

Project Team

Landscape Architect:
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Brandon White | Owner 772-834-1357 | brandon@las-fl.com
 Paul Goulas | Owner 772-631-8400 | paul@las-fl.com
 1708 SE Joy Haven Street Port St. Lucie, FL 34983

Civil Engineer:
 ENVIRONMENTAL & CIVIL ENGINEERS
 10200 SW VILLAGE PARKWAY, SUITE 201 PORT SAINT LUCIE, FL 34987
 772-442-2455

TNT Bayshore Blvd
 1202-1274 SW Bayshore Blvd
 Port Saint Lucie, FL 34983
Landscape Plan

Required Tree Credits:

	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Site Perimeter: (1795' / 30)	60				
Building 'A' Foundation Perimeter & Loading Zone: (185' / 30)	7				
Building 'B' Foundation Perimeter & Loading Zone: (185' / 30)	7				
Parking Lot Terminal Islands: 15					
Total:	89	50%=45	5	20%=18	50%=45
					*25%=33 (Max)

Provided Tree Credits:

	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	89	49	7	20	49

Required Shrub Credits:

	Native	Drought Tolerant
Site Perimeter: (1795' / 2)	898	25%=225
Building 'A' Foundation Perimeter & Loading Zone: (185' / 2)	93	25%=24
Building 'B' Foundation Perimeter & Loading Zone: (185' / 2)	93	25%=24
Total:	1,084	273

Provided Shrub Credits:

	Native	Drought Tolerant
Total:	1,084	883

Required Groundcover Credits:

	Native%	Flower%	Drought Tolerant%
Building Foundation & Perimeters: (2,165'x5'x.25)	2,707 SF	25%=677 SF	10%=271 SF
			50%=1,354 SF

Provided Groundcover Credits:

	Native	Flowering	Drought Tolerant
Total:	2,800 SF	1,800 SF	1,000 SF

Plant Schedule:

TREES		SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	ED	6	Elaeocarpus decipiens	Japanese Blueberry Tree	CG	12' HT	5' W	3' CT, STD, SP		Non-native	2.5" Caliper
	IA	3	Ilex x attenuata 'Eagleston'	Eagleston Holly	CG	12' HT	5' W	3' CT, STD, SP		Native	2.5" Caliper
	LSF	20	Lagerstroemia speciosa	Queen's Crape Myrtle	CG	12' HT	6' W	5' CT, SP		Non-native	2.5" Caliper
	QV	17	Quercus virginiana	Southern Live Oak	CG	12' HT	6' W	6' CT, SP		Native	2.5" Caliper
	TAC	12	Taxodium distichum	Bald Cypress	FG	12' HT	6' W	3' CT, SP		Native	2.5" Caliper
PALM TREES		SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	AMD	14	Adonia merrillii	Double Christmas Palm	FG	8' CT, 12' OA		DBL, F, SP		Non-native	
	CP	34	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SLK, HC, SP		Native	
SHRUBS		SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHM	549	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	CG	24" HT	24" W	F, SP		Native	
	CLL	361	Clusia guttifera	Small-Leaf Clusia	CG	24" HT	3' W	F		Non-native	
	CVP	87	Codiaeum variegatum 'Petra'	Petra Croton	CG	24" HT	18" W	F		Non-native	
	MYF	54	Myrcianthes fragrans	Simpson's Stopper	CG	4' HT	3' W	F		Native	
	SCA	114	Schefflera arboricola	Green Schefflera	CG	24" HT	18" W	F		Non-native	
GROUND COVERS		SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	MCF	1,800 SF	Muhlenbergia capillaris	Pink Muhly Grass	CG	18" HT	12" W	F		Native	
	RAD	1,000 SF	Rhaphiolepis indica 'Alba'	Dwarf White Indian Hawthorn	CG	12" HT	18" W	F		Non-native	
SOD		SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD						
	SOD	TBD	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	SOD					Free of Weeds and Pests	

Revisions

Date	Init.	Description
02.20.24	PG	Concept Landscape
05.06.24	PG	Revised Concept Landscape per Site Plan & Comments
08.02.24	PG	Revised per Site Plan
08.28.24	PG	Revised per Site Plan & Comments
09.17.24	PG	Revised per Comments

PAUL GOULAS, RLA
 FLORIDA REG. # LA666807

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.

PSLUSD Notes for Landscape Plans

- 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, 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 water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.



Drawn By: PG
 Checked By: PG
 Municipal Project: P23-220
 Scale:

 SCALE: 1" = 30'
 0 15' 30' 60'
P24-023
PSLU#11-115-00
LS-1

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE: 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: 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: 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.
1.04 ERRORS AND OMISSIONS: 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.
1.05 EXECUTION OF THE WORK: 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.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY: 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.
1.07 CHANGES AND EXTRAS: 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.
1.08 GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner.
1.09 CARE AND MAINTENANCE: 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.

- 1.10 SAFETY: 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.
1.11 CONTRACTOR QUALIFICATION: 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: 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.
1.13 PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.

- 2.01 PLANT MATERIALS: 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.
2.02 INSPECTION: 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.
2.03 PROTECTION OF PLANT MATERIALS: 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.
2.04 STORAGE: All plant materials shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

- 2.05 PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods.
2.06 PLANTING SOIL: 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: 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.
2.08 MULCH: Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement.

- 3.05 GUYING: 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.
3.06 WATER: 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.
3.07 SOD: The Landscape Contractor shall sod all areas indicated on the drawings. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris. The sod shall be firm, tough texture, having a compacted growth of grass with good root development.
3.08 SEEDING: 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.
3.09 CLEANING UP: The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work.
3.10 MAINTENANCE: Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect.

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE: 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.
3.12 INSPECTION AND ACCEPTANCE: 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.
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3.15 PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.

- 3.16 PLANTING: Planting shall take place during favorable weather conditions. 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.
3.17 EXCAVATION: Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans.
3.18 REPRESENTATIVE NUMBER OF PLANTING PITS: A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage.
3.19 PLANTING PITS: Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
3.20 GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
3.21 DRAINAGE CHANNELS: 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.

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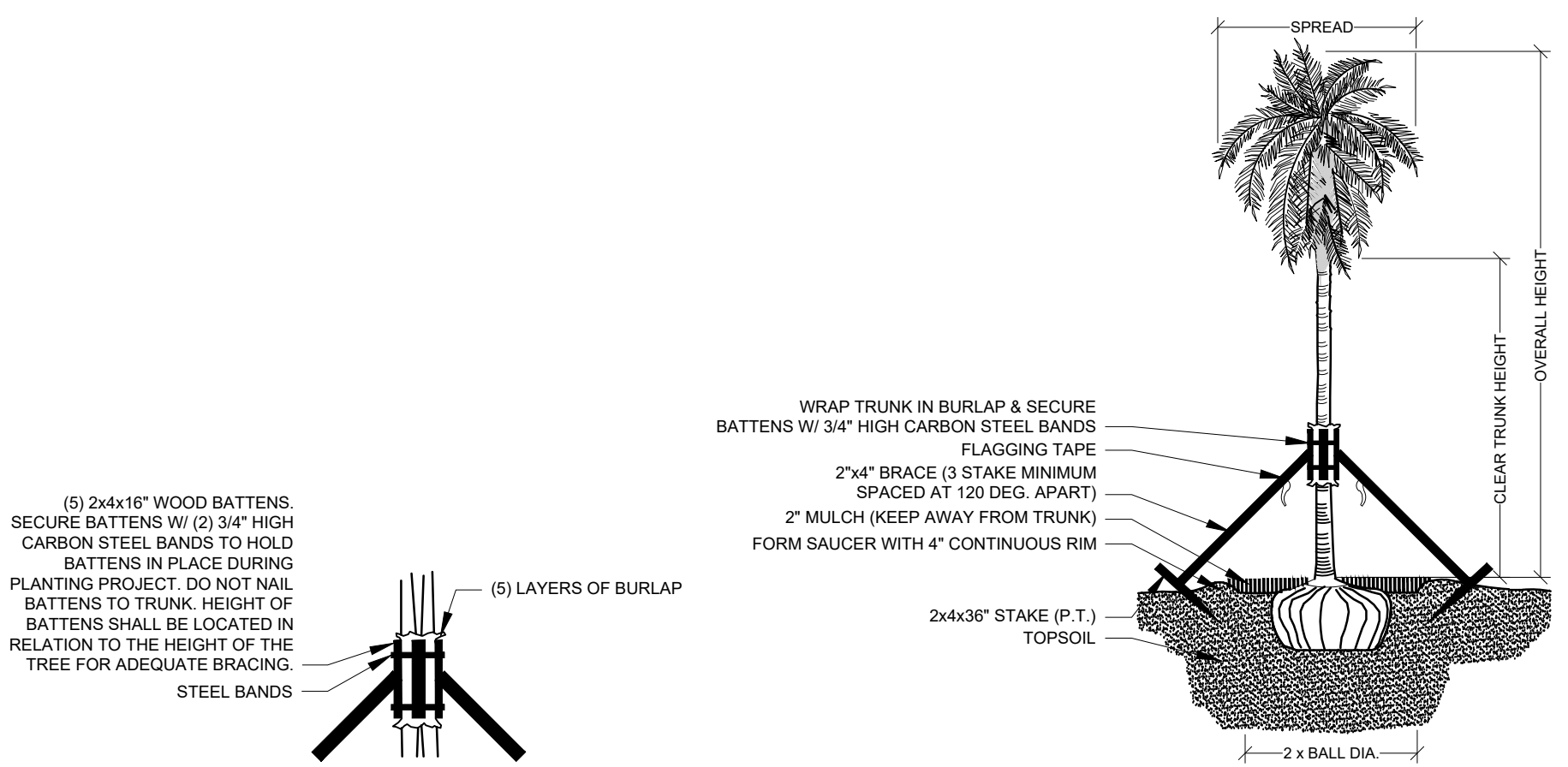
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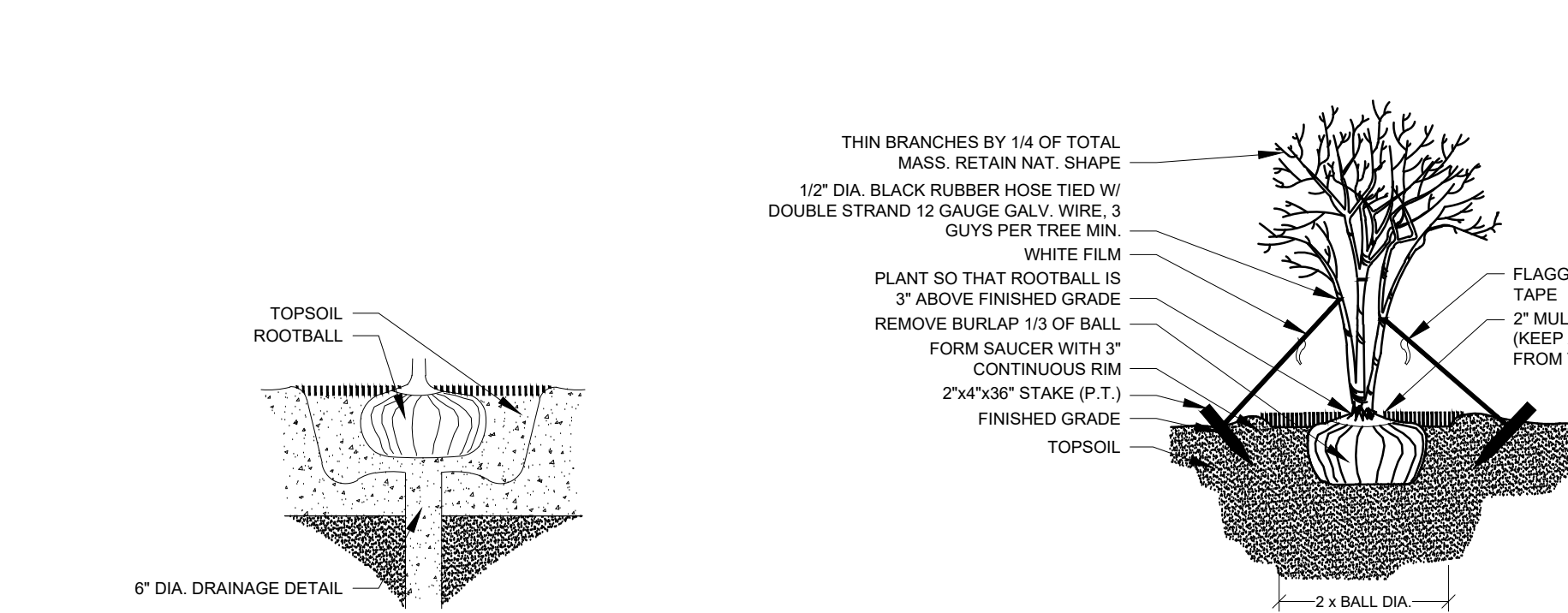
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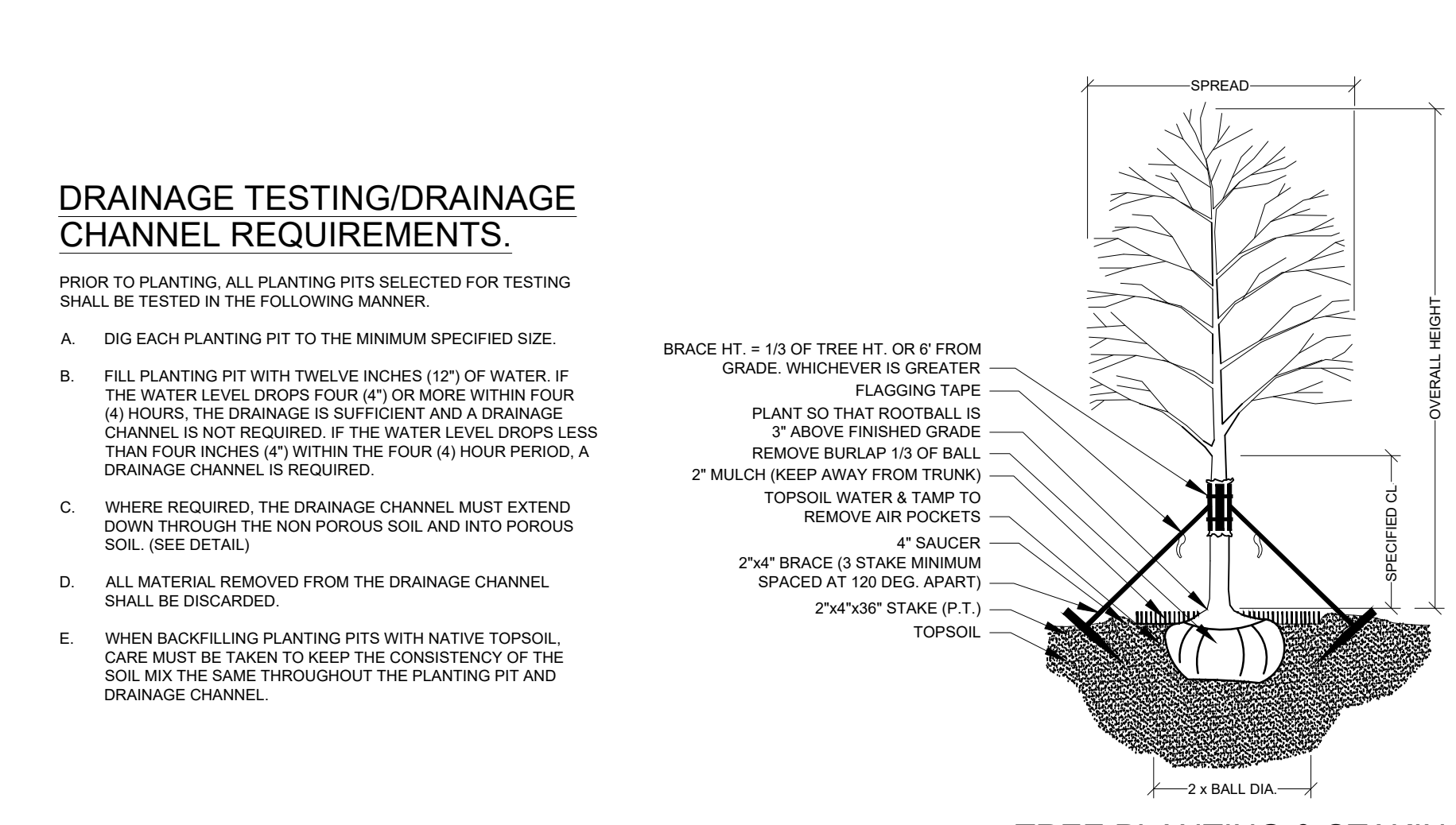
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BRACING DETAIL NOT TO SCALE



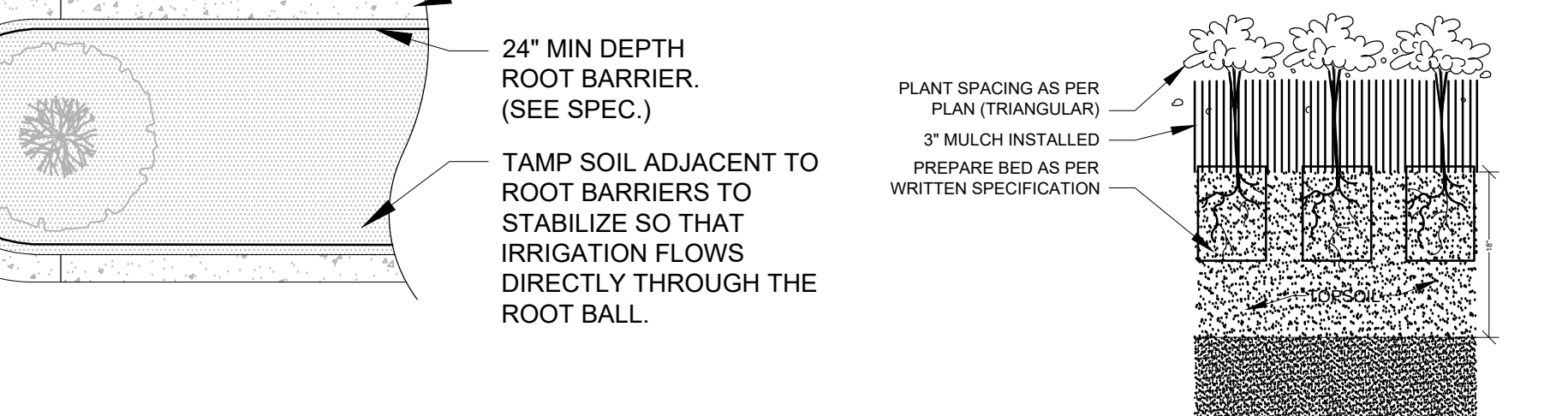
DRAINAGE TESTING DETAIL NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING NOT TO SCALE



TREE PLANTING & STAKING NOT TO SCALE



SHRUB PLANTING NOT TO SCALE



GROUNDCOVER PLANTING DETAIL NOT TO SCALE

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Civil Engineer:
ENGINEERS & SURVEYORS ENVIRONMENTAL & LAND PLANNERS INTERIOR DESIGNERS

TNT Bayshore Blvd
1202-1274 SW Bayshore Blvd
Port Saint Lucie, FL 34983
Details & Specifications

Table with 3 columns: Date, Init., Description. Revisions: 8.02.24 PG Submittal, 08.28.24 PG Revised per Site Plan & Comments.

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
STATE OF FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA666807

Drawn By: PG
Checked By: PG
Project:
P24-023
PSLU#11-115-00
LS-2