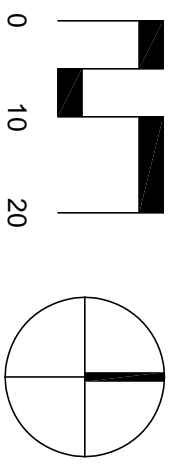


PROJECT AND OWNER  
INTERIM  
PARKING LOT

10 FRANKLIN  
CONDOMINIUMS LLC

INI:	05414-001-00
assigned by:	IMC/230
drawn by:	IMC/230
checked by:	MS/165
date:	5/26/00
revised:	
ISSUED FOR:	

## RAWING SCALE



# RAWING TITLE

LANDSCAPE  
PLAN AND  
DETAILS

RAWING NUMBER

101

TEST 2 OF 3

## LANDSCAPE NOTES

1. Contractor 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 Contractor's expense.
2. All plant materials to be Florida No. 1 or better as per Florida Dept. of Agriculture Grades & Standards.
3. After final grade is responsible for providing final grading of all associated planting areas.
4. Contractor shall be able to re-plant to 6" depth and all rock and foreign materials removed and disposed of legally off-site.
5. All planting holes to be hand dug except where machine dig holes will not adversely effect or damage utilities or improvements (see note 1).
6. Planting soil to be a weed free mixture (50% sand, 40% humic topsoil, and 10% Canadian peat).
7. All plant material to receive planting soil as per details.
8. Contractor shall be responsible for the maintenance of final acceptance of project. Any plant material not in a suitable growing condition to be replanted by the contractor at no additional cost to the owner warranty period. For all replacement plant material. Warranty is all 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. A tree less than or below over, caused by winds less than 75 mph, will be re-set and braced by the contractor at no additional cost to the owner.
9. Contractor to comply with all state and local code requirements.
10. All shrubs and ground covers shall be of the sizes as called for in the Landscape Material Schedule.
11. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
12. Hedges shall be a minimum of 2 in height and the full to base and plant to 3' or center when shrubs are used as a screen around various spaces, and shrubs shall be a minimum of 2 in height above the vehicular space pavement surface that directly adjoins the shrubs. Contractor shall state if any all trees and palms are to be the appropriate detail.
13. Contractor responsible for the maintenance and/or repair of all staking and guying during construction period.
14. Use a minimum of 20 gram Agriform 10-5-15 planting fertilizer tablets per 3 gallon container. Follow manufacturer's instructions for quantity per plant size for all other vegetation. All plant material to receive tablets.
15. All landscape areas not covered by pavement, building, shed, seed or other specified mulch shall be covered with a minimum of 2-3 inch deep hardwood mulch.
16. All landscape construction shall conform to the minimum landscape requirements of the City of Tampa Landscape Code.
17. All plant materials shall be prepared with a minimum of 6" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for ground cover areas, and 2" for seeded grass areas.
18. 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.
19. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or other surface damage.
20. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked.
21. Root-prune all non-competitive grown trees a minimum of (8) weeks prior to planting.
22. Note size of planting pit on planting details.
23. All waste, objectionable material, and excess fill shall be removed and disposed of on a daily basis off-site in a legal manner.
24. All landscape shrubs and tree areas shall receive 100% irrigation.
25. 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 during land alteration and construction activities, within the outline of a tree remaining on the site, otherwise approved by the Administrator. It shall be unlawful to remove vegetation, except by hand, by grubbing or to place soil deposits, debris, sovents, construction material, machinery or other equipment on or about and within the drip line of a tree to remain on the site unless otherwise approved by the City.
26. All firming undertaken on a tree protected by the provisions of the Land Development Code shall be in accordance with the American National Standards Institute (ANSI) 3000 Pruning Standards.
27. The cultivation of any improvements, contractor shall obtain a landscape permit from City or Tampa. Permit fees for landscape work are the responsibility of the contractor and are to be included as part of the base bid.
28. A minimum of 50 percent of the required trees shall be native species, or hybrids or cultivars of native species.
29. Any trees subject to erosion must be adequately stabilized with vegetation material that will, within a reasonable time frame, deter soil disturbance. Seeding, pigging sprigging or seeding is acceptable for stabilization; however, sodding may be required that grass is acceptable unless otherwise specified.
30. During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, sovents, construction material, machinery or other equipment or any kind within the drip line of a tree to remain on the site unless otherwise approved by the City.
31. All landscape plants shall be irrigated utilizing a drip irrigation system.

## LANDSCAPE SCHEDULE

Sym	No.	Scientific Name	Common Name	Size Requirements	Spacing	Native Florida	Brought To/origin
TREES							
LI	1	Lagerstroemia indica 'Hatchers'	Natchez Crape Myrtle	30 GALL, 8'-10' HT., 5" STEM MIN.	As Shown	No	Yes
SP	8	Sabal palmetto	Chickee Palm	10' C.T.	As Shown	No	Yes
OV	14	Quercus virginiana	Live Oak	30 GALL, 10'-12' HT., 2" GALL	As Shown	Yes	Yes
SHRUBS							
AZ	8	Alpha zero-zero 'Viregata'	Viregated Gopher	3 GALL, SUN GROWN	As Shown	No	No
KI	175	Kiwi 'Nara Gami'	Nara Gami Kiwi	3 GALL, FULL	3 O.C.	No	No
PA	154	Parthenocarpus auriculata 'Imperial Blue'	Blue Pampas	3 GALL, FULL	3 O.C.	No	Yes
SP	6	Synedra reginae	Orange Bird of Paradise	3 GALL, 30" 3RP	3 O.C.	No	No
GROUNDCOVER							
KX	291	Thymecoccus x Double Tak	Double Tak Daily	11 GALL, FULL	24" O.C.	No	Yes
TA	275	Thymopsestemon asiaticum	On airt Asian Jasmine	1 GALL, FULL	24" O.C.	No	Yes
ADDITIONAL ITEMS							
MATCH	70	Pine Bark Nuggets Match w/ 3" mulch depth					
PER	TBD	Heavy perl Filling Soil w extra Sand, 6" depth					
EFFECTS				*Allm1 (1/2" square) Pine Bark Nuggets 30% Eriking Soil, 50% Heavy Landscape Mix, 20% Sand			