL BE UNDER FULL AUTOMATIC OPERATION FOR A PERIOD OF SEVEN DAYS PRIOR TO ANY INSPECTIONS.
 B. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO WAIVE OR SHORTEN THE OPERATION PERIOD.

3.07 CLEANUP

A. CLEANUP SHALL BE PERFORMED AS EACH PORTION OF THE WORK PROGRESSES. TRASH AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE SWEEPED OR WASHED DOWN, AND ANY DAMAGE SUSTAINED TO THE WORK OF OTHERS SHALL BE REPAIRED.



DANIEL ROGERS
LANDSCAPE ARCHITECTURE

505 WANDERLEY PLACE SUITE 305 | MAITLAND, FLORIDA 32751 | P. 407.353.6112

ISSUED	
NO.	DATE
1	PERMIT SET 6-05-2026
REVISIONS	
REV.	DATE REVISION
PERMIT SET	
PROJECT NAME	
LEWIS DRIVE COMMERCIAL BUILDINGS	
SHEET NAME	
IRRIGATION SPECIFICATIONS	
SCALE	
AS SHOWN	
DATE	DRAWN
JUNE 05, 2026	06.05.2026 OJ
SHEET NUMBER	
L-4.20	

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RECREATIONAL AREA PROVIDED

AROUND POND	=	68,232 SF
AROUND CORNER FOUNTAIN	=	16,879 SF
INSIDE 1305 MORGAN STANLEY	=	28,843 SF
INSIDE 1400 MORGAN STANLEY	=	35,866 SF
NORTH END BLOCKS O&P	=	4,605 SF
INSIDE 1396 BENNETT AVE	=	41,317 SF
TOTAL PROVIDED	=	195,742 SF (4.49 AC)

RECREATIONAL AREA REQUIRED

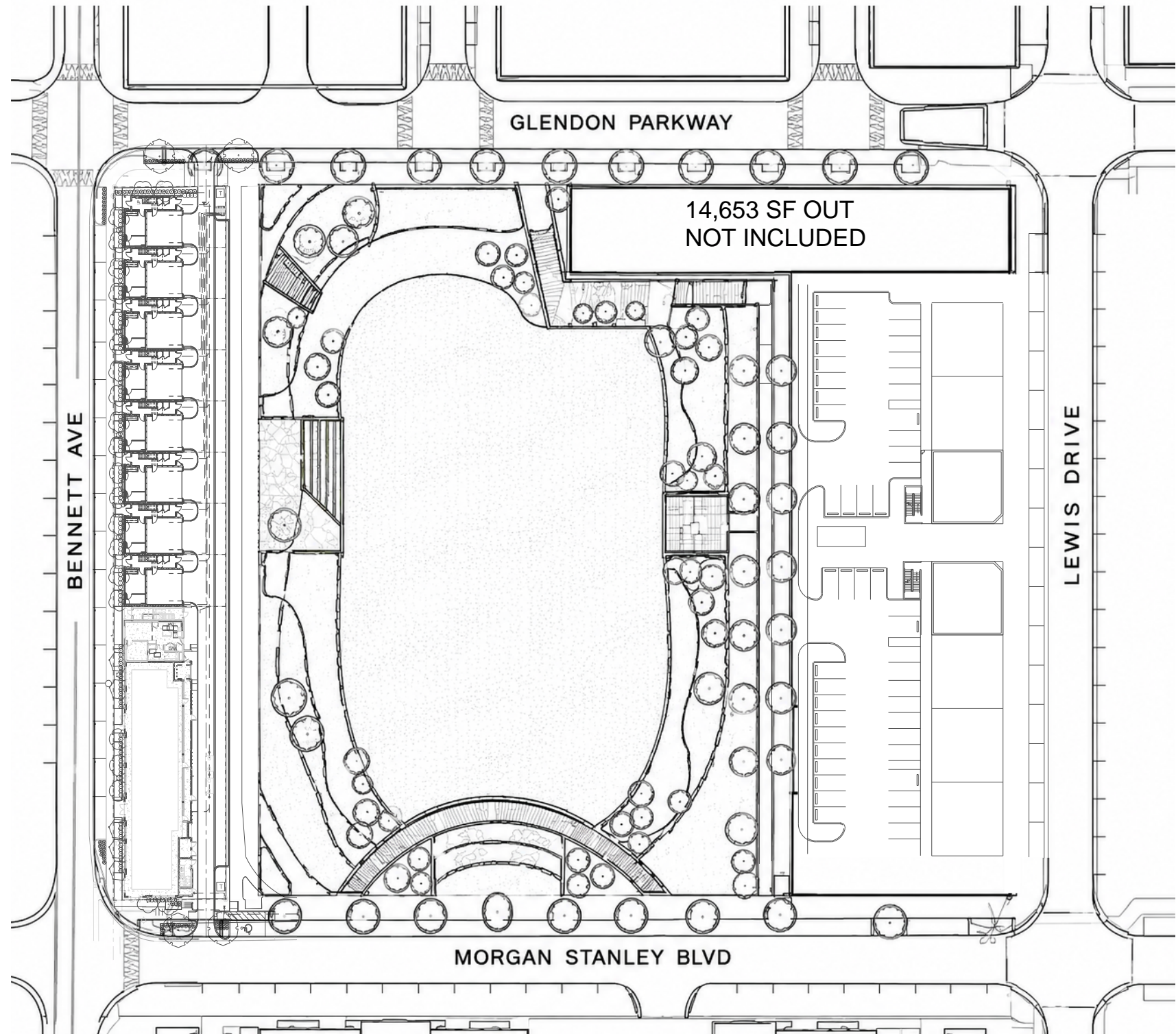
LOCATION	UNITS	PERSONS	REC SPACE
1305 MORGAN STANLEY	268	= 563	= 61,420 SF
1400 MORGAN STANLEY	278	= 584	= 63,554 SF
1150 BENNETT AVE	21	= 44	= 4,800 SF
1396 BENNETT AVE	250	= 525	= 57,225 SF
1006 LEWIS DR	6	= 13	= 1,417 SF
1105 LEWIS DR	2	= 4	= 436 SF
TOTAL REQUIRED			= 188,852 SF (4.33 AC)
REMAINING REC CREDIT			= 6,890 SF (0.15 AC)

OPEN SPACE REQUIRED

NET DEVELOPED ACRES = 35.92 AC
 15% OPEN SPACE REQUIRED = 5.388 AC

PROVIDED OPEN SPACE:

50% OF POND	=	46,374 SF / 1.07 AC
AROUND POND	=	68,232 SF / 1.56 AC
AROUND CORNER FOUNTAIN	=	16,879 SF / 0.38 AC
INSIDE 1305 MORGAN STANLEY	=	28,843 SF / 0.66 AC
INSIDE 1400 MORGAN STANLEY	=	35,856 SF / 0.82 AC
INSIDE 1396 BENNETT	=	41,317 SF / 0.74 AC
NORTH END BLK O & P	=	4,605 SF / 0.10 AC
INSIDE 1225 BENNETT AVE	=	40,075 SF / 0.92 AC
TOTAL OPEN SPACE	=	282,541 SF / 6.48 AC
OPEN SPACE OVERAGE	=	1.09 AC



UPDATED REC SPACE 06.26.2026



After recording return to:
City of Winter Park
Attn: City Clerk
401 S Park Ave
Winter Park, FL 32789

Declaration of Restrictive Covenants and Affidavit of Commitment

THIS DECLARATION OF COVENANTS AND AFFIDAVIT OF COMMITMENT AND RESTRICTIVE COVENANTS (“Declaration”) is made and entered into as of this _____ day of _____, 2026 (the “Effective Date”) by ~~Benjamin Partners, Ltd~~Benjamin Partners, Ltd, a Florida limited ~~liability company~~Partnership, for itself and its successors, assigns, and agents (hereinafter referred to as the “Owner”) in favor of the City of Winter Park, a Florida municipal corporation (hereinafter referred to as the “City”).

RECITALS

WHEREAS, the Owner is the owner in fee of that certain real property located in the City of Winter Park, Orange County, Florida, as legally described in **Exhibit “A”** attached hereto and incorporated herein by reference, hereinafter referred to as the “Property”; and

WHEREAS, the Property is zoned ~~for mixed use~~Orange County PD, including multifamily, development pursuant to the Ravaudage Planned Development; and

WHEREAS, on _____, ~~October 23, 2025-2024~~ the City and Owners (as defined therein) entered into that certain Fourth Amendment to Amended and Restated Development Order (Ravaudage) (“Amended Development Order”); and

WHEREAS, the Amended Development Order allows for additional residential units (in excess of the maximum units allowed in the Ravaudage PD) if such units are “Affordable Housing Units” as defined therein; and

WHEREAS, Owner intends to develop two ~~hundred twenty-four (224) market rate multifamily units (“Market Rate Units”)~~ and ~~twenty-six (26)~~ Affordable Housing Units as approved by the City of Winter Park DRC on ~~February-June 26~~_____, 2026; and

WHEREAS, in compliance with the Amended Development Order, the Owner agrees to restrict the Affordable Housing Units, as set forth herein; and

WHEREAS, to maintain compliance with the Amended and Restated Development Order, the Owner and the City wish to ensure that the Affordable Housing Units are maintained for a period of thirty (30) years from the issuance of a certificate of occupancy, regardless of any subsequent changes in ownership of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Owner does hereby swear, covenant, contract and agree as follows:

ARTICLE 1

Recitals

The recitals set forth above are true and correct and incorporated into this Declaration by reference. Owner acknowledges and agrees that all statements and commitments made within this Declaration are under oath.

ARTICLE 2

Definitions

Unless otherwise expressly provided herein or unless the context clearly requires otherwise, the following terms shall have the respective meanings set forth below:

a. “Adjusted Gross Income” means all wages, assets, regular cash or noncash contributions or gifts from persons outside the Eligible Household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code.

b. “Affordable” means that monthly rents including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the annual median Adjusted Gross Income for an Eligible Household.

a.c. “Affordability Period” means the continuous thirty (30) year period, unless sooner terminated by written agreement between Owner and City, beginning on the date a certificate of occupancy is issued for the Affordable Housing Units, during which the Owner shall rent the Affordable Housing Units to Eligible Households in accordance with this Agreement. The Affordability Period shall run with the land and remain binding on all successors, assigns, and transferees, regardless of any changes in ownership or management of the Property.

b.d. “Affordable Unit” or “Affordable Units” or “Affordable Housing Units” means those Dwelling Units that are Affordable and leased to an Eligible Household. Affordable Unit(s) need not be limited to particular designated Dwelling Units within the Project but may be floating units that change over time. The number of Affordable Units within the Project shall be no fewer than ~~twenty-six~~two (26) Affordable Units.

e.e. “Dwelling Units” means the residential rental units within the Project, ~~including which are restricted~~ Affordable Units ~~and those units which are market rate~~. The Project is approved for ~~no more than~~ total of two ~~hundred fifty~~ (250) Affordable Dwelling Units (the “Maximum Number of Units”).

d.f. “Eligible Household” means one or more natural persons or a family, the total annual adjusted gross household income of which is at or less than 120 percent of the median annual Adjusted Gross Income, as posted annually by the Florida Housing Finance Corporation, for households within Orange County.

e.g. “Project” means multifamily housing development on the Property for which the Owner is applying to obtain approval from the City.

ARTICLE 3

Use and Occupancy of the Property

The Owner shall comply with the following restrictions regarding the use and occupancy of the Property for the duration of the Affordability Period as defined and established in Article 2 of this Agreement, unless such Affordability Period is sooner terminated by written agreement between Owner and City.

Section 3.1 Use of Property. The Owner shall develop and maintain the Project as a multifamily housing development and shall rent and hold available for rental no fewer than ~~twenty-six~~two (26) Affordable Housing Units for rent exclusively to Eligible Households.

Section 3.2 Owner Responsible for Income Verification. For each Affordable Unit, the Owner shall be responsible for accepting rental applications and determining and verifying the income of prospective tenants to ensure such tenants qualify as an Eligible Household.

Section 3.3 Affordable Rents. Rents for all Affordable Units shall be Affordable to the Eligible Household occupying the Affordable Unit, as posted annually by the Florida Housing Finance Corporation, for households within Orange County.

~~**Section 3.4 Affordable Units Must be Comparable in Quality to the Market-Rate Units.** The Affordable Units shall be of comparable quality, size and number of bedrooms to the Market Rate Units in the Project. All Affordable Units and their tenants shall have access and use of the same common areas and amenities (e.g. pool, club house, gym, etc.) as the Market Rate Units.~~

~~**Section 3.5 No Conflict of Interest.** No Affordable Unit shall be leased to or occupied by the Owner or any person related to, employed by or affiliated with the Owner or the operator of the Project, including without limitation, Project employees working at the Project site.~~

ARTICLE 4

Compliance Monitoring

Section 4.1 Required Recordkeeping. The Owner shall maintain complete and accurate income records pertaining to each Eligible Household occupying an Affordable Unit and a copy of their rental application and lease agreement. These records must be updated annually and shall be maintained for at least five years following the date of each such record. An example of the income and rent records is attached hereto as **Exhibit “B”** (“Annual Report”).

Section 4.2 Annual Reporting. Throughout the duration of this Agreement, the Owner shall provide an Annual Report, in a form similar to Exhibit B, to the City’s Community Development Department by December 31st of each year.

Section 4.3 Monitoring and Inspection. The Owner shall permit the City or its designee to inspect all records, including but not limited to financial statements, records required under Section 4.1 and rental records, pertaining to Affordable Units upon reasonable notice and within normal working

hours, and shall submit to the City such documentation as required by the City to document compliance with this Declaration. The City may, from time to time, make or cause to be made inspections of the Affordable Units and Project rental records to determine compliance with the conditions specified herein. The City shall notify the Owner prior to scheduled inspections, and the Owner shall make any and all necessary arrangements to facilitate the City's inspection. The City may make, or cause to be made, other reasonable entries upon and inspections of the Property, provided that the City shall give the Owner notice prior to any such inspection, specifying reasonable cause therefore related to the City's interest in enforcing this Declaration. The City's monitoring may occur at minimum at initial lease-up, at the end of year one, and at least once every three (3) years thereafter during the Affordability Period. Monitoring shall include review of a representative sample of Affordable Unit files, which may be no fewer than ten percent (10%) of the Affordable Units or as otherwise determined by the City.

ARTICLE 5

Enforcement and Remedies

If the Owner violates any of the terms and conditions of this Declaration or breaches a restriction, warranty, covenant, obligation or duty set forth herein, and if such violation or breach remains uncured for a period of thirty (30) days after written notice thereof, the City shall be entitled, in its sole discretion, to any or all of the remedies described below:

a. If the City determines that the Owner has taken and diligently continues corrective action and that the breach cannot be corrected within the thirty (30) day period, the City may allow the Owner up to six (6) months after first notice to cure the breach.

b. The City may institute and prosecute any proceeding at law or in equity to abate, prevent, or enjoin any such violation or attempted violation and to compel specific performance. The City shall be entitled to recover its costs and expenses and reasonable attorneys' fees against Owner in any such judicial proceeding where the City shall prevail.

c. The City may require that the Annual Report required pursuant to Section 4.2 hereof be provided quarterly until the Project is no longer in violation.

d. If the violation or breach relates to a violation of Article 4-3 of this Declaration, the City may impose a monetary penalty of ~~\$250~~500.00 per day against the Owner so long as the violation continues to exist and such monetary penalty shall constitute a lien against the Property binding upon and running with the land. The ~~\$250~~500.00 per day monetary penalty shall become immediately due upon written demand to Owner from the City. The City may record a notice of lien in the public records of Orange County, Florida concerning the monetary penalty. Such lien may be foreclosed in the same manner as mortgages pursuant to state law after the recording of a notice of lien by the City and the City sending the Owner a recorded copy of the same. Moreover, such monetary penalty may be collected by other causes of action allowed by law. The City shall be entitled to recover its reasonable attorneys' fees, expenses and costs against Owner in any such judicial proceeding where the City shall prevail.

e. The provisions hereof are imposed upon and made applicable to the land and shall run with the land and shall be enforceable against the Owner at the time of such violation or

attempted violation.

f. Any failure of the City to enforce this Declaration shall not be deemed a waiver of the right to do so thereafter.

g. In addition to the remedies in this Article, the City may require specific corrective actions for noncompliance, including but not limited to: (i) substituting Affordable Units for any noncompliant units; (ii) refunding excess rent collected from Eligible Households; (iii) conducting remedial training for Owner and property management staff; and (iv) correcting deficiencies in unit quality or amenities. The City shall set the deadline for completion of corrective actions, which shall not exceed ninety (90) days unless otherwise agreed in writing.

ARTICLE 6

Covenants Run with the Land

Section 6.1. Covenants Run with the Land. All conditions, covenants, and restrictions contained in this Declaration shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by the City its successors and assigns, against the Owner, its successors and assigns, to or of the Property or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof. Each and every contract, deed, or other instrument hereafter executed covering or conveying the Property or the Project or any portion thereof or interest therein shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments. If a portion or portions of the Property or the Project are conveyed, all of such covenants, reservations and restrictions shall run to each portion of the Property or the Project.

Section 6.2 Notice of Intent to Sell or Otherwise Transfer the Property and Subsequent Transfer. In the event of a sale or transfer of ownership of the Property, Owner agrees to provide written notice to the City with contact information regarding the new Owner. City shall coordinate with any successors and assigns to ensure the affordability terms contained in this agreement continue throughout the Affordability Period, unless otherwise terminated.

Section 6.3 Joinder and Consent of Mortgagee. The Mortgagee identified in the Joinder and Consent attached hereto has executed such Joinder and Consent, which joins in and consents to this Declaration and expressly subordinates its mortgage and liens to the covenants, restrictions, and easements set forth herein. A copy of the executed Joinder and Consent is attached hereto as **Exhibit “C”** and incorporated herein by reference.

ARTICLE 7

Recordation, Effective Date, and Duration

Section 7.1 Recordation. This Agreement shall be recorded in the Official Records of Orange County, Florida by the Owner at its sole expense. A certified copy of the recorded Agreement shall be provided to the Community Development, City Attorney and City Clerk within ten (10) days

of receipt of the executed Agreement.

Section 7.2 Effective Date. This Agreement shall become effective as of the date set forth above.

Section 7.3 Duration. This Agreement and the restrictions provided herein shall run with the Property and remain in effect for a period of thirty (30) years, unless sooner terminated, from a Certificate of Occupancy for the last principal structure of the Project.

Upon conclusion of the Affordability Period, the covenants herein shall be deemed satisfactory complied with unless documents properly and timely recorded with the Orange County Clerk of the Circuit Court indicate otherwise, and the City and the Owner will execute a recordable document further evidencing such termination.

ARTICLE 8

Modification

This Declaration shall not be terminated or modified without the express written approval of the City. The City and its successors and assigns and Owner and the successors and assigns of Owner in and to all or any part of the fee title to the Property, shall have the right to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, conditions, or restrictions contained in this Declaration without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust, or any other person or entity having any interest less than a fee in the Property. Any amendment or modification to this Declaration must be in writing and signed by the City and the Owner, or their successors and assigns.

ARTICLE 9

Miscellaneous Provisions

Section 9.1 Notice. All notices which may be given pursuant to this Declaration shall be in writing and shall be delivered by personal service or by certified mail return receipt requested addressed to the parties at their respective addresses indicated below or as the same may be changed in writing from time to time.

CITY:

City of Winter Park

Attn: City Manager

401 S Park Avenue

Winter Park, FL 32789

OWNER:

~~Broad Pursuit Benjamin Partners, LLC~~ Ltd

Attn: ~~Erik Halverson Daniel B Bellows, Managing Partner~~ President of General Partner

~~2400 Apopka Blvd~~ PO Box 350.

~~Apopka~~ Winter Park, FL 32703 32790

WITH COPY TO:

~~Lowndes~~ **Jeanne M. Reynaud, P.A.**

Attn: ~~Rebecca Wilson~~ Jeanne M. Reynaud

~~215 N. Eola Drive~~425 W. New England Ave, Suite 200
~~Orlando~~Winter Park, FL 3280132789

Section 9.2 Severability. If any provision hereof shall be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

Section 9.3 Entire Agreement. This Declaration together with the Exhibits embodies the entire agreement and understanding between the parties hereto and there are no other agreements and/or understandings, oral or written, with respect to the subject matter hereof, that are not merged herein and superseded hereby.

Section 9.4 Venue and Governing Law. Each party covenants and agrees that any and all legal actions arising out of or connected with this Declaration shall be instituted in the Circuit Court of the 9th Judicial Circuit in Orlando and for Orange County, Florida, or in the United States District Court for the Middle District of Florida, as the exclusive forums and venues for any such action, subject to any right of either party to removal from state court to federal court, which is hereby reserved, and each party further covenants and agrees that it will not institute any action in any other forum or venue and hereby consents to immediate dismissal or transfer of any such action instituted in any other forum or venue. This Declaration is entered into within, and with reference to the internal laws of, the State of Florida, and shall be governed, construed, and applied in accordance with the internal laws (excluding conflicts of law) of the State of Florida.

IN WITNESS WHEREOF, the Owner has executed this Declaration as of the ____ day of _____, 2026.

OWNER:

~~Broad Pursuit~~Benjamin Partners, LLCLtd, a Florida limited ~~liability company~~Partnership

By: ~~Halverson Holdings LLC~~Bennett Avenue Corporation, a Florida ~~limited liability company~~Corporation

By: _____

Name: ~~Erik K. Halverson~~Daniel B. Bellows

Title: ~~Manager~~President

Date: _____

Witnesses

Signature

Signature

Print

Print

Address

Address

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was sworn to, subscribed to and acknowledged before me by physical presence this ____ day of _____, 2026, by _____, Daniel B. Bellows, as _____President of _____, Bennett Avenue Corporation, general partner of Benjamin Parnters, ltd, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires: _____

S:\AKA\CLIENTS\Winter Park\Ravaudage Project W600-26004\Affidavit of Commitment and Restrictive Covenants.docx

Exhibit A
Legal Description

Exhibit B

EXHIBIT B

Rent Roll Detail													
Affordable Housing Unit	Lease ID	Bldg/ Unit	Floorplan	SQFT	Unit/ Lease Status	Move-In	Move-Out	Lease Start	Lease End	Market Rent	Lease Rent	Rent Limit by # Bedrooms in Unit	Qualifies
1	Sample 1-Bedroom	1-101	A1	712	Occupied	1/1/2026		1/1/2026	1/1/2027	\$2,400.00	\$2,300.00	\$2,371.00	YES
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
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26													

Demographic Detail												
Affordable Housing Unit	Bldg/ Unit	Floor Plan	Birth Date	Gender	Marital Status	Resident Status	Household Status/ Signer Status	Employer/ Job Type	Household Size	Household Income	Income Limit by Number of Persons in Household	Qualifies
1	1-101	A1	5/28/1996	F	Single	Current Resident	Head of Household Lease Signer, Occupant	ABC Health Nurse	1	\$84,000.00	\$88,560.00	YES
2												
3												
4												
5												
6												
7												
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24												
25												

Exhibit "C"

After Recording Return to:
City Clerk
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789

JOINDER AND CONSENT OF MORTGAGEE TO DECLARATION OF RESTRICTIVE COVENANTS AND AFFIDAVIT OF COMMITMENT

_____, a bank whose address is _____,
_____, being the owner and holder of that certain mortgage to _____,
_____, whose address is _____ (“Mortgagor”), recorded at Official Records Book _____, Page _____, together with that certain _____, recorded at Official Records Book _____, Page _____, together with that certain Notice _____, recorded at Official Records Book _____, Page _____, which encumbers the real property located in Orange County, Florida, more fully described in **Exhibit “A”** attached hereto and incorporated herein by reference (herein the “Property”), hereby joins in and consents to the Declaration of Restrictive Covenants and Affidavit of Commitment (“Declaration”) executed by the Mortgagor in favor of the City of Winter Park, a Florida municipal corporation, and to be recorded in the Public Records of Orange County, Florida. The Mortgagee hereby expressly subordinates its mortgage and liens to the terms, covenants and restrictions set forth in the Declaration. This Joinder and Consent does not release the Property from the lien or effect of the Mortgage and does not otherwise amend or alter the Mortgage.

(Signature page to follow)

of Mortgagee through their duly authorized representatives as of this ____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

[Bank]

(Signature)

By: _____

(Print Name)

Print Name: _____

(Signature)

Its: _____

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was sworn to, subscribed to and acknowledged before me by physical presence
this ____ day of _____, ~~2025~~2026, by _____, as
_____ of _____, who is personally known to me or
who has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires: _____



Development Review Committee

agenda item 4.b

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

June 26, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Nasrallah Architectural Group, Inc. for: Development Plan Approval to construct a two-story, 3,367-square foot office building, along with associated parking, at 1103 Lewis Drive, within the Ravaudage PD.

motion | recommendation

Staff recommends approval subject to the following conditions:

1. Prior to issuance of a building permit, the applicant shall revise the building design to provide a stronger architectural transition between the adjacent approved developments on Lewis Drive. Such revisions shall incorporate complementary exterior materials, façade modulation, architectural detailing, and building elements that contribute to a coordinated block frontage while allowing for variation in architectural style and expression.
2. Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.

background

The applicant is requesting Development Plan approval for the construction of a new two-story office building at 1103 Lewis Drive within the Ravaudage PD. The proposed building is part of a series of infill commercial buildings planned along the Lewis Drive frontage and will be located north of the previously approved office buildings at 1009/1101 Lewis Drive.

The proposed office building contains approximately 3,367 square feet of gross floor area and is designed as a two-story structure with approximately 1,654 square feet per floor. The

building will include an elevator and internal stair access serving both levels. Parking is calculated at one space per 333 square feet of office area, resulting in a requirement of ten (10) parking spaces. Five spaces are provided on-site behind the building, with the remaining required spaces allocated through adjacent parking facilities and parallel parking spaces within the Ravaudage development, consistent with the parking supply with the adjacent buildings.

The scale and massing of the building is similar to the adjacent office buildings approved along Lewis Drive and contribute to the intended urban streetscape envisioned for this portion of the development. While the building meets the applicable development standards, staff notes that its location between the previously approved office buildings to the south and the proposed mixed-use building at 1105 Lewis Drive, places it in a unique position to establish continuity along the Lewis Drive frontage. Although architectural diversity is encouraged within the Ravaudage development, staff believes the proposed building should incorporate additional design elements that create a more cohesive relationship between the adjacent developments. Greater consistency in building materials, façade articulation, window proportions, architectural detailing, and pedestrian-oriented design features would help unify the streetscape while allowing each building to retain its own architectural character.

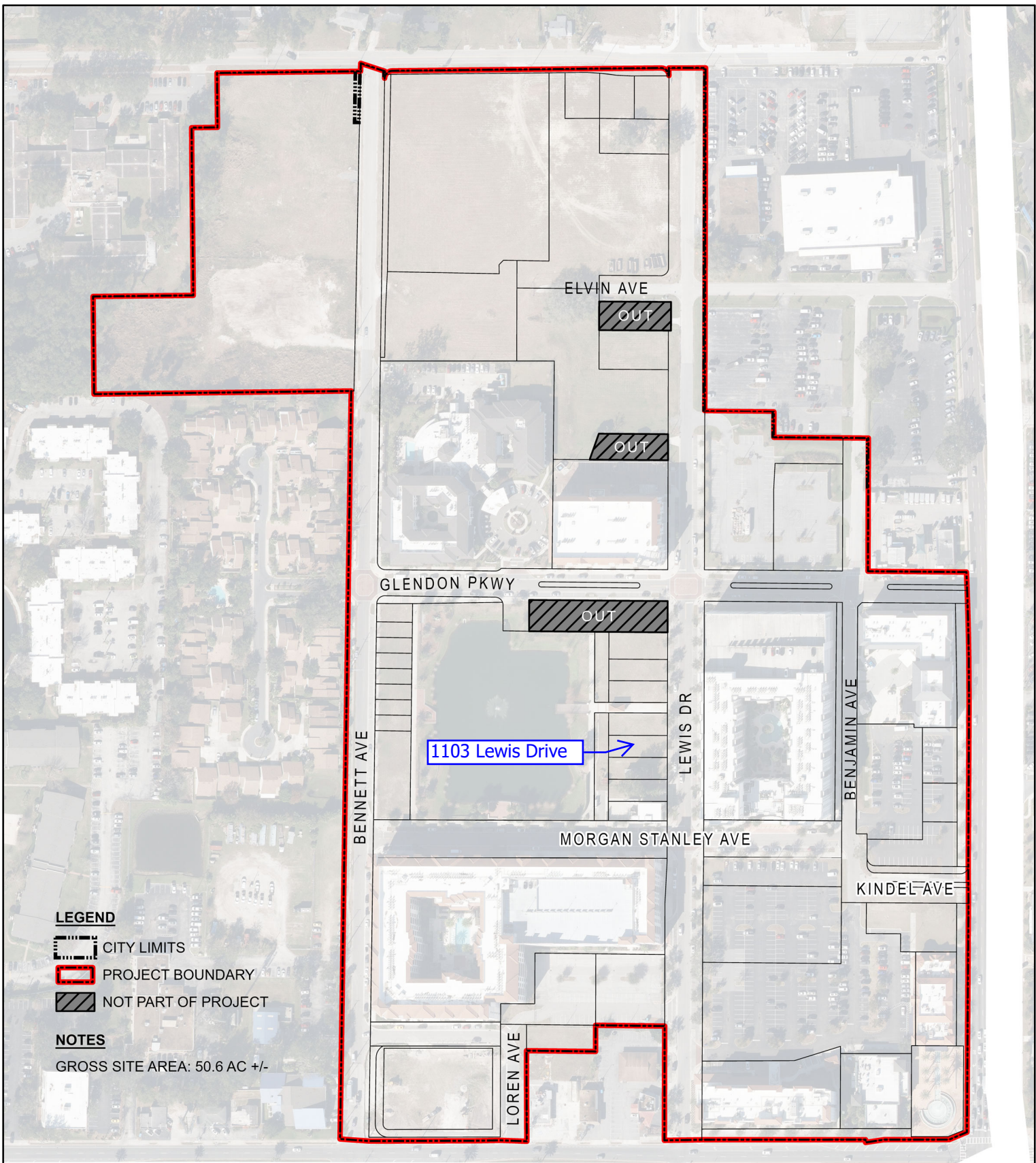
Based on this, staff is recommending a condition that prior to issuance of a building permit, the applicant shall revise the building design to provide a stronger architectural transition between the adjacent approved developments on Lewis Drive. Such revisions shall incorporate complementary exterior materials, façade modulation, architectural detailing, and building elements that contribute to a coordinated block frontage while allowing for variation in architectural style and expression.

alternatives | other considerations




fiscal impact

attachments

1. Location Map
2. Aerial Map
3. 1103 Lewis Drive SITE PLAN
4. Lewis Drive - DRC LA documents (1)
5. Lot 3 DRC Submittal



LEGEND

-  CITY LIMITS
-  PROJECT BOUNDARY
-  NOT PART OF PROJECT

NOTES

GROSS SITE AREA: 50.6 AC +/-

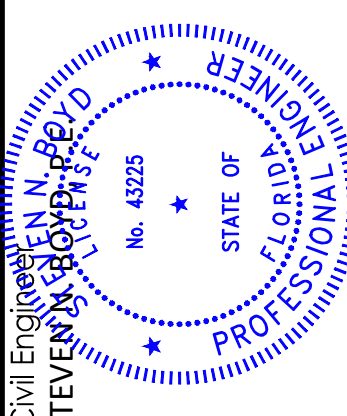
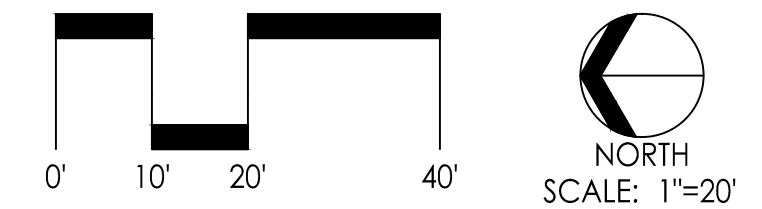


**RAVAUDAGE
LAND USE PLAN
WINTER PARK, FLORIDA**

**SHEET A-1
PROJECT LOCATION**





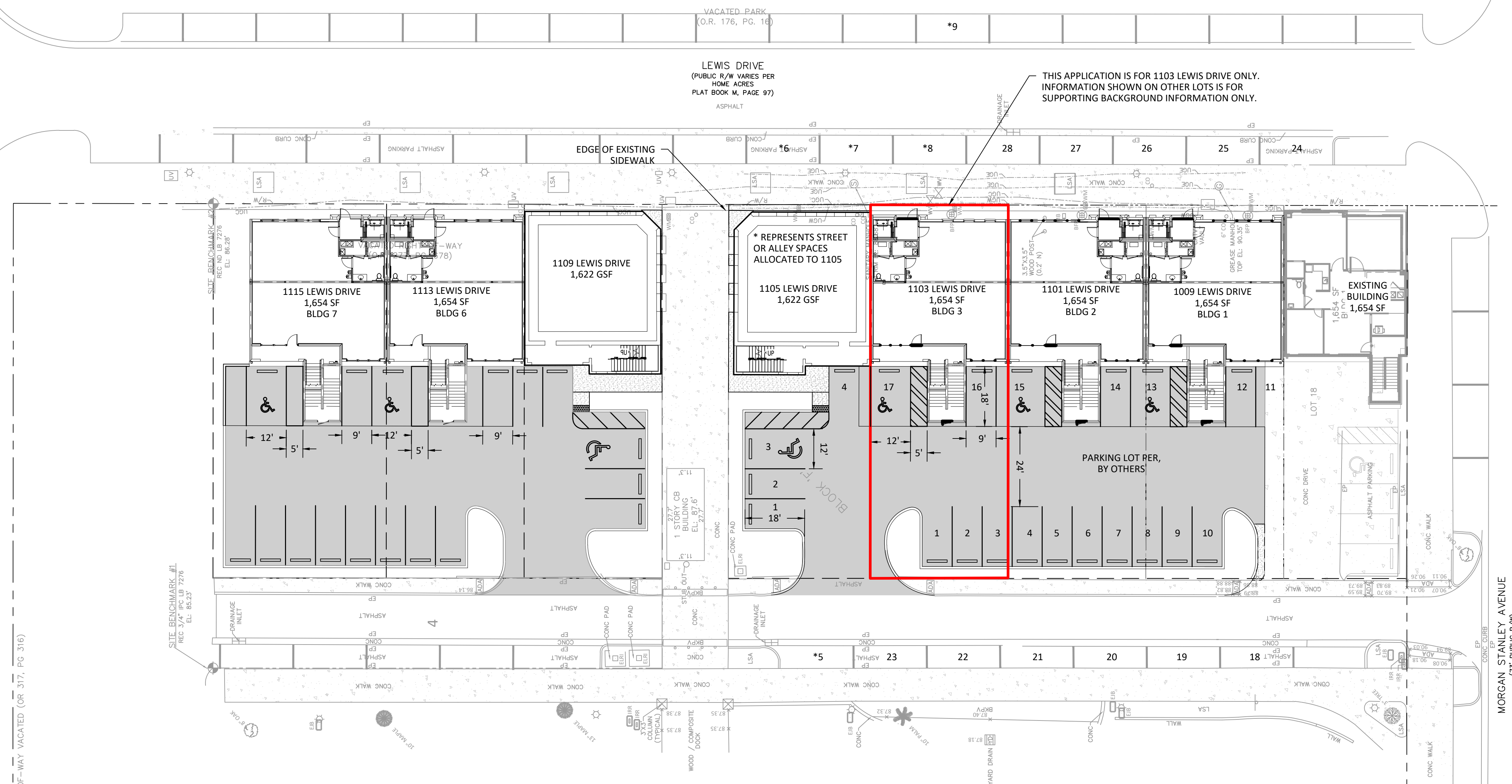


Rev.	Date	Description	Chk By

COMMERCIAL AT LEWIS DRIVE
CITY OF WINTER PARK, FLORIDA
PREPARED FOR:
1103 LEWIS DRIVE SITE PLAN

Date:	6/3/2026
Scale:	AS SHOWN
Project No.:	1198.002
Drawn By:	RAP
Designed By:	RAP
Checked By:	SNB

SHEET NO.
C1.00



1103 LEWIS DRIVE - SITE DATA
 PARCEL ID 01-22-29-3712-07-032
 PARCEL AREA 0.106 AC.
 BUILDING COVERAGE 0.046 AC.
 IMPERVIOUS AREA 0.097 AC.
 FRONT SETBACK 0 ft.
 SIDE SETBACK 0 ft.
 REAR SETBACK 47 FT (Provided)

PARKING CALCULATIONS FOR 1103 LEWIS DRIVE								
BUILDING	USES	SQ.FT.	REQUIREMENT	TOTAL REQUIRED	ON SITE	LEWIS DRIVE PARALLEL	ALLEY PARALLEL	TOTAL AVAILABLE
1103	COMMERCIAL	3367	1 PER 333 SF	10	5	3	2	10

GLENDON PARKWAY
(PUBLIC R/W VARIES PER
HOME ACRES
PLAT BOOK M, PAGE 97)

RIGHT-OF-WAY VACATED (OR 317, PG 316)

LEWIS DRIVE
(PUBLIC R/W VARIES PER
HOME ACRES
PLAT BOOK M, PAGE 97)
ASPHALT

THIS APPLICATION IS FOR 1103 LEWIS DRIVE ONLY.
INFORMATION SHOWN ON OTHER LOTS IS FOR
SUPPORTING BACKGROUND INFORMATION ONLY.

EDGE OF EXISTING
SIDEWALK

* REPRESENTS STREET
OR ALLEY SPACES
ALLOCATED TO 1105

PARKING LOT PER,
BY OTHERS

MORGAN STANLEY AVENUE
(23' PUBLIC R/W)

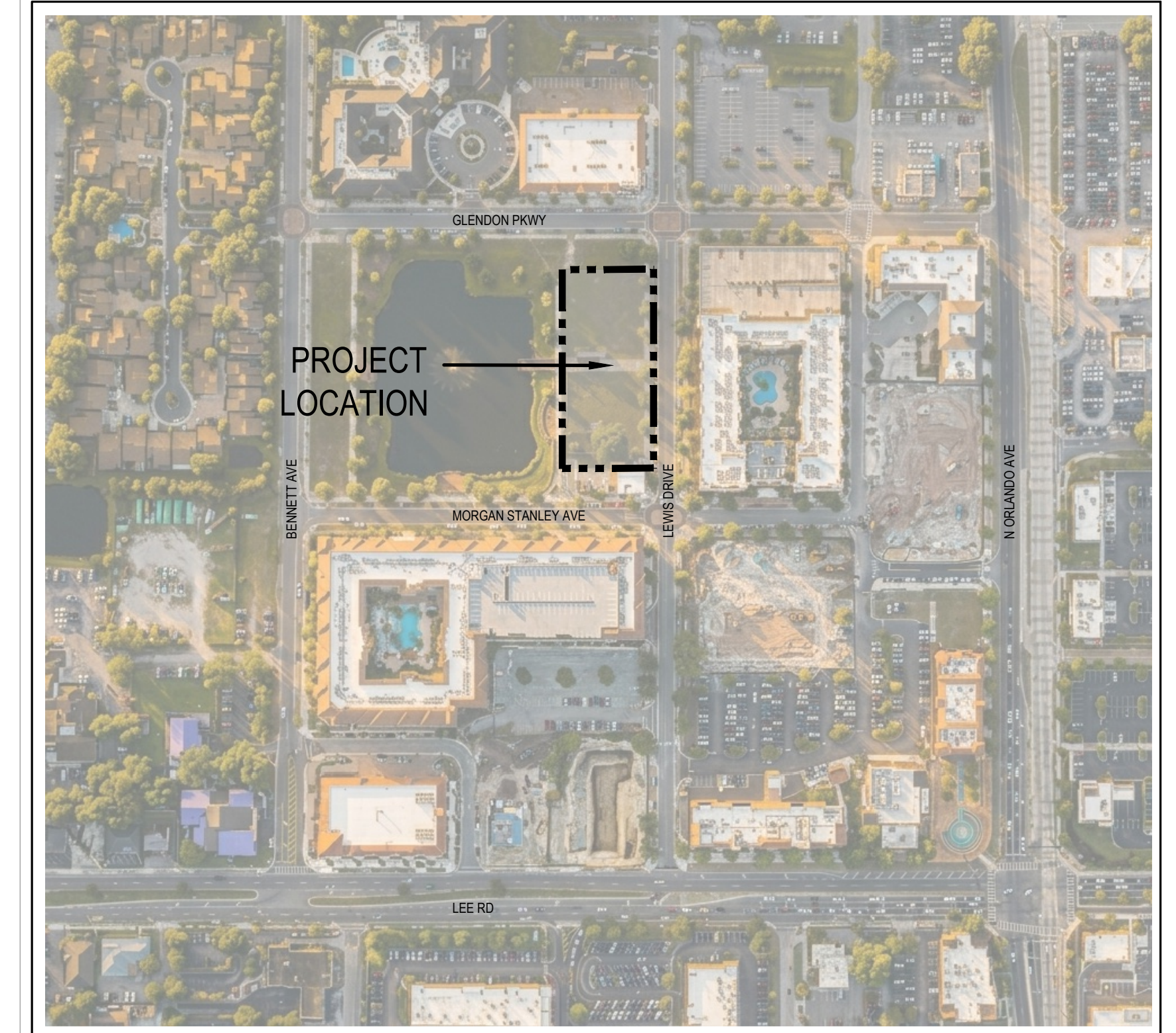
SITE PERMIT SET

ISSUED: JUNE 05, 2026

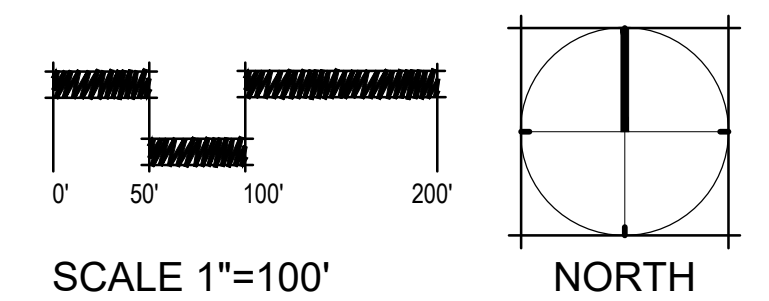
INDEX OF DRAWINGS		2026-06-05 PERMIT SET						
SHEET #	SHEET DESCRIPTION							
GENERAL CONDITIONS								
L-0.00	COVER SHEET	•						
LANDSCAPE DESIGN								
L-3.01	LANDSCAPE PLAN	•						
L-3.10	PLANT SCHEDULE & LANDSCAPE NOTES	•						
L-3.11	PLANTING DETAILS	•						
L-3.20	LANDSCAPE SPECIFICATIONS	•						
L-3.21	LANDSCAPE SPECIFICATIONS	•						
IRRIGATION DESIGN								
L-4.01	IRRIGATION PLAN	•						
L-4.10	IRRIGATION SCHEDULE & NOTES	•						
L-4.11	IRRIGATION DETAILS	•						
L-4.12	IRRIGATION DETAILS	•						
L-4.20	IRRIGATION SPECIFICATIONS	•						

LEWIS DRIVE COMMERCIAL BUILDINGS WINTER PARK, FLORIDA

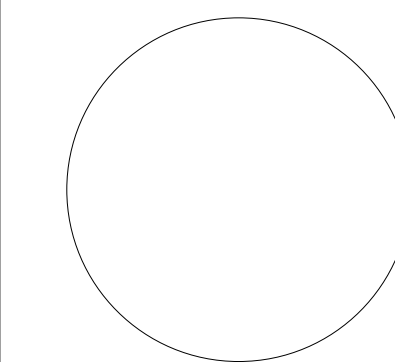
LANDSCAPE ARCHITECTURE AREA DEVELOPMENT
DOCUMENTS



VICINITY MAP

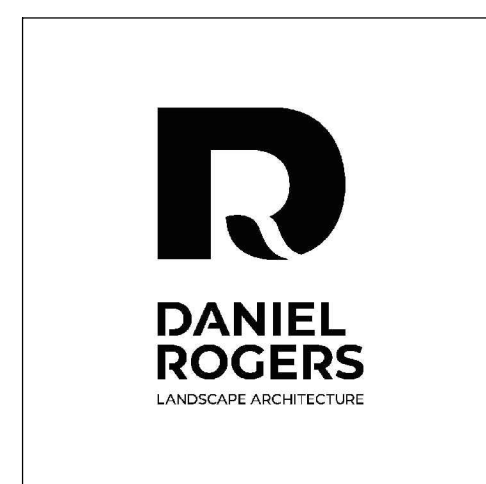


LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA 6668866



ARCHITECT:
ACi Architects Inc
955 N PENNSYLVANIA AVE
WINTER PARK, FL 32789
CONTACT: ALFONSO AVILA, AIA
P: 407-740-8405

CIVIL ENGINEER:
BOYD CIVIL ENGINEERING, INC.
6816 HANGING MOSS ROAD
ORLANDO, FL 32807
CONTACT: STEVE BOYD, PRINCIPAL
P: 407-494-2693 Ext. 101



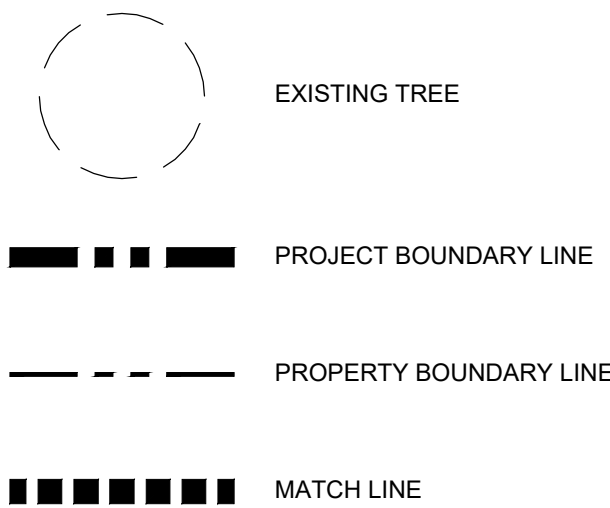
CODE REFERENCES, REQUIREMENTS & PROVISIONS:

A BUILDING FACADE LANDSCAPING (SECTION 58-336d)

- REQUIRED:
- BUILDING FACADES THAT ARE VISIBLE FROM PUBLIC R.O.W., 100% OF THE TOTAL LENGTH OF THE VISIBLE FACADE SHALL HAVE A LANDSCAPE AREA. (EXCLUDES ACCESSWAYS & ARCH. FEATURES)
 - THE LANDSCAPE REQUIRED LANDSCAPE AREA SHALL BE 6' WIDE, LOCATED WITHIN 20' OF THE FACADE.
 - AT LEAST 50% OF THE PLANTS REQUIRED SHALL BE A MIN. HEIGHT OF 12" AT TIME OF PLANTING.
 - A MINIMUM OF 5 UNDERSTORY TREES SHALL BE PROVIDED FOR EACH 100 LINEAR FEET OF THE REQUIRED LANDSCAPE AREA.

REFER TO SHEET L3.10 FOR PLANT SPECIES & QUANTITIES.

SHEET KEY & NOTES:



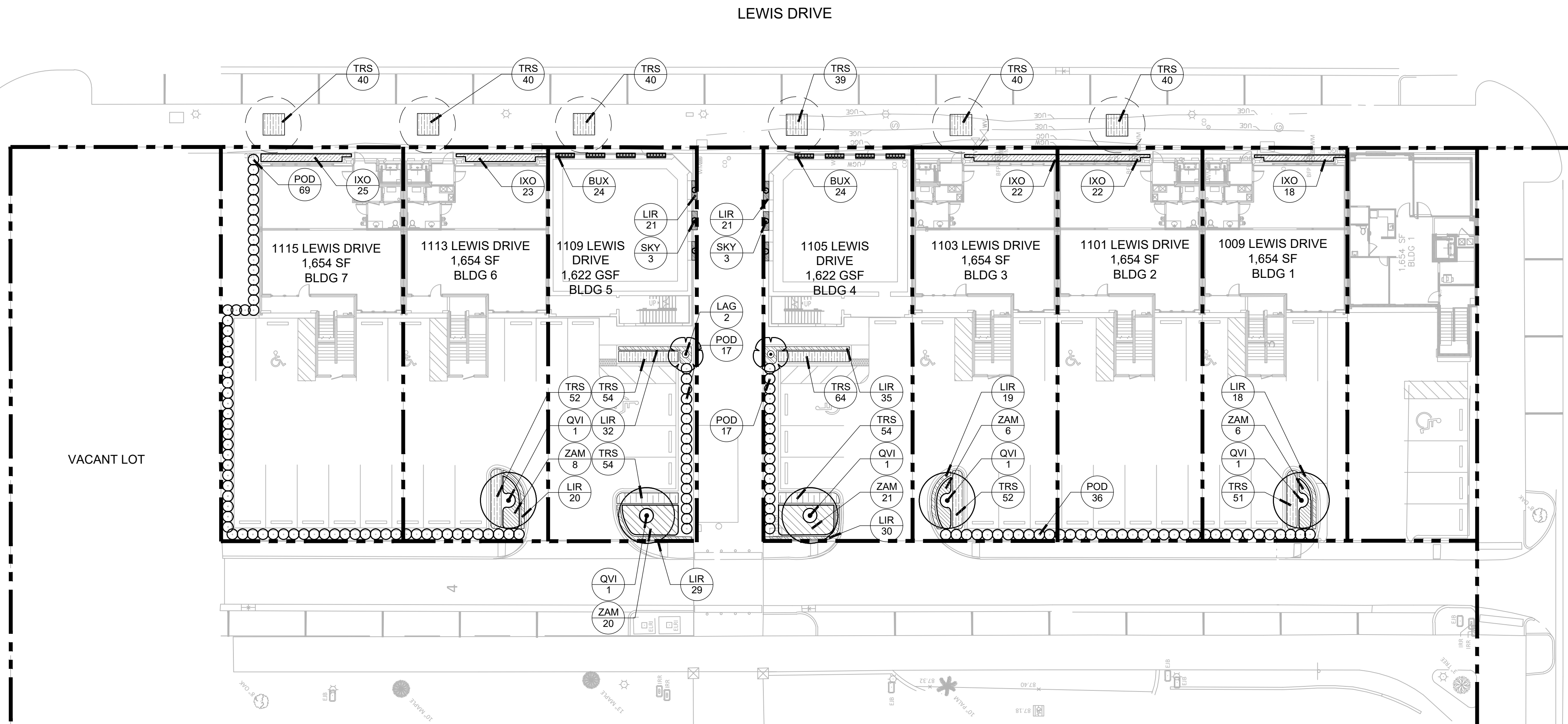
GENERAL LDC LANDSCAPING REQUIREMENTS:

- ALL REQUIRED PLANT MATERIALS SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE PROVISIONS OF THE CITY OF WINTER PARK LAND DEVELOPMENT CODE AND SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015.
- ALL SHADE TREES SHALL BE A MINIMUM OF 3" INCHES CALIPER, 12 FOOT HEIGHT AT TIME OF PLANTING.
- ALL UNDERSTORY TREES SHALL BE A MINIMUM OF 1" CALIPER, 6' HEIGHT AT TIME OF PLANTING.
- ALL "HEDGE" PLANTING SHALL BE A PLANTING OF EVERGREEN SHRUBS, 7 GALLON & 30" HEIGHT AT TIME OF PLANTING, A SPECIES ABLE TO ACHIEVE A 40" HEIGHT WITHIN ONE YEAR.
- SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AT PLANTING, SPACED 18" - 36" ON CENTER.
- SPECIES DIVERSITY (SHADE TREES): WHEN MORE THAN 5 SHADE TREES ARE REQUIRED, AT LEAST 2 DIFFERENT SPECIES ARE REQUIRED.
- SHADE TREES AND UNDERSTORY TREES MUST BE A MINIMUM OF 4' MEASURED FROM THE CENTERLINE OF THE TRUNK TO ANY HARDSCAPE OR UNDERGROUND UTILITIES.
- SEVENTY PERCENT OF PERVIOUS AREAS SHALL BE LOW-WATER USE ZONES.
- HIGH WATER USE ZONES LESS THAN 300 SQUARE FEET OR WITHIN AN AREA WITH ANY ONE DIMENSION LESS THAN TEN FEET SHALL BE PROHIBITED.

NOTE: FOLLOWING THE COMPLETION OF THE INSTALLATION OF ALL LANDSCAPING AS REQUIRED BY THE CITY OF WINTER PARK REGULATIONS, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED AS-BUILT LANDSCAPE PLAN PORTRAYING LANDSCAPE MATERIALS AS INSTALLED AND CERTIFY IN WRITING WITH A SIGNED AND SEALED LETTER TO THE CITY THAT THE LANDSCAPING HAS BEEN INSTALLED PURSUANT TO THE APPROVED LANDSCAPE PLAN AND THAT ANY SUBSTITUTIONS OR DELETIONS OF PLANT MATERIALS WERE APPROVED AND ACCEPTED PRIOR TO INSTALLATION BY THE PARKS DIRECTOR OR HIS DESIGNEE. (SECTION 58-337)

GLENDON PKWY

MORGAN STANLEY AVE



SCALE: 1"=20'

ISSUED

NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REVISIONS

REV.	DATE	REVISION
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LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

JUNE 05, 2026

DANIEL ROGERS
LANDSCAPE ARCHITECTURE

900 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P. 407.353.0112

PERMIT SET

PROJECT NAME

**LEWIS DRIVE
COMMERCIAL BUILDINGS**

SHEET NAME

LANDSCAPE PLAN - CODE

SCALE

AS SHOWN

DATE	DRAWN
06.05.2026	OJ

SHEET NUMBER

L-3.01

PLANTER / POT NOTES

- ALL POTS SHALL HAVE A 1" DIA DRAINAGE HOLE DRILLED INTO THE BASE, WITH A 4" GRAVEL LAYER IN THE BOTTOM. GEOTEXTURAL FABRIC SHALL BE PLACED ABOVE THE GRAVEL LAYER TO CONTAIN THE SOIL SUBSTRATE WITHIN THE PLANTER.
- POTS TO BE SEALED ON THE INSIDE WITH A WATER PROOFING ASPHALT SEALER TO WITHIN 2" OF THE POT RIM.
- ALL POTS ON PAVING TO RECEIVE IRRIGATION FROM TUBING RUNNING UP BACKSIDE OF POT OUT OF GUEST SIGHT. SEE SHEET L-510 FOR POT IRRIGATION DETAILING AND NOTES. IRRIGATION CONTRACTOR TO VERIFY POT PLACEMENT PRIOR TO IRRIGATION INSTALLATION.
- FINAL PLACEMENT OF ALL PLANT MATERIAL DESIGNATED TO BE LOCATED IN POTS SHALL BE DETERMINED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO REVIEW PLANT QUANTITIES & ARRANGEMENTS PRIOR TO PLANTING, ADJUSTMENTS MAY BE REQUIRED.

SOIL AMENDMENT NOTES

- CONTRACTOR TO TILL ALL AREAS ON PLANS DEEMED AS PROPOSED PLANTING.
- SOIL ANALYSIS & PERCOLATION TEST TO BE PROVIDED BY CONTRACTOR PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL IMPORTED FILL SHALL BE CLEAN & FREE OF DEBRIS. NO MUCK SHALL BE USED IN PLANTING AREAS.
- ALL IMPORTED FILL & EXCAVATED SOIL FROM ON SITE BEING USED FOR PLANTING AREAS SHALL BE TESTED FOR PH. THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT AND/OR OWNER FOR REVIEW WHEN THE SOIL IS DELIVERED TO THE SITE AND AGAIN PRIOR TO PLANTING.
- ALL POTS & PLANTERS SHALL RECEIVE PLANTING MIX AS SHOWN BELOW:
ANNUAL & PERENIAL MIX:
40% ORGANIC MATERIAL
40% COURSE BUILDERS SAND
10% DECOMPOSED PINE BARK
10% CYPRESS CHIPS
4 LBS OF FERTILIZER
2 LBS OF TRACE ELEMENTS (AZOMITE / MYCCORIAZEA)
TREATED COW MANURE
PH OF 5.5 TO 6.5

LANDSCAPE ISLAND PREPERATION

- ALL LANDSCAPE ISLANDS DESIGNATED FOR PLANTING, INCLUDING TREE AREAS, SHALL BE PROPERLY PREPARED PRIOR TO INSTALLATION. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS, UNSUITABLE MATERIALS, AND DELETERIOUS MATTER FROM PLANTING AREAS, INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, LIMEROCK, COMPACTED SUBGRADE, AND CONSTRUCTION FILL.
- EXISTING SUBSOIL THAT IS EXCESSIVELY COMPACTED OR UNSUITABLE FOR PLANT GROWTH SHALL BE SCARIFIED OR REMOVED AND REPLACED AS NECESSARY TO PROMOTE PROPER DRAINAGE AND ROOT DEVELOPMENT. PLANTING AREAS SHALL BE BROUGHT TO FINISH GRADES WITH CLEAN, FRIABLE PLANTING SOIL FREE OF DEBRIS, STONES, AND CONTAMINANTS.
- ALL PLANTING SOILS SHALL BE AMENDED WITH ORGANIC MATTER IN ACCORDANCE WITH PROJECT SPECIFICATIONS TO IMPROVE SOIL STRUCTURE, DRAINAGE, AND NUTRIENT CONTENT. SOIL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE TOP LAYER OF SOIL PRIOR TO PLANTING OPERATIONS.
- LANDSCAPE ISLANDS SHALL BE FINE GRADED, RAKED SMOOTH, AND PREPARED TO RECEIVE PLANT MATERIAL IN ACCORDANCE WITH INDUSTRY STANDARDS AND PROJECT DETAILS. CONTRACTOR SHALL ENSURE ALL PLANTING AREAS ARE SUITABLE FOR HEALTHY ESTABLISHMENT OF TREES AND PLANT MATERIAL.

LANDSCAPE NOTES

- NEWLY INSTALLED "SHADE" TREES SHALL HAVE THEIR D.B.H. MEASURED 4.5' ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
- THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.
- ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS. REFER TO SHEET L-804 WITHIN THIS PACKAGE.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.


14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

15. ALL PHOENIX DACTYLIFERA AND PHOENIX SYLVESTRIS PALMS MUST BE INOCULATED AND FREE OF ANY PATHOGEN OR NUTRIENT DEFICIENCY INCLUDING BUT NOT LIMITED TO LETHAL BRONZING. SUBMITTAL OF VERIFICATION FROM GROWER AND PATHOGENIC TEST RESULTS MUST BE SENT TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

PLANT SCHEDULE - CODE LEVEL

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPEC	NATIVE	DROUGHT TOLERANT	SPACING
CANOPY TREES								
	QVI	5	Southern Live Oak	Quercus virginiana	3" Cal. x 12 Ht.	Yes	High	Per Plan
UNDERSTORY TREES								
	LAG	2	Natchez Crape Myrtle	Lagerstroemia indica x fauriei 'Natchez'	2" Cal., 12' Ht., 6' Ct., Standard, Grade #1	No	Medium	Per Plan
	SKY	6	Sky Pencil Japanese Holly	Ilex crenata 'Sky Pencil'	15 Gal., 5' Ht., Grade #1	No	Medium	Per Plan
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING
SHRUBS								
	BUX	48	Japanese Boxwood	Buxus microphylla japonica	3 Gal., 18" Ht., Full in Pot	No	Medium	18" o.c.
	POD	139	Yew Podocarpus	Podocarpus macrophyllus	7 Gal., 48" Ht., Matched, Full, Grade #1	No	Medium	36" o.c.
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPEC	NATIVE	DROUGHT TOLERANT	SPACING
SHRUB AREAS								
	ZAM	61	Coontie Cycad	Zamia pumila	3 gal., 18" Ht., Full in Pot	Yes	High	30" o.c.
	IXO	110	Red Dwarf Ixora	Ixora taiwanensis 'Red Dwarf'	3 gal., 18" Ht., Full in Pot	No	Medium	18" O.C.
GROUND COVERS								
	LIR	225	Evergreen Giant Lilyturf	Liriope muscari 'Evergreen Giant'	1 Gal., Full in Pot	No	High	12" o.c.
	TRS	620	Summer Sunset Asiatic Jasmine	Trachelospermum asiaticum 'Summer Sunset'	1 Gal., Full in Pot	No	High	12" o.c.

SHEET KEY & NOTES:



DANIEL ROGERS
LANDSCAPE ARCHITECTURE

900 WINDERLEY PLACE SUITE 305 | MAITLAND, FLORIDA 32751 | P. 407.353.0112

ISSUED	
NO.	DESCRIPTION DATE
1	PERMIT SET 6-05-2026
REVISIONS	
REV.	DATE REVISION
PERMIT SET	
PROJECT NAME	
LEWIS DRIVE COMMERCIAL BUILDINGS	
SHEET NAME	
PLANT SCHEDULE & LANDSCAPE NOTES	
SCALE	
AS SHOWN	
LANDSCAPE ARCHITECT DANIEL A. ROGERS, RLA 6666866	DATE JUNE 05, 2026
	DRAWN OJ
SHEET NUMBER	
L-3.10	

A

B

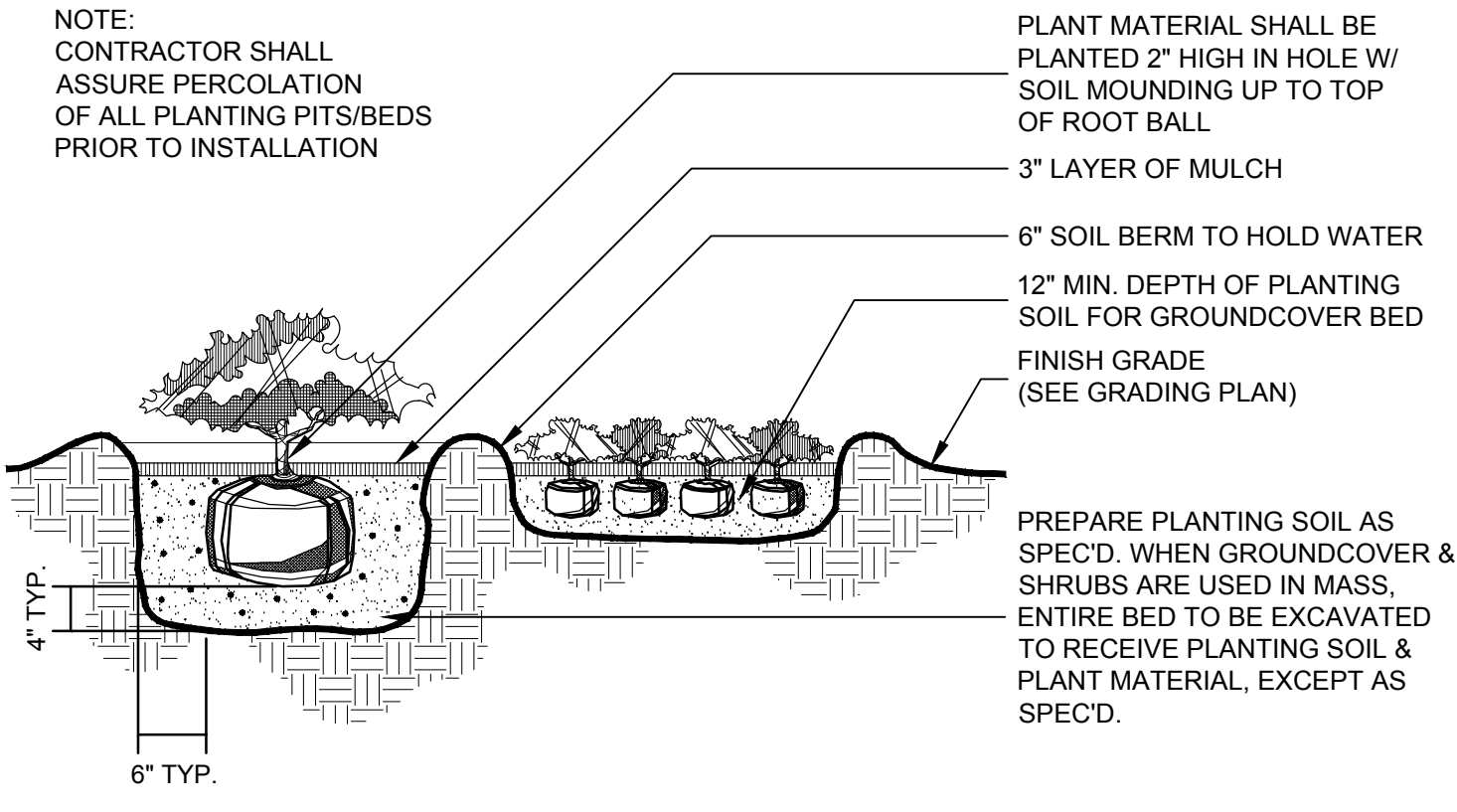
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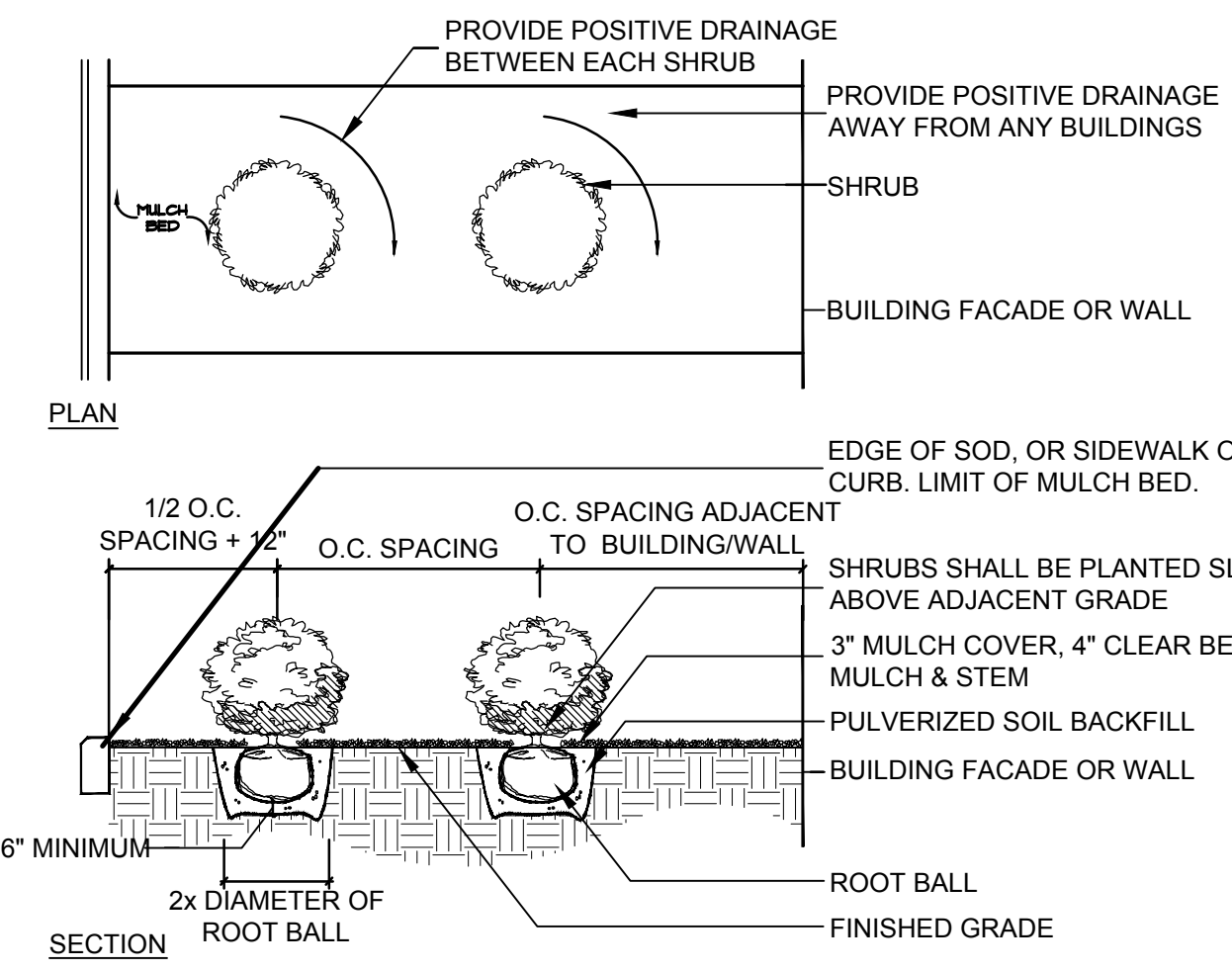
SHEET KEY & NOTES:

NOTE:

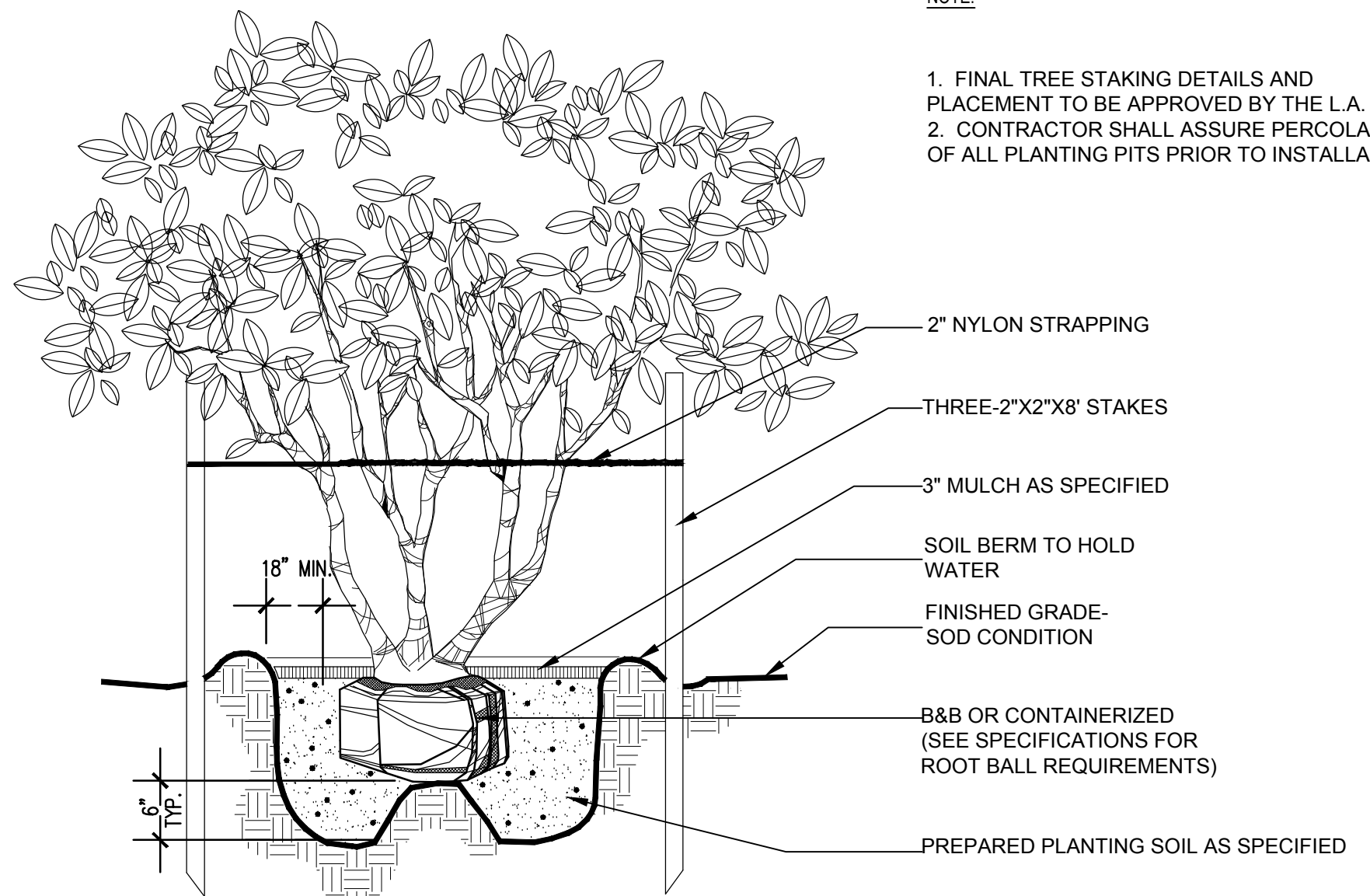
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



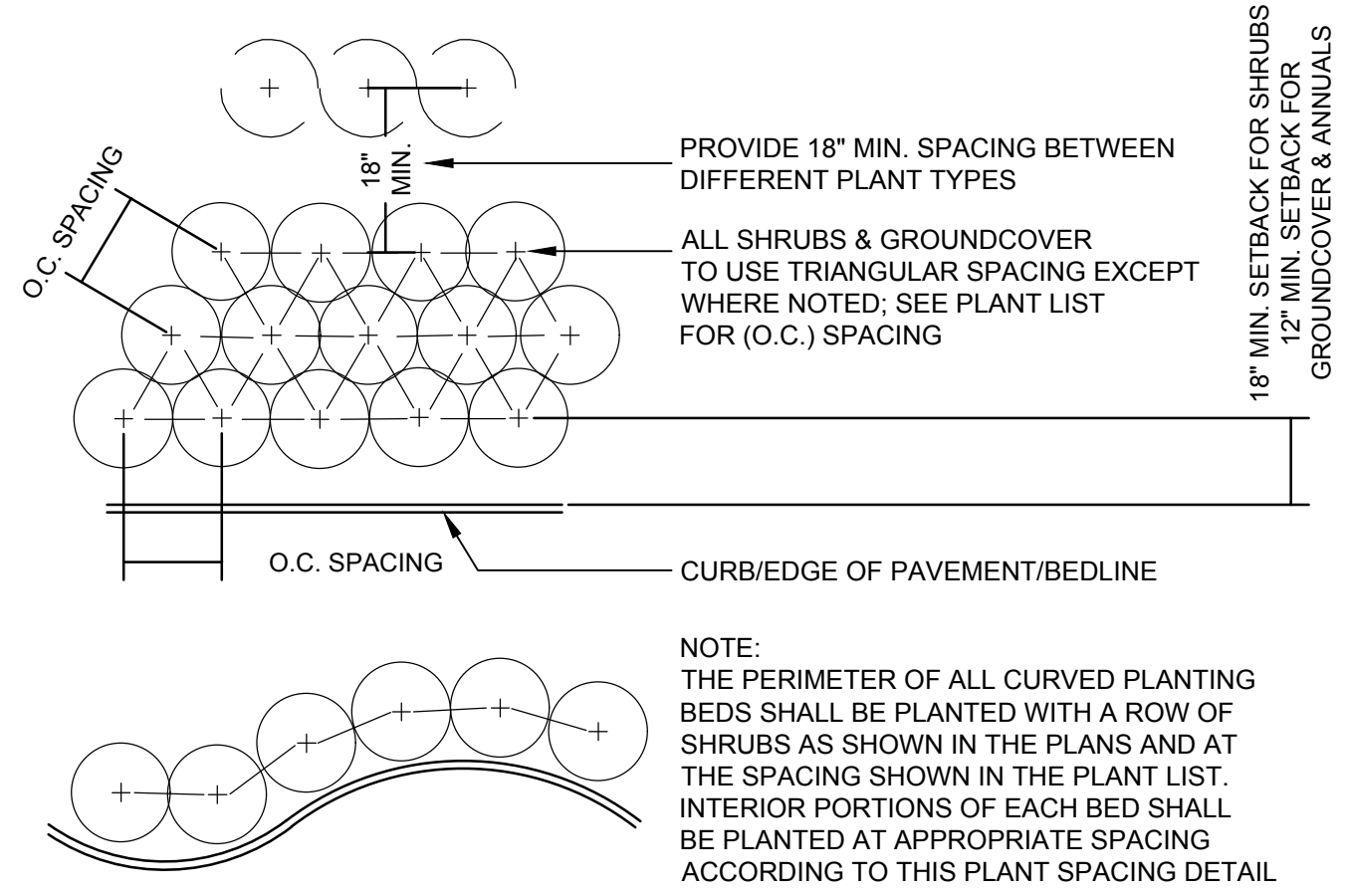
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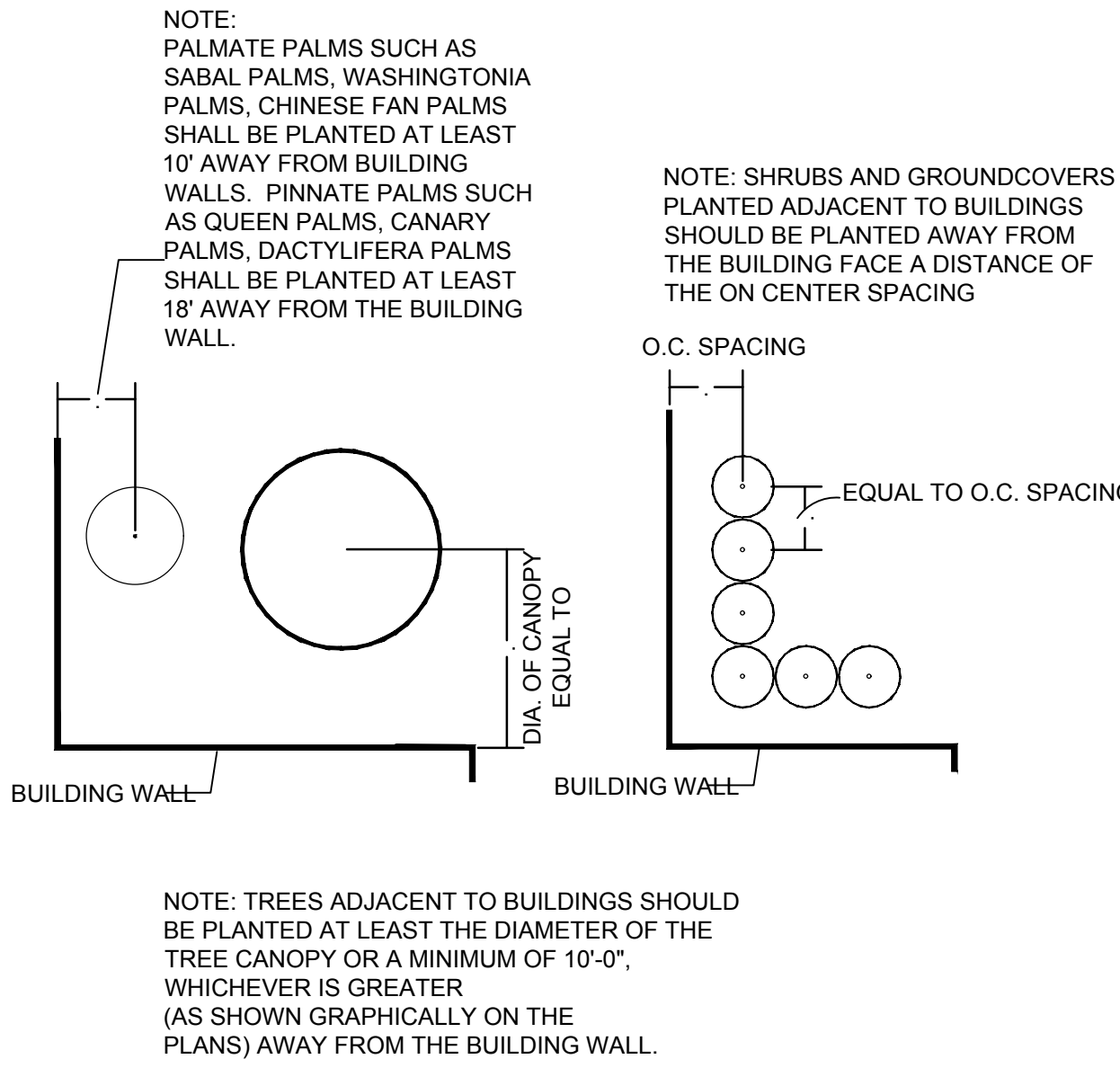
SHRUB PLANTING DETAIL ADJ. TO BUILDING
SCALE: NTS



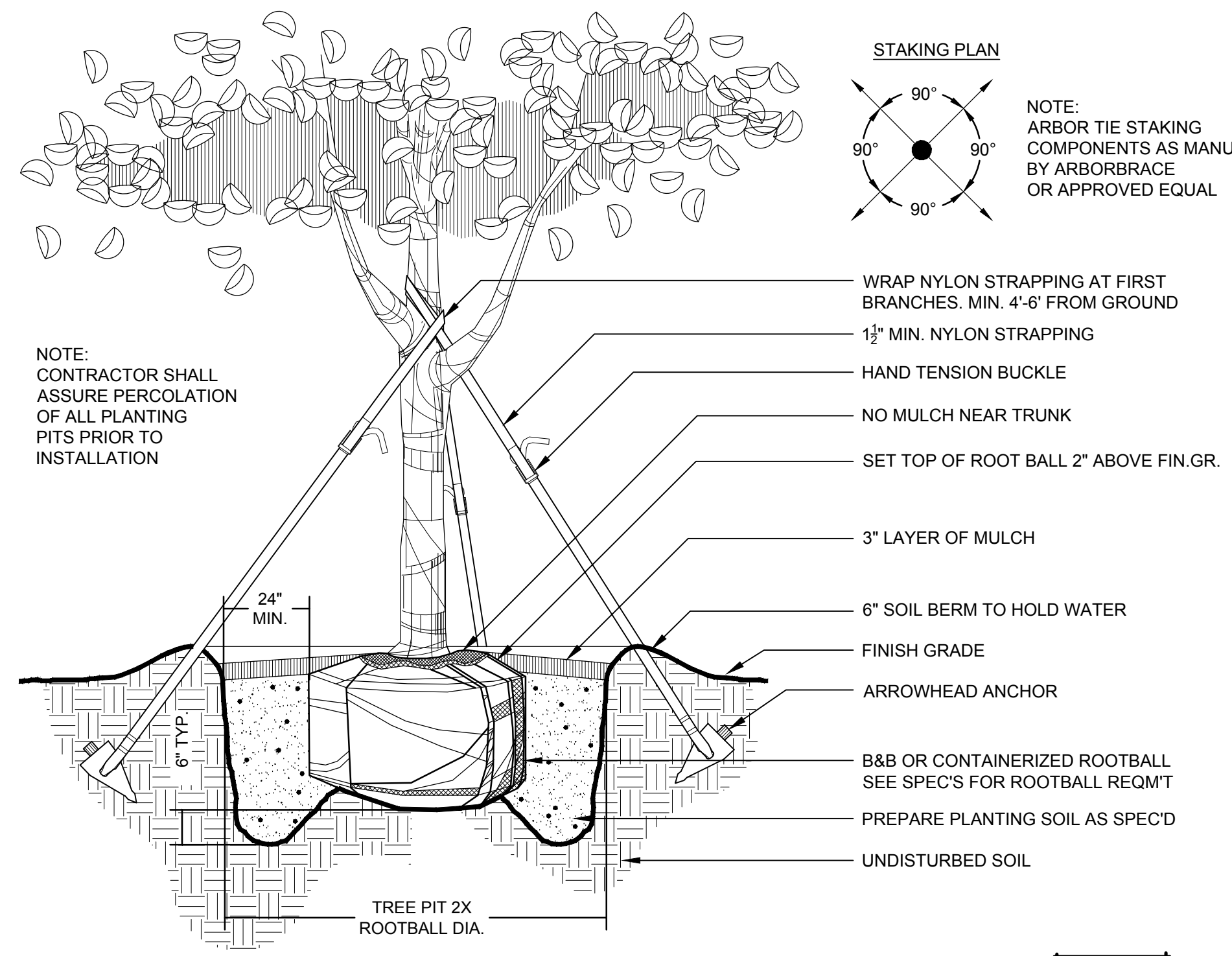
UNDERSTORY TREE PLANTING DETAIL
SCALE: NTS



SHRUB & GROUND COVER PLANTING DETAIL
SCALE: NTS



SHRUB PLANTING DETAIL ADJ. TO BUILDING
SCALE: NTS



CANOPY TREE PLANTING DETAIL
SCALE: NTS

ISSUED

NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REVISIONS

REV.	DATE	REVISION
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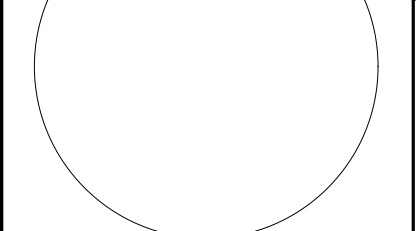
PERMIT SET
PROJECT NAME
LEWIS DRIVE
COMMERCIAL BUILDINGS
SHEET NAME
PLANTING DETAILS

LANDSCAPE ARCHITECT

DANIEL A. ROGERS, RLA	DATE	DRAWN
6666866	06.05.2026	OJ

SCALE

AS SHOWN	SHEET NUMBER
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L-3.11

SECTION 32.92.00 SODDING

PART 1- GENERAL

1.01 SCOPE OF WORK

- A. This section shall govern the furnishing of all sod, labor, materials, equipment and services necessary for the complete installation of all sodding and other items necessary to complete the work as shown on the drawings and as specified herein

1.02 GENERAL REQUIREMENTS

- A. See drawings for area to be sodded
- B. Labor crews shall be directed by a landscape foreman experienced in plant materials, planting, reading blueprints, and coordination between job and nursery
- C. Coordinate work with other related work in order to expedite installation of work

1.03 APPLICABLE DOCUMENTS

- A. The following publications of the issues listed below form a part of this specification.
 - A.1. American Joint Committee on Horticultural Nomenclature (AJCHN) Standard Plant Names, Second Edition (1942)
 - A.2. American National Standards Institute (ANSI)- Z60.1-2004 Nursery Stock (sponsored by the American Association of Nurserymen, Inc.)
 - A.3. Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida

PART 2- MATERIALS

2.01 TOPSOIL

- A. If the quantity of existing stored or excavated topsoil is inadequate for sodding, sufficient additional topsoil shall be furnished. Topsoil furnished shall be a natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity. It shall be obtained from naturally well-drained areas. Topsoil shall be without a mixture of subsoil and free from Johnson grass (Sorghum halepense), Nutgrass (Cyperus rotundus) and objectionable weeds and toxic substances.

2.02 LIME

- A. Shall be ground limestone (Dolomite) containing not less than 85% of total carbonates, and shall be ground to such a fineness that 50% will pass a 100-mesh sieve and 90% will pass a 20-mesh sieve.

2.03 FERTILIZER

- A. Commercial fertilizer shall be 8-8-8 formulation, of which 60% of the nitrogen is in the urea-formaldehyde form and shall conform to the applicable State Fertilizer laws. It shall be granulated so that 80% is held on a 16-mesh screen, uniform in composition, dry and free-flowing.

2.04 SOD

- A. Sod shall be St. Augustine Floratam or Bahia Argentine, as noted on the plans. Sod shall be fresh, healthy, living stems and attached roots. Sod shall be obtained from approved sources where the sod is heavy and thickly matted and free from ground pearl and fairy ring. The soil depth shall be uniform and 1"-1-1/2" thick. Sod shall be free of Nutgrass (Cyperus rotundus), Johnson grass (Sorghum halepense), and other objectionable weeds, and shall not contain material which might be detrimental to the development of the turf.

2.05 REQUIREMENTS

- A. All areas within the limits of work indicated for sodding and all areas disturbed by the Contractor's operations, shall be grassed (sodded).

PART 3- EXECUTION

3.01 INSTALLATION

- A. Grading: Areas to be grassed shall be graded to remove depressions, undulations, and irregularities in the surface before grassing.
- B. Tillage: When it is determined by a Landscape Architect that the soil conditions warrant special attention, the area to be grassed shall be thoroughly tilled to a depth of 3" using a plow and disc harrow or rotary tilling machinery until a suitable seed bed has been prepared and no clods or clumps remain larger than 1"-1-1/2" diameter.
- C. Applying Lime: The pH of the soil shall be determined. If the pH is below 5.0, sufficient lime shall be added to provide a pH between 5.5 and 6.5. The lime shall be thoroughly incorporated into the top three or four inches of the soil. Lime and fertilizer may be applied in one operation.
- D. Applying Fertilizer: Fertilizer shall be applied at the rate of 10 pounds per 1,000 sq. ft. and shall be broadcast over the surface after the sod has been placed.
- E. Sodding: Sod shall be placed within 48 hours of harvesting. In addition sod shall not be left stacked for longer than 24 hours.
- F. Placing Sod: The soil shall be soaked just prior to placing sod. Each block or strip of sod shall be butted firmly against the last. Gaps shall be filled with pieces of sod and topsoil. The sod shall not be stretched while placing. Immediately after placing sod, roll to provide firm contact with soil.
- G. Watering: Sodding will not be authorized unless the planting soil has a moisture content level sufficient to prevent the immediate drying out of newly placed sod. Water shall be applied prior to sodding operations. At least one-half inch of water shall be applied uniformly to all areas to be sodded. In addition, watering will be required over all areas on which sodding has been completed. This application shall be made not later than 30 minutes after sodding has been completed and shall amount to at least one-half inch of water over the entire area sodded. Watering shall be done in a manner which will prevent erosion due to the application of excessive quantities in a concentrated area. Water source shall be provided by the Owner.
- H. Winter Cover: All areas to be grassed shall be protected against erosion at all times. For protection during winter months, Italian Ryegrass shall be planted at the rate of four pounds per 1,000 sq. ft. on all areas which are not protected by permanent grass.
- I. Clean-up: All excess soil, excess grass materials, stones, and other waste shall be removed from the site daily and not allowed to accumulate. All paved areas shall be kept clean at all times.
- J. Maintenance shall begin immediately following the last operation of sodding and continue until final acceptance. Maintenance shall include watering, mowing, replanting, and all other work necessary to produce a uniform stand of grass. Grassing will be considered for final acceptance when the permanent grass is healthy and growing on 100% of area to be sodded

3.02 QUALITY CONTROL

- A. Contractor quality control shall apply to all work in this Section in accordance with the provisions of Division I, General Requirements. Except where specific testing, and approval shall be performed by the Contractor's quality control representative or a member of his staff. Where it is specified that a submission be made to others for approval, the QCC representative shall check the submission and satisfy himself that it complies with contract requirements prior to submission to others for approval.

3.03 CONTRACTOR'S RECORD OF CERTIFICATION

- A. Contractor's records of certification will be required for the following, and three copies each of all documentation shall be furnished the Owner for record purposes.
 - A.1. Certificate of Conformance will be required for the following
 - A.1.1. Sod
 - A.1.2. Fertilizer
 - A.1.3. Topsoil
 - A.1.4. Lime
 - A.2. Test Reports: The results of laboratory tests performed on the topsoil material shall be submitted. The reports shall include the pH level, the amount of organic matter, and available phosphoric acid and potash of the soil intended for use in the work.

3.04 REQUEST FOR FINAL ACCEPTANCE

- A. The Contractor shall submit to the Owner or his Representative two copies of a written request for final acceptance of the grassing work. The request shall be submitted at least ten days prior to the anticipated date of acceptance. The condition of the grass will be noted, and the Contractor will be notified if maintenance is to continue

3.05 GUARANTEE AND REPLACEMENT

- A. All sod shall be guaranteed for a period of thirty (30) days from the time of job acceptance.
- B. Replacement of sod necessary during the maintenance period shall be the responsibility of the Contractor, except for possible replacements of

sod due to theft, vandalism, neglect by Owner or acts of negligence of the part of others.

- C. At the end of the guaranty period, and at any time during the period, any sod that dies or is not in satisfactory condition, as determined by the Owner and the Landscape Architect, shall be removed and replaced with new, healthy material of the original. The new material shall be guaranteed as outlined above. The Landscape Contractor shall be responsible for the cost of the material and labor.
- D. The time limit may be extended by agreement by agreement for any material in questionable condition at the end of the guaranty period.

END OF SECTION 32.92.00

SECTION 32.93.00

PART1- GENERAL WORK

1.01 SCOPE OF WORK

- A. This section covers furnishing and installing all landscape plants and not-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified

1.02 PLANTING LAYOUT

- A. Before beginning work, the Contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as is made available. Plans and specifications of related work may be obtained from the Owner.
- B. The Contractor shall locate all general reference points; take precautions to prevent their disturbance; perform the layout work; be responsible for all lines, elevations and measurements of work executed under the contract; exercise proper precaution to verify figures on drawings before laying out work; and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for his own work and be responsible for its accuracy.
- C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.
- D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

- A. Unless otherwise noted, plant material, including collected materials, shall be grade FLORIDA NO. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida; and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-2004 as approved by the American Association of Nurserymen.
- B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety name. Botanical name shall have precedence over common name.
- C. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials that, in their opinion, do not meet with the requirements of these Specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

- A. All plant material shall be inspected by the Florida Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURAL STANDARDS will not be accepted.

PART 2: MATERIALS

2.01 SOIL BACKFILL

- A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement, limerock, asphalt, or any other material that may be harmful to plant growth or hinder planting operations. Poorly drained soils shall not be used.
- B. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.
- C. If additional soil is required, it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before; and shall be free of admixture of subsoil and foreign matter, stones, toxic substances, and any material or substance that may be harmful to plant growth.
- D. The Contractor shall provide the following information on imported topsoil:
 - D.1. Specific location from which topsoil will be (or was) stripped.
 - D.2. Present Owner of that property.
 - D.3. Approximate amount of topsoil available
 - D.4. Test results showing topsoil composition and analysis
- E. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis-Agronomy #9" as published by the American Society of Agronomy, and shall be performed at the Contractor's expense.
- F. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
- G. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 8" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
- H. Planting soil backfill for tree wells, if applicable, shall be 2/3 approved topsoil and 1/3 coarse washed builder's sand

2.02 FERTILIZER

- A. Commercial fertilizer shall be Florikan19-6-8 Premium Ornamental formulation, 100 day slow release, available from ESA Corp., Sarasota, Florida USA, www.florikan.com, PH 941.377.8666, or approved equal. Fertilizer shall be uniform in composition, dry and free flowing.
- B. Specimen plants- A transplant amendment shall be used which is formulated as a transplant preparation to inoculate landscape trees and/or shrubs with live beneficial mycorrhizal fungi when planting. It contains highly selected endo and ectomycorrhizae fungi that will quickly colonize the roots of new transplants to provide the best possible conditions for the roots to become as effective as possible during the establishment period and beyond. Both endo and ectomycorrhizal inoculants are combined with Trichoderma, humic acids, beneficial bacteria, soluble sea kelp, yucca plant extracts, to promote rapid root development. To reduce transplant stress and watering maintenance, and to slow release all soluble components of the formulation, water management gel is added to complete the package.
- C. Specimen Palm plants- shall be treated when planting with an inoculum of live beneficial mycorrhizal fungi to promote new feeder roots and mycorrhizal development on newly planted palms. The inoculum shall contain highly selected endomycorrhizal fungi that will quickly colonize roots of palms to provide the best possible conditions for the roots to grow and extract from the root zone water and nutrients. The mycorrhizal fungi shall be combined with humic acids, biostimulants, beneficial bacteria, soluble sea kelp, yucca plant extracts, fulvic acid, nitrogen, phosphorus, potassium, and chelated magnesium, manganese, iron and zinc, to promote rapid root development.

2.03 DOLOMITIC LIMESTONE

- A. Dolomitic limestone shall be a natural limestone, designated for agricultural use, shall contain not less than 85 percent of total carbonates, and shall be ground so that 50 percent will pass a 100 mesh sieve and 90 percent will pass a 20 mesh sieve.

2.04 PRE-EMERGENCE WEED CONTROL

- A. Weed control shall be Ronstar 2G as manufactured by Bayer Environmental Science, Canada, PH 888.283.6847, www.bayeres.ca or Pendulum Aqua Cap as manufactured by BASF- The Chemical company, Florida USA, http://bettervm.basf.us/ or an approved equal.

2.05 WATER

- A. Water will be available for use on site during landscape installation at no cost to the Contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkaline, or any substance that might be harmful chemicals, acids, alkaline, or any substances that might be harmful to plant growth.

2.06 ANTIDESICCANT

- A. Anti-desiccant shall be an emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wil-Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The anti-desiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.07 BORICIDE

- A. Boricide shall be Onyx manufactured by FMC www.fmcprosolutions.com

2.08 MULCH

- A. All mulch shall be pine bark mini nuggets, 100% organic, Grade "B", or better. Alternative mulch types, if so identified on the drawings shall be used.

2.09 GUYING AND STAKING MATERIAL

- A. Stakes or supporting trees shall be ArborBrace or ArborGuy Tree Guying System as shown per details.

2.10 DRAINAGE GRAVEL

- A. Where indicated on the drawings, or where soil conditions deem it necessary, the Contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the Landscape Architect. Drainage gravel shall consist of washed, clean gravel 1/2 inch to 2 inches in size.

2.11 SOIL SEPARATION MATS/FILTER FABRIC

- A. Soil separation mats, if indicated on the drawings, shall be Mirafi 140N as manufactured by TenCate, or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be take to prevent tearing or excessive crushing during the installation process.

2.12 QUALITY OF PLANT MATERIAL

- B. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's representative at his/her request
- C. In determining the quality of plant material, the following elements will be valued:
 - C.1. Root condition
 - C.2. Plant size (above ground)
 - C.3. Insect and disease free condition
 - C.4. General appearance (color, shape, pruning)- a deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
- D. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specification. Such rejected material shall be removed from the site and acceptable material substituted in its place.

2.13 SIZE AND MEASUREMENTS

- A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these proper proportion as outlined in Florida Department of Agriculture, Grades and Standards for Nursery Plants Part I and II. Caliper of trees shall be take 12 inches above ground level and shall be determining measurement for trees.
- B. Plants that have been headed back to conform to the size specified will not be acceptable. Plants larger than specified may be used if approved the Owner; however, the use of such plants shall not increase the contract price.

2.14 LABEL

- A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will interfere with normal plant growth. Plant materials that have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

2.15 BALLED / BURLAPPED / WIRE BALLED / BURLAPPED PLANTS

- A. All ball sizes shall be of a diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant after planting. All balls shall be firm, shall not be broken or cracked, and shall be wrapped and securely tied with heavy wire or wire. All trees shall be root pruned a minimum of 6 weeks before delivery.
 - A.1. When the tree is root pruned, the tree crown shall be selectively thinned to reduce the volume of the crown. This shall consist of thinning and shaping only. Care shall be taken to assure that the plant form will not be distorted and will remain typical of the species growth characteristics.
 - B. Plants designated B&B or WB&B in the Plant List shall be adequately balled with firm, natural balls of soil in sizes at least equal to those set forth in ANSI Z60.1-2004. Balls shall be firmly wrapped with jute burlap or equivalent cloth capable of rotting in the ground.
 - B.1. No balled plant shall be planted if the ball is cracked, mushroomed, or broken either before or during the process of planting. Trees grown in grow bags shall not be acceptable. Synthetic strings, straps, and burlap material shall be properly removed from the rootball. Synthetic burlap is to be totally removed from the rootball

2.16 COLLECTED PLANTS

- A. All plant material (except Wax Myrtles and Sabal Palms) shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Rootballs shall be increased in size one third greater than nursery grown plants.

2.17 CONTAINERIZED PLANTS

- A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

2.18 SPECIMEN PLANTS

- A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner so they may agree on a time to mutually inspect the selected plants. The Owner will inspect and tag those plants that are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time, shall be responsibility of the Contractor.

2.19 PALMS (if required)

- A. Palms, except cabbage palms and unless otherwise indicated, shall be burlapped. Buds of palms shall be tied and supported in an upright position in accordance with the guidelines of Florida Dept. of Agriculture, Grades and Standards for Nursery Plants, Part II, Palms and Trees.
- B. Special care shall be applied to the handling and planting of palms. Unless otherwise indicated, palms shall have heavy straight (unless curved is noted) trunks with full heads. Washingtonia palm rootballs shall be dug with a minimum of 5' diameter ball 3' deep. Where Sabal palms are specified with fronds, the head shall be tied and supported during transport with a 2"x4" tied parallel to the trunk extending up to the foliage. Avoid excessive pressure on the petioles when tying the head. Date Palm heads shall be tied using 4"x4" wood poles.

2.20 FLOWERING ANNUALS

- A. Landscape Contractor to submit "Flowering Annuals" selections to Owner's Representative and/or Landscape Architect for approval prior to purchasing. Flowering annual selections to be based on availability, quality, and growing season. Locations and spacing as indicated on drawings.

SHEET KEY & NOTES:



DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WANDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P. 407.353.0112

ISSUED

NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REVISIONS

REV.	DATE	REVISION
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PERMIT SET

PROJECT NAME

LEWIS DRIVE COMMERCIAL BUILDINGS

SHEET NAME

LANDSCAPE SPECIFICATIONS

SCALE

AS SHOWN

DATE

06.05.2026

DRAWN

OJ

SHEET NUMBER

L-3.20

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2.21 SUBSTITUTIONS

- A. The use of materials differing in kind, quality or size from those specified will be allowed only after the Owner is convinced that all means of obtaining the specified materials have been exhausted.
- B. Where it is indicated that the Contractor may furnish or use a substitute that is equal to the material or equipment specified and if the Contractor is to furnish or use a proposed substitute, they shall, after the award of the contract, make written application to the Owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the Owner.

PART 3- EXECUTION

- A. The Contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of products stored on the job.
- B. The Contractor shall dig and prepare B&B and WB&B plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
- C. Trees indicated on the plans as WB&B and those where size, soil conditions and distance of transport to the site would warrant, shall be wireballed, Bottom wired baskets manufactured specifically for use in tree handling may be used.
- D. The Contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
- E. Before moving plants from the nursery or storage area to the site, they shall be thoroughly sprayed with a solution of anti-desiccant. Anti-desiccant shall be applied to all collected pines, oaks and myrtles. Two weeks after planting, or as specified by the product manufacturer, the material shall be sprayed again with the anti-desiccant. The anti-desiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. When transporting plants to and at the site, the Contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.
- G. Any plant with signs of insects, their eggs or larvae, or disease will be rejected and shall be removed from the project site.
- H. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the Owner. All plants shall be stored in one location as designated by the Owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be take from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the tree and shrubs.
- I. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling, or other bark slippage by means of burlap, wood battens or other acceptable method.

3.02 NON-PLANT MATERIALS

- A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk, and a certificate indicating the above information shall accompany each delivery.
- B. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and manufacturer's registered uses will be rejected.
- C. Storage of materials shall be in the area designated for use by the Owner. All materials shall be kept in dry storage and away from contaminants.

3.03 PREPARATION BEFORE PLANTING

- A. The Contractor shall verify that final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the Owner, and the Contractor shall not proceed with the work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the Contractor shall notify the Owner for directions.
- B. Should undesirable existing vegetation be present on the site at the time of installation, the Contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the Owner.
 - B.1. Care shall be exercised to avoid any misuse of chemicals that would create detrimental residual conditions. Care must also be used not to alter final grades that have been established or cause damage to previously established turf areas.

3.04 SITE PREPARATION

- A. If so called for by the Owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the Owner, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion of staking described herein.
- B. The Contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

3.05 EXCAVATION OF PLANTING AREAS

- A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the Owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to their respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
- B. Circular pits with vertical side shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the rootball.
- C. Plant beds and pits shall be tested for proper drainage by filling with water twice in succession. Conditions permitting the retention of more than 6 inches of water in 1 hour shall be brought to the attention of the Owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the Owner for acceptance, before proceeding with the work.
- D. All tree pits in curbed planting islands, tree wells, or in areas in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measure depth & diameter of the ball. The minimum depth & diameter of an excavation shall be four feet. Soil backfill in areas of densely compacted soil must meet specification 2.01.C
- E. In shrub and groundcover beds where soils have been compacted to a density that is detrimental to plant growth, the Contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
- F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soils tests, the soil in the entire area shall be removed to a depth of 8 inches and replaced with the specified planting soil.

3.06 PLANTING

- A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
- B. Burlap on B&B and WB&B plants shall be removed from top one third of the ball. Burlap shall not be removed from under balls. If the ball is cracked or broken before or during planting process, the plant shall not be planted and shall be removed from the site. All synthetic strings, straps, and wire cages shall be removed from the top third of the rootball. Synthetic burlap shall be removed completely.

- C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.
- D. Bottom of plant boxes shall be removed before planting. Sides of the box shall be removed, without damage to the rootball, after positioning the plant and partially backfilling around it. The Contractor shall hand water containerized trees from the time of delivery until the time of final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees which go into shock due to insufficient water may be rejected.
- E. Plants shall be set in the center of pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
- F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant holes has been backfilled, the holes shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying the water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.
- G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.
- H. The Contractor shall include adding a water retentive additive Terra-Sorb AG for all shrubs, groundcovers, annuals, and trees at the manufacturers suggested rates.
- I. The Contractor shall include amendments to specimen trees and palms that meet specification 2.02.B and 2.02.C respectively at rates specified by the manufacturer.

3.07 FERTILIZING

- A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

3.08 STAKING, GUYING AND WRAPPING

- A. Staking or guying and wrapping of trees shall be done immediately after they are planted. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are plumb and secure after planting. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.
- B. Immediately after planting, trees shall be staked and guyed for support with ArborBrace or ArborGuy Tree Guying System per manufacturer's instructions.
 - B.1. ATG-R for up to 4" caliper trees: (3) Polypropylene guylines 3/8"x12=800 lb test, olive drab, UV resistant; (3) nickel plated spring cam-lock tension clips; (3) arrowhead nylon anchors (4"x3-3/4").
 - B.2. ATG-J for up to 6" caliper trees: (3) Polypropylene guylines 1"x12=1000 lb test, olive drab, UV resistant; (3) 1-1/4" nickel plated, non-rusting, spring cam-lock tensioning clips (1500 lb break strength); (3) arrowhead nylon anchors (5-1/2"x4-1/2").
 - B.3. Care shall be taken when driving anchors to avoid damaging the tree roots.
- C. If planted while void of foliage, the trunks of all deciduous trees shall be wrapped spirally from bottom to top, and shall be securely tied with cord at top and bottom and at 2 foot intervals along the trunk. The wrapping shall overlap and entirely cover the trunk from the ground to the height of the second branches and shall be neat and snug. Overlap of wrapping material shall be approximately 2 inches. Trees shall be inspected for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.09 MULCHING

- A. Immediately after planting operations are completed, all tree the and shrub saucers, and shrubs and groundcover beds shall be covered with a 3 inch layer of pine bark mini nuggets. Limits of the mulch shall be as indicated on the drawings.

3.10 PRUNING

- A. Each tree and shrub shall be pruned in accordance with standard horticultural practices to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.
- B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

3.11 CLEAN-UP

- A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site.
 - A.1. The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

3.12 DISTURBED AREAS

- A. All areas outside of the limit of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to it original condition.

3.13 GUARANTEED PROVING PERIOD

- A. There shall be a guarantee period of 1 year for trees and specimen material and 3 months for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material that die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 3 months of shrubs).
- B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying; wrapping and mulching; straightening of plants which lean or sag and which develop more than a normal amount of settlement; such adjustments to include excavating around and leveling or raising the ball when so directed; and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
- C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying; wrapping and mulching; fertilizing; moving; maintaining the same orientation and grade level from the original location; and all other incidental work necessary for proper transplanting.

3.14 FINAL INSPECTION AND ACCEPTANCE

- A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to re-inspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

3.15 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE

- A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to

assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

3.16 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL

- A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at their own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of acceptance by the Owner. All such replacements at the end of the proving period by the Owner.

END OF SECTION 32.93.00


SHEET KEY & NOTES:

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 <p>DANIEL ROGERS LANDSCAPE ARCHITECTURE <small>500 WANDERLEY PLACE SUITE 325 MAITLAND, FLORIDA 32751 P. 407.353.0112</small></p>	
<p>PERMIT SET</p>	
<p>PROJECT NAME</p>	
<p>LEWIS DRIVE COMMERCIAL BUILDINGS</p>	
<p>SHEET NAME</p>	
<p>LANDSCAPE SPECIFICATIONS</p>	
<p>SCALE</p>	
<p>AS SHOWN</p>	
<p>JUNE 05, 2026</p>	<p>DATE</p>
<p>06.05.2026</p>	<p>DRAWN</p>
<p>SHEET NUMBER</p>	
<p>L-3.21</p>	

A

B

C

D

NOTE:
ANY ANGLED MAINLINE OR T MUST BE SUPPORTED WITH A THRUST BLOCK. SEE DETAIL 8 / L-4.12

SYSTEM SHALL BE 2-WIRE AND APPROPRIATE LIGHTING PROTECTION/GROUNDING APPLIED BY INSTALLING 5/8" X 8"+ COPPER-CLAD RODS OR PLATES AT THE CONTROLLER AND AT INTERVALS OF 500-600 FEET (OR EVERY 8-12 DECODERS) ALONG THE WIRE PATH, ENSURING A MAXIMUM OF 10 OHMS RESISTANCE. GROUNDING DEVICES MUST BE 8-10 FEET AWAY FROM THE 2-WIRE PATH, WITH CONNECTIONS USING 6-10 AWG COPPER WIRE, PREFERABLY IN MOIST SOIL

SHEET KEY & NOTES:

- NOTE:
1. RECLAIMED/IRRIGATION SYSTEMS TO USE PANTONE 522C PIPE, FITTINGS, VALVES HEADS, ETC.
 2. IN THE EVENT THAT EACH BUILDING IS PROVIDED WITH AN INDEPENDENT IRRIGATION SYSTEM AND DEDICATED WATER METER/POINT OF CONNECTION (POC), A MASTER VALVE SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF EACH POINT OF CONNECTION AND UPSTREAM OF THE IRRIGATION MAINLINE. THE MASTER VALVE SHALL OPERATE IN CONJUNCTION WITH THE IRRIGATION CONTROLLER TO ISOLATE THE SYSTEM WHEN IRRIGATION IS NOT ACTIVELY OCCURRING, THEREBY MINIMIZING POTENTIAL WATER LOSS AND HELPING MAINTAIN SYSTEM PRESSURE IN THE EVENT OF A MAINLINE LEAK, PIPE FAILURE, OR OTHER SYSTEM MALFUNCTION. INSTALLATION SHALL BE IN ACCORDANCE LOCAL UTILITY REQUIREMENTS, AND MANUFACTURER'S RECOMMENDATIONS.

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GLENDON PKWY

MORGAN STANLEY AVE

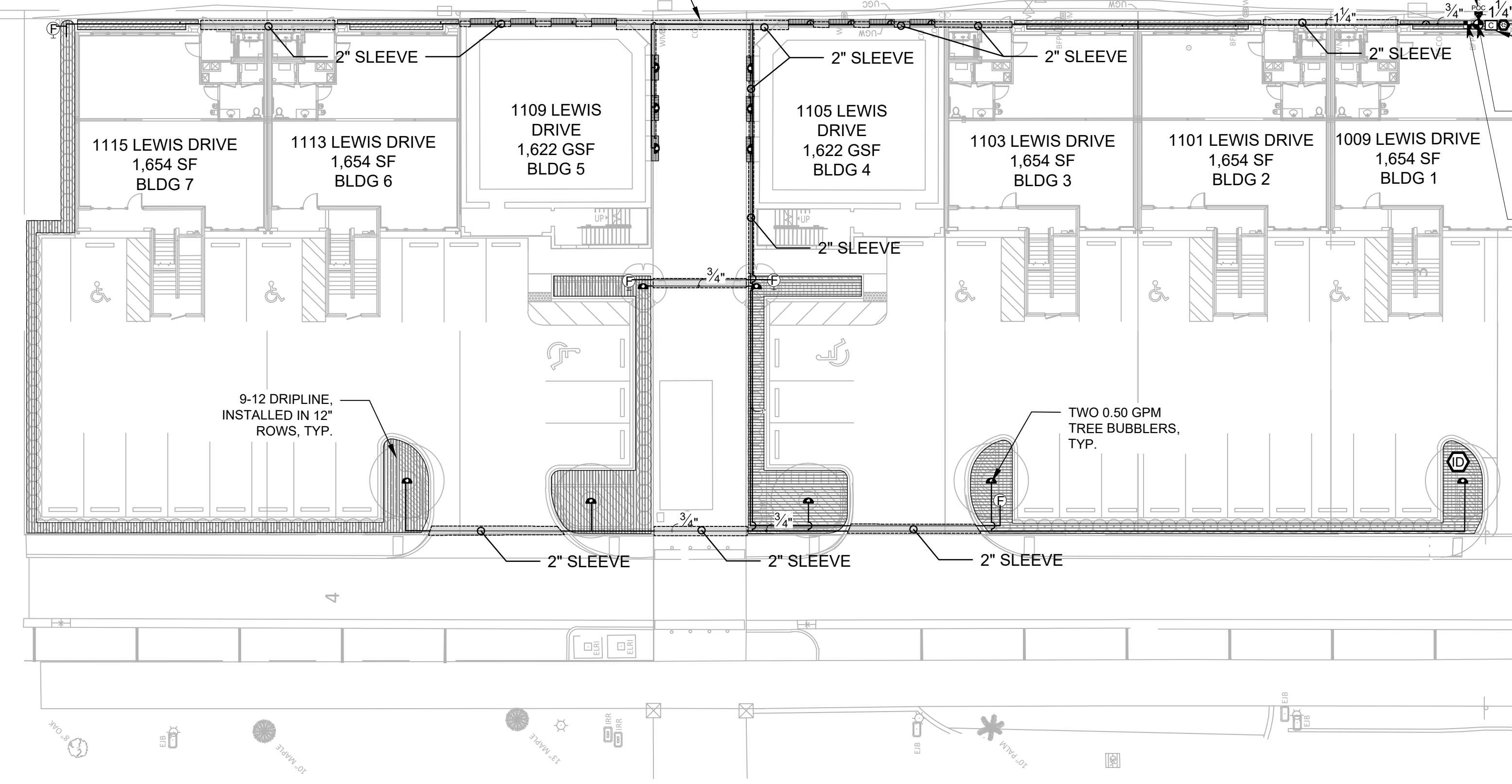
VACANT LOT

IRRIGATION ROUTING SHOWN ON THIS PLAN IS FOR DEMONSTRATION PURPOSES ONLY. IRRIGATION CONTRACTOR SHOULD FIELD RUN THE IRRIGATION SYSTEM IN THE MANNER OF AVOIDING ANY CONFLICT WITH PROPOSED/EXISTING DRAINAGE STRUCTURES AND UNDERGROUND UTILITIES WITHIN THE PROJECT BOUNDARIES. THE CONTRACTOR WILL INSTALL ALL PIPING AND EQUIPMENT INSIDE THE PROJECTS LANDSCAPED AREAS AND SLEEVE ALL OTHER MAINLINE. SPRINKLER LOCATIONS ARE TO SCALE. PIPING LOCATIONS ARE DIAGRAMMATIC.

LEWIS DRIVE

IRRIGATION WATER POINT OF CONNECTION CONNECT TO DEDICATED WATER METER WITH 1 1/2" SERVICE PROVIDED BY THE CIVIL ENGINEER. THE WATER METER IS TO SUPPLY A MINIMUM OF 60 GPM AT 45 PSI. SEE CIVIL PLANS FOR THE EXACT LOCATION. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF THE REQUIRED PRESSURE IS NOT AVAILABLE ON THE METERED WATER LINE.

APPROXIMATE IRRIGATION CONTROLLER AND SENSOR LOCATION. OWNERS REPRESENTATIVE SHALL PINPOINT EXACT LOCATION AT SITE. IRRIGATION CONTRACTOR SHALL HARDWIRE 120 VAC POWER TO CONTROLLER. RAIN SENSOR DEVICE IS TO BE MOUNTED WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.



SCALE: 1"=20'

NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REV.	DATE	REVISION
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LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

JUNE 05, 2026

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
900 WINDERLEY PLACE SUITE 305 | MIAMI, FLORIDA 33151 | P. 407.353.0112

PERMIT SET

PROJECT NAME

**LEWIS DRIVE
COMMERCIAL BUILDINGS**

SHEET NAME

IRRIGATION PLAN - CODE

SCALE

AS SHOWN

DATE	DRAWN
06.05.2026	OJ

SHEET NUMBER

L-4.01

A

B

C

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IRRIGATION SYSTEM PERFORMANCE NOTES

- IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF OF A CITY METER PROVIDING A MINIMUM FLOW OF 50 GPM AND A MINIMUM PRESSURE OF 60 PSI. THE SOURCE IS TO BE VERIFIED IN THE FIELD.

CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.

MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION.

- 45 PSI AT THE BASE OF THE POP-UP ROTOR/ROTATOR HEADS.
- 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS.
- 30 PSI AT THE BASE OF THE LOW-VOLUME EMITTER.

2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.

3. 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING.

DRIP TUBING NOTES

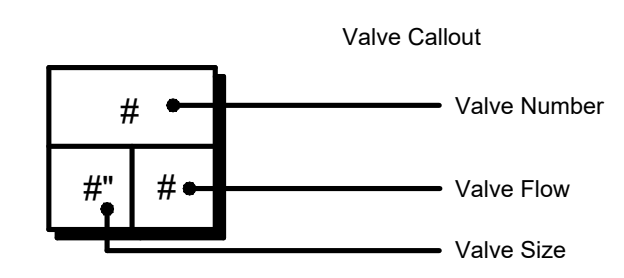
- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS". INSTALL AIR/VACUUM RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
- GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
- WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
- THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN: 12' EMITTERS @ 0.9 GPH
 a) @ 15 PSI = 155 FEET
 b) @ 20 PSI = 169 FEET
 c) @ 30 PSI = 230 FEET
 d) @ 40 PSI = 255 FEET
 LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL).
- MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
- AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
- STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
- SUPPLY, EXHAUST HEADERS AND DRIPLINE SHALL BE PLACED 2"-4" FROM PLANTS AND PAVEMENT EDGES.
- BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
- PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
- DRIPLINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

GENERAL IRRIGATION NOTES

- THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE PLANS - CONTRACTOR TO VERIFY, COORDINATE ALL IRRIGATION SYSTEM CONSTRUCTION WITH EXISTING AND NEW PLANTINGS TO AVOID CONFLICT OR INTERFERENCE WITH LOCATION OF PIPING, SLEEVING, CABLES, AND SERVICE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
- WHERE EXISTING OR NEW TREES, LIGHT STANDARDS, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION. OWNER'S REPRESENTATIVE SHALL DETERMINE WHETHER AN OBSTRUCTION OCCURS OR NOT.
- COMPONENT SPACING ARE MAXIMUM. DO NOT EXCEED SPACING SHOWN OR NOTED ON THE PLANS. COMPONENT SPACING MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACING DO NOT EXCEED THE SPACING SHOWN IN THE PLANS. UNLESS SHOWN OTHERWISE, CONTRACTOR SHALL PROVIDE 100% COVERAGE.
- ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS DETAILED ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER.
- THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS, CONTROLLER AND OTHER DEVICES TO OBTAIN SPECIFIED OPERATING PARAMETERS, INCLUDING COVERAGE, OPERATING PRESSURE, FLOW RATES AND OPERATION TIME, AS INDICATED ON THE DRAWINGS AND IN THE IRRIGATION SYSTEM SPECIFICATIONS.
- CONTRACTOR TO PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION FOR ALL IRRIGATION COMPONENTS. ALL INSTALLATIONS SHALL BE AS RECOMMENDED BY MANUFACTURERS. THE QUANTITIES SHOWN IN THE LEGENDS AND SYMBOL SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
- ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIALS. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEIOUS DEBRIS. PULLING PIPE SHALL BE PROHIBITED.
- ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
- IRRIGATION CONTRACTOR TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER.
- ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN SCH. 40 PVC SLEEVES AS NOTED. IRRIGATION COMMUNICATION CABLE SHALL HAVE ITS OWN SEPARATE SLEEVE UNLESS NOTED OTHERWISE.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING.
- ALL UNSIZED PIPE SHALL BE 3/4".
- IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12".
- IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18".
- ALL COMPONENTS INSTALLED BY THE IRRIGATION CONTRACTOR, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICED BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE LANDSCAPE SUPERVISOR.
- THE CONTROL WIRE SHALL BE PAIGE P7072D. ALL SPLICES TO BE MADE WITH 3M-DBR6 WATER PROOF CONNECTORS. THE CONTROL WIRE SHALL BE GROUNDED EVERY 500' ALONG THE WIRE PATH WITH LSP1TURF SURGE PROTECTOR. INSTALL DECODERS AT VALVE LOCATIONS. INSTALL AN INTERMATIC ARRESTERGUARD AG2401C3 ON THE ELECTRICAL SUPPLY FOR THE CONTROLLER. THE CONTROLLER SHALL BE GROUNDED TO 10 OHMS OR LESS.
- ALL PRESSURE LINES SHALL BE TESTED PRIOR TO BACKFILLING JOINT AREAS. PRESSURE TEST SHALL BE STARTED AT 100 PSI AND MONITORED FOR A MINIMUM OF TWO (2) HOURS. PRESSURE TEST WILL NOT BE ACCEPTABLE IF TEST PRESSURE DROPS BELOW 95 PSI. TESTING SHALL BE WITNESSED BY THE OWNER REPRESENTATIVE. NOTIFY THE OWNER REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO TEST. PRESSURE TESTING MAY BE CONDUCTED IN SEGMENTS SEPARATED BY ISOLATION VALVES IF SO DESIRED.

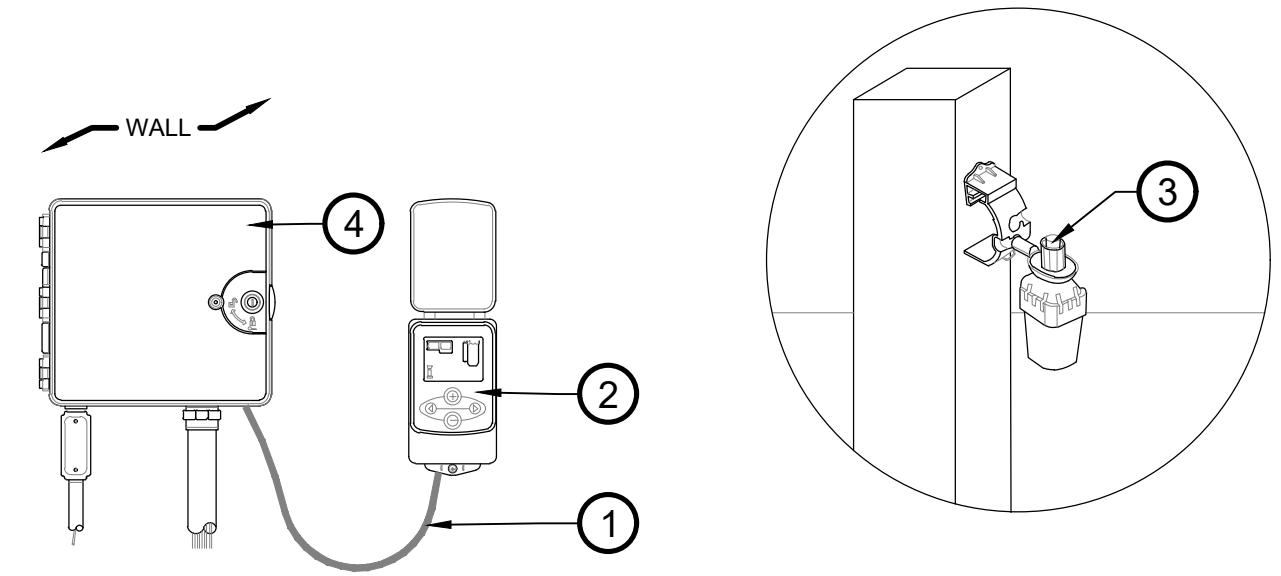
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter PCB-R Flood Bubbler, 1/2in. FIPT. With Purple Cap for Reclaimed Water Use.	13	15
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ICZ-151-XL-40 1-1/2" Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 2in. outlet. Reclaimed water purple cap.	1	
	Hunter AFV-B 1/2in. automatic flush valve with 3/4in. barb connection. Removable top for diaphragm maintenance.	4	
	Hunter ECO-ID-12-R ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint. Reclaimed.	1	
	Area to Receive Dripline Rain Bird XFDeP-09-12 XFDe On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	2,456 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter PGV-151-R Globe 1-1/2" 1-1/2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration. Reclaimed Water ID, Purple Handle.	1	
	Hunter I2C-2400-PL 24 Station Outdoor Modular Controller. With two ICM-800 Module. Commercial Use. Plastic Cabinet.	1	
	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1	
	Point of Connection 4"	1	
	Irrigation Lateral Line: PVC Schedule 40	55.6 lf	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	830.5 lf	
	Irrigation Lateral Line: PVC Schedule 40 1"	52.5 lf	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	211.7 lf	
	Irrigation Mainline: PVC Schedule 40 3/4"	2.4 lf	
	Irrigation Mainline: PVC Schedule 40 1 1/4"	2.5 lf	



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-151-R Globe	1-1/2"	Bubbler	14	5.4	24.0	24.1	6.81 in/h
2	Hunter ICZ-151-XL-40 Common Wire	1-1/2"	Area for Dripline	4.94	7.8	14.4	14.5	1.4 in/h



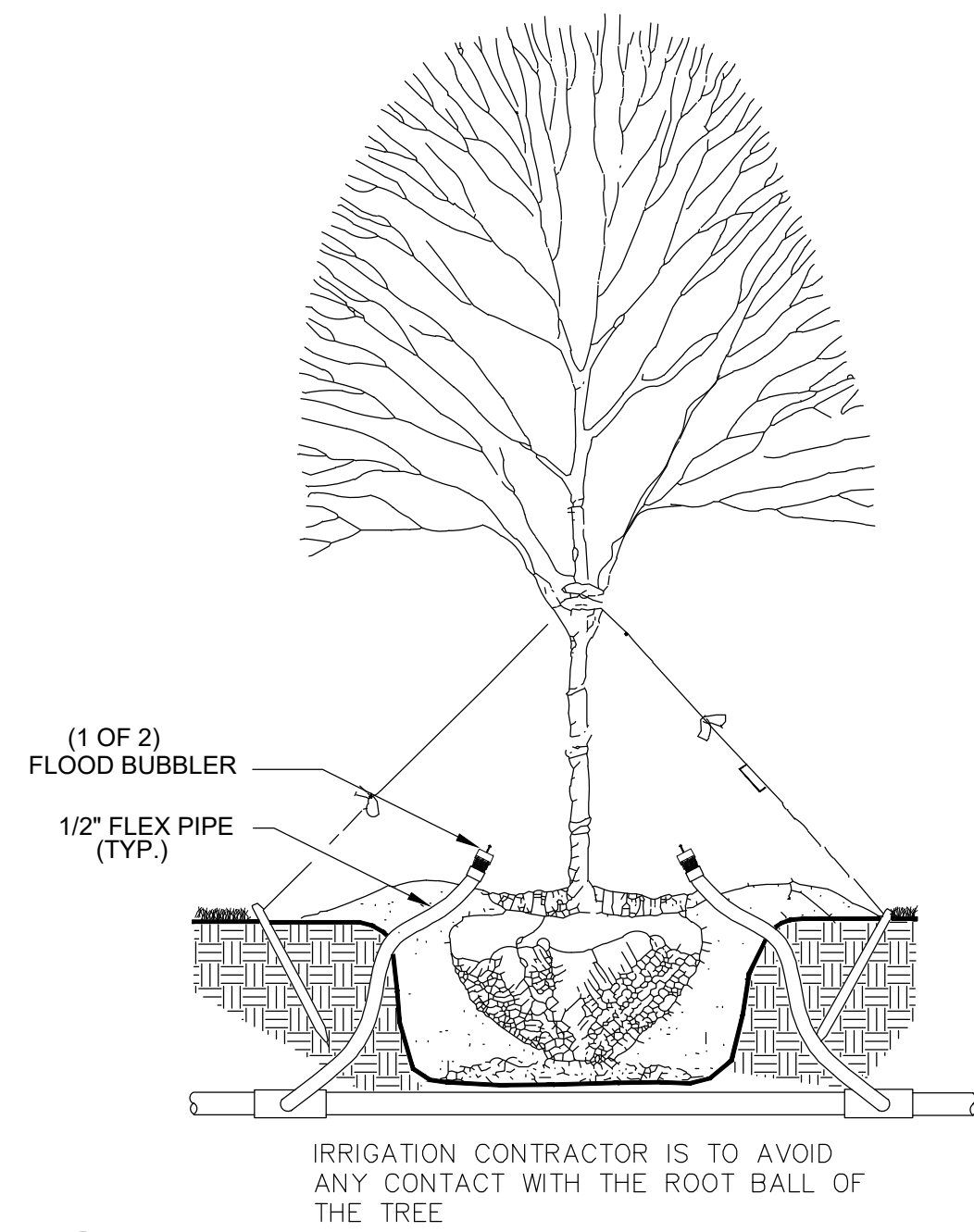
- 1** CABLE HARNESS FOR CONTROLLER INTERFACE (30' MAX)
- 2** HUNTER RAIN-CLIK WIRELESS SENSOR CONTROLLER INTERFACE
- 3** HUNTER RAIN-CLIK SENSOR
- 4** IRRIGATION CONTROLLER. SEE LEGEND FOR MODEL
- SENSOR NOTES:**
- SENSOR MAY BE MOUNTED ON FENCE, FENCE POST, GUTTERS, OR BUILDING WALLS.
 - SENSOR SHOULD NOT BE MOUNTED UNDER TREES, EAVES OR IN AREAS AFFECTED BY SPRINKLER SYSTEM OPERATION.
- NOTES:**
- FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
 - IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

1 HUNTER RAIN-CLIK RAIN/FREEZE SENSOR
1" = 1'-0"

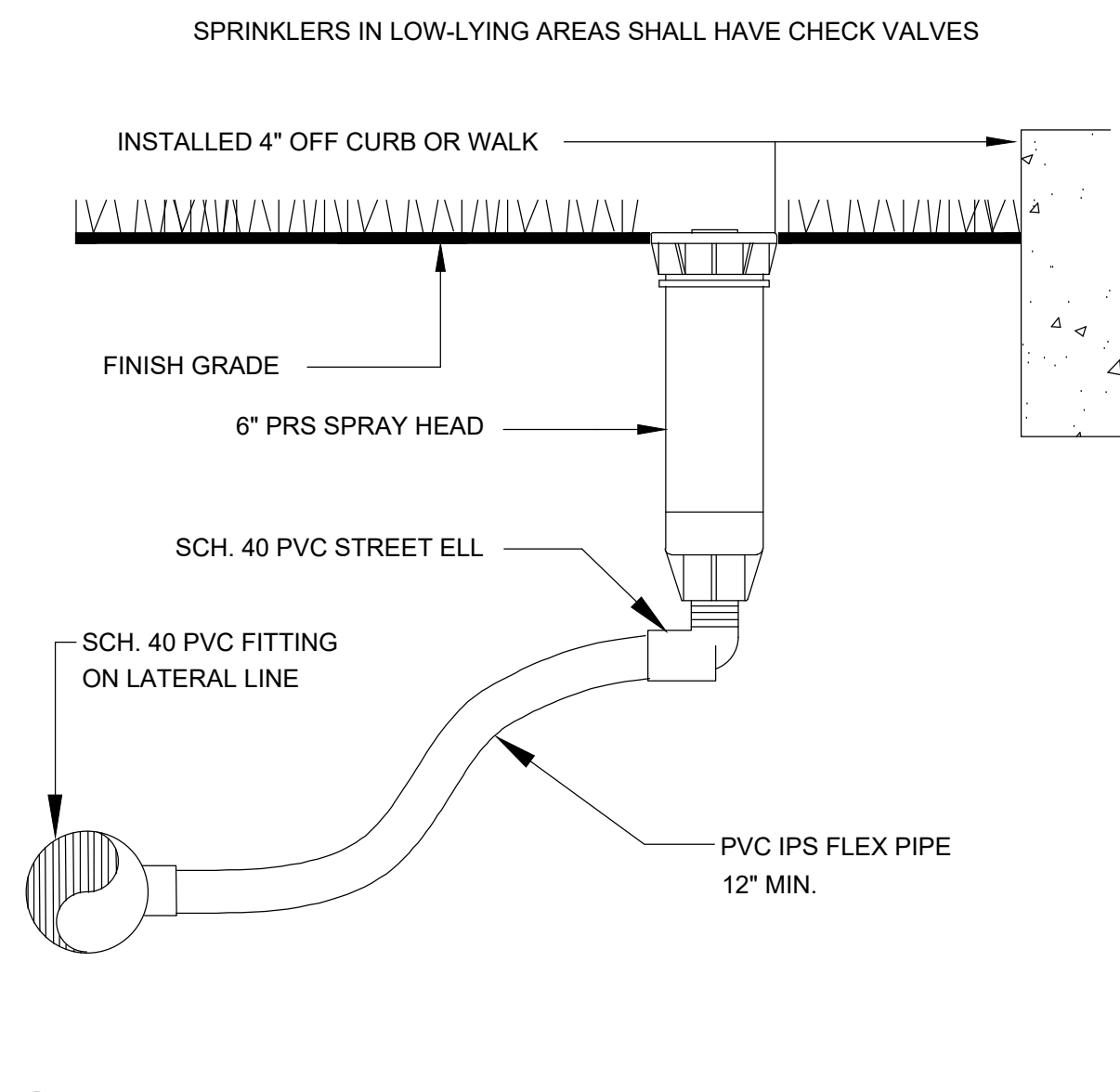
SHEET KEY & NOTES:

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
505 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P. 407.353.0112

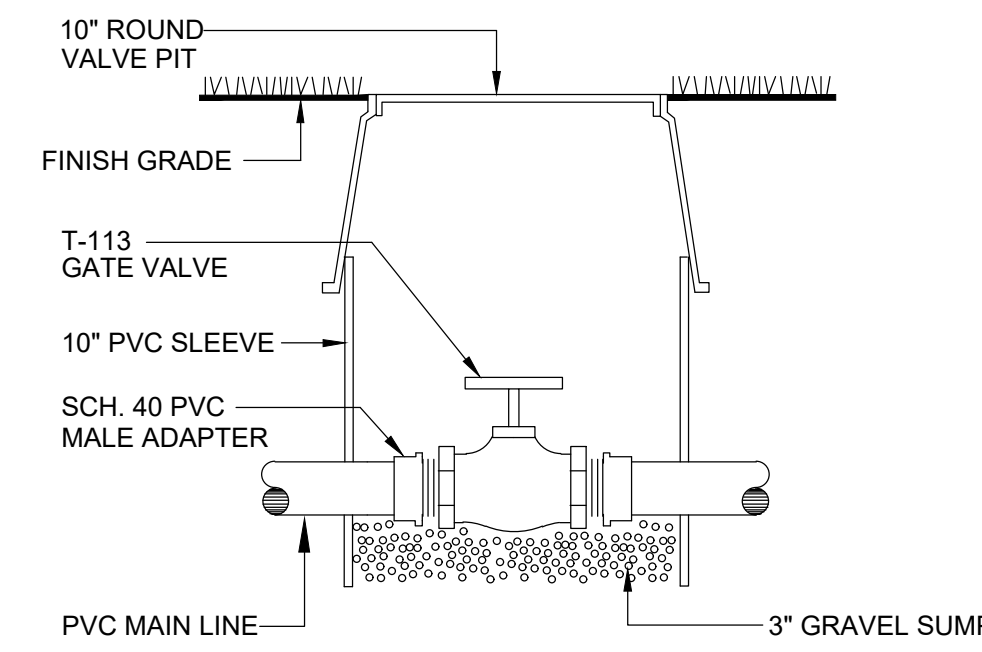
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NO.	DESCRIPTION DATE
1	PERMIT SET 6-05-2026
REVISIONS	
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PERMIT SET	
PROJECT NAME	
LEWIS DRIVE COMMERCIAL BUILDINGS	
SHEET NAME	
IRRIGATION SCHEDULE & NOTES	
SCALE	
AS SHOWN	
DATE	DRAWN
JUNE 05, 2026	06.05.2026 OJ
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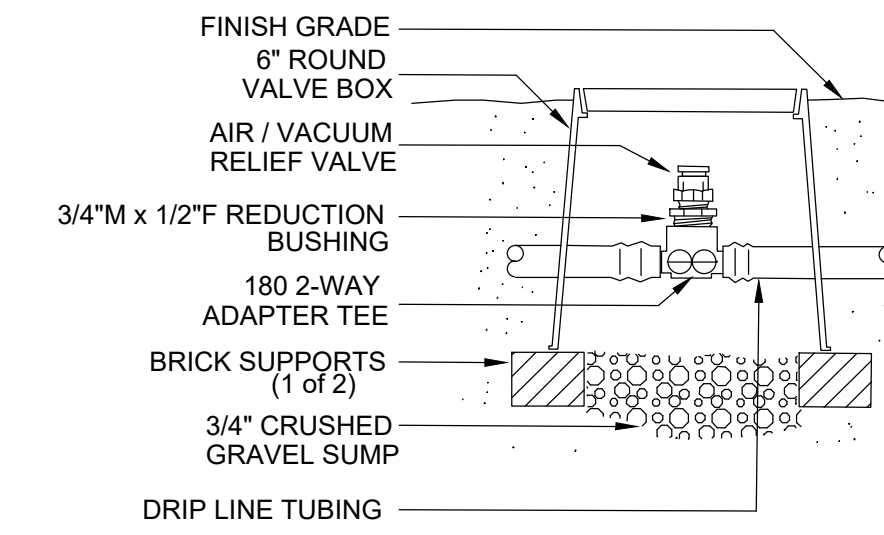
1 TREE BUBBLER DETAIL
3" = 1'-0"



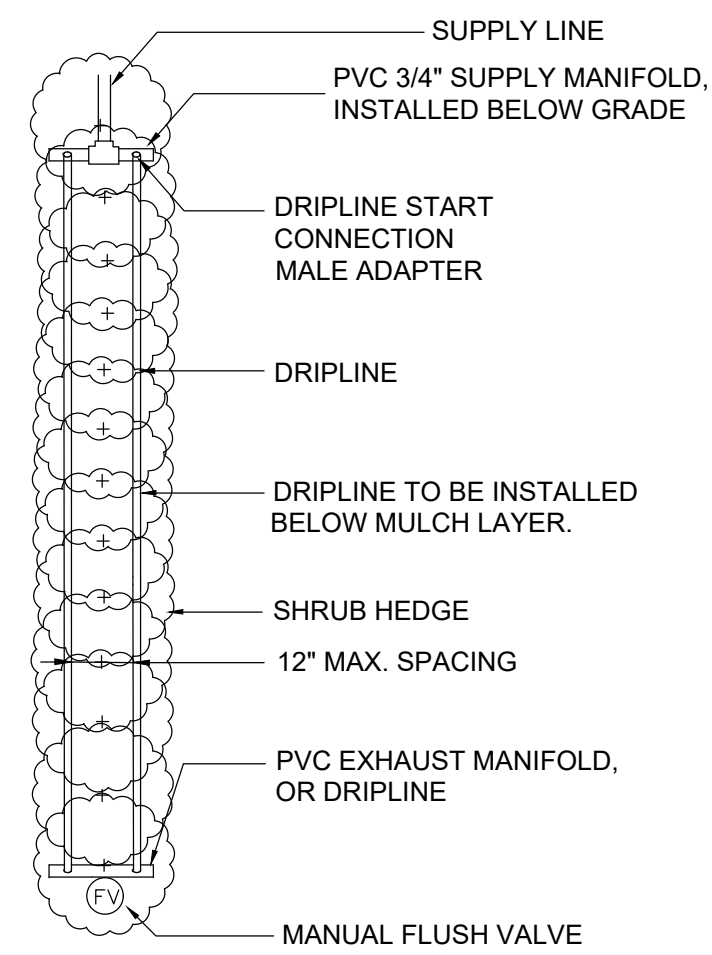
2 6" POP UP SPRAY HEAD DETAIL
3" = 1'-0"



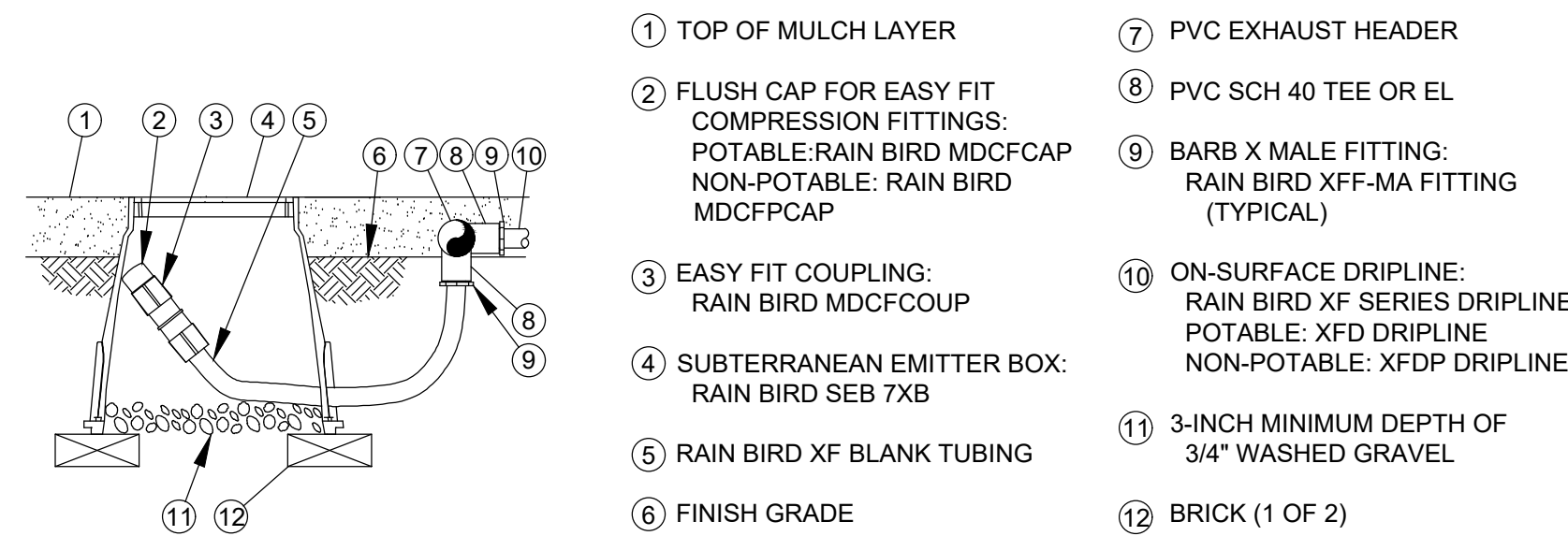
3 ISOLATION GATE VALVE DETAIL
3" = 1'-0"



4 AIR VACUUM RELIEF VALVE DETAIL
3" = 1'-0"

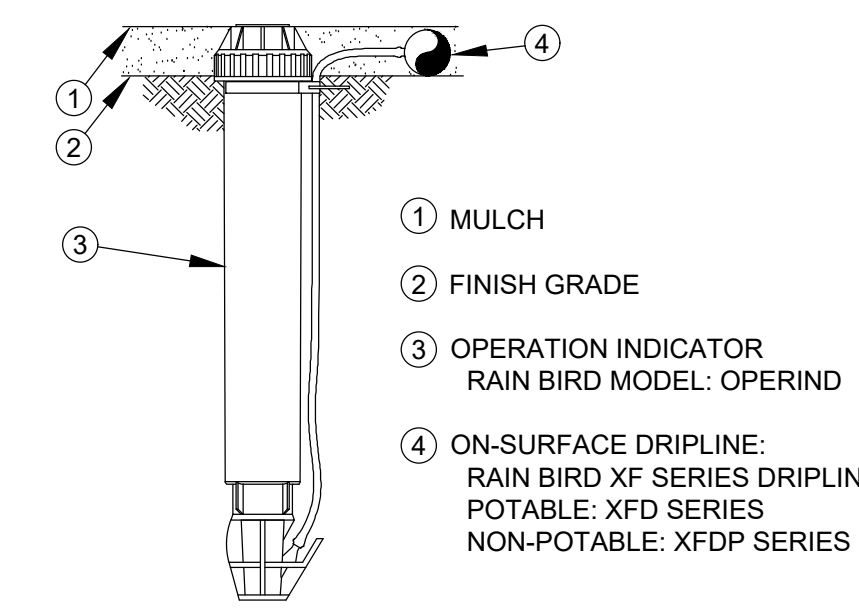


5 SHRUB ROW DRIP LAYOUT
3" = 1'-0"



NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

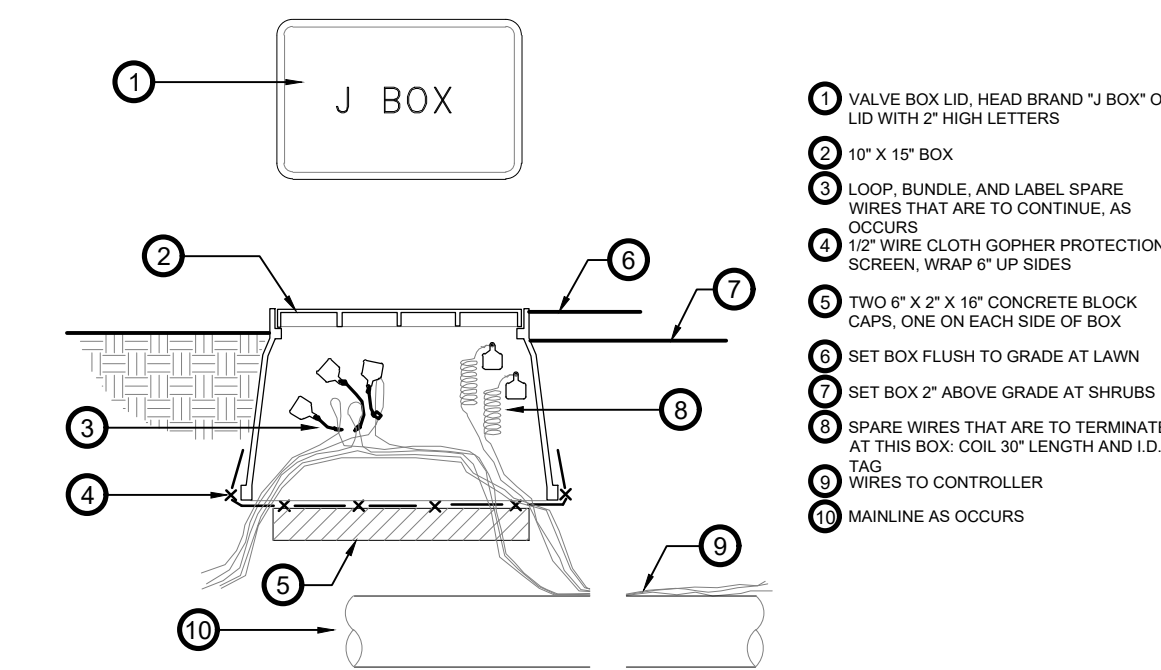
6 ON-SURFACE DRIPLINE FLUSH POINT DETAIL
3" = 1'-0"



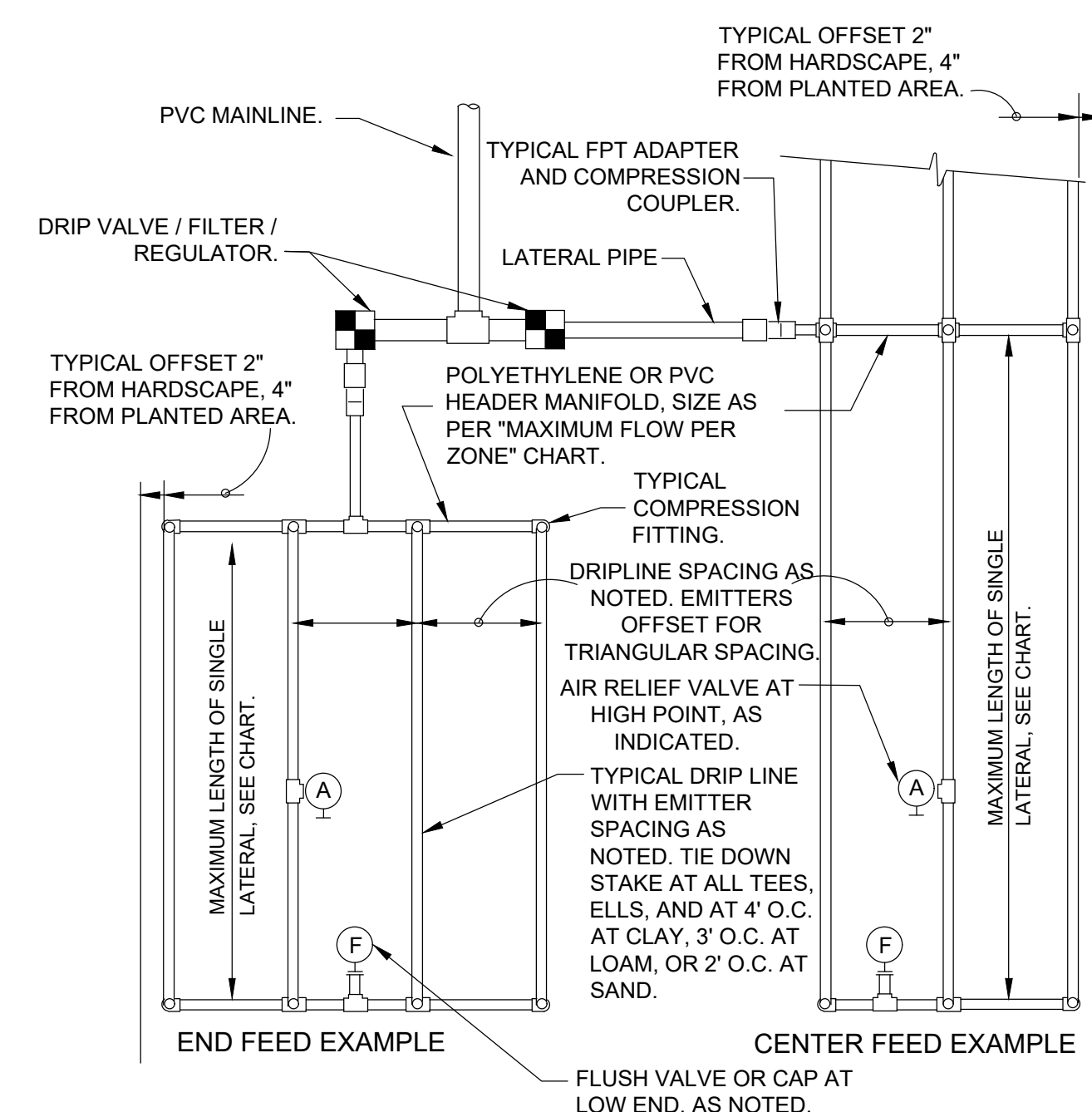
NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN.

ON-SURFACE DRIPLINE OPERATIONAL INDICATOR

7 ON-SURFACE DRIPLINE INDICATOR DETAIL
3" = 1'-0"



8 WIRE BUNDLE JUNCTION BOX
1" = 1'-0"



9 TYPICAL DRIPLINE REQUIREMENTS
3" = 1'-0"

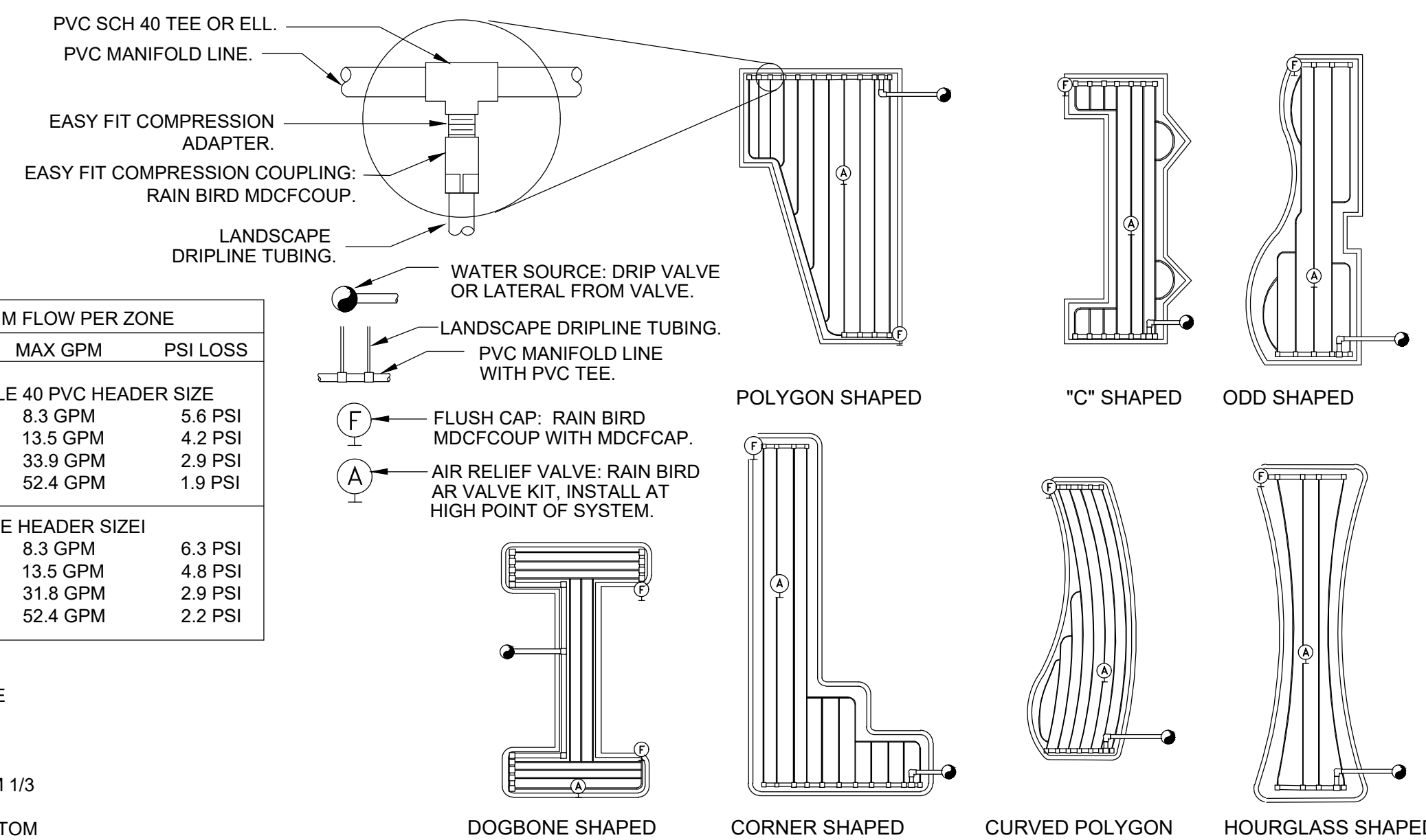
PSI	MAXIMUM LATERAL LENGTH (FEET)		
	12" SPACING 0.6 0.9	18" SPACING 0.6 0.9	24" SPACING 0.6 0.9
10	125 96	175 135	218 171
20	249 191	350 171	442 340
30	307 236	434 333	550 422
40	350 268	495 380	627 171
50	125 96	175 135	218 171
60	125 96	175 135	218 171

EMITTER SPACING	LATERAL SPACING	GRID PRECIPITATION RATES (IN/HR)	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

EMITTER FLOW	LATERAL FLOW PER 100 FT (GPM)		
	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHEREVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE

MAXIMUM FLOW PER ZONE	
MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE	
3/4"	8.3 GPM 5.6 PSI
1"	13.5 GPM 4.2 PSI
1-1/2"	33.9 GPM 2.9 PSI
2"	52.4 GPM 1.9 PSI
POLY PIPE HEADER SIZE	
3/4"	8.3 GPM 6.3 PSI
1"	13.5 GPM 4.8 PSI
1-1/2"	31.8 GPM 2.9 PSI
2"	52.4 GPM 2.2 PSI



ISSUED		
NO.	DESCRIPTION	DATE
1	PERMIT SET	6-05-2026

REVISIONS		
REV.	DATE	REVISION

PERMIT SET

PROJECT NAME

LEWIS DRIVE COMMERCIAL BUILDINGS

SHEET NAME
IRRIGATION DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

SCALE
AS SHOWN

JUNE 05, 2026

DATE
06.05.2026

DRAWN
OJ

SHEET NUMBER

L-4.11

IRRIGATION SPECIFICATIONS

1.1.0 GENERAL

A. THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND SPECIAL CONDITIONS APPLY TO THE WORK IN THIS SECTION.

1.01 DESCRIPTION

A. SCOPE OF WORK: PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL IRRIGATION SYSTEMS AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
 B. CONTRACTOR SHALL SUBMIT JOB SCHEDULE FOR ALL AREAS OF THE WORK. COORDINATE WITH OWNER'S DATES OF OCCUPANCY.

1.02 QUALITY ASSURANCE & REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
 B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
 C. ORDINANCES AND REGULATION: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT.
 D. SUPERINTENDENT:

- THERE SHALL BE A SUPERINTENDENT SATISFACTORY TO THE OWNER'S REPRESENTATIVE
 - THE SUPERINTENDENT SHALL NOT BE CHANGED EXCEPT WITH THE CONSENT OF THE OWNER'S REPRESENTATIVE.
 - THE SUPERINTENDENT SHALL BE AUTHORIZED TO REPRESENT THE CONTRACTOR.
- E. EXPLANATION OF DRAWINGS:

- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK.
- THE TERM LANDSCAPE ARCHITECT AS USED HEREIN SHALL REFER TO THE OWNER'S AUTHORIZED REPRESENTATIVE. SPECIFICALLY MENTIONED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES AND DISCREPANCIES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN DESIGN.
- WORK OF THIS SECTION WHICH IS ALLIED WITH THE WORK OF OTHER TRADES SHALL BE COORDINATED AS NECESSARY.

1.03 SUBMITTALS

A. MATERIALS LIST:

- THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK. MATERIAL LIST SHALL INCLUDE THE MANUFACTURER, MODEL NUMBER AND SPECIFICATIONS. IF EQUIPMENT IS AS SPECIFIED, NO MANUFACTURER DESCRIPTIVE CATALOGS ARE NECESSARY.
- EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT THEIR OWN EXPENSE.
- APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION SUBMITTED.
- MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF THE LIABILITY UNDER THE GUARANTIES. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

B. RECORD AND AS-BUILT DRAWINGS:

- THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF BOND PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE AND SPECIFICATIONS AND THE EXACT "AS-BUILT" LOCATIONS, SIZES AND KINDS OF EQUIPMENT.
- THESE DRAWINGS SHALL ALSO SERVE AS WORK PROGRESS SHEETS AND SHALL BE THE BASIS FOR MEASUREMENT AND PAYMENT FOR WORK COMPLETED. THESE DRAWINGS SHALL BE AVAILABLE AT ALL TIMES FOR REVIEWS AND SHALL BE KEPT IN A LOCATION DESIGNATED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAKE NEAT AND LEGIBLE NOTATIONS ON THE AS-BUILT PROGRESS SHEETS DAILY AS THE WORK PROCEEDS, SHOWING THE WORK AS ACTUALLY INSTALLED.

- BEFORE THE DATE OF PROVISIONAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE A CLEAN AND LEGIBLE AS-BUILT DRAWING. THE DRAWING SHALL INDICATE THE LOCATION OF EQUIPMENT AS DESCRIBED BELOW. THE DRAWING SHALL BE RED INK MARKED ON A BOND COPY OR A PDF OF THIS DRAWING.
- THE CONTRACTOR SHALL DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, SIDEWALK, OR ROAD INTERSECTIONS, MAIN LINES (DIMENSION MAX. 100' ALONG ROUTING).

- CONTROL VALVES
- ROUTING OF CONTROL WIRING AND MAIN
- QUICK COUPLING VALVES WHEN SPECIFIED
- CONTROLLER, RAIN SENSOR AND SOIL MOISTURE SENSORS WHEN SPECIFIED.
- SLEEVES
- OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT

- ON OR BEFORE THE DATE OF WORK REVIEW FOR PROVISIONAL ACCEPTANCE, THE CONTRACTOR SHALL DELIVER THE CORRECTED AND COMPLETED AS-BUILT AND PDF TO THE LANDSCAPE ARCHITECT. DELIVERY OF THE AS-BUILT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FINISHING ALL REQUIREMENTS.

C. CONTROLLER CHARTS:

- THE CHART SHALL SHOW THE AREA CONTROLLED BY THE CONTROLLER AND SHALL BE THE MAXIMUM SIZE WHICH THE CONTROLLER DOOR WILL ALLOW.
- THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL AS-BUILT SYSTEM OF A MAXIMUM SIZE THAT WILL FIT INSIDE CONTROLLER HOUSING, DOUBLE SIDED IF REQUIRED FOR READABILITY.
- THE CHART SHALL BE BLACK LINE PRINT AND A DIFFERENT COLOR SHALL BE USED TO INDICATE THE AREA OF COVERAGE FOR EACH STATION, USING PASTEL OR TRANSPARENT COLORS.
- WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING MINIMUM 20 MILS.
- THESE CHARTS SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. HANDLING OF PVC PIPE AND FITTINGS: THE CONTRACTOR IS CAUTIONED TO EXERCISE CARE IN HANDLING, LOADING, UNLOADING, AND STORING OF PVC PIPE AND FITTINGS.

2.01 MATERIALS

A. GENERAL: USE ONLY NEW MATERIALS OF BRANDS AND TYPES NOTED ON DRAWINGS, SPECIFIED HEREIN, OR APPROVED EQUALS. NO USED EQUIPMENT SHALL BE INSTALLED.

2.02 PIPE & FITTINGS

A. PRESSURE MAIN LINE PIPING AND FITTINGS: (PURPLE RECLAIMED TYPE ON RECLAIMED WATER SYSTEMS) SIZE 3 INCHES OR SMALLER SHALL BE PVC CLASS 200 SOLVENT WELD TYPE.

B. PRESSURE MAIN LINE PIPING AND FITTINGS: (PURPLE RECLAIMED TYPE ON RECLAIMED WATER SYSTEMS) SIZE 2 1/2 INCHES AND SMALLER SHALL BE SCHEDULE PVC CLASS 200.

C. NON-PRESSURE LINES: SHALL BE PVC CLASS 200, (PURPLE RECLAIMED TYPE ON RECLAIMED WATER SYSTEMS)

D. ALL PIPE AND FITTINGS SHALL CONFORM TO SPECIFIC REQUIREMENTS AS FOLLOWS:

- PVC (SOLVENT WELD)
 - PIPE: MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE COMPOUND IN ACCORDANCE WITH ASTM D 1784 OR ASTM D 2241, CELL CLASSIFICATION 12454B, HYDROSTATIC DESIGN LESS THAN 2,000 PSI.
 - FITTINGS (SOLVENT WELD OR THREAD): STANDARD WEIGHT SCHEDULE 40, SIDE GATED, INJECTION MOLDED PVC COMPLYING WITH ASTM D 1784, CELL CLASSIFICATION 4B, INCLUDING THREADS WHEN REQUIRED.
 - PVC NIPPLES SHALL BE SCHEDULE 80 WITH MOLDED THREADS.
 - ALL PVC PIPE MUST BEAR THE FOLLOWING MARKINGS:
 - MANUFACTURER'S NAME.
 - NOMINAL PIPE SIZE.
 - SCHEDULE OR CLASS.
 - DATE OF EXTRUSION.
- 4) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" VORTEX PVC FLEX PIPE CONNECTION, POLYETHYLENE PIPE AND BARBED FITTINGS SHALL NOT BE USED. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTYS BLUE GLUE ON ALL CONNECTIONS.

2.03 ELECTRICAL (HIGH VOLTAGE)

A. ALL HIGH VOLTAGE ELECTRICAL SERVICE REQUIRED FOR AUTOMATIC CONTROLLER AND OTHER EQUIPMENT NOTED ON THE DRAWING FOR IRRIGATION SYSTEM WILL BE PROVIDED IN THE ELECTRICAL PLANS OR COORDINATED WITH THE OWNER WHEN ELECTRICAL PLANS ARE NOT PART OF THE CONTRACT DOCUMENTS.

2.04 ELECTRICAL (LOW VOLTAGE)

- CONNECTIONS BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE BY THE CONTRACTOR AS PART OF THESE PLANS.
- ALL CONNECTIONS SHALL BE WITH 3M DBY, DBYR CONNECTORS. ANY WIRE THAT CANNOT BE PLACED UNDER THE MAIN SHALL BE INSTALLED INSIDE SCH. 40 RIGID GRAY CONDUIT. SIZE AS REQUIRED. MULTISTRAND OR 18 GAUGE WIRE SHALL NOT BE USED.
- INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

REFER TO THE LEGEND FOR THE EQUIPMENT SPECIFICATIONS

2.05 ELECTRICAL CONTROL VALVE

2.06 GATE VALVES

2.07 CONTROLLER

2.08 REMOTE CONTROL VALVES

2.09 ROTOR HEADS

2.10 SPRAY HEADS

2.11 VALVE BOXES

- VALVE BOXES SHALL BE FABRICATED FROM A DURABLE PLASTIC MATERIAL RESISTANT TO WEATHER, SUNLIGHT AND CHEMICAL ACTION OF SOILS.
- VALVE BOX EXTENSIONS SHALL BE BY THE SAME MANUFACTURER AS THE VALVE BOX.
- GATE VALVE BOXES SHALL BE ROUND PLASTIC BOXES.
- REMOTE CONTROL VALVE BOXES SHALL BE 11" X 17" RECTANGULAR PLASTIC BOXES, (PURPLE RECLAIMED TYPE ON RECLAIMED WATER SYSTEMS)

3.01 SITE CONDITIONS

- ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZES DIMENSIONS AND RECEIVE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING WITH WORK UNDER THIS SECTION. ANY PIPE SHOWN OUTSIDE OF THE PROPERTY LINE IS SHOWN FOR CLARITY ONLY. ALL PIPE AND HEADS SHALL BE INSTALLED WITHIN THE PROPERTY LINE.
- EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLECT. CHECK EXISTING UTILITIES DRAWINGS FOR EXISTING UTILITY LOCATIONS. 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

C. COORDINATE INSTALLATION OF SPRINKLER IRRIGATION MATERIALS INCLUDING PIPE, SO THERE WILL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION OR DIFFICULTY IN PLANTING TREES, SHRUBS AND GROUND COVERS.

D. THE CONTRACTOR SHALL CAREFULLY CHECK ALL GRADES TO SATISFY HIMSELF THAT HE MAY SAFELY PROCEED BEFORE STARTING WORK ON THE SPRINKLER IRRIGATION SYSTEM.

E. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE LANDSCAPE CONTRACTOR. ALL HEAD LAYOUT SHALL MATCH THE PLAN AND THE INSTALLED PLANT BEDS.

3.02 PREPARATION

A. WATER SUPPLY:

- THE IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE WELL, UNLESS OTHERWISE NOTED ON WELL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE GPM AND WATER PRESSURE FROM THE METER OR WELL IS A MINIMUM OF 60 PSI. THE CONTRACTOR SHALL NOT INSTALL ANY IRRIGATION BEFORE THIS IS CONFIRMED IN THE FIELD.
- CONNECTIONS SHALL BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS. REFER TO THE UTILITIES PLAN FOR THE EXACT LOCATION AND DETAILS.

B. OBSERVATION SCHEDULE:

- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT IN ADVANCE FOR THE FOLLOWING OBSERVATION MEETINGS.
 - PRESSURE SUPPLY LINE INSTALLATION AND TESTING - 48 HOURS.
 - COVERAGE TEST AND PROVISIONAL OBSERVATION FOR APPROVAL - 48 HOURS.
- WHEN OBSERVATIONS HAVE BEEN CONDUCTED BY OTHER THAN THE LANDSCAPE ARCHITECT, SHOW EVIDENCE IN WRITING OF WHEN AND BY WHOM THESE OBSERVATIONS WERE MADE.
- NO SITE OBSERVATIONS WILL COMMENCE WITHOUT AS-BUILT DRAWINGS.

C. FINAL OBSERVATION

- THE CONTRACTOR SHALL OPERATE EACH SYSTEM IN ITS ENTIRETY FOR THE LANDSCAPE ARCHITECT AT TIME OF FINAL OBSERVATION. ANY ITEMS DEEMED NOT ACCEPTABLE BY THE LANDSCAPE ARCHITECT, OR NOT IN COMPLIANCE WITH THESE SPECIFICATIONS AND DRAWINGS, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

D. PHYSICAL LAYOUT:

- ALL PIPING OR EQUIPMENT SHOWN DIAGRAMMATICALLY ON DRAWINGS OUTSIDE PLANTING AREAS SHALL BE INSTALLED INSIDE PLANTING AREA WHENEVER POSSIBLE. COORDINATE LOCATIONS WITH THE LANDSCAPE CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO MOVE HEADS AS REQUIRED TO MATCH THE PLANT BEDS.

3.03 INSTALLATION

A. GENERAL:

- LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF 18 INCHES FROM EACH OTHER AND FROM LINES OF OTHER TRADES. REFER TO THE RECLAIMED WATER REQUIREMENTS AND FOLLOW LOCAL CODE.
- A FINE GRANULAR MATERIAL BACK FILL WILL BE INITIALLY PLACED ON ALL LINES. NO FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL BE PERMITTED.
- HAND DIG WITHIN THE DRIPLENE OF EXISTING TREES. DO NOT CUT ANY ROOTS 2" OR LARGER.

B. TRENCHING:

- TRENCHES LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC CONCRETE OR CONCRETE WILL BE INSTALLED SHALL BE BACK FILLED AND COMPACTED.
 - PIPING UNDER EXISTING WALKS IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ANY CUTTING OR BREAKING OF SIDEWALKS AND/OR CONCRETE NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AND PAVING REPLACED AS A PART OF THE CONTRACT COST. THE CONTRACTOR CAN JET OR WASH THE PIPES UNDER PAVEMENT THAT IS 5' WIDE OR LESS.
 - COORDINATE INSTALLATION OF PIPING AND WIRES UNDER PAVED AREAS.
- C. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTINGS, OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT COST TO THE OWNER.
- EXCAVATE TRENCHES TO REQUIRED DEPTHS AS INDICATED ON THE LEGEND. FOLLOW APPROVED LAYOUT FOR EACH SYSTEM.
 - TRENCH BOTTOM SHALL BE FLAT TO ENSURE PIPING IS SUPPORTED CONTINUOUSLY ON AN EVEN GRADE.
 - WHERE LINES OCCUR UNDER PAVED AREAS, CONSIDER DIMENSION TO BE BELOW THE SUBGRADE.
 - PROVIDE MINIMUM COVERAGE AS FOLLOWS UNLESS OTHERWISE SHOWN IN THE LEGEND:

- NON-PRESSURE LINES: 12 INCHES.
- CONTROL WIRE: 18 INCHES.
- BACKFILLING.
- TRENCHING AND BACKFILL UNDER PAVING.

D. ASSEMBLIES:

- ROUTING OF SPRINKLER IRRIGATION LINES AS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. INSTALL LINES (AND VARIOUS ASSEMBLIES) IN SUCH A MANNER AS TO CONFORM WITH THE DETAILS PER PLANS.
- INSTALL NO MULTIPLE ASSEMBLIES IN PLASTIC LINES. PROVIDE EACH ASSEMBLY WITH ITS OWN OUTLET.
- PVC PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE INSTALLATION.

E. ELECTRICAL SUPPLY:

- LOW VOLTAGE WIRING SHALL BE PLACED IN THE SAME DITCH AND ALONG SIDE OF MAIN LINES UNLESS OTHERWISE APPROVED.
- WHEN MORE THAN ONE WIRE IS PLACED IN A TRENCH, TAPE WIRES TO EACH OTHER AT MAXIMUM 12 FEET ON CENTER.
- PROVIDE A 12 INCH EXPANSION LOOP AT EACH CONNECTION AND DIRECTIONAL CHANGE.
- USE A CONTINUOUS WIRE BETWEEN CONTROLLER AND REMOTE CONTROL VALVES.

F. FLUSHING OF SYSTEM:

- AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES AND FULL HEAD OF WATER TO FLUSH OUT THE SYSTEM.
- SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED TO THE COMPLETE SATISFACTION OF THE LANDSCAPE ARCHITECT.

G. SPRINKLER HEADS:

- INSTALL THE SPRINKLER HEADS AS DESIGNATED ON THE DRAWINGS AND IN ACCORDANCE WITH THEIR RESPECTIVE DETAILS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOO IN THESE AREAS.
- INSTALL THE CONTROL VALVES AS PER THE DETAIL.
- ALL BOXES SHALL BE PERMANENTLY MARKED ON TOP, DESIGNATING TYPE OF EQUIPMENT INSTALLED THEREIN STENCILED IN 2" HIGH BLACK LETTERS/NUMBERS USING AVERO BLACK NO. 206M PAINT OR APPROVED EQUAL.
- ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.

- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

- ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS IF REQUIRED BY CODE. CONFIRM RISERS CAN BE INSTALLED BEFORE ANY INSTALLATION. NO NOT INSTALL ANY RISERS WHEN RESTRICTED BY CODE OR AS NOTED ON THE PLANS.

3.04 TEMPORARY REPAIRS

A. THE OWNER RESERVES THE RIGHT TO MAKE TEMPORARY REPAIRS AS NECESSARY TO KEEP THE SPRINKLER SYSTEM EQUIPMENT IN OPERATING CONDITION. THE EXERCISE OF THIS RIGHT BY THE OWNER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES UNDER THE CONTRACT.

3.05 FIELD QUALITY CONTROL

A. ADJUSTMENT OF THE SYSTEM:

B. TESTING OF IRRIGATION SYSTEM:


- TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR 2 HOURS AND PROVE WATERTIGHT.
- TESTING OF PRESSURE MAIN LINES SHALL OCCUR PRIOR TO INSTALLATION OF ELECTRIC CONTROL VALVES, QUICK COUPLERS OR ANY OTHER EQUIPMENT THAT MIGHT PREVENT A PROPER TEST FROM BEING PERFORMED.
- ALL PIPING UNDER PAVED AREAS SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 PSI, AND PROVED WATERTIGHT, PRIOR TO PAVING IN PLANTING AREA AT STATIC PRESSURE.
- SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN 2 HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATERTIGHT.
- ALL HYDROSTATIC TESTS SHALL BE MADE ONLY IN THE PRESENCE OF THE LANDSCAPE ARCHITECT, OR OTHER DULY AUTHORIZED REPRESENTATIVE OF THE OWNER. NO PIPE SHALL BE COMPLETELY BACK FILLED UNTIL IT INSPECTED, TESTED AND APPROVED IN WRITING.
- FURNISH NECESSARY FORCE PUMP AND ALL OTHER TEST EQUIPMENT.
- WHEN THE IRRIGATION SYSTEM IS COMPLETED, PERFORM A COVERAGE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT, TO DETERMINE IF THE WATER COVERAGE FOR PLANTING AREAS IS COMPLETE AND ADEQUATE.
- UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

3.06 MAINTENANCE

- THE ENTIRE SPRINKLER IRRIGATION SYSTEM SHALL BE UNDER FULL AUTOMATIC OPERATION FOR A PERIOD OF SEVEN DAYS PRIOR TO ANY INSPECTIONS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO WAIVE OR SHORTEN THE OPERATION PERIOD.

3.07 CLEANUP

A. CLEANUP SHALL BE PERFORMED AS EACH PORTION OF THE WORK PROGRESSES. TRASH AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE SWEEPED OR WASHED DOWN, AND ANY DAMAGE SUSTAINED TO THE WORK OF OTHERS SHALL BE REPAIRED.

 DANIEL ROGERS LANDSCAPE ARCHITECTURE <small>505 WANDERLEY PLACE SUITE 305 MAITLAND, FLORIDA 32751 P. 407.353.6112</small>	
PERMIT SET	
PROJECT NAME	
LEWIS DRIVE COMMERCIAL BUILDINGS	
SHEET NAME	
IRRIGATION SPECIFICATIONS	
SCALE	
AS SHOWN	
DATE	DRAWN
06.05.2026	OJ
SHEET NUMBER	
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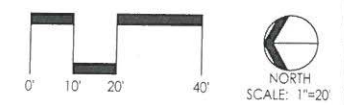
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1007 Lewis Drive

1009 Lewis Drive

1101 Lewis Drive

1103 Lewis Drive

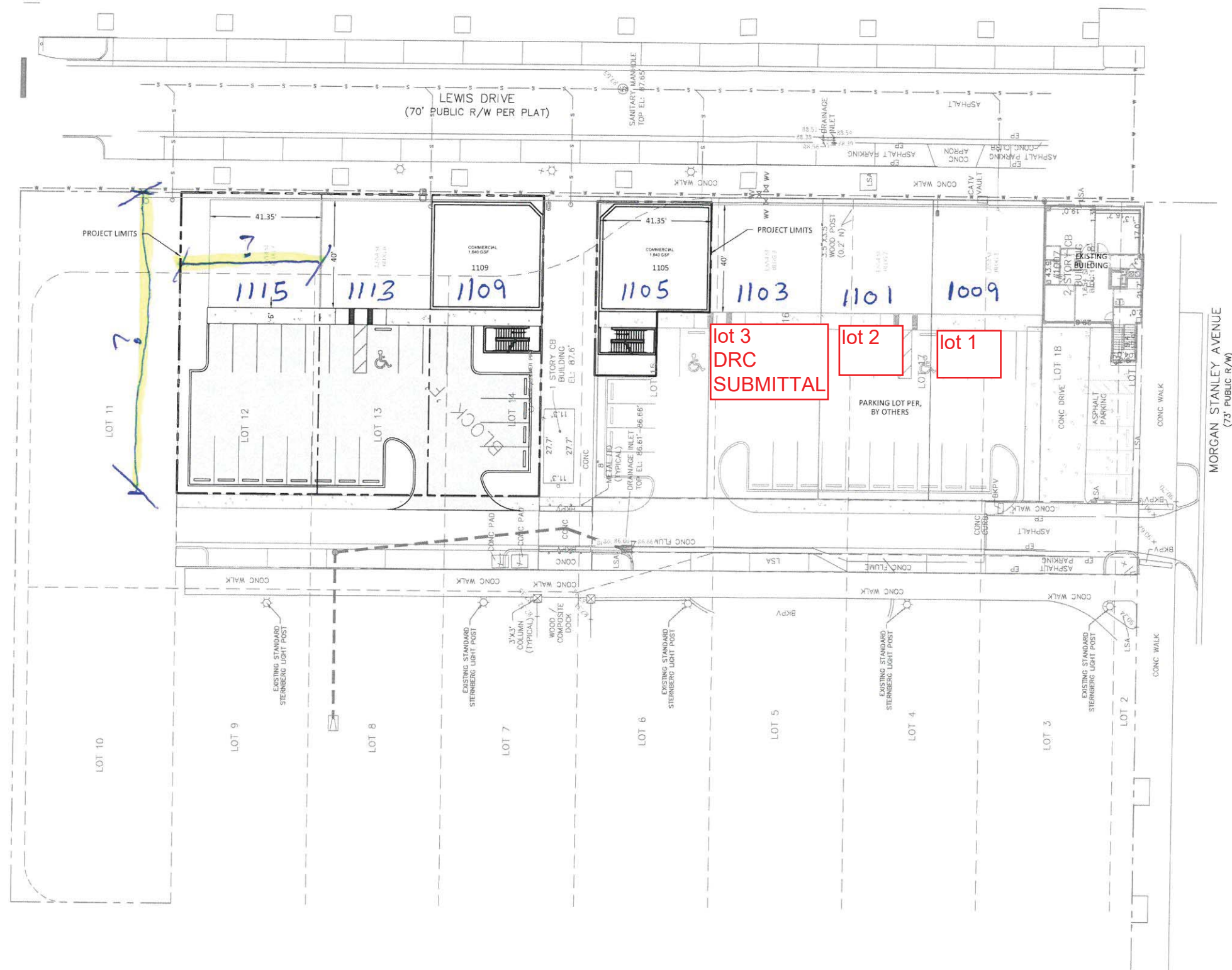


NORTH SITE DATA TABLE:

SITE AREA:	0.35 AC
PROPOSED SF:	4,962
PARKING REQUIRED:	GENERAL BUSINESS AND RETAIL COMMERCIAL 1.0 SPACES/333 SF GFA: 15 SPACES
PARKING PROVIDED:	STANDARD PARKING (9'X18'): 21 SPACES ADA PARKING (12'X18'): 1 SPACES TOTAL PARKING PROVIDED: 22 SPACES

SOUTH SITE DATA TABLE:

SITE AREA:	0.43 AC
PROPOSED SF:	6,616
PARKING REQUIRED:	GENERAL BUSINESS AND RETAIL COMMERCIAL 1.0 SPACES/333 SF GFA: 20 SPACES
PARKING PROVIDED:	STANDARD PARKING (9'X18'): 25 SPACES ADA PARKING (12'X18'): 2 SPACES TOTAL PARKING PROVIDED: 27 SPACES



Rev.	Date	Description	Chk By

 PREPARED FOR: ###
SITE PLAN
 Date: 1/14/2026
 Scale: ###
 Project No.: ###
 Drawn By: ###
 Designed By: ###
 Checked By: ###

SHEET NO.
C2.00

BOYD CIVIL ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407) 494-2693
 Certificate of Auth. 27991

PL-2 | FLOOR PLAN - LEVEL-02
EXISTING CORNER - LOTS 1-3
 OVERALL BLOCK PLAN

SCALE: NTS

1103 LEWIS DRIVE
 CURRENT DRC SUBMITTAL

PL-1 | FLOOR PLAN - LEVEL-01
EXISTING CORNER - LOTS 1-3
 OVERALL BLOCK PLAN

SCALE: NTS

1103 LEWIS DRIVE
 CURRENT DRC SUBMITTAL

DATE	MARK	REMARK	BY

NASRALLAH
 Architectural Group Inc
 1007 Lewis Drive
 Winter Park, FL 32789
 Ph: 407-647-0938 Fax: 407-647-2499
 email: info@nasrallah.com
 AA126001471

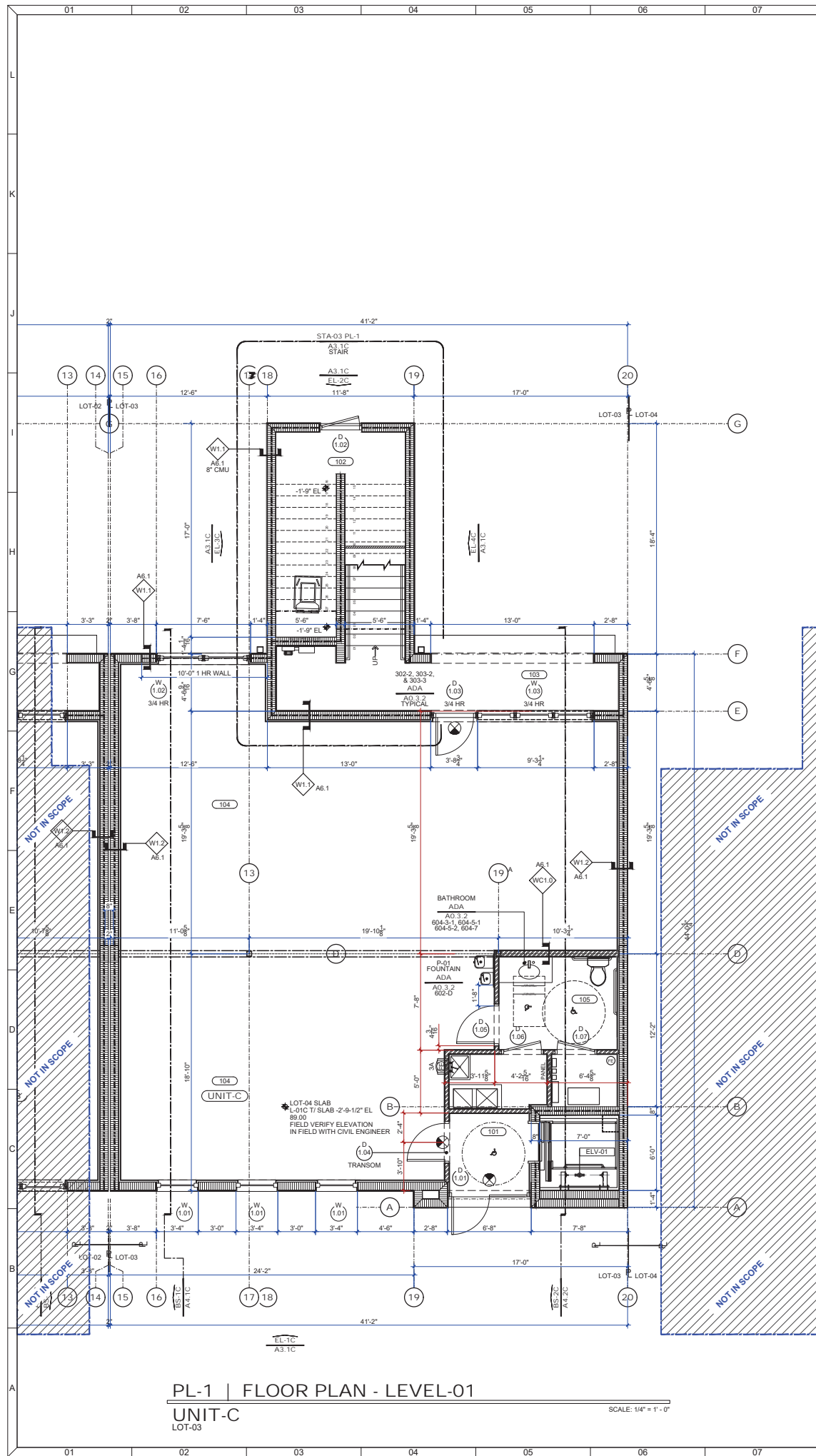
Lot 2 - 1101 Lewis Drive
Brannon Construction
Lewis Drive Office Buildings
 WINTER PARK, FL 32789

DATE	DRAWN BY	PROJECT NO	CHECK BY	SCALE
2026-03-30	JB	1753	MAN	AS INDICATED

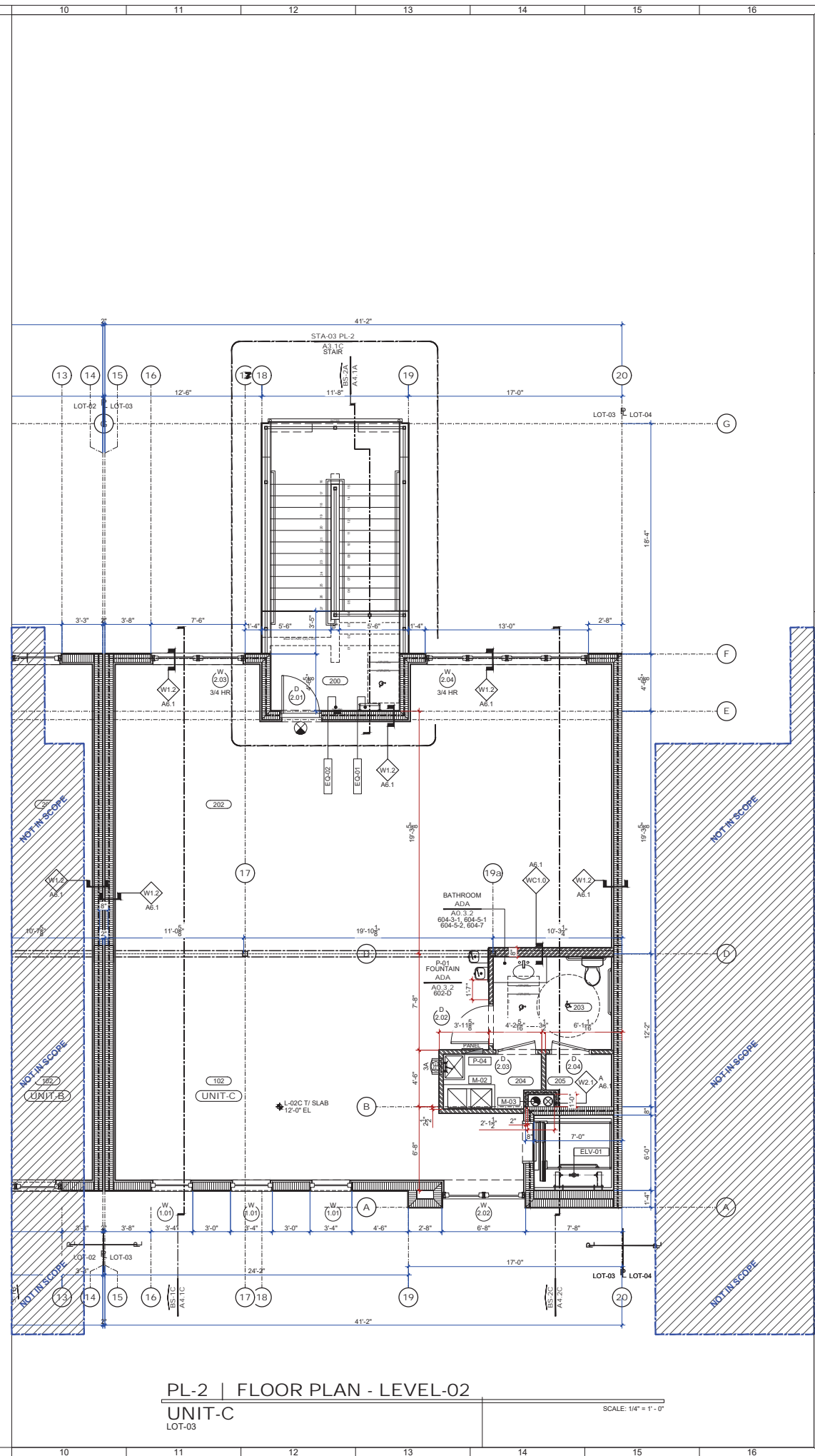
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Mark P. Nasrallah
 Fla. Reg. AR 0008136
A1.1A
 SHEET NO

Construction Permit Set 2026-03-31



PL-1 | FLOOR PLAN - LEVEL-01
 UNIT-C
 LOT-03
 SCALE: 1/4" = 1' - 0"



PL-2 | FLOOR PLAN - LEVEL-02
 UNIT-C
 LOT-03
 SCALE: 1/4" = 1' - 0"

DATE	MARK	REMARK	BY

NASRALLAH
 Architectural Group Inc
 1007 Lewis Drive
 Winter Park, FL 32789
 Phone: 407-647-0938
 Email: mark@nasrallah.com
 AAL6001471

Lot 3 - 1103 Lewis Drive
 Brannon Construction
 Lewis Drive Office Buildings
 WINTER PARK, FL 32789

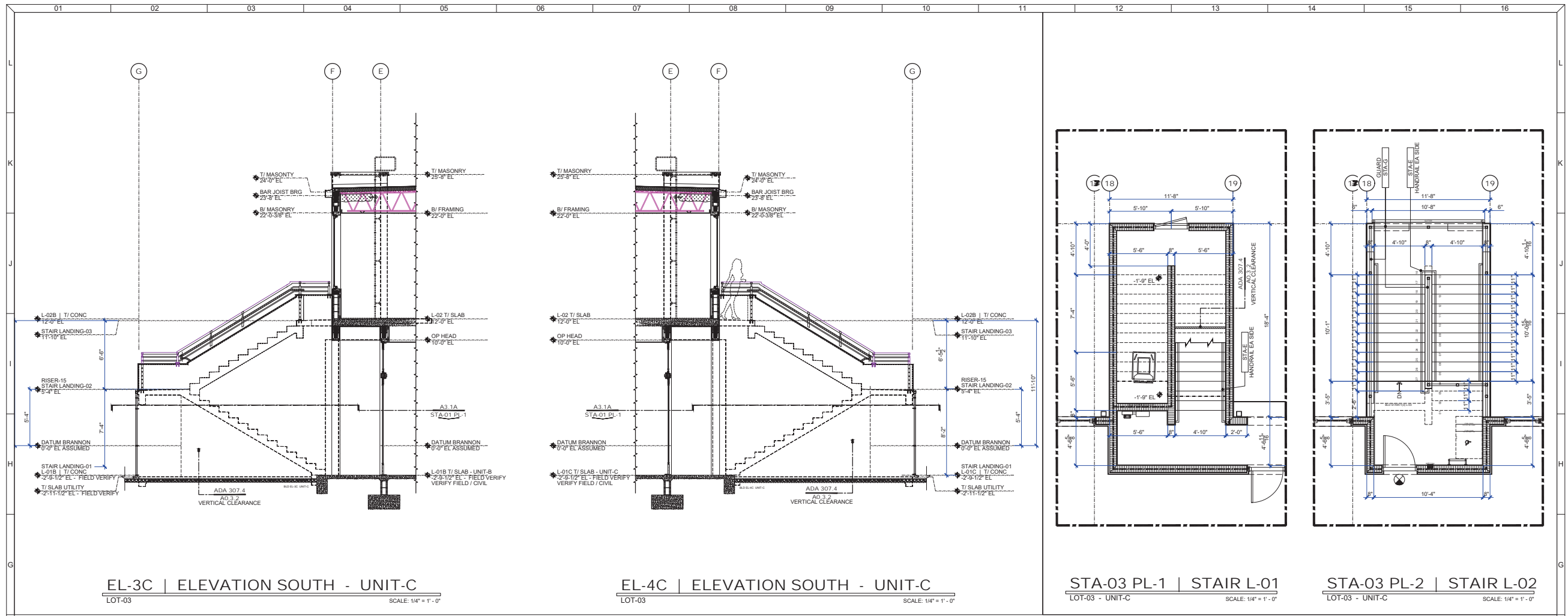
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2026-03-30			

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Mark P. Nasrallah
 Fla. Reg. AR 0008136

A1.1C
 SHEET NO

ACCURACY STATEMENT: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK P. NASRALLAH ON THE DATE CONTAINED WITHIN THE DIGITAL SIGNATURE ABOVE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

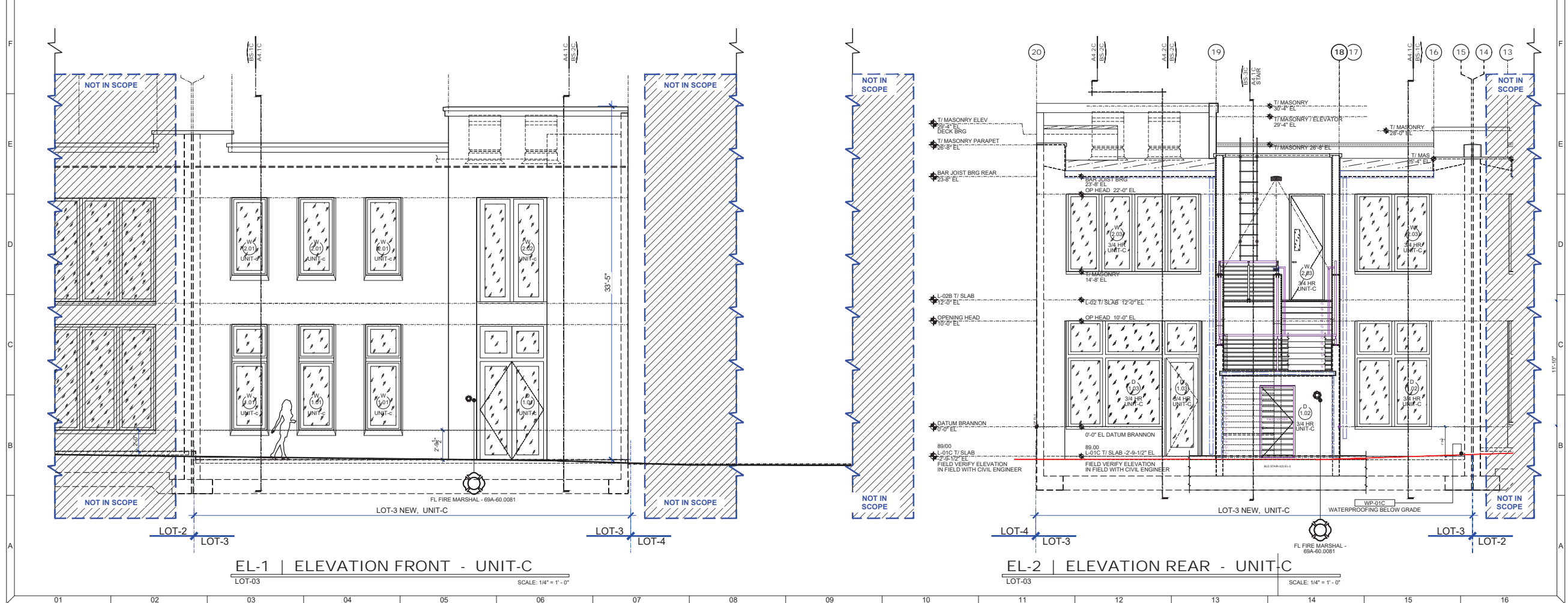


EL-3C | ELEVATION SOUTH - UNIT-C
LOT-03 SCALE: 1/4" = 1'-0"

EL-4C | ELEVATION SOUTH - UNIT-C
LOT-03 SCALE: 1/4" = 1'-0"

STA-03 PL-1 | STAIR L-01
LOT-03 - UNIT-C SCALE: 1/4" = 1'-0"

STA-03 PL-2 | STAIR L-02
LOT-03 - UNIT-C SCALE: 1/4" = 1'-0"



EL-1 | ELEVATION FRONT - UNIT-C
LOT-03 SCALE: 1/4" = 1'-0"

EL-2 | ELEVATION REAR - UNIT-C
LOT-03 SCALE: 1/4" = 1'-0"

DATE	MARK	REMARK	BY

NASRALLAH
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enr@nasrallah.com nasrallah.com
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Lot 3 - 1103 Lewis Drive
Brannon Construction
Lewis Drive Office Buildings
WINTER PARK, FL 32789

DATE	REVISION	BY	CHK BY	APP BY	SCALE
2026-03-30					

Construction Permit Set 2026-03-31
not valid without signature & seal
Mark P. Nasrallah
Fla. Reg. AR 0008136
A3.1C
SHEET NO



Development Review Committee

agenda item 4.c

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

June 26, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Benjamin Partners, Ltd. for: Development Plan modification of the previously approved mixed-use building at 1320 Morgan Stanley Avenue to revise the approved four-story mixed-use building consisting of retail, extended-stay hotel units, and 16 residential units to a two (2) story mixed-use building with approximately 8,500 square feet of ground-floor retail/restaurant space and 9,175 square feet of second-floor office space, within the Ravaudage Planned Development.

motion | recommendation

Staff recommendation is for approval with the following condition:

1. Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.

background

In October 2024, the Development Review Committee approved a four-story, 38,350-square-foot mixed-use building at the southwest corner of Benjamin Avenue and Morgan Stanley Avenue. The approved development included 7,145 square feet of commercial space on the first floor, 13 extended-stay hotel units on the second floor, and sixteen (16) apartment units located on the third and fourth floors. The project was approved concurrently with modifications to the adjacent McCallister parking garage and included recreation amenities and affordable housing commitments associated with the residential component.

The applicant is now requesting approval of a revised development plan for the same

property. The revised proposal eliminates the previously approved residential and hotel components and replaces them with a two-story commercial mixed-use building consisting of approximately 8,500 square feet of retail/restaurant space on the ground floor and approximately 9,175 square feet of office space on the second floor. The overall building footprint remains generally consistent with the previously approved development pattern along Morgan Stanley Avenue while reducing the overall building height, intensity, and parking demand. The request does not modify the previously approved parking garage, which has since been constructed.

Project Summary

The proposed development consists of a two-story mixed-use commercial building located on the south side of Morgan Stanley Avenue between Lewis Drive and Benjamin Avenue, within the area permitted for six (6) stories. The building contains approximately 8,500 square feet of retail and restaurant space on the ground floor and approximately 9,175 square feet of office space on the second floor, for a total building area of approximately 17,675 square feet. The building is designed with storefront glazing, fabric awnings, stucco finishes, stone veneer accents, concrete tile roofing, and tower elements that are consistent with the architectural character established throughout the Ravaudage Planned Development.

The site occupies approximately 0.34 acres and is positioned adjacent to the existing structured parking garage that serves the overall development. The submitted site plan includes a parking analysis for the proposed development. Based on the applicant's parking calculations, the 8,500 square feet of ground-floor retail/restaurant space and the 9,175 square feet of office space on the second floor, the project requires a total parking requirement of fifty-three (53) spaces. The required parking is proposed to be accommodated in the adjacent structured parking garage.

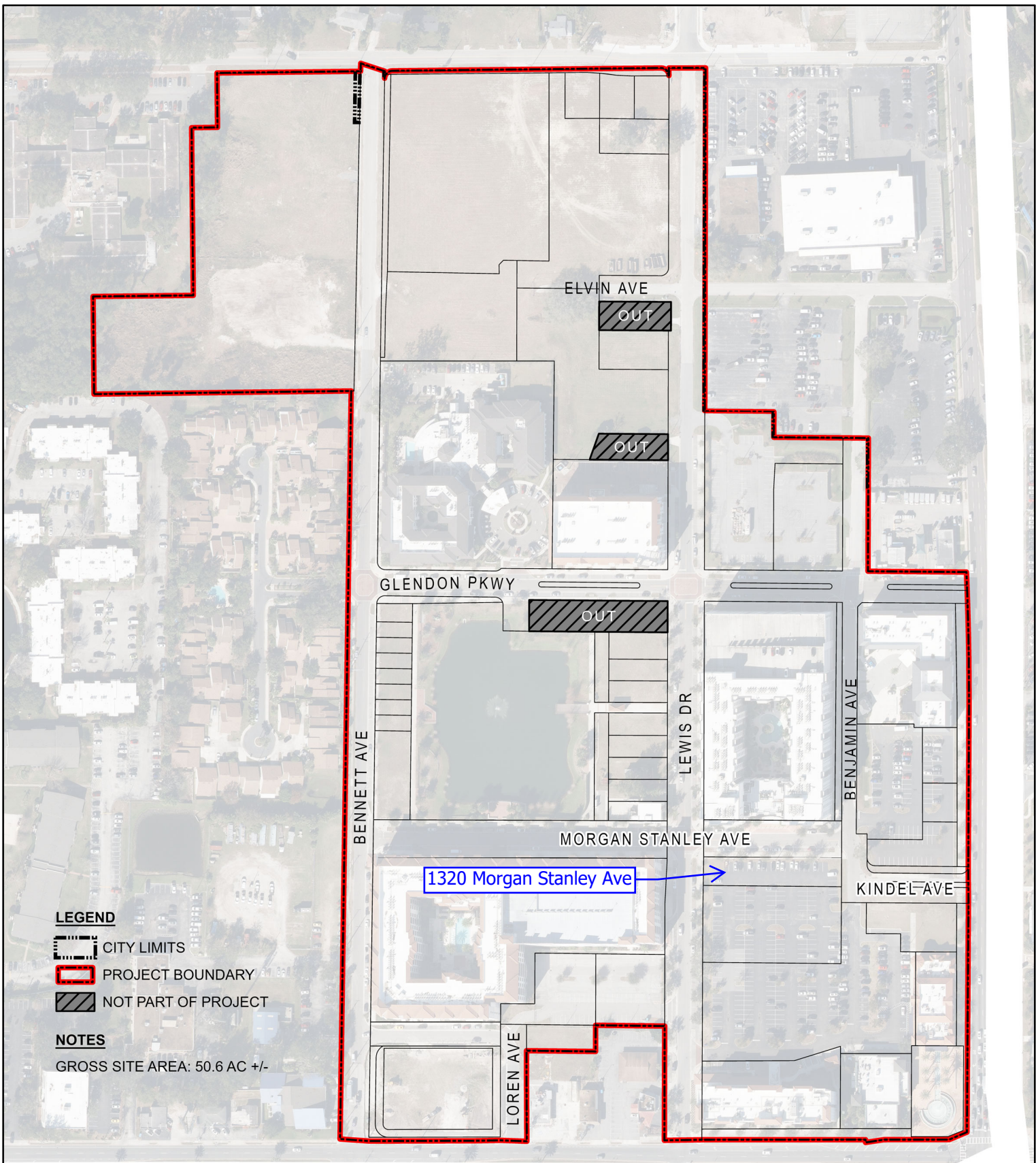
Overall, the proposed development plan modification represents a reduction in intensity from the previously approved mixed-use project by eliminating the residential and hotel components and reducing the overall building mass and parking demand. Despite the decrease in development intensity, the proposal maintains the urban design objectives envisioned for this portion of the Ravaudage PD by preserving an active street frontage along Morgan Stanley Avenue and continuing to provide an effective visual screening element for the adjacent parking structure. The revised plan remains compatible with the surrounding development pattern and is consistent with the character and design framework established throughout the district.

alternatives | other considerations




fiscal impact

attachments

1. Location Map
2. Aerial Map
3. LOTS 10-15 BLOCK B PORTION RECERT
4. 1320 Morgan Stanley 2026 05 29 DRC Package 2408



LEGEND

-  CITY LIMITS
-  PROJECT BOUNDARY
-  NOT PART OF PROJECT

NOTES

GROSS SITE AREA: 50.6 AC +/-



**RAVAUDAGE
LAND USE PLAN
WINTER PARK, FLORIDA**

**SHEET A-1
PROJECT LOCATION**





DESCRIPTION:

A PORTION OF LOTS 1 AND 20, BLOCK 'G', TOGETHER WITH A VACATED PORTION OF KINDEL AVENUE, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF STATE ROAD NO. 15 & 600 AND THE SOUTH RIGHT OF WAY LINE OF KINDEL AVENUE; THENCE, N89°50'56"W, A DISTANCE OF 244.05 FEET; THENCE, N00°04'22"W, A DISTANCE OF 27.46 FEET TO THE POINT OF BEGINNING. THENCE, N89°57'40"W, A DISTANCE OF 264.18 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LEWIS AVENUE; THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N00°05'33"E, A DISTANCE OF 55.88 FEET; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, S89°57'40"E, A DISTANCE OF 264.02 FEET; THENCE, S00°04'22"E, A DISTANCE OF 55.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.34 ACRES (14,758 SQUARE FEET) MORE OR LESS.

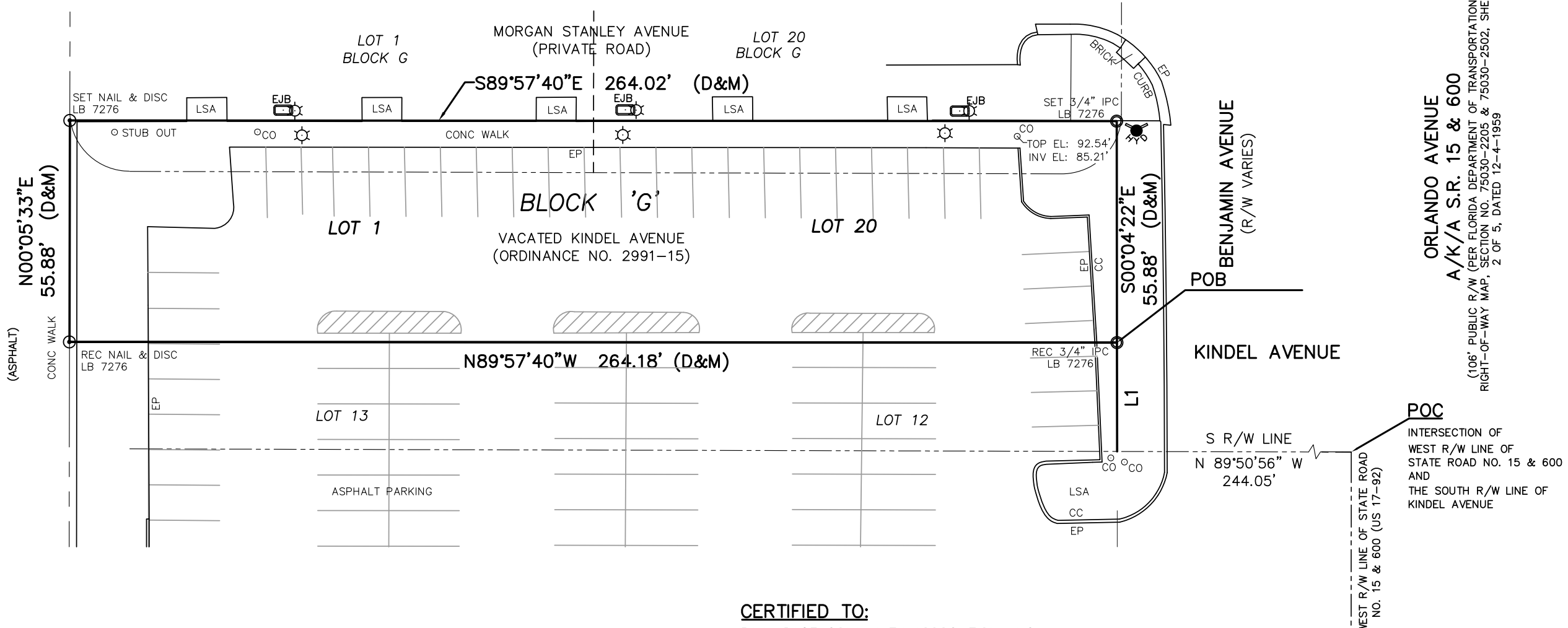
**BOUNDARY SURVEY
FOR
SYDGAN**

LEGEND:

- A/K/A ALSO KNOWN AS
- CC CONCRETE CURB
- CO CLEANOUT
- CONC CONCRETE
- D DESCRIBED
- EL ELEVATION
- EP EDGE OF PAVEMENT
- INV INVERT
- IPC IRON PIPE AND CAP
- LB LICENSED BUSINESS
- LSA LANDSCAPE AREA
- M MEASURED
- NO. NUMBER
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- REC RECOVERED
- R/W RIGHT-OF-WAY
- S.R. STATE ROAD
- TELE TELEPHONE RISER

- EJB ELECTRIC BOX
- FIRE HYDRANT
- LIGHT POLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°04'22"W	27.46'



ORLANDO AVENUE
 A/K/A S.R. 15 & 600
 (106' PUBLIC R/W (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 75030-2205 & 75030-2502, SHEET 2 OF 5, DATED 12-4-1959)

SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
6. No title data has been provided to this surveyor unless otherwise noted.
7. Bearings shown hereon are assumed relative to the East right-of-way line of Lewis Avenue; Said bearing being, N00°05'33"E assumed.
8. According to the Federal Insurance Rate Map, this property lies in Zone "X", Community Panel number 12095C0255 F, Dated: 9/25/2009.
9. No field work was performed on the date of this recertification.

CERTIFIED TO:

RAVAUDAGE COMMUNITY ASSOCIATION, INC
 BOOKER AND ASSOCIATES, P.A.
 FINFROCK FINANCIAL, LLC
 ESQUIRE TITLE SERVICES, INC
 FIRST AMERICAN TITLE INSURANCE COMPANY

REVISIONS

Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. RECERTIFICATION	Date: 9/25/25

HLSM, LLC

Henrich-Luke-Swaggerty-Menard
 Professional Surveyors & Mappers
 Licensed Business No. 7276

302 Live Oaks Boulevard
 Casselberry, Florida 32707
 P. (407) 647-7346

Survey@HLSM.US

Job No:	P-371
Field Date:	11/8/24
Drawn By:	JJR
Field By:	ME/RF
Scale:	1"=30'

SHEET 1 OF 1

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

William F. Menard
 Professional Surveyor & Mapper
 Florida Registration #5625

F:\Projects\Ravaudage - Block B\dwg\LOTS 10-15 BLOCK B PORTION.dwg



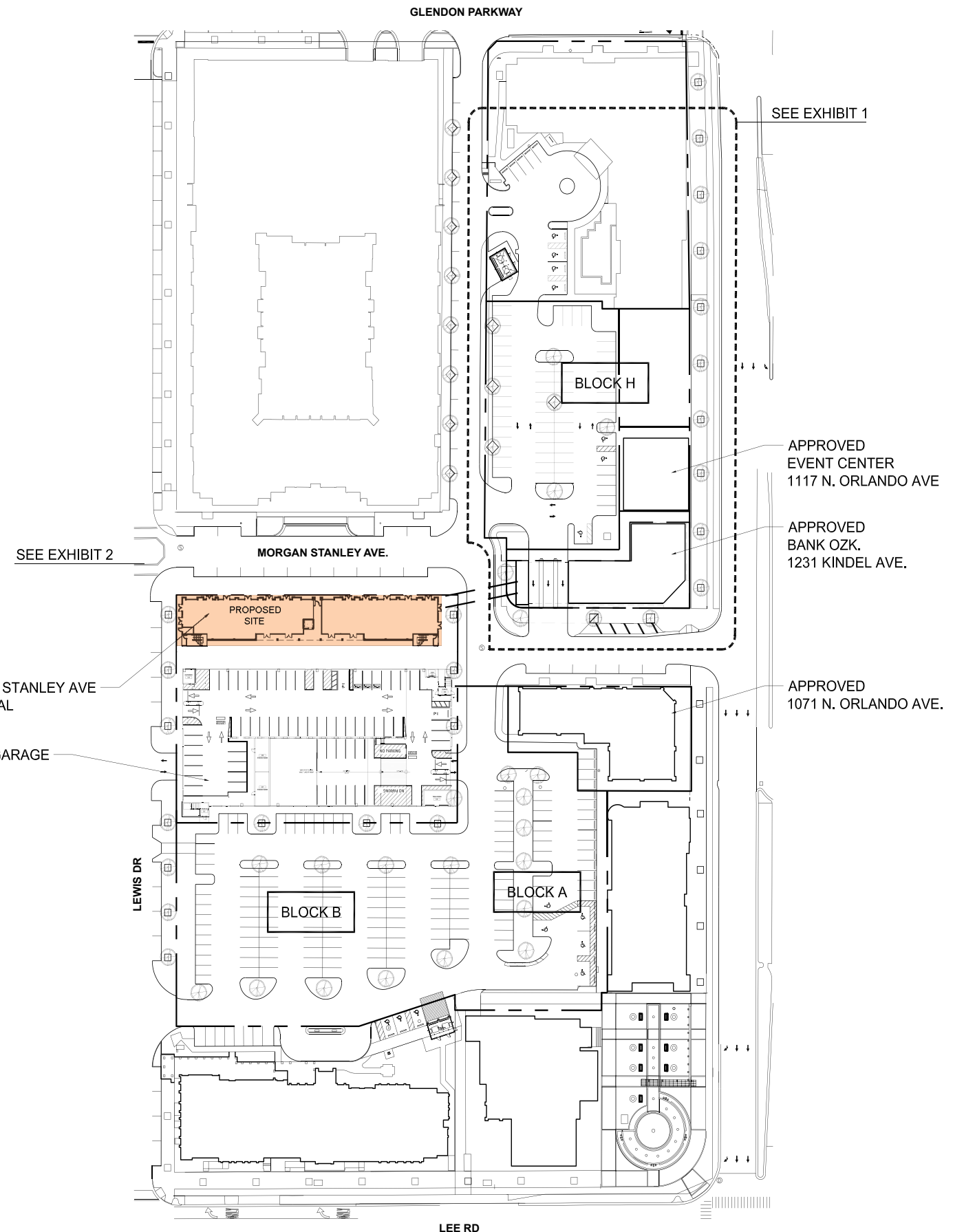
RAVAUDAGE WINTER PARK
1320 MORGAN STANLEY AVE, WINTER PARK MXU BLDG
DRC APPLICATION PACKAGE

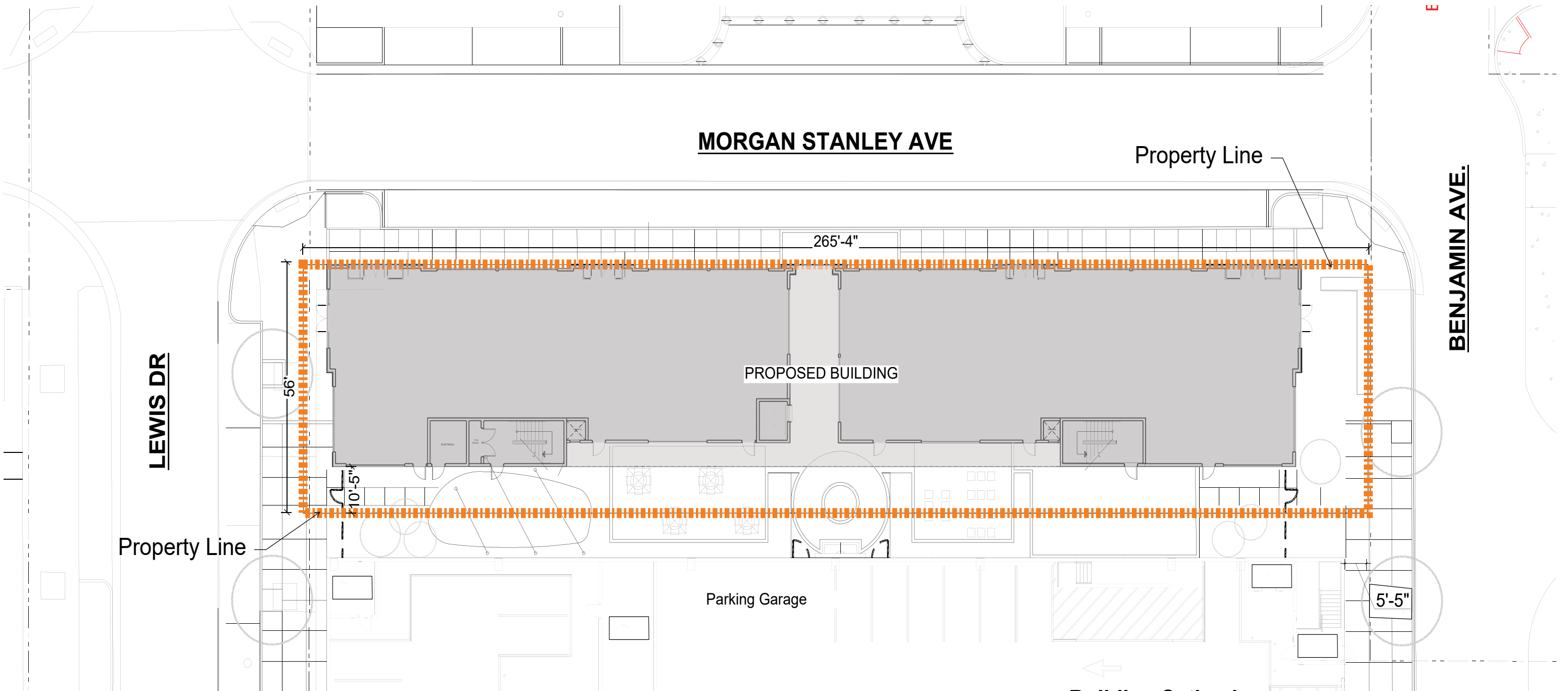
PARKING MATRIX

REQUIRED PARKING		PROVIDED PARKING	
1251 LEE RD: ALE HOUSE	75	1127 N. ORLANDO AVE: MARRIOTT SHS SURFACE PARKING	
1275 LEE RD: HILTON	96	STANDARD	5
		HANDICAP	4
		TOTAL	9
1035 N. ORLANDO AVE: MIX USE BUILDINGS	111	1136 BENJAMIN AVE: SURFACE PARKING	
1071 N. ORLANDO AVE: PROPOSED MIX USE	81	STANDARD	56
1231 KINDEL AVE: BANK OZK	56	HANDICAP	2
		TOTAL	58
1320 MORGAN STANLEY AVE: RETAIL/OFFICE	53	BLOCK B MCCALLISTER PARKING GARAGE STALLS	441
1117 N. ORLANDO AVE: EVENT CENTER	45	BLOCK A & B SURFACE PARKING	
1127 N. ORLANDO AVE: MARRIOTT SHS EXISTING	84	STANDARD	142
1006 LEWIS DR: RETAIL/APTS	10	HANDICAP	8
		TOTAL	150
		TOTAL PARKING	658
TOTAL	611		

* AS OF 10/2/24 NO ON STREET CREDITS HAVE BEEN USED ALONG KINDEL, BENJAMIN, MORGAN STANLEY, OR LEWIS DR BETWEEN LEE RD & GLENDON PARKWAY

(MODIFIED) 1320 MORGAN STANLEY AVE PROPOSED DRC SUBMITTAL RETAIL/OFFICE
EXISTING McCALLISTER GARAGE





1320 Morgan Stanley Ave.

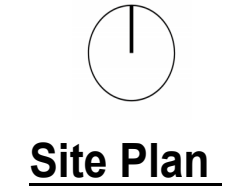
- 2-Story Mixed Use Building
- 8,500 sf Commercial/Retail on ground floor
- 9,175sf Office on second floor

Parking

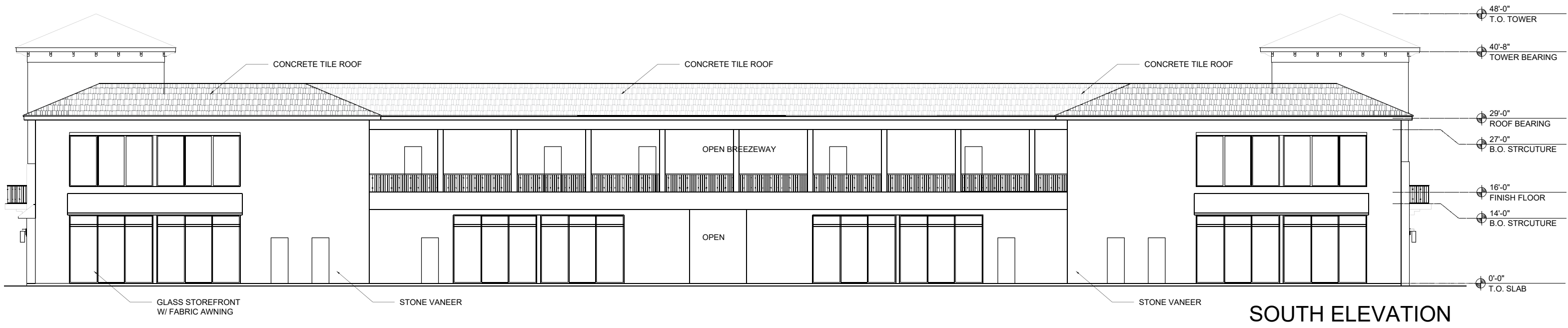
- Ground Floor: $8,500/333 = 25.5$ spaces
- Second Floor: $9,175/333 = 27.5$ spaces
- Total parking required = 53 Spaces

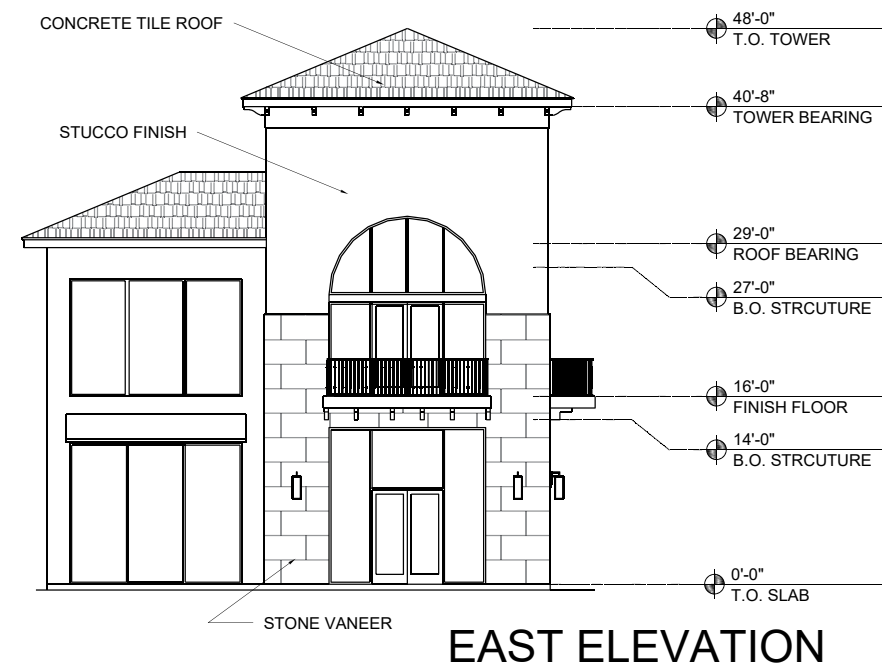
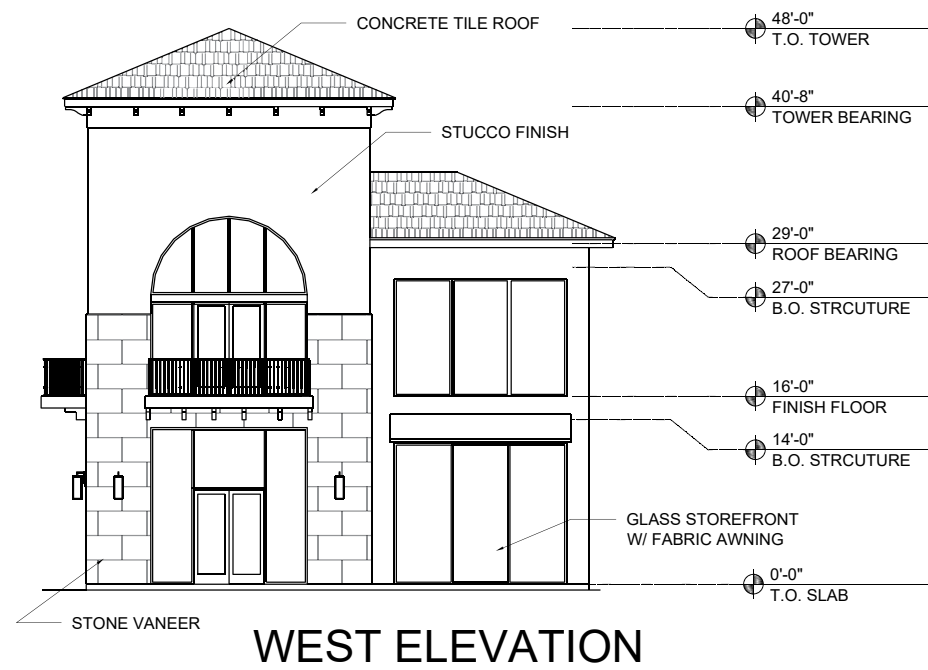
Building Setbacks

- North: 0' Setback
- South: 10'-6"
- East: 7'-4"
- West: 16'-6"



Site Plan







Development Review Committee

agenda item 4.d

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

June 26, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Benjamin Partners, Ltd. for: Development plan approval to construct a two-story mixed-use building containing 1,429 square feet of ground-floor retail space and six affordable housing units, including one unit on the ground floor and five units on the second floor at 1006 Lewis Drive (the western portion of 1001 N. Orlando Avenue, Ale House parking lot) within the Ravaudage Planned Development.

motion | recommendation

Staff recommendation is for approval with the following conditions:

1. That 686 square feet of off-site recreation space within the Ravaudage PD pond/recreation area is allocated to this project.
2. Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.
3. Prior to issuance of any site or building permits the applicant and property owner must execute and record an Affidavit of Commitment and Restrictive Covenants, in a form acceptable to the City, to ensure long-term affordable housing compliance, monitoring, and enforcement, with all mortgage holders subordinating their interests to the covenant.

background

The applicant, Benjamin Parters Ltd., is requesting approval of a final development plan for a two-story mixed-use building located at 1006 Lewis Drive (the western portion of 1001 N Orlando Ave, Ale House parking lot) within the Ravaudage Planned Development (PD). The

proposed building consists of approximately 1,429 square feet of ground-floor retail space and six (6) studio residential dwelling units. One residential unit is located on the ground floor and is designed as an ADA-accessible unit, while the remaining five units are located on the second floor. The residential units are proposed to be deed restricted as affordable housing units available to households earning up to 120 percent of Area Median Income (AMI) for Orange County. The request also includes approval of a Declaration of Restrictive Covenants and Affidavit of Commitment establishing long-term affordability requirements, as required by the Ravaudage Development Order (DO).

Project Summary

The proposed development consists of a two-story mixed-use building fronting Lewis Drive within the Ravaudage PD that is within the six-story height limit area. The building contains approximately 1,429 square feet of ground-floor retail commercial space intended to contribute to the pedestrian-oriented character of the Ravaudage district. The residential component consists of six (6) studio apartments, including one ADA-accessible unit located on the ground floor and five (5) studio units located on the second floor. The building incorporates architectural elements consistent with the Mediterranean-inspired design theme of the overall development, including stucco finishes, stone veneer accents, tile roofing, storefront awnings, and a clock tower feature.

The submitted site plan includes a parking analysis for the proposed development. Based upon the applicant's parking calculations, the six studio residential units require six (6) parking spaces and the 1,429 square feet of ground-floor retail space requires four (4) parking spaces, resulting in a total parking requirement of ten (10) spaces. The applicant proposes to satisfy this requirement through the seven (7) spaces on the ground floor under the building, and three (3) spaces within the existing parking lot behind the building.

Based on the six (6) proposed residential units, according to the DO, requires 1,372 square feet of recreation space (based on a requirement of 2.5 acres per 1,000 residents). This must be equally divided into active and passive recreation areas, each requiring 686 square feet. The applicant proposes all this requirement to be provided within the master stormwater pond/park area to the east of the project.

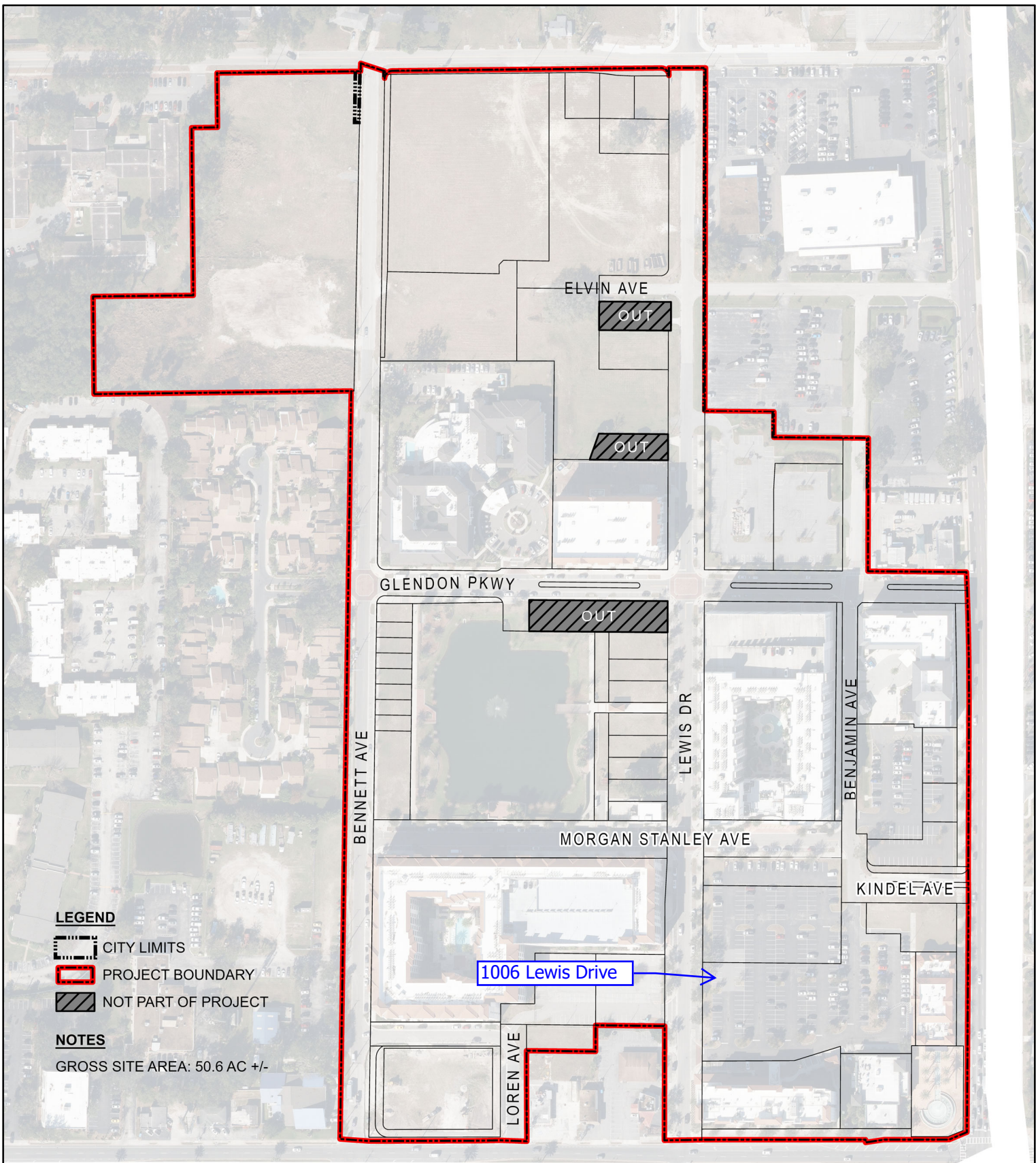
In accordance with the Ravaudage Development Order, the applicant has submitted a Declaration of Restrictive Covenants and Affidavit of Commitment to ensure long-term affordability of the residential units. The proposed covenant requires that all six residential units be leased only to eligible households whose incomes do not exceed 120 percent of the AMI for Orange County. Rental rates must remain affordable pursuant to standards published by the Florida Housing Finance Corporation. The covenant establishes an affordability period of thirty (30) years from the issuance of a Certificate of Occupancy and requires annual reporting, income verification, and periodic compliance monitoring by the city. The restrictions are recorded against the property and are intended to run with the land, thereby remaining binding upon future owners and successors throughout the affordability period.

alternatives | other considerations




fiscal impact

attachments

1. Location Map
2. Aerial Map
3. 2026 05 29 1006 Lewis Drive DRC Package 2602
4. Ravaudage rec - open space calculations (1)
5. Draft V 1_Affidavit of Commitment and Restrictive Covenants 1006 Lewis Drive
06.26.2026



LEGEND

-  CITY LIMITS
-  PROJECT BOUNDARY
-  NOT PART OF PROJECT

NOTES

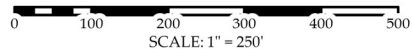
GROSS SITE AREA: 50.6 AC +/-

1006 Lewis Drive

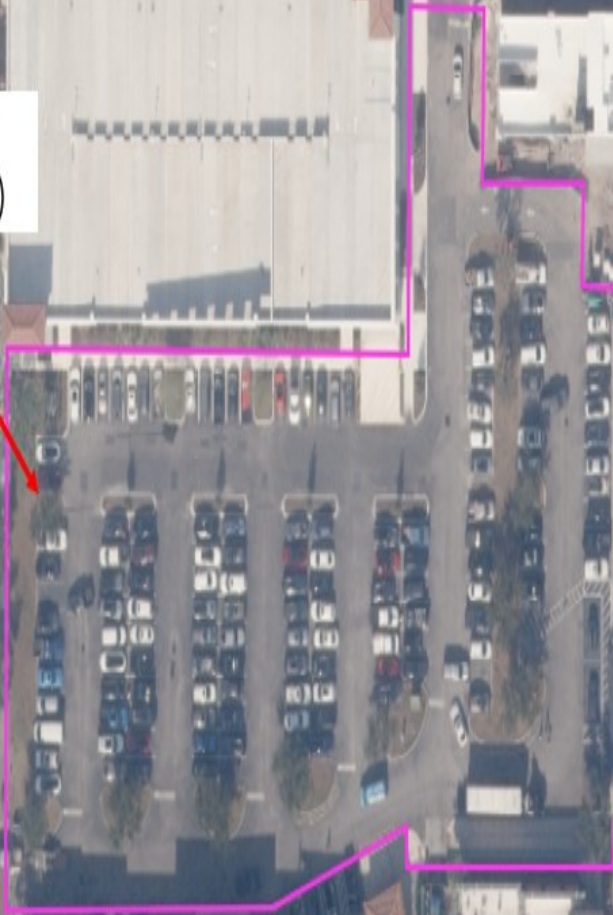


**RAVAUDAGE
LAND USE PLAN
WINTER PARK, FLORIDA**

**SHEET A-1
PROJECT LOCATION**



1006 Lewis Drive
(portion of 1001 N Orlando Ave)





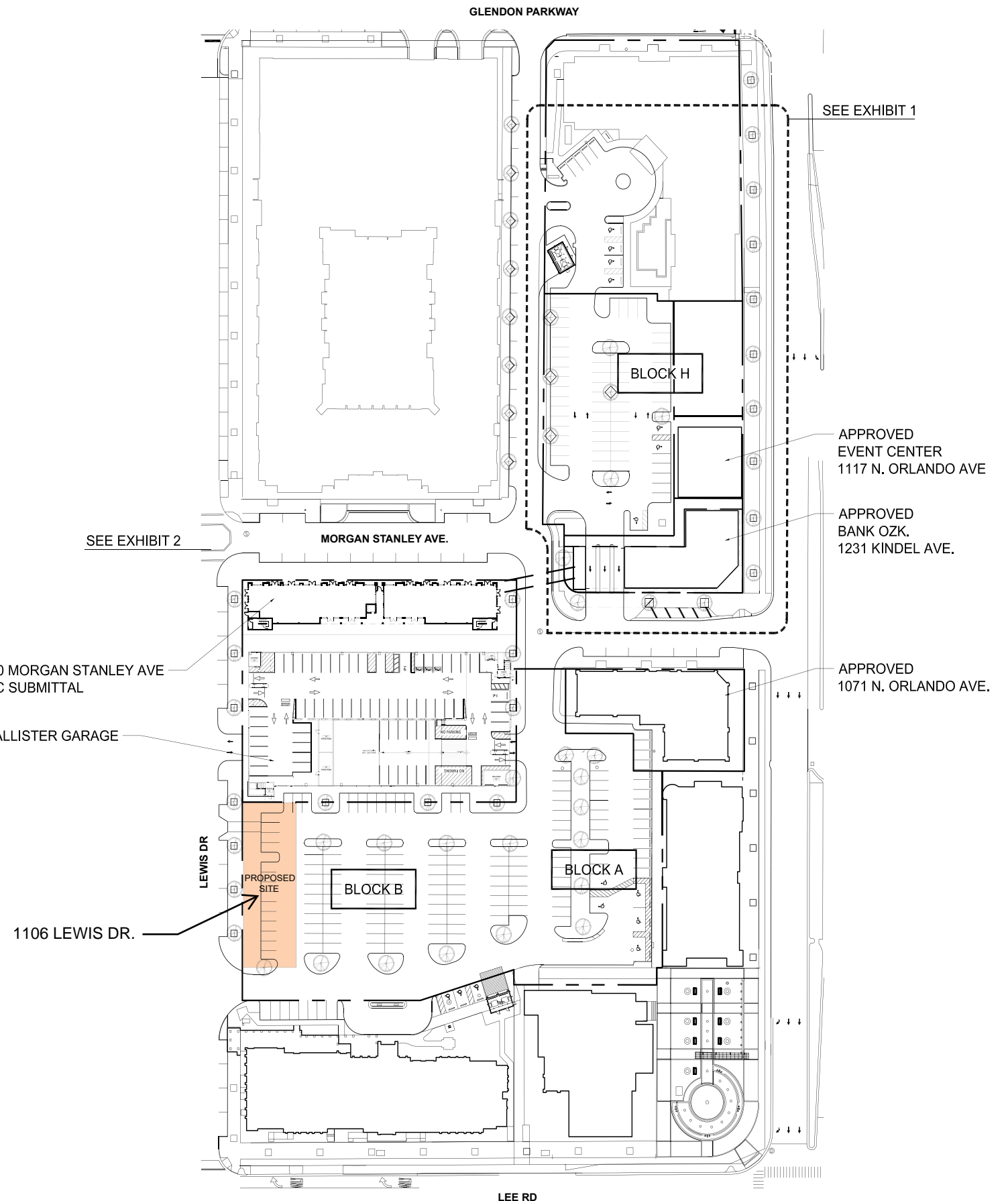
RAVAUDAGE WINTER PARK
1006 LEWIS DRIVE, WINTER PARK MXU BLDG
DRC APPLICATION PACKAGE

PARKING MATRIX

REQUIRED PARKING		PROVIDED PARKING	
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1275 LEE RD: HILTON	96	STANDARD	5
		HANDICAP	4
		TOTAL	9
1035 N. ORLANDO AVE: MIX USE BUILDINGS	111	1136 BENJAMIN AVE: SURFACE PARKING	
1071 N. ORLANDO AVE: PROPOSED MIX USE	81	STANDARD	56
		HANDICAP	2
		TOTAL	58
1231 KINDEL AVE: BANK OZK	56	BLOCK B MCCALLISTER PARKING GARAGE STALLS	441
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		TOTAL	150
1006 LEWIS DR: RETAIL/APTS	10	TOTAL PARKING	658
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(MODIFIED) 1320 MORGAN STANLEY AVE PROPOSED DRC SUBMITTAL RETAIL/OFFICE
EXISTING McCALLISTER GARAGE



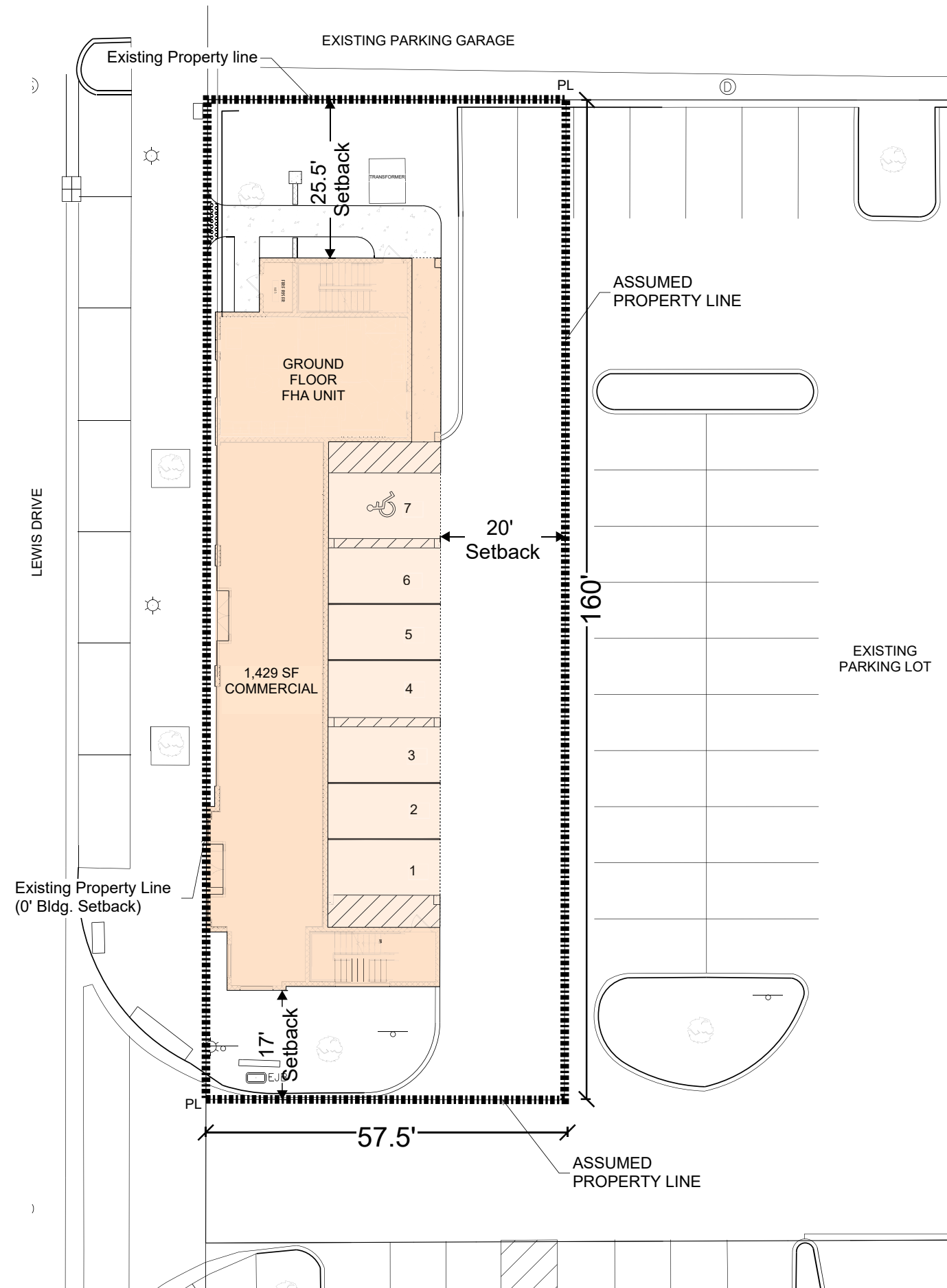
1006 Lewis Drive

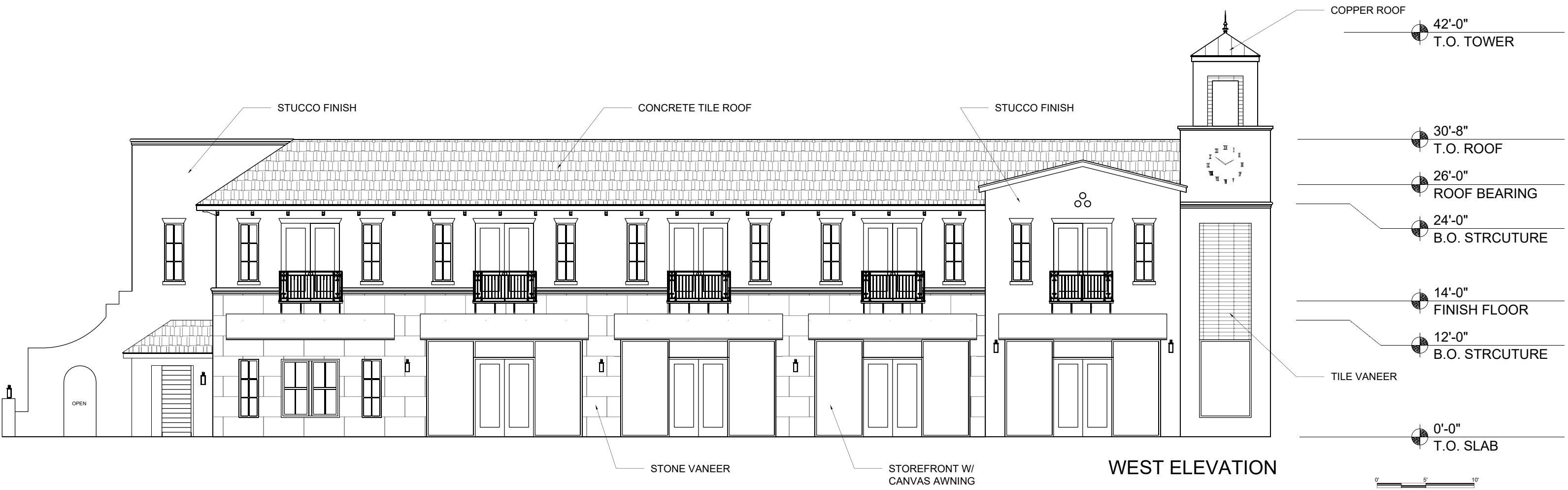
- 2 Story Building
- 6 studio units total (one ground floor FHA)
- 1,429 sf Commercial space

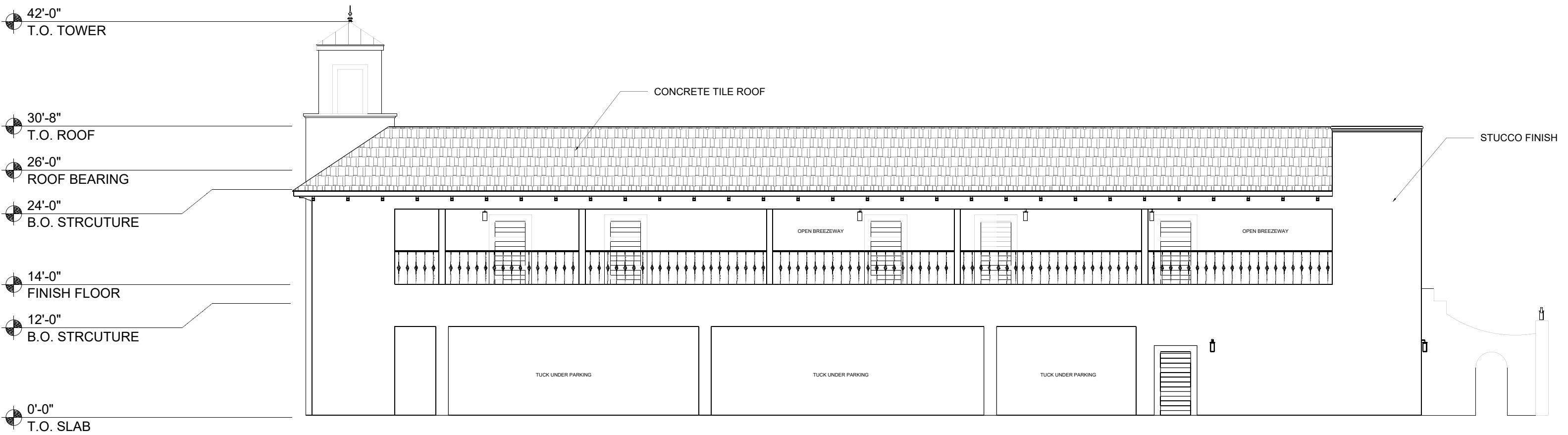
Parking:

- 6 studios @ 1 space/unit = 6 spaces
- Commercial sf 1,429/333 = 4 spaces
- Total Parking required = 10 spaces (one ADA provided)

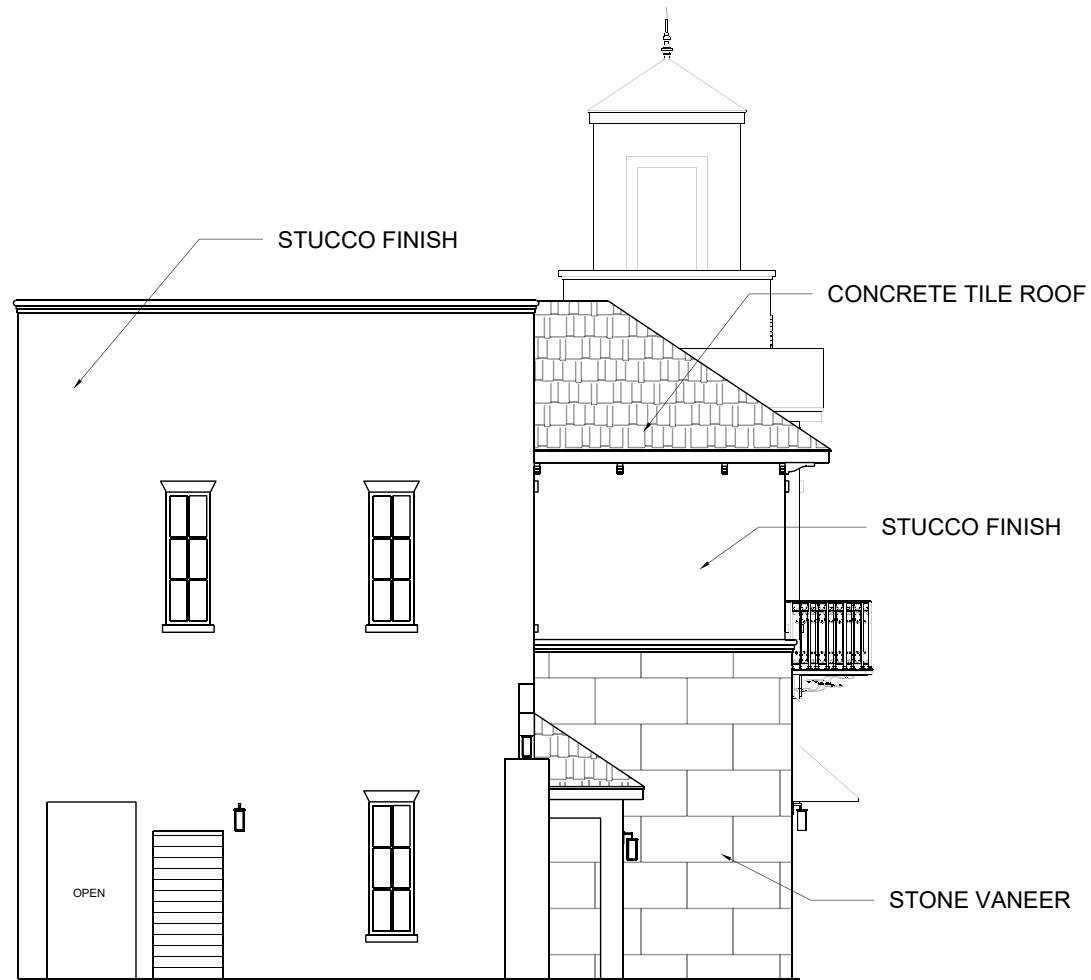
-Parking provided per Master Parking Site Plan



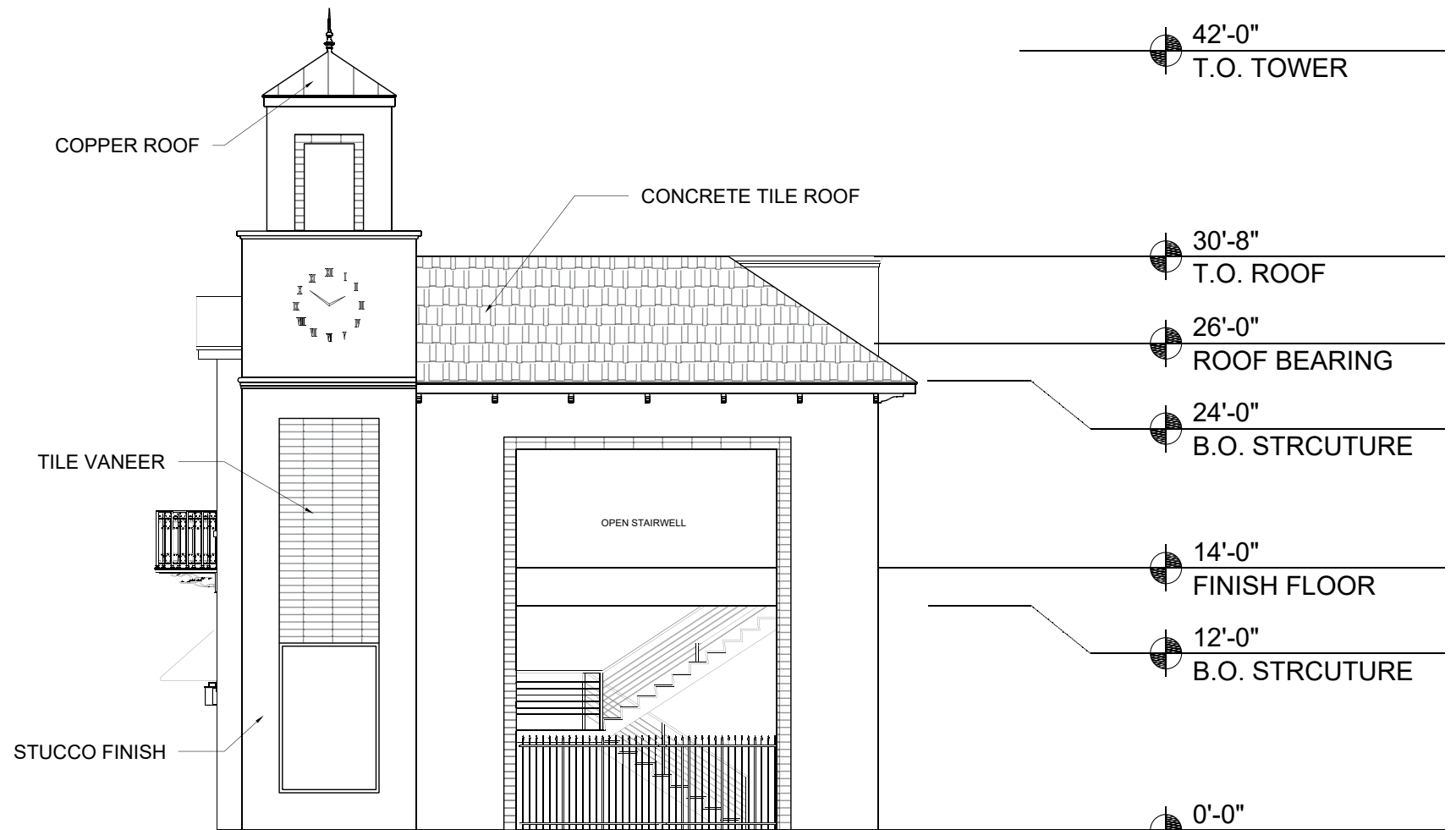




EAST ELEVATION
 0' 5' 10'

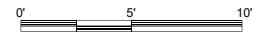


NORTH ELEVATION



SOUTH ELEVATION

- 42'-0" T.O. TOWER
- 30'-8" T.O. ROOF
- 26'-0" ROOF BEARING
- 24'-0" B.O. STRCUTURE
- 14'-0" FINISH FLOOR
- 12'-0" B.O. STRCUTURE
- 0'-0" T.O. SLAB



RECREATIONAL AREA PROVIDED

AROUND POND	=	68,232 SF
AROUND CORNER FOUNTAIN	=	16,879 SF
INSIDE 1305 MORGAN STANLEY	=	28,843 SF
INSIDE 1400 MORGAN STANLEY	=	35,866 SF
NORTH END BLOCKS O&P	=	4,605 SF
INSIDE 1396 BENNETT AVE	=	41,317 SF
TOTAL PROVIDED	=	195,742 SF (4.49 AC)

RECREATIONAL AREA REQUIRED

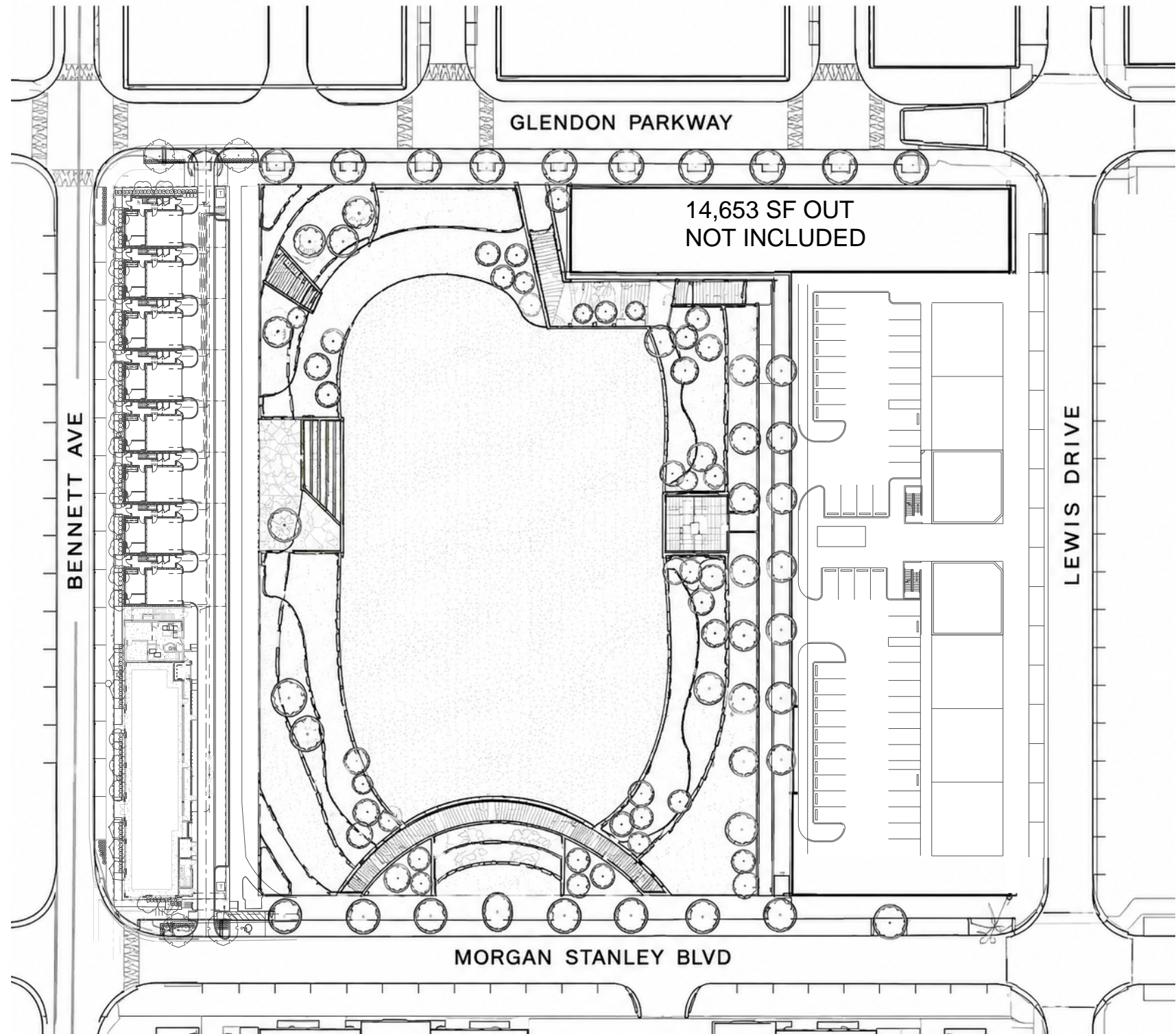
LOCATION	UNITS	PERSONS	REC SPACE
1305 MORGAN STANLEY	268	= 563	= 61,420 SF
1400 MORGAN STANLEY	278	= 584	= 63,554 SF
1150 BENNETT AVE	21	= 44	= 4,800 SF
1396 BENNETT AVE	250	= 525	= 57,225 SF
1006 LEWIS DR	6	= 13	= 1,417 SF
1105 LEWIS DR	2	= 4	= 436 SF
TOTAL REQUIRED			= 188,852 SF (4.33 AC)
REMAINING REC CREDIT			= 6,890 SF (0.15 AC)

OPEN SPACE REQUIRED

NET DEVELOPED ACRES = 35.92 AC
 15% OPEN SPACE REQUIRED = 5.388 AC

PROVIDED OPEN SPACE:

50% OF POND	=	46,374 SF / 1.07 AC
AROUND POND	=	68,232 SF / 1.56 AC
AROUND CORNER FOUNTAIN	=	16,879 SF / 0.38 AC
INSIDE 1305 MORGAN STANLEY	=	28,843 SF / 0.66 AC
INSIDE 1400 MORGAN STANLEY	=	35,856 SF / 0.82 AC
INSIDE 1396 BENNETT	=	41,317 SF / 0.74 AC
NORTH END BLK O & P	=	4,605 SF / 0.10 AC
INSIDE 1225 BENNETT AVE	=	40,075 SF / 0.92 AC
TOTAL OPEN SPACE	=	282,541 SF / 6.48 AC
OPEN SPACE OVERAGE	=	1.09 AC



UPDATED REC SPACE 06.26.2026



After recording return to:
City of Winter Park
Attn: City Clerk
401 S Park Ave
Winter Park, FL 32789

Declaration of Restrictive Covenants and Affidavit of Commitment

THIS DECLARATION OF COVENANTS AND AFFIDAVIT OF COMMITMENT AND RESTRICTIVE COVENANTS (“Declaration”) is made and entered into as of this _____ day of _____, 2026 (the “Effective Date”) by ~~Benjamin Partners, Ltd~~Ravaudage Community Associaton, Inc, a Florida ~~limited liability company~~NON Profit Corporation, for itself and its successors, assigns, and agents (hereinafter referred to as the “Owner”) in favor of the City of Winter Park, a Florida municipal corporation (hereinafter referred to as the “City”).

RECITALS

WHEREAS, the Owner is the owner in fee of that certain real property located in the City of Winter Park, Orange County, Florida, as legally described in **Exhibit “A”** attached hereto and incorporated herein by reference, hereinafter referred to as the “Property”; and

WHEREAS, the Property is zoned ~~for mixed use~~Orange County PD, including multifamily, development pursuant to the Ravaudage Planned Development; and

WHEREAS, on _____, ~~October 23, 2025~~2024 the City and Owners (as defined therein) entered into that certain Fourth Amendment to Amended and Restated Development Order (Ravaudage) (“Amended Development Order”); and

WHEREAS, the Amended Development Order allows for additional residential units (in excess of the maximum units allowed in the Ravaudage PD) if such units are “Affordable Housing Units” as defined therein; and

WHEREAS, Owner intends to develop ~~two six hundred twenty four (2624) market rate multifamily units (“Market Rate Units”)~~ and ~~twenty six (26)~~ Affordable Housing Units as approved by the City of Winter Park DRC on ~~February~~June 26 __, 2026; and

WHEREAS, in compliance with the Amended Development Order, the Owner agrees to restrict the Affordable Housing Units, as set forth herein; and

WHEREAS, to maintain compliance with the Amended and Restated Development Order, the Owner and the City wish to ensure that the Affordable Housing Units are maintained for a period of thirty (30) years from the issuance of a certificate of occupancy, regardless of any subsequent changes in ownership of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Owner does hereby swear, covenant, contract and agree as follows:

ARTICLE 1

Recitals

The recitals set forth above are true and correct and incorporated into this Declaration by reference. Owner acknowledges and agrees that all statements and commitments made within this Declaration are under oath.

ARTICLE 2

Definitions

Unless otherwise expressly provided herein or unless the context clearly requires otherwise, the following terms shall have the respective meanings set forth below:

a. “Adjusted Gross Income” means all wages, assets, regular cash or noncash contributions or gifts from persons outside the Eligible Household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code.

b. “Affordable” means that monthly rents including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the annual median Adjusted Gross Income for an Eligible Household.

a.c. “Affordability Period” means the continuous thirty (30) year period, unless sooner terminated by written agreement between Owner and City, beginning on the date a certificate of occupancy is issued for the Affordable Housing Units, during which the Owner shall rent the Affordable Housing Units to Eligible Households in accordance with this Agreement. The Affordability Period shall run with the land and remain binding on all successors, assigns, and transferees, regardless of any changes in ownership or management of the Property.

b.d. “Affordable Unit” or “Affordable Units” or “Affordable Housing Units” means those Dwelling Units that are Affordable and leased to an Eligible Household. Affordable Unit(s) need not be limited to particular designated Dwelling Units within the Project but may be floating units that change over time. The number of Affordable Units within the Project shall be no fewer than ~~twenty-six~~six (266) Affordable Units.

e.e. “Dwelling Units” means the residential rental units within the Project, ~~including which are restricted~~ Affordable Units ~~and those units which are market rate~~. The Project is approved for ~~no more than a total of two-six hundred fifty~~ (2650) Affordable Dwelling Units (the “Maximum Number of Units”).

d.f. “Eligible Household” means one or more natural persons or a family, the total annual adjusted gross household income of which is at or less than 120 percent of the median annual Adjusted Gross Income, as posted annually by the Florida Housing Finance Corporation, for households within Orange County.

e.g. “Project” means multifamily housing development on the Property for which the Owner is applying to obtain approval from the City.

ARTICLE 3

Use and Occupancy of the Property

The Owner shall comply with the following restrictions regarding the use and occupancy of the Property for the duration of the Affordability Period as defined and established in Article 2 of this Agreement, unless such Affordability Period is sooner terminated by written agreement between Owner and City.

Section 3.1 Use of Property. The Owner shall develop and maintain the Project as a multifamily housing development and shall rent and hold available for rental no fewer than ~~twenty-six~~^{six} (26) Affordable Housing Units for rent exclusively to Eligible Households.

Section 3.2 Owner Responsible for Income Verification. For each Affordable Unit, the Owner shall be responsible for accepting rental applications and determining and verifying the income of prospective tenants to ensure such tenants qualify as an Eligible Household.

Section 3.3 Affordable Rents. Rents for all Affordable Units shall be Affordable to the Eligible Household occupying the Affordable Unit, as posted annually by the Florida Housing Finance Corporation, for households within Orange County.

~~**Section 3.4 Affordable Units Must be Comparable in Quality to the Market-Rate Units.** The Affordable Units shall be of comparable quality, size and number of bedrooms to the Market Rate Units in the Project. All Affordable Units and their tenants shall have access and use of the same common areas and amenities (e.g. pool, club house, gym, etc.) as the Market Rate Units.~~

~~**Section 3.5 No Conflict of Interest.** No Affordable Unit shall be leased to or occupied by the Owner or any person related to, employed by or affiliated with the Owner or the operator of the Project, including without limitation, Project employees working at the Project site.~~

ARTICLE 4

Compliance Monitoring

Section 4.1 Required Recordkeeping. The Owner shall maintain complete and accurate income records pertaining to each Eligible Household occupying an Affordable Unit and a copy of their rental application and lease agreement. These records must be updated annually and shall be maintained for at least five years following the date of each such record. An example of the income and rent records is attached hereto as **Exhibit “B”** (“Annual Report”).

Section 4.2 Annual Reporting. Throughout the duration of this Agreement, the Owner shall provide an Annual Report, in a form similar to Exhibit B, to the City’s Community Development Department by December 31st of each year.

Section 4.3 Monitoring and Inspection. The Owner shall permit the City or its designee to inspect all records, including but not limited to financial statements, records required under Section 4.1 and rental records, pertaining to Affordable Units upon reasonable notice and within normal working

hours, and shall submit to the City such documentation as required by the City to document compliance with this Declaration. The City may, from time to time, make or cause to be made inspections of the Affordable Units and Project rental records to determine compliance with the conditions specified herein. The City shall notify the Owner prior to scheduled inspections, and the Owner shall make any and all necessary arrangements to facilitate the City's inspection. The City may make, or cause to be made, other reasonable entries upon and inspections of the Property, provided that the City shall give the Owner notice prior to any such inspection, specifying reasonable cause therefore related to the City's interest in enforcing this Declaration. The City's monitoring may occur at minimum at initial lease-up, at the end of year one, and at least once every three (3) years thereafter during the Affordability Period. Monitoring shall include review of a representative sample of Affordable Unit files, which may be no fewer than ten percent (10%) of the Affordable Units or as otherwise determined by the City.

ARTICLE 5

Enforcement and Remedies

If the Owner violates any of the terms and conditions of this Declaration or breaches a restriction, warranty, covenant, obligation or duty set forth herein, and if such violation or breach remains uncured for a period of thirty (30) days after written notice thereof, the City shall be entitled, in its sole discretion, to any or all of the remedies described below:

a. If the City determines that the Owner has taken and diligently continues corrective action and that the breach cannot be corrected within the thirty (30) day period, the City may allow the Owner up to six (6) months after first notice to cure the breach.

b. The City may institute and prosecute any proceeding at law or in equity to abate, prevent, or enjoin any such violation or attempted violation and to compel specific performance. The City shall be entitled to recover its costs and expenses and reasonable attorneys' fees against Owner in any such judicial proceeding where the City shall prevail.

c. The City may require that the Annual Report required pursuant to Section 4.2 hereof be provided quarterly until the Project is no longer in violation.

d. If the violation or breach relates to a violation of Article 4-3 of this Declaration, the City may impose a monetary penalty of ~~\$250~~500.00 per day against the Owner so long as the violation continues to exist and such monetary penalty shall constitute a lien against the Property binding upon and running with the land. The ~~\$250~~500.00 per day monetary penalty shall become immediately due upon written demand to Owner from the City. The City may record a notice of lien in the public records of Orange County, Florida concerning the monetary penalty. Such lien may be foreclosed in the same manner as mortgages pursuant to state law after the recording of a notice of lien by the City and the City sending the Owner a recorded copy of the same. Moreover, such monetary penalty may be collected by other causes of action allowed by law. The City shall be entitled to recover its reasonable attorneys' fees, expenses and costs against Owner in any such judicial proceeding where the City shall prevail.

e. The provisions hereof are imposed upon and made applicable to the land and shall run with the land and shall be enforceable against the Owner at the time of such violation or

attempted violation.

f. Any failure of the City to enforce this Declaration shall not be deemed a waiver of the right to do so thereafter.

g. In addition to the remedies in this Article, the City may require specific corrective actions for noncompliance, including but not limited to: (i) substituting Affordable Units for any noncompliant units; (ii) refunding excess rent collected from Eligible Households; (iii) conducting remedial training for Owner and property management staff; and (iv) correcting deficiencies in unit quality or amenities. The City shall set the deadline for completion of corrective actions, which shall not exceed ninety (90) days unless otherwise agreed in writing.

ARTICLE 6

Covenants Run with the Land

Section 6.1. Covenants Run with the Land. All conditions, covenants, and restrictions contained in this Declaration shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by the City its successors and assigns, against the Owner, its successors and assigns, to or of the Property or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof. Each and every contract, deed, or other instrument hereafter executed covering or conveying the Property or the Project or any portion thereof or interest therein shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments. If a portion or portions of the Property or the Project are conveyed, all of such covenants, reservations and restrictions shall run to each portion of the Property or the Project.

Section 6.2 Notice of Intent to Sell or Otherwise Transfer the Property and Subsequent Transfer. In the event of a sale or transfer of ownership of the Property, Owner agrees to provide written notice to the City with contact information regarding the new Owner. City shall coordinate with any successors and assigns to ensure the affordability terms contained in this agreement continue throughout the Affordability Period, unless otherwise terminated.

Section 6.3 Joinder and Consent of Mortgagee. The Mortgagee identified in the Joinder and Consent attached hereto has executed such Joinder and Consent, which joins in and consents to this Declaration and expressly subordinates its mortgage and liens to the covenants, restrictions, and easements set forth herein. A copy of the executed Joinder and Consent is attached hereto as **Exhibit "C"** and incorporated herein by reference.

ARTICLE 7

Recordation, Effective Date, and Duration

Section 7.1 Recordation. This Agreement shall be recorded in the Official Records of Orange County, Florida by the Owner at its sole expense. A certified copy of the recorded Agreement shall be provided to the Community Development, City Attorney and City Clerk within ten (10) days

of receipt of the executed Agreement.

Section 7.2 Effective Date. This Agreement shall become effective as of the date set forth above.

Section 7.3 Duration. This Agreement and the restrictions provided herein shall run with the Property and remain in effect for a period of thirty (30) years, unless sooner terminated, from a Certificate of Occupancy for the last principal structure of the Project.

Upon conclusion of the Affordability Period, the covenants herein shall be deemed satisfactory complied with unless documents properly and timely recorded with the Orange County Clerk of the Circuit Court indicate otherwise, and the City and the Owner will execute a recordable document further evidencing such termination.

ARTICLE 8

Modification

This Declaration shall not be terminated or modified without the express written approval of the City. The City and its successors and assigns and Owner and the successors and assigns of Owner in and to all or any part of the fee title to the Property, shall have the right to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, conditions, or restrictions contained in this Declaration without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust, or any other person or entity having any interest less than a fee in the Property. Any amendment or modification to this Declaration must be in writing and signed by the City and the Owner, or their successors and assigns.

ARTICLE 9

Miscellaneous Provisions

Section 9.1 Notice. All notices which may be given pursuant to this Declaration shall be in writing and shall be delivered by personal service or by certified mail return receipt requested addressed to the parties at their respective addresses indicated below or as the same may be changed in writing from time to time.

CITY:

City of Winter Park

Attn: City Manager

401 S Park Avenue

Winter Park, FL 32789

OWNER:

~~Broad Pursuit~~**Ravaudage Community Association, LLC Inc**

Attn: ~~Erik Halverson~~**Daniel B Bellows, Managing Partner**~~President~~

~~2400 Apopka Blvd~~**PO Box 350.**

~~Apopka~~**Winter Park, FL 32703**~~32790~~

WITH COPY TO:

~~Lowndes~~**Jeanne M. Reynaud, P.A.**

Attn: ~~Rebecca Wilson~~**Jeanne M. Reynaud**

~~215 N. Eola Drive~~425 W. New England Ave, Suite 200
~~Orlando~~Winter Park, FL 3280132789

Section 9.2 Severability. If any provision hereof shall be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

Section 9.3 Entire Agreement. This Declaration together with the Exhibits embodies the entire agreement and understanding between the parties hereto and there are no other agreements and/or understandings, oral or written, with respect to the subject matter hereof, that are not merged herein and superseded hereby.

Section 9.4 Venue and Governing Law. Each party covenants and agrees that any and all legal actions arising out of or connected with this Declaration shall be instituted in the Circuit Court of the 9th Judicial Circuit in Orlando and for Orange County, Florida, or in the United States District Court for the Middle District of Florida, as the exclusive forums and venues for any such action, subject to any right of either party to removal from state court to federal court, which is hereby reserved, and each party further covenants and agrees that it will not institute any action in any other forum or venue and hereby consents to immediate dismissal or transfer of any such action instituted in any other forum or venue. This Declaration is entered into within, and with reference to the internal laws of, the State of Florida, and shall be governed, construed, and applied in accordance with the internal laws (excluding conflicts of law) of the State of Florida.

IN WITNESS WHEREOF, the Owner has executed this Declaration as of the ___ day of _____, 2026.

OWNER:

~~Broad Pursuit~~Ravaudage Community Association, Inc-LLC, a Florida ~~Non profit limited liability company~~
Corporation

~~By: Halverson Holdings LLC, a Florida limited liability company~~

By: _____

Name: ~~Erik K. Halverson~~Daniel B. Bellows

Title: ~~Manager~~President

Date: _____

Witnesses

Signature

Signature

Print

Print

Address

Address

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was sworn to, subscribed to and acknowledged before me by physical presence this ___ day of _____, 2026, by _____, Daniel B. Bellows, as _____
President of _____, Ravaudage Community Association, Inc who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires: _____

S:\AKA\CLIENTS\Winter Park\Ravaudage Project W600-26004\Affidavit of Commitment and Restrictive Covenants.docx

Exhibit A
Legal Description

Exhibit B

EXHIBIT B

Rent Roll Detail													
Affordable Housing Unit	Lease ID	Bldg/ Unit	Floorplan	SQFT	Unit/ Lease Status	Move-In	Move-Out	Lease Start	Lease End	Market Rent	Lease Rent	Rent Limit by # Bedrooms in Unit	Qualifies
1	Sample 1-Bedroom	1-101	A1	712	Occupied	1/1/2026		1/1/2026	1/1/2027	\$2,400.00	\$2,300.00	\$2,371.00	YES
2													
3													
4													
5													
6													
7													
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9													
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Demographic Detail												
Affordable Housing Unit	Bldg/ Unit	Floor Plan	Birth Date	Gender	Marital Status	Resident Status	Household Status/ Signer Status	Employer/ Job Type	Household Size	Household Income	Income Limit by Number of Persons in Household	Qualifies
1	1-101	A1	5/28/1996	F	Single	Current Resident	Head of Household Lease Signer, Occupant	ABC Health Nurse	1	\$84,000.00	\$88,560.00	YES
2												
3												
4												
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Exhibit "C"

After Recording Return to:
City Clerk
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789

**JOINDER AND CONSENT OF MORTGAGEE TO DECLARATION OF RESTRICTIVE
COVENANTS AND AFFIDAVIT OF COMMITMENT**

_____, a bank whose address is
_____, being the owner and holder of that certain mortgage to
_____, whose address is
_____ (“Mortgagor”), recorded at Official Records
Book ____, Page ____, together with that certain
_____, recorded at Official Records Book ____,
Page ____, together with that certain Notice _____, recorded at Official Records Book
_____, Page ____, which encumbers the real property located in Orange County, Florida, more fully
described in **Exhibit “A”** attached hereto and incorporated herein by reference (herein the
“Property”), hereby joins in and consents to the Declaration of Restrictive Covenants and Affidavit
of Commitment (“Declaration”) executed by the Mortgagor in favor of the City of Winter Park, a
Florida municipal corporation, and to be recorded in the Public Records of Orange County, Florida.
The Mortgagee hereby expressly subordinates its mortgage and liens to the terms, covenants and
restrictions set forth in the Declaration. This Joinder and Consent does not release the Property
from the lien or effect of the Mortgage and does not otherwise amend or alter the Mortgage.

(Signature page to follow)

of Mortgagee through their duly authorized representatives as of this ____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

[Bank]

(Signature)

By: _____

(Print Name)

Print Name: _____

(Signature)

Its: _____

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was sworn to, subscribed to and acknowledged before me by physical presence
this ____ day of _____, ~~2025~~2026, by _____, as
_____ of _____, who is personally known to me or
who has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires: _____



Development Review Committee

agenda item 4.e

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

June 26, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Benjamin Partners, Ltd. for: Approval to install one LED display panel on the existing Ravaudage parking garage located at 1008 Lewis Drive.

motion | recommendation

Staff recommendation is for approval with the following conditions:

1. The digital display shall be limited to advertisements, marketing materials, and information related to the Ravaudage PD. Upon installation of this display, no additional billboard or LED display signs shall be permitted within the Ravaudage PD.
2. The display shall comply with applicable Orange County regulations governing digital signage, including but not limited to brightness levels, image transition timing, flashing, and other operational standards.

background

The proposal consists of the installation of a single digital LED display panel integrated into the stair and elevator tower of the recently completed Ravaudage parking garage located at 1008 Lewis Drive, southeast of the intersection of Lewis Drive and Morgan Stanley Avenue. The applicant originally proposed two LED display panels. The first, located on the east tower elevation, measured approximately 10 feet by 15 feet, 7 inches (156 square feet). Following discussions with staff and concerns regarding the cumulative amount of signage, that display was removed from the proposal. The revised request includes only one display panel located on the southwest tower elevation, measuring approximately 22 feet by 14 feet (308 square feet). The display is designed to occupy the blank wall area of the stair and elevator tower at

the southwest corner of the garage.

Staff views the proposed digital display as the implementation of the billboard entitlement previously approved as part of the Ravaudage Development Order (DO). While the original Development Order contemplated a traditional billboard structure, the proposed display incorporates that entitlement into the architecture of the parking garage by integrating the display within the stair and elevator tower. As proposed, the display serves the same function as the previously approved billboard while resulting in a smaller sign area and eliminating the need for a separate freestanding structure within the development.

The Ravaudage DO states the following with respect to signage waivers:

14. THE FOLLOWING WAIVERS FROM CH. 31.5 (SIGNAGE REGULATIONS) ARE GRANTED:

A. A WAIVER FROM SECTION 31.5-126 (A) IS GRANTED TO ALLOW A NEW 14' X 48' BILLBOARD WITH (LIQUID CRYSTAL DISPLAY) LCD TECHNOLOGY IN A PD IN EXCHANGE

FOR THE REMOVAL OF THREE (3) EXISTING 14' X48' BILLBOARDS. THE NEW STRUCTURE BILLBOARD SHALL BE PERMITTED TO BE CONSTRUCTED UPON THE REMOVAL OF

EXISTING BILLBOARDS #1 AND #2. THE NEW BILLBOARD SHALL BE LOCATED ON LEE ROAD. BILLBOARD #3 SHALL BE REMOVED WITHIN TWO (3) YEARS OF APPROVAL OF THIS PD.

B. A WAIVER IS GRANTED FROM SECTION 31.5-126(K)(I) TO ALLOW A BILLBOARD WITH A ZERO FOOT R-O-W SETBACK IN LIEU OF THE REQUIRED 15' FRONT PROPERTY LINE SETBACK.

C. A WAIVER IS GRANTED FROM SECTION 31.5-126 (H) TO ALLOW 672 (14' X 48') SQUARE FOOT ALLOWABLE COPY AREA IN LIEU OF THE MAXIMUM 400 SQUARE FEET.

D. A WAIVER IS GRANTED FROM SECTION 31.5-5 TO ALLOW THE BILLBOARD TO ADVERTISE RAVAUDAGE PROJECT DEVELOPMENT ADVERTISEMENTS AND MARKETING MATERIAL ON BILLBOARD #3 UNTIL IT IS REMOVED.

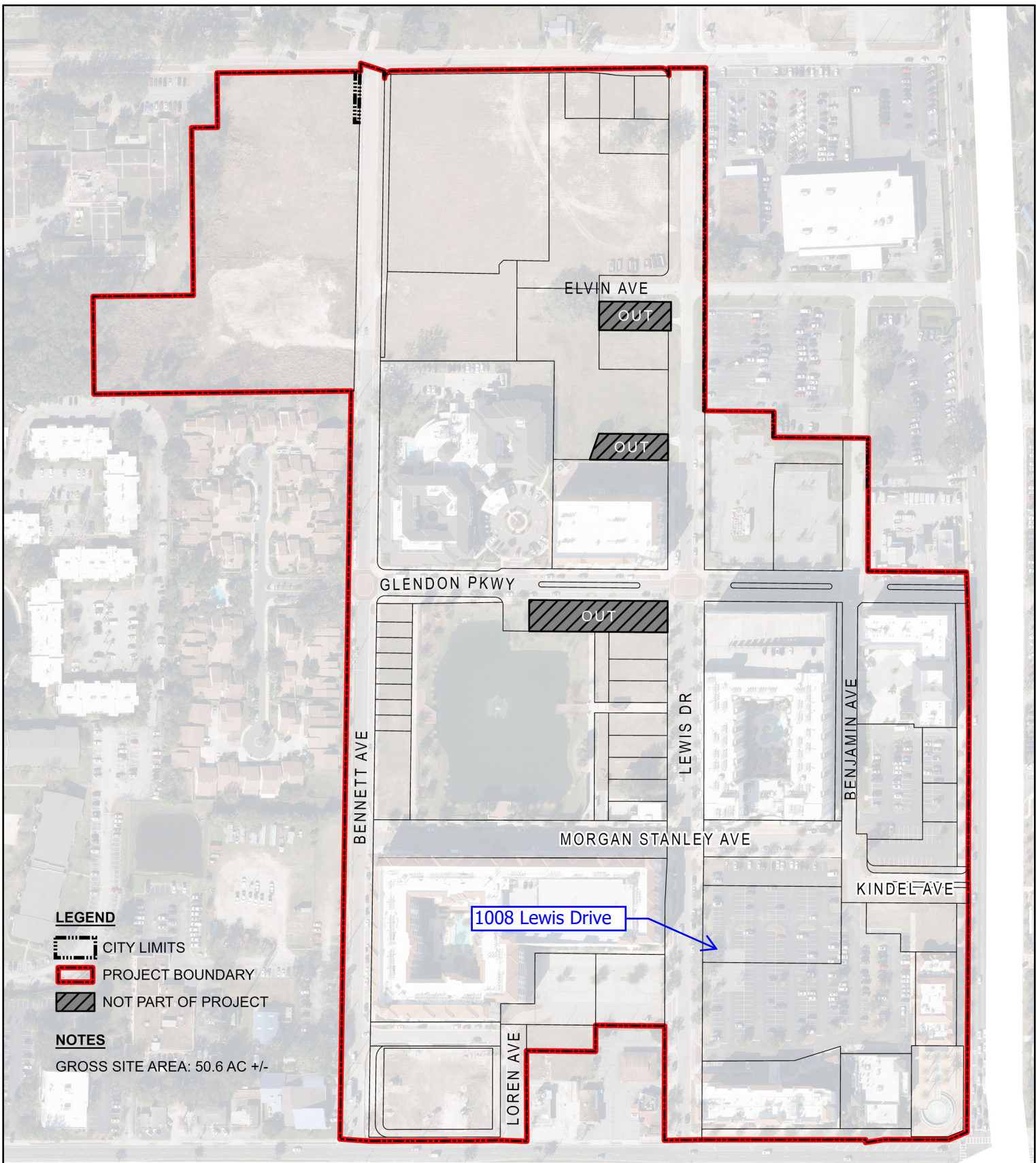
As required by the DO, the applicant removed the billboards previously located within Ravaudage in exchange for the approved billboard entitlement. Staff finds that the proposed digital display represents the implementation of that entitlement in an architecturally integrated form rather than as a separate freestanding billboard. The proposed display is substantially smaller than the maximum sign area authorized by the DO, containing approximately 308 square feet of display area compared to the approved maximum of 672 square feet, and is oriented toward Lee Road. Accordingly, staff finds the request to be consistent with the intent and provisions of the DO.

alternatives | other considerations




fiscal impact

attachments

1. Location Map
2. Aerial Map
3. 24009_LED Display _1008 Lewis Drive Garage_Renderings_06-01-2026



LEGEND

-  CITY LIMITS
-  PROJECT BOUNDARY
-  NOT PART OF PROJECT

NOTES

GROSS SITE AREA: 50.6 AC +/-



**RAVAUDAGE
LAND USE PLAN
WINTER PARK, FLORIDA**

**SHEET A-1
PROJECT LOCATION**





