

LANDSCAPE PLANS FOR VERANO

PORT ST. LUCIE, FLORIDA

City of Port St. Lucie Project # P24-095
PSLUSD Project # 11-652-36K

CONSULTANT LIST

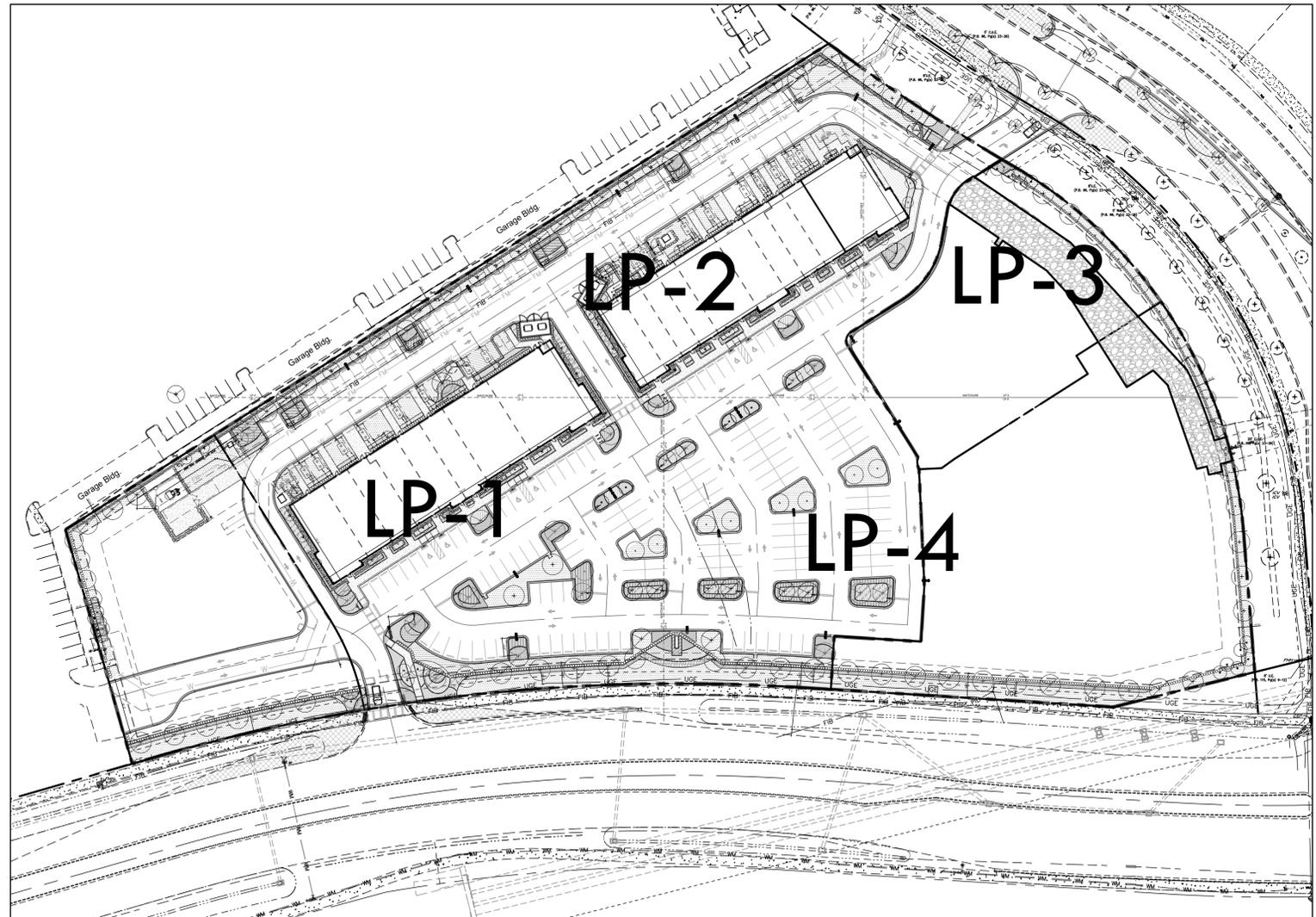
LANDSCAPE ARCHITECT:
Michael Redd & Associates, P.A.
600 Sandtree Drive, Suite 202A
Palm Beach Gardens, FL 33403
Phone: (561) 863.2500
Frank@reddplan.com

CIVIL ENGINEER:
CW/Prime AE
10060 Skinner Lake Dr., #500
Jupiter, FL 33424
Phone: (904) 566.7575
Autum.Hubschi@PrimeEng.com

DRAWING KEY

□	Cover Sheet
□	LP-1 Landscape Plan
□	LP-2 Landscape Plan
□	LP-3 Landscape Plan
△	LP-4 Landscape Plan
□	LP-5 Plant Schedule and Details
□	LP-6 Landscape Specifications

Revisions:
1. Added City of PSL Project Number
2. Added PSLUSD Project Number



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
RESEARCH

REDD+
ASSOCIATES

VERANO
PORT ST. LUCIE, FL

DATE: 06.27.2025

REV: 09.17.2025
10.15.2025
11.13.2025

SCALE: 1"=60'-0"

DATE: 06.27.2025

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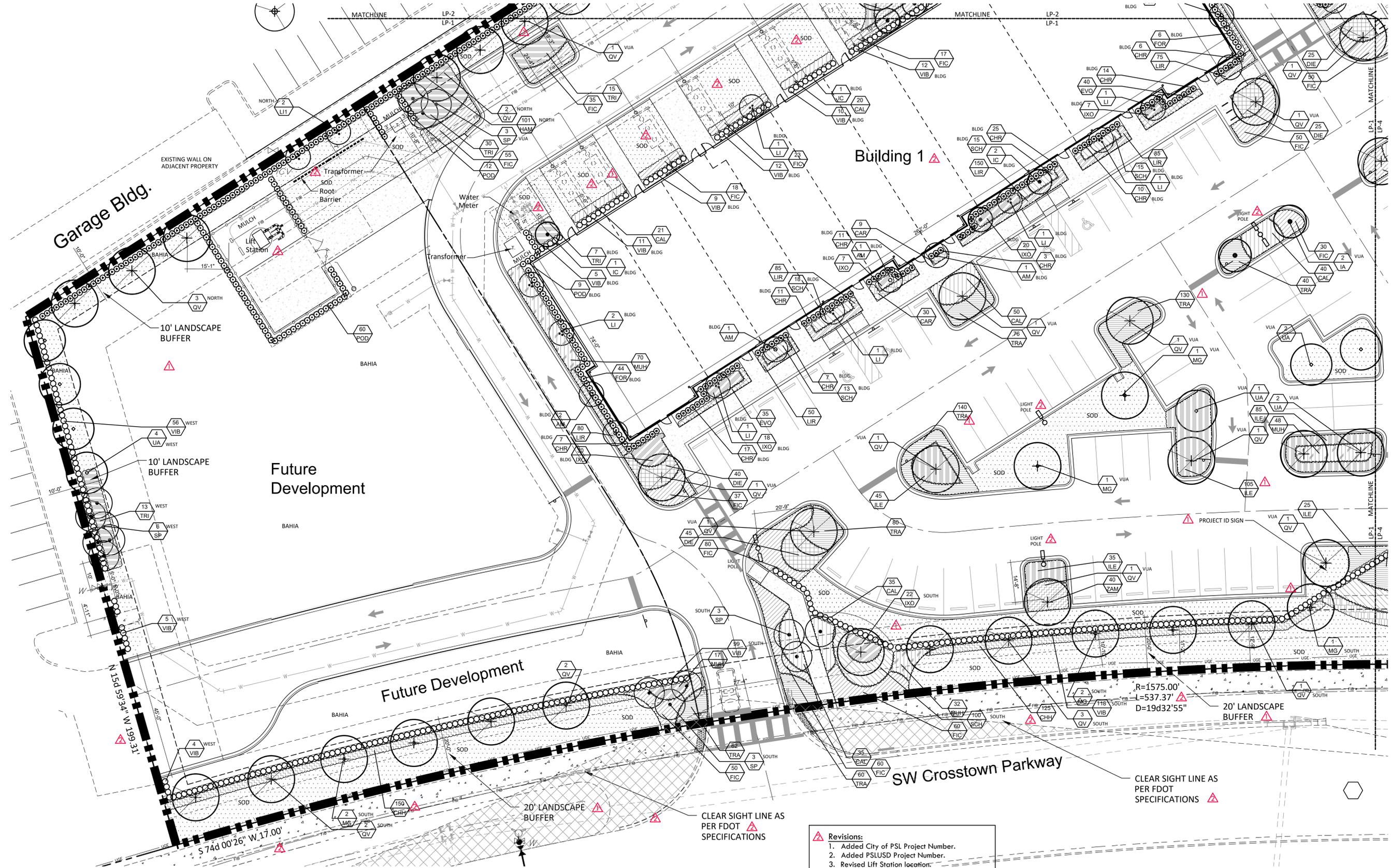
SCALE: 1"=60'-0"

240 120 60

NORTH

SHEET LP-0

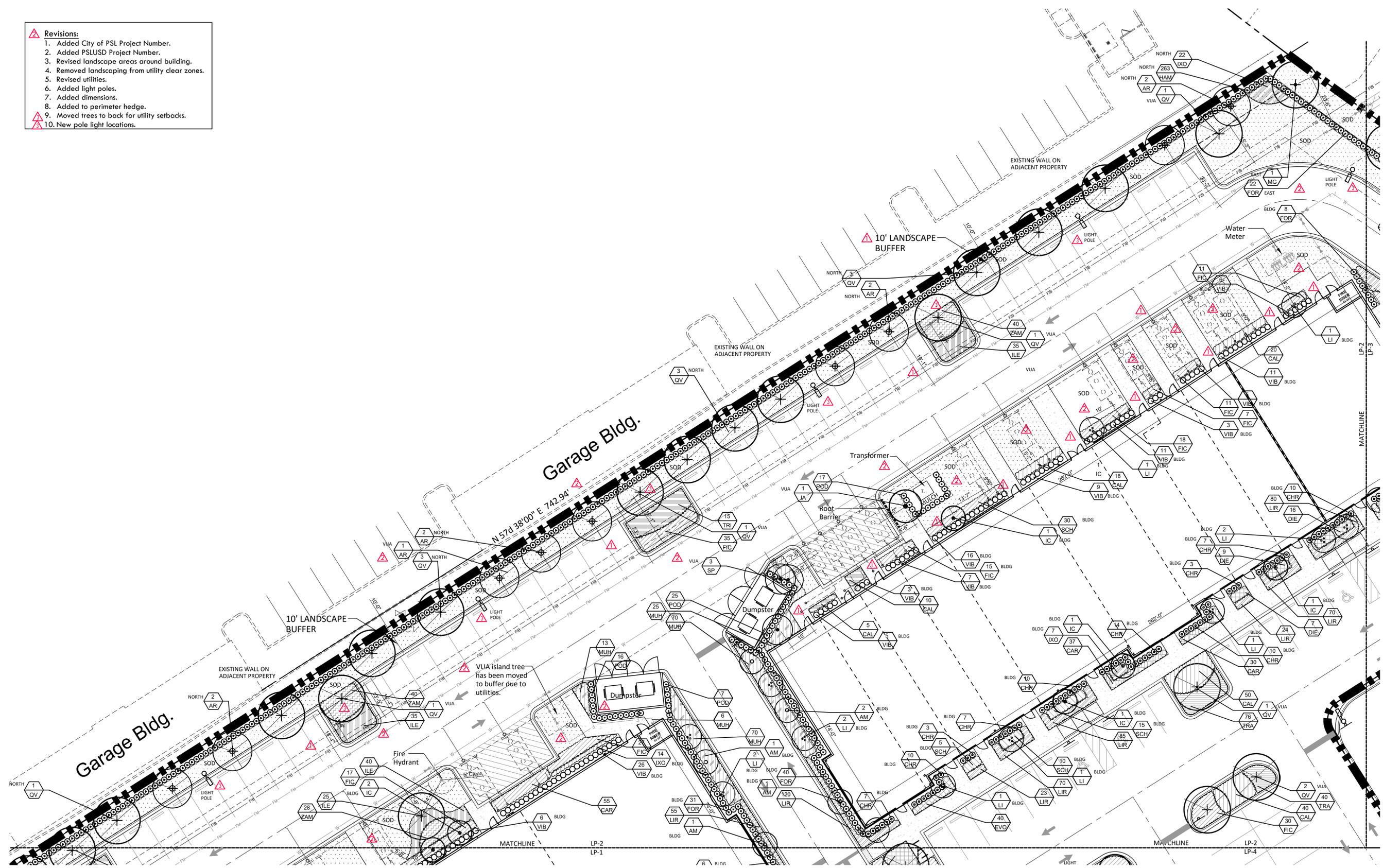
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LANDSCAPE PLAN VERANO

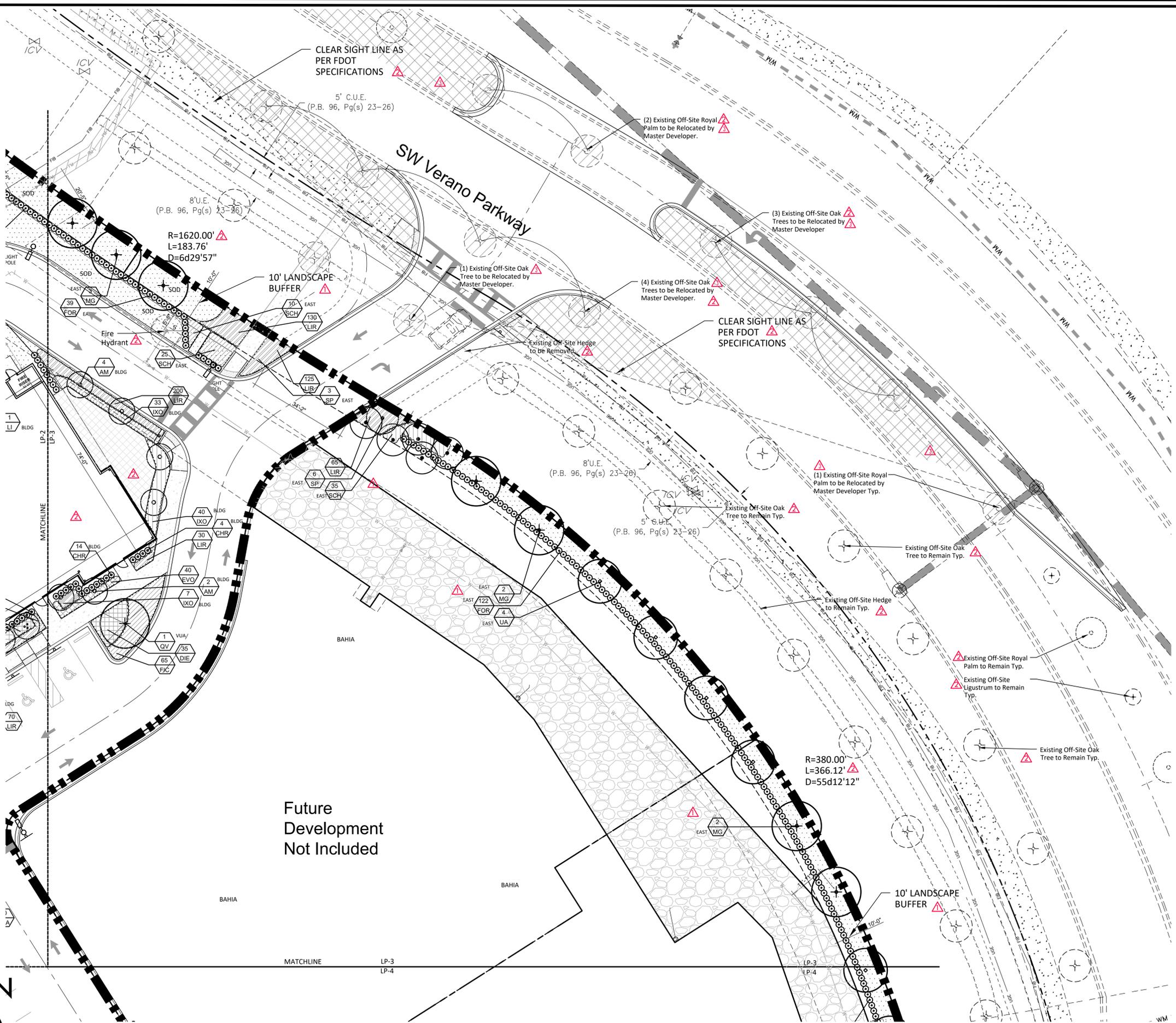
- Revisions:**
1. Added City of PSL Project Number.
 2. Added PSLUSD Project Number.
 3. Revised Lift Station location.
 4. Revised landscaping areas around building.
 5. Removed landscaping from utility clear zones.
 6. Added FDOT safe sight triangle.
 7. Revised utilities.
 8. Added light poles.
 9. Added dimensions.
 10. Added to perimeter hedge.
 11. Moved tree to back for utility setback.

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 6. Added light poles.
 7. Added dimensions.
 8. Added to perimeter hedge.
 9. Moved trees to back for utility setbacks.
 10. New pole light locations.



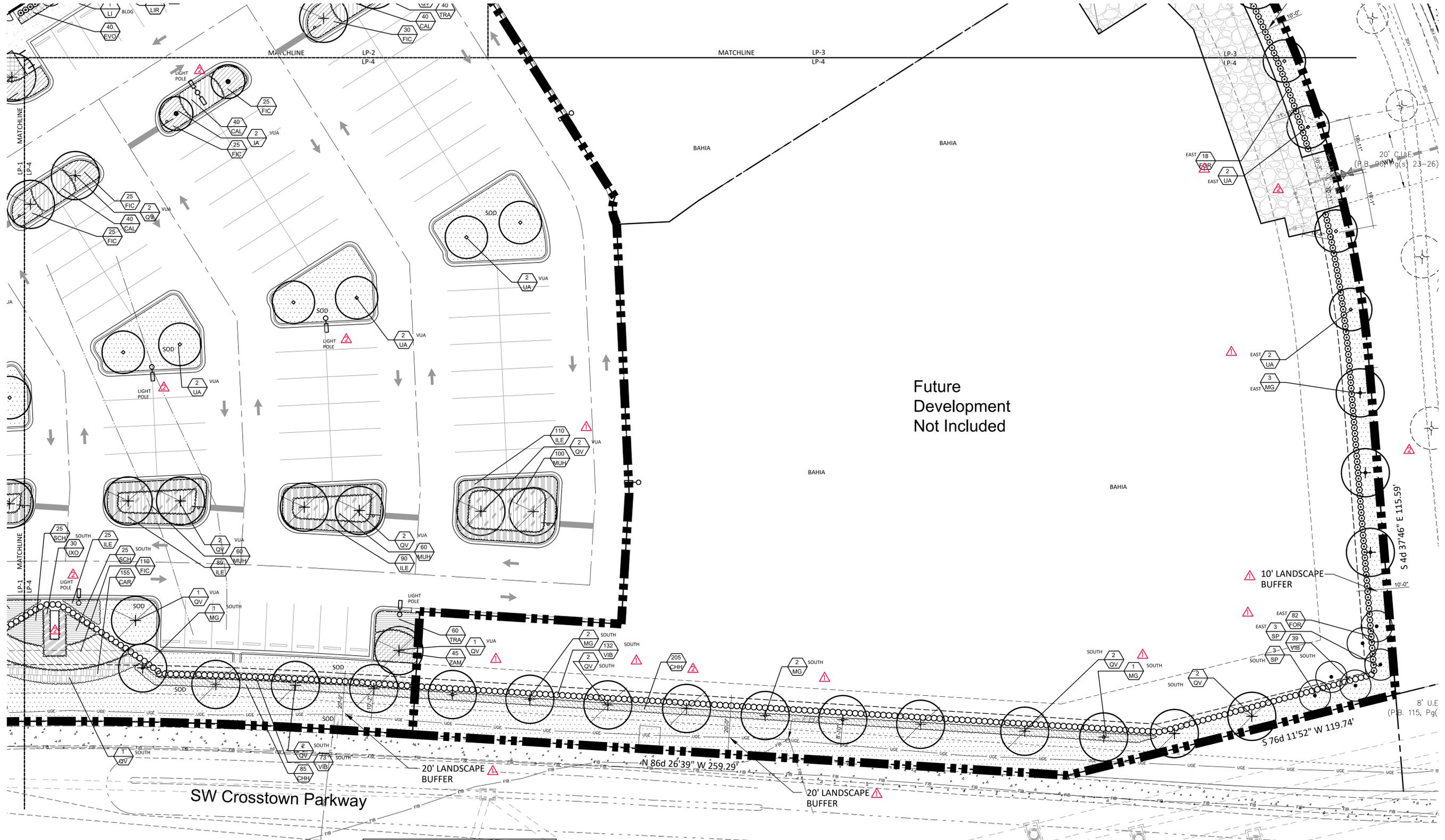
LANDSCAPE PLAN VERANO

- Revisions:**
1. Added City of PSL Project Number.
 2. Added PSLUSD Project Number.
 3. Revised landscape areas around building.
 4. Removed landscaping from utility clear zones.
 5. Added FDOT safe sight triangle.
 6. Revised utilities.
 7. Added light poles.
 8. Added dimensions.
 9. Added to perimeter hedge.
 10. Added existing landscaping in ROW.
 11. Revised clear sight line.
 12. Identified all trees to be relocated.



LANDSCAPE PLAN VERANO

DATE:	06.27.2025
REV:	09.17.2025 10.15.2025 11.13.2025
SCALE:	1/16"=1'-0"



LANDSCAPE PLAN VERANO

- Revisions:**
1. Added City of PSL Project Number.
 2. Added PSLUSD Project Number.
 3. Removed landscaping from utility clear zones.
 4. Revised utilities.
 5. Added light poles.
 6. Added dimensions.
 7. Added to perimeter hedge.
 8. Added existing landscaping in ROW.
 9. Revised sign location.

Future
Development
Not Included

City of Port St. Lucie Project # P24-095
PSLUSD Project # 11-652-36K

LANDSCAPE REQUIREMENTS:

Site Perimeter Requirements:

East Side (SW Verano Parkway) - 666 If less 34' Driveway= 10' Wide, Provided: 20'		632 LF ▲
Trees (1 Tree/30 LF)	▲ 21 Trees	22 Trees ▲
Cont. Hedge (1Shrub/2 LF)	▲ 316 Shrubs	▲ 353 Shrubs ▲
South Side (SW Crosstown Parkway) - 934 If less 28' Driveway = 10' Wide		906 LF ▲
Trees (1 Tree/30 LF)	▲ 31 Trees	31 Trees ▲
Cont. Hedge (1Shrub/2 LF)	▲ 453 Shrubs	▲ 593 Shrubs ▲
West Side - 200 If less 45' Driveway = 10' Wide		155 LF
Trees (1 Tree/30 LF)	6 Trees	6 Trees
Cont. Hedge (1Shrub/2 LF)	78 Shrubs	78 Shrubs

Landscape Buffer Strips:

North Side (abutting Residential) 10' Wide		743 LF
Existing Wall on Adjacent Property		
Trees (1 Tree/30 LF)	25 Trees	25 Trees
Cont. Hedge (1Shrub/2 LF)	372 Shrubs	386 Shrubs

Building Facade Requirements:

Building 1 - Total Facade Length: 5' Wide		672 LF
Trees (1 Tree/30 LF)	23 Trees	23 Trees
Cont. Hedge (1Shrub/2 LF)	336 Shrubs	▲ 451 Shrubs ▲
Building 2 - Total Facade Length: 5' Wide		672 LF
Trees (1 Tree/30 LF)	23 Trees	23 Trees
Cont. Hedge (1Shrub/2 LF)	336 Shrubs	▲ 370 Shrubs ▲

Vehicular Use Area:

Trees (1 Tree/Island)	▲ 51 Trees ▲	▲ 51 Trees ▲
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CODE COMPLIANCE CHART:

Total Number of Trees Required:

East Perimeter Strip	▲ 21 Trees	22 Trees ▲
South Perimeter Strip	▲ 31 Trees	31 Trees ▲
West Perimeter Strip	6 Trees	6 Trees
North Buffer Strip	25 Trees	25 Trees
Building Facades	46 Trees	46 Trees
Vehicular Use Areas:	▲ 51 Trees	▲ 51 Trees ▲
Total Number of Shrubs Required:	1,891 Shrubs	2,231 Shrubs ▲ ▲
East Perimeter Strip	▲ 316 Shrubs	353 Shrubs ▲ ▲
South Perimeter Strip	▲ 453 Shrubs	593 Shrubs ▲ ▲
West Perimeter Strip	78 Shrubs	78 Shrubs
North Buffer Strip	372 Shrubs	386 Shrubs
Building Facades	672 Shrubs	821 Shrubs ▲ ▲

Drought Tolerant:

Trees (203 Total) min. 50%	102 Trees	203 Trees (100%) ▲
Shrubs (2,430 Total) min. 50%	1,215 Plants	2,430 Plants (100%) ▲
Groundcovers (6,696 Total) min. 50%	3,348 Plants	6,695 Plants (100%) ▲

Native Requirements:

Trees (203 Total) min. 50% ▲	▲ 102 Trees	166 Trees (82%) ▲ ▲
Shrubs (1,891 Requ.) min. 25% ▲	473 Plants	1,759 Plants (93%) ▲

Flowering Trees:

Trees (180 Req.) min. 20% ▲	▲ 36 Trees	45 Trees ▲ ▲
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Evergreen Shade Trees within Landscape Islands:

Trees (51 Total) min. 75% ▲	▲ 39 Trees	39 Trees ▲
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Flowering Groundcovers:

Groundcovers (6,696 Total) min. 10% ▲	▲ 670 Plants	810 Plants ▲ ▲
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Required Tree Species:

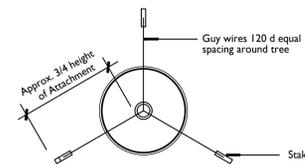
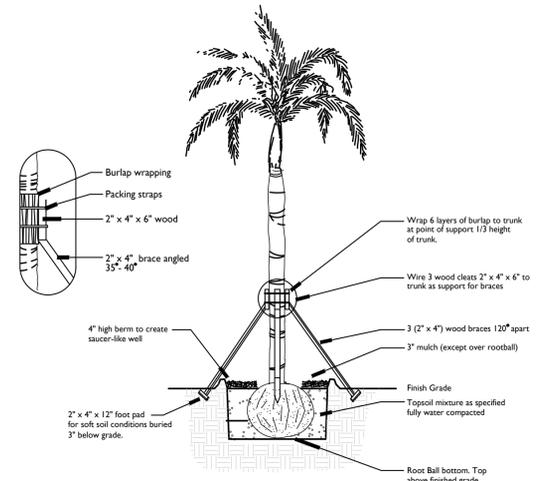
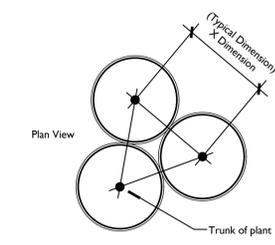
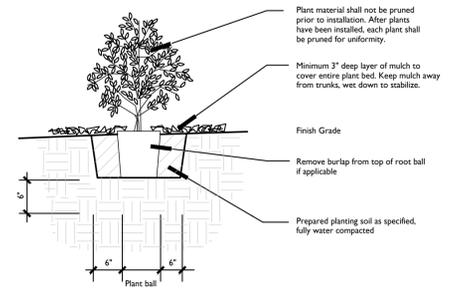
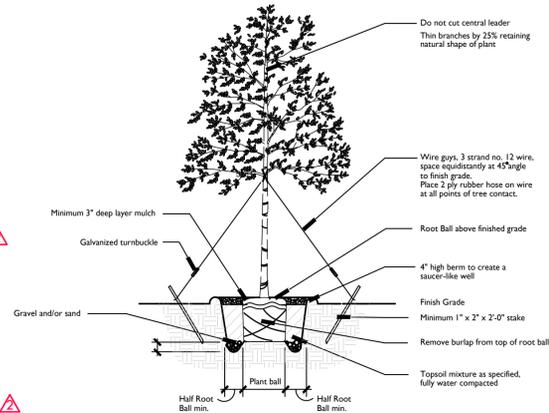
Minimum # of species (180 Trees Required) ▲	5 Species	9 Species ▲
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Max. Number of Palm Trees: (not including Building Facade Plantings)

Trees (134 Total) max. 25% ▲ ▲	▲ 33 Trees ▲	11 Trees (8.2%) ▲ ▲
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Maximum Sod Areas:

Total Landscape Area:		66,112 SF ▲ ▲
(170,724 SF Pervious less 104,612 SF Future Development)		
Sod (Max. 50%)	33,056 SF ▲ ▲	32,545 SF (49.2%) ▲ ▲



PLANT SCHEDULE

Symbol	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
AM	Adonia merrillii	Christmas Palm	8' CT, Single Trunk	As Shown	▲ 16	N	H
AR	Acer rubrum	Red Maple	12' ht. x 5' spr., 2.5" cal., full	As Shown	▲ 9	Y	H
IA	Ilex x attenuata 'East Palatka'	East Palatka Holly	12' ht. x 5' spr., 2.5" cal., full	As Shown	▲ 5	Y	H
IC	Ilex cassine	Yaupon Holly	8' ht., 3' spr., 2" cal.	As Shown	▲ 11	Y	H
LI	Lagerstroemia indica	Crape Myrtle	8' ht. x 4' spr., 2" cal., full	As Shown	▲ 19	N	H
LII	Lagerstroemia indica	Crape Myrtle	12' ht. x 5' spr., multi trunk	As Shown	▲ 2	N	H
MG	Magnolia grandiflora	Southern Magnolia	12' ht. x 5' spr., 2.5" cal., full	As Shown	▲ 24	Y	H
SP	Sabal palmetto	Sabal Palm	10'-16' c.t., staggered	As Shown	▲ 33	Y	H
QU	Quercus virginiana	Live Oak	12' ht. x 5' spr., 2.5" cal., full	As Shown	▲ 61	Y	H
VA	Ulmus alata	Winged Elm	12' ht. x 5' spr., 2.5" cal., full	As Shown	▲ 23	Y	H

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
CHR	Chrysobalanus icaco	Cocoplum	24" ht. x 18" spr., full	24" o.c.	▲ 210	Y	H
FOR	Forestiera segregata	Florida Privet	24" ht. x 18" spr., full	24" o.c.	▲ 412	Y	H
HAM	Hamelia patens	Firebush	24" ht. x 18" spr., full	24" o.c.	▲ 364	Y	H
IXO	Ixora coccinea 'Maui Red'	Maui Red Ixora	24" ht. x 18" spr., full	24" o.c.	▲ 184	N	M
POD	Podocarpus macrophyllus	Podocarpus Hedge	15 gal, 3' ht. x 18" spr., full	24" o.c.	▲ 146	N	H
SCH	Schefflera arboricola 'Trinette'	Trinette	24" ht. x 18" spr., full	24" o.c.	▲ 341	N	H
TRI	Tripsacum dactyloides	Fakahatchee Grass	24" ht., 12"-14" spr.	36" o.c.	▲ 80	Y	H
VIB	Viburnum obovatum	Walter's Viburnum	24" ht. x 18" spr., full	24" o.c.	▲ 693	Y	H

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
CHL	Callistemon viminalis 'Lil John'	Dwarf Bottlebrush	#3 gal., 18" ht. x 18" spr., full	24" o.c.	▲ 424	N	H
CHH	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	#3 gal., 18" ht. x 18" spr., full	24" o.c.	▲ 565	Y	H
CAR	Carissa macrocarpa 'Emerald Blanket'	Boxwood	12" ht. x 14" spr., full	18" o.c.	▲ 316	N	H
DIE	Dietes vegata	African Iris	#1 gal., full	24" o.c.	▲ 202	N	H
EVO	Evovulus glomeratus	Blue Daze	#1, 8" spr., full	18" o.c.	▲ 155	N	H
FIC	Ficus microcarpa 'Green Island'	Green Island Ficus	12" ht. x 14" spr., full	24" o.c.	▲ 1,084	N	H
ILE	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#3 gal., 12" - 14" spr., full	24" o.c.	▲ 779	Y	H
LIR	Liriope muscari 'Evergreen Giant'	Giant Liriope	#1 10" - 12" spr. Full	12" o.c.	▲ 1,602	N	H
MUH	Muhlenbergia capillaris	Muhly Grass	#3 gal., 16" o.a., full,	24" o.c.	▲ 571	Y	H
TRA	Trachelospermum asiaticum 'Minima'	Dwarf Asiatic Jamsnine	#1, 10"-12" full runners	18" o.c.	▲ 764	N	H
ZAM	Zamia pumila	Coontie	#3 gal., full	24" o.c.	▲ 233	Y	H
BAH	Paspalum notatum	Bahia Sod	Solid Sod				
SOD	St. Augustine 'Floritam'	St. Augustine Sod	Solid Sod				

PLANT SCHEDULE & DETAILS
VERANO



- Revisions:**
- Added City of PSL Project Number.
 - Added PSLUSD Project Number.
 - Revised Quantities.
 - Revised Landscape calculations
 - Added native shrub calculations.
 - Revised Utility notes

- Notes:**
- All lawn and grassed areas noted as "sod" shall receive Stenotaphrum secundatum - St. Augustine Floritam solid sod as required.
 - All groundcover areas, shrubs, and tree rings shall receive a minimum of 3" of an approved commercial grade mulch and Pine straw mulch if indicated on the landscape plans.
 - All plant material shall conform to the standards for Florida #1 or better as given in "Grades and Standards for Nursery Plants," unless otherwise noted.
 - The owner will supply all proposed plant material with 100% irrigation (automatic) coverage (with 50% overlap minimum) within ten days of initial installation.
 - All plant hole backfill to be a sandy loam top soil. Use 2 parts of existing soil, 1 part topsoil and 1 part organic compost for backfill.
 - Tabularized fertilizer shall be provided for all trees, palms, and shrubs and shall be equal to Agriform planting tablets (20-10-5) 21 gram, applied in conformance with the manufacturer's specifications.
 - In the event of discrepancy, the planting plan shall take precedence over the plant list.
 - All plant material and construction methods shall conform to all applicable landscape ordinances and Design Guidelines.
 - Plant all trees and palms high (2'-6") above finished grade.
 - The Landscape Architect may inspect trees and shrubs whether at place of growth or at site before planting, for compliance with the requirements for genus, species, variety, size and quality. Landscape Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.
 - No substitutions will be acceptable. If specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with the proposal for use of equivalent material.
 - Contractor to confirm any underground utility locations.
 - Provide root barrier whenever tree is closer than 10' to any underground utility line.

Utility Separation Notes

- Trees shall not be planted within 10' of any PSLUSD infrastructure. All measurements are from outside to outside, not centerline to centerline. Example: outside of the pipe to nearest point on tree trunk (Page 12, Line 32 USM).
- Trees of species whose roots are known to cause damage to public roadways, utilities, or other public works shall not be planted closer than 10 feet to those public works.
- In those instances where a tree(s) is planted closer than (5) feet from a street, sidewalk, or structure, a root barrier shall be installed. Root barriers of trees shall be installed around the edge of the structure or paving or curb. The root barrier shall be a minimum of twenty-four (24) inches deep but depending on the size, location, and species of tree to be planted, a larger barrier may be required. The root barrier shall be installed with twenty (20) linear feet, centered on the trunk, for large trees and fifteen (15) linear feet for smaller trees. All root barriers shall be linear.
- No landscaping shall be planted in such manner to adversely affect drainage or utility easements.
- No tree shall be planted within 10 feet of any existing utility pole, guy wire, or pad mounted transformer.
- No landscaping other than sod may be planted within 5' radius maintenance area of any PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts and manholes, air release valves, valve boxes, etc.
- All landscaping shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.

Note:

- Root Barriers shall be a minimum of twenty-four (24) inches deep, but depending on the size, location, and species of tree to be planted, a larger barrier may be required.
- The root barrier shall be installed with twenty (20) linear feet, centered on the trunk, for large trees and fifteen (15) linear feet for smaller trees.
- All root barriers shall be linear.
- Document all installation of root barriers with pictures. A written statement acknowledging the root barrier installation & pictures will be required at time of certification.

ABBREVIATED SPECIFICATIONS (SEE SUPPLEMENTAL SPECIFICATION BOOKLET)
 IN ADDITION TO THE FOLLOWING ABBREVIATED SPECIFICATIONS, A MORE DETAILED SET OF SPECIFICATIONS IS ATTACHED TO THESE CONSTRUCTION DRAWINGS AND SHOULD BE REVIEWED. THE SPECIFIC SECTIONS INCLUDE THE FOLLOWING:

SECTION 32 01 90 OPERATION AND MAINTENANCE
 SECTION 32 09 00 PLANTING
 SECTION 32 96 00 TRANSPLANTING

A. QUALITY ASSURANCE

1. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES, WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.
2. INSPECTION. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS GIVEN IN 'GRADES AND STANDARDS FOR NURSERY PLANTS,' UNLESS OTHERWISE NOTED.
4. FURNISH BALLED AND BURLAPPED (BBB) TREES, EXCEPT CONTAINER-GROWN PLANTS MAY BE FURNISHED IF INDICATED IN THE PLANT LIST.
5. REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING END OF WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUTFUL CONDITION AT END OF WARRANTY PERIOD UNLESS, IN OPINION OF LANDSCAPE ARCHITECT, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON.
6. ANOTHER INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD, IF ANY, TO DETERMINE ACCEPTANCE OR REJECTION. ONLY ONE REPLACEMENT (PER TREE, SHRUB OR PLANT) WILL BE REQUIRED AT END OF WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

B. DELIVERY, STORAGE AND HANDLING

1. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING.
2. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

C. SOIL AMENDMENTS

1. MULCH FOR TREES, SHRUBS, OR PLANTS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS OR PLANTS AND NOT TO BE WORKED INTO THE EXISTING SOIL, AND CONSISTING OF SHREDDED NON-CYRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED OVER ALL SHRUBS AND GROUND COVER AREAS FOR A FULL 3' DEPTH.
2. COMMERCIAL FERTILIZER FERTILIZER SHALL BE COMPLETELY ORGANIC; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREEFLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET 6% NITROGEN, 6% PHOSPHOROUS, 6% POTASSIUM REQUIREMENTS.
 - A) FOR TREE PITS, SHRUB BEDS, AND GROUND COVER BEDS, BACKFILL MIXTURE SHALL CONSIST OF 2 PARTS EXISTING SOIL MIXED WITH 1 PART TOPSOIL AND 1 PART ORGANIC MATERIAL. ADD 10% SLOW RELEASE FERTILIZER WITH 25% - 50% NITROGEN DERIVED FROM NATURAL ORGANIC MATERIAL OR APPROVED EQUAL. BACKFILL MIX SHALL BE THOROUGHLY MIXED PRIOR TO PLANTING.
 - B) A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD).
 - C) AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1 INCH OF TREE TRUNK CALIPER.
 - D) MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.
3. POSITION PLANT IN THE HOLE, BACK FILL HALFWAY UP THE ROOTBALL, PLACE TABLET(S) BESIDE THE ROOT BALL ABOUT ONE INCH FROM ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF THE HOLE, COMPLETE BACKFILL, TAMP AND WATER.
4. FERTILIZE SABAL PALMS BY MIXING 10 POUNDS OF 'MILORGANITE' ACTIVATED SEWAGE SLAGGE WITH CLEAN SAND.
5. FERTILIZE LAWNS, PROVIDE FERTILIZER WITH PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE NOT LESS THAN ONE POUND OF ACTUAL NITROGEN PER 100 SQUARE FEET OF LAWN AREA AND NOT LESS THAN FOUR PERCENT PHOSPHORIC ACID AND TWO PERCENT POTASSIUM. PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH, AT LEAST 50 PERCENT OF NITROGEN TO BE ORGANIC FORM.

D. GRASS MATERIALS

1. PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1/4" EXCLUDING TOP GROUND) AND THAT IS NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT).
2. PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH, BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH FIRM GRASP ON UPPER 10% OF PAD WILL BE REJECTED.

E. MISCELLANEOUS LANDSCAPE MATERIALS

- STAKES AND GUY: PROVIDE STAKES AND DEADMEN OF SOUND NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD, FREE OF KNOTHOLES AND OTHER DEFECTS. PROVIDE WIRE TIES AND GUY'S OF 2-STRAND, TWISTED, PLIABLE GALVANIZED IRON WIRE NOT LIGHTER THAN 12 GRAMS WITH TURNBUCKLES OR GUY WIRES WITH WIRE TIGHTENING ARRANGEMENT. PROVIDE NOT LESS THAN 1/2" DIAMETER RUBBER OR PLASTIC HOSE, CUT TO REQUIRED LENGTHS AND OF UNIFORM COLOR, MATERIAL AND SIZE TO PROTECT TREE TRUNKS FROM DAMAGE BY WIRES. PROVIDE BRIGHTLY COLORED RIBBON TIED TO GUY WIRES AS A WARNING INDICATOR.

F. PREPARATION OF PLANTING SOIL

1. BEFORE MIXING PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIAL.
2. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
3. FOR PIT AND TRENCH TYPE BACKFILL, MIX PLANTING SOILS PRIOR TO BACKFILLING, AND STOCKPILE AT SITE.

G. PREPARATION FOR PLANTING LAWNS

1. LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF SIX INCHES. REMOVE STONES OVER 1/2 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER. LIMIT PREPARATION TO AREAS, WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
2. SPREAD TOP SOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES AND ELEVATIONS SHOWN AFTER LIGHT SOILING AND NATURAL SETTLEMENT. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER SIX INCHES OF TOPSOIL.
3. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
4. RESTORE LAWN AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
5. PREPARATION ON UNCHANGED GRADES: WHERE LAWNS ARE TO BE PLANTED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATING, OR STRIPPING OPERATIONS, PREPARE SOIL FOR LAWN PLANTING AS FOLLOWS.
 - A) TILL TO A DEPTH OF NOT LESS THAN SIX INCHES, APPLY SOIL AMENDMENTS AND INITIAL FERTILIZERS AS SPECIFIED. REMOVE HIGH AREAS AND FILL IN DEPRESSIONS. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE FREE OF LUMPS, CLODS, STONES, ROOTS AND OTHER EXTRANEOUS MATTER.
 - B) PRIOR TO PREPARATION OF UNCHANGED AREAS, REMOVE EXISTING GRASS, VEGETATION AND TURF. DISPOSE OF SUCH MATERIAL OUTSIDE OF OWNER'S PROPERTY. DO NOT TURN OVER SOIL BEING PREPARED FOR LAWNS.

H. PREPARATION OF PLANTING BEDS:

1. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF 6" USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES OVER 1/2" IN ANY DIMENSION, AND STICKS, STONES, RUBBISH AND OTHER EXTRANEOUS MATTER.
2. EXCAVATE PITS, BEDS, AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. IN AREAS AROUND PARKING AND ROADWAYS REMOVE EXCESS SHELL ROCK UP TO 3" FROM ROAD SURFACE AND BACKFILL WITH PLANTING SOIL.
3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
4. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.

I. PLANTING TREES AND SHRUBS:

1. SET CONTAINER GROWN STOCK AS SPECIFIED FOR BALLED AND BURLAPPED STOCK EXCEPT CUT GANS ON 2 SIDES WITH AN APPROVED CAN CUTTER, REMOVE BOTTOMS OF WOODEN BOXES AFTER PARTIAL BACKFILLING SO AS NOT TO DAMAGE ROOT BALLS. PLANT ALL TREES AND PALMS 2' - 6' ABOVE FINISHED GRADE.
2. MULCH PITS, TRENCHES AND PLANTED AREAS: PROVIDE NOT LESS 3" THICKNESS OF SETTLED MULCH AND WORK INTO TOP OF BACKFILL AND FINISH LEVEL WITH ADJACENT FINISH GRADES.
3. EXCAVATE PITS OR TRENCH TO ONE AND ONE HALF (1-1/2) TIME DIAMETER OF BALLS OR CONTAINERS, OR ONE FOOT WIDER THAN SPREAD OF ROOTS AND THREE INCHES DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACK FILL AROUND PLANTS WITH TOPSOIL, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS.
4. PRUNE, THIN OUT AND SHAPE TREES AND SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES, IF ANY. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER AND NOT REMOVE MORE THAN 15 PERCENT OF BRANCHES.
5. GUY AND STAKE TREE IN THREE DIRECTIONS WITH GALVANIZED WIRE, THROUGH FLEXIBLE HOSE CHAFING GUARDS, WITH WOODEN STAKE ANCHORS IMMEDIATELY AFTER PLANTING.

J. SODDING NEW LAWNS

1. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD.
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD, REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT GRASS.
3. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

K. PLANTING GROUND COVER

1. DIG PIT AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A LIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
2. SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT.
3. MULCH AREAS BETWEEN GROUND COVER PLANTS, PLACE NOT LESS THAN 3" THICK AFTER SETTLED. LIFT PLANT FOLIAGE ABOVE MULCH.
4. DURING PERIODS OF HOT SUN AND WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS.

L. MAINTENANCE

- MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF FINAL ACCEPTANCE FROM THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATIONS OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

M. GENERAL NOTES:

1. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION. CITY WATER TO BE USED FOR IRRIGATION.
2. IN THE EVENT OF DISCREPANCY, THE PAINTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

N. CLEANUP AND PROTECTION

- DURING LANDSCAPE WORK, KEEP PAYMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

O. INSPECTION AND ACCEPTANCE

1. WHEN LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.
2. LANDSCAPE WORK MAY BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO LANDSCAPE ARCHITECT, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE.
3. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

P. WARRANTY

1. WARRANTY PLANTS AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL AS FOLLOWS:
 - A. SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS
 - B. TREES & PALMS FOR ONE YEAR
2. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

Q. CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

R. PLANT MATERIALS:

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO 'STANDARDIZED PLANT NAMES', 1942 EDITION.
2. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH 'GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II', LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
4. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
5. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
6. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
7. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
8. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.
9. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

S. MEASUREMENTS:

1. SHADE TREES:
 - A) HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY.
 - B) SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK.
 - C) MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
2. SHRUBS:
 - A) HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS.
 - B) SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS.
 - C) MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.
 - D) TREE CALIPER SIZE SHALL BE MEASURED AT 6 INCHES ABOVE GRADE UP TO AND INCLUDING 4 INCH CALIPERS, AND 12 INCHES ABOVE GRADE FOR LARGER CALIPER TREES.
3. PALMS:
 - A) CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.
 - B) OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.
 - C) PALMS WITH MARKED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

END OF SECTION

LANDSCAPE SPECIFICATIONS
VERANO

