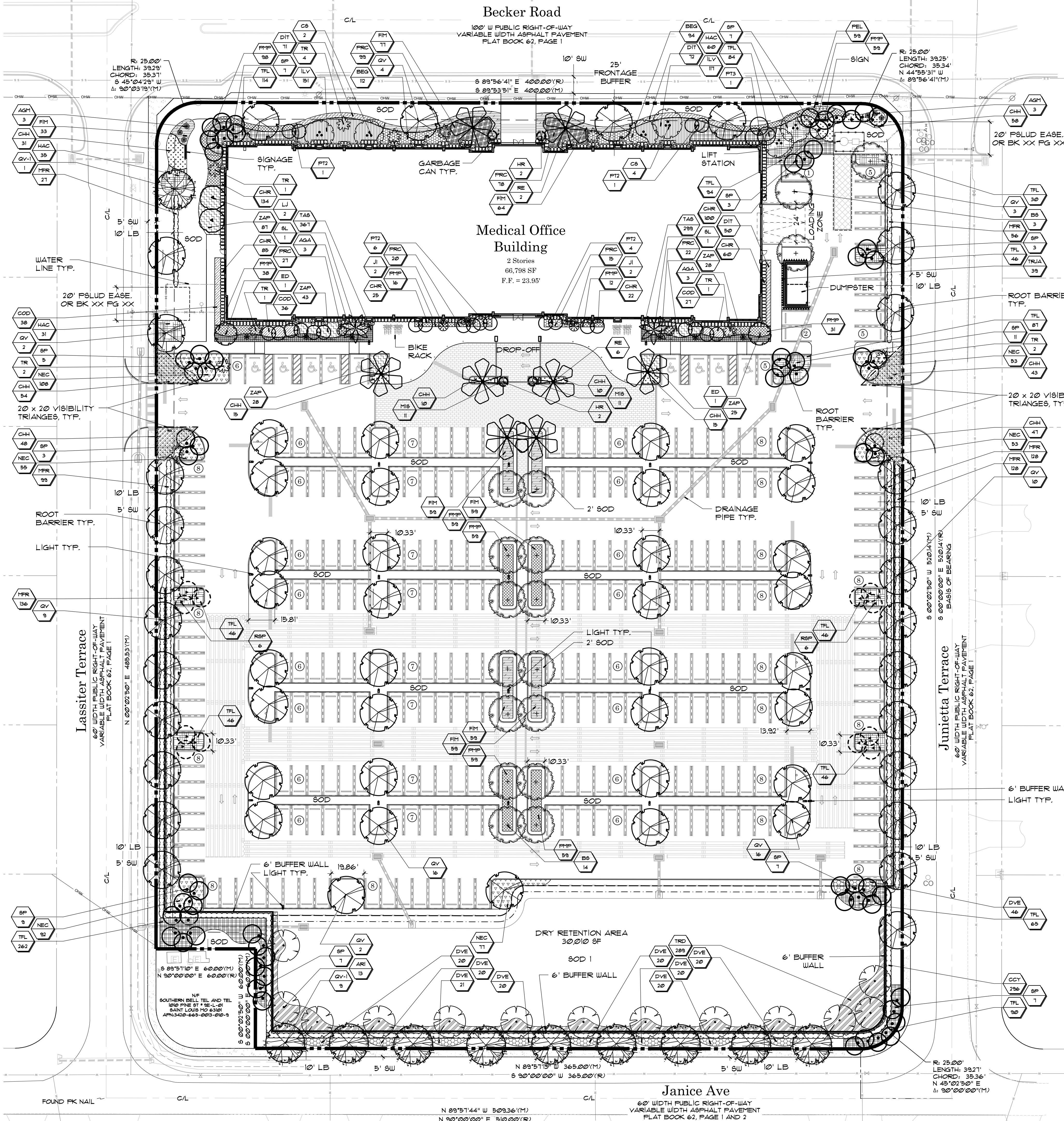


FILE: N:\BECKER ROAD MOB - PSL - 23-010\DRAWING FILES\CURRENT\BECKER ROAD MOB LANDSCAPE PLAN_0318-2024.DWG
 PLOTTED: 5/12/24 AT 10:41 AM BY ANVA
 XREFS: 23-002-SR\REV.DWG XSLR\REV.23-1320.DWG



Landscape Legend

| | | | |
|--|---|--|--------------------------------|
| | Live Oak - 2.5' Cal. (Type A) | | Royal Palm (Type A) |
| | Live Oak - 3' Cal. (Type A) | | Sabal Palm (Type B) |
| | Gumbo Limbo (Type A) | | Relocated Sabal Palm (Type B) |
| | Florida Red Flame Maple (Type A) | | Triple Alexander Palm (Type B) |
| | Silver Buttonwood (Type B) | | Double Alexander (Type B) |
| | Wax Privet (Type B) | | Florida Thatch Palm 'Triple' |
| | Japanese Blueberry (Type B) | | Variegated Agave |
| | Pink Hibiscus Standard (Flowering Accent) | | Spineless Agave |
| | Jatropha Standard (Flowering Accent) | | |

| | | | | | |
|--|-------------------------------------|--|---------------------------|--|----------------------|
| | Fakahatchee Grass | | Horizontal Coccolupum | | Ficus 'Green Island' |
| | Florida Gamma Grass | | Apostle's Iris | | Dwarf Podocarpus |
| | Dwarf Firebush | | White African Iris | | Blueberry Flax Lily |
| | Dwarf Yaupon Holly | | Croton 'Mt. Icton' | | Begonia 'Alba' |
| | Coontie | | Philodendron 'Rojo Congo' | | White Pentas |
| | Red Tip Coccolupum Hedge | | Wart Fern | | |
| | Jamaican Caper Hedge | | Asian Jasmine | | |
| | Simpson's Stopper Hedge | | | | |
| | Confederate Jasmine Vine on Trellis | | | | |

*(HEDGE MATERIAL TO BE 24" MINIMUM AT PLANTING, SPACING 30" O.C. MAX.)

NATIVE UPLAND HABITAT NOTES:
 TOTAL SITE ACREAGE: 5.8AC.
 5.8AC. X 0.25 = 1.45AC OF NATIVE UPLAND REQUIRED TO BE PRESERVED
 1.45AC. TO BE MITIGATED AT 15:1 RATIO = 2.175AC.
 2.175AC. X 125.00\$ = \$4,385.275.

GENERAL LANDSCAPE NOTES:

- Plant descriptions are for minimum acceptable specifications. All criteria listed for container size, caliper, height, spread, etc. must be met for plant material acceptance. For example, if a three gallon shrub does not meet the height or spread specification, it will not be accepted.
- If specified plants are unavailable at time of construction, contractor may replace specified plants with plants approved by Landscape Architect and city staff.
- All open space areas within the property shall be sodded unless paved, seeded and mulched or planted with shrubs and groundcover.
- All landscaped areas will be 100% irrigated with a central automatic irrigation system including a rain sensor.
- Contractor to replace any existing sod or other plant materials damaged during construction in areas that are outside proposed landscape as shown on the plan.

CITY OF PORT ST. LUCIE LANDSCAPE NOTES:

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, FSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with FSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest FSLUSD 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 FSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a FSLUSD appurtenance such as a water meter assembly, back-flow device, fire hydrant or sewer cleanout, etc.

CITY OF PORT ST. LUCIE CODE COMPLIANCE STATEMENT
 All landscape design, specifications, and installation shall be in conformance with Chapter 154 of the City of Port St. Lucie Code of Ordinances and the Becker Road District Design Standards Manual.

PSL # P23-199
 FSLUSD # 11-953-00

Scale: 1"=30'
 Sheet No. LP-1
 23-0106

2GHO INC.
 Landscape Architects
 Planners
 Environmental
 Consultants

1907 Commerce Lane
 Suite 101
 Jupiter, Florida 33458
 561-575-9557
 561-575-5260 FAX
 www.2gho.com

Preliminary Landscape Plan
Medsquare Becker Road
 City of Port St. Lucie, Florida

Designed: ACE
 Drawn: ACE
 Approved: GGG/EOM/MT/DSS
 Date: 10.31.2023
 Job no: 23-0106
 Revisions: 02.05.2024
 03.18.2024
 05.01.2024

LC 0000111
 Sheet Title:
Landscape Development Plan
 Scale: 1"=30'
 Sheet No. LP-1
 23-0106

Landscape Data

PER BECKER ROAD OVERLAY DISTRICT DESIGN STANDARDS MANUAL AMENDMENT NO. 2 CITY OF PSL 03-14-2022

| Buffer Type | Required | Proposed | Totals | |
|--|--|--|--|--|
| | | | Type A Trees | Type B Trees |
| Frontage Buffer (North): 430 LF • 1 TYPE A / 2 TYPE B TREES PER 40 LF 1 SHRUB PER 3 LF, 1 SF GROUNDCOVER PER 2 LF | 11 TYPE A TREES 143 SHRUBS 215 GROUNDCOVER | TOTAL TREES: 11 • 6 TYPE A • 10 TYPE B 375 SHRUBS 288 GROUNDCOVER | 4 QV (LIVE OAK) 2 RE (ROYAL PALM) | 6 CS (SILVER BUTTONWOOD) 1 PT3 (TRIPLE ALEXANDER) 3 SP CLUSTERS (SABALS) • 9 SP TOTAL |
| East Parking Lot Buffer: 410 LF • 1 TREE PER 30 LF (A OR B) 1 SHRUB PER 2 LF | 14 TREES 205 SHRUBS | TOTAL TREES: 14 274 SHRUBS | 12 QV (LIVE OAK) 2 SP CLUSTERS (SABALS) • 6 SP TOTAL | |
| West Parking Lot Buffer: 410 LF • 1 TREE PER 30 LF (A OR B) 1 SHRUB PER 2 LF | 14 TREES 215 SHRUBS | TOTAL TREES: 14 278 SHRUBS | 12 QV (LIVE OAK) 2 SP CLUSTERS (SABALS) • 6 SP TOTAL | |
| Detention (South) Buffer: 570 LF • 1 TYPE A / 2 TYPE B TREES PER 40 LF 1 SHRUB PER 8 LF, 1 SF GROUNDCOVER PER 8 LF | 14 TYPE A TREES 72 SHRUBS 72 GROUNDCOVERS | TOTAL TREES: 14 • 13 TYPE A • 2 TYPE B 276 SHRUBS 170 GROUNDCOVERS | 13 A3 (RED MAPLE) *ADDITIONAL QV-1 PROVIDED FOR ENHANCED SCREENING | 2 SP CLUSTERS (SABALS) • 6 SP TOTAL |
| Building Foundation: 880 LF • 1 TYPE B TREE PER 30 LF OF WALL 1 SHRUB PER 2 LF OF BLDG. PERIMETER 1 SF GROUNDCOVER PER 3 LF OF BLDG. PERIMETER | 15 TREES 440 SHRUBS 294 GROUNDCOVER | 18 TREES 575 SHRUBS 692 GROUNDCOVER | 2 LJ (LIGUSTRUM) 2 ED (JAPANESE BLUEBERRY) 12 PT2 (DOUBLE ALEXANDER) 2 SL (SATAKENTIA PALM) | |
| Parking Area Landscape: 1 TREE PER ISLAND (A OR B) (*COUNT INCLUDES 12 RSP) | 67 TREES | 67 TREES • 4 ISLANDS WITH RSP (RELOCATED SABALS) | 34 QV (LIVE OAK) 17 BS (GUMBO LIMBO) 4 RE (ROYAL PALM) 8 SP CLUSTERS (SABALS) • 24 SP TOTAL 4 RSP CLUSTERS (RELOCATED SABALS) • 12 RSP TOTAL | |

- * SHADE TREES SHALL HAVE A HEIGHT OF 12', A SPREAD OF 5', AND CALIPER OF 2.5" AT TIME OF PLANTING (154.04(CX2))
- * PALM TREES SHALL HAVE A MINIMUM CT OF 10' AT TIME OF PLANTING (154.04(CX2))
- * TREE/PALM HEIGHTS MAY BE REDUCED TO 8' AROUND BUILDING FACADE (154.04(CX2))
- * 2 TYPE B TREES MAY COUNT FOR 1 TYPE A TREE (BECKER ROAD OVERLAY STANDARDS 5.6)
- * ROYAL PALMS MAY COUNT FOR 1 TYPE A TREE (MIN. 10' CT) (154.04(CX2)), (154 APPENDIX C)
- * A CLUSTER OF 3 SABAL PALMS MAY COUNT AS 1 TYPE B TREE (MIN. 8'-16' CT)
- * A CLUSTER OF 3 SABAL PALMS MAY COUNT AS 1 PARKING LOT ISLAND TREE OR STANDARD BUFFER TREE

Landscape Material Standards

PER CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES

TOTAL REQUIRED SITE-WIDE TREES: 135

- PERCENTAGE OF REQUIRED NATIVE TREES/PALMS (154.04(CX5)): 50% (68 TREES)
- PERCENTAGE OF PROVIDED NATIVE TREES/PALMS (154.04(CX5)): 88% (119 TREES)
- REQUIRED SPECIES MIX (154.04(CX8)): 5 SPECIES MINIMUM
- PROVIDED SPECIES MIX (154.04(CX8)): 10 TREE/PALM SPECIES

TOTAL REQUIRED PARKING LOT TREES (154.04(CX7)): 67

- PERCENTAGE OF REQUIRED SHADE TREES (154.04(CX7)): 75% (49 TREES)
- PERCENTAGE OF PROVIDED SHADE TREES (154.04(CX7)): 76% (51 TREES)

TOTAL REQUIRED TREES (EXCLUDING BUILDING FACADE) (154.04(CX4)): 120

- MAX. PERCENTAGE OF REQUIRED TREES THAT MAY CONSIST OF PALMS (154.04(CX4)): 25% (30 PALM EQUIVALENT TREES)
- PERCENTAGE OF PROVIDED TREES CONSISTING OF PALMS (154.04(CX4)): 24% (28 PALM EQUIVALENT TREES)

Plant List

| TREES | | | | | | | | | | |
|-------|------|-------------------------------|------------------------|--------|--------|-----------|---------|------|--------|--|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | CALIPER | SPACING | D.T. | NATIVE | REMARKS |
| AR1 | 13 | ACER RUBRUM 'FLORIDA FLAME' | FLORIDA FLAME MAPLE | 12' | 5' | 2.5" | A.S. | M | Y | [TYPE A] FULL & THICK, MATCHED |
| BS | 17 | BURSERA SIMARUBA | GUMBO LIMBO | 12' | 5' | 3" | A.S. | V | Y | [TYPE A] 5' C.T. MIN. FULL SPECIMEN |
| CS | 6 | CONOCARPUS ERECTUS 'SERICEUS' | SILVER BUTTONWOOD | 8-10' | 5' | 2.5" | A.S. | V | Y | [TYPE B] FULL DENSE CANOPY, STANDARD |
| ED | 2 | ELAEOCARPUS DECIPiens | JAPANESE BLUEBERRY | 8' | 5' | 3" | A.S. | M | N | [TYPE B] CONICAL, MATCHED; STANDARD |
| HR | 4 | HIBISCUS 'SERRINOLE PINK' | PINK HIBISCUS STANDARD | 6' | 3-4' | 1.5" MIN. | A.S. | M | N | FULL, MATCHED; STANDARD [ACCENT] |
| JL | 4 | JATROPHA INTEGERRIMA | JATROPHA | 6' | 3-4' | 1.5" MIN. | A.S. | L | N | FULL, MATCHED; STANDARD [ACCENT] |
| LJ | 2 | LIGUSTRUM JAPONICUM | WAX PRIVET | 8' | 6-7' | MULTI | A.S. | M | N | [TYPE B] FULL DENSE CANOPY; MATCHED; 3 TRUNK MIN. LIMB UP 3' |
| QV | 62 | QUERCUS VIRGINIANA | LIVE OAK | 12' | 5' | 2.5" | A.S. | V | Y | [TYPE A] FL NO 1 OR BETTER; MINIMUM 5' C.T. |
| QV-1 | 10 | QUERCUS VIRGINIANA | LIVE OAK | 12-14' | 5-6' | 3" | A.S. | V | Y | [TYPE A] FL NO 1 OR BETTER; MINIMUM 5' C.T. |

| PALMS | | | | | | | | | | |
|-------|------|-----------------------|------------------------------|--------|--------|---------|---------|------|--------|--|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | CALIPER | SPACING | D.T. | NATIVE | REMARKS |
| PT2 | 12 | PTYCHOSPERMA ELEGANS | ALEXANDER PALM 'DOUBLE' | 12' | C.T. | DOUBLE | A.S. | M | N | [TYPE B] FULL, DOUBLE TRUNK, MATCHED HEIGHTS SCAR FREE |
| PT3 | 1 | PTYCHOSPERMA ELEGANS | ALEXANDER PALM 'TRIPLE' | 12' | G.W. | TRIPLE | A.S. | L | N | [TYPE B] FULL & THICK, TRIPLE TRUNK, SCAR FREE; -15' C.T. |
| RE | 8 | ROYSTONIA ELATA | ROYAL PALM | 14' | G.W. | HEAVY | A.S. | M | Y | [TYPE A] HEAVY DARK GREEN HEAD, SCAR FREE TRUNKS; MATCHED SPECIMENS; -20' CT |
| SP | 70 | SABAL PALMETTO | SABAL PALM | 8-16' | C.T. | - | A.S. | V | Y | [TYPE B] STAGGER HEIGHTS IN GROUPS, HURRICANE CUT |
| RSP | 12 | SABAL PALMETTO | RELOCATED SABAL PALM | - | - | - | A.S. | M | Y | [TYPE B] RELOCATED ON-SITE |
| SL | 2 | SATAKENTIA LIUKUENSIS | SATAKENTIA PALM | 10' | C.T. | SINGLE | A.S. | L | N | [TYPE B] FULL & THICK, MATCHED SPECIMEN HEIGHTS - SCAR FREE |
| TR | 11 | THRINAX RADIATA | FLORIDA THATCH PALM 'SINGLE' | 6-7' | O.A. | SINGLE | A.S. | V | Y | FULL & THICK, MATCHED HEIGHTS |

| ACCENTS | | | | | | | | | | |
|---------|------|-----------------------------|------------------|--------|--------|------|---------|------|--------|-------------------|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | GAL. | SPACING | D.T. | NATIVE | REMARKS |
| AGM | 6 | AGAVE AMERICANA 'MARGINATA' | VARIEGATED AGAVE | 30" | 30" | #15 | A.S. | V | N | 1 P.P.P. |
| AGA | 6 | AGAVE ATTENUATA | SPINELESS AGAVE | 30" | 30" | #15 | A.S. | V | N | SPECIMEN 1 P.P.P. |

| SHRUBS | | | | | | | | | | |
|--------|------|-------------------------------|---------------------|--------|--------|--------|-----------|------|--------|-------------------------------|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | GAL. | SPACING | D.T. | NATIVE | REMARKS |
| GCT | 286 | CAPPARIS GYNOPHALLOPHORA | JAMAICA CAPER | 48" | 24" | - | 2' O.C. | V | Y | FULL TO BASE |
| CHR | 426 | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | 24" | 16" | #3 MIN | 2' O.C. | V | Y | FULL TO BASE |
| COD | 101 | CODIAEUM 'MS. ICETON' | MS. ICETON CROTON | 15" | 15" | - | 2' O.C. | M | N | FULL TO BASE |
| HAC | 126 | HAMELIA PATENS 'COMPACTA' | DWARF FIREBUSH | 15" | 15" | - | 2.5' O.C. | V | Y | FULL TO BASE |
| MFR | 574 | MYRCIANTHES FRAGRANS | SIMPSON'S STOPPER | 24" | 16" | #3MIN | 2' O.C. | V | N | FULL TO BASE; COMPACT VARIETY |
| TRD | 289 | TRIPSACUM DACTYLOIDES | FAKAHATCHEE GRASS | 18" | 18" | - | 3' O.C. | V | Y | FULL DENSE CLUMP |
| TFL | 1056 | TRIPSACUM FLORIDANA | FLORIDA GAMMA GRASS | 15" | 15" | - | 2' O.C. | V | Y | FULL DENSE CLUMP |

| VINES (SEE BELOW DETAIL FOR TRELIS SUPPORT SYSTEM) | | | | | | | | | | |
|--|------|-----------------------------|---------------------|--------|--------|------|-----------|------|--------|--|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | GAL. | SPACING | D.T. | NATIVE | REMARKS |
| TRJA | 39 | TRACHELOSPERMUM JASMINOIDES | CONFEDERATE JASMINE | 5' | 18" | - | 1.5' O.C. | M | N | 5' H ON TRELIS; MULTIPLE RUNNERS; FULL & THICK |

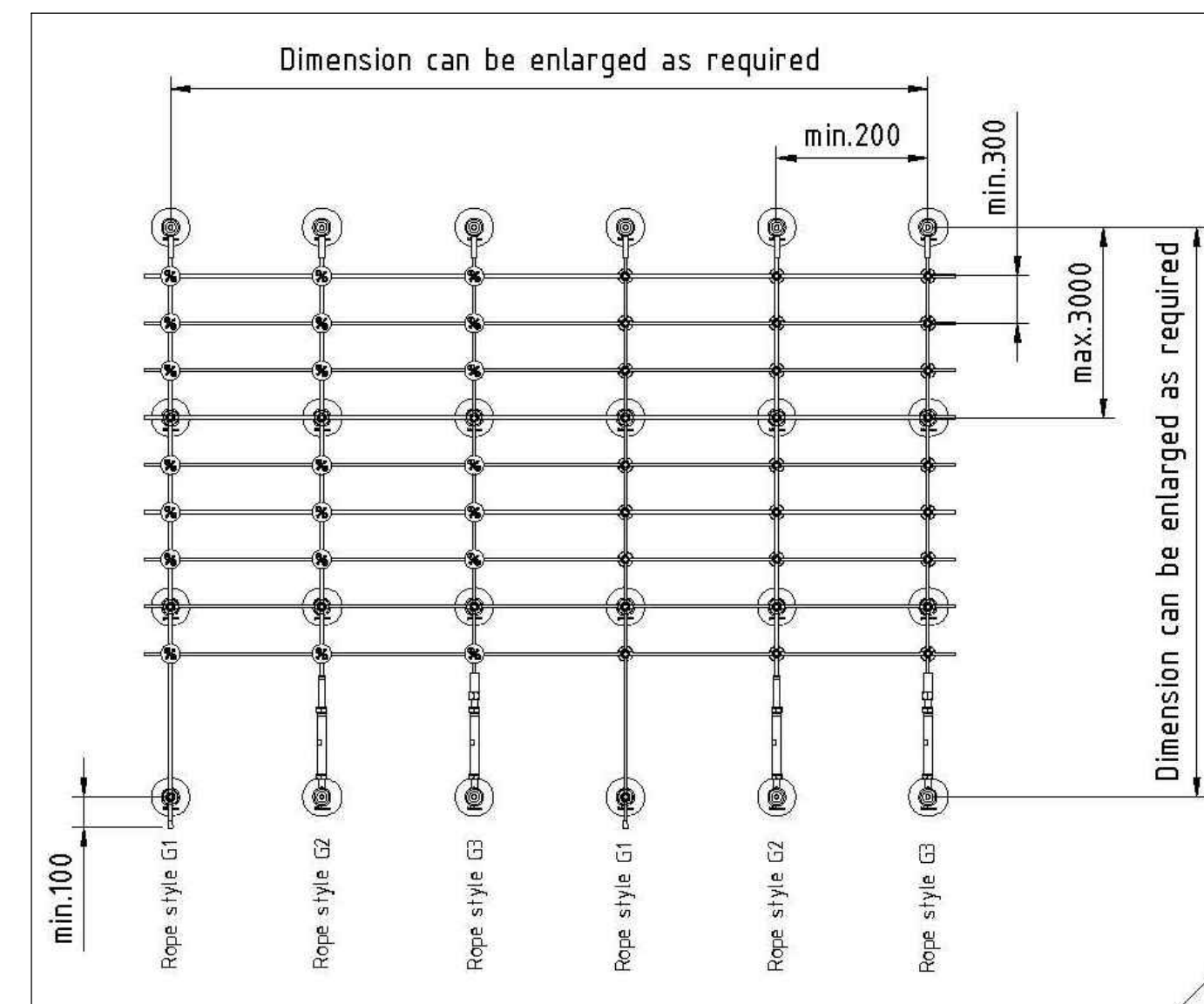
| GROUNDCOVER | | | | | | | | | | |
|-------------|------|------------------------------------|-----------------------------|--------|--------|------|-----------|------|--------|--------------------------------|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | GAL. | SPACING | D.T. | NATIVE | REMARKS |
| BEG | 206 | BEGONIA ODORATA 'ALBA' | BEGONIA ODORATA | 12" | 12" | - | 1.5' O.C. | V | N | FULL TO BASE |
| CHH | 331 | CHRYSOBALANUS ICACO 'HORIZONTAL' | HORIZONTAL COCOPLUM | 14" | 14" | - | 2.5' O.C. | V | Y | FULL & THICK |
| DIT | 193 | DIANELLA TASMANICA | BLUEBERRY FLAX LILY | 10" | 10" | - | 1.5' O.C. | M | N | FULL DENSE CLUMP |
| DVE | 207 | DIETES VEGETA | AFRICAN IRIS | 12" | 12" | - | 2' O.C. | V | N | WHITE, FULL DENSE CLUMP |
| FIM | 410 | FICUS MICROCARPA 'GREEN ISLAND' | AFRICAN ISLAND FICUS | 12" | 12" | - | 2' O.C. | V | N | FULL TO BASE |
| ILV | 266 | ILEX VOMITORIA 'STOKES DWARF' | STOKES DWARF | 12" | 12" | - | 2' O.C. | V | Y | FULL TO BASE |
| MIS | 22 | MICROSORUM SCOLOPENDRIUM | WART FERN | 12" | 12" | - | 1.5' O.C. | M | N | FULL DENSE CLUMP |
| NEC | 438 | NEOMARICA CAERULEA REGINA | APOSTLE'S IRIS | 12" | 10" | - | 2' O.C. | M | N | FULL DENSE CLUMP |
| PEL | 59 | PENTAS LANCEOLATA 'ALBA' | WHITE EGYPTIAN STAR CLUSTER | 10" | 10" | - | 1' O.C. | M | N | FULL CLUMP |
| PRC | 261 | PHILODENDRON 'ROJO CONGO' | ROJO CONGO | 12" | 12" | - | 2' O.C. | M | N | FULL DENSE CLUMP |
| PMP | 490 | PODOCARPUS MACROPHYLLUS 'PRINGLES' | DWARF JAPANESE YEW | 12" | 12" | - | 2' O.C. | V | N | FULL TO BASE |
| TAS | 666 | TRACHELOSPERMUM ASIATICUM 'MINIMA' | DWARF JASMINE | 6" | 12" | - | 1' O.C. | M | N | FULL & THICK, MULTIPLE RUNNERS |
| ZAP | 211 | ZAMIA PUMILA | COONTIE | 12" | 12" | - | 2' O.C. | V | Y | FULL & THICK |

SOD: ST. AUGUSTINE 'FLORATAM'
SOD1: BAHIA

ABBREVIATIONS:

- D.T.: DROUGHT TOLERANCE - V=VERY, M=MODERATE, L=LOW
- NATIVE: Y= YES, N= NO
- G.W.=GREY WOOD, C.T.= CLEAR TRUNK, O.A.=OVERALL, A.S.= AS SPECIFIED, O.C.=ON CENTER

* Trellis Support System



JAKOB GREENGUIDE SYSTEM (OR EQUAL)
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BOCA RATON, FL 33431
561-330-6502

PSL # P23-199

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Preliminary Landscape Specifications & Details
Medsquare Becker Road
City of Port St. Lucie, Florida

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LC 0000111
Sheet Title:
Landscape
Specification
Plan

Scale: N.T.S.
Sheet No.

LP-2
23-0106

FILE: N:\BECKER ROAD MOB - PSL - 23-0106\DRAWING FILES\CURRENT\BECKER ROAD MOB LANDSCAPE PLAN_03-14-2024.DWG
PLOTTED: 5/1/24 AT 8:32AM BY: ANNA
XREFS: 23-002-SR\REV.DWG XSLR\REV1-23-1320.DWG

Specifications - Exterior Plants

- 1.4: QUALITY ASSURANCE:**
SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTRACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTRACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY.
- THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDMENTS MAY BE MADE UPON CONSULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.
- 1.5: DELIVERY, STORAGE AND HANDLING:**
PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.
- PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.
- 1.6: WARRANTY:**
WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.
- 1.7: MAINTENANCE SERVICE:**
MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTLING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.
- 1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:**
THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

- 3.2: PLANTING TREES:**
LAY OUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
- EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE. COMPACT TO ELIMINATE VOIDS AND AIR POCKETS. WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.
- GUYS AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEAVING, MODEL (AT-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.
- 3.2: PLANTING SHRUBS:**
EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE. COMPACT TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.
- 3.4: PLANTING GROUNDCOVERS:**
LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.
- 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. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST. LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

- 2.1: PRODUCTS:**
SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPROPER EFFECTS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.
- 2.3: FERTILIZER:**
FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-9-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.
- 3.1: LAWN PREPARATION:**
LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.
- FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.
- 3.2: SODDING:**
SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.
- LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certification

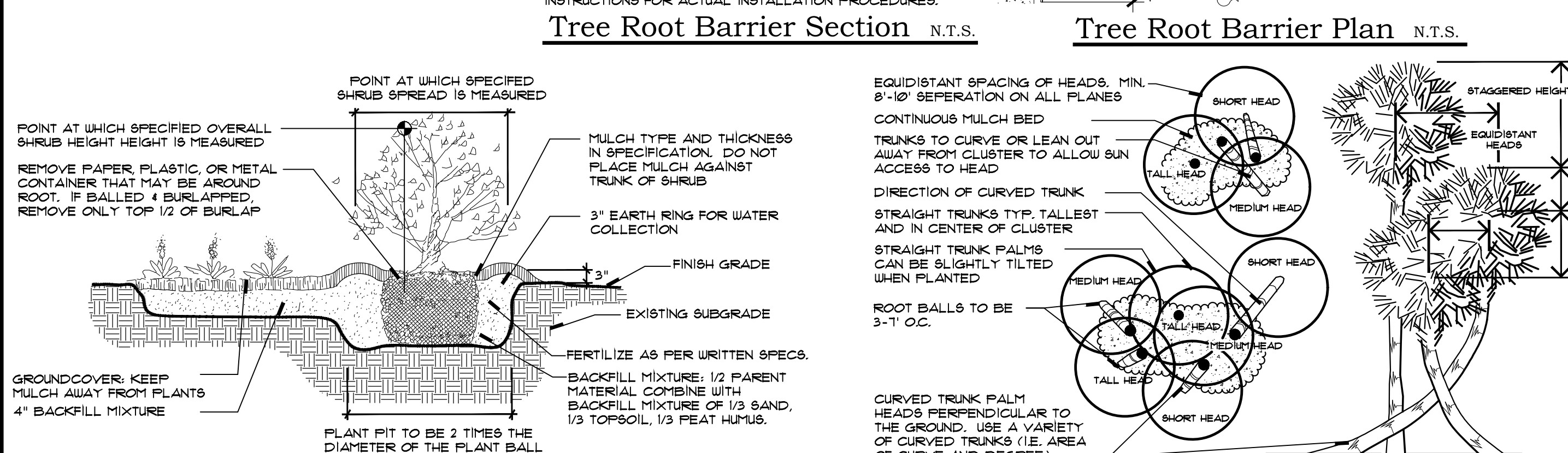
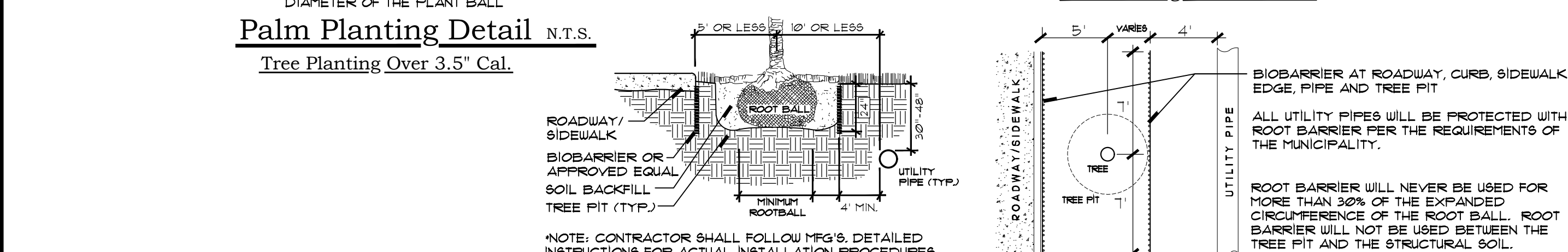
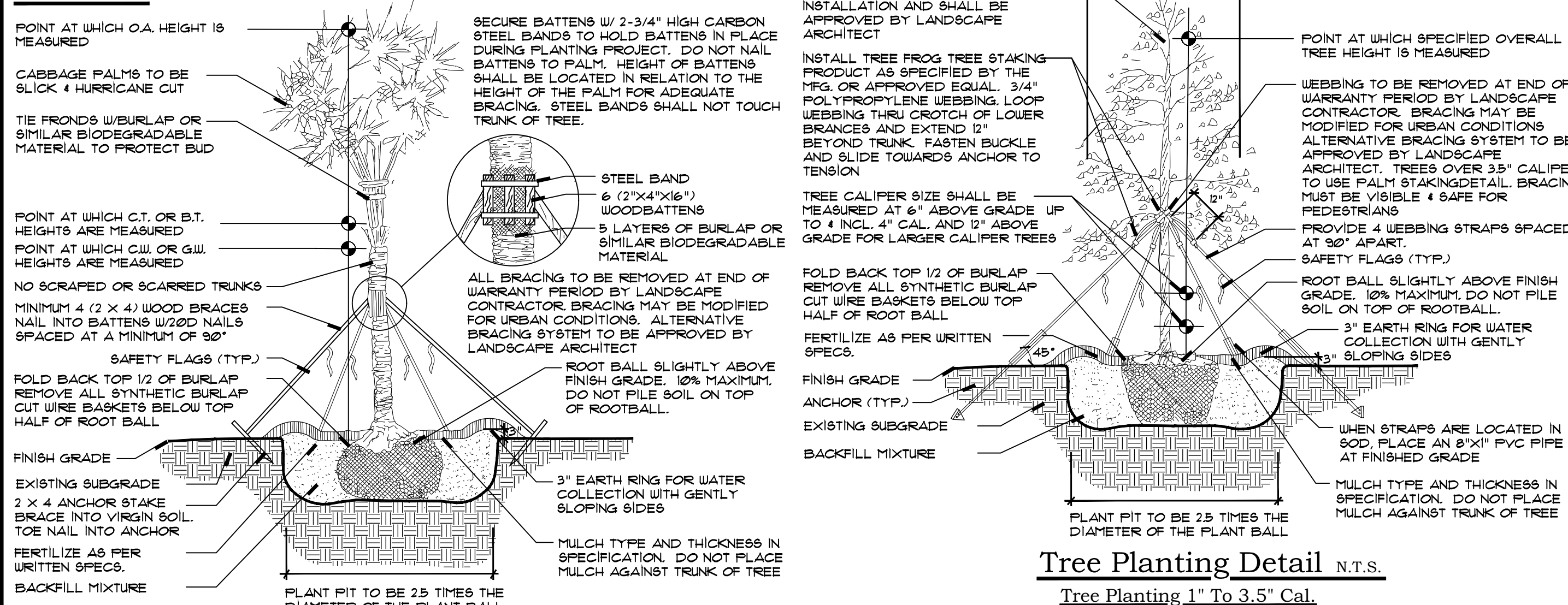
LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

- SOD TO BE ST. AUGUSTINE FLORATAM UNLESS OTHERWISE NOTED ON PLANS
- SOD 1 TO BE BAHIA UNLESS OTHERWISE NOTED ON PLANS
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
- ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"
- UTILITIES:**
ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

- 2.1: PLANT MATERIAL:**
PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.
- 2.4: TOP SOIL:**
TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".
- 2.5: INORGANIC SOIL AMENDMENTS:**
SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEUS MATTER.
- MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:
- | | |
|-----------------------|---------------------------------|
| ENDOMYCORRHIZAL FUNGI | HORTA-SORB WATER MANAGEMENT GEL |
| ECTOMYCORRHIZAL FUNGI | TRICHODERMA |
| BENEFICIAL BACTERIA | YUCCA PLANT EXTRACTS |
| HUMIC ACID | VITAMIN B COMPLEX |
| SOLUBLE SEA KELP | |
| AMINO ACIDS | |
- 2.6: ORGANIC SOIL AMENDMENTS:**
PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.
- 2.7: FERTILIZATION:**
PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.
- FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
- | |
|--|
| 5.00 LBS. OR 14.5 CUPS / PALMS |
| 3.00 LBS. OR 8.70 CUPS / 12-18" MATERIAL |
| 2.00 LBS. OR 5.80 CUPS / 8-12" MATERIAL |
| 0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL |
| 0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL |
| 0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL |
- 2.8: MULCHES:**
MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN. PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.
- 2.10: PLANTING SOIL MIX:**
BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).
- 3.1: PLANTING BED ESTABLISHMENT:**
PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.
- FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

Details



See Sheet LP-2 For Plant List

FILE NUMBER: ROAD MOB - PSL - 23-0106 DRAWING FILES: C:\REVIEWS\MEBECKER ROAD MOB LANDSCAPE PLAN_0518-2024.DWG PLOTTED: 5/1/24 AT 8:23AM BY ANNA XEFS 23002-SURVEY.DWG XREFS: 23-0106