

Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants" Part I and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Understoring or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 2" layer of Melaleuca, Eucalyptus, or Environmentally sound Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees: 3" diameter galvanized wire, with flexible hose chafing guards, with wooden stake anchors. Immediately after planting, (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the Irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and diseases. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritann (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
 - Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 - All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

| QTY | SYM | SPECIES | COMMON NAME/DESCRIPTION | SIZE | SPACING | REMARKS |
|---|-------|------------------------------|--------------------------|-------------------------|---------|---|
| CANOPY / ORNAMENTAL TREES | | | | | | |
| 11 | DR | DELOINX REGIA | ROYAL POINCIANA | 12' x 6', 2.5" CAL. | A.S. | FULL CANOPY |
| 13 | IE* | ILEX x ATTENUATA 'EAGLESTON' | EAGLESTON HOLLY | 12' x 6', 2.5" CAL. | A.S. | FULL CANOPY |
| 3 | LS | LAGERSTROEMIA SPECIOSA | QUEEN'S CREPE MYRTLE | 12' x 6', 2.5" CAL. | A.S. | FULL CANOPY |
| 18 | MG* | MAGNOLIA GRANDIFLORA | D.D. BLANCHARD MAGNOLIA | 12' x 6', 2.5" CAL. | A.S. | FULL CANOPY |
| 6 | PE* | PINUS ELLIOTTI DENS A | SOUTH FLORIDA SLASH PINE | 12' x 6', 2.5" CAL. | A.S. | FULL CANOPY |
| 37 | QV* | QUERCUS VIRGINIANA | LIVE OAK | #100, 14' x 6', 3" CAL. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 12 | QV-1* | QUERCUS VIRGINIANA | HIGH RISE LIVE OAK | #100, 16' x 8', 4" CAL. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 1 | QV-2* | QUERCUS VIRGINIANA | LIVE OAK | #200, 20' x 8', 4" CAL. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 16 | TA | TABEBUIA AUREA | YELLOW TABEBUIA | 12' x 6', 2.5" CAL. | A.S. | FULL CANOPY, CHARACTER SPECIMEN |
| 13 | TG | TIBOUCHINA GRANULOS | TIBOUCHINA STANDARD | #25, 6' x 4' | A.S. | FULL CANOPY, CHARACTER SPECIMEN |
| 5 | TD* | TAXODIUM DISTICHUM | BALD CYPRESS | 12' x 6', 2.5" CAL. | A.S. | FULL CANOPY |
| PALMS | | | | | | |
| 8 | BN | BISMARCKIA NOBILIS | BISMARCK PALM | 10' C.T. | A.S. | FULL, THICK TRUNK, SYMMETRICAL, MATCHED SPECIMENS |
| 7 | RE* | ROYSTONEA ELATA | ROYAL PALM | 12' C.T. | A.S. | FULL, THICK TRUNKS, SYMMETRICAL, MATCHED |
| 19 | SO | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | 12' C.T. | A.S. | FULL CANOPY, STRAIGHT TRUNK, MATCHED |
| 4 | PT | PTYCHOSPERMA ELEGANS | ALEXANDER PALM | 12' C.T. | A.S. | FULL CANOPY, STRAIGHT DOUBLE TRUNKS, MATCHED |
| LARGE SHRUBS / ACCENTS | | | | | | |
| 125 | CHI* | CHRYSOBALANUS ICACO | COCOPALM | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| 385 | MYR* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #15, 4' x 2' | 2' O.C. | FULL & THICK |
| 245 | POM | PODOCARPUS MAKI | PODOCARPUS | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| 25 | POM-1 | PODOCARPUS MAKI | PODOCARPUS | #15, 4' x 2' | 2' O.C. | FULL & THICK |
| 795 | VIS | VIBURNUM SUSPENSUM | SANDANKWA VIBURNUM | #7, 3' x 2' | 2' O.C. | FULL & THICK, STAGGER HEDGE |
| MED. SHRUBS / GROUNDCOVERS / VINES | | | | | | |
| SOD | | | STENOTAPHRUM SECUNDATUS | ST. AUGUSTINE SOD | | SEE SPECS |
| * = Florida Native | | | | | | |

Landscape Data

Perimeter Landscaping Adjacent to Road Right-of-way

Trees
Required - (1 Tree/30 l.f.) - 799.78 l.f./30 = 27 Trees
Provided - 27 Trees

Shrubs
Required - Continuous Hedge 2' O.C. = 400 Shrubs
Provided - 400 Shrubs

Flowering Trees
Required: 20% of all required trees shall be flowering
Total Trees = 1,575
Provided: Native Shrubs = 510 / 1,575 = 32%

Perimeter Landscaping Adjacent to Another Property

Trees
Required: (1 Tree/30 l.f.) - 925.22 l.f./30 = 31 Trees
Provided: 31 Trees

Shrubs
Required: Continuous Hedge 2' O.C. = 463 Shrubs
Provided: 463 Shrubs

Landscape Island Evergreen Shade Trees

Required: 75% of all required trees located within landscape islands shall be evergreen shade trees
Total Landscape Islands = 16 x 75% = 12 Trees
Provided: Landscape Islands with Evergreen Shade Trees = 12 = 75%

Parking Area Interior Landscaping

Required Terminal/Interior Island Trees - 1 Tree per Terminal/Interior Island = 16 Trees
Total Terminal/Interior Island Trees Provided = 16 Trees

Tree Species Mix

Required: When 41+ trees are required the minimum species mix = 5
Provided: 6

Building Facades

Trees
Required - 1 Tree / 30 l.f. of Building Perimeter
1,433 l.f. of Building Perimeter / 30 l.f. = 48 Trees
Provided - 48 (Some relocated to dry retention area for water quality enhancement and for additional screening due to existing space constraints and existing utilities, and some were planted away from building footprint so residents could see flowering trees from inside the building.)

Shrubs

Required - 1 Shrub / 1.5 l.f. of Building Perimeter
Excluding Paved Access Areas = 1,206 l.f. / 1.5 = 804 Shrubs
Provided - 804 Shrubs

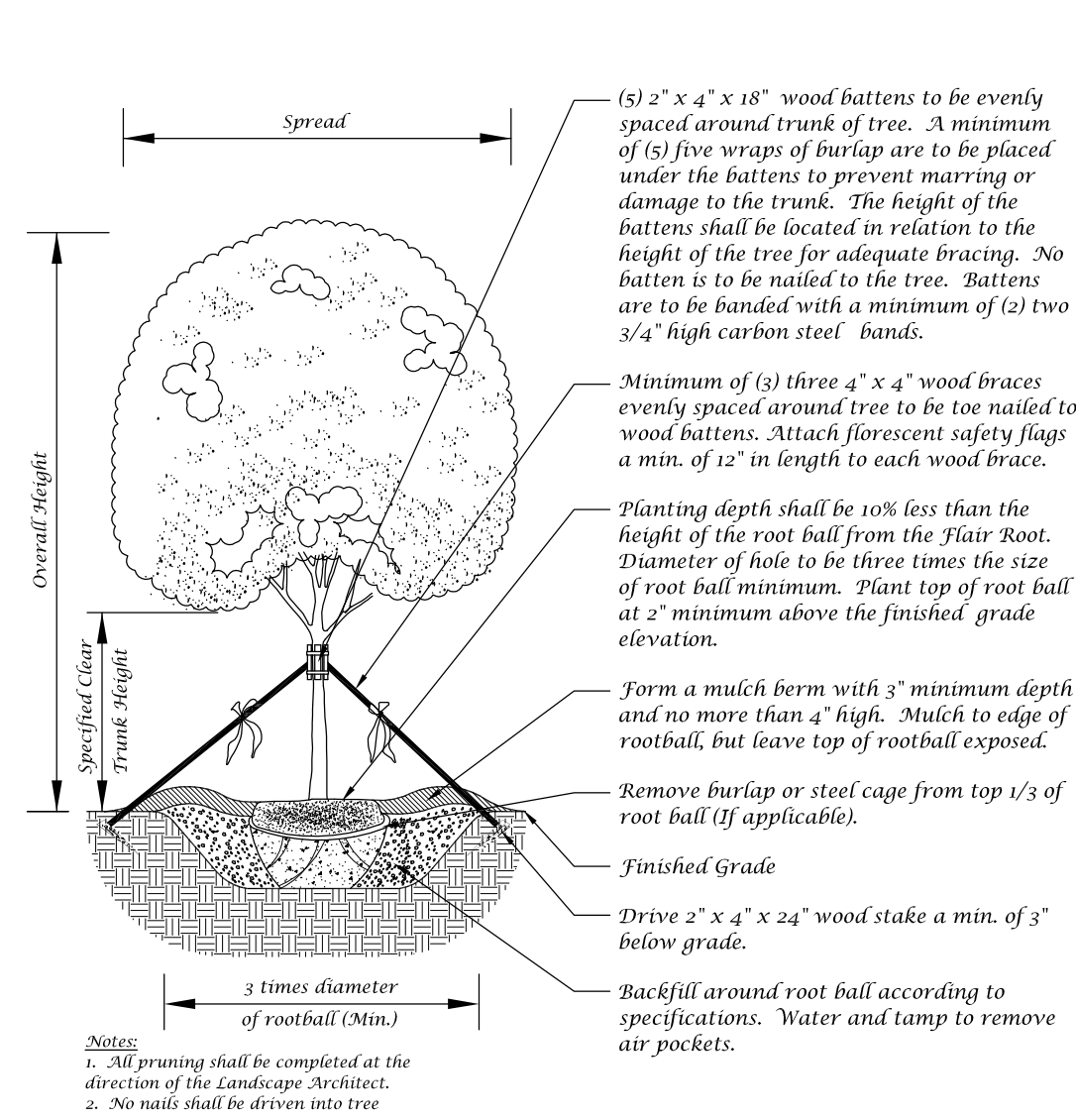
Dumpster

Required - Hedge / Vine 2' O.C. 50 l.f. / 2 = 25 Shrubs
Provided - 25 Shrubs

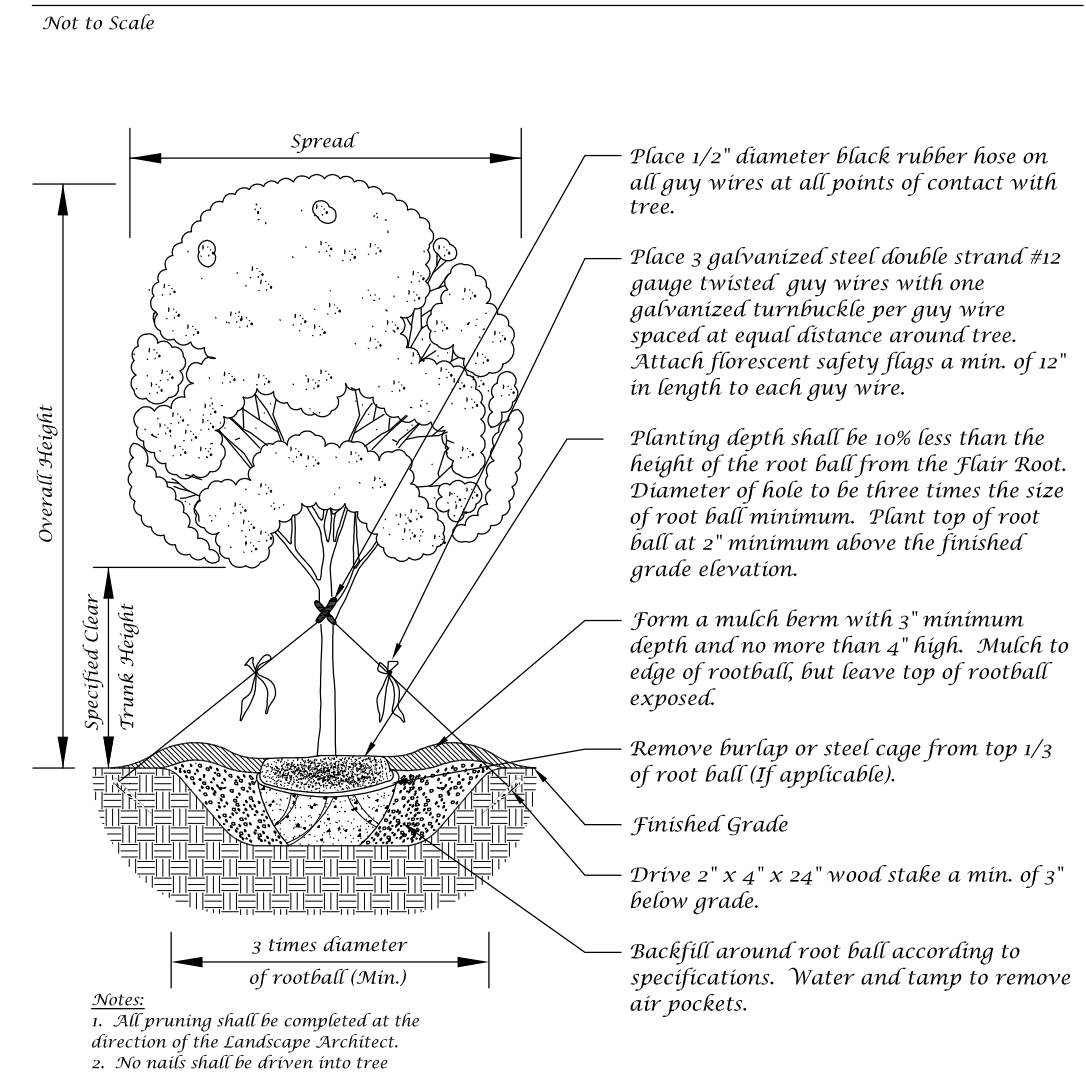
Trees Requirements

Total Trees Required: 122
Total Trees Provided: 122

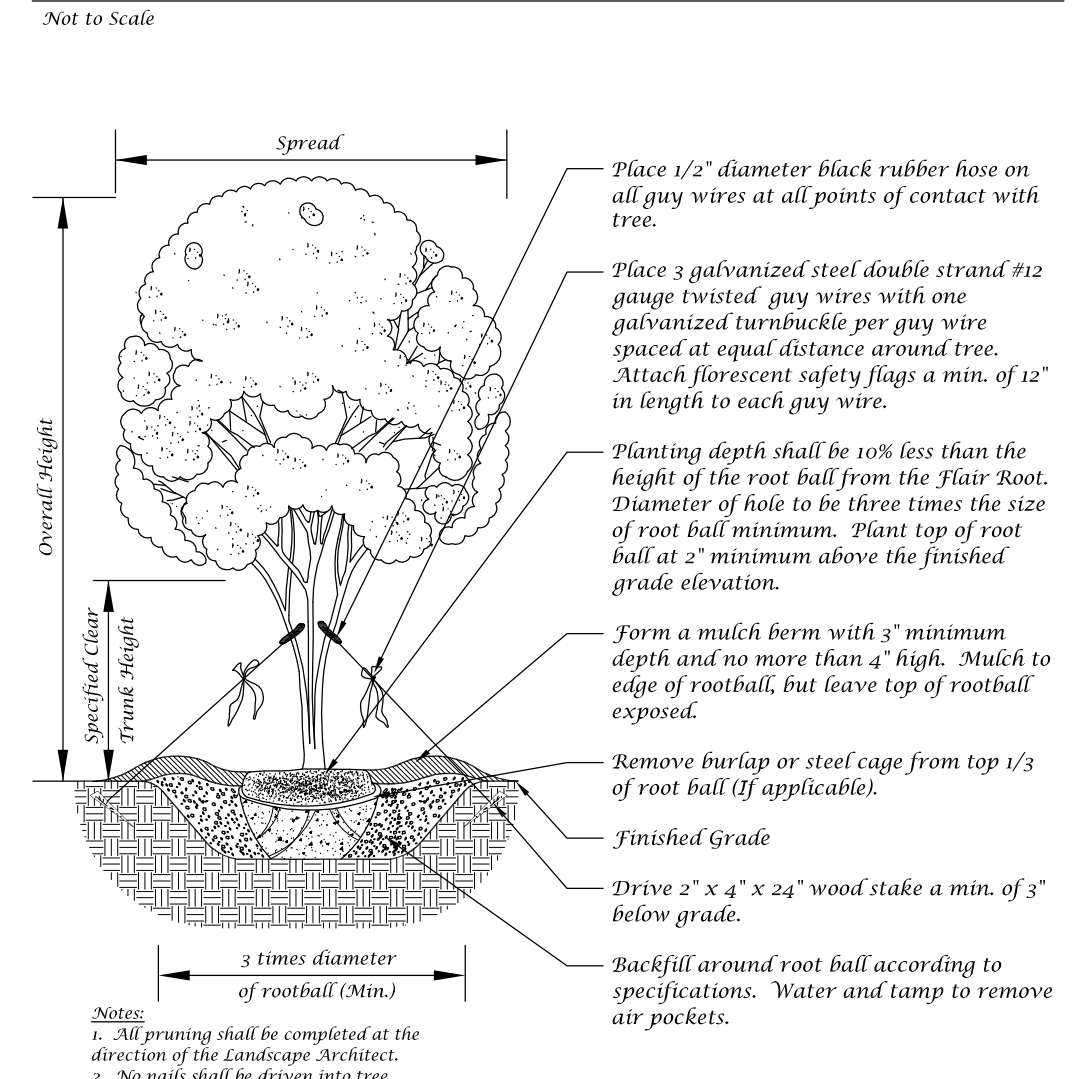
Landscape Details



Large Tree Planting Detail (5" Caliper or Greater)



Tree Planting Detail

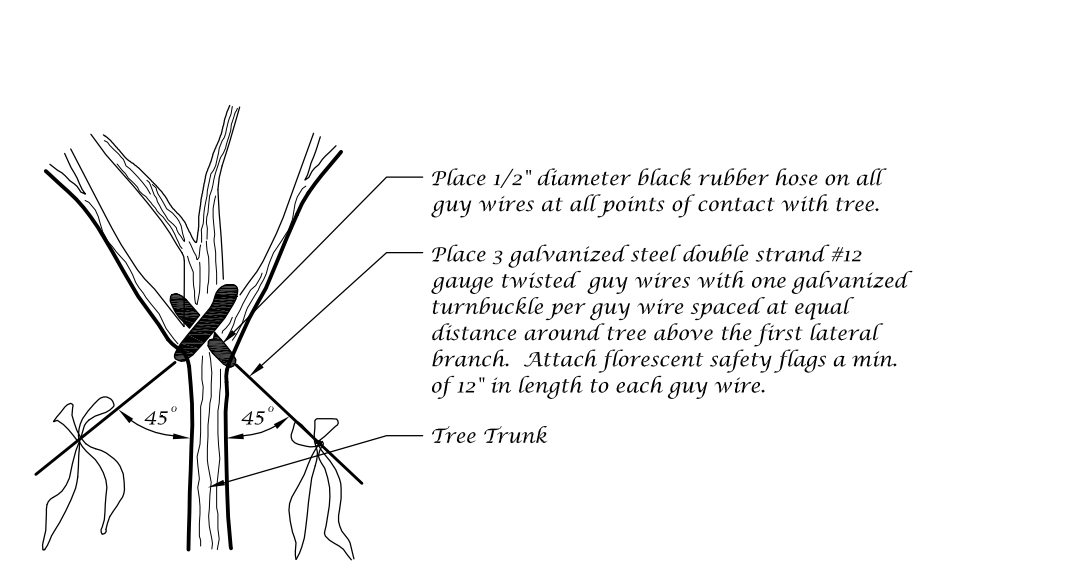


Multi-Trunk Tree Planting Detail

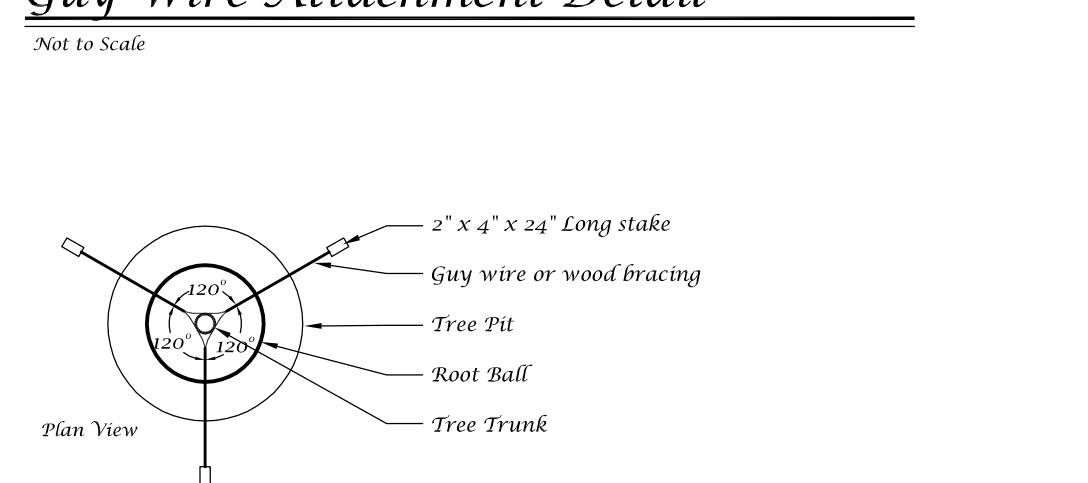


Port St. Lucie Utility Systems Department Notes

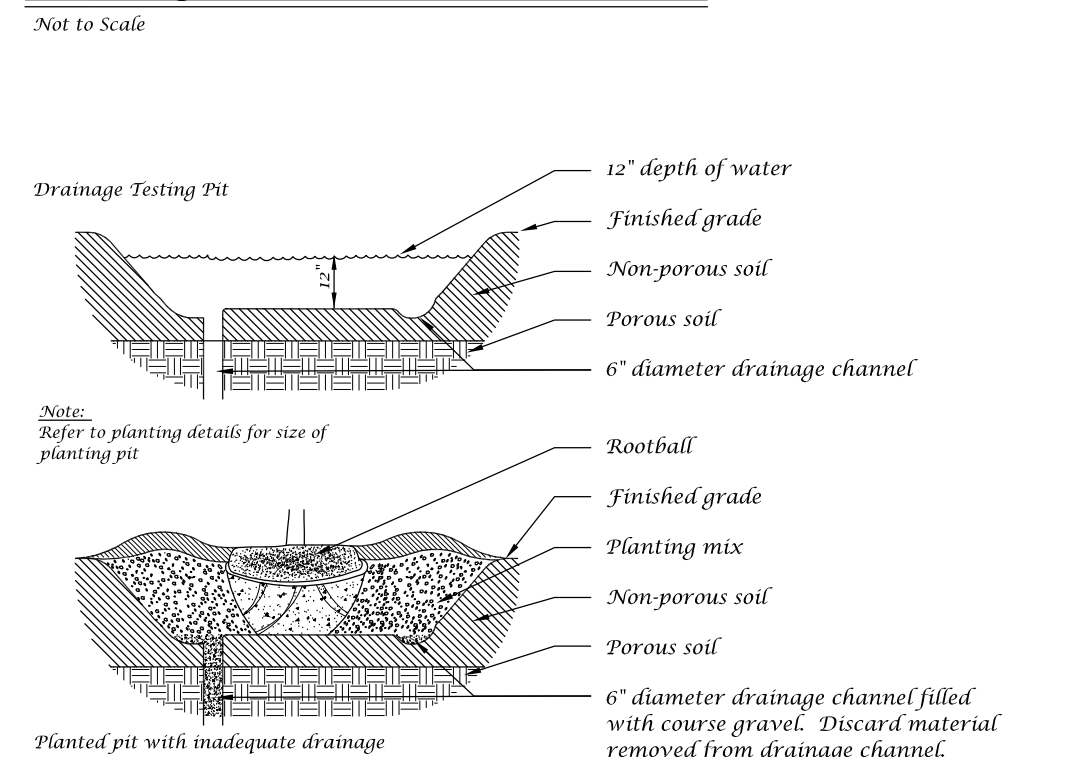
- No landscaping shall be planted in such a manner as to adversely affect drainage or utility easements.
- Trees with a maximum mature height great enough to interfere with overhead power lines shall not be planted below overhead power lines. Such trees with a maximum mature height less than the height of the overhead power line shall be selected from Appendix C, Table 3, Type B Trees. No tree shall be planted within 10 feet of any existing utility pole, guy wire, or pad mounted transformer (See FPL's publication "Plant the Right Tree in the Right Place" for placement and maintenance requirements.).
- All landscaping within Port St. Lucie Utility Systems Department (PSLUSD) utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure. All measurements are from outside to outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.
- In locations where the perimeter landscape buffers must be designed to be located in utility easements due to site constraints, the trees, palm trees and shrubs shall be selected from the list in §153.04(8)(3)(d) and used in these areas to meet the landscape buffer requirements. Trees and palm trees may be planted not less than seven (7) feet from the underground PSLUSD infrastructure. The remainder of the landscape strip shall be planted with grass and ground cover.



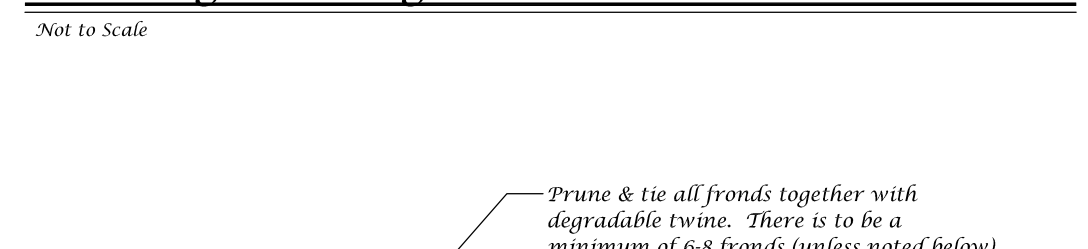
Guy Wire Attachment Detail



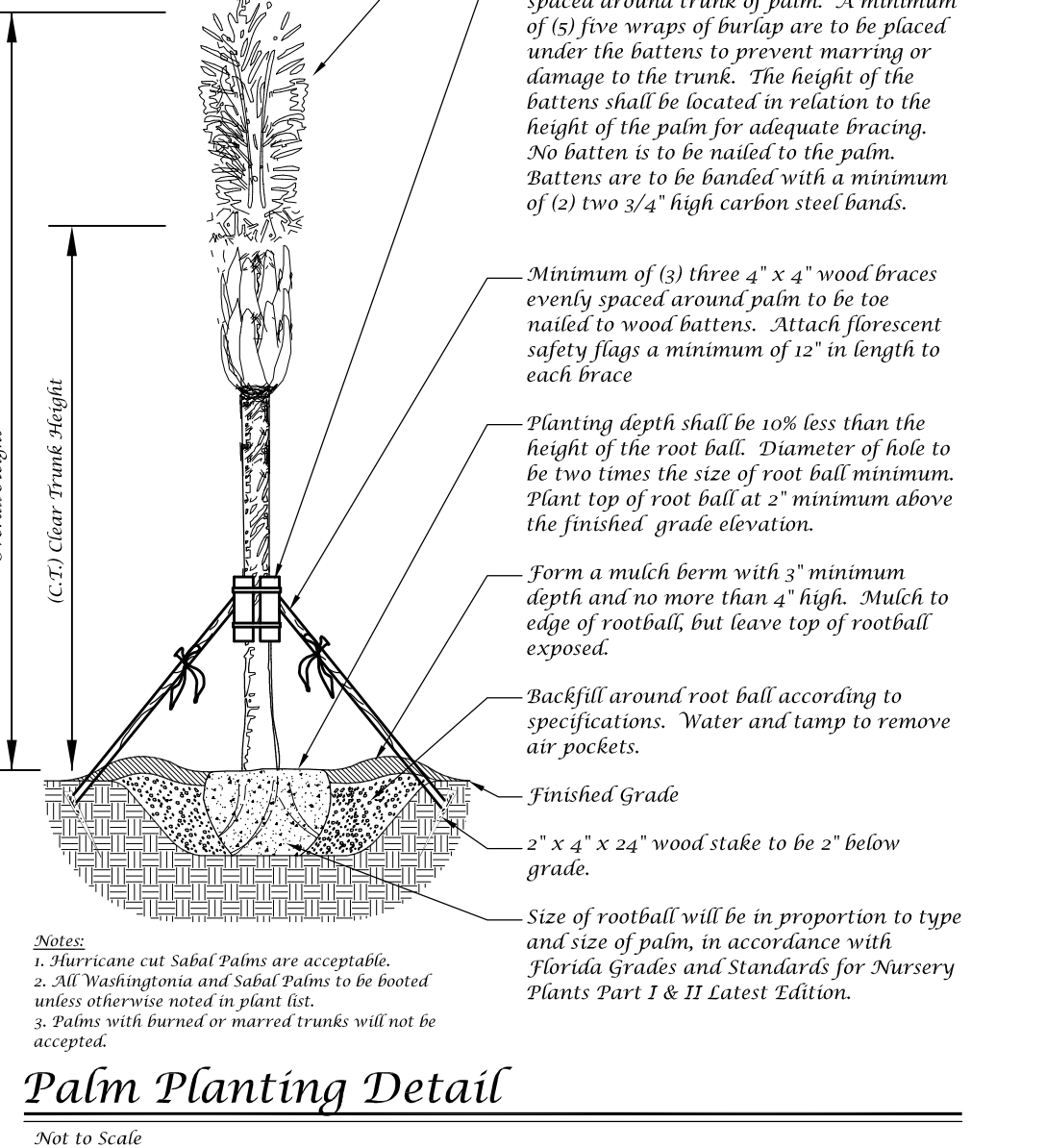
Staking Detail



Drainage Testing Detail



Palm Planting Detail



Ground Cover Detail



Port St. Lucie Engineering Department Notes

- The landscape plans meet the City's sight distance and clear zone requirements from Section 158.204 of the Code for 10' requirements.
- All required landscape improvements must be inspected and approved by the City of Port St. Lucie prior to the issuance of a Certificate of Occupancy.
- Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
- All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
- Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

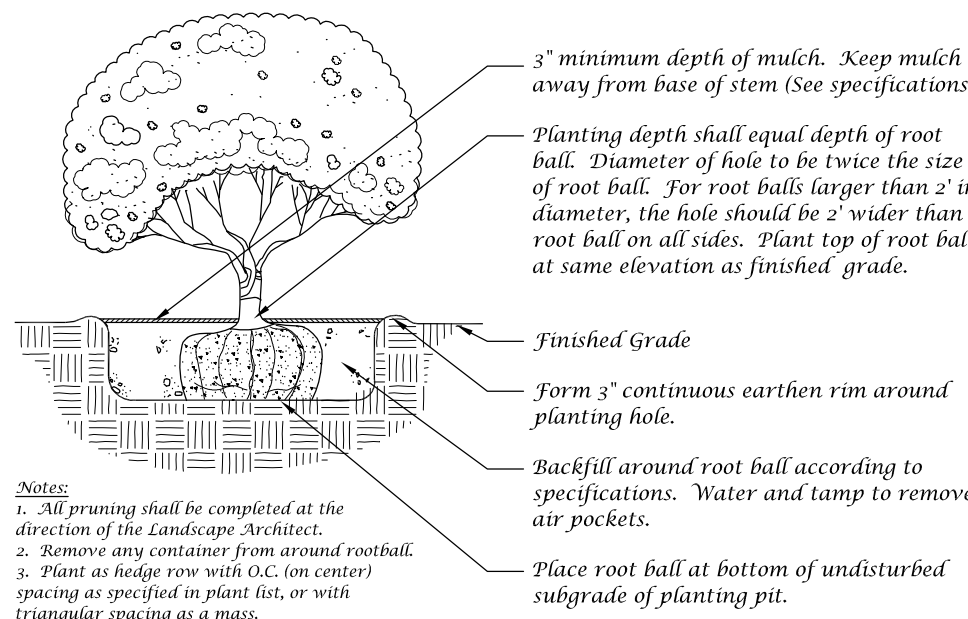
Landscape Plan



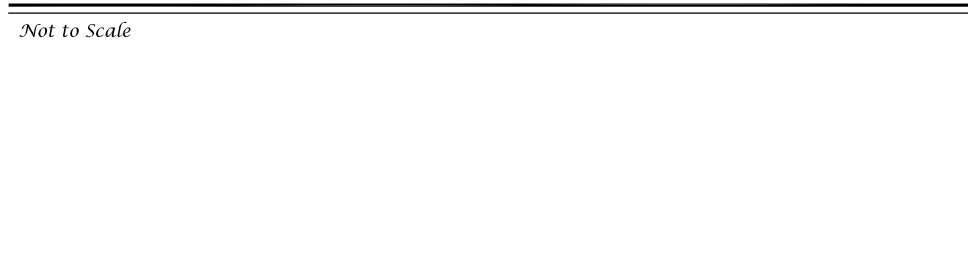
Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

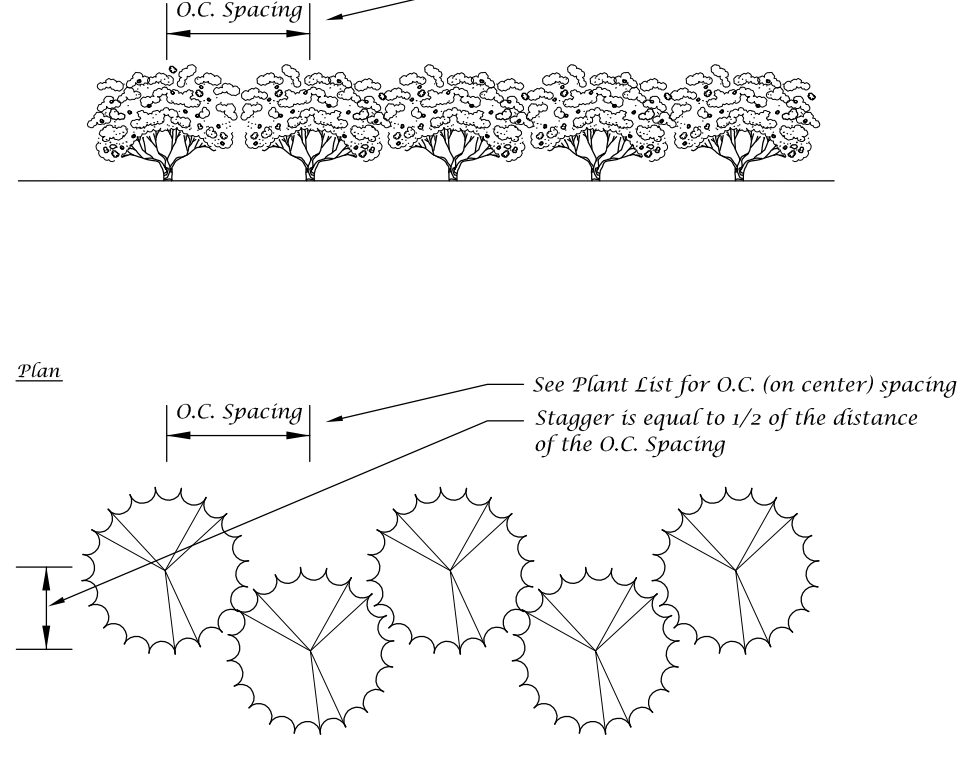
900 East Ocean Boulevard, Suite 130D
Stuart, Florida 34994
(772) 344-2340
LC: 26000198



Shrub Detail



Staggered Shrub Detail



City Project Number: P21-003

Vitas Tradition

City of Port St. Lucie, Florida

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 20-1007

Drawn By JWS

Submittal Dates 3-1-2021

3-9-2021

Revision Dates

25' WestBufferChange 3-9-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

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