

GENERAL PLANTING GUIDELINES

- All plants must be healthy, vigorous material, free of pests & diseases & Florida #1 grade or better, unless otherwise indicated.
- During construction activities any evidence of the presence of State or Federal protected plant and/or animal species is discovered, all applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
- All plants must be container grown or balled & burlapped (B&B) as indicated on the plan.
- All trees must be straight trunked, well-developed & free of trunk defects.
- All plants are subject to approval of the landscape designer & properly over before, during, & after installation until the date of the final acceptance.
- Plants to be balled & burlapped shall be balled & burlapped by the contractor.
- All plants & planting areas must be completely mulched to a minimum depth of 3" using Pine Bark mini nugget.
- During construction, the landscape contractor shall be responsible for loading all underground utilities, structures, site appliances, etc. that is or could be affected by the landscape construction.
- The landscape contractor is responsible for verifying all quantities shown on these plans.
- The landscape contractor is responsible for maintaining all planting (including, but not limited to, watering, spraying, mulching, fertilizing, etc.) of planting areas and trees until such time as approved by the landscape designer & the owner.
- Any plant material which dies, runs brown or deteriorates (prior to total acceptance of the work) shall be properly removed from the site and replaced with material of the same species, quantity, size, and meeting all plant specifications. Normal plant material shall be warranted for a period of 3 months after completion. Plants and trees shall be warranted for (3) year. Warranty period starts after latest requirement is accepted.
- All discarded areas of existing soil, such as St. Augustine and if existing soil cannot be determined.
- Landscape contractor shall verify the plant quantities. Plant symbols on the landscape construction plan supersede quantities in the plant list.
- To use grade B&B trees, other shall take precedence over height.
- In size grading multi-stem trees, height shall take precedence over caliper.
- All multi-trunked trees shall be approved by the landscape designer and the owner. Provide samples to the landscape designer for review and approval prior to installation of such. Mulch shall be free of foreign debris or deteriorated material. Mulch shall not be treated with any compound harmful to plants or wildlife.
- All existing plant material not shown on this landscape plan is subject to removal and to be included in services of the landscape contractor. All existing plant material to be salvaged will be established during the preliminary walkthrough with the landscape designer and owner representative - all plant material marked in orange paint to be removed by landscape contractor. Approval of all existing vegetation to be removed is required by the landscape designer and property owner representative prior to removal.
- All trees & palms marked with orange paint to be removed from property. Verify all material to be removed with property owner.
- Excess plant material shown on plan and not installed shall be deducted from final invoice.

GENERAL CONDITIONS NOTES

- Work performed shall comply with the following A. These General Notes, and Construction Documents and Specifications. & All applicable local, state and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the City of Tampa.
- Source of base information is City of Tampa Landscape Code and is assumed to be correct. Report any discrepancies immediately to the Owner's representative and/or Landscape Designer.
- Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
- Contact local underground utility services for utility location and identification, prior to commencing work.
- Perform excavation in the vicinity of underground utilities with care and by hand. If necessary, the contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.

SITE DEMOLITION NOTES

- Items shall remain unless designated for removal. Remove designated items shown on the plan to the full depth of their construction unless otherwise noted.
- Verify the location and dimension of items to be removed prior to commencement of the work.
- All concrete and asphalt removal shall be saw cut. Edges of material to remain shall be shored up and protected during construction to preserve edge intact. Repairs to damaged edges to be done with care and at no cost to the owner.
- Items encountered before grade and not shown on the drawings shall be brought to the attention of the Landscape Architect.
- Salvage existing materials as indicated on the plans. Remove salvaged materials as indicated with care and store on site, clean & debris and construction material from salvaged items, reuse as directed by landscape architect.
- Remove demolished materials from site. Dispose by burning and/or burying as prohibited.
- Contact the local underground utility services for utility location and identification prior to demolition.
- The location of existing utilities as shown on the plans may vary in relation to actual existing conditions additional utilities not shown on the drawings may exist. Verify in the field in the field, and call any discrepancies to the attention of the Landscape Architect or Site Representative before starting work.

LAYOUT NOTES

- On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor. Noted dimensions take precedence over scale, larger scale over smaller scale, and details and clarifications over previous documents.
- Contractor to verify all landscape elements and verify record with Landscape Architect prior to construction. Pertinent elements are dimensioned on the Landscape Layout Plan. Any discrepancies or conflicts with existing conditions or other drawings shall be reported to the Landscape Architect immediately for proper clarification or adjustment.
- For dimensions of existing buildings, proposed building improvements, and related work, refer to the architectural drawings.
- Where dimensions are called as "equal," same referenced items occur, measured to their center lines.
- Measurements are to face of building, wall or final site improvement. Dimensions to center lines is as indicated.
- Install intersecting elements at 90 degree angles to each other unless otherwise noted.
- Provide expansion joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements.
- All walkways shall be finished from finished base of building.
- All walkways shall be 3" or 4" wide unless otherwise noted.
- Expansion joints in concrete walkways shall be located twenty feet 20' O.C. maximum or as indicated.
- All areas of walkway intersections on the plans shall be 4' or as indicated on the plans.

SOIL PREPARATION

- Soil preparation of a landscape design is a critical factor in creating a healthy and long-lasting landscape. Remove existing topsoil and stockpile on site. Topsoil to be incorporated back into the soil at a later date. Contractor to conduct a soil evaluation to determine the soil's composition, compaction rate, nutrient qualities, organic content, pH levels, and water holding capabilities. The ideal particle soil mix is approximately 45% sand, 40% silt, 10% clay and 5% organic material with a pH near neutral.
- Prior to the installation of the landscape and irrigation system, contractor to prepare soil to ensure a proper environment for plant root development.
- Contractor to de-compact soils in planting areas by raking, dishing or ripping to a depth of 4" - 6" minimum and preferably a depth of 12-18".
- When performing soil de-compaction, multiple passes across the area will be required and, when possible, should be at varying angles to ensure adequate coverage. When using disk or ripping equipment, it is required that the front loader be used to break up any large clumps to make final grading easier.
- After initial soil de-compaction procedures are performed, soil amendments should be added. The addition of soil amendments is determined from soil tests conducted prior to work commencing. Soil amendment may include inorganic material such as sand, silt or clay, which help improve soil features. Organic material such as compost, manure, and peat moss may also aid and help improve soil structure. Other amendments such as fertilizer improve nutrient content and sulfur adjusts the soil pH level. Sulfur shall be incorporated at the rate of one pound of sulfur per 100 square feet.
- All amendments should be mixed thoroughly with existing soil and an additional soil test will be taken to ensure proper soil conditions prior to planting.
- During the remainder of the landscape installation, various areas of the site may be re-compacted. Prior to the installation of plant material in these areas, the compaction shall be reduced to 80% or less using previously described methods.

Project: Rooms to Go (10/14/2022)

22-0010-0014-005-0040

1.00 General Notes

2.00 Planting Details

3.00 Ground Cover Planting Details

4.00 Palm Planting Details

5.00 Shrub Planting Details

6.00 Tree Planting Details

7.00 Soil Preparation

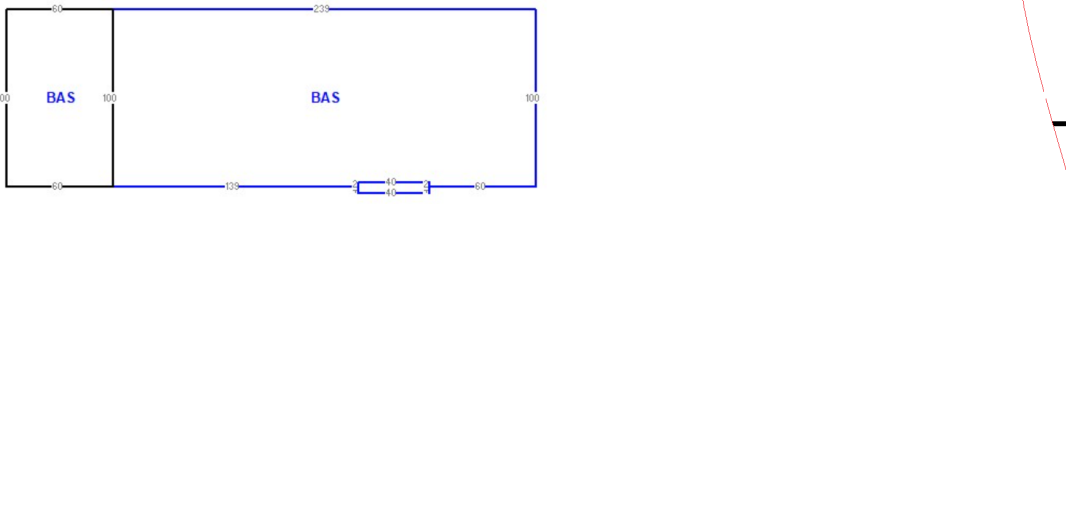
8.00 Site Demolition

9.00 Layout

10.00 Schedule

11.00 Specifications

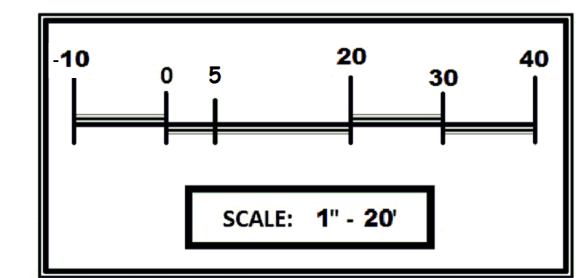
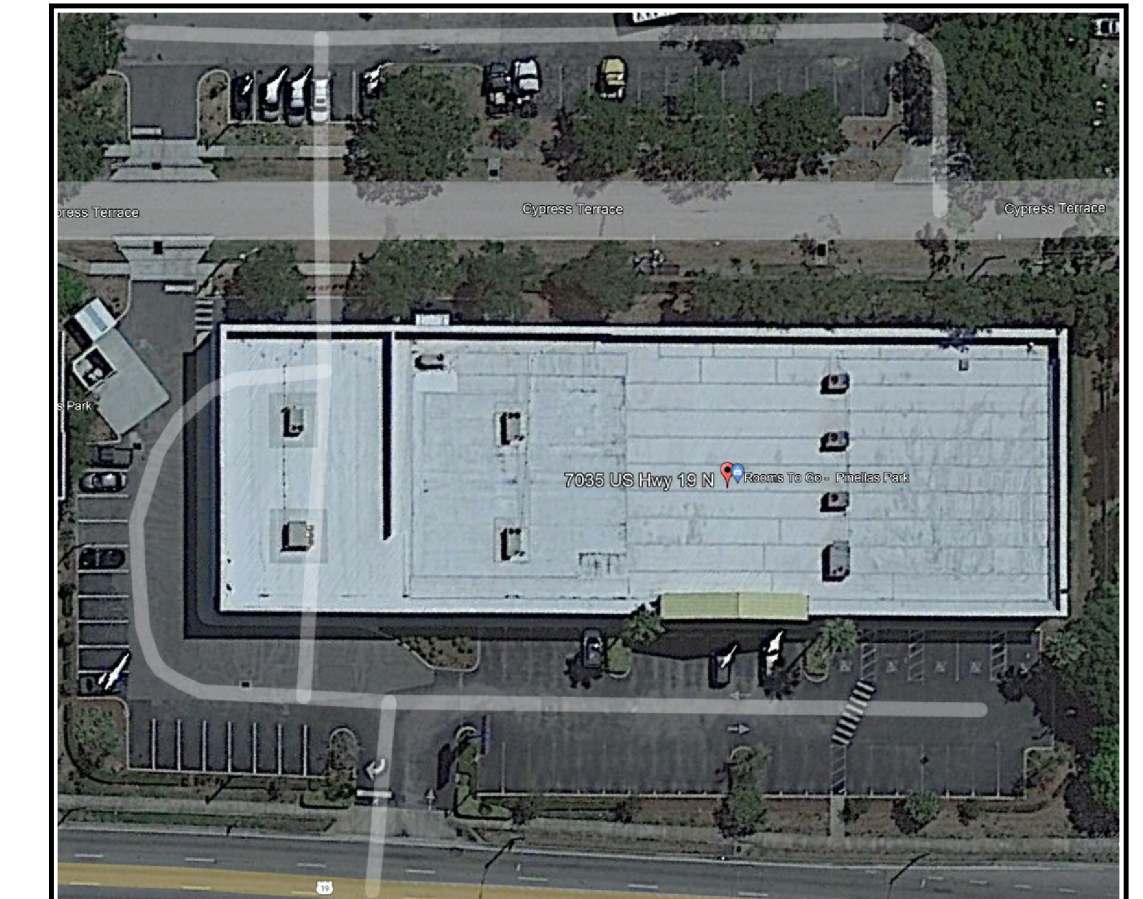
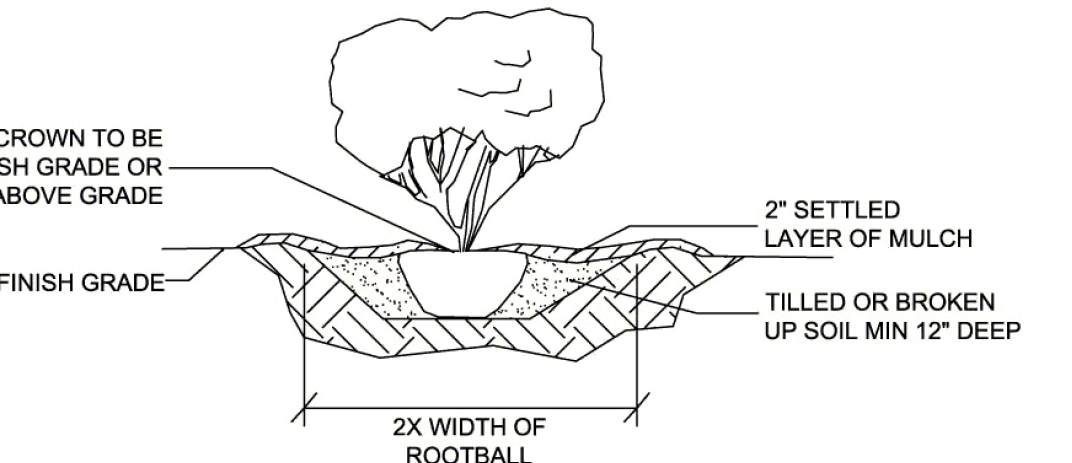
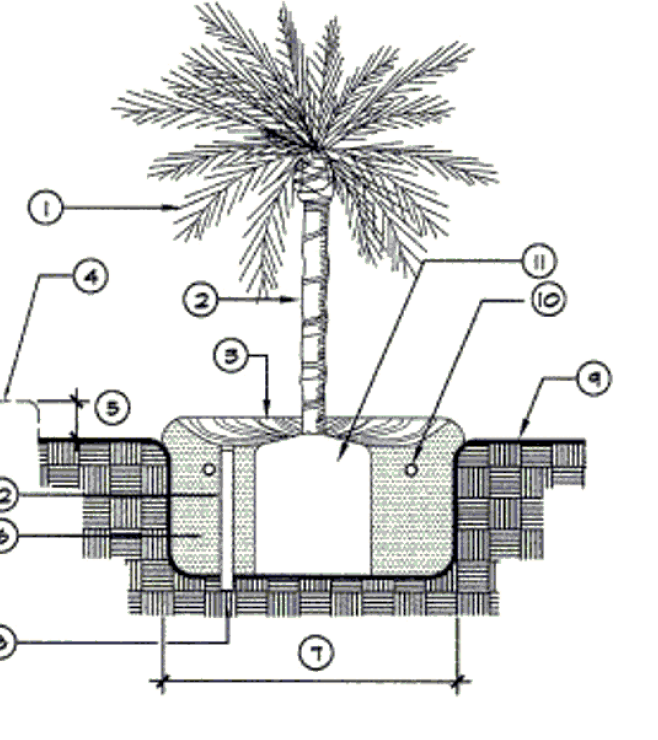
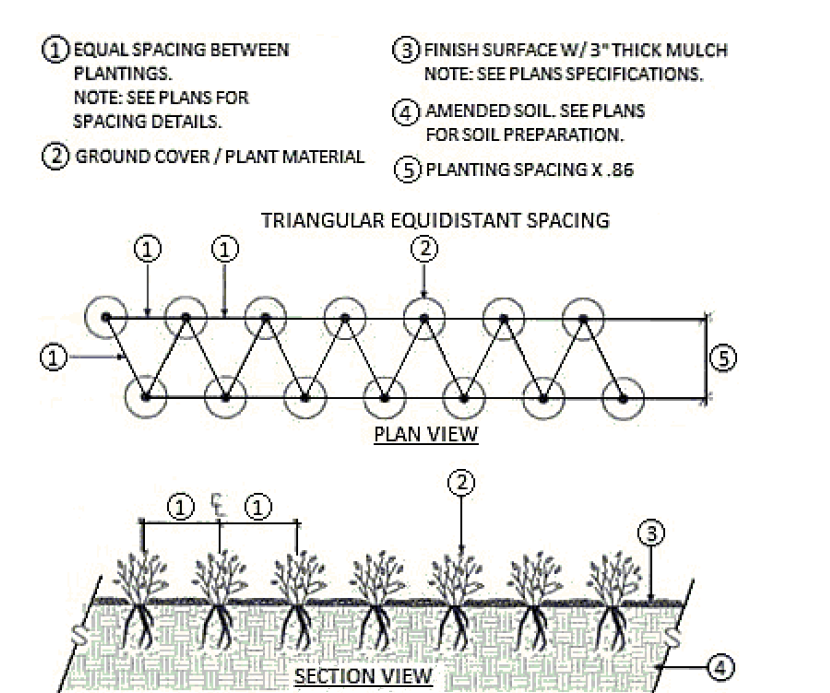
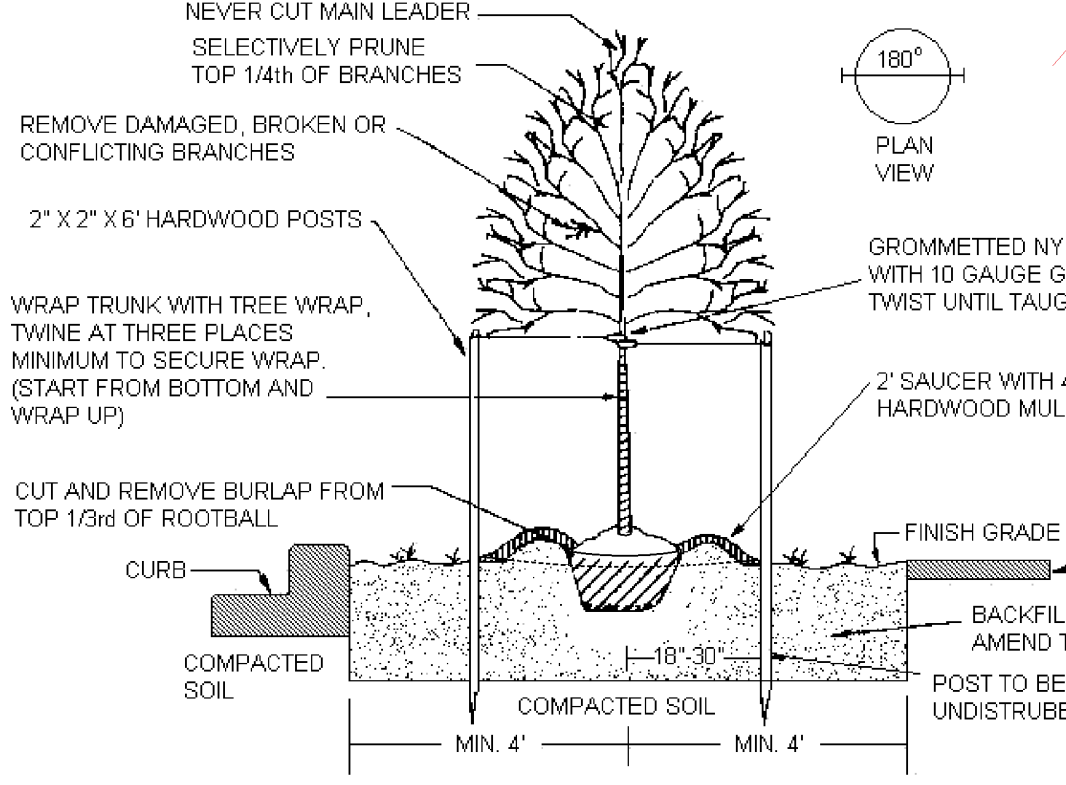
12.00 Appendix



SYMBOL	SYM	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COMMENTS	NOTES
	AM	7	Adonidia merrillii / Triple / Double Christmas Palm (double/triple noted on symbol)	30 gal.	12" O.C. - As Shown	2-3
	EB	145	Evolvulus 'Blue My Mind' / Blue My Mind	1 gal.	18" O.C.	
	JM	18	Jasminum multiflorum / Downy Star Jasmine	4" pot	3x - As Shown	
	LI	3	Lagerstroemia 'muskogee' / Crepe Myrtle Lavender (multi-trunk)	3 gal.	As Shown	Transplant
	PM	58	Podocarpus macrophyllus / Podocarpus Florida Yew	7 gal.	32" O.C.	
	VS	322	Viburnum Suspensum / Sandankwa viburnum	3 gal.	32" O.C.	
	X	8 TON	2"-4" River Rock		Weed Barrier	Special
	XX	26 C.Y	Mulch - Pine Bark Mini Nugget	Cubic Yards	No Weed Barrier	
	XXX		St. Augustine Floratam		Quantity TBD on Site	SOO
	XXXX		Existing Plant / Tree (to remain)			



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ARCHITECT	
D. DAMERON	
CHECKED	
N.D.	
DATE	
10.4.2022	
SCALE	
1" = 20'	
JOB NO.	
22-0045	
SHEET NO.	
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OF	SHEETS