

PROJECT AND OWNER

INTERIM
PARKING LOT

610 FRANKLIN
CONDOMINIUMS LLC

TAMPA, FLORIDA

FIN: 05414-001-000

Designed by: IMC/2307

Drawn by: IMC/2307

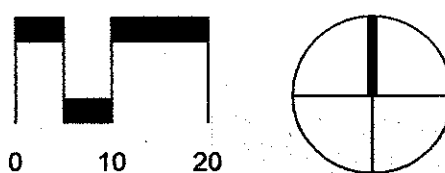
Checked by: MS/1653

Date: 6/8/09

Revised:

ISSUED FOR:

DRAWING SCALE



DRAWING TITLE

LANDSCAPE
PLAN AND
DETAILS

DRAWING NUMBER

L01

SHEET 3 OF 4

LANDSCAPE NOTES

- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by contractor shall be repaired at no additional cost to the owner.
- All plant materials to be Florida No. 1 or better as per Florida Dept. of Agriculture Grades & Standards, Parts I & II, Grade latest standards.
- Contractor shall be responsible for providing final grading of all associated planting areas.
- After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of legally off-site.
- All planting holes to be hand dug except where machine dug holes will not adversely effect or damage utilities or improvements (see note 1).
- Planting soil to be a weed free mixture of 50% sand, 40% humic topsoil, and 10% Canadian peat. All plant material to receive planting soil as per details.
- All new plant material guaranteed for 180 days, from time of final acceptance of project, any plant material not in a healthy growing condition will be replaced by the contractor, at no additional cost to the owner within 10 days of notification, extend warranty period an additional 45 days beyond the original warranty period, for all replacement plant material. Warranty is null and void for plant material which is damaged or dies as a result of "acts of god" limited to hail, freeze, lightning, automobile damage, and winds exceeding 75 mph as defined by the National Weather Service. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the contractor at no additional cost to the owner.
- Contractor to comply with all state and local code requirements.
- All trees, shrubs and ground covers shall be of the sizes as called for in the Landscape Material Schedule.
- Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
- Hedges shall be a minimum of 2' in height and be full to base and planted 3' on center when shrubs are used as a screen around vehicular space, said shrubs shall be a minimum of 2' in height above the vehicular space pavement surface that directly abuts the shrubs. Contractor shall stake & guy all trees and palms as per the appropriate detail. All stakes and guys are to be removed within one growing season.
- Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period.
- Use a minimum of two 21 gram Agriform 20-10-5 planting fertilizer tablets per 3 gallon container. Follow manufacturers' instructions for quantity per plant size for all other vegetation. All plant material to receive tablets.
- All landscape areas not covered by pavement, building, sod, seed or other specified mulch shall be covered with a minimum of 2-3" shredded hardwood mulch.
- All landscape construction shall conform to the minimum landscape requirements of the City of Tampa Landscape Code.
- All trees and shrubs shall be planted with a minimum of 6" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for ground cover areas, and 2" for sodded grass areas.
- The successful bidder shall furnish to the owner a unit price breakdown for all materials. The owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
- No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
- Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
- Root prune all non-container grown trees a minimum of (8) weeks prior to planting.
- Note size of planting pits on planting details.
- All waste, objectionable material, and excess fill shall be removed and disposed of on a daily basis off-site in a legal manner.
- All landscape shrub and tree areas shall receive 100% irrigation.
- All trees to remain must be protected by tree protection barricades meeting the minimum standards. Protective barricades shall remain in place until land alteration and construction activities are completed.
- During land alteration and construction activities, within the dripline of a tree remaining on site, unless otherwise approved by the Administrator, it shall be unlawful to remove vegetation, except by hand, by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on the site unless otherwise approved by the City.
- All trimming undertaken on a tree protected by the provisions of the Land Development Code shall be in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards.
- Prior to construction of any improvements, contractor shall obtain a landscape permit from City of Tampa. Permit fees for landscape work are the responsibility of the contractor and are to be included as part of the base bid.
- A minimum of 50 percent of the required trees shall be native species, or Hybrids or cultivars of native species.
- Any areas subject to erosion must be adequately stabilized with vegetation material that will, within a reasonable time frame, deter soil disturbance. Sodding, plugging sprigging or seeding is acceptable for stabilization; however, sodding may be required than grass is acceptable unless otherwise specified.
- During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil, deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on the site unless otherwise approved by the City.
- All landscape plants shall be irrigated utilizing a drip irrigation system.
- Maintenance: Irrigation systems are to maintain a ninety-eight (98) percent operational status and be controlled by an automatic timer with a rain shutoff mechanism. Trees and shrubs shall be maintained as per Chapter 13, City of Tampa Code.

LANDSCAPE SCHEDULE

Sym	No.	Scientific Name	Common Name	Size Requirements	Spacing	Native Florida	Drought Tolerant
TREES							
LI	3	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	30 GAL., 8-10' HT., 5 STEM MIN.	As Shown	No	Yes
SP	8	Sabal palmetto	Cabbage Palm	10' C.T.	As Shown	Yes	Yes
QV	14	Quercus virginiana	Live Oak	30 GAL., 10-12' HT., 2" CAL.	As Shown	Yes	Yes
SHRUBS							
AZ	8	Alpinia zerumbet 'Variegata'	Variegated Ginger	3 GAL. SUN GROWN	As Shown	No	No
IX	178	Ixora 'Nora Grant'	Nora Grant Ixora	3 GAL. FULL	3' O.C.	No	No
PA	54	Plumbago auriculata 'Imperial Blue'	Blue Plumbago	3 GAL. FULL	3' O.C.	No	Yes
SR	6	Strelitzia reginae	Orange Bird of Paradise	3 GAL, 30" 3PP	3' O.C.	No	No
GROUND COVER							
HX	291	Heimerocallis x 'Double Talk'	Double Talk Daylily	1 GAL. FULL	24" O.C.	No	Yes
TA	736	Trachelospermum asiaticum	Dwarf Asian Jasmine	1 GAL. FULL	24" O.C.	No	Yes
ADDITIONAL ITEMS							
MULCH (CY)	70	Pine Bark Nuggets Mulch w/ 3" mulch depth			"Mini" (1/2" square) Pine Bark Nuggets		
PER DETAILS	TBD	Hilary peat Planting Soil w/ extra Sand, 6" depth			30% Existing Soil, 50% Hilary Landscape Mx, 20% Sand		

