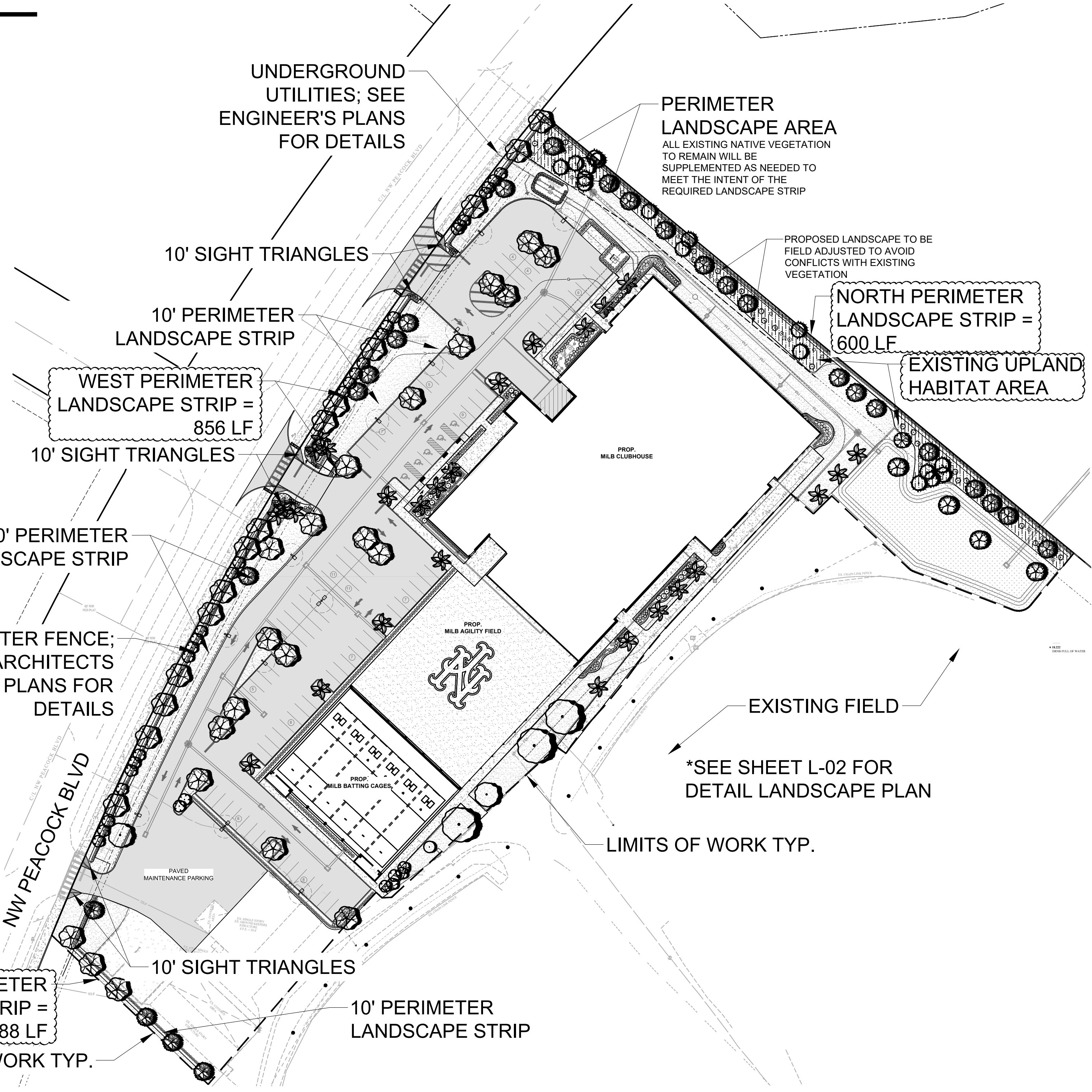


Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	ACE	1	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	FG	12' HT	5' W	5' CT, SP	Native	2.5" Caliper
	MGA	24	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	45G	12' HT	6' W	FTB, SP	Native	2.5" Caliper
	QO	35	Quercus virginiana	Southern Live Oak	45G	12' HT	6' W	6' CT, SP	Native	2.5" Caliper
	TAX	3	Taxodium distichum	Bald Cypress	45G	12' HT	6' W	3' CT, SP	Native	2.5" Caliper
EXISTING TREES TO REMAIN										
	PEE	18	Pinus elliotii	Slash Pine	Existing to Remain	VARIES 14' - 30' HT	VARIES 10' - 20' W		Native	VARIES 6"-40" DBH
	QLE	1	Quercus laurifolia	Laurel Oak	Existing to Remain	VARIES 16'-24' OA	VARIES 8'-12' W		Native	VARIES 6"-20" DBH
	QVE	5	Quercus virginiana	Southern Live Oak	Existing to Remain	30' HT	30' SPR		Native	VARIES 20"- 40" DBH
	SEP	1	Sabal palmetto	Cabbage Palm	Existing to Remain	12'-20' CT			Native	
PALM TREES										
	RO	27	Roystonea regia	Florida Royal Palm	FG	8' GW, 12' CT		F, SP, No Scars	Native	
	SP	34	Sabal palmetto	Sabal Palm	FG	15'-22' OA, MIX HTS		SLK, CV TRK, SP	Native	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
SHRUBS										
	ABR	25	Aechmea blanchetiana	Orange Bromeliad	9" POT	24" HT	2' W	SP	Non-native	
	CHR	1,080	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18" W	F, SP	Native	
	CHL	30	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	7G	30" HT	18" W	F, SP	Native	
	CLA	161	Clusia guttifera	Small-Leaf Clusia	7G	3' HT	3' W	F	Non-native	
	HC	29	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	24" W	F	Non-native	
	HAM	20	Hamilia patens	Native Firebush	3G	24" HT	18" W	F	Native	
	MC	157	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18" W	F	Native	
	MYS	10	Myrcianthes fragrans	Simpson's Stopper	3G	24" HT	18" W	FTB	Native	
	SER	47	Serenoa repens 'Cinerea'	Silver Saw Palmetto	FG	3' HT	3' W	F, SP	Native	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
SHRUB AREAS										
	ZP	98	Zamia pumila	Coontie Cycad	3G	24" HT	18" W	F	Native	
GROUND COVERS										
	CAR	210	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G	18" HT	18" W	F	Non-native	
	SOD	64,500 SF	St. Augustine Floratam Sod							
	BAHIA	26,500 SF	Bahia Sod							



Required Trees:

	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Site Perimeter: (1,644/30)	55	50%=28			
Building Foundation Perimeter: (1,080/30)	36	50%=18			
Parking Lot Terminal Islands: 26	75%=20				
Total:	117	66	5	20%=24	50%=59
					25%=54 (Max)*

Provided Trees:

	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	117	117	6	24	66
					44*

Required Shrubs:

	Native%	Drought Tolerant%
Site Perimeter: (1,644/2)	822	25%=206
Building(s) Foundation Perimeter: (1,080/2)	540	25%=135
Total:	1,362	341
		681

Provided Shrubs:

	Native	Drought Tolerant
Total:	1,445	1,264
		1,445

*Not including foundation trees.



PSLUSD Notes for Landscape Plans

- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure 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 utility appurtenances 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 underground infrastructure.
- No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.
- 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 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.

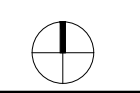
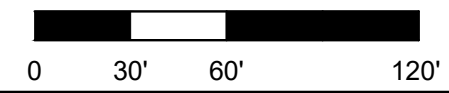
General Landscape Notes

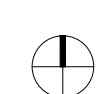
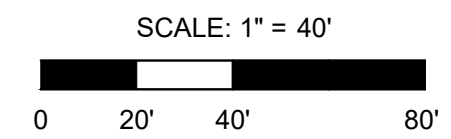
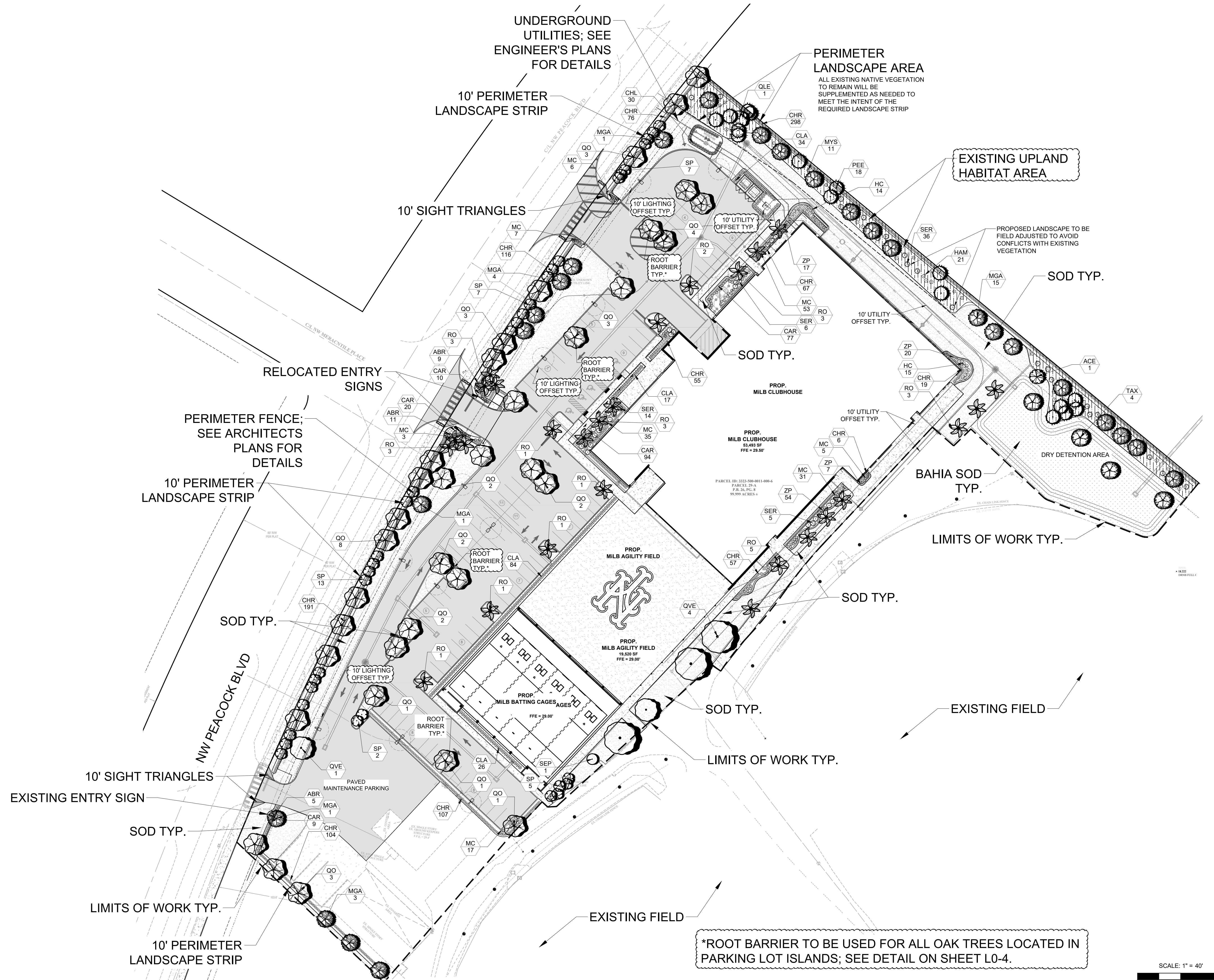
- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of .70. Irrigation source will be a connection to the potable water service line.
- 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.

Sheet Index:

Landscape Plan, Calculations, & Plant List	L-01
Detail Landscape Plan	L-02
Tree Survey & Disposition Plan	L-03
Landscape Details & Specifications	L-04

SCALE: 1" = 60'





Existing Tree Schedule:

TREE#	SIZE	HEALTH	TREE TYPE	DISPOSITION
1**	9	5	laurel oak	To be Preserved
2**	5	5	slash pine	To be Preserved
3	7	5	slash pine	Offsite
4**	9	5	slash pine	To be Preserved
5**	7	5	laurel oak	To be Preserved
6**	13	5	slash pine	To be Preserved
7**	7	5	slash pine	To be Preserved
8**	8	5	slash pine	To be Preserved
9**	14	4 two main	laurel oak	To be Preserved
10*	20	5	slash pine	To be Removed
11	6	5	laurel oak	To be Removed
12	6	5 two main	laurel oak	To be Removed
13*	13	5 two main	laurel oak	To be Removed
14*	12	5	slash pine	To be Removed
15*	13	5	slash pine	To be Removed
16	16	5	slash pine	To be Preserved
17*	14	5	slash pine	To be Removed
18	24	5	slash pine	To be Preserved
19	10	5	slash pine	To be Preserved
20	10	5	slash pine	Offsite
21	15	5	slash pine	Offsite
22	7	5	slash pine	Offsite
23	10	5	slash pine	Offsite
24	11	5	slash pine	Offsite
25	8	5	slash pine	Offsite
26	8	5	slash pine	Offsite
27	8	5	slash pine	Offsite
28	22	5	slash pine	Offsite
29	24	5	slash pine	To be Preserved
30	22	5	slash pine	To be Preserved
31	18	4	slash pine	Offsite
32	10	3 trunk damage	slash pine	Offsite
33	15	4	slash pine	Offsite
34	14	5	slash pine	To be Preserved
35	26	5	slash pine	To be Preserved
36	16	5	slash pine	To be Preserved
37	11	5	slash pine	To be Preserved
38	17	5	slash pine	To be Preserved
39	19	5	slash pine	Offsite
40	18	4	slash pine	Offsite
41	22	5	slash pine	Offsite
42	10'ct min	4	cabbage palm	To be Removed
43	10'ct min	4	cabbage palm	To be Removed
44	10'ct min	5	cabbage palm	To be Removed
45	20	5	live oak	To be Preserved
46	22	5	live oak	To be Preserved
47	26	3	live oak	To be Preserved
48	10'ct min	5	cabbage palm	To be Preserved
49	13	4	slash pine	Offsite
50	9	5	laurel oak	To be Removed
51	8	5	laurel oak	To be Preserved
52	10'ct min	5	cabbage palm	To be Removed
53	10'ct min	4	cabbage palm	To be Removed
54	10'ct min	5	cabbage palm	To be Removed
55	10'ct min	5	cabbage palm	To be Removed
56	10'ct min	4	cabbage palm	To be Removed
57	10'ct min	4	cabbage palm	To be Removed
58	10'ct min	5	cabbage palm	To be Removed

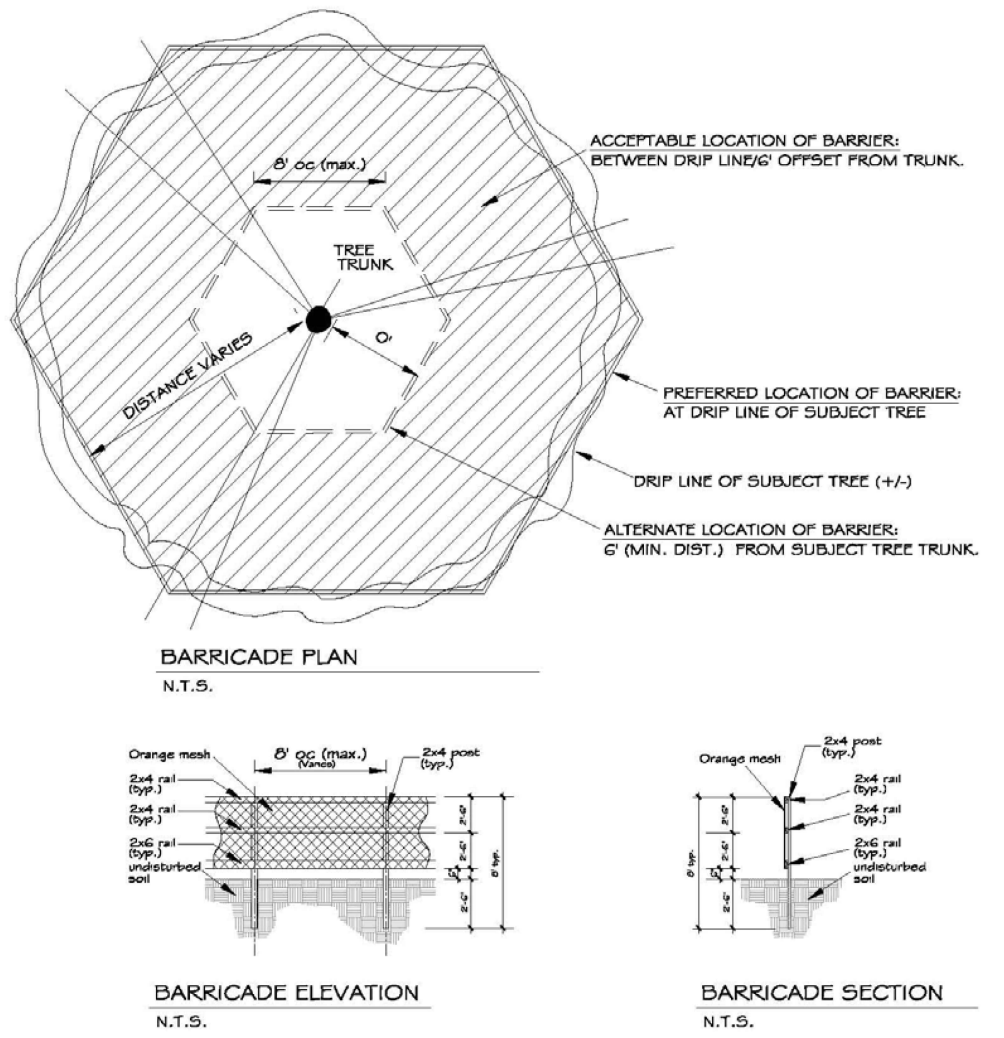
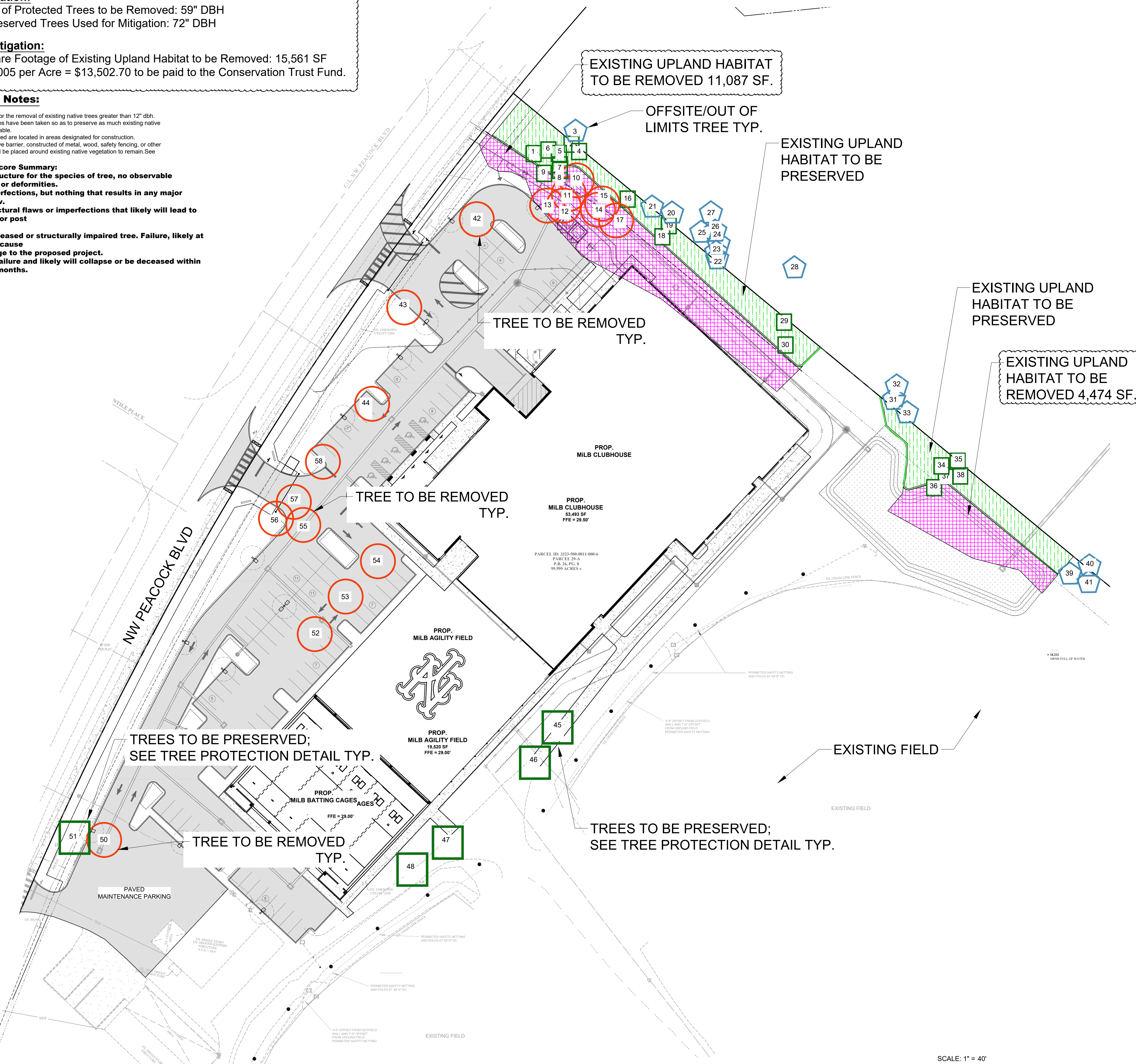
Mitigation Data:

Tree Mitigation:
 * Total DBH of Protected Trees to be Removed: 59" DBH
 ** DBH of Preserved Trees Used for Mitigation: 72" DBH

Habitat Mitigation:
 Total Square Footage of Existing Upland Habitat to be Removed: 15,561 SF
 (1.5)x\$25,005 per Acre = \$13,502.70 to be paid to the Conservation Trust Fund.

Mitigation Notes:

- Tree mitigation is for the removal of existing native trees greater than 12" dbh.
 - All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
 - Trees to be mitigated are located in areas designated for construction.
 - A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain. See detail.
- Tree Health Score Summary:**
 5.) Perfect structure for the species of tree, no observable abnormalities or deformities.
 4.) Minor imperfections, but nothing that results in any major structural flaw.
 3.) Major structural flaws or imperfections that likely will lead to failure during or post construction.
 2.) Heavily diseased or structurally impaired tree. Failure, likely at any time, will cause serious damage to the proposed project.
 1.) Tree is in failure and likely will collapse or be deceased within the next few months.



BARRICADE NOTES:
 1. TREE PROTECTION BARRICADE TO BE ERRECTED PRIOR TO COMMENCEMENT OF ANY WORK.
 2. NO CONSTRUCTION WITHIN BARRICADE WITHOUT OWNER APPROVAL.
 3. EXCAVATION (IF APPROVED BY OWNER) WITHIN TREE PROTECTION AREAS IS LIMITED TO HAND TOOLS (NO MACHINERY)

TREE PROTECTION DETAIL
 NOT TO SCALE

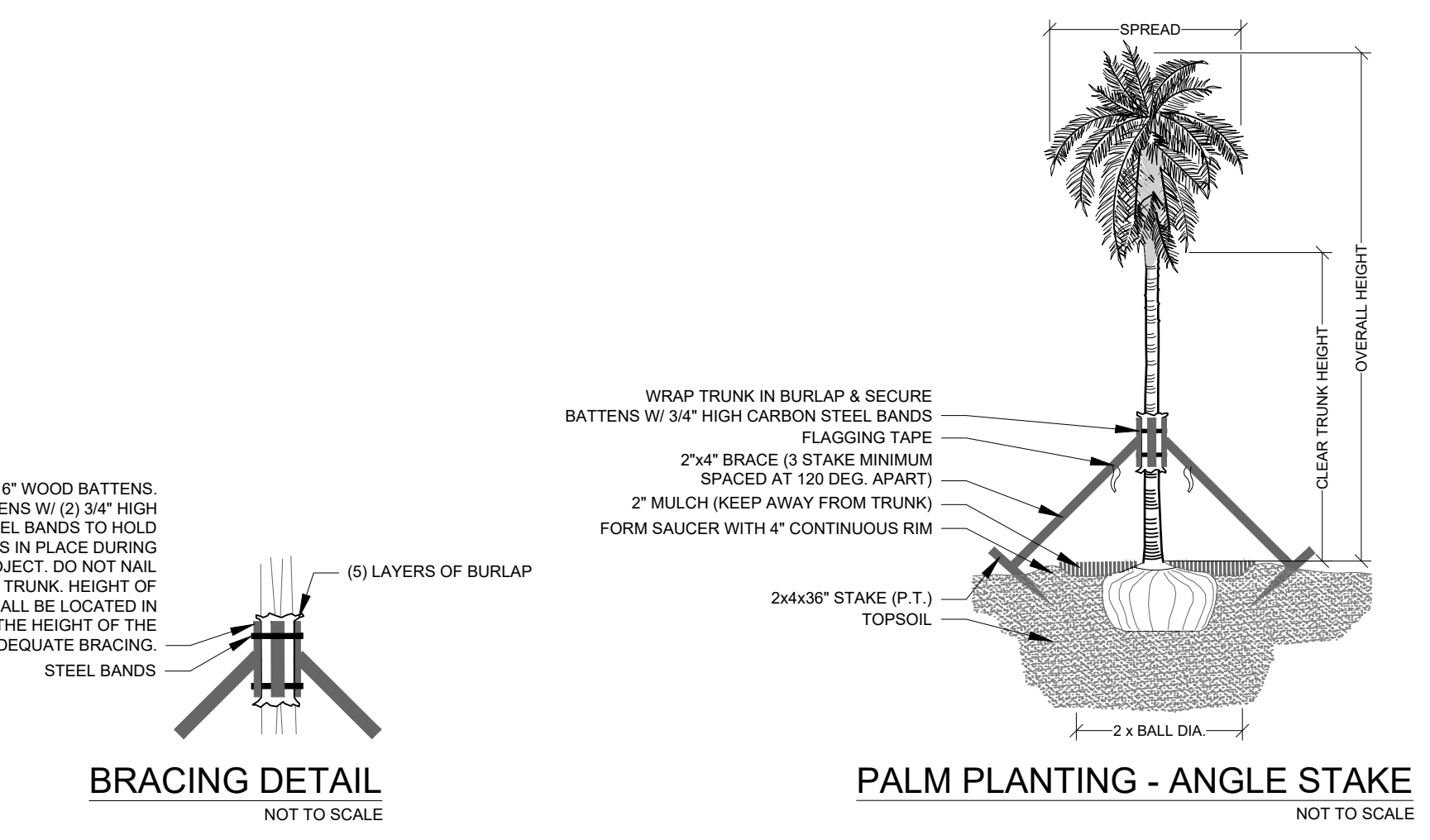
LANDSCAPE SPECIFICATIONS

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.
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.
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 a coordination between job and nursery in order to execute installation correctly and in a timely manner.
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.
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.
1.08 GUARANTEE: A. 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: 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.

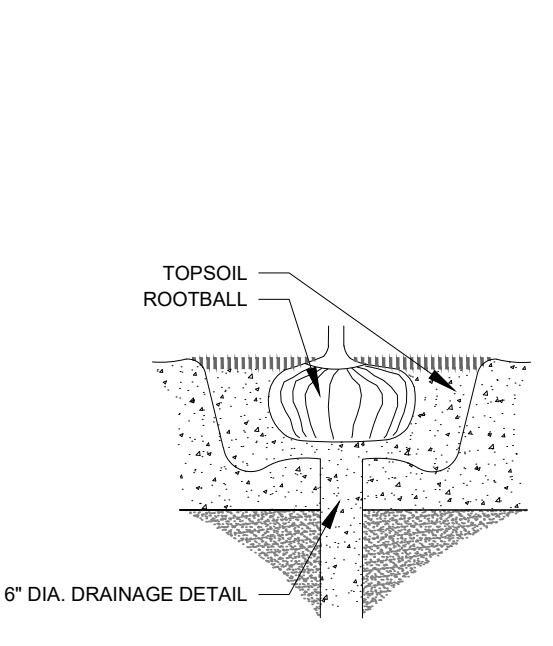
- 2.02 INSPECTION: A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality.
2.03 PROTECTION OF PLANT MATERIALS: A. Balled and burlapped plants (B & B) shall be dug with 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.
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.
2.05 PROTECTION DURING PLANTING: A. Trees moved by winch or crane shall be thoroughly protected from chain marks, grinding or bark slippage by means of burlap, wood battens or other approved methods.
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.
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.
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.
3.02 GRADING: A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
3.03 PLANTING: A. Planting shall take place during favorable weather conditions.
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.

- 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.
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.
3.07 SOD: A. The Landscape Contractor shall sod all areas indicated on the drawings.
3.08 SEEDING: A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scantily the area, then apply fertilizer at a rate of 500 lbs. per acre.
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.
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.
3.11 COMPLETION, INSPECTION AND ACCEPTANCE: A. Completion of the work shall mean 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.

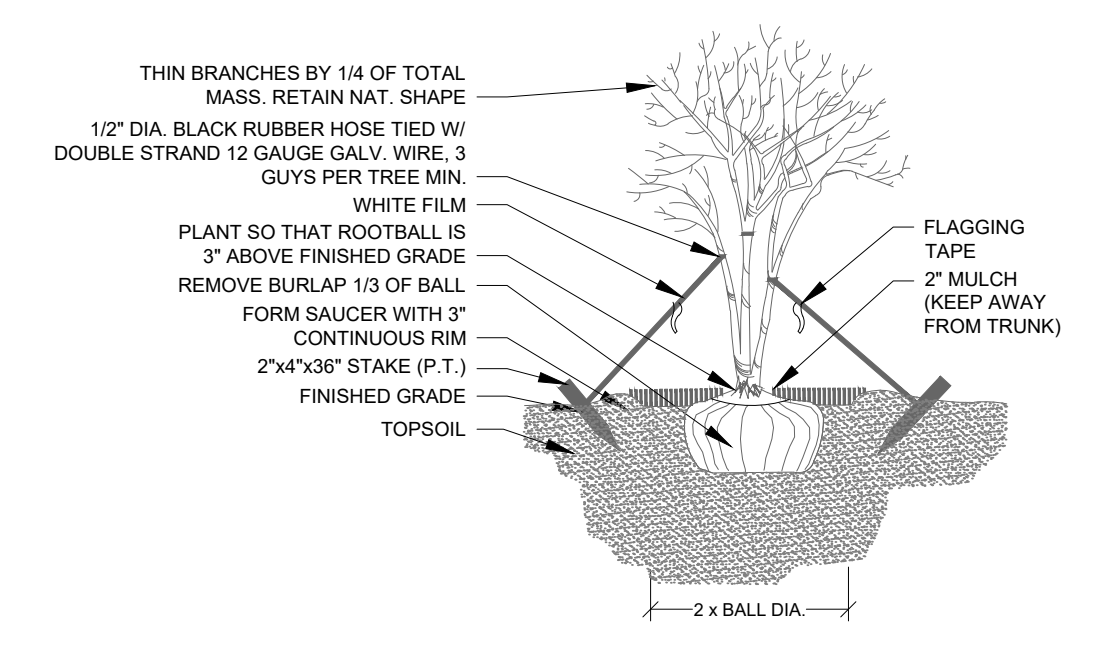


BRACING DETAIL NOT TO SCALE

PALM PLANTING - ANGLE STAKE NOT TO SCALE



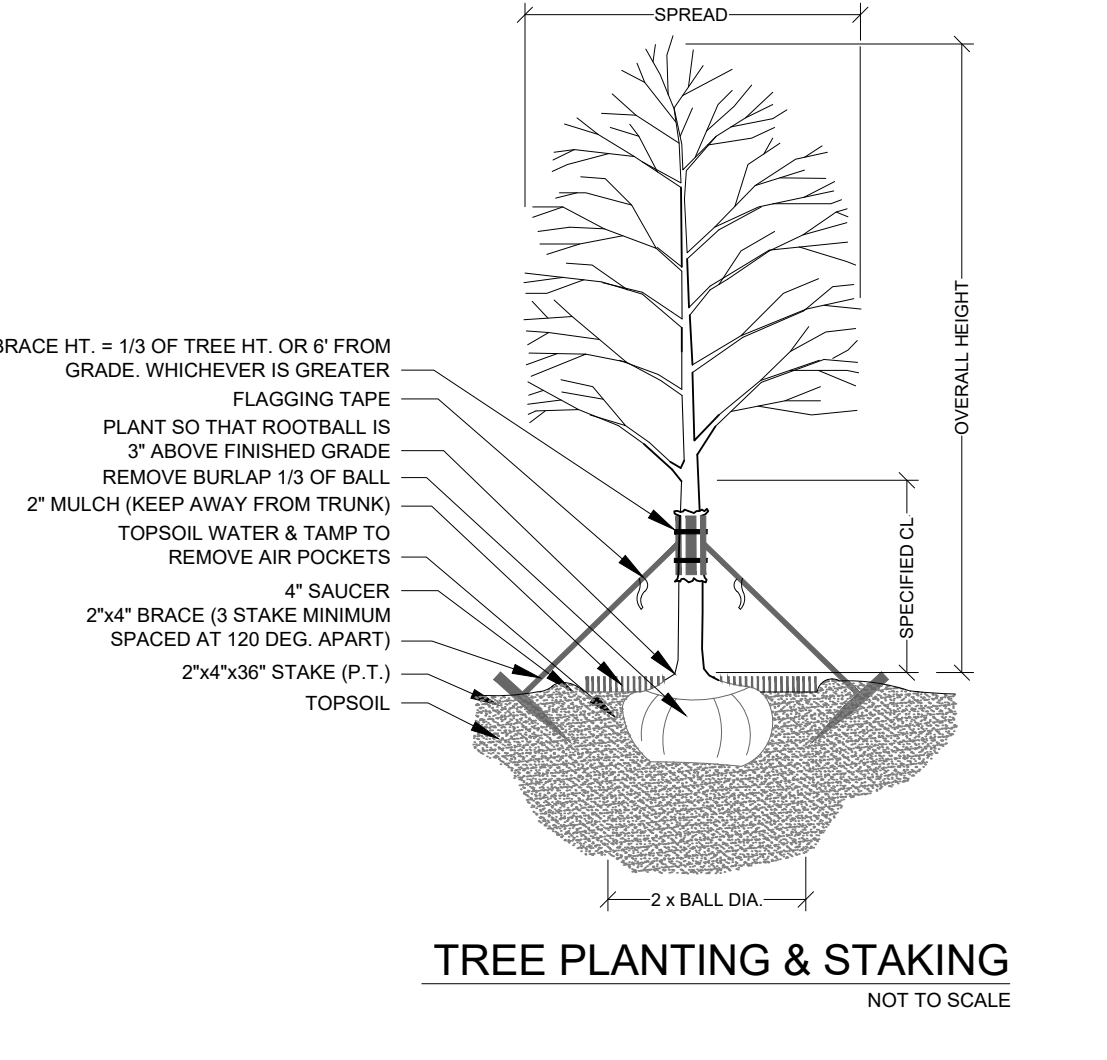
DRAINAGE TESTING DETAIL NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING NOT TO SCALE

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 NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

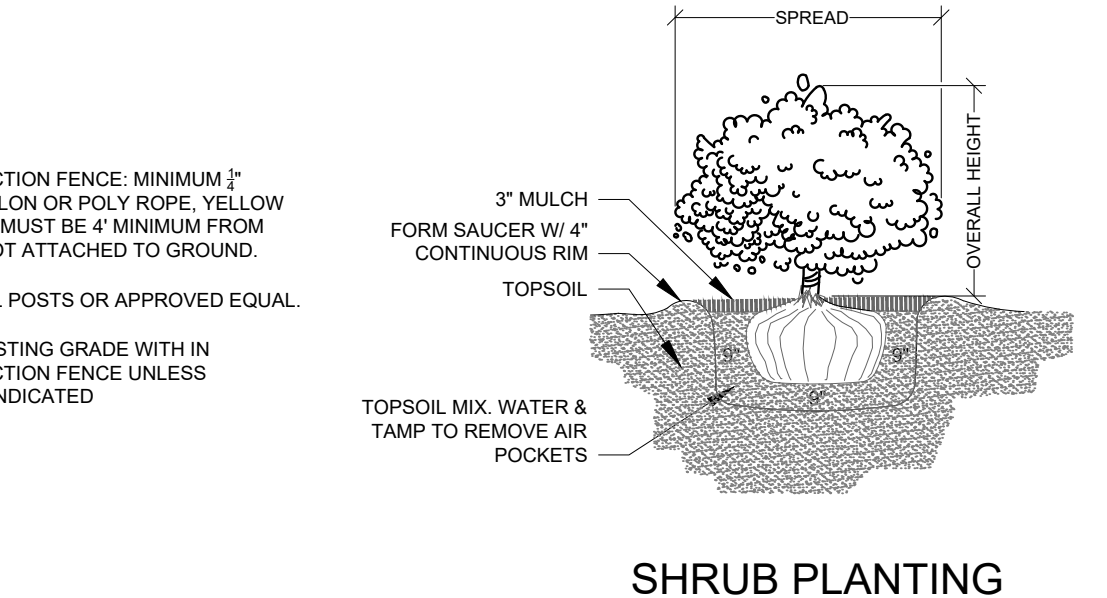
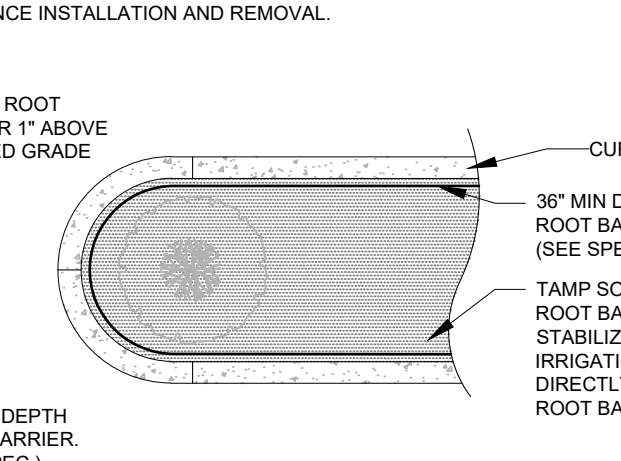


TREE PLANTING & STAKING NOT TO SCALE

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.

TREE PROTECTION BARRICADE NOT TO SCALE

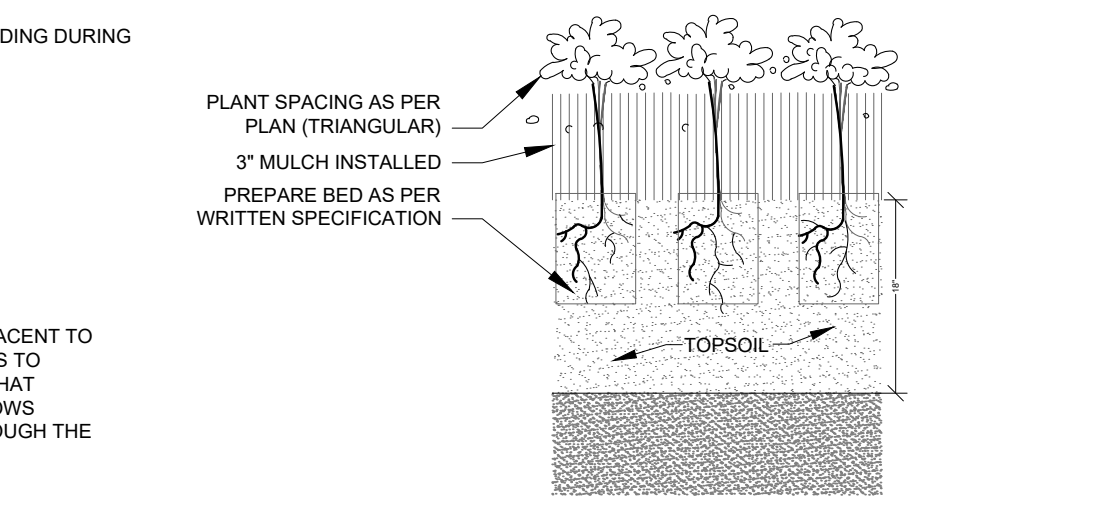


SHRUB PLANTING NOT TO SCALE

- 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.
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.
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.
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.
D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all requirements, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
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.

- 3.04 PRUNING: B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs.
C. Trees shall not be poled or topped.
D. Remove all trimmings from site.
SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES:
1- ROOT BARRIER SHALL BE 36\"/>

SPECIAL APPLICATIONS ROOT BARRIER DETAIL NOT TO SCALE



GROUNDCOVER PLANTING DETAIL NOT TO SCALE

HKS

ARCHITECT / INTERIOR DESIGNER
HKS ARCHITECTS, INC.
FL #AA F000119
2100 E. CARY STREET, SUITE 100
RICHMOND, VA 23221
STRUCTURAL ENGINEER
BLISS & MYTRAY
580 VILLAGE BLVD., SUITE 310
WEST PALM BEACH, FL 33409
MEP/F ENGINEERS
HENDESON ENGINEERS
8345 LEXENA DRIVE, SUITE 300
LENEXA, KS 66214
CIVIL ENGINEER
VELOCEN ENGINEERING & SURVEYING
1449 COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FL 34983
LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURAL SERVICES
1708 SE JOY HAVEN STREET
PORT ST. LUCIE, FL 34983
AV DESIGNER / LOW VOLTAGE
WJHW
3424 MIDCOURT RD, SUITE 124
CARROLLTON, TX 75066
FOOD SERVICES
RICCA DESIGN
5613 DTC PKWY, SUITE 100
GREENWOOD VILLAGE, CO 80111
CODE CONSULTING
HOWE ENGINEERS
141 LONGWATER DRIVE, SUITE 110
NORWELL, MA 02081
ACCESSIBILITY CONSULTING
ACCESS BY DESIGN
12720 HILLCREST PLAZA DR, #560
DALLAS, TX 75230

PORT ST. LUCIE MIL B CLUBHOUSE
CLOVER PARK | 525 NW PEACOCK BLVD. | PORT ST. LUCIE, FL 34986



OWNER
NY METS
41 SEAWAY WAY
FLUSHING, NY 11368



Table with 2 columns: REVISION, and 2 rows of revision information: 8-14-25 REVISED PER SITE PLAN, 9-24-25 REVISED PER COMMENTS.

HKS PROJECT NUMBER
26270
DATE
SEPTEMBER 24, 2025
ISSUE
Submittal
P17-177-A5
SHEET TITLE
LANDSCAPE DETAILS & SPECIFICATIONS
SHEET NO.

L-04