

CONSTRUCTION PLANS

PREPARED FOR PROPOSED SITE
OWNER AND OCCUPANT:

PCG PROPERTIES, INC.
5528 FORCE FOUR PARKWAY
ORLANDO, FLORIDA 32859
(407) 856-8180

PROJECT AND SITE OWNER:

JETPORT INDUSTRIAL PARK OF ORLANDO, LTD
255 SOUTH ORANGE AVENUE
ORLANDO, FLORIDA 32801
(407) 426-7777

ENGINEER OF RECORD:

FACILITIES AND ENVIRONMENTAL CONSULTANTS, INC.
222 SOUTH WESTMONTE DRIVE, SUITE 114
ALTAMONTE SPRINGS, FLORIDA 32714
(407) 682-6238

SURVEYOR:

DONLEY & ASSOCIATES, INC.
362-C SOUTH GRANT STREET
LONGWOOD, FLORIDA 32750
(407) 260-1818

GEOTECHNICAL ENGINEER:

ANDREYEV ENGINEERING, INC.
105 COASTLINE ROAD
SANFORD, FLORIDA 32771
(407) 330-7763

LANDSCAPE ARCHITECT:

DALE & COMPANY
651 NORTH MILLS AVENUE
ORLANDO, FLORIDA 32803
(407) 894-1317

UTILITIES:

WATER:
ORLANDO UTILITIES COMMISSION
500 SOUTH ORANGE AVENUE
ORLANDO, FLORIDA 32801
(407) 423-9100

ELECTRIC:
ORLANDO UTILITIES COMMISSION
500 SOUTH ORANGE AVENUE
ORLANDO, FLORIDA 32801
(407) 423-9100

SANITARY:
ORANGE COUNTY PUBLIC UTILITIES
109 EAST CHURCH STREET
ORLANDO, FLORIDA 32801
(407) 836-7000

NOTES:

WHERE SANITARY SEWER MAINS AND STORMWATER LINES CROSS WITH LESS THAN EIGHTEEN (18) INCHES VERTICAL CLEARANCE, THE SEWAGE MAIN SHALL BE TWENTY (20) FEET OF DR-18 PVC PIPE CENTERED ON THE POINT OF CROSSING.

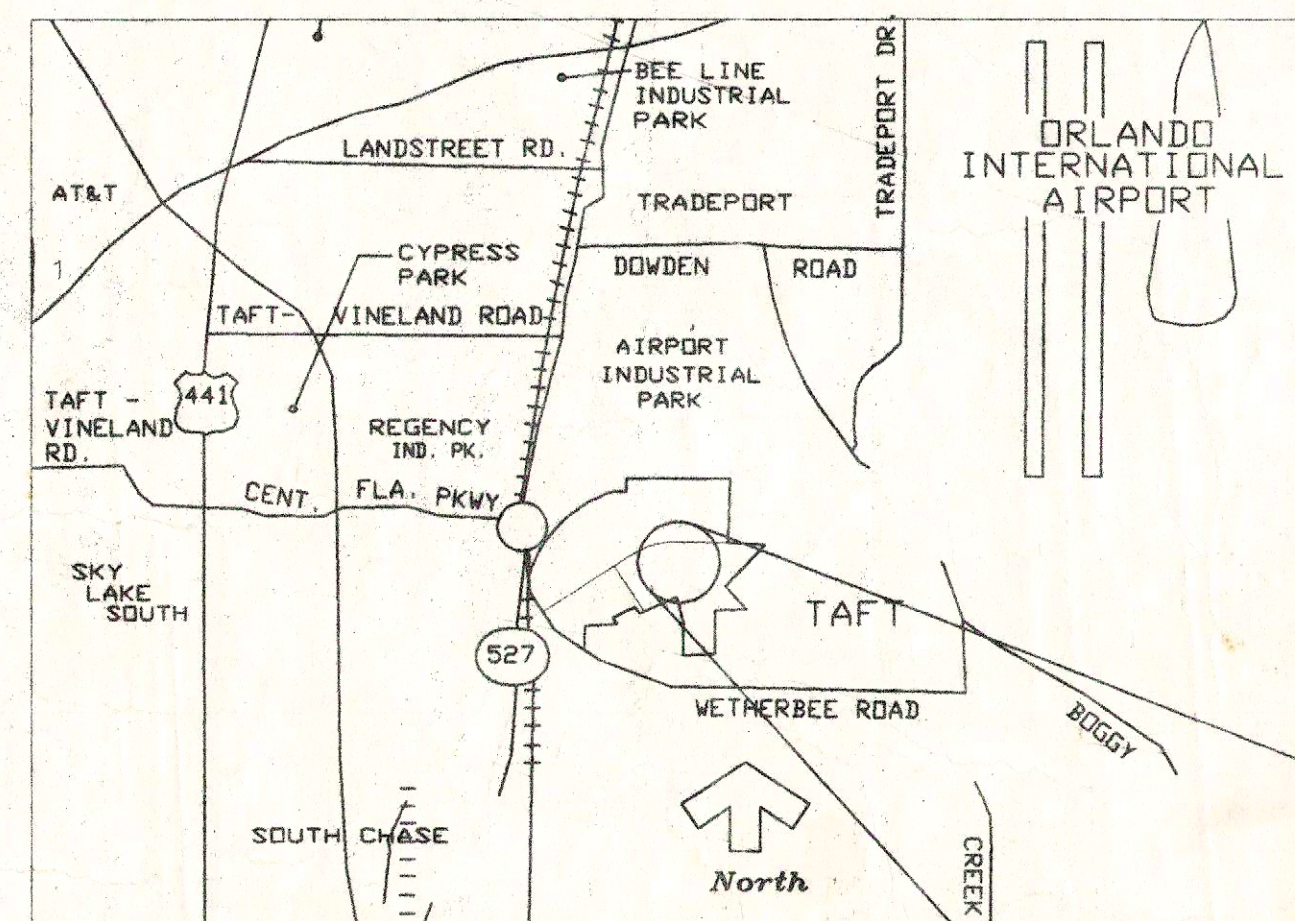
WHERE POTABLE WATER AND SANITARY SEWER MAINS CROSS WITH LESS THAN EIGHTEEN (18) INCHES VERTICAL CLEARANCE, THE SEWAGE MAIN SHALL BE TWENTY (20) FEET OF DR-18 PVC PIPE CENTERED ON THE POINT OF CROSSING. A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET (EDGE TO EDGE) BETWEEN POTABLE WATER MAINS AND SEWAGE MAINS SHALL BE MAINTAINED WHEN PRACTICAL. WHEN THE APPROPRIATE HORIZONTAL SEPARATION CANNOT BE MAINTAINED, THE SEWAGE MAIN SHALL BE DR-18 PVC PIPE

ORLANDO JETPORT CENTER PD
JETPORT INDUSTRIAL PARK OF ORLANDO
ADDITION NO. 1

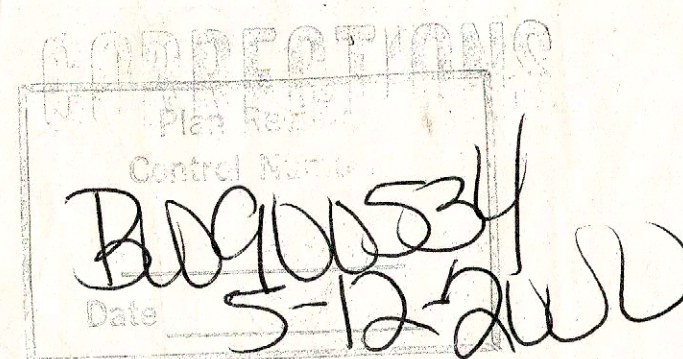
LOT 7

ORANGE COUNTY, FLORIDA

MAY 11, 2000

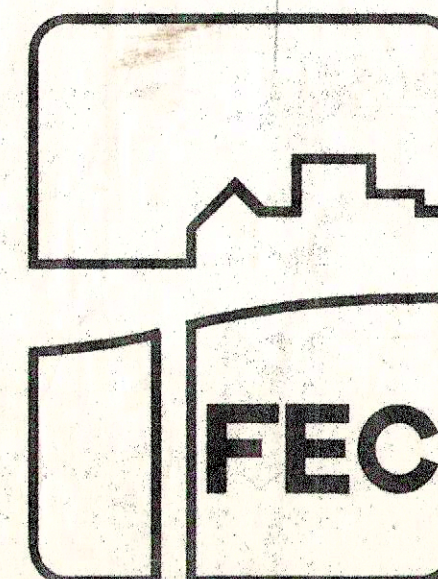


PROJECT LOCATION
N.T.S.



JOB COPY,
Approved Plans
Orange County
Building Department

STAMP: B09100534
6-26-2000
This Approval does not grant permission to alter any portion of the plans. If a change is required, the owner must submit a change order to the Building Department.



FACILITIES AND
ENVIRONMENTAL
CONSULTANTS, INC.

222 South Westmonte Drive, Suite 114
Altamonte Springs, Florida 32714
Telephone: (407) 682-6238
Facsimile: (407) 682-7256

SHEET INDEX:

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- C-008 Construction Details
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- C-010 Section Details
- 1 OF 3 Landscape Site Plan
- 2 OF 3 Irrigation Site Plan
- 3 OF 3 Landscape and Irrigation Details

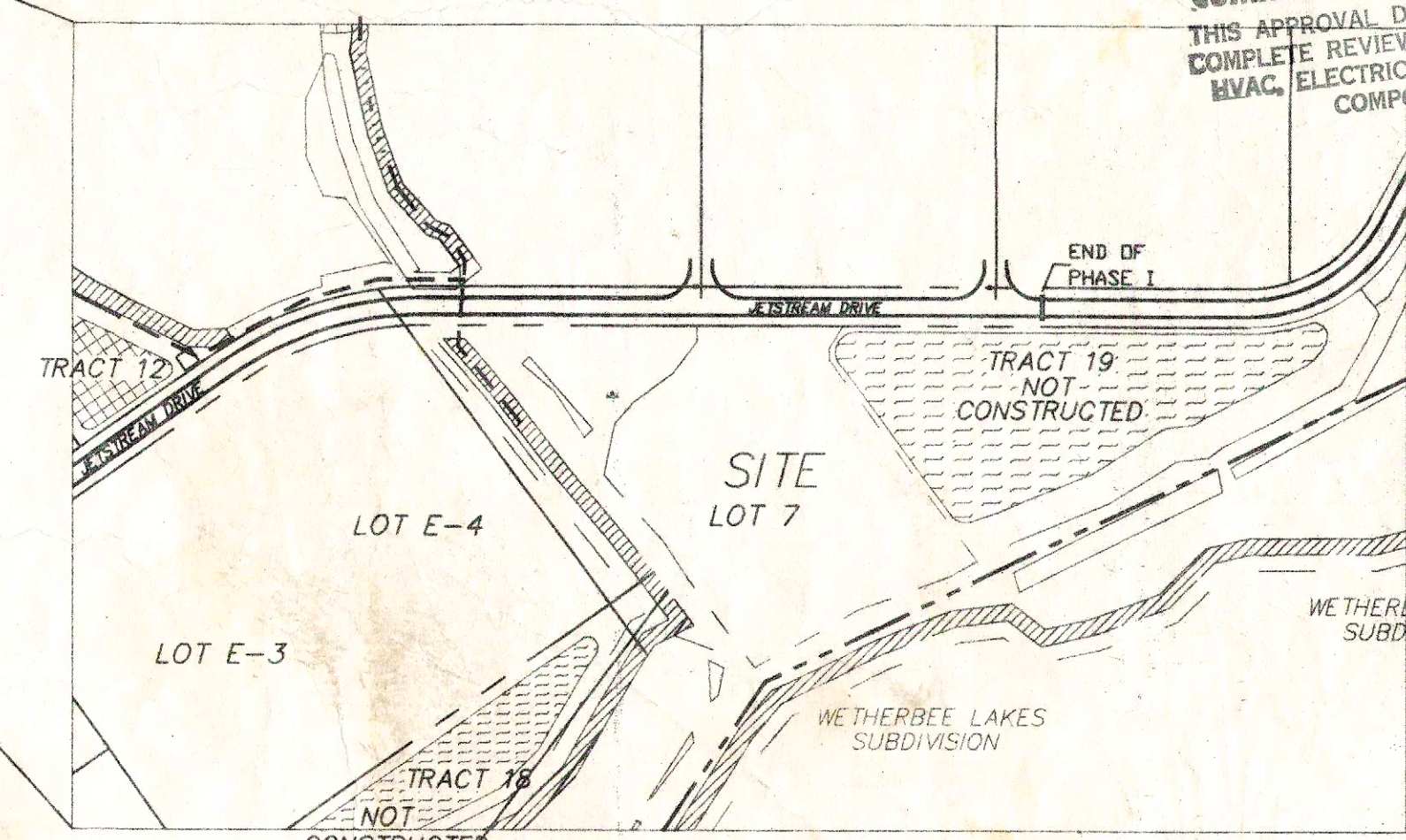
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 29 EAST; THENCE RUN N 89°59'27" E, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 2247.54 FEET; THENCE DEPARTING SAID NORTH LINE RUN S 00°00'33" E, A DISTANCE OF 1345.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A 120 FEET WIDE ORLANDO UTILITIES COMMISSION RAILROAD RIGHT OF WAY; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N 89°56'23" E, A DISTANCE OF 1059.64 FEET; THENCE RUN S 00°03'37" E, A DISTANCE OF 28.60 FEET; THENCE RUN N 89°59'50" E, A DISTANCE OF 752.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S 00°04'11" E, A DISTANCE OF 1019.47 FEET; THENCE RUN S89°55'49" W, A DISTANCE OF 384.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°55'49" W, A DISTANCE OF 105.11 FEET; THENCE RUN S 22°08'56" E, A DISTANCE OF 8.78 FEET; THENCE RUN S 35°22'51" W, A DISTANCE OF 78.85 FEET; THENCE RUN S 52°10'13" W, A DISTANCE OF 77.69 FEET; THENCE RUN S 41°16'30" E, A DISTANCE OF 43.12 FEET; THENCE RUN S 11°10'34" W, A DISTANCE OF 78.66 FEET; THENCE RUN S 42°09'04" E, A DISTANCE OF 65.91 FEET; THENCE RUN S 40°09'20" E, A DISTANCE OF 69.29 FEET; THENCE RUN S 32°54'21" E, A DISTANCE OF 64.08 FEET; THENCE RUN N 60°43'31" E, A DISTANCE OF 183.81 FEET; THENCE RUN N 70°42'33" E, A DISTANCE OF 98.39 FEET; THENCE RUN N 69°22'29" E, A DISTANCE OF 51.46 FEET; THENCE RUN N 60°56'58" E, A DISTANCE OF 30.54 FEET; THENCE RUN N 33°31'23" W, A DISTANCE OF 383.73 FEET; THENCE RUN N 00°04'11" W, A DISTANCE OF 35.00 FEET; THENCE RUN N 44°55'49" E, A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING.

CONTAINING: 174,325.50 SQUARE FEET/4.00 ACRES.

ORANGE COUNTY
BUILDING DEPARTMENT
COMMERCIAL PLAN REVIEW
THIS APPROVAL DOES NOT INCLUDE
COMPLETE REVIEW ON STRUCTURAL,
HVAC, ELECTRICAL OR PLUMBING
COMPONENTS



SITE LOCATION
N.T.S.

Signature: [Signature]
Date: 5/11/00
ROBERT L. BEAR, P.E.
Registered, Florida 40873

GENERAL NOTES

EXISTING SITE CONDITIONS/BASIS OF DESIGN

- 1) THE CONTRACTOR SHALL CONDUCT A SITE VISIT PRIOR TO BIDDING THE PROJECT IN ORDER TO BECOME FAMILIAR WITH EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL OBTAIN AND BECOME FAMILIAR WITH THE APPROPRIATE DOCUMENTATION LISTED BELOW UTILIZED BY THE ENGINEER FOR BASIS OF DESIGN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF FACILITIES AND ENVIRONMENTAL CONSULTANTS, INC. (FEC) IN WRITING PRIOR TO SUBMITTAL OF THE BIDS. THE FOLLOWING DESIGN INFORMATION WAS PROVIDED BY VARIOUS SOURCES FOR DESIGN PROPOSES. FEC MAKES NO CLAIM AS TO THE VALIDITY OF SAID DOCUMENTS OR STATEMENTS.
 - BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY DONLEY & ASSOCIATES, INC., LONGWOOD, FLORIDA, PROJECT NO. 300.039, DATED NOVEMBER 11, 1999. ELEVATIONS ARE BASED ON ORANGE COUNTY BENCH MARK NO. D-370-037 AS REFERENCED THEREIN.
 - SOILS AND GROUNDWATER INFORMATION WAS OBTAINED FROM REPORTS PREPARED BY ANDREYEV ENGINEERING, INC., SANFORD, FLORIDA, PROJECT NO. PGT-99-246, DATED OCTOBER 22, 1999.
 - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 120179 0400 C, EFFECTIVE DATE AUGUST 5, 1986 THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONES "A" & "C," AND PORTIONS OF THE SITE LIE WITHIN THE 100-YEAR FLOOD HAZARD AREA.

CONSTRUCTION CODES/JURISDICTIONAL REVIEW

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL LABOR TO CONSTRUCT THE FACILITIES AS SHOWN AND DESCRIBED HEREIN IN CONFORMANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF ORANGE COUNTY (AGENCY), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (WMD), THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), AND ANY OTHER AGENCIES HAVING JURISDICTION OVER ALL OR PORTIONS OF THE WORK.
- 2) THE EXACT LOCATIONS OF EXISTING UTILITIES ARE UNKNOWN. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION BY FIELD VERIFICATION AND/OR NOTIFICATION OF THE UTILITY COMPANIES TO LOCATE THEIR UTILITIES. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE TO REPAIR AT HIS OWN EXPENSE ANY DAMAGED UTILITY ARISING FROM HIS CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION ACTIVITIES.
- 3) ALL LAND CLEARING, GRADING, ROADWAY, DRAINAGE, SANITARY SEWER CONSTRUCTION IS UNDER THE JURISDICTION OF THE AGENCY AND FDEP. ALL POTABLE WATER DISTRIBUTION CONSTRUCTION IS UNDER THE JURISDICTION OF UTILITY PROVIDER AND FDEP. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE MORE STRINGENT REQUIREMENTS OF THE VARIOUS ENTITIES HAVING JURISDICTION SHALL PREVAIL.
- 4) THE CONTRACTOR SHALL HAVE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE COUNTY STANDARD SPECIFICATIONS AND DETAILS, ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- 5) ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF FEC PRIOR TO BIDDING. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF FEC. WHEN PROPOSED IMPROVEMENTS CONFLICT WITH EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST THE UTILITIES UNDER THE GUIDANCE OF THE APPROPRIATE UTILITY PROVIDER.
- 6) THE CONTRACTOR SHALL CONTACT AGENCY'S BUILDING INSPECTION DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 7) ALL COPIES OF REQUIRED CONSTRUCTION MATERIALS TESTING REPORTS ARE TO BE SENT TO AGENCY'S ENGINEERING DEPARTMENT AND FEC DIRECTLY FROM THE TESTING COMPANY. AT THE CONCLUSION OF THE PROJECT A COPY OF ALL TESTING SHALL BE PROVIDED TO FEC IN A BOUND CHRONOLOGICAL REPORT.
- 8) THE CONTRACTOR SHALL NOTIFY WMD IF ANY DEWATERING IS REQUIRED. IF WMD DETERMINES THAT A PERMIT IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATION AND SECURING THE PERMIT PRIOR TO THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- 9) THE CONTRACTOR SHALL PROVIDE FEC WITH AS-BUILT DRAWINGS CERTIFIED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. AS-BUILT INFORMATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING ITEMS: ACTUAL LOCATIONS OF STORM SEWER STRUCTURES, SWALES, PONDS AND CONTROL DEVICES, MANHOLES, MANHOLE INVERTS, GRAVITY SEWERAGE COLLECTION SYSTEM, FORCE MAINS, WATER MAINS, RECLAIMED WATER MAINS, LIFT STATIONS (IF LIFT STATIONS ARE TO BE PROVIDED), CROSSES, TEES, VALVES AND SERVICE LATERALS; AND OVERALL PLAN VIEW SHOWING STREET AND UTILITY LAYOUT; HORIZONTAL AND VERTICAL LOCATIONS OF ALL MAINS, MANHOLES, LATERALS, AND OTHER APPURTENANCES, REFERENCED TO THE SURVEY DATUM; DESIGN AND ACTUAL LENGTHS AND SLOPES OF EACH WATER, SEWER, RECLAIMED WATER, AND STORMWATER LINE REFERENCED TO THE SURVEY DATUM AND THE NEXT DOWNSTREAM MANHOLE/CONNECTION AND TO THE OFFSET TO MAINS; VERTICAL LOCATION OF ALL PIPE, MANHOLES, WYE BRANCHES, AND LATERAL STUB INVERT ELEVATIONS AS MEASURED TO THE SURVEY DATUM; PAVING GRADING AT ALL POINTS SHOWN ON THE PLANS.

ROADWAY, EARTHWORK, AND DRAINAGE NOTES:

- 1) THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS OF CONSTRUCTION, UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK AND ALL UNSUITABLE MATERIAL.
- 2) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL STORMWATER STRUCTURES TO FEC AND THE AGENCY'S ENGINEERING DEPARTMENT FOR REVIEW AND COMMENT PRIOR TO ORDERING MATERIALS.
- 3) TRAFFIC CONTROL ON ALL STATE AND COUNTY RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (US DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND LOCAL AGENCIES HAVING JURISDICTION.
- 4) ALL ROADWAY, DRAINAGE AND PAVING CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTION AS DEPICTED ON THE PLANS AND THE LATEST REVISION OF THE FDOT 'STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.'
- 5) ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION OF THE FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS.'
- 6) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE NEW PAVEMENT ELEVATION WITH THE EXISTING PAVEMENT.
- 7) ALL CONCRETE USED IN CONSTRUCTION, UNLESS OTHERWISE INDICATED, SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS AND FULL 1/2" EXPANSION JOINTS PLACED ON 25-FOOT CENTERS.

- 8) THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED ON THE PLANS AND SHALL RE-SEED SLOPES UNTIL A HEALTHY STAND OF GRASS IS FIRMLY ESTABLISHED.
- 9) THE CONTRACTOR SHALL UTILIZE METHODS TO CONTROL SURFACE WATER DURING DEWATERING AND ROADWAY PREPARATION TO MINIMIZE THE IMPACT OF RAIN DELAYS ON THE PROJECT. THESE METHODS SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE TEMPORARY USE OF SWALES AND BERMS.
- 10) THE CONTRACTOR SHALL PLACE FILL MATERIAL IN MAXIMUM 12-INCH LIFTS AS SHOWN ON THE PROPOSED ELEVATIONS AND TYPICAL SECTIONS. EACH LIFT, UNLESS OTHERWISE INDICATED, SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY (AASHTO T-180) AS VERIFIED BY A SOILS ENGINEERING COMPANY RETAINED BY THE OWNER. SUITABILITY OF ALL MATERIALS SHALL BE APPROVED BY THE OWNER'S SOILS ENGINEER. COPIES OF ALL REPORTS AND CORRESPONDENCE BETWEEN THE SOILS ENGINEER AND THE CONTRACTOR SHALL BE PROVIDED BY THE CONTRACTOR TO FEC.
- 11) THE CONTRACTOR SHALL MOUNT ALL TRAFFIC SIGNS AT STANDARD HEIGHT IN ACCORDANCE WITH FDOT AND/OR THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- 12) THE CONTRACTOR SHALL ABANDON AND REMOVE ALL WELLS AND SEPTIC TANK SYSTEMS IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
- 13) UNAUTHORIZED EXCAVATION CONSISTS OF REMOVAL OF MATERIALS BEYOND INDICATED ELEVATIONS OR DIMENSIONS WITHOUT SPECIFIC DIRECTION OF THE ENGINEER. UNAUTHORIZED EXCAVATION, AS WELL AS REMEDIAL WORK DIRECTED BY THE ENGINEER, SHALL BE AT THE CONTRACTOR'S EXPENSE. UNAUTHORIZED EXCAVATIONS SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER.

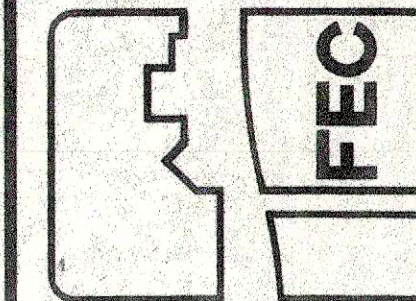
EROSION CONTROL/WATER QUALITY REQUIREMENTS:

- 1) EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THE PLANS ARE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES SHALL BE USED AS NEEDED DEPENDENT ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.
- 2) THE CONTRACTOR SHALL SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN CHAPTERS 17-301, 17-302, AND 17-4 OF THE FLORIDA ADMINISTRATIVE CODE (FAC). THE CONTRACTOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS DESCRIBED IN THE 'FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT' (FDEP, 1988).
- 3) THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT. CONTROL SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE PLACEMENT OF SILT FENCES, STAKED HAY BALES, OR OTHER SIMILAR STRUCTURES. THIS WORK SHALL CONFORM TO THE REQUIREMENTS OF THE WMD, FDEP, AND FDOT AS OUTLINED IN FDOT STANDARD INDEX #102. THE CONTRACTOR SHALL PROVIDE FEC AN EROSION AND SEDIMENTATION PROTECTION PLAN FOR REVIEW AND COMMENT PRIOR TO CONSTRUCTION
- 4) THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED STORMWATER MANAGEMENT AREA(S) IMMEDIATELY FOLLOWING THE CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREAS FOR SETTLING PRIOR TO DISCHARGE OFF SITE UNLESS OTHERWISE SPECIFIED BY THE AGENCIES HAVING JURISDICTION. SHOULD ANY DEWATERING RATE OR QUANTITIES EXCEED THE THRESHOLD DESCRIBED IN 40C-2 FAC, THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL OBTAIN A CONSUMPTIVE USE PERMIT FROM THE WMD.
- 5) ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH INDEXES 102 AND 103 OF THE LATEST ADDITION OF THE FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS.' THE ENTRANCE OF ALL INLETS, NEW AND EXISTING, SHALL HAVE EITHER BALED HAY OR FILTER FABRIC SILT PROTECTION. SILT FENCES AND/OR TURBIDITY FENCES SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE OUTLET STRUCTURES. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL REMAIN IN PLACE UNTIL THE DISTURBED SITE IS COMPLETELY STABILIZED AND/OR VEGETATED.
- 6) THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND-GENERATED SOIL EROSION.
- 7) CONTRACTOR SHALL INSTALL BAHIA SOD A MINIMUM OF TWO FEET IN WIDTH ALONG THE BACK OF ALL CURBS, EDGE OF ASPHALT, CONCRETE WALKS, CONCRETE DRIVES AND WHERE SLOPES ARE 5:1 OR GREATER. SOD SHALL BE PLACED ABUTTING IMPROVEMENTS WITHIN SEVEN DAYS OF CONSTRUCTION OF SAID IMPROVEMENT.
- 8) CONTRACTOR SHALL INSTALL BAHIA SOD ON ALL DISTURBED AREAS LEFT UNDEVELOPED FOR GREATER THAN 30 DAYS.

ORANGE COUNTY
BUILDING DEPARTMENT
COMMERCIAL PLAN REVIEW
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HVAC, ELECTRICAL OR PLUMBING
COMPONENTS

ROBERT L. BEAR, P.E.
Registered, Florida 40873
Date: 5/14/00

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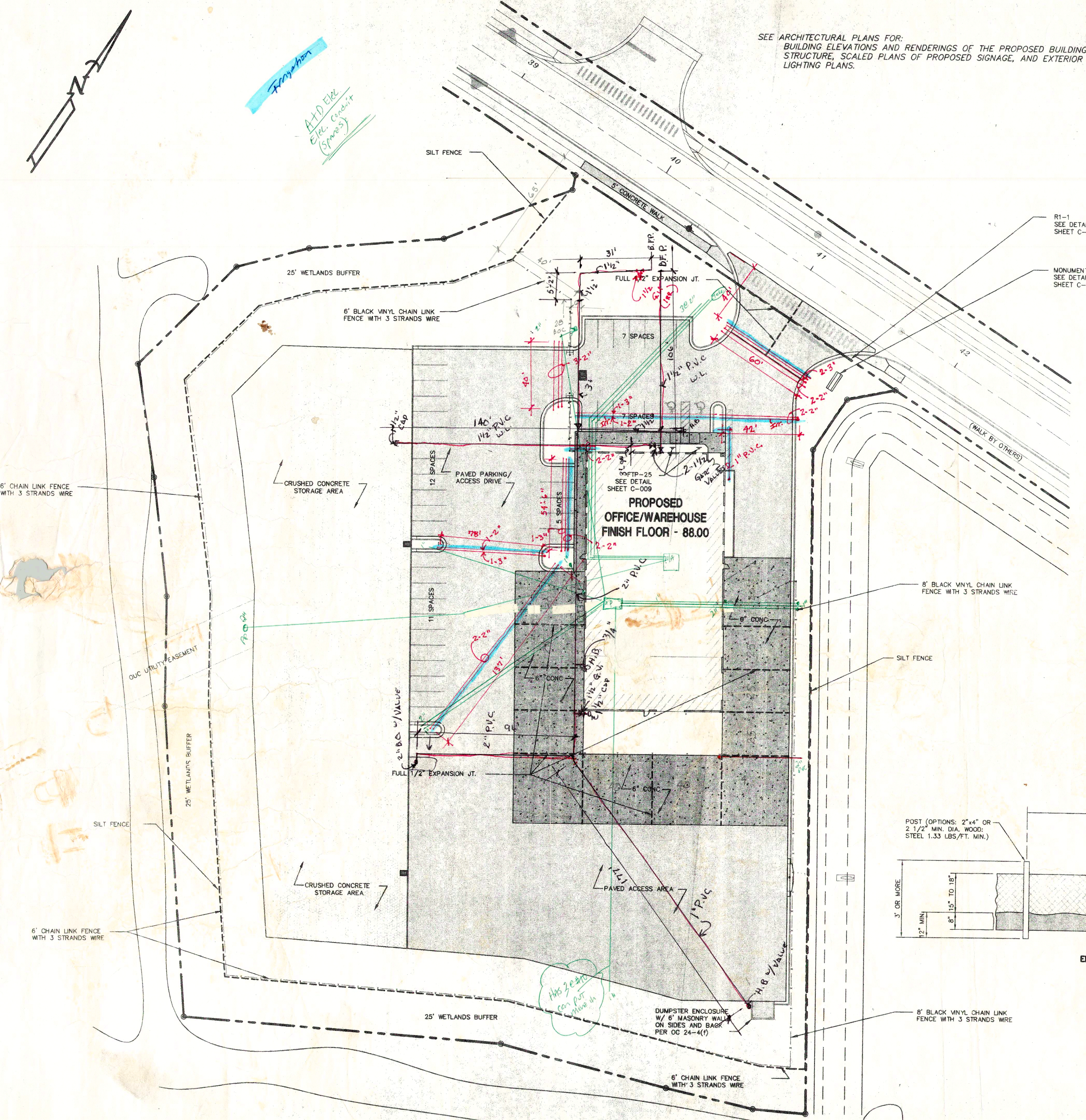


CONSTRUCTION PLANS FOR
ORLANDO JETPORT CENTER PD
JETPORT INDUSTRIAL PARK OF ORLANDO
LOT 7
ORANGE COUNTY, FLORIDA

GENERAL NOTES

No.	DATE	REVISION	APPR.

DESIGN BY:	RLB	CPN
DRAWN BY:	RLB	CPN
CHECKED BY:	RLB	CPN
APPROVED BY:	RLB	
DATE:	MAY 11, 2000	
SCALE:	1" = 30'	
PROJECT NO.	99052.10	
SHEET NUMBER		
C-003		



SEE ARCHITECTURAL PLANS FOR:
BUILDING ELEVATIONS AND RENDERINGS OF THE PROPOSED BUILDING
STRUCTURE, SCALED PLANS OF PROPOSED SIGNAGE, AND EXTERIOR
LIGHTING PLANS.

SITE DATA
PRESENT ZONING INDUSTRIAL PD
PROPOSED ZONING INDUSTRIAL PD

AREA
GROSS 4.00 ACRES
NET 4.00 ACRES

BUILDING AREA
WAREHOUSE 6,040 SF
OFFICE 5,960 SF
TOTAL 12,000 SF

PARKING SPACES	REQUIRED	PROVIDED
WAREHOUSE (1/1,000 SF)	7	
OFFICE (1/200 SF)	30	
BAYS (1/BAY)	5	
TOTAL	42	42

*40 REGULAR SPACES; 2 HANDICAP SPACES

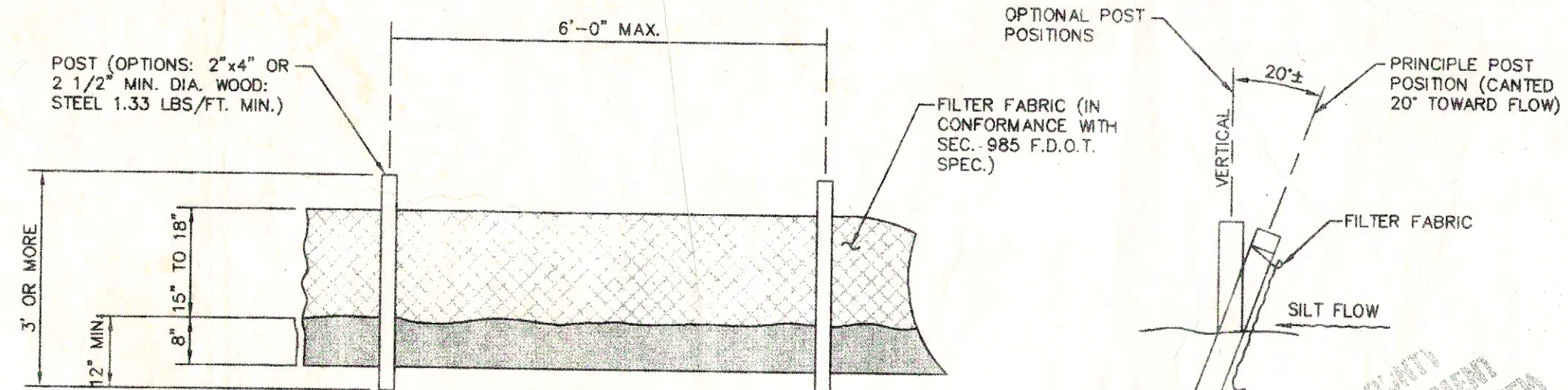
	REQUIRED	PROVIDED
MIN. OPEN SPACE (%/ACRES)	15/0.60	35/1.41
MAX. FLOOR/AREA (%/ACRES)	25/1.00	7/0.27
MAX. BLDG HEIGHT (FT)	50 MAX.	24 (ONE STORY)

SETBACKS (FT)	REQUIRED	PROVIDED
FRONT	35	82
SIDES	25	30
REAR	10	182

SCS/USDA SOIL TYPES:
37 ST. JOHNS, B/D
44 SMYRNA, B/D
*SOIL SURVEY OF ORANGE COUNTY, FLORIDA
AUGUST 1989

PORTIONS OF THE SITE ARE IN FLOOD ZONE A-4
FLOOD ELEVATION = 80.00 FT NGVD

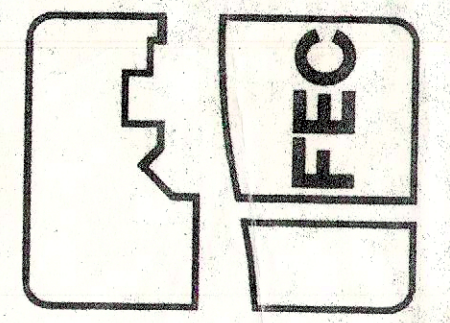
IMPERVIOUS AREA CALCULATIONS
TOTAL SITE AREA = 4.00 ACRES
IMPERVIOUS AREA
CRUSHED CONCRETE STORAGE = 0.72 ACRES
BUILDING = 0.27 ACRES
PARKING/SIDEWALKS = 1.60 ACRES
TOTAL IMPERVIOUS AREA = 2.59 ACRES
% IMPERVIOUS = 2.59 ACRES/4.00 ACRES * 100% = 65%
OPEN SPACE CALCULATIONS
OPEN SPACE = 100% - % IMPERVIOUS
= 100% - 65% = 35%



ELEVATION
TYPE III SILT FENCE
NO SCALE

SECTION
BIRMINGHAM COUNTY
BUILDING DEPARTMENT
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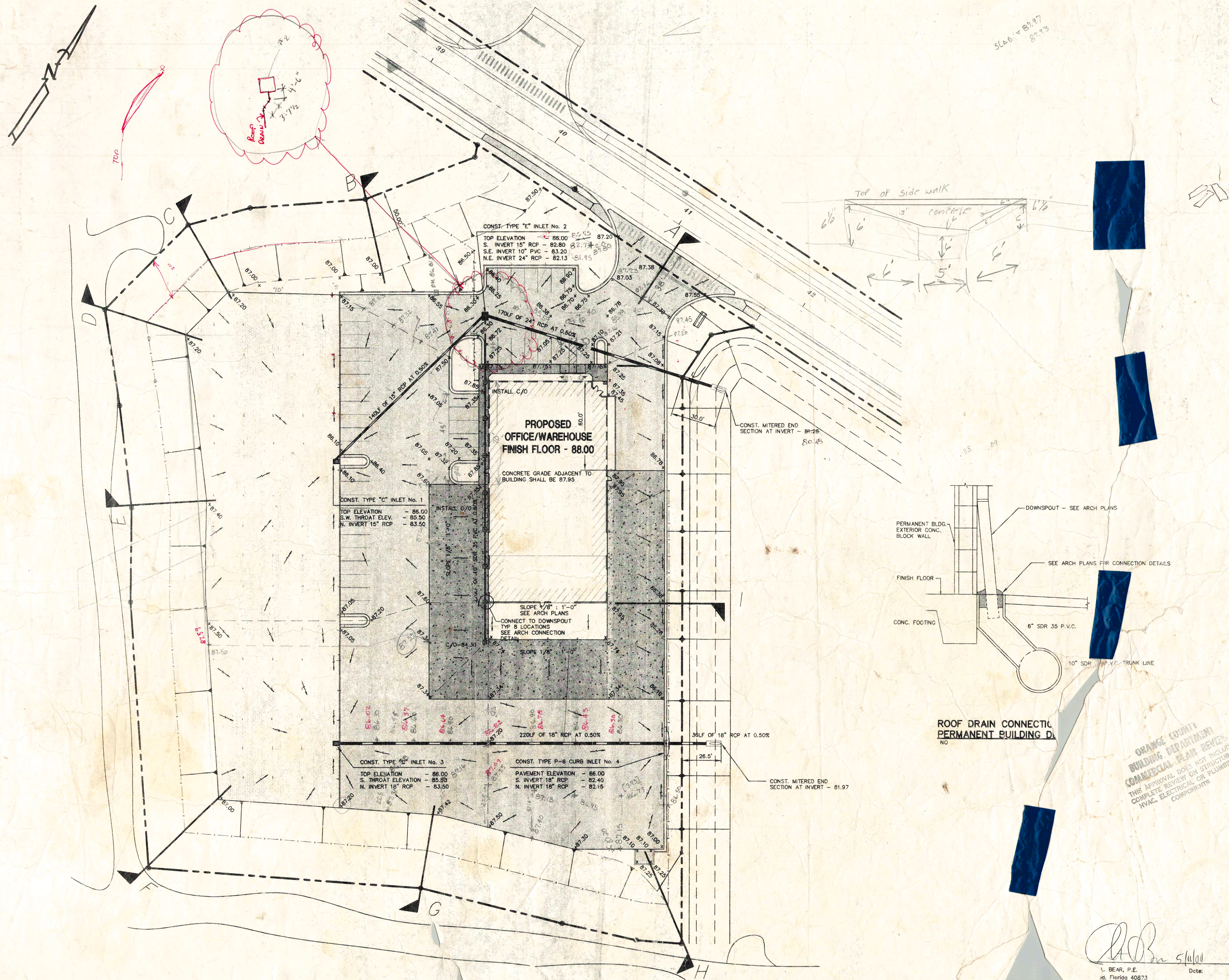
**CONSTRUCTION PLANS FOR
ORLANDO JETPORT CENTER PD
JETPORT INDUSTRIAL PARK OF ORLANDO**
LOT 7
ORANGE COUNTY, FLORIDA
SITE PLAN

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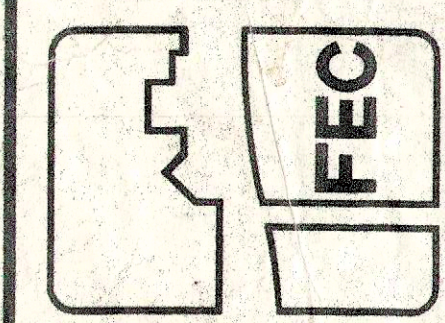
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CHECKED BY:	RLB	CPN
APPROVED BY:	RLB	
DATE:	MAY 11, 2000	
SCALE:	1" = 30'	
PROJECT NO.	99052.10	

SHEET NUMBER
C-004

Robert L. Bear
ROBERT L. BEAR, P.E.
Registered, Florida 40873
Date: 5/11/00



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CONSTRUCTION PLANS FOR
ORLANDO JETPORT CENTER PD
JETPORT INDUSTRIAL PARK OF ORLANDO
LOT 7
ORANGE COUNTY, FLORIDA
SITE GRADING AND DRAINAGE PLAN


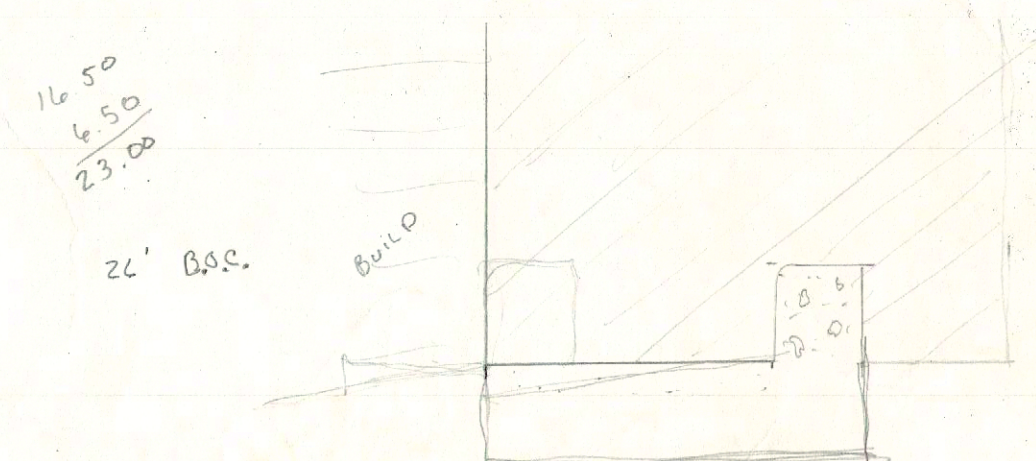
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DATE:	MAY 11, 2000	
SCALE:	1" = 30'	
PROJECT NO.	9905210	

SHEET NUMBER
C-005

ORANGE COUNTY
BUILDING DEPARTMENT
COMMERCIAL PLAN REVIEW
THIS APPROVAL DOES NOT INCLUDE
COMPLETE REVIEW ON STRUCTURAL
HVAC, ELECTRICAL OR PLUMBING
COMPONENTS


[Signature]
L. BEAR, P.E.
Orlando, Florida 40873
Date: 5/11/00

[illegible]

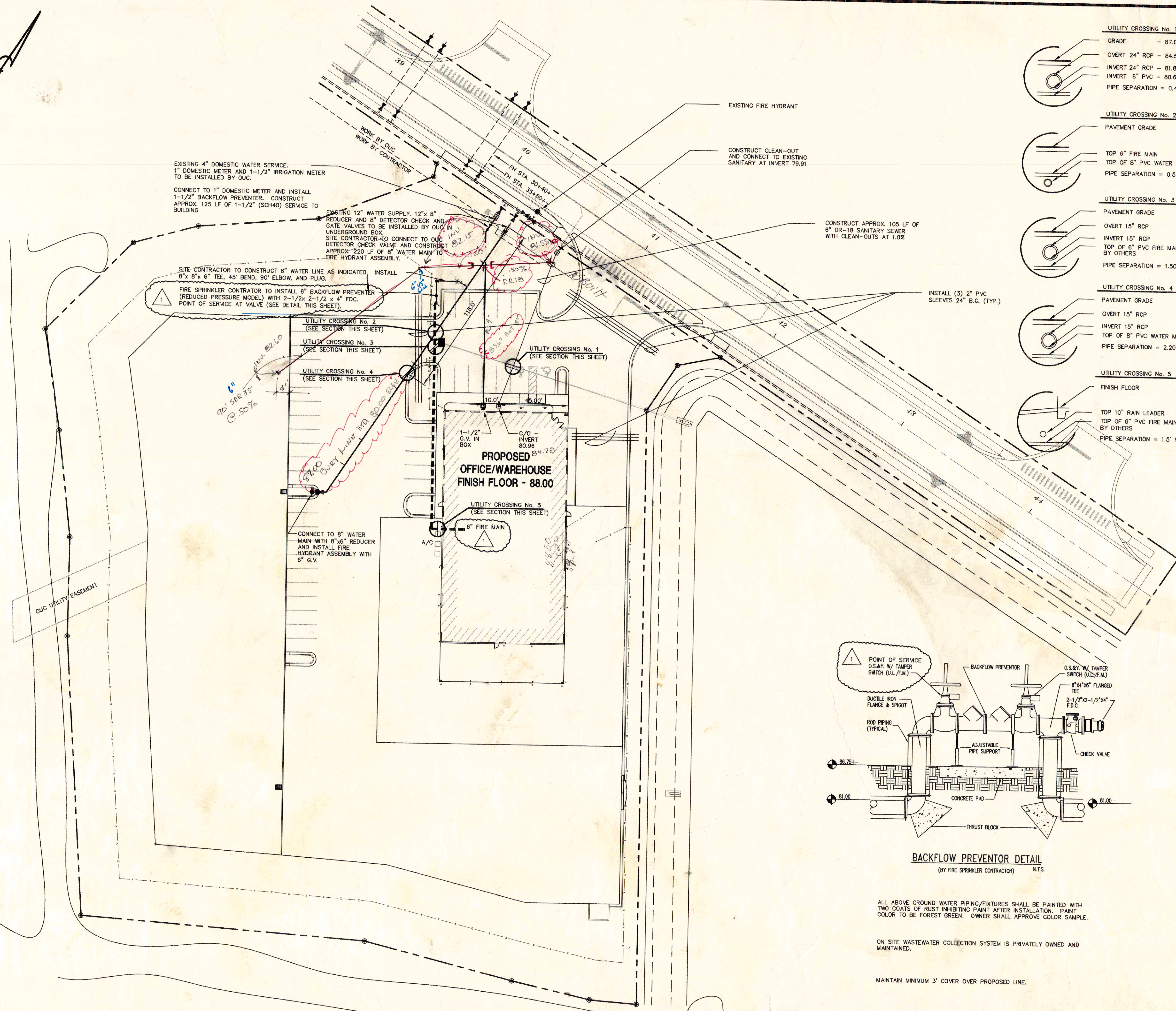
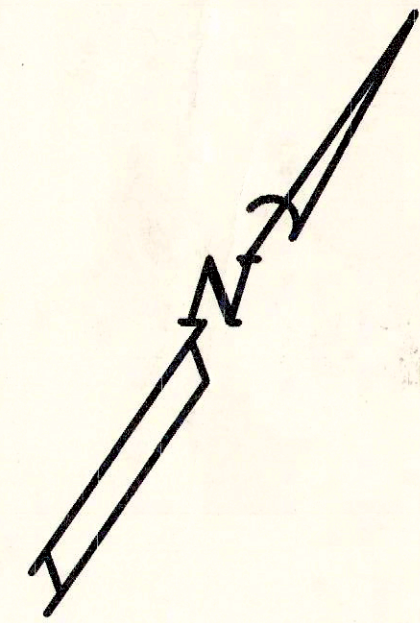
SHEET NUMBER

C-000

ORANGE COUNTY
BUILDING DEPARTMENT
COMMERCIAL PLAN REVIEW
THIS APPROVAL DOES NOT INCLUDE
COMPLETE REVIEW ON STRUCTURAL
HVAC, ELECTRICAL OR PLUMBING
COMPONENTS.


 _____ 5/16/00
 Date: _____

ROBERT L. BEAR, P.E.
 Registered, Florida 40873



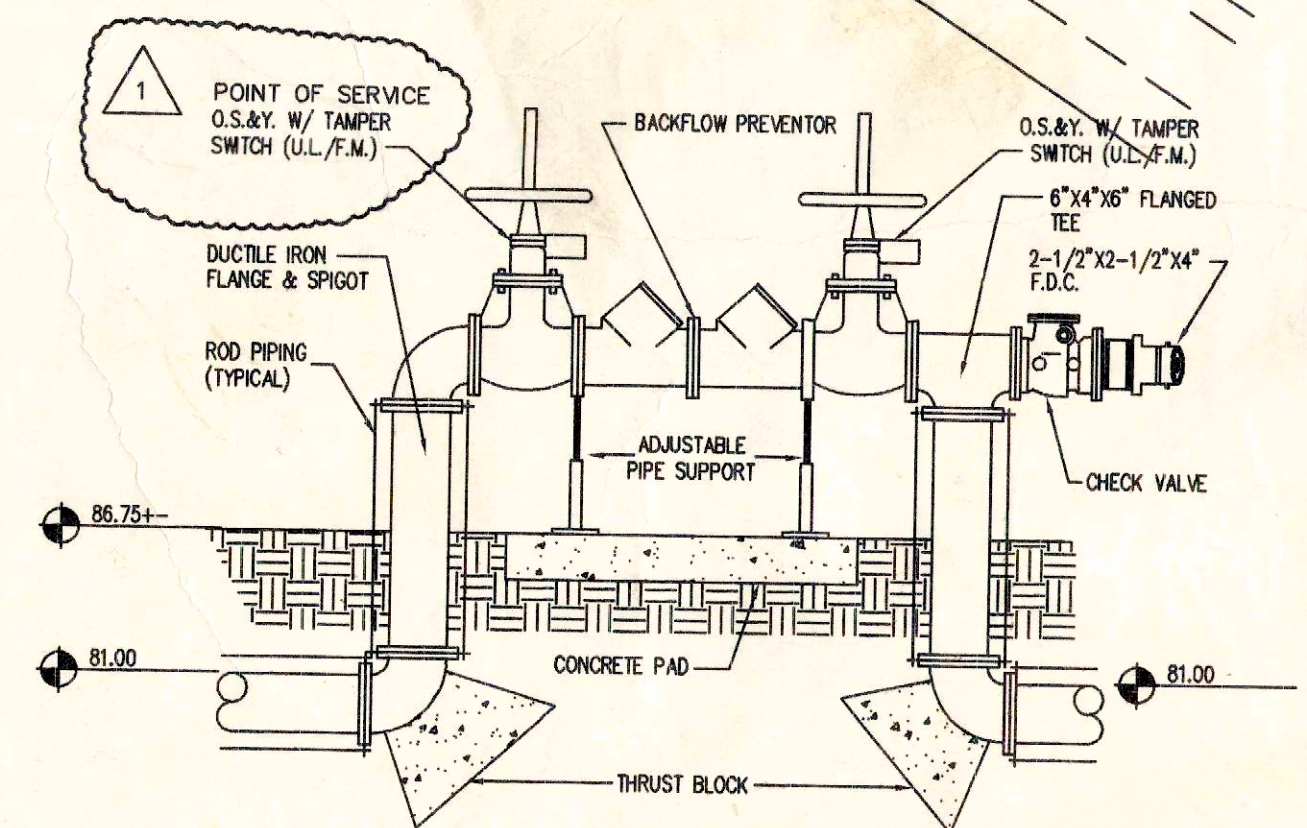
UTILITY CROSSING No. 1
GRADE - 87.05
OVERT 24" RCP - 84.55
INVERT 24" RCP - 81.88
INVERT 6" PVC - 80.69
PIPE SEPARATION = 0.45'+-

UTILITY CROSSING No. 2
PAVEMENT GRADE - 86.25+
TOP 6" FIRE MAIN - 81.00
TOP OF 8" PVC WATER MAIN - 80.00
PIPE SEPARATION = 0.50'+-

UTILITY CROSSING No. 3
PAVEMENT GRADE - 86.00+
OVERT 15" RCP - 84.05
INVERT 15" RCP - 82.80
TOP OF 6" PVC FIRE MAIN BY OTHERS - 81.00
PIPE SEPARATION = 1.50' MIN.

UTILITY CROSSING No. 4
PAVEMENT GRADE - 87.50+
OVERT 15" RCP - 84.17
INVERT 15" RCP - 82.92
TOP OF 8" PVC WATER MAIN - 80.00
PIPE SEPARATION = 2.20'+-

UTILITY CROSSING No. 5
FINISH FLOOR - 88.00
TOP 10" RAIN LEADER - 84.63
TOP OF 6" PVC FIRE MAIN BY OTHERS - 82.20
PIPE SEPARATION = 1.5' MIN.



BACKFLOW PREVENTOR DETAIL
(BY FIRE SPRINKLER CONTRACTOR) N.T.S.

ALL ABOVE GROUND WATER PIPING/FIXTURES SHALL BE PAINTED WITH TWO COATS OF RUST INHIBITING PAINT AFTER INSTALLATION. PAINT COLOR TO BE FOREST GREEN. OWNER SHALL APPROVE COLOR SAMPLE.

ON SITE WASTEWATER COLLECTION SYSTEM IS PRIVATELY OWNED AND MAINTAINED.

MAINTAIN MINIMUM 3' COVER OVER PROPOSED LINE.

FACILITIES AND ENVIRONMENTAL CONSULTANTS, INC.
222 South Westmonte Drive, Suite 114
Altamonte Springs, Florida 32714
Telephone: (407) 862-0238
Facsimile: (407) 862-7256

CONSTRUCTION PLANS FOR
Lot 7, A & A
(LOT G-6) JETPORT INDUSTRIAL PARK
ORANGE COUNTY, FLORIDA
SITE UTILITIES

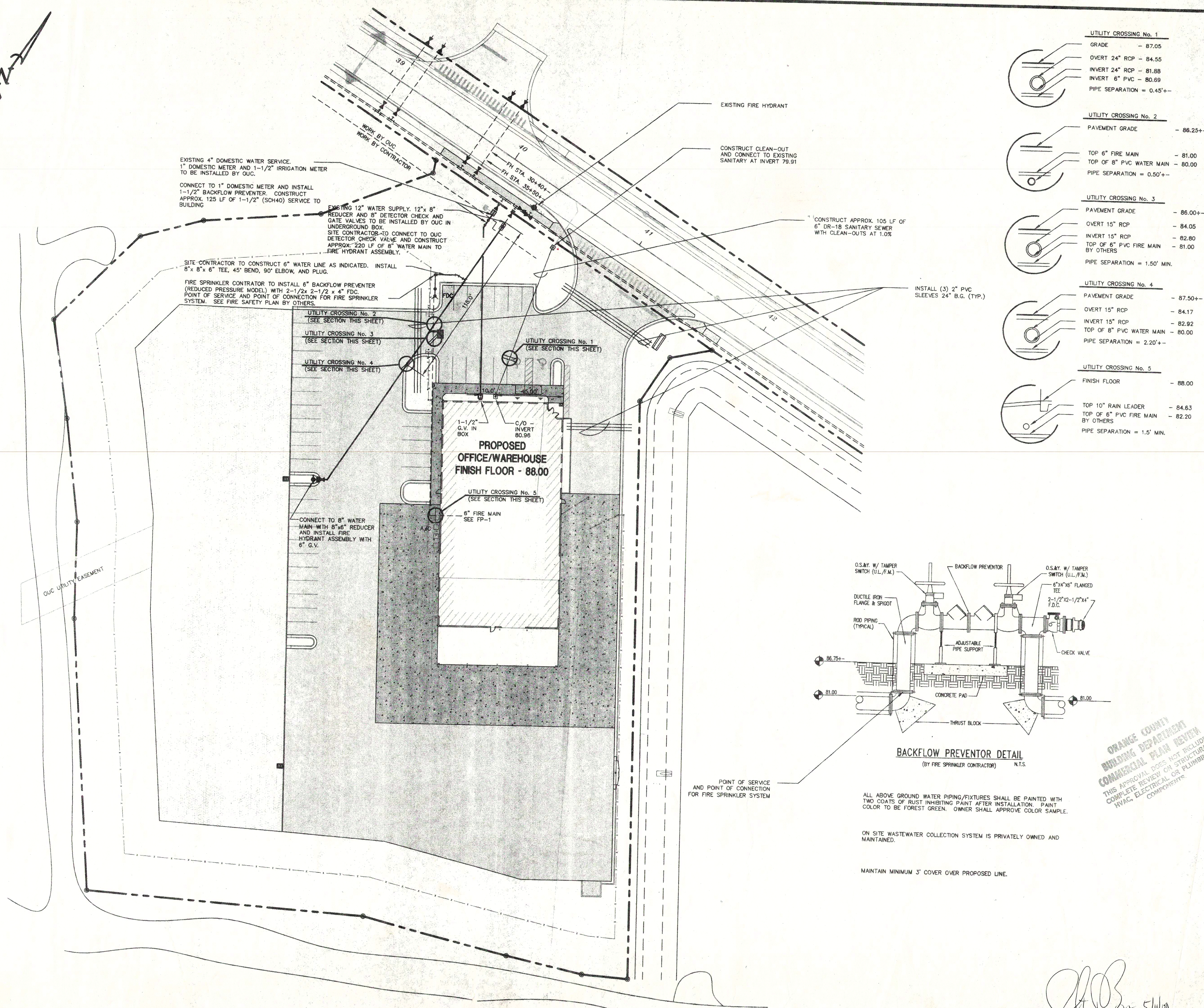
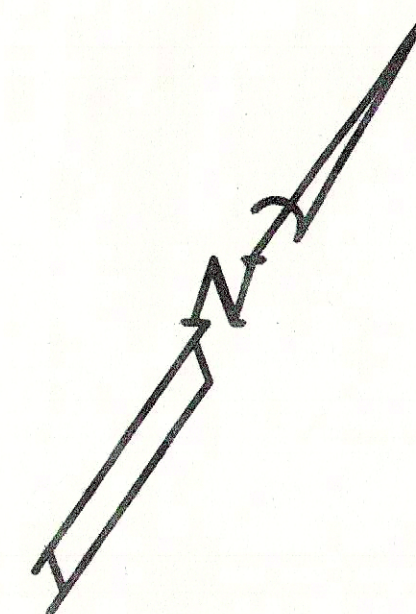
No.	DATE	REVISION	APPR.	
			DESIGNED	BY
1	JUNE 18, 2000	POS REVISED PER ORANGE COUNTY FIRE JTY.	RLB	

DESIGN BY:	RLB	CPN
DRAWN BY:	RLB	CPN
CHECKED BY:	RLB	CPN
APPROVED BY:	RLB	
DATE:	APRIL 13, 2000	
SCALE:	1" = 30'	
PROJECT NO.	99052.10	

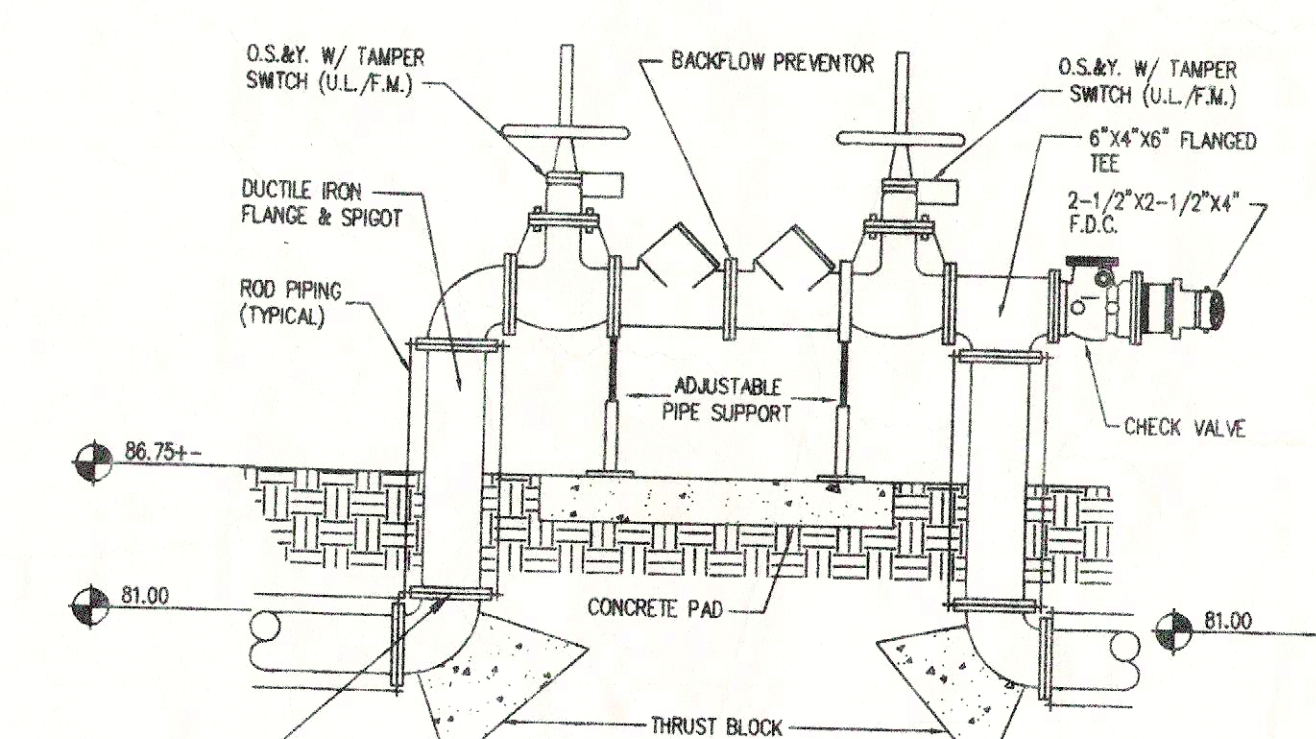
SHEET NUMBER
C-007_R

ROBERT L. BEAR, P.E.
Registered, Florida 40873

Date:



UTILITY CROSSING No. 1	
GRADE	- 87.05
OVERT 24" RCP	- 84.55
INVERT 24" RCP	- 81.88
INVERT 6" PVC	- 80.69
PIPE SEPARATION	= 0.45'+--
UTILITY CROSSING No. 2	
PAVEMENT GRADE	- 86.25+--
TOP 6" FIRE MAIN	- 81.00
TOP OF 8" PVC WATER MAIN	- 80.00
PIPE SEPARATION	= 0.50'+--
UTILITY CROSSING No. 3	
PAVEMENT GRADE	- 86.00+--
OVERT 15" RCP	- 84.05
INVERT 15" RCP	- 82.80
TOP OF 6" PVC FIRE MAIN BY OTHERS	- 81.00
PIPE SEPARATION	= 1.50' MIN.
UTILITY CROSSING No. 4	
PAVEMENT GRADE	- 87.50+--
OVERT 15" RCP	- 84.17
INVERT 15" RCP	- 82.92
TOP OF 8" PVC WATER MAIN	- 80.00
PIPE SEPARATION	= 2.20'+--
UTILITY CROSSING No. 5	
FINISH FLOOR	- 88.00
TOP 10" RAIN LEADER	- 84.63
TOP OF 6" PVC FIRE MAIN BY OTHERS	- 82.20
PIPE SEPARATION	= 1.5' MIN.



BACKFLOW PREVENTOR DETAIL
(BY FIRE SPRINKLER CONTRACTOR) N.T.S.

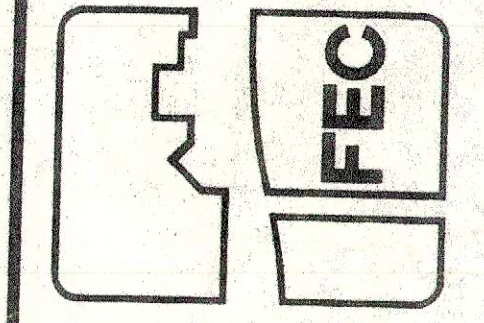
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ROBERT L. BEAR, P.E.
Registered, Florida 40873
Date: 5/11/00

FACILITIES AND ENVIRONMENTAL CONSULTANTS, INC.
222 South Westmonte Drive, Suite 114
Altamonte Springs, Florida 32714
Telephone: (407) 882-6238
Facsimile: (407) 882-7256

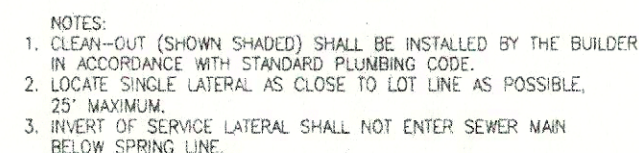


CONSTRUCTION PLANS FOR
ORLANDO JETPORT CENTER PD
JETPORT INDUSTRIAL PARK OF ORLANDO
LOT 7
ORANGE COUNTY, FLORIDA
SITE UTILITIES

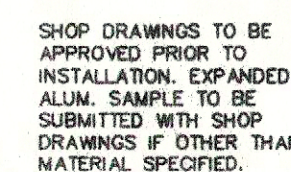
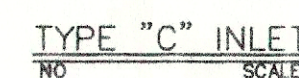
No.	DATE	REVISION	APPR.

DESIGN BY:	RLB	CPN
DRAWN BY:	RLB	CPN
CHECKED BY:	RLB	CPN
APPROVED BY:	RLB	
DATE:	MAY 11, 2000	
SCALE:	1" = 30'	
PROJECT NO.	99052.10	

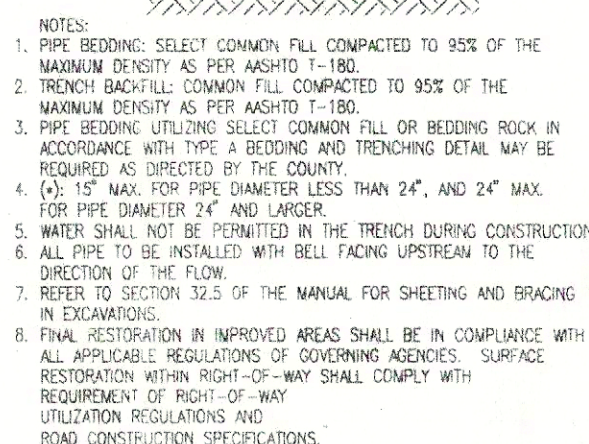
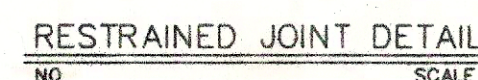
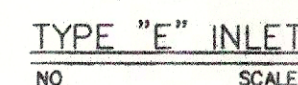
SHEET NUMBER
C-007



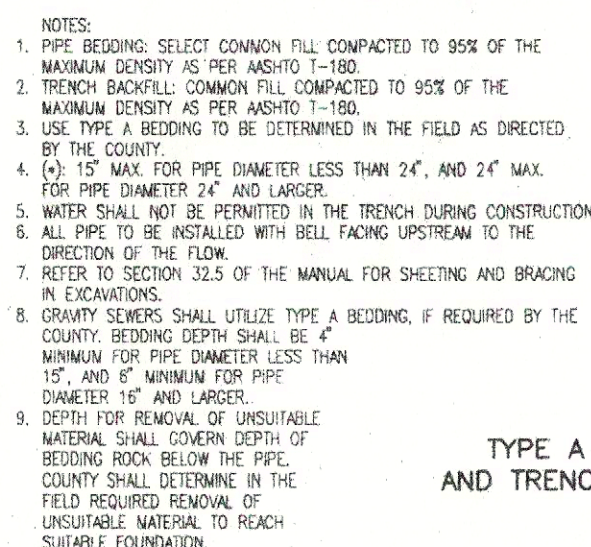
SERVICE LATERAL DETAIL



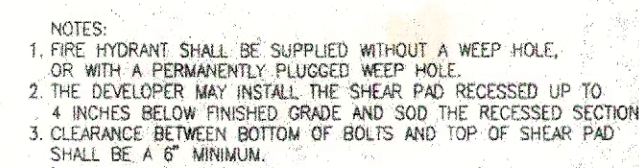
TYPICAL THROAT SCREEN DETAIL



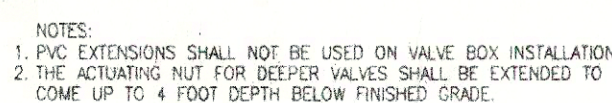
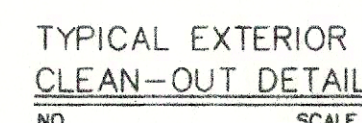
TYPE B BEDDING
AND TRENCHING DETAIL




TYPE A BEDDING
AND TRENCHING DETAIL



FIRE HYDRANT ASSEMBLY DETAIL



GATE VALVE AND BOX DETAIL




CONSTRUCTION PLANS FOR
ORLANDO JETPORT CENTER PD
JETPORT INDUSTRIAL PARK OF ORLANDO
LOT 7
ORANGE COUNTY, FLORIDA
CONSTRUCTION DETAILS

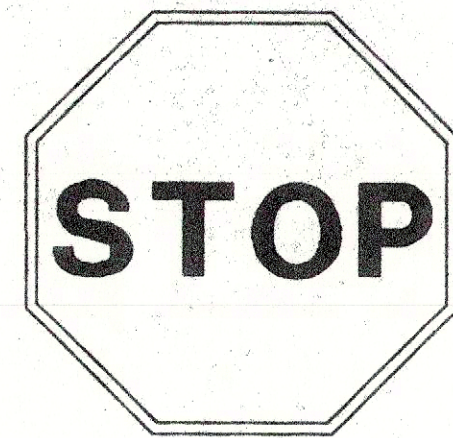
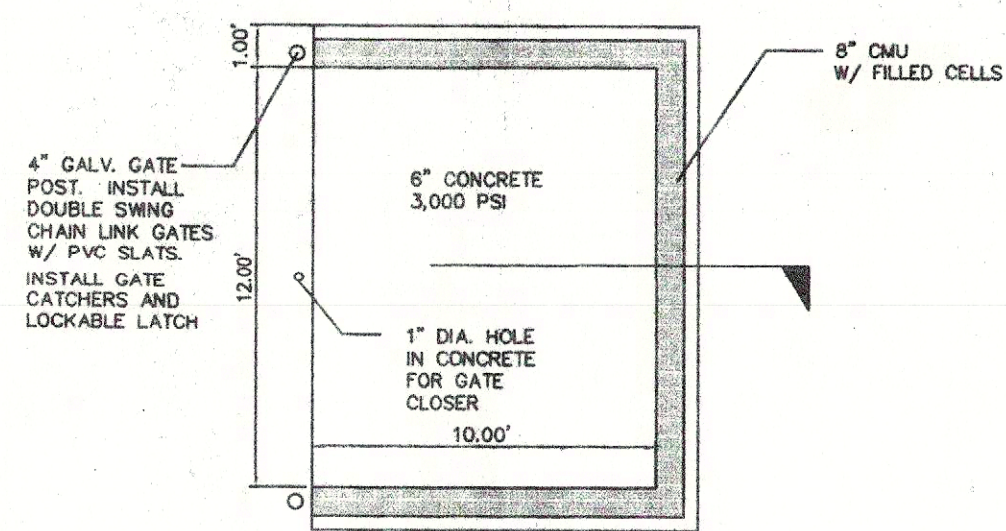
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DESIGN BY:	RLB [X]	CPN [X]
DRAWN BY:	RLB [X]	CPN [X]
CHECKED BY:	RLB [X]	CPN [X]
APPROVED BY:	RLB [X]	
DATE:	MAY 11, 2000	
SCALE:	1" = 30'	
PROJECT NO.	99052.10	

SHEET NUMBER
C-008


ROBERT L. BEAR, P.E.
Registered, Florida 40873

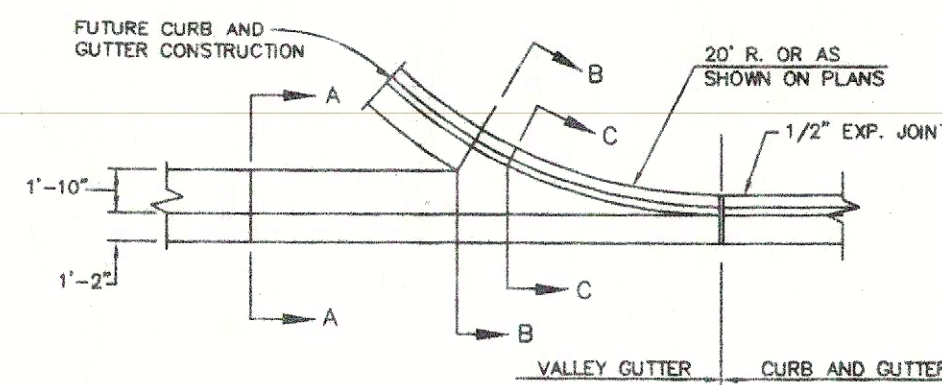
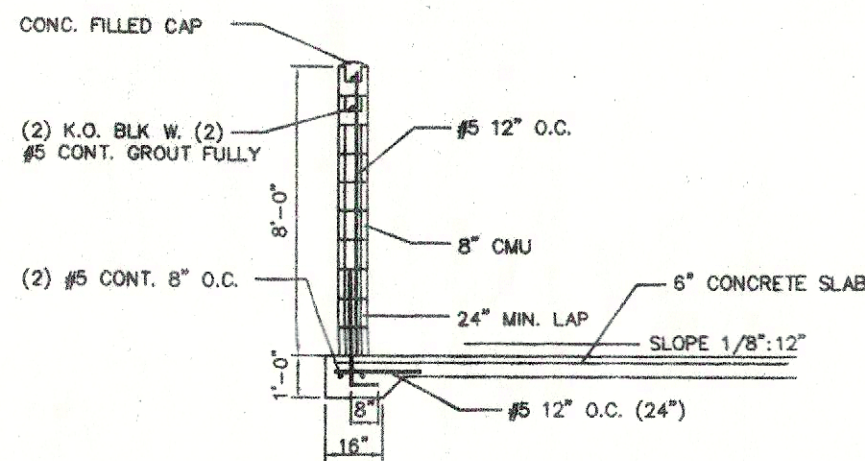
Date: 5/14/00



R1-1
30"X30"
TYPE "C" SINGLE COLUMN
FDOT STD INDEX 11860



FTP-25
12" x 18"
SINGLE COLUMN
FDOT STD INDEX 11865



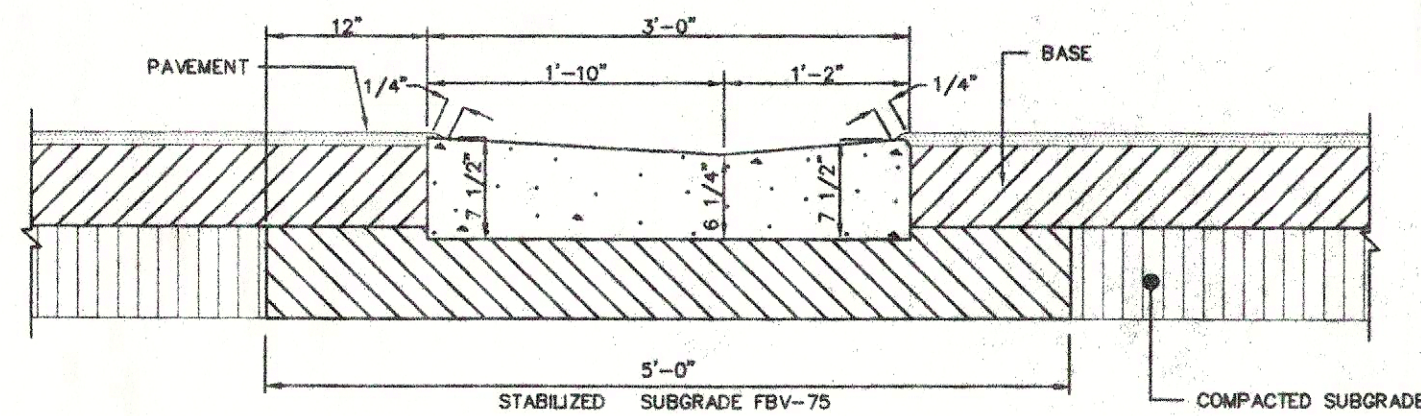
PLAN

SECTION AA

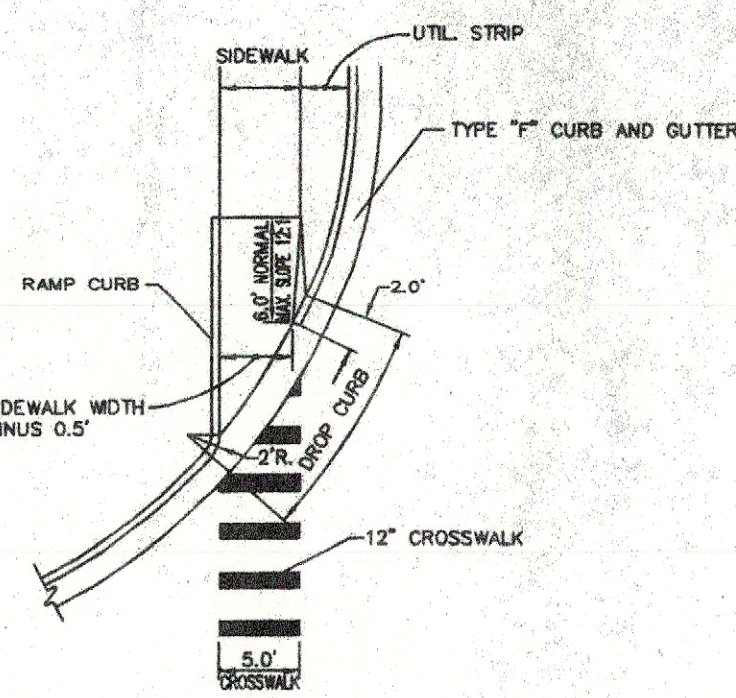
SECTION BB

SECTION CC

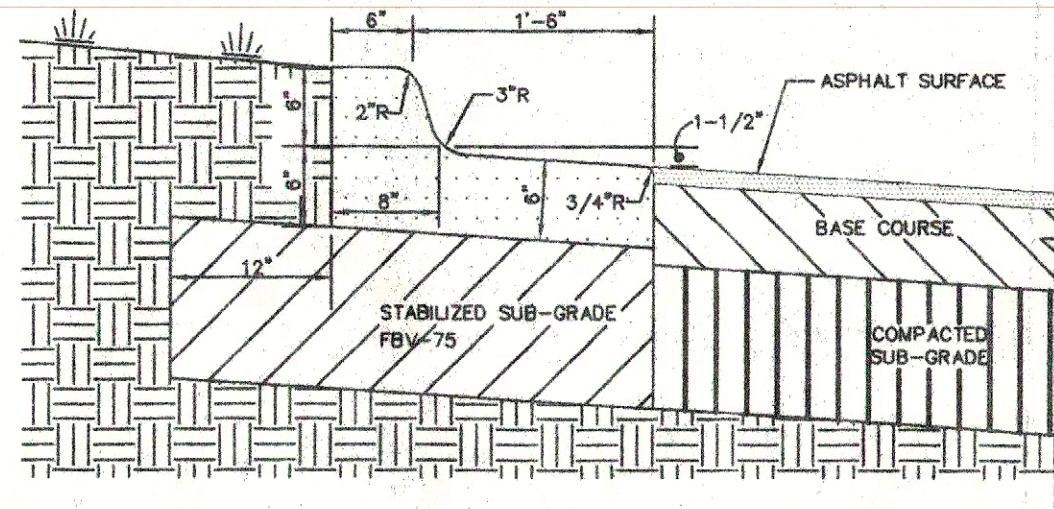
VALLEY GUTTER DETAIL



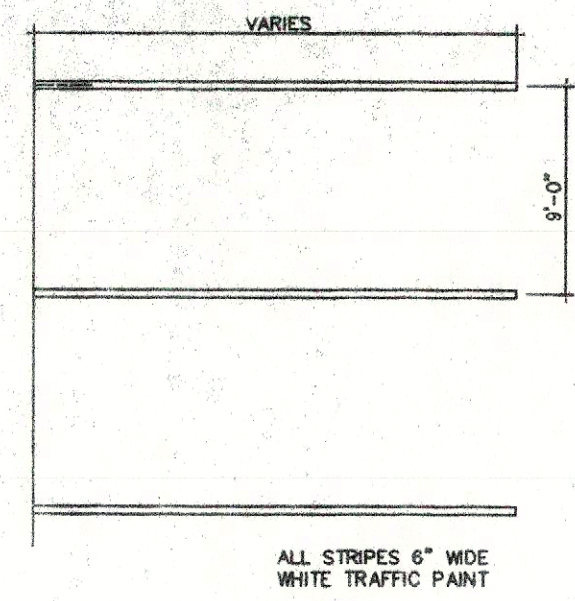
VALLEY GUTTER DETAIL



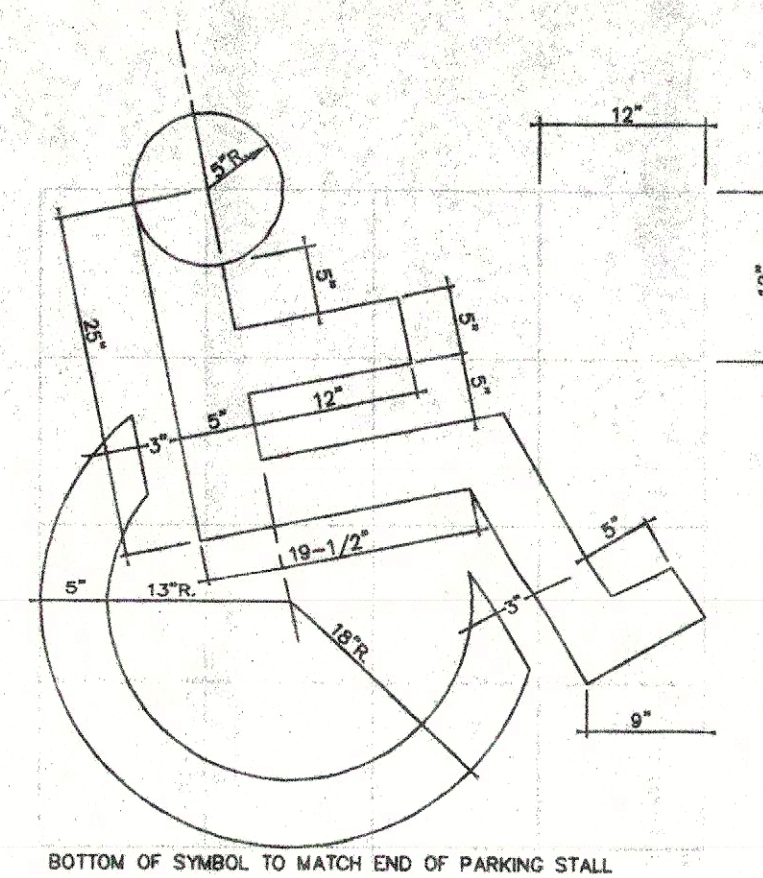
RAMPS FOR LINEAR
PEDESTRIANS TRAFFIC DETAILS



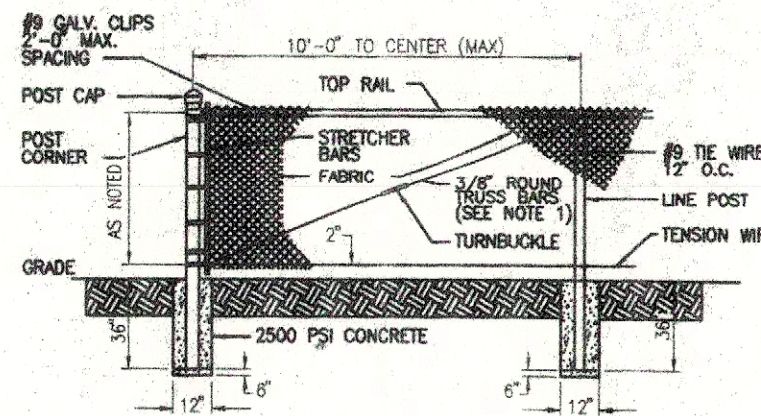
FLA. D.O.T. TYPE "F" CURB AND GUTTER
(SPILL-OUT)



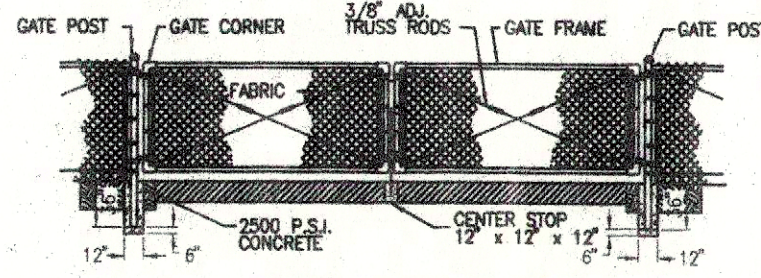
TYPICAL STRIPING DETAIL



STANDARD "HANDICAPPED" SYMBOL
FOR PARKING SPACE

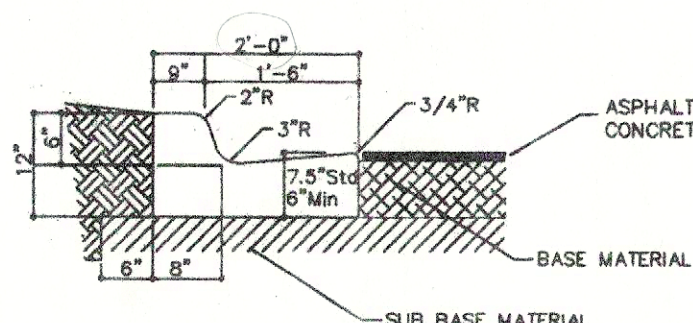


FENCE DETAIL

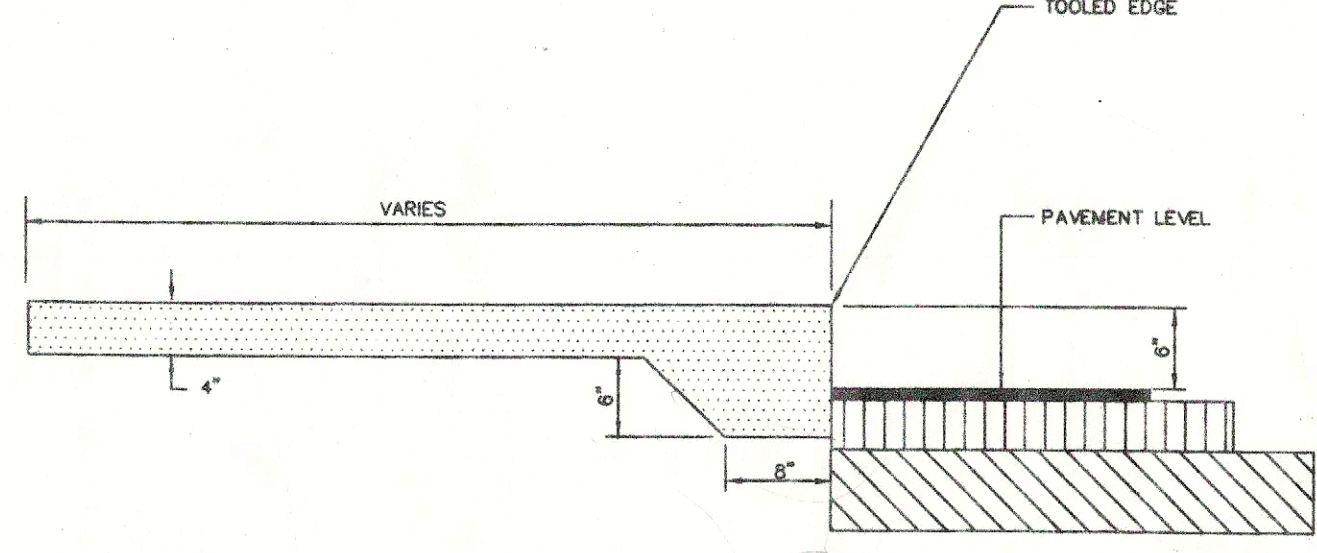


DOUBLE SWING GATE DETAIL

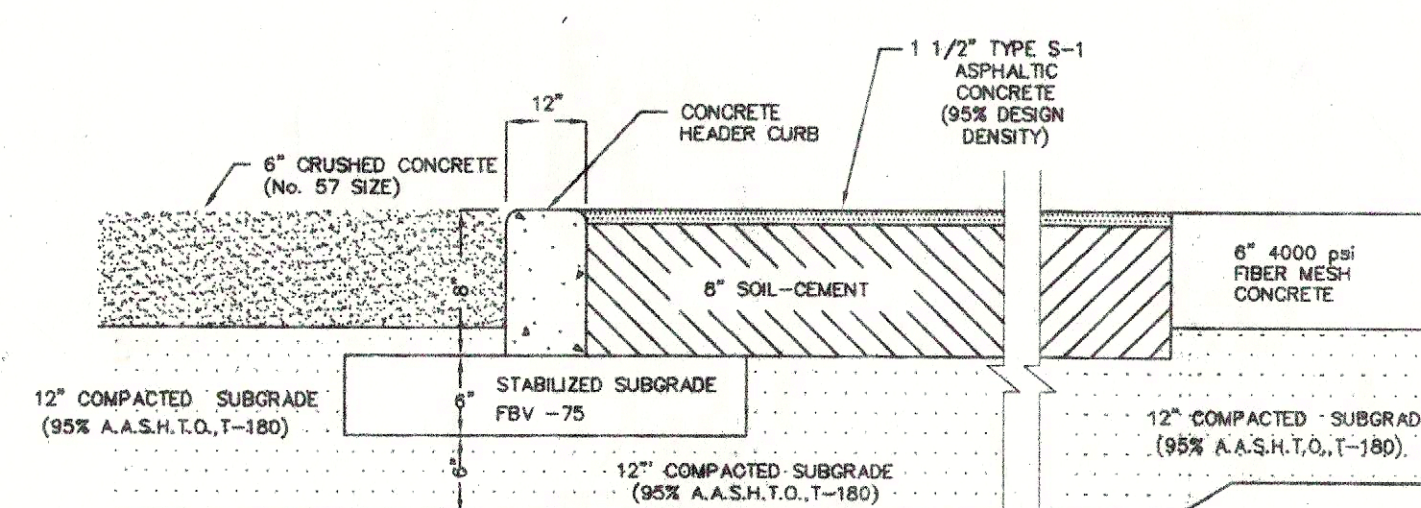
CHAIN LINK FENCE DETAIL



FDOT TYPE 'F' CURB
(STD CMG)



TYPICAL SECTION
THICK-BUTT WALK

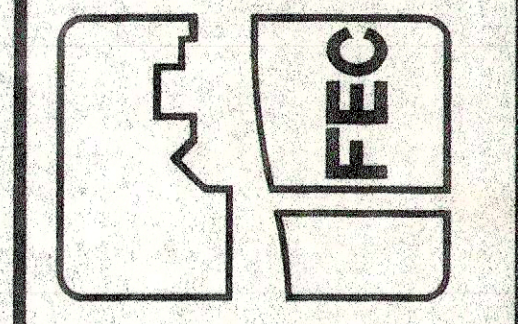


TYPICAL PAVEMENT SECTION

ORANGE COUNTY
BUILDING DEPARTMENT
COMMERCIAL PLAN REVIEW
THIS APPROVAL DOES NOT INCLUDE
COMPLETE REVIEW OF STRUCTURAL
HVAC, ELECTRICAL OR PLUMBING
COMPONENTS

Robert L. Bear, P.E.
Registered, Florida 40873
Date: 5/11/00

FACILITIES AND
ENVIRONMENTAL
CONSULTANTS, INC.
222 South Westmonte Drive, Suite 114
Altamonte Springs, Florida 32714
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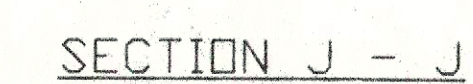
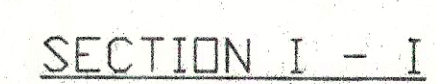
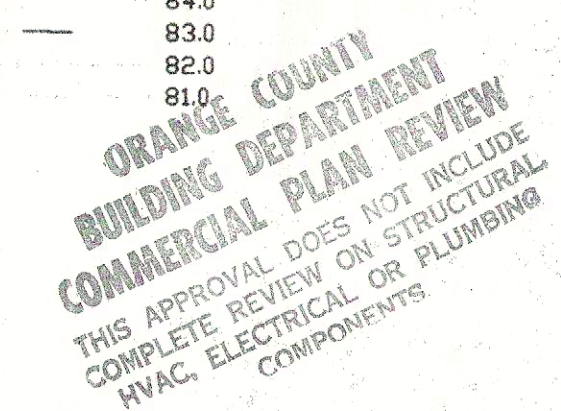
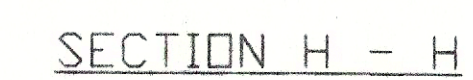
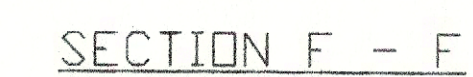
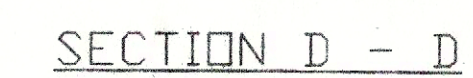
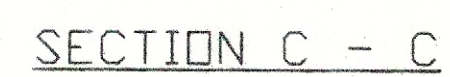
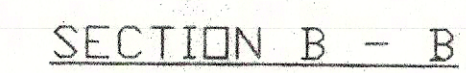
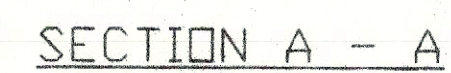


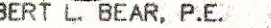
CONSTRUCTION PLANS FOR
ORLANDO JETPORT CENTER PD
JETPORT INDUSTRIAL PARK OF ORLANDO
LOT 7
ORANGE COUNTY, FLORIDA
CONSTRUCTION DETAILS

No.	DATE	REVISION	APPR.

DESIGN BY:	RLB	CPN
DRAWN BY:	RLB	CPN
CHECKED BY:	RLB	CPN
APPROVED BY:	RLB	
DATE:	MAY 11, 2000	
SCALE:	1" = 30'	
PROJECT NO.	99052.10	

SHEET NUMBER
C-009



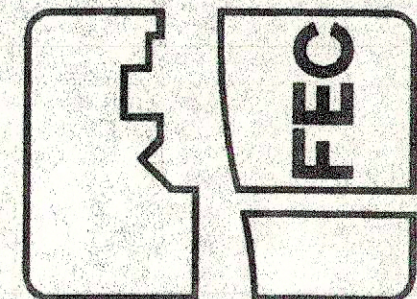


ROBERT L. BEAR, P.E.
Registered, Florida 40873

Date: 5/14/00

**FACILITIES AND
ENVIRONMENTAL
CONSULTANTS, INC.**

222 South Westmonte Drive, Suite 114
Altamonte Springs, Florida 32714
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CONSTRUCTION PLANS FOR
ORLANDO JETPORT CENTER PD
JETPORT INDUSTRIAL PARK OF ORLANDO
LOT 7
ORANGE COUNTY, FLORIDA

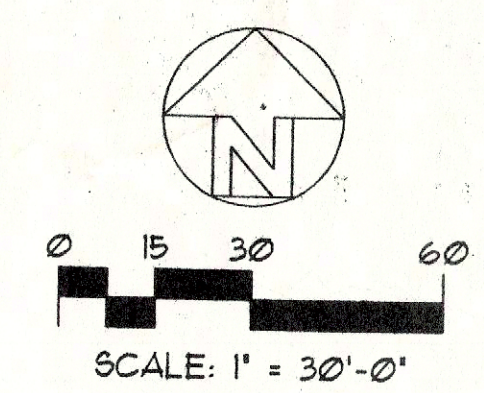
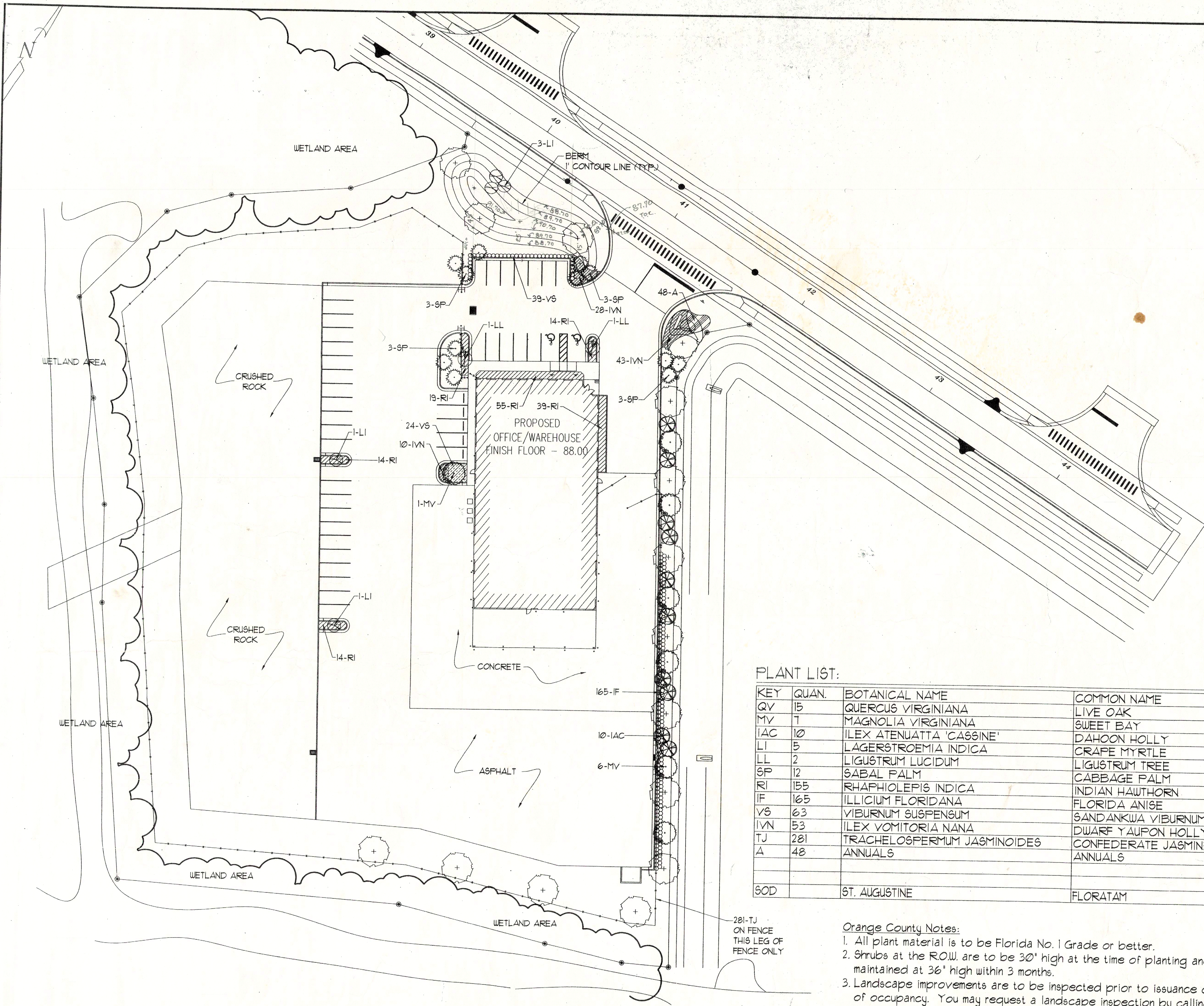
SECTIONS

[illegible]

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DRAWN BY:	RLB <input checked="" type="checkbox"/> CPN <input checked="" type="checkbox"/>
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SCALE:	1" = 30'
PROJECT NO.	99052.10

SHEET NUMBER

C-010

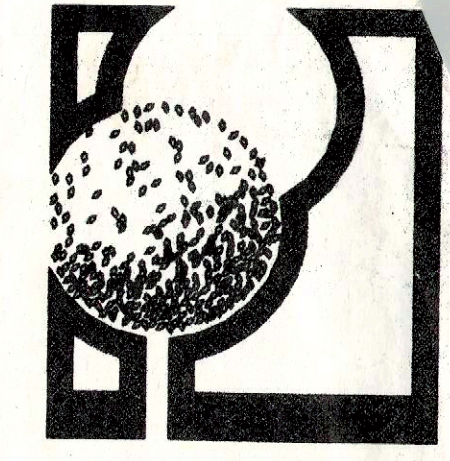


ORANGE COUNTY
BUILDING DEPARTMENT
COMMERCIAL PLAN REVIEW
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REQUIREMENTS

PLANT LIST:

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE & REMARKS
QV	15	QUERCUS VIRGINIANA	LIVE OAK	2 1/2" CAL. 12' H.
MV	7	MAGNOLIA VIRGINIANA	SWEET BAY	2 1/2" CAL. 12' H.
IAC	10	ILEX ATENUATTA 'CASSINE'	DAHON HOLLY	2" CAL. 10' H.
LI	5	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10' H. MULTI-TRUNK
LL	2	LIGUSTRUM LUCIDUM	LIGUSTRUM TREE	8' Hx6' SPD., 5' CT MULTI-TRUNK
SP	12	SABAL PALM	CABBAGE PALM	14'-18' CT
RI	155	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL. 15" H. 30" O.C.
IF	165	ILICUM FLORIDANA	FLORIDA ANISE	3 GAL. 30" H. 30" O.C.
VS	63	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL. 30" H. 30" O.C.
IVN	53	ILEX VOMITORIA NANA	DWARF YAUPOH HOLLY	3 GAL. 15" H. 30" O.C.
TJ	281	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	1 GAL. 12" O.C.
A	48	ANNUALS	ANNUALS	6" POTS, SEASONAL
SOD		ST. AUGUSTINE	FLORATAM	

- Orange County Notes:
1. All plant material is to be Florida No. 1 Grade or better.
 2. Shrubs at the ROW. are to be 30" high at the time of planting and are to be maintained at 36" high within 3 months.
 3. Landscape improvements are to be inspected prior to issuance of a certificate of occupancy. You may request a landscape inspection by calling the 'connect' system at 407-836-2825 and use the code '270'. Inspectors inspect on Tuesdays and Fridays.
 4. All landscaping to receive 100% irrigation coverage by an automatic underground irrigation system.

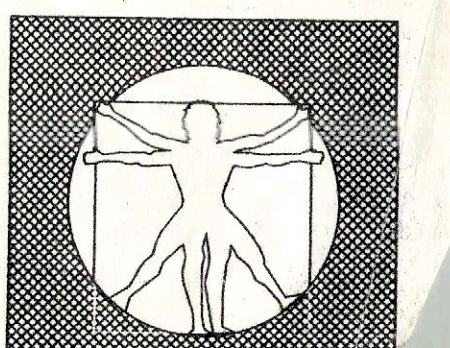


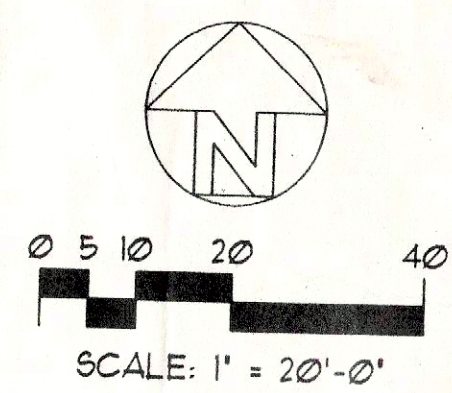
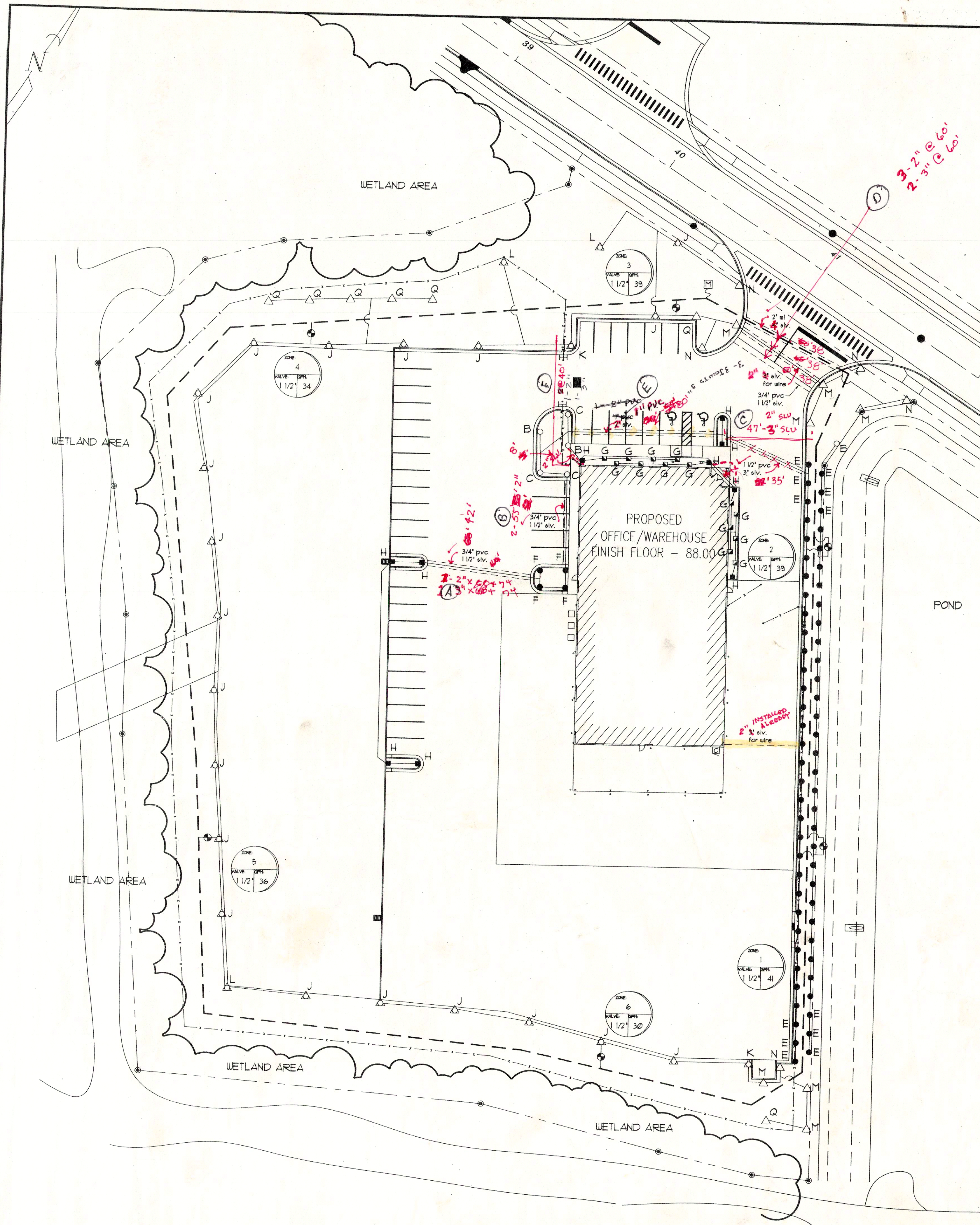
DALE & COMPANY
651 North Mills Avenue
Orlando, Florida 32803
telephone (407) 894-1317
Landscape Architecture Analysis Planning

LANDSCAPE SITE PLAN
FOR
**JETPORT
IND. PARK**
ORANGE COUNTY, FLORIDA

DESIGNED BY: RCD
DRAWN BY: JWS
CHECKED BY: RCD
DATE: 02-24-00

- REVISIONS
1. 03-20-00
 2. 04-17-00
 - 3.
 - 4.
 - 5.
 - 6.





ORANGE COUNTY
BUILDING DEPARTMENT
COMMERCIAL PLAN REVIEW
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COMPONENTS

IRRIGATION LEGEND

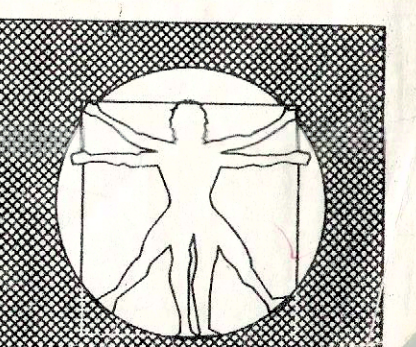
KEY	MODEL DESCRIPTION	NOZZLE	RADIUS	GPM	PSI	COMMENTS
A○	RAINBIRD 1806'S SPRAYS 15'S	15F	15'	3.7	30	12" POP-UPS IN BEDS OF GROUND COVER
B○	RAINBIRD 1806'S SPRAYS 15'S	15H	15'	1.85	30	
C○	RAINBIRD 1806'S SPRAYS 15'S	15Q	15'	.93	30	
D●	RAINBIRD 1806'S SPRAYS 10'S	10F	10'	1.57	30	
E●	RAINBIRD 1806'S SPRAYS 10'S	10H	10'	.79	30	
F●	RAINBIRD 1806'S SPRAYS 10'S	10Q	10'	.39	30	
G□	RAINBIRD 1806'S SPRAYS	15SST	4' x 26'	.89	15	
T■	RAINBIRD 1806'S SPRAYS	15CST	4' x 26'	.89	15	
H■	RAINBIRD 1806'S SPRAYS	15EST	4' x 15'	.61	30	
I□	RAINBIRD 1806'S SPRAYS	17SST	9' x 18'	1.6	25	
J△	RAINBIRD R-50 SAM	3.0H	40'	4.2	45	
K△	RAINBIRD R-50 SAM	15Q	40'	2.0	45	
L△	RAINBIRD R-50 SAM	6.0F	40'	7.0	35	
M△	RAINBIRD T-BIRD T-PC	22-13H	22'	1.3	35	
N△	RAINBIRD T-BIRD T-PC	22-6.5Q	22'	.65	35	
Q△	RAINBIRD T-BIRD T-FC	22-2.5F	22'	2.5	35	
P●	RAINBIRD VAN SERIES	180°	3'	.37	20	
R△	RAINBIRD FALCON F4 PCFCNP	04.08.16	50'	3.5, 6.4, 13.1	40	
S●	RAINBIRD BUBBLER	BEST. COV.	5'	5	30	
⊕	HARDIE 100-1 ULTRA FLOW SERIES ELECTRIC GLOBE VALVE					
⊗						
---	2" MAINLINE					
☑	HARDIE IRRITROL MC-PLUS 06 w/ RAIN CHECK					
⊠	1 1/2" IRRIGATION METER OR OPTIONAL WELL & PUMP TO DRAW FROM POND					
~	1 1/2" BACKFLOW PREVENTER					
	*VELOCITY SHALL NOT EXCEED 5' PER SEC. IN ALL PIPELINES					

DALE & COMPANY
651 North Mills Avenue
Orlando, Florida 32803
telephone (407) 894-1317
Landscape Architecture Analysis Planning

LANDSCAPE SITE PLAN
FOR
**JETPORT
IND. PARK**
ORANGE COUNTY, FLORIDA

DESIGNED BY: RCD
DRAWN BY: JWS
CHECKED BY: RCD
DATE: 02-24-00

REVISIONS
1. 03-20-00
2. 04-17-00
3.
4.
5.
6.



PART ONE - GENERAL

- 1.0 SUMMARY
 - A. All portions of Division 1 - General Requirements are included with this section.
 - B. Furnish all transportation, materials, labor, equipment, taxes, and services to complete all work as shown on the drawings and as specified herein.
 - C. Avoid conditions which will create hazards. Post signs or barriers as required.
 - D. Provide adequate means for protection from damage to existing structures, existing, heavy rain or other conditions.
 - E. Repair or replace such damage.
 - F. Plant trees and shrubs in accordance with the Contractor's specifications and drawings. Planting is required as indicated on drawings.
 - G. Contractor shall notify LA of any adverse soil conditions encountered in advance of planting.
 - H. Quality deviations, questions on plans, please notify Plant list is an estimate.

- 1.1 RELATED SECTIONS: SECTION 0210 IRRIGATION
- 1.2 REFERENCES
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- 1.3 SUBMITTALS
 - A. Provide to Owner's representative during:
 1. Unit Prices for all materials, including estimate (or quotation).
 2. Proposed substitutions of materials or sizes. Obtain approval by landscape architect and Owner's representative.
 - B. Construction
 1. Plant inspection certificates and shipping invoices as required.
 2. All fertilizer labels and notations letter of conformance with these specifications.
 - C. Contract Close-out
 1. Two sets as-built record documents (red-line print).
- 1.4 QUALITY ASSURANCE
 - A. All work shall be performed under the constant supervision of a foreman having at least one year of experience or education in the nursery trade.
 - B. Contractor is expected to participate in a contract close-out conference with Owner and landscape architect to verify completion of the work, and to establish a "Date of Substantial Completion".
- 1.5 MAINTENANCE
 - A. Contractor shall be fully responsible for all maintenance, damage, and replacement until Date of Substantial Completion of that specific phase of work.
 - B. Drawings are submitted. Adjust pipe and nozzle to conform to site conditions and to avoid obstructions. Conceal components behind walls of shrubbery where possible. Verify questionable locations before installation.
- 1.6 REPLACEMENTS
 - A. During the guarantee period any plant required under this contract that is dead or not in satisfactory growth, condition (as determined by the landscape architect) shall be promptly replaced by the Contractor.
 - B. Replacement shall be to the satisfaction of the landscape architect and shall be done to the satisfaction of the Contractor.
 - C. Replacement period commences at Date of Substantial Completion and continues as follows:
 1. Trees - one (1) year
 2. Shrubs - ninety (90) days
 3. Other plants - one (1) year
 - D. Time limit may be extended by mutual agreement for material to questionable health at end of guarantee period.
 - E. Plants damaged by theft, vandalism, gross neglect, undue weather conditions, acts of God, or unseasonable planting are exempt from the guarantee provision.

- 1.7 MATERIALS
 - A. Fertilizer shall be fertilizer material, and typical of the locality. It shall be without harmful or slag and shall be free of stones, lumps, sticks, or other extraneous matter that is not conducive to production of plant life, or would interfere with future maintenance.
 - B. Soil may have no visible broadleaf weeds when viewed from a standing position and the turf shall be visibly consistent with no obvious patches of foreign grasses. It may have no visible signs of disease or insect stress. In no case may the total amount of foreign grasses or weeds exceed 2% of the total canopy. The soil shall be (as noted on plan).
 - C. Seed shall be moved and be mature enough that when grasped at one end it can be picked up and banded without damage to the seed. Seed shall be in accordance with the U.S. Department of Agriculture Rules and Regulations under the latest edition of the "Federal Seed Act" for certified seed. Seed shall be mixed by the dealer and shall be delivered to the site in sealed containers which shall bear the dealer's guaranteed analysis. Seed mixture and seeding rate shall be as specified on the drawings.
 - D. Fertilizer
 1. "Agri-form" or "Woodcock" 21 gram tablet of 20-10-5 formulation.
 2. Granular fertilizer shall be a balanced formula, uniform in composition, free flowing and delivered to site in unopened bags.
 - E. Pest
 1. Incorporate black plastic mulch into planting mix when specified on plan list at the following rates:
 - a. 1 gallon plants - 1/8 cubic foot
 - b. 2 gallon plants - 1 cubic foot
 - c. 3 gallon plants - 1 1/2 cubic feet
 2. Trees - 1/2 cubic foot per foot of height.
 - F. Herbicide
 1. Apply as needed to bring soil into optimum growth range for specified plants.
 2. If soil is below 0.0 ph incorporated enough horticultural lime to bring within 5.6 to 6.5 ph range.
 - G. Additional Soil Amendments
 1. Apply as needed to bring soil into optimum growth range for specified plants.
 - H. Plants
 1. Measure standing in natural form of the site indicated on "Plant List" and grade Florida No. 1.
 2. Non-essential plants to meet ANSI standards. Tree calipers shall be measured 1/8 inch above root level.
 3. All plants shall be sound, healthy, free from insect pests and eggs, and have normal, healthy root systems.
 4. Form shall be symmetrical or typical for species and variety.
 5. Any plant may be rejected by landscape architect if not of satisfactory size, health, quality, or character.
 6. Trees having rootballs wrapped with synthetic material shall be rejected.
 7. Mulch shall be clippedypress bark free from sticks, stones, leaves or other debris.
- 1.8 EQUIPMENT
 - A. Use magnesium grading rakes of 30 inch minimum width to remove irregularities in final grade prior to seeding or seeding and to ensure a flat subgrade.
- 1.9 MIXES
 - A. Planting Mixture
 1. Use the best natural soil existing on site, combined with fertilizer.

- 1.10 EXAMINATION
 - A. Examine surfaces to which will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.
 - B. Better engineering drawings for additional information.
 - C. Coordinate work with Owner and other related trades.
 - D. Relocate existing plant material as directed by landscape architect, and according to drawings.
- 1.11 PROTECTION
 - A. Locate, identify and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.
 - B. Damage caused by Contractor's work will be repaired to Owner's satisfaction at Contractor's expense.
 - C. Document any damage to work caused by other trades. Immediately bring costs to Owner's attention and quickly repair at Owner's expense, as directed.
- 1.12 PREPARATION
 - A. Surface Preparation. Stake out each run of pipes, each head, and each valve.
 - B. Test control wire for continuity before unrolling for installation.
- 1.13 INSTALLATION
 - A. Keep pipe interior clean and dry at all times.
 - B. Run a square cut at all joints and run ends to a smooth finish, inside and out.
 - C. Lay all runs greater than 100 feet from side to side on trench in serpentine pattern.
 - D. Support all pipes with clean, compact soil.
 - E. Backfill and compact to original soil.
 - F. Set heads plumb and flush with top of soil or mulch.
 - G. For lateral lines flush all debris from lines. Open valve and screw on one head at a time, starting at valve and continuing to the end. Ensure that lines are watertight.
- 1.14 TOLERANCES
 - A. Main line and drive coverings shall have 18 inches minimum cover.
 - B. Lateral lines shall have 12 inches minimum cover.
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 - D. All pop-up heads and valve boxes shall be installed with top flush with grade.
 - E. All heads shall be installed plumb.
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 - A. Apply 100 psi hydrostatic pressure to main lines for 120 minutes. If a leak is found, repair and retest until satisfactory.
- 1.16 ADJUSTMENTS
 - A. Adjust sprinkler patterns and radius. Ensure uniform and sufficient coverage for optimum plant growth.
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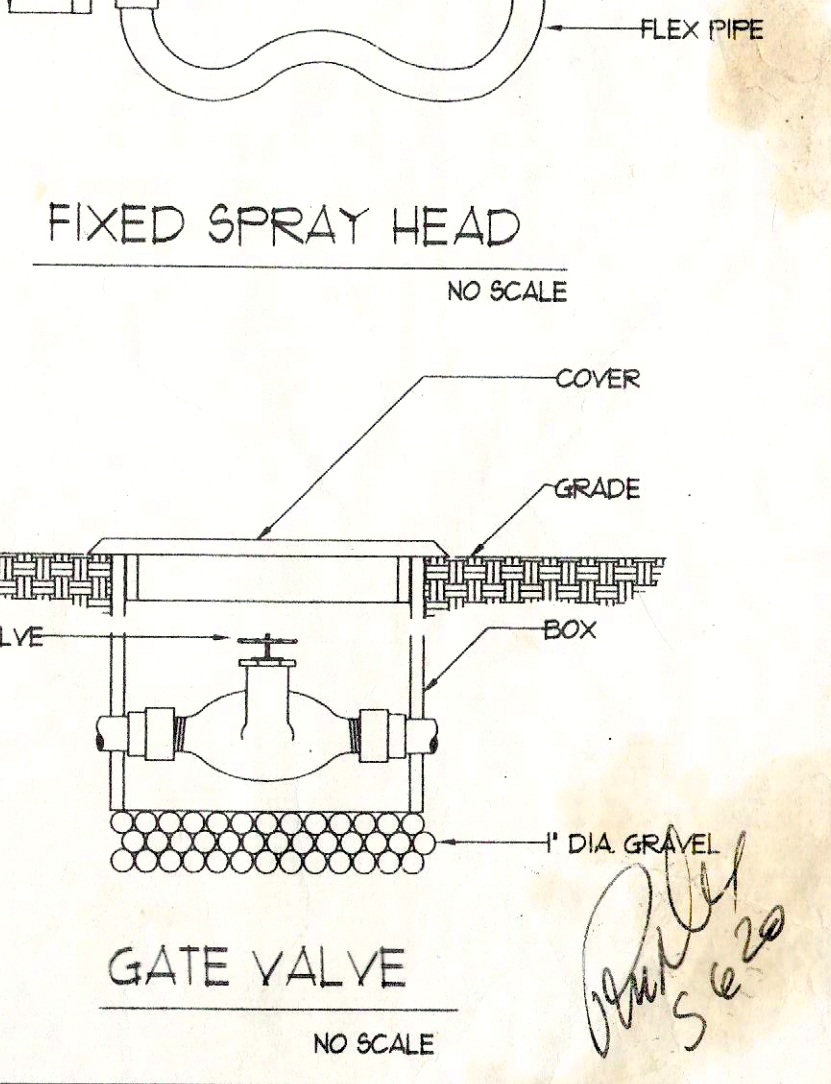
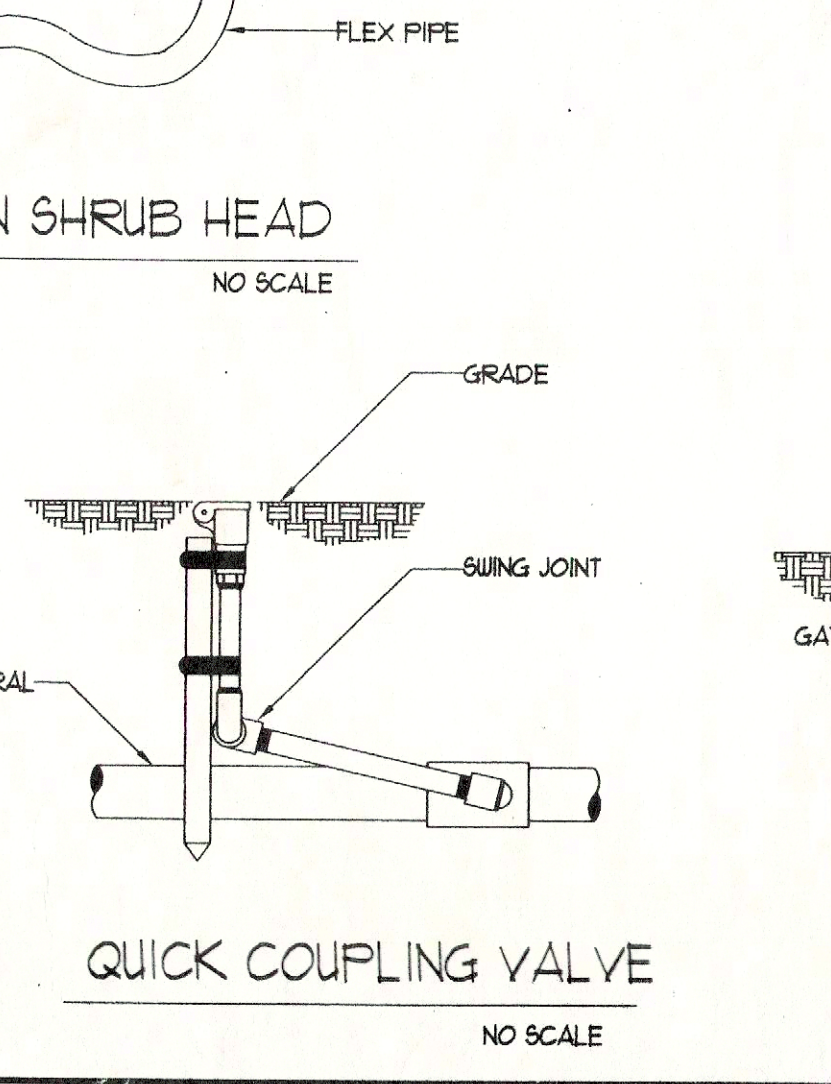
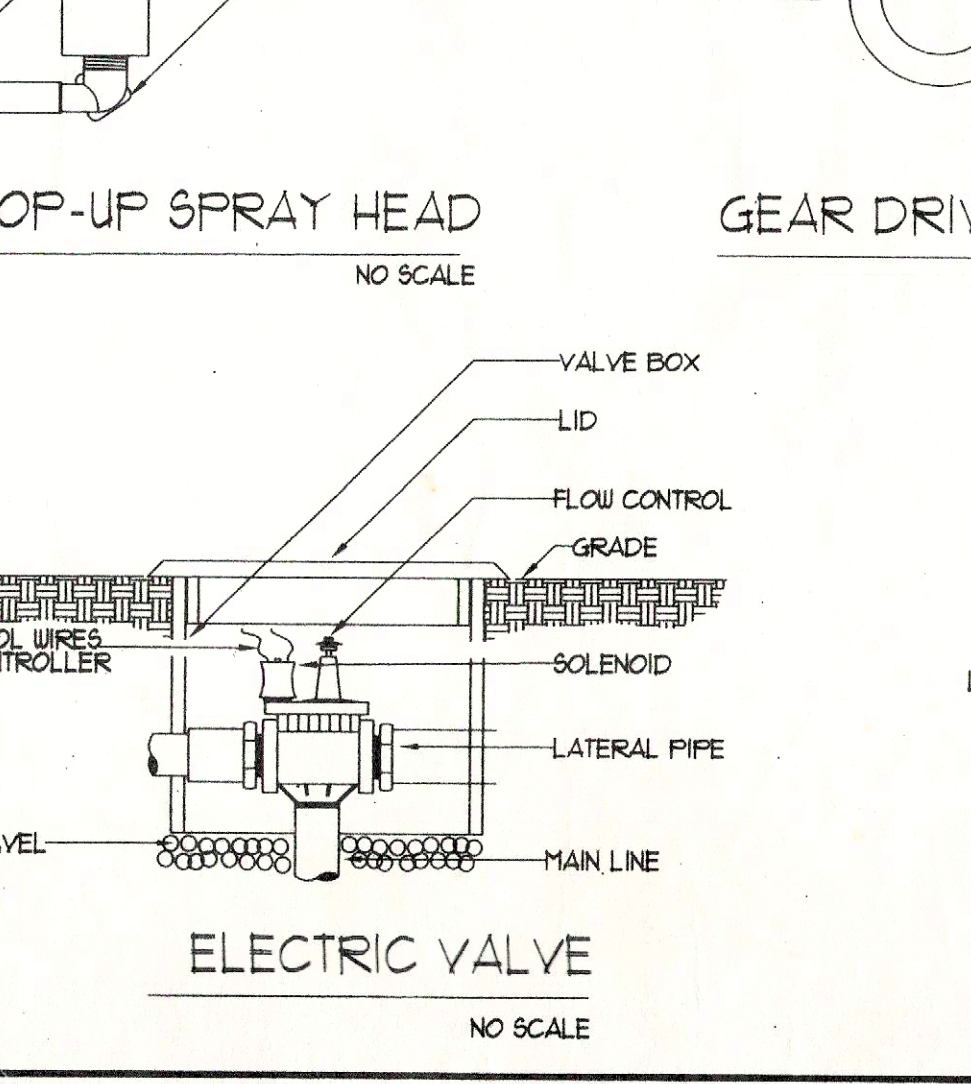
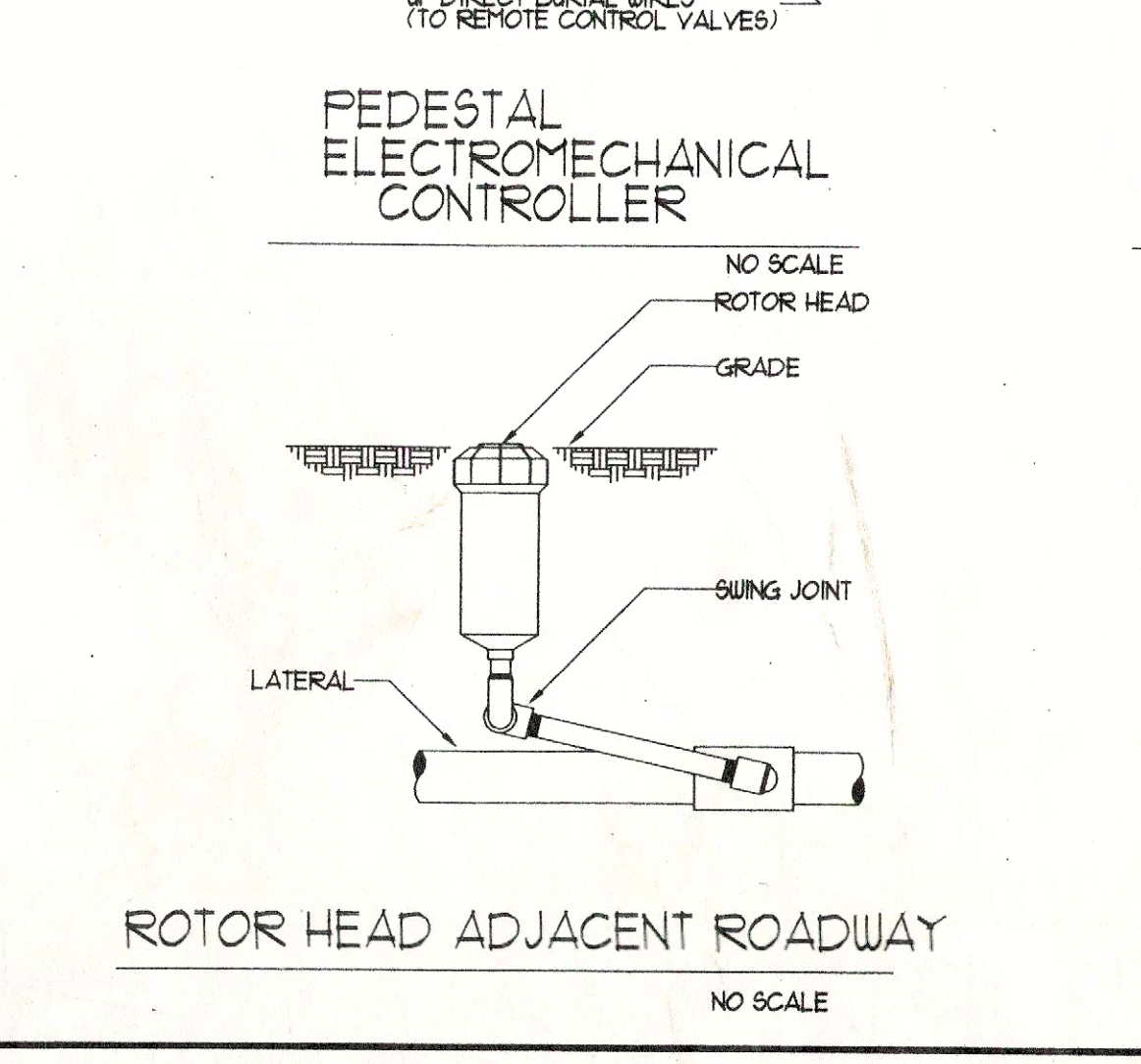
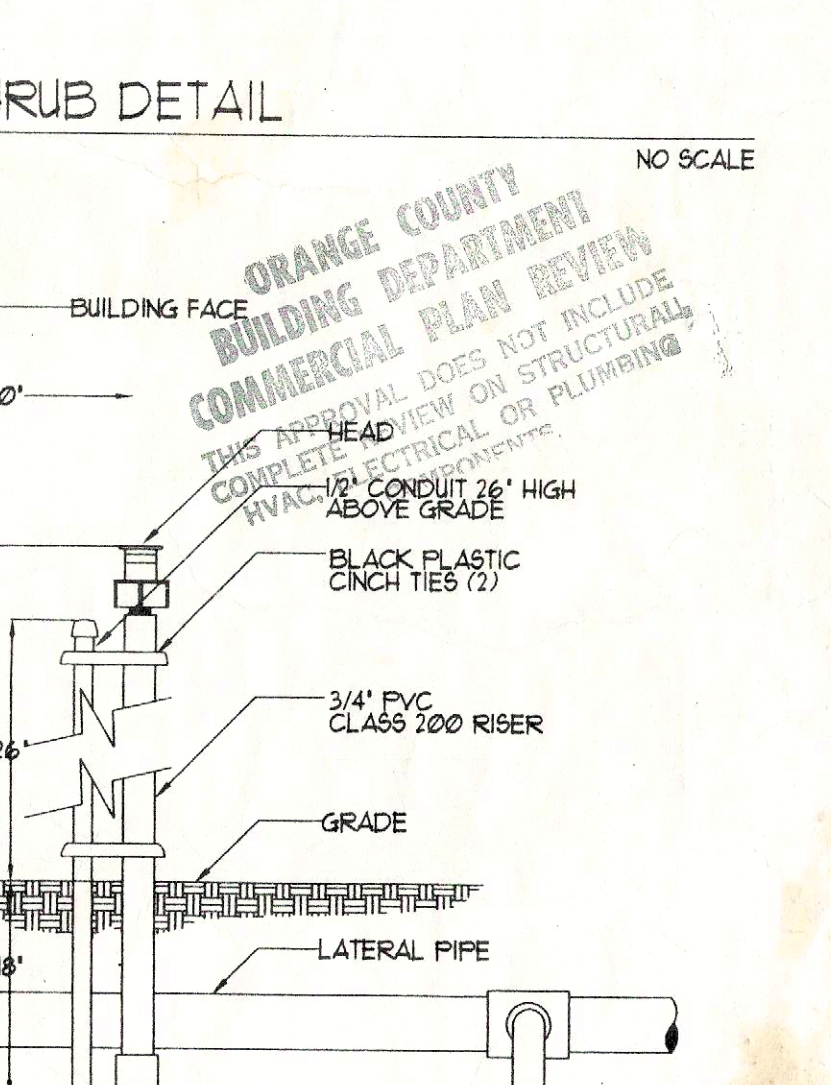
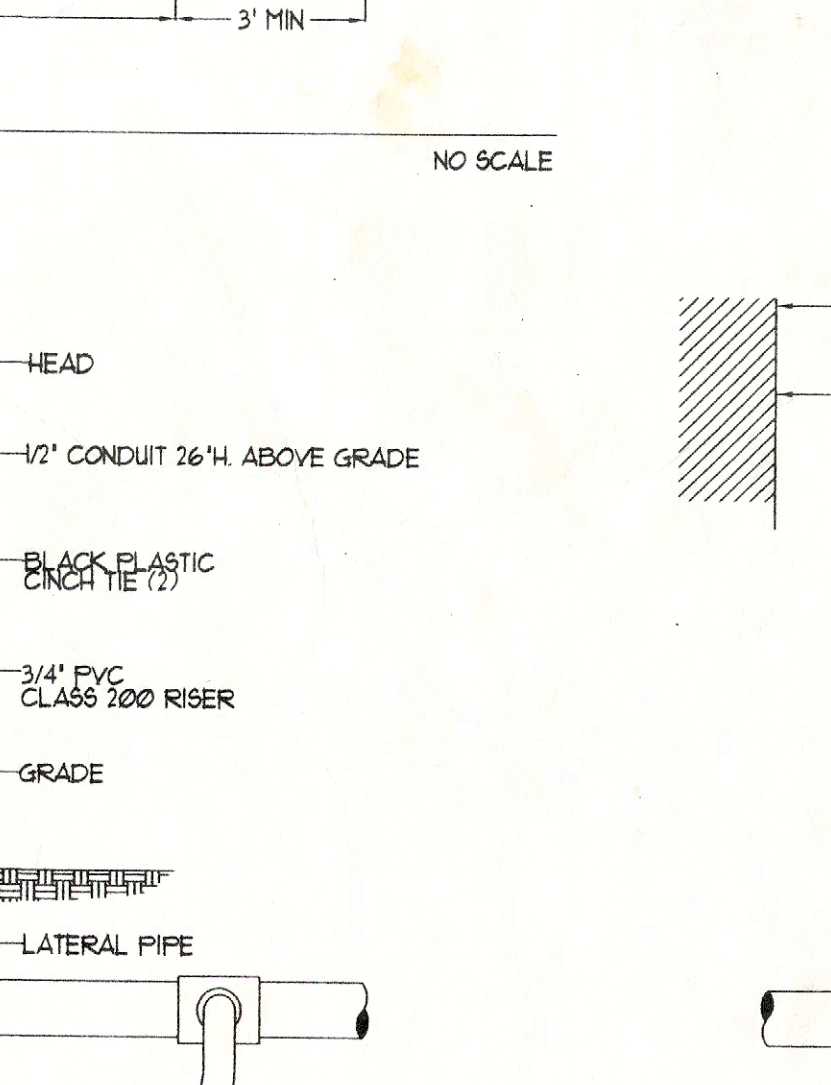
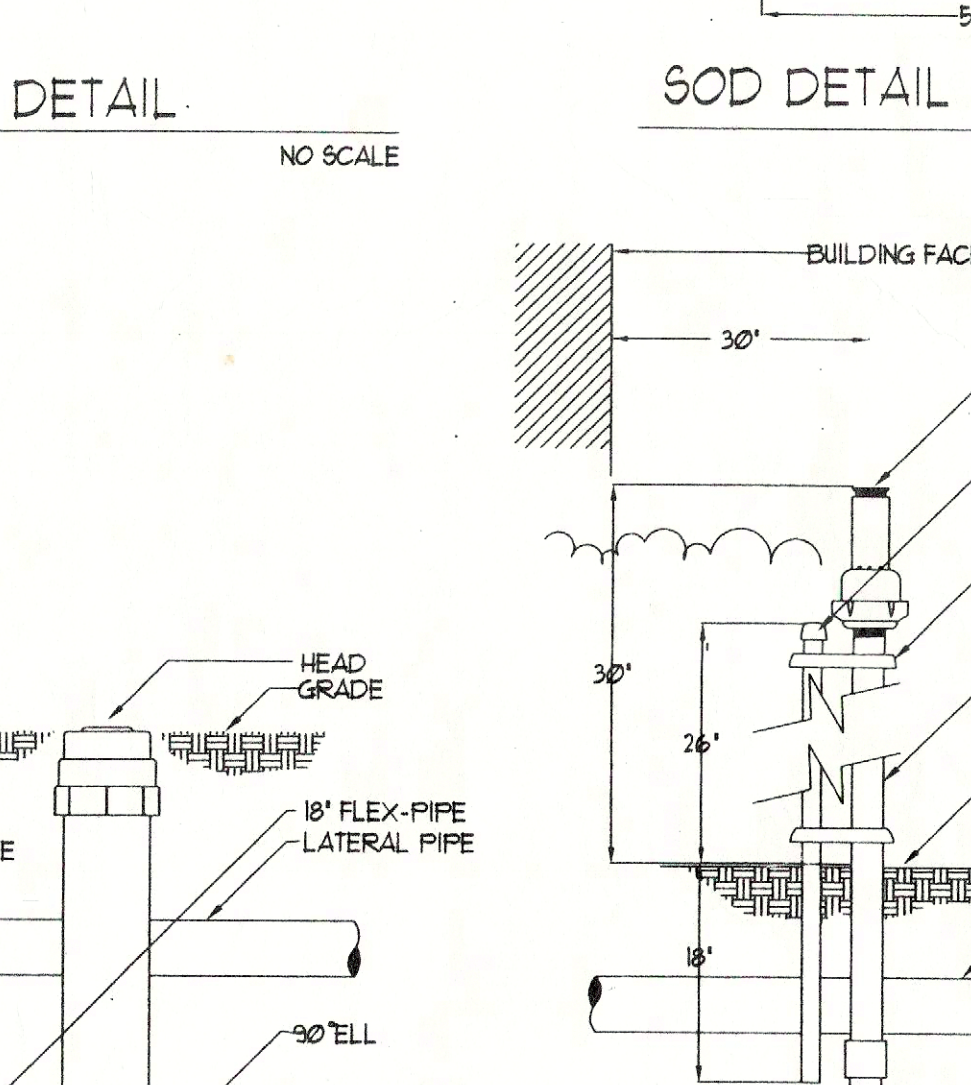
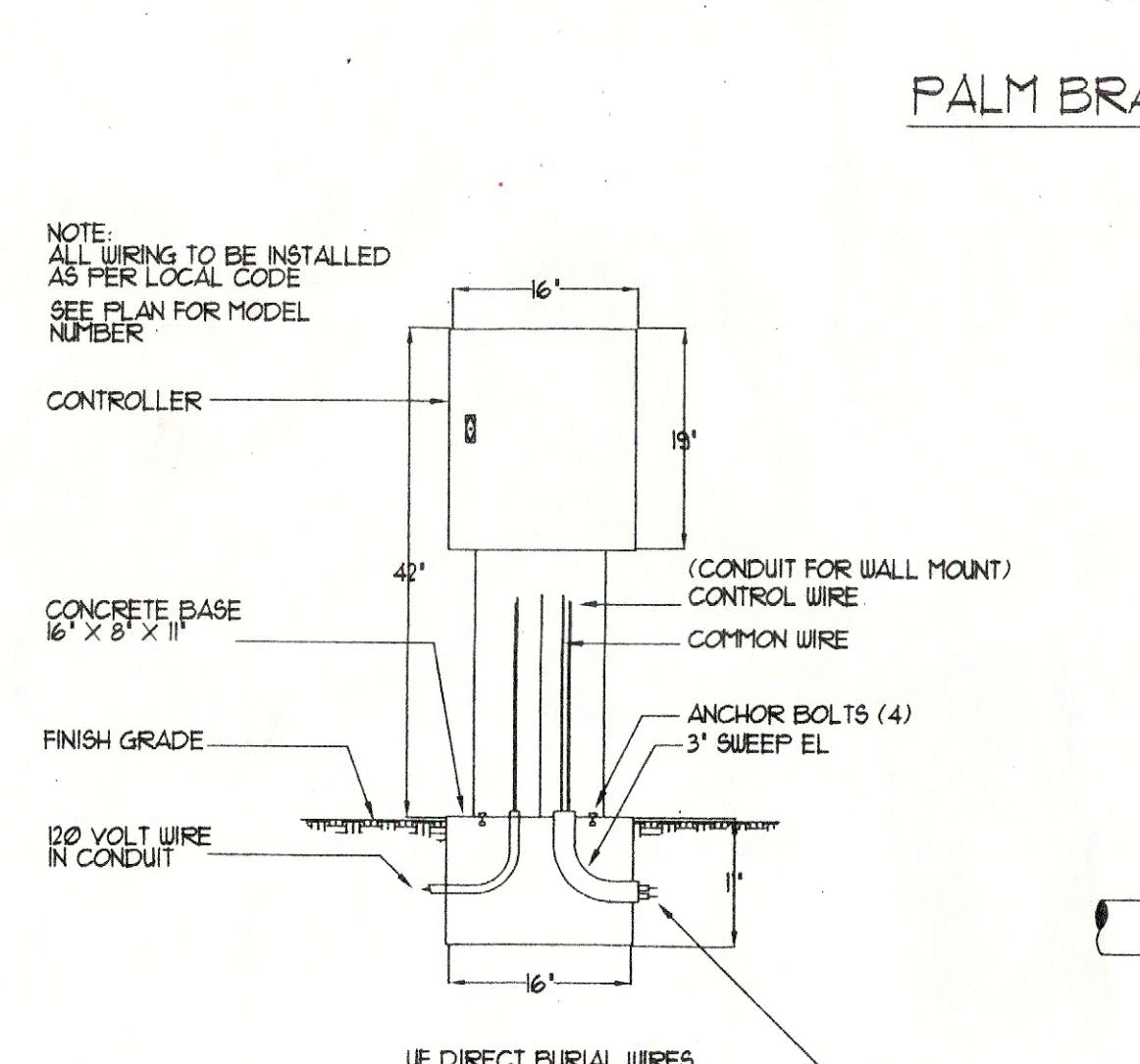
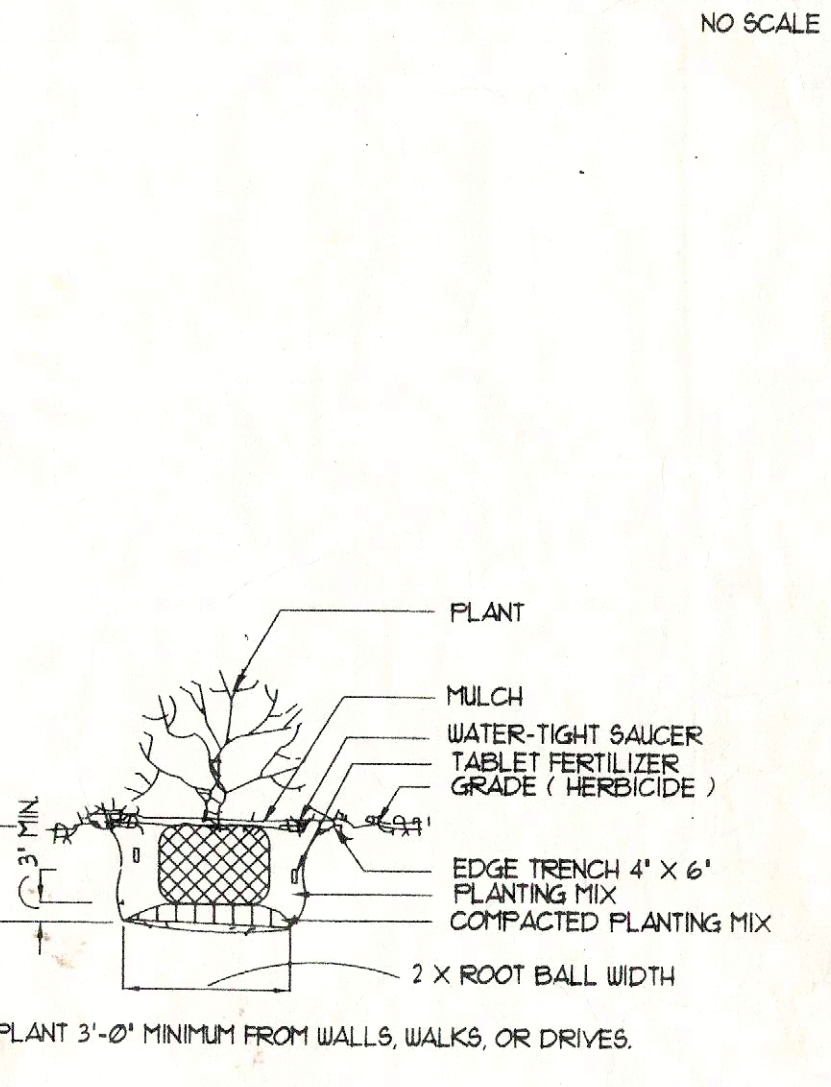
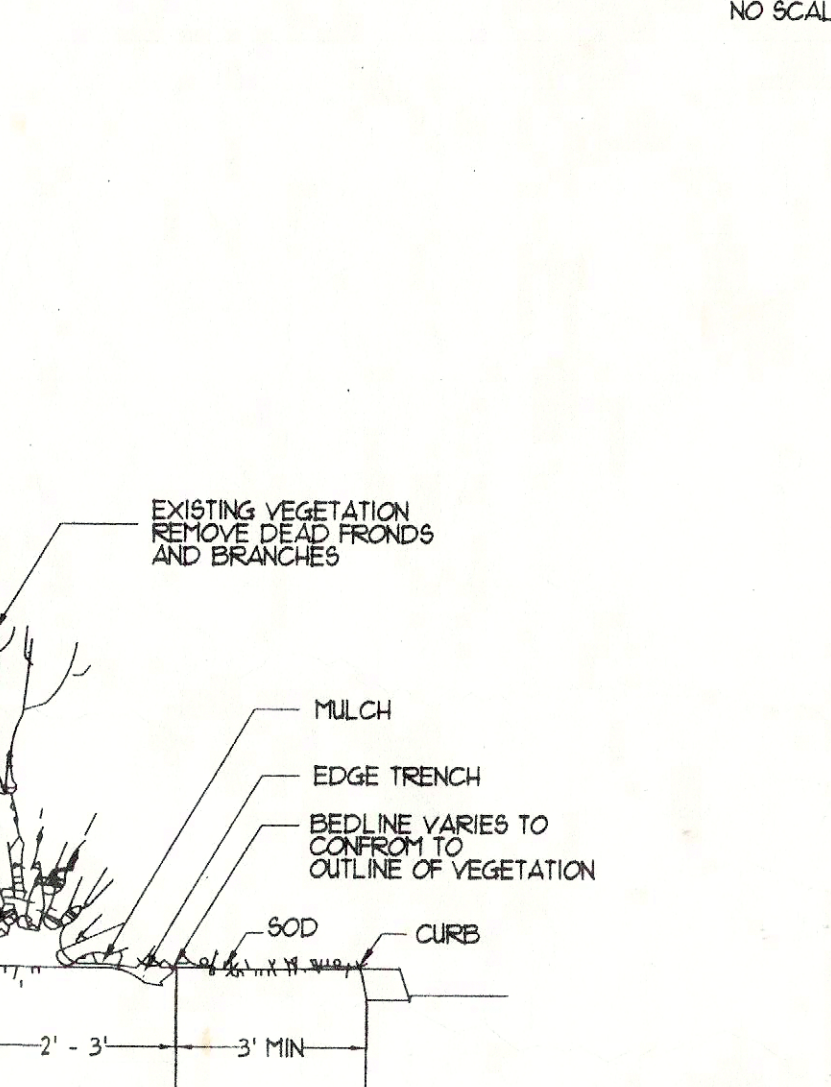
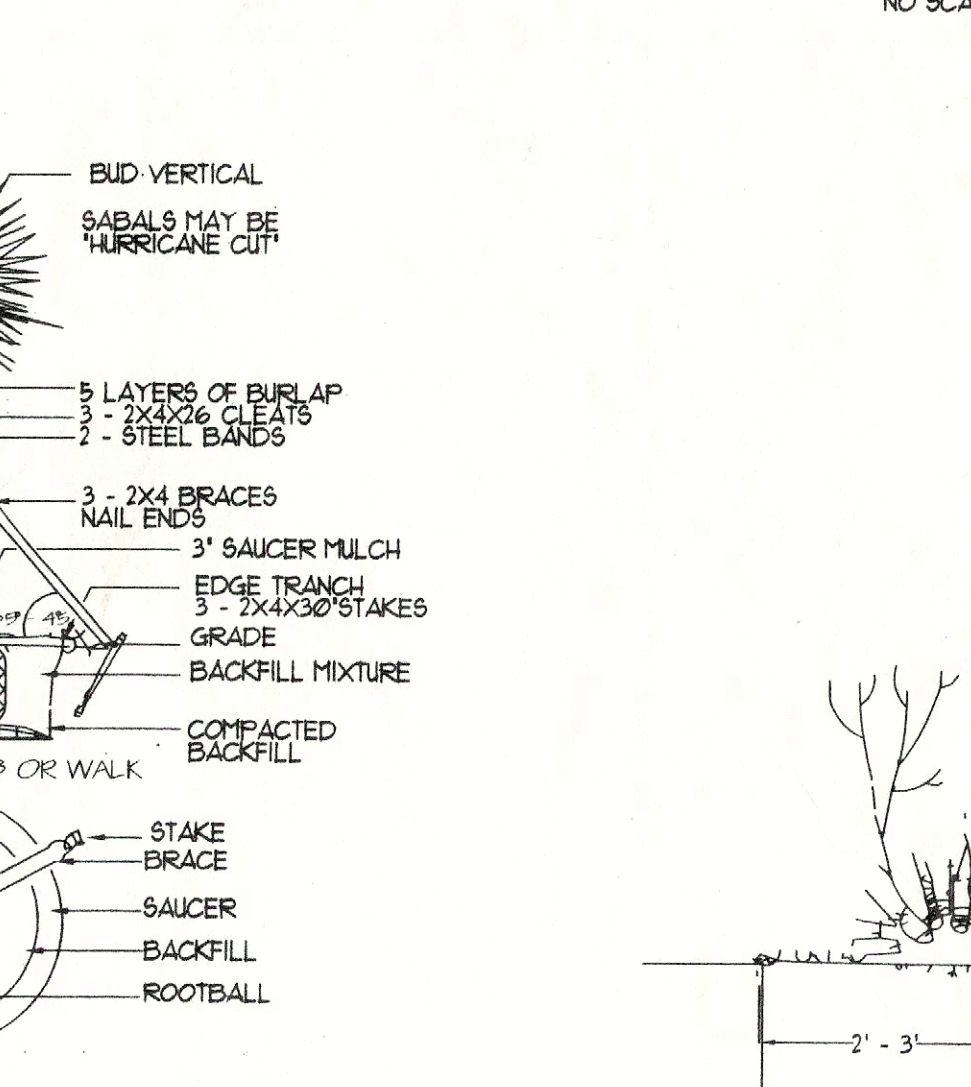
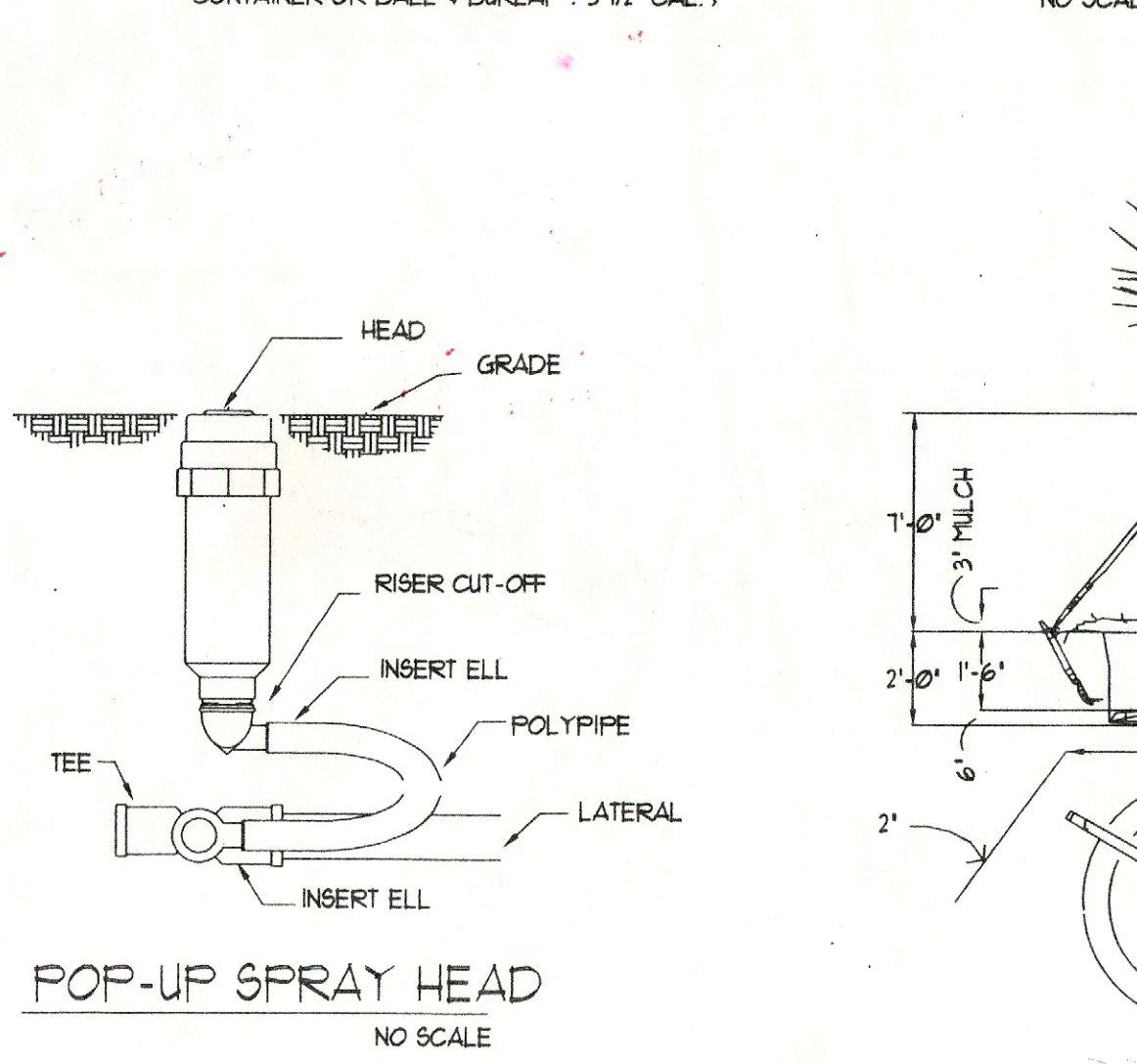
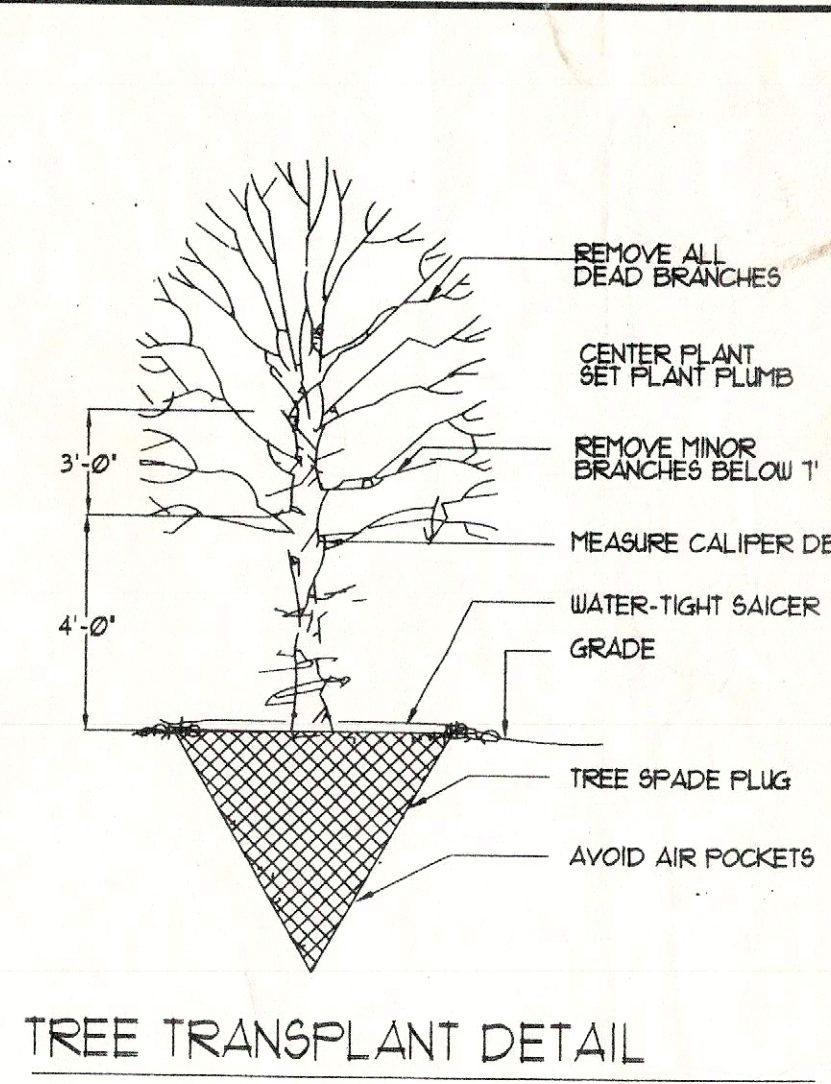
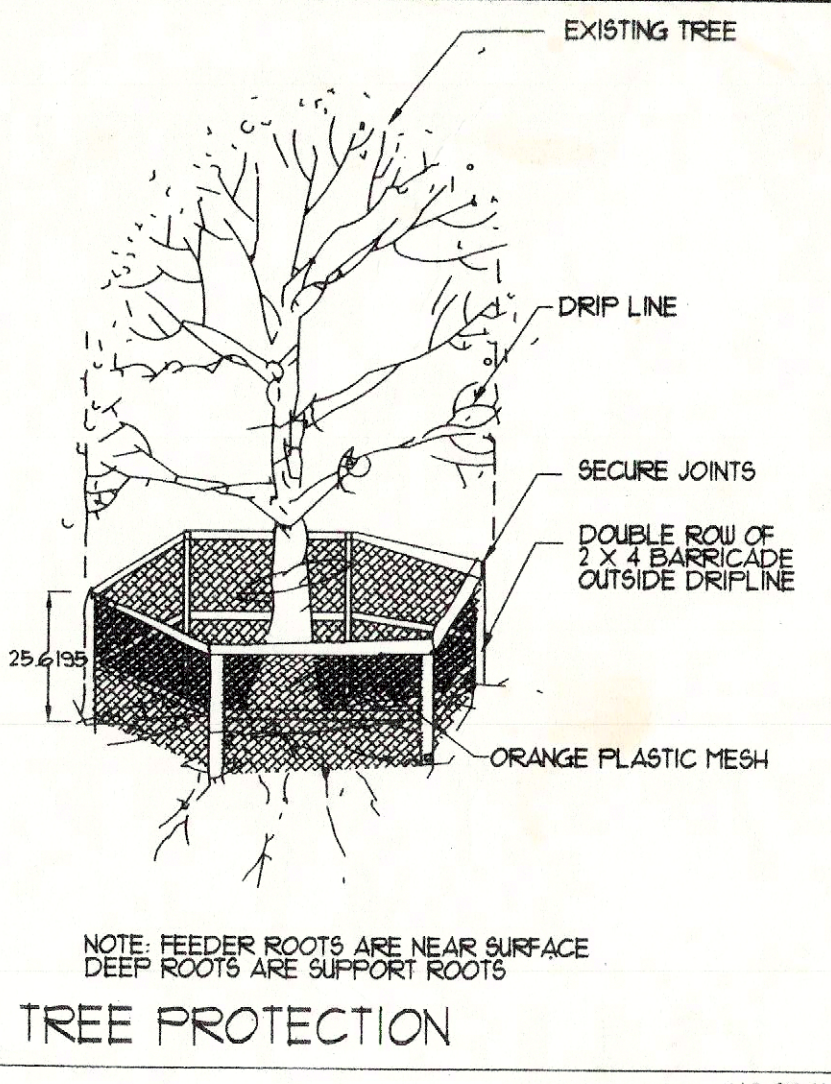
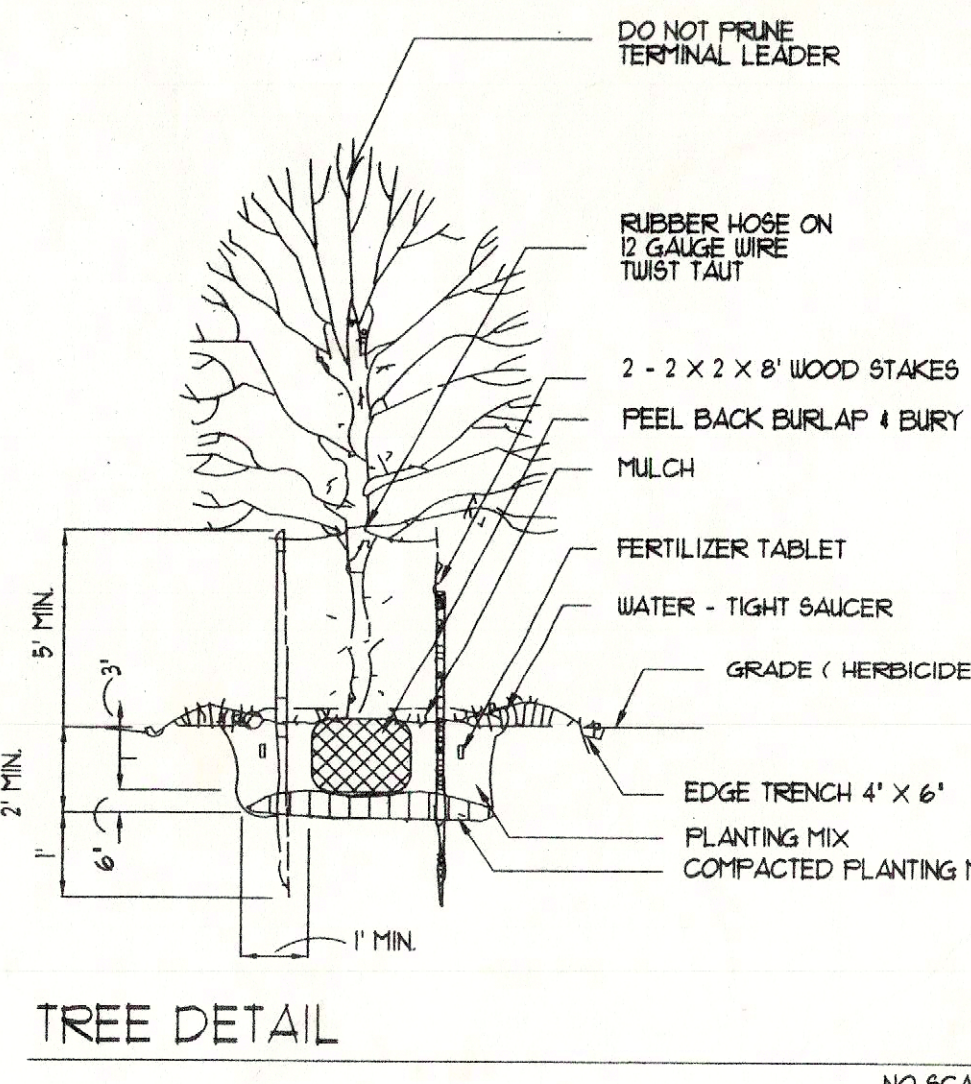
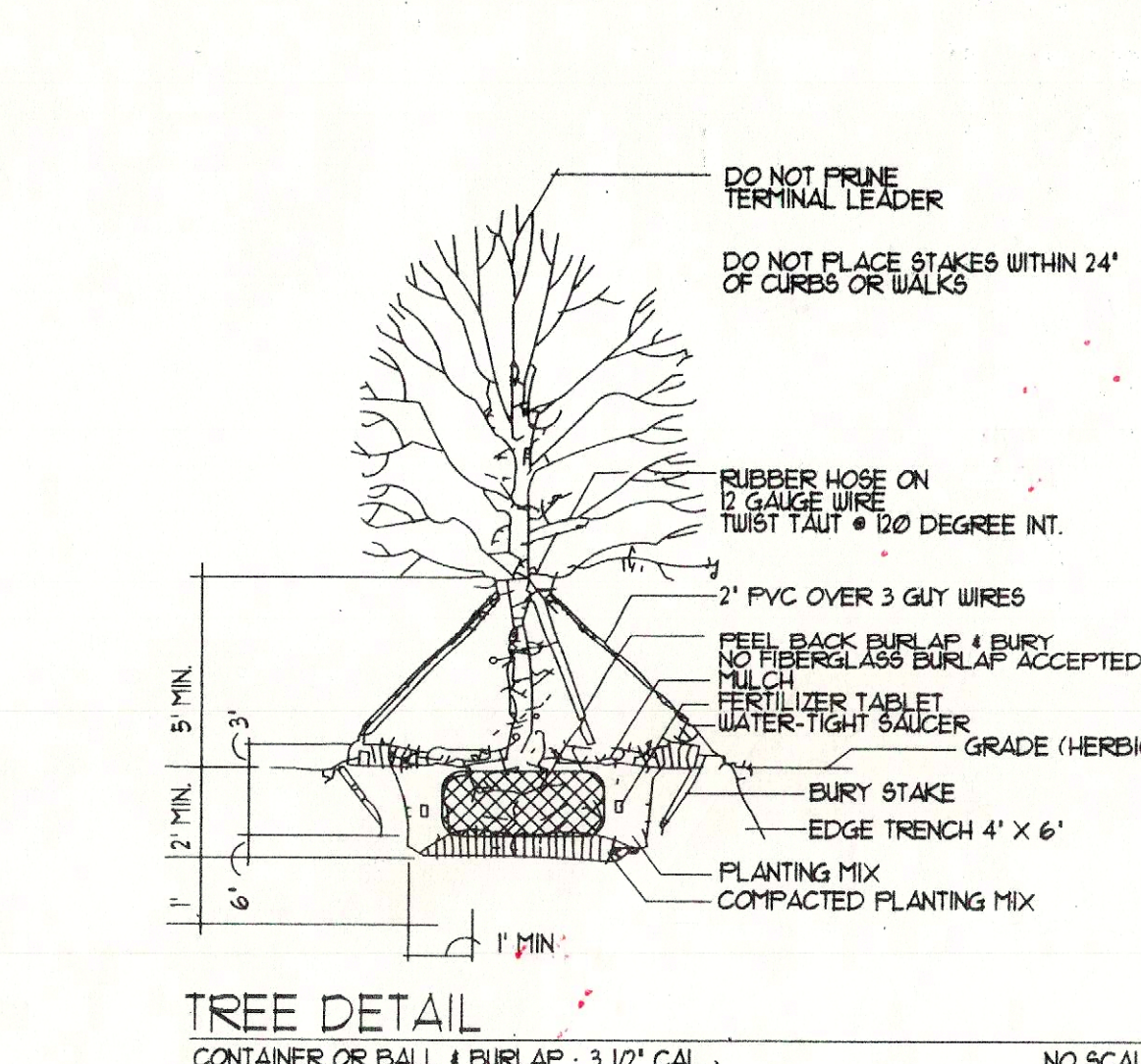
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 6. Trees having rootballs wrapped with synthetic material shall be rejected.
 7. Mulch shall be clippedypress bark free from sticks, stones, leaves or other debris.
- 1.8 EQUIPMENT
 - A. Use magnesium grading rakes of 30 inch minimum width to remove irregularities in final grade prior to seeding or seeding and to ensure a flat subgrade.
- 1.9 MIXES
 - A. Planting Mixture
 1. Use the best natural soil existing on site, combined with fertilizer.

- 1.10 EXAMINATION
 - A. Examine surfaces to which will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.
 - B. Better engineering drawings for additional information.
 - C. Coordinate work with Owner and other related trades.
 - D. Relocate existing plant material as directed by landscape architect, and according to drawings.
- 1.11 PROTECTION
 - A. Locate, identify and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.
 - B. Damage caused by Contractor's work will be repaired to Owner's satisfaction at Contractor's expense.
 - C. Document any damage to work caused by other trades. Immediately bring costs to Owner's attention and quickly repair at Owner's expense, as directed.
- 1.12 PREPARATION
 - A. Surface Preparation. Stake out each run of pipes, each head, and each valve.
 - B. Test control wire for continuity before unrolling for installation.
- 1.13 INSTALLATION
 - A. Keep pipe interior clean and dry at all times.
 - B. Run a square cut at all joints and run ends to a smooth finish, inside and out.
 - C. Lay all runs greater than 100 feet from side to side on trench in serpentine pattern.
 - D. Support all pipes with clean, compact soil.
 - E. Backfill and compact to original soil.
 - F. Set heads plumb and flush with top of soil or mulch.
 - G. For lateral lines flush all debris from lines. Open valve and screw on one head at a time, starting at valve and continuing to the end. Ensure that lines are watertight.
- 1.14 TOLERANCES
 - A. Main line and drive coverings shall have 18 inches minimum cover.
 - B. Lateral lines shall have 12 inches minimum cover.
 - C. All heads shall be 4 inches minimum from walls, drives, or curbs.
 - D. All pop-up heads and valve boxes shall be installed with top flush with grade.
 - E. All heads shall be installed plumb.
- 1.15 FIELD TESTS
 - A. Apply 100 psi hydrostatic pressure to main lines for 120 minutes. If a leak is found, repair and retest until satisfactory.
- 1.16 ADJUSTMENTS
 - A. Adjust sprinkler patterns and radius. Ensure uniform and sufficient coverage for optimum plant growth.
 - B. No heads shall be allowed to spray walls, fences, walks, or drives.
 - C. Set times to operate as appropriate for season, soil type, drainage, and plant requirements.
- 1.17 FIELD QUALITY CONTROL
 - A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of this contract are fulfilled.
 - B. Contractor will be expected to participate with Owner in final inspection to review project for conformance to the contract. Items to be reviewed include: type, quantities, sizes, locations, dimensions and quality of materials and workmanship.
 - C. The Contractor shall keep the premises free from accumulations of waste materials or rubbish caused by his employees or work at all times.

- 1.0 SUMMARY
 - A. All portions of Division 1 - General Requirements are included with this section.
 - B. Furnish all transportation, materials, labor, equipment, taxes, and services to complete all work shown on the drawings and as specified herein.
 - C. Avoid conditions which will create hazards. Post signs or barriers as required.
 - D. Provide adequate means for protection from damage to existing structures, existing, heavy rain or other conditions.
 - E. Repair or replace such damage.
 - F. Plant trees and shrubs in accordance with the Contractor's specifications and drawings. Planting is required as indicated on drawings.
 - G. Contractor shall notify LA of any adverse soil conditions encountered in advance of planting.
 - H. Quality deviations, questions on plans, please notify Plant list is an estimate.

- 1.1 RELATED SECTIONS: SECTION 0210 IRRIGATION
- 1.2 REFERENCES
 - A. Standard Plant Names, 1942 edition prepared by the American Horticultural Society, Inc., 1975, Part II, 1977.
 - B. Grading and Standards for Nursery Plants, Florida Department of Agriculture, Part I, 1975, Part II, 1977.
 - C. American Standard for Nurserymen, Inc. (ANSI 200-1-1980)
 - D. Hortus Third, Liberty Hyde Bailey Hortorum 1976.



ORANGE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

REPORT FOR

END PARK

DESIGNED BY: RCD

DRAWN BY: RCD

CHECKED BY: RCD

DATE: 02-14-00

REVISIONS

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6.

SHEET 3 OF 3

LANDSCAPE ARCHITECTURE ANALYSIS

PLANNING

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Orlando, Florida 32803

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