

**GENERAL NOTES**  
 PROJECT NAME : FRESNILLO ENTERPRISES Inc.  
 OWNER : FRESNILLO ENTERPRISES Inc.  
 3073 SW ANN ARBOR RD  
 PORT ST LUCIE, FL 34953  
 LOCATION : 2165 NW COMMERCE LAKES DR.  
 LAND USE : CS  
 LAND ZONING : IN  
 LEGAL DESCRIPTION : LOT 22, BLOCK B, OF G.O. TEAM INDUSTRIAL PARK UNIT THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 2 & 2A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 SAID LAND CONTAINS 1.36 ACRES, MORE OR LESS.  
 331570300110004  
 20.20 FEET  
 ONE  
 PIN :  
 BUILDING HEIGHT :  
 NUMBER OF STORIES :  
 UTILITIES :  
 ELECTRICAL : FPL  
 WATER & SEWER : G.O. TEAM DISTRICT UT.  
 TELEPHONE : ATT  
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

**MAINTENANCE AND CLEANING STATEMENT:**  
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(g)

**AREA TABULATION:**

SITE COVERAGE	ACREAGE	SF	% OF SITE
EXIST. WAREHOUSE AREA	0.0679	2,960	5.03
EXIST. OFFICE AREA	0.0055	240	0.41
PROP. WAREHOUSE AREA	0.1791	7,800	12.26
PROP. OFFICE AREA	0.0207	900	1.53
<b>BUILDING TOTAL</b>	<b>0.2732</b>	<b>11,900</b>	<b>20.24</b>
EXIST. PAVED AREA	0.2541	11,069	18.82
EXIST. SIDEWALKS/PADS	0.0069	300	0.51
PROP. PAVED AREA	0.3153	13,733	23.36
PROP. SIDEWALKS/PADS	0.0080	350	0.59
<b>PAVEMENT IMPERVIOUS TOTAL</b>	<b>0.5843</b>	<b>25,452</b>	<b>43.28</b>
<b>TOTAL IMPERVIOUS</b>	<b>0.8575</b>	<b>37,352</b>	<b>63.52</b>
GREEN AREA/OPEN SPACE	0.4923	21,449	36.48
<b>TOTAL</b>	<b>1.3498</b>	<b>58,801</b>	<b>100.00</b>

**PARKING CALCULATIONS:**  
 PARKING SPACES REQUIRED :  
 OFFICE AREAS : 1140SFx1 PKG SPACE/200 SF = 6.0 PKG SPACES  
 WAREHOUSE AREAS : 10760SFx1 PKG SPACE/500 SF = 22.0 PKG SPACES  
**TOTAL REQUIRED = 28.0 PKG SPACES**  
 PARKING PROVIDED : 29 REGULAR PKG & 2 H.C. = 31.0 PKG SPACES

**BUILDING SETBACKS:**

	REQUIRED	EXISTING BUILDING	PROPOSED BUILDING
FRONT	25.00 FT	82.00 FT	62.70 FT
REAR	15.00 FT	81.27 FT	15.00 FT
LEFT SIDE	10.00 FT	20.00 FT	145.08 FT
RIGHT SIDE	10.00 FT	189.08 FT	46.00 FT

**FLOOD ZONE MAP:**  
 PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C0260J EFFECTIVE DATE 2-16-2012

**DRAINAGE STATEMENT:**  
 PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH SFWMD & CITY OF PORT ST. LUCIE DRAINAGE REQUIREMENTS AS WELL AS RESERVE PARK DRAINAGE SYSTEM.

**HAZARDOUS WASTE STATEMENT:**  
 ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS

**ENVIRONMENTAL STATEMENT:**  
 PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.

**APPLICATION FEE STATEMENT:**  
 THE APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.

**TRAFFIC STATEMENT:**  
 AVERAGE TRIPS PER DAY : 14 TRIPS/DAY TRUCK TRIPS  
 AM PEAK HOUR TRIPS : 2 TRIPS/HR  
 PM PEAK HOUR TRIPS : 2 TRIPS/HR  
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)  
 GENERAL LIGHT INDUSTRIAL CODE 150, ITE MANUAL 11<sup>th</sup> Edition



48 HOURS BEFORE DIGGING  
 CALL TOLL-FREE  
**1-800-432-4770**  
 SUNSHINE STATE ONE CALL  
 OF FLORIDA, INC  
 UNDERGROUND UTILITIES NOTIFICATION CENTER

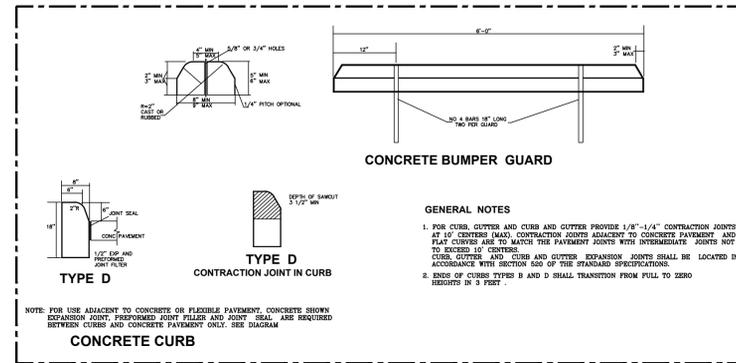
SCALE 1"=20'

**ABRAHAM CHABAB, Inc.**  
 FL. BOARD OF PROF. ENG. AUTH.#26790  
 1391 NW St. Lucie West Blvd #411  
 PORT ST. LUCIE FL. 34986  
 Email agchabab1@msn.com  
 Ph: 772-475-6630

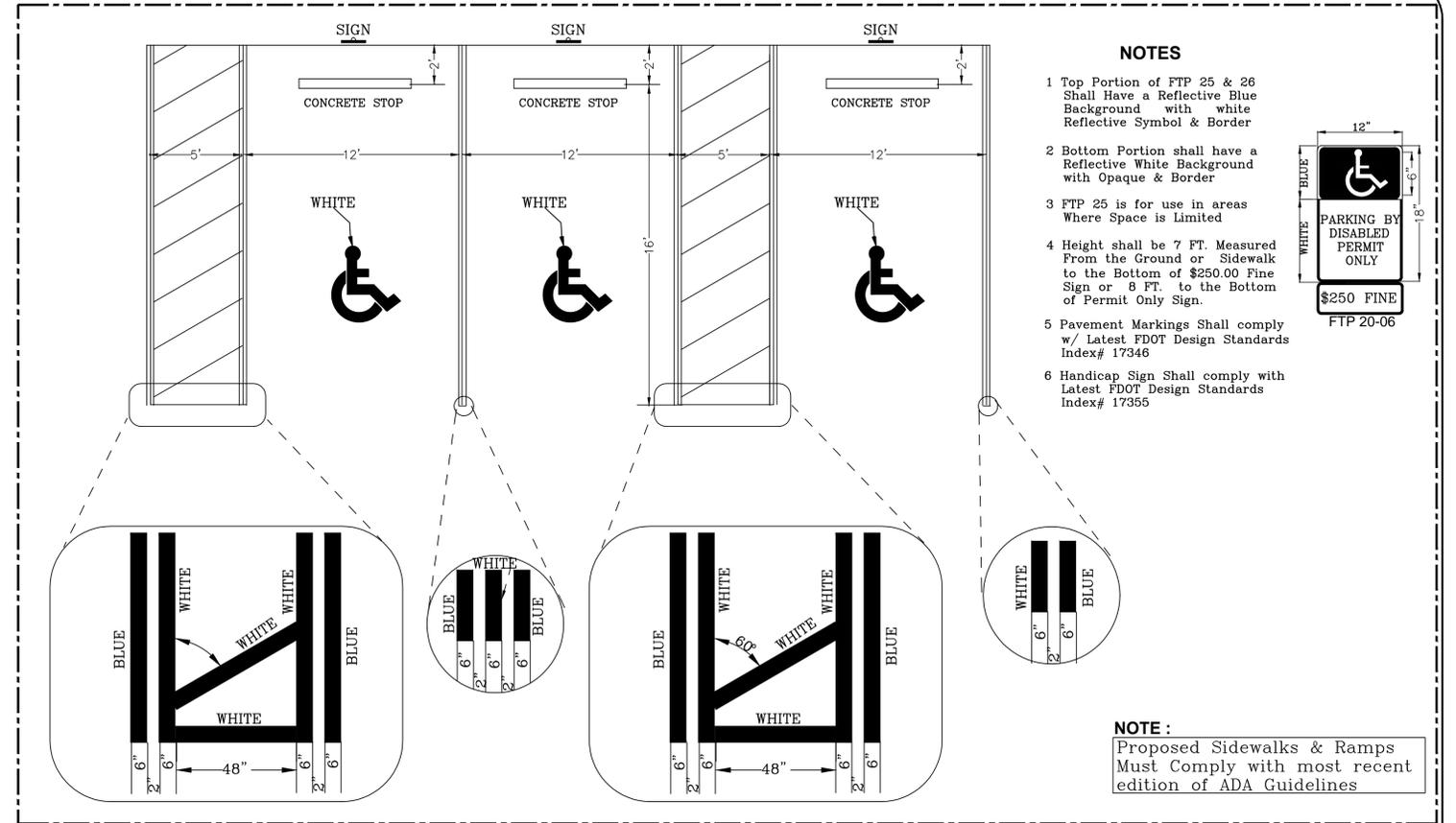
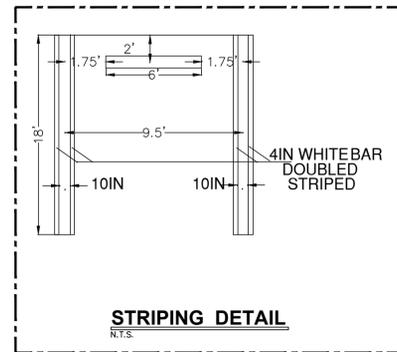
**FRESNILLO ENTERPRISES Inc.**

**SITE PLAN**

DESIGNED BY	AC	REVISIONS	DATE
DRAWN BY	AC		
DATE	Feb. 12/2022		
SHEET	1 OF 2		

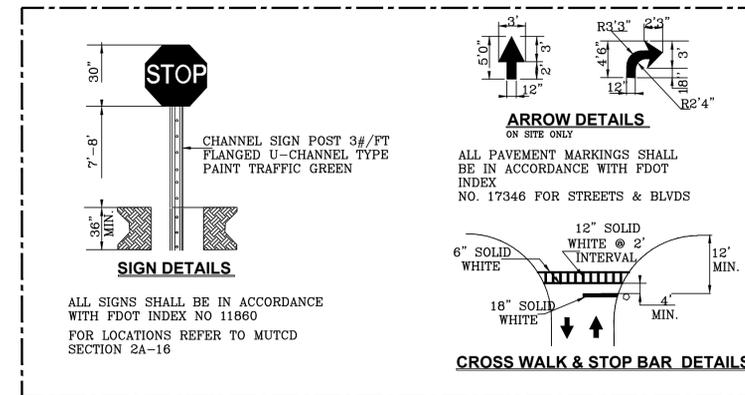
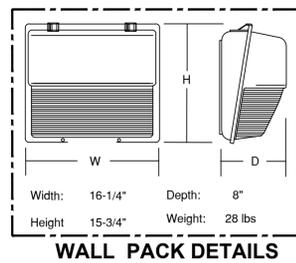


**CURB DETAIL**  
N.T.S.

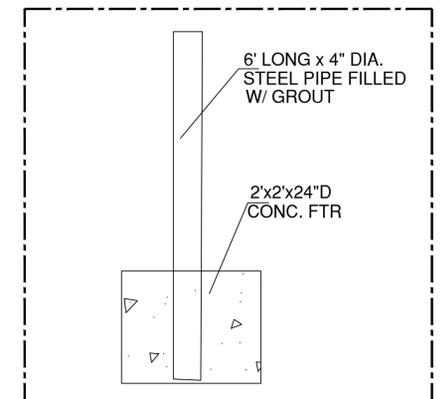


H.C. Pavement Markings and Signs shall comply with Latest FDOT Standards

**H.C. PAVEMENT MARKING DETAIL**  
N.T.S.



**SIGN & PAVEMENT MARKING DETAILS**  
N.T.S.



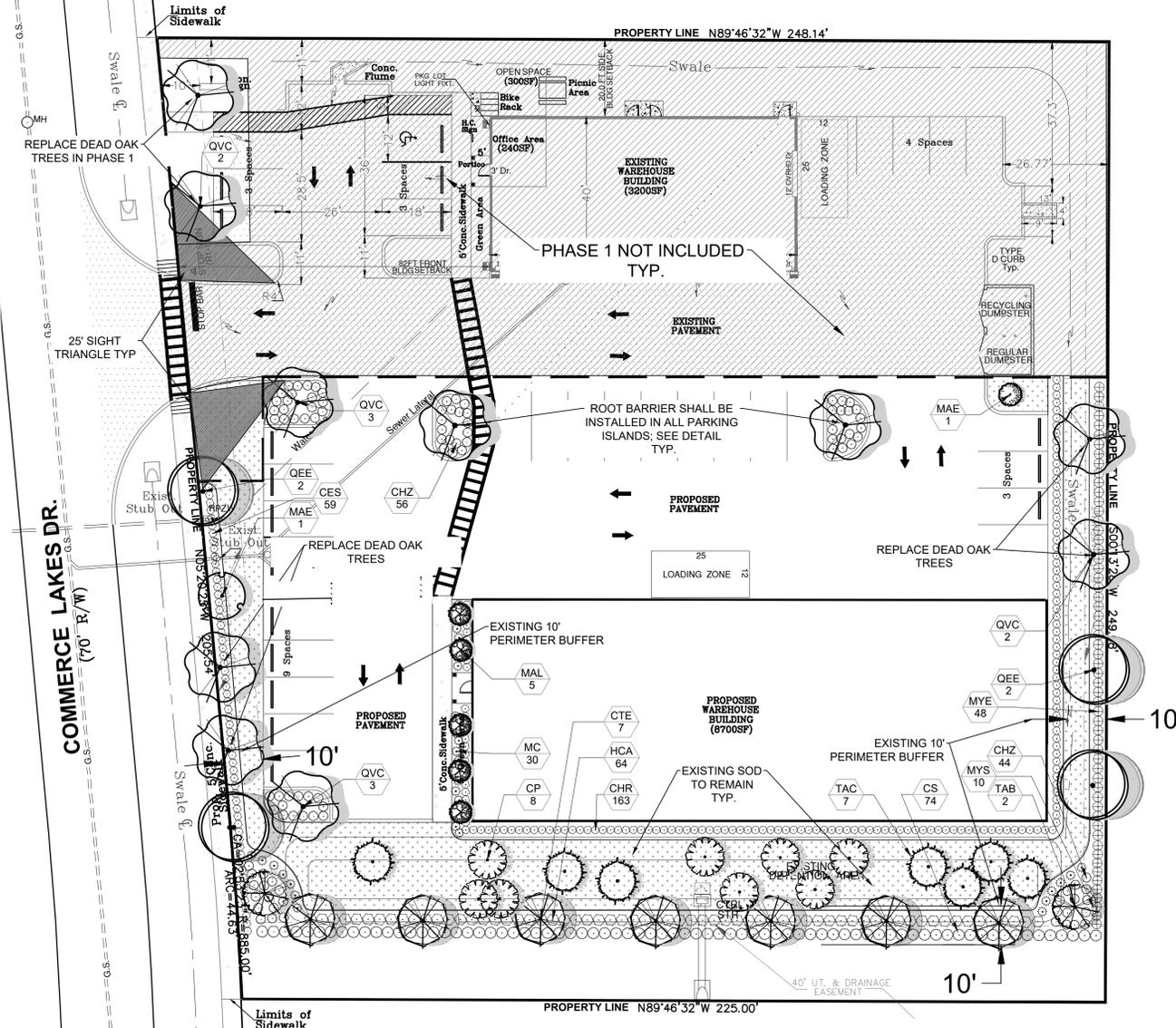
**BOLLARD DETAIL**  
N.T.S.

CITY OF PORT ST. LUCIE  
PROJECT NO. P17-247-A1

<p><b>ABRAHAM CHABAB, Inc.</b> FL. BOARD OF PROF. ENG. AUTH.#26790</p>	<p><b>FRESNILLO ENTERPRISES Inc.</b></p>	DESIGNED BY AC	REVISIONS	DATE
		DRAWN BY AC		
<p>1391 NW St. Lucie West Blvd #411 PORT ST. LUCIE FL. 34986</p> <p>Email agchababi@msn.com Ph: 772-475-6630</p>	<p><b>SITE PLAN DETAILS</b></p>	DATE Jly 2/2022		
		SHEET 2 OF 2		

**PLANT SCHEDULE LS**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CTE	7	Conocarpus erectus	Green Buttonwood	45G	12' HT	6'W	EXISTING TO REMAIN	Native	2.5" Caliper
			<b>* 'B' TREE, COUNTED AS 3 CREDITS</b>							
	MAE	1	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	CG	12' HT	5'W	EXISTING TO REMAIN	Native	2.5" Caliper
	MAL	5	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	CG	12' HT	5'W	FTB, SP	Native	2.5" Caliper
	MAE	1	Mangifera indica	Mango	CG	12' HT	6'W	EXISTING TO REMAIN	Non-native	2.5" Caliper
	QEE	4	Quercus virginiana	Southern Live Oak	45G	12' HT	6'W	EXISTING TO REMAIN	Native	2.5" Caliper
	QVC	10	Quercus virginiana	Southern Live Oak	45G	12' HT	6'W	SP	Native	2.5" Caliper
	TAB	2	Tabebuia caraiba	Silver Trumpet	45G	12'	6'W	SP	Non-native	2.5" Caliper
			<b>* 'B' TREE, COUNTED AS 1 CREDIT</b>							
	TAC	7	Taxodium distichum	Bald Cypress	FG	12' HT	6'W	SP	Native	2.5" Caliper
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CP	8	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SLK, HC, SP	Native	
			<b>* 'B' TREE, COUNTED AS 4 CREDITS</b>							
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CHR	163	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	CHZ	100	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3G	24" HT	18"W	F	Native	
	CS	74	Clusia guttifer	Small Leaf Clusia	3G	30"HT	24"W	EXISTING TO REMAIN	Non-native	
	CES	59	Conocarpus erectus	Green Buttonwood	3G	24" HT	24"W	EXISTING TO REMAIN	Native	
	HCA	64	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native	
	MC	30	Muhlenbergia capillaris	Pink Muhly Grass	1G	24" HT	18"W	F	Native	
	MYE	48	Myrcianthes fragrans	Simpson's Stopper	3G	24" HT	18"W	EXISTING TO REMAIN	Native	
	MYS	10	Myrcianthes fragrans	Simpson's Stopper	3G	24" HT	18"W	F	Native	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD					



**Overall Site Data:**

Total Site Area: 58,800 sf. (1.35 Ac.)  
 Existing Zoning: IND  
 Land Use Designation: CS

Required Trees:	Native %	# of Species	Flowering%	Drought Tolerant%	*Palm%
East, West, & South Perimeter (Offstreet Parking Landscape Strip:(545/30) 18					
Building(s) Foundation Perimeter: (412/30) 14 (Includes Loading Zone)					
Parking Islands: (4)					
<b>Total:</b>	<b>36</b>	<b>50%=18</b>	<b>4</b>	<b>20%=7</b>	<b>50%=18</b>
<b>Total:</b>	<b>36</b>	<b>30</b>	<b>7</b>	<b>7</b>	<b>30</b>

Required Shrubs:	Native%	Drought Tolerant%
East, West, & South Perimeter (Offstreet Parking Landscape Strip:(545/2) 273		
Building(s) Foundation Perimeter: (412/1.5) 275 (Includes Loading Zone)		
<b>Total:</b>	<b>548</b>	<b>25%=137</b>
<b>Total:</b>	<b>548</b>	<b>410</b>

Provided Shrubs:	Native	Drought Tolerant
<b>Total:</b>	<b>548</b>	<b>410</b>

**PSLUSD Notes for Landscape Plan**

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 153 of the City of Port Saint Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant, or sewer cleanout, etc.

**General Landscape Notes**

- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of .70.
- All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will maintained at a height of no less than 6' above the road crown.

**Index of Drawings**

Landscape Plan	LA-1
Existing Tree Disposition Plan	LA-2
Details & Specifications	LA-3

**PROJECT NO. P22-247-A1**

Project Team  
 Landscape Architect:  
 LANDSCAPE ARCHITECTURAL SERVICES, LLC  
 1708 SE Joy Haven Street  
 Port St. Lucie, FL 34983  
 (772) 631-8400 | Paul@las-fl.com  
 Civil Engineer:  
**ABRAHAM CHABAB, Inc.**  
 FL BOARD OF PROF. ENG. REG. #0714-00990  
 1391 NW St. Lucie West Blvd #411  
 Port St. Lucie FL 34986  
 Email: aqchabab1@gmail.com  
 Ph: 772-475-9630

**FRESNILLO ENTERPRISES INC.**  
 2165 NW COMMERCE LAKES DR.  
 City of Port Saint Lucie, Florida  
**Landscape Plan**

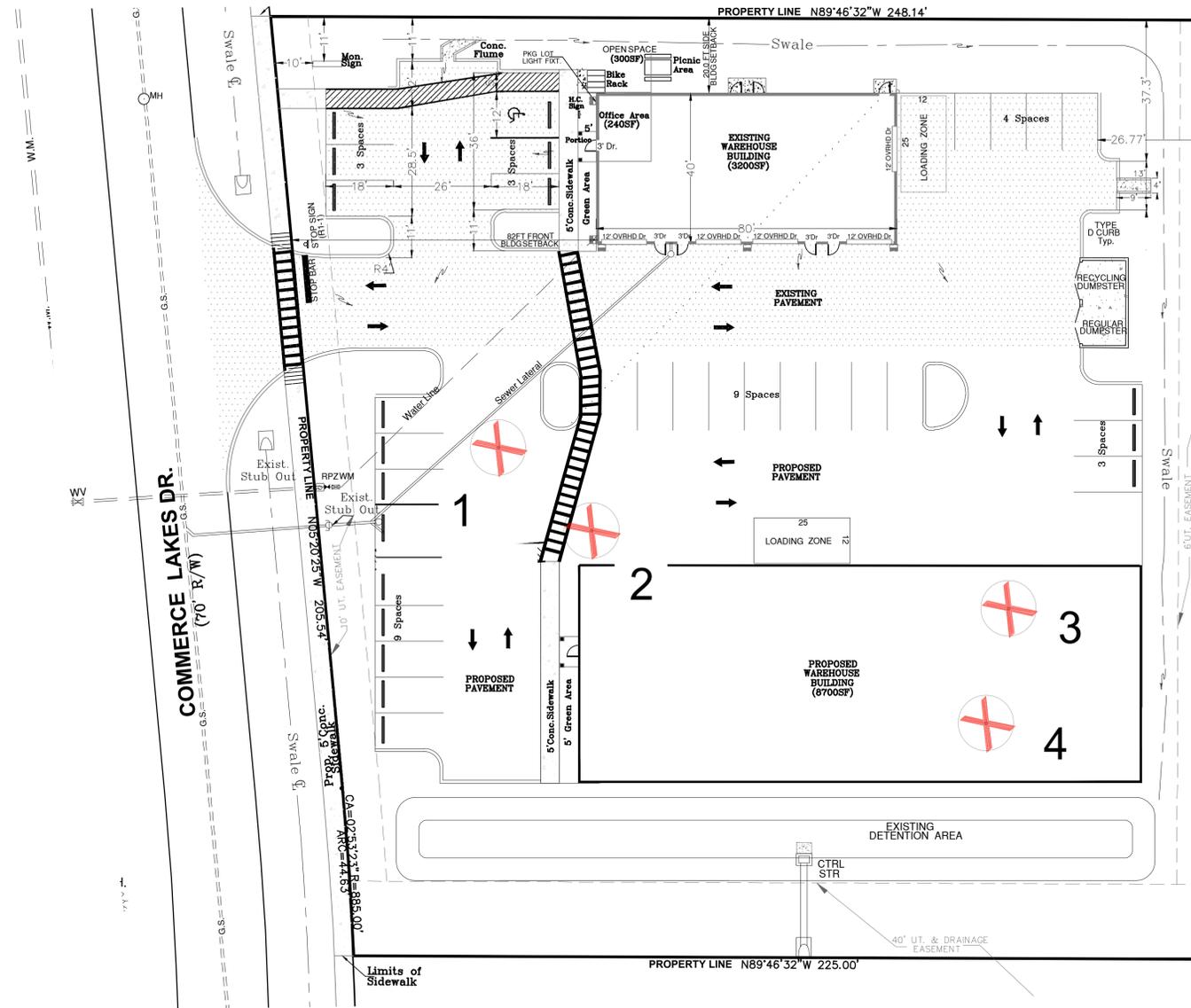
Revisions

Date	Init.	Description
8.02.22	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT  
  
 PAUL A. GOULAS  
 LA 6666807  
 STATE OF FLORIDA  
 PAUL GOULAS, RLA  
 FLORIDA REG. # LA6666807

Drawn By: PG  
 Checked By: PG  
 Municipal Project:  
 Scale:  
  
 SCALE: 1" = 20'  
 0 10' 20' 40'  
**LA-1**

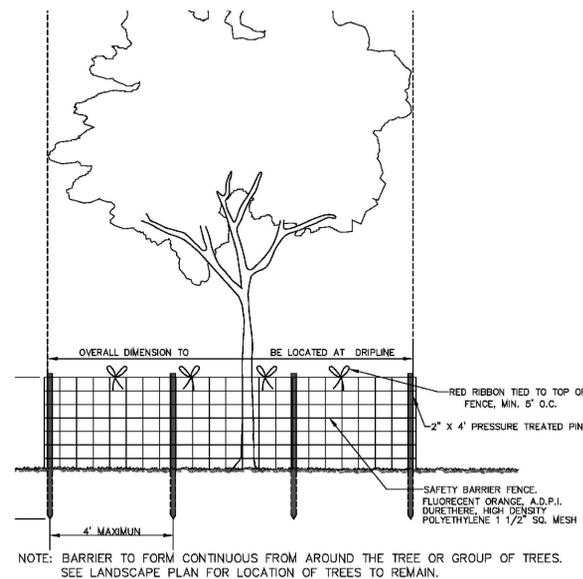




**MITIGATION DATA**

Existing Trees:	Disposition / Replacement Required / Preserved Credits
1. <i>Pinus elliotti</i> , Slash Pine, 14" DBH	To be Removed / 14" Mitigation Required
2. <i>Pinus elliotti</i> , Slash Pine, 12" DBH	To be Removed / 12" Mitigation Required
3. <i>Pinus elliotti</i> , Slash Pine, 14" DBH	To be Removed / 14" Mitigation Required
4. <i>Pinus elliotti</i> , Slash Pine, 12" DBH	To be Removed / 12" Mitigation Required

TOTAL PROTECTED TREE REMOVED INCHES: 52"  
 \*THIS SITE DOES HAVE THE CAPACITY TO HOLD MITIGATION TREES. A FEE ESTABLISHED BY THE CITY COUNCIL WILL BE PAID INTO THE CITY TREE FUND IN LIEU OF PLANTING MITIGATION TREES ON SITE.



**TREE PROTECTION DETAIL**  
 NOT TO SCALE

- No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
- Existing understory shall be maintained in areas of undisturbed native vegetation.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
- Construct Tree Protection Barricade to cover the Critical Root Zones to the furthest extent possible without interfering with proposed pavement & grading.



PROJECT NO. P17-247-A1

Project Team  
 Landscape Architect:  
**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC  
 1708 SE Joy Haven Street  
 Port St. Lucie, FL 34983  
 (772) 631-8400 | Paul@las-fl.com  
 Civil Engineer:  
**ABRAHAM CHABAB, Inc.**  
 FL BOARD OF PROF. ENG. NO. 10771400790  
 1391 NW St. Lucie West Blvd #411  
 PORT ST. LUCIE FL 34986  
 Email: aqchhabab@mnm.com  
 Ph: 772-475-0630

**FRESNILLO ENTERPRISES INC.**  
 2165 NW COMMERCE LAKES DR.  
 City of Port Saint Lucie, Florida  
**Existing Tree Disposition Plan**

Revisions		
Date	Init.	Description
8.02.22	PG	1st Submittal

PAUL GOULAS, RLA  
 FLORIDA REG. # LA666807

Drawn By: PG  
 Checked By: PG  
 Municipal Project:  
 Scale:  
  
 SCALE: 1" = 20'  
 0 10' 20' 40'  
**LA-2**

**LANDSCAPE SPECIFICATIONS:**

**PART 1: GENERAL CONDITIONS**

- 1.01 SCOPE:**  
 A. The Landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:**  
 A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:**  
 A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:**  
 A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.  
 B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.  
 C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:**  
 A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.  
 B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.  
 C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:**  
 A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:**  
 A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:**  
 A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.  
 B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:**  
 A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.  
 B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:**  
 A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.  
 B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:**  
 A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:  
 1. A financial statement showing assets and liabilities of the company current to date.  
 2. A listing of not less than (3) completed projects of similar scope and nature.  
 3. Permanent name and address of place of business.  
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:**  
 A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.  
 B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:**  
 A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

**PART 2: MATERIALS**

- 2.01 PLANT MATERIALS:**  
 A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.  
 B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.  
 C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.  
 D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.  
 E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.  
 F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION**  
 A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the 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. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:**  
 A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.  
 B. Plants with broken, damaged or insufficient rootballs will be rejected.  
 C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.  
 D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:**  
 A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.  
 B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.  
 C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.  
 D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05 PROTECTION DURING PLANTING:**  
 A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark stripping by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:**  
 A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:**  
 A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.  
 B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.  
 C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:  
 1 gallon container 1 tablet  
 3 gallon container 2 tablets  
 5 gallon container 3 tablets  
 7 gallon 5 tablets

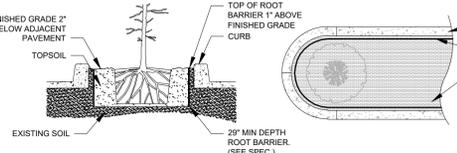
Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) and for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:**  
 A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.  
 B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

**PART 3: EXECUTION**

- 3.01 DIGGING:**  
 A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:**  
 A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.  
 B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:**  
 A. Planting shall take place during favorable weather conditions.  
 B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.  
 C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.  
 D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".  
 E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.  
 F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:  
 1 Gallon material (1 gal.) 12" x 12" x 12" min.  
 3 Gallon material (3 gal.) 20" x 20" x 18" min.  
 Leno material (7 gal.) 30" x 30" x 24" min.  
 Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.  
 G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.  
 H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.  
 I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling.  
 J. All flagging ribbon shall be removed from trees and shrubs before planting.  
 K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.  
 L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

- 3.04 PRUNING:**  
 A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.  
 B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.  
 C. Trees shall not be potted or topped.  
 D. Remove all trimmings from site.



**SPECIAL APPLICATIONS ROOT BARRIER DETAIL**  
 NOTES:  
 1. ROOT BARRIER SHALL BE "BIO-BARRIER 25" DEPTH OR APPROVED EQUAL.  
 2. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- 3.05 GUYING:**  
 A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.  
 B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.  
 D. Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.  
 E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.  
**3.06 WATER:**  
 A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.  
 B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:**  
 A. The Landscape Contractor shall sod all areas indicated on the drawings.  
 B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.  
 C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.  
 D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.  
 E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.  
 F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.  
 G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, paving and wood borders to allow for building turf.  
 H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

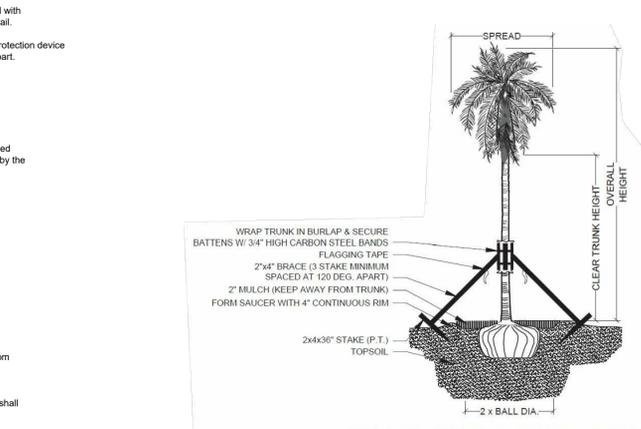
- 3.08 SEEDING:**  
 A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.  
 B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.  
 C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.  
 D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:**  
 A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clear" when completed with his work.
- 3.10 MAINTENANCE:**  
 A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.  
 B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.  
 C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.  
 D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.  
 E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:**  
 A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.  
 B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.  
 C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.  
 D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

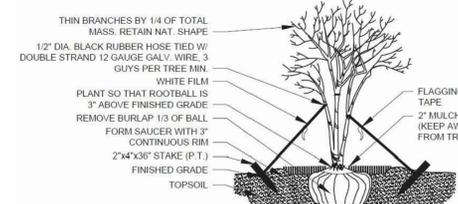
**DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS**

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

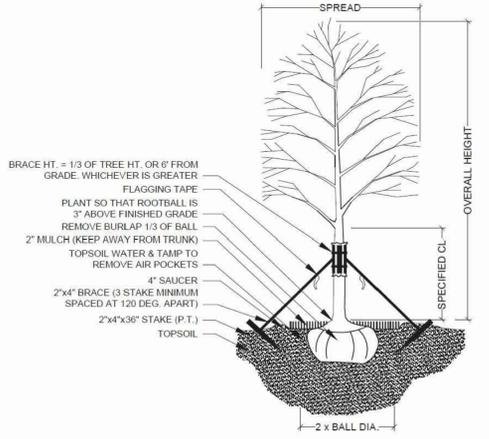
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.  
 B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.  
 C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL).  
 D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.  
 E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



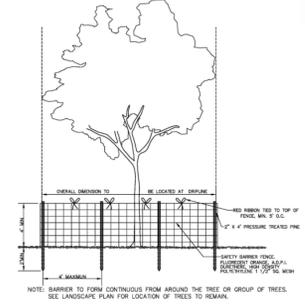
**PALM PLANTING - ANGLE STAKE**  
 NOT TO SCALE



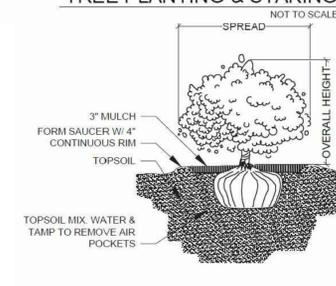
**MULTI-TRUNK PLANTING & GUYING**  
 NOT TO SCALE



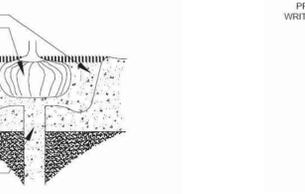
**TREE PLANTING & STAKING**  
 NOT TO SCALE



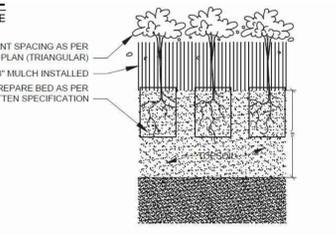
**TREE PROTECTION DETAIL**  
 NOT TO SCALE



**SHRUB PLANTING**  
 NOT TO SCALE



**DRAINAGE TESTING DETAIL**  
 NOT TO SCALE



**GROUNDCOVER PLANTING DETAIL**  
 NOT TO SCALE

Project Team  
 Landscape Architect:  
**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC  
 1708 SE Joy Haven Street  
 Port St. Lucie, FL 34983  
 (772) 631-8400 | Paul@las-fl.com  
 Civil Engineer:  
**ABRAHAM CHABAB, Inc.**  
 FL BOARD OF PROF. ENG. AUTH. #28790  
 1391 NW 31st Avenue, West Blvd #411  
 Port St. Lucie, FL 34986  
 Email: achabab1@msn.com  
 Ph: 772-478-8630

**FRESNILLO ENTERPRISES INC.**  
 2165 NW COMMERCE LAKES DR.  
 City of Port Saint Lucie, Florida  
**Landscape Details & Specifications**

Revisions		
Date	Init.	Description
8.02.22	PG	1st Submittal

PAUL A. GOULAS, RLA  
 LA 666607  
 STATE OF FLORIDA  
 PAUL GOULAS, RLA  
 FLORIDA REG. # LA666607

Drawn By: PG  
 Checked By: PG  
 Municipal Project:  
 Scale:

**LA-3**