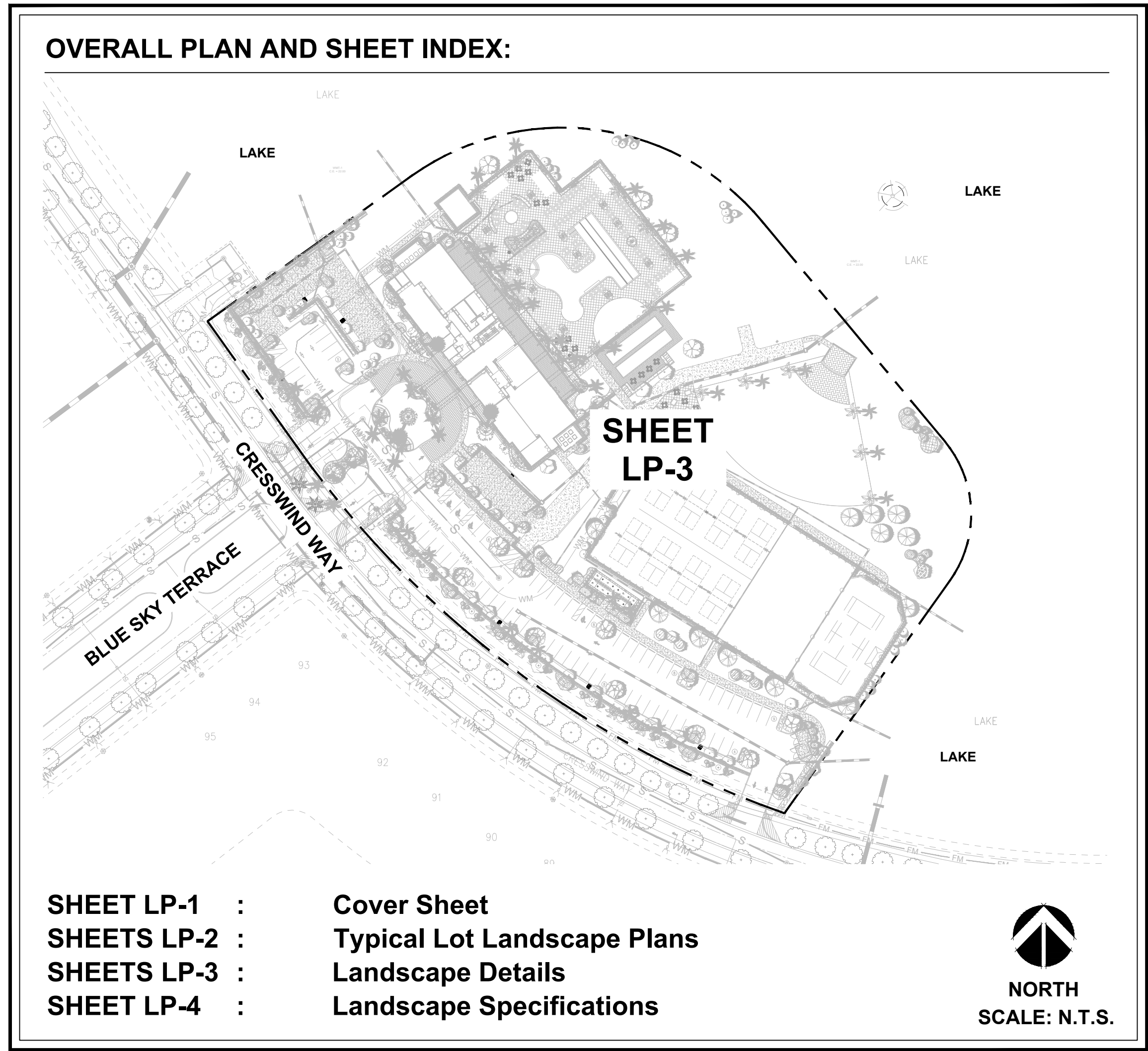


CRESSWIND TREASURE COAST

Pod H Amenity Site - Landscape Plan City of Port St. Lucie, Florida

NOTE: These Landscape Plans have been prepared to satisfy City of Port St. Lucie zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.



LANDSCAPE NOTES

- BASE INFORMATION OBTAINED FROM PLAT PREPARED BY THOMAS REVISION DATED AUGUST 2025.
- ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
- ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
- SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
- UTILITY EASEMENTS SHALL NOT ENCROACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
- FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
- ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
- ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
- TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
- CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
- LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
- GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
- PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

MULCH NOTES

- MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

GENERAL NOTES

- SEE ENGINEERING PLANS PREPARED BY OTHERS FOR CONFIGURATION, HEIGHT AND SLOPE OF BERMS.
- DETAILING OF FOCAL POINTS AND HARDSCAPE ARE A SEPARATE DOCUMENT. SEE PLANS PREPARED BY OTHERS FOR THESE DETAILS.
- 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 A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.

LEGEND

AC.	= ACRES
BLDG.	= BUILDING
E.O.W.	= EDGE OF WATER
GFA	= GROSS FLOOR AREA
PG.	= PAGE
O.R.B.	= OFFICIAL RECORD BOOK
L.B.	= LANDSCAPE BUFFER
L.M.E.	= LAKE MAINTENANCE EASEMENT
MIN.	= MINIMUM
S.B.	= SETBACK
S.F.	= SQUARE FEET
R	= RADIUS
R/W	= RIGHT OF WAY
T.B.A	= TO BE ABANDONED
T.R.	= TO REMAIN
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT



SITE DATA:

PROJECT NAME: CRESSWIND TREASURE COAST POD H - AMENITY SITE
FUTURE LAND USE DESIGNATION: RGC - RESIDENTIAL GOLF COURSE
EXISTING ZONING DISTRICT: PUD
PROPERTY CONTROL NUMBER: 3331-801-0316-000-3

POD H - RECREATION AREA 6,6475 AC.

BUILDING COVERAGE: 14,468 S.F.
CLUBHOUSE (1-STORY, 40'-2" HT.) 14,320 S.F.
RESTROOM BLDG. (1-STORY, 19'-0" HT.) 148 S.F.

OUTDOOR STRUCTURES: 867 S.F.
MAIL KIOSK (1-STORY, 14'-6" HT.) 867 SF

PARKING REQUIRED: 77 SP. (INCLUDES 4 HC SP.)
1 SP. / 200 GROSS S.F. @ 15,335 = 77

PARKING PROVIDED: 77 SP.
72 STANDARD SPACES + 5 HC SPACES

HANDICAP PARKING REQUIRED: 4 SP.
HANDICAP PARKING PROVIDED: 5 SP.
GOLF PARKING REQUIRED: 0 SP.
GOLF PARKING PROVIDED: 77 SP.
BICYCLE PARKING PROVIDED: 4 RACKS (8 SP.)

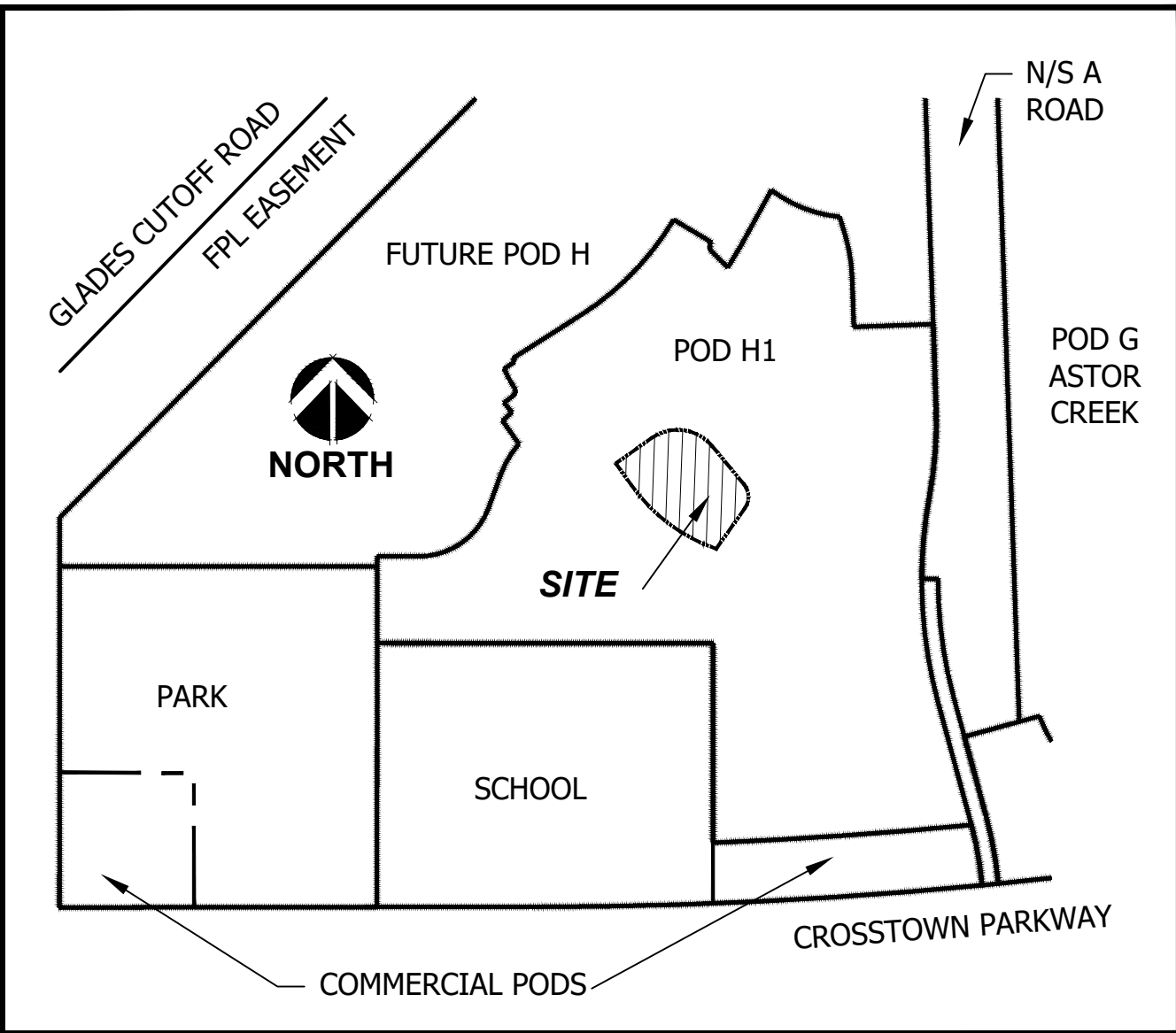
PERVIOUS / IMPERVIOUS CALCULATIONS:	AC.	S.F.	PERCENT
PERVIOUS	3.2475	139,507.10	48.9%
OPEN SPACE	3.2475	139,507.10	48.9%

IMPERVIOUS	3.40	150,058.00	51.1%
SIDEWALK / PAVED AREAS	0.55	24,123.98	8.3%
POOL / DECK	0.45	19,941.90	6.8%
VEHICULAR USE AREA	1.02	44,535.13	15.3%
MAIL KIOSK	0.01	850.00	0.1%
CLUBHOUSE	0.47	20,585.13	7.1%
OUTDOOR STRUCTURES	0.04	2,083.00	0.6%
STAGE	0.01	630.00	0.1%
SPORTS COURTS	0.85	37,308.86	12.8%

SETBACKS:
FRONT SETBACK - 25' MIN.
SIDE SETBACK - 10' MIN.
REAR SETBACK - 10' MIN.

- DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
- ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
- ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
- QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

LOCATION MAP



LANDSCAPE TABULAR DATA

VEHICULAR USE AREA (VUA) REQUIREMENT			
Per Art. 1 Landscaping Sec. 154.03(3)a. A landscaping strip at least ten (10) feet in depth, shall be provided around the perimeter of vehicular use area. TOTAL VUA LENGTH = 1315.6 L.F.			
CATEGORY	REQUIREMENT	NO. REQ'D	PROVIDED
INTERIOR TREES	CANOPY TREE: 1/30 L.F.	44	44 Trees
INTERIOR SHRUBS	CONTINUOUS HEDGE: 1/2 L.F. @24" O.C.	236	+236 @ MIN. 24" HT.
PARKING ISLAND	1 SHADE TREE PER ISLAND	11	PROVIDED
BUILDING FACADE Length = 510.5 LF	TREE: 1/30 L.F.	17	17 Trees
	SHRUBS: 1/2 L.F. @24" O.C.	255	+255 SHRUBS
PERIMETER VEGETATION (BUFFERS)			
* Indicates net length of property line , after deducting width of access points &/or driveways, Per Sec. 154.03(5)c			
CATEGORY	REQUIREMENT	NO. REQ'D	PROVIDED
WEST BUFFER 5' PERIMETER BUFFER LENGTH = 163.3 L.F.	CANOPY TREES: 1/ 30 L.F.	5	5 CANOPY TREES
	CONTINUOUS HEDGE: 1/2 L.F. @24" O.C.	82	82 @ MIN. 24" HT.
	REMAINDER SHALL BE LANDSCAPE WITH GRASS, GROUNDCOVER AND SHRUBS		PROVIDED
EAST BUFFER 5' PERIMETER BUFFER LENGTH = 60 L.F.	CANOPY TREES: 1/ 30 L.F.	2	3 CANOPY TREES
	CONTINUOUS HEDGE: 1/2 L.F. @24" O.C.	30	31 @ MIN. 24" HT.
	REMAINDER SHALL BE LANDSCAPE WITH GRASS, GROUNDCOVER AND SHRUBS		PROVIDED
SOUTH BUFFER 10' PERIMETER BUFFER LENGTH = 679.7 L.F. * * (745.71' LESS 86' OF ACCESS WAYS)	CANOPY TREES: 1/ 30 L.F.	23	28 TREES (17 Trees + 8 Royals + 9 Sabals)
	CONTINUOUS HEDGE: 1/2 L.F. @24" O.C.	340	+340 @ MIN. 24" HT.
	REMAINDER SHALL BE LANDSCAPE WITH GRASS, GROUNDCOVER AND SHRUBS		PROVIDED
TOTAL PERIMETER CANOPY TREES:		30	36 TREES
TOTAL PERIMETER SHRUBS:		452	+452 SHRUBS
PLANT SUMMARY			
PLANT SUMMARY:	REQ'D	PROPOSED	
DROUGHT TOLERANT	MIN. 50 % OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT TOLERANT: TREES, SHRUBS AND GROUNDCOVERS	100%	
NATIVE TREES	MIN. 50 % OF REQUIRED TREES SHALL BE NATIVE SPECIES	96%	
NATIVE SHRUBS	MIN. 25 % OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	68%	
FLOWERING GROUNDCOVER	MIN. 10 % OF THE GROUNDCOVER SHALL BE FLOWERING GROUNDCOVER	91%	
FLOWERING TREES	MIN. 20 % OF REQUIRED TREES SHALL BE FLOWERING TREES	21%	
SHADE TREES	MIN. 75 % OF REQUIRED TREES LOCATED WITHIN LANDSCAPE ISLAND ARE EVERGREEN SHADE TREES	100%	
LAWN GRASS	LIMIT THE USE OF SOD TO A MAX. 50% OF SITE LANDSCAPING	> 50%	
PALM TREES	MAX. 25 % OF REQUIRED TREES SHALL BE PALM TREES	22%	
TREE SPECIES	MIN. NUMBER OF SPECIES (41+): 5 SPECIES	12 SPECIES	

urban design studio

Urban Planning & Design
Landscape Architecture
Communication Graphics

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Cresswind Treasure Coast Pod H - Amenity Site

City of Port St. Lucie, Florida
Landscape Plan - Amenity Site - Cover Sheet

Date: November 2025
Project No.: 25-021.001
Designed By: WVO
Drawn By: WVO
Checked By: WJT

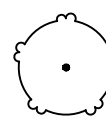
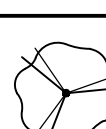
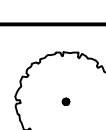
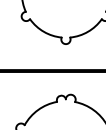
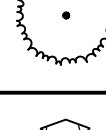
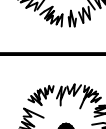
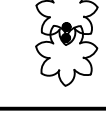
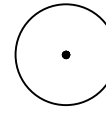
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12.03.2025 RESUBMITTAL
02.05.2026 RESUBMITTAL
04.15.2026 RESUBMITTAL

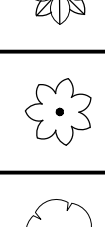
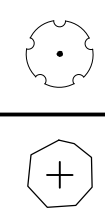
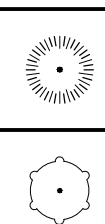
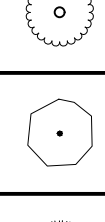
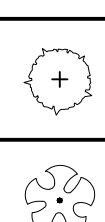
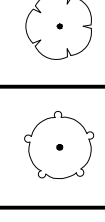
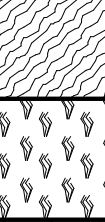
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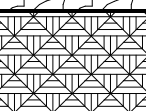
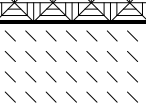
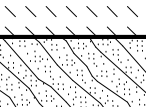
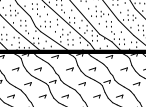
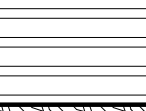
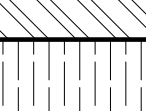
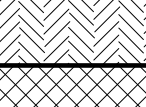
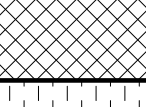
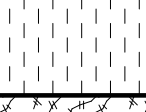
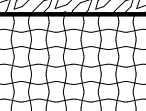
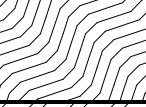
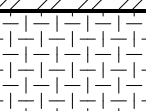
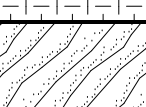
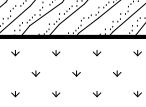
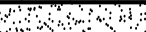
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City of Port St. Lucie Project No. 11-652-37-2
PSLUSD Project No. (P25-180)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	BS	13	Bursera simaruba / Gumbo Limbo Container grown, 12' Ht. x 5' Spr., 2.5" Cal., Straight trunk, Full Canopy	Yes	Yes
	CF	3	Cassia fistula / Golden Shower Tree B&B, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy	Yes	Yes
	CLDS	4	Clusia guttifera / Small Leaf Clusia Min. 12' Ht. x 5' Spr., 2" Cal. Single Straight Trunk, Full Canopy, Min. 4' CT	Yes	Yes
	CES	17	Conocarpus erectus 'sericeus' / Silver Buttonwood Min. 12' Ht. x 5' Spr., 2" Cal. Single Straight Trunk, Full Canopy, Min. 4' CT	Yes	Yes
	CS3	5	Cordia sebestena / Orange Geiger Tree Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Single Trunk, Full Canopy	Yes	Yes
	ED	4	Elaeocarpus decipiens / Japanese Blueberry Tree Min. 12' OA x 5' Spr., 2.5" Cal. Full to Base, Matched	No	Yes
	GS	13	Guaiacum sanctum / Lignum Vitae Field Grown, 12' Ht. x 6-8' Spr., 3.5" Cal., Single Straight Trunk, Full and Even Canopy	Yes	Yes
	IE	31	Ilex x attenuata 'East Palatka' / East Palatka Holly 45 Gal., 12' Ht. x 5' Spr. Min., 2.5" Cal. Min., 3' CT Min., Single Straight Trunk, Full Canopy, To be Pruned and Maintained in a Natural Shape and Form	Yes	Yes
	LJ	1	Ligustrum japonicum / Japanese Privet Min. 6'-10' Ht. x 6'-8' Spr., 2" Cal. Multi Trunk, Full Canopy, Limb Up 3'	No	Yes
	MG	5	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia Container Grown, 12' Ht. x 5' Spr., 3' CT, Straight Trunks, Full Dense Canopy	Yes	Yes
	PE	3	Pinus eliottii 'Densa' / South Florida Slash Pine 12' Ht. Min. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full and Dense Foliage	Yes	Yes
	QVS	19	Quercus virginiana 'sky climber' / Live Oak 'sky climber' Min. 14' Ht. 3" Cal. Single Straight Trunk, Full Canopy, Double Dug	Yes	Yes
PALM TREES					
	BN	3	Bismarckia nobilis / Bismark Palm 10' CT. 16' O.A. Ht. Single Trunk, Full Head, No Scarred Trunk	No	Very
	LL	1	Latania loddigesii / Blue Latan Palm 1'-2' Ct. 6' O.A. Ht. Single Trunk, Full Head, No Scarred Trunk	No	Very
	LN	14	Livistona nitida / Nitida Palm Field Grown, 14' CT, Matched Heights, Full Crown	Yes	Yes
	PS	4	Phoenix sylvestris / Wild Date Palm Field Grown, 16' CT, Diamond Cut, Matched Heights, Full Crown	No	Moderate
	PE2	16	Ptychosperma elegans / Alexander Palm Field Grown, Double Trunk, Minimum 14' CW	No	Moderate
	PE3	3	Ptychosperma elegans / Ptychosperma elegans- Triple Trunk Field Grown, Triple, Minimum 16' CW	No	Moderate
	RE	16	Roystonea elata / Florida Royal Palm Min. 14' G.W., Full Canopy, Matched, Florida Fancy	Yes	Yes
	SP	65	Sabal Palmetto / Sabal Palmetto Min. 12' C.T. / 18' C.T. / 24' C.T., STGG, Slick Trunk, Stagger Heights	Yes	Yes
	SS	9	Sabal Palmetto / Curved Sabal Palmetto Min. 8' C.T. / 12' C.T. / 18' C.T., STGG, Slick Trunk, Stagger Heights	Yes	Yes
	WB	2	Wodyetia bifurcata / Foxtail Palm 'triple' Field Grown, Minimum 8' CT, 10'-18' OA HT. Triple Trunk	No	Moderate

SHRUBS					
	ACA	68	Acalypha wilkesiana / Copperleaf Min. 36" Ht. x 30" Spr., 30" O.C., Full to Base and Dense	No	Yes
	AA	6	Agave attenuata / Foxtail Agave Min. 25 Gal. Full to Base and Dense	No	Yes
	COP	5	Alocasia 'Portora' / 'Portora' Elephant Ear 4+\" Ht., Full, Unscarred leaves, Shade grown	No	No
	ARE	6	Alocasia 'Regal Shields' / Regal Shields Elephant's Ear 3\" Ht. x 3\" Spr., Shade Grown	No	No
	CI	331	Chrysobalanus icaco / Red Tip Cocoplum Min. 3\" Ht x 2\" Spr., 2.5\" O.C., Full & Thick	Yes	Yes
	CLD2	240	Clusia Guttifera / Small-Leaf Clusia Min. 24\" Ht x 24\" Spr., 24\" O.C., Full & Thick, Florida Fancy	Yes	Yes
	CS	339	Conocarpus erectus f. sericeus / Silver Buttonwood Min. 3\" Ht x 2\" Spr., 2\" O.C., Full & Dense	Yes	Yes
	DE	1	Dioon edule / Chestnut Dioon Min. 4\" Ht. x 4\" Spr., Full and Dense, Full to Base	No	Very
	FG2	3	Furcraea foetida 'Variegata' / Variegated False Agave Min. 30\" Ht. x 30\" Spr., Full and Dense	No	Yes
	HEL	32	Heliconia caribaea x bihai / Heliconia 'Hot Rio Nights' 7-12\" Ht., Multi, Shade Grown	No	Moderate
	LIC	17	Licuala grandis / Licuala Palm 3\" Ht. x 3\" Spr., Full, unscarred foliage	Yes	Moderate
	LJ7	30	Ligustrum japonicum / Japanese privet Min. 3\" Ht x 3\" Spr., 3\" O.C., Full & Thick	No	Yes
	POD	34	Podocarpus macrophyllus / Podocarpus Min. 30\" Ht. x 24\" Spr. 24\" O.C. Full and Dense Shrub, Full to Base	No	Yes
	POM	89	Podocarpus macrophyllus 'Nana' / Dwarf Podocarpus Min. 24\" Ht. x 18\" Spr. 24\" O.C. Full and Dense Shrub, Full to Base, Shear to 18\" Ht.	No	Very
	REP	3	Rhapis excelsa / Lady Palm 4- 5\" Ht. x 3\" Spr., Full, No Voids	No	Moderate
	SRE	24	Serenoa repens / Saw Palmetto Min. 30\" Ht. x 36\" Spr. Min., Full and Dense, Full to Base	Yes	Very
	STA	10	Strelitzia alba / White Bird of Paradise 4\" Ht. x 3\" Spr., Full, Unscarred Foliage	No	Moderate
	STR	25	Strelitzia reginae / Orange Bird Of Paradise Min.4\" Ht. x 24\" O.C. Full and Dense Shrub, Full to Base	No	Moderate
	VAW	353	Viburnum awabuki / Sweet Viburnum Min. 3\" Ht. x 3\" Spr. 24\" OC, Full to Base and Dense	Yes	Yes
ACCENT SHRUBS					
	CQ	24	Crinum augustum 'queen emma' / 'Queen Emma' Crinum Min. 3' - 4\" Ht. O.A., Full & Thick	No	Moderate
SHRUB AREAS					
	AWR	326	Acalypha wilkesiana / Red Copperleaf Min. 24\" Ht. x 24\" Spr. 24\" O.C. Full and Dense Shrub, Full to Base	Yes	Moderate
	ACM	10	Acalypha wilkesiana 'Moorea' / 'Moorea' Copperleaf Min. 30\" Ht. x 30\" Spr., 30\" O.C., Full to Base, Dense	No	Yes
	AGF	40	Agapanthus africanus / Agapanthus Min. 18\" Ht. x 18\" Spr., 24\" OC, Full and Dense, Full to Base	No	Yes
	AC	79	Alocasia gageana 'Califormia' / Dwarf Elephant Ears Min. 24\" Ht. x 24\" Spr., 24\" OC, Full and Dense, Full to Base	No	No
	ALZ	29	Alpinia zerumbet 'Variegata' / Variegated Shell Ginger Min. 24\" Ht. x 24\" Spr. 30\" O.C. Full and Dense Shrub, Full to Base	Yes	Yes
	AZV	24	Alpinia zerumbet 'Variegata Dwarf' / Dwarf Variegated Ginger	No	Moderate
	ASP	130	Asparagus densiflorus 'Meyerei' / Foxtall Fern Min. 18\" Ht. x 18\" Spr., 24\" O.C.	Yes	Yes
	BEG	125	Begonia odorata 'Alba' / White Fragrant Begonia MIN. 24\" Ht. X 18\" Spr., 18\" O.C., Full and Dense to Base	Yes	No
	CHR2	30	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 10\" Ht. Min. x 8\" Spr., 24\" O.C., Full to base and dense, Disease free	Yes	Yes

	COD	119	Codiaeum variegatum 'Mammy' / Mammy Croton Min. 24" Ht X 24" Spr., 24" O.C., Full Dense Shrub	Yes	Yes	
	DIA	141	Dianella 'Variegata' / Flax Lily Min. 18" Ht. x 18" Spr., 18" O.C., Fully Rooted and Dense	No	Yes	
	DUR	61	Duranta erecta 'Gold Mound' / Gold Mound Duranta Min. 18" Ht. x 18" Spr., 18" O.C., Full to base and Dense	Yes	Moderate	
	FMG	18	Ficus microcarpa 'Green Island' / Green Island Ficus Min. 24" Ht. x 24" Spr. 24" O.C. Full and Dense Shrub, Full to Base	No	Moderate	
	FIC	472	Ficus microcarpa 'Green Island' / Green Island Ficus Min. 18" Ht. x 18" Spr., 18" O.C., Fully Rooted and Dense	No	Moderate	
	GA	17	Gardenia jasminoides 'Miami Supreme' / Miami Supreme Min. 30" Ht. x 24" Spr. 24" O.C. Full and Dense Shrub, Full to Base	No	No	
	HAP	30	Hamelia patens / Firebush Min. 36" Ht. x 36" Spr., 36" OC., Full to Base	Yes	Yes	
	INM	500	Ixora 'Maui Sunset' / Dwarf Ixora Min. 14" Ht. x 18" Spr., Full and Dense Shrub, Full to Base	No	Moderate	
	MUH2	352	Muhlenbergia capillaris / Pink Muhly Grass Min. 24" Ht. x 24" Spr. 30" O.C., Fully Rooted and Dense	Yes	Very	
	NI	16	Nerium oleander 'Ice Pink' / Ice Pink Oleander Min. 24" Ht X 24" Spr., 30" O.C., Full Dense Shrub	No	No	
	PR	12	Philodendron x 'Rojo Congo' / Rojo Congo Philodendron Min. 30" Ht. x 30" Spr., 30" O.C., Full to Base, Dense	No	Moderate	
	ST	24	Sansevieria trifasciata / Snake Plant Min. 24" Ht. x 12" OC Full and Dense	No	Yes	
	SCH	222	Schefflera arboricola 'Trinette' / Schefflera Min. 24" Ht. x 24" Spr., 24" O.C., Full to Base and Dense	Yes	Very	
	SPO	20	Spathoglottis plicata / Purple Ground Orchid 16"-18" Ht. x 16"-18" Spr., 16" O.C., Full, intact foliage, Flowering	Yes	Moderate	
	STR2	76	Stromanthe sanguinea 'Triostar' / Tricolor Ginger 24" Ht. x 24"-30" Spr., 24" O.C., Full, Unscarred leaves, Nice color	No	Moderate	
	THE	29	Thunbergia erecta / King's Mantle Min. 18" Ht. x 18" Spr., 18" O.C.	No	Yes	
	FAK	191	Tripsacum dactyloides / Fakahatchee Grass Min. 36" Ht x 36" Spr., 36" O.C. Full and Dense	Yes	Moderate	
	ZAM	110	Zamia pumila / Coontie Min. 24" Ht. x 24" Spr. 24" O.C. Full Foliage, No Spots	Yes	Very	
GROUND COVERS						
	ANN	1,519	Annuals / Seasonal Annuals Min. 4" Pots, Full Flowering When Installed, 6" O.C.	No	Moderate	
	FG	22	Ficus microcarpa 'green island' / Green Island Ficus Min. 2' Ht. x 2' Spr., 2' O.C., Full & Thick, Florida Fancy	No	Yes	
	IX	115	Ixora x 'nora grant' / Pink Ixora Min. 2' Ht. x 2' Spr., 2' O.C., Full & Thick	No	Yes	
	LMB	50	Liriope muscari 'Big Blue' / Big Blue Lilyturf Min. 18" Ht. x 15" Spr., 15" OC	No	Yes	
	OJ	125	Ophiopogon japonicus / Mondo Grass 12" Ht. x 12" Spr., 12" O.C., Full, intact foliage	No	Yes	
SOD AND MULCH						
	NO SYMBOL	SOD2	TBD	Cynodon dactylon / Celebration Bermuda Grass Rolled sod only. Machine cut at a uniform soil thickness of 0.75 inch, plus or minus 0.25 inch, at time of cutting, unless otherwise agreed upon. Measurement for thickness shall exclude top growth and thatch. Not stretched, torn or broken. Weed free, Uni	Yes	
	NO SYMBOL	MULCH	TBD	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3". *Quantity to be Verified by Contractor in the Field.	N/A	N/A
	NO SYMBOL	SOD	TBD	Stenotaphrum secundatum / St. Augustine Grass Weed and Disease Free, Laid Tightly, Staggered Rows, Rolled and Sanded to Level Lawn. *Quantity to be Verified by Contractor in the Field.	N/A	N/A
	TURF	TBD	Synthetic Turf	Yes		
 ROOT BARRIER (SEE DETAIL ON LP-4)						



**Cresswind Treasure Coast
Pod H - Amenity Site
City of Port St. Lucie, Florida
Landscape Plan - Amenity Site - Plant Schedule**

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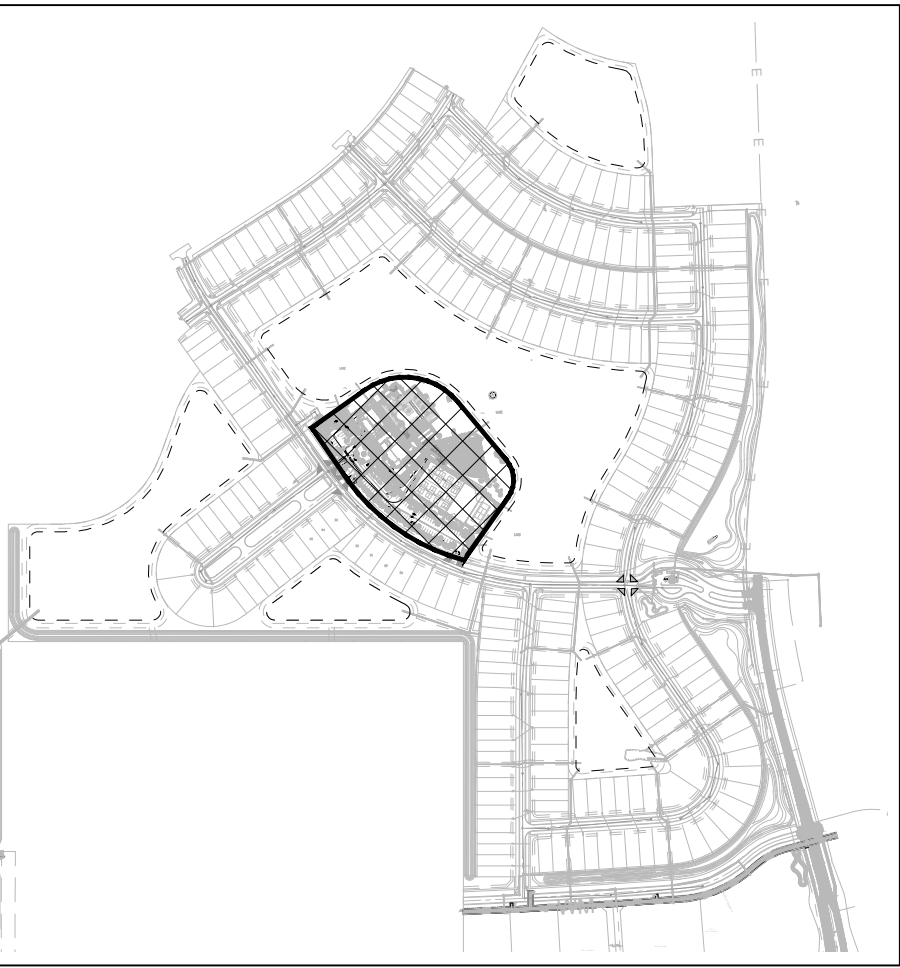
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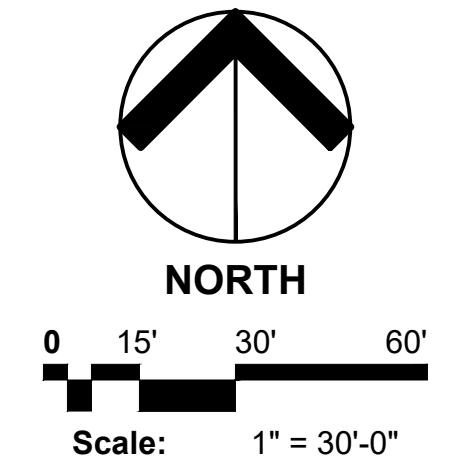
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KEY MAP:



Cresswind Treasure Coast
Pod H - Amenity Site
City of Port St. Lucie, Florida
Landscape Plan - Amenity Site



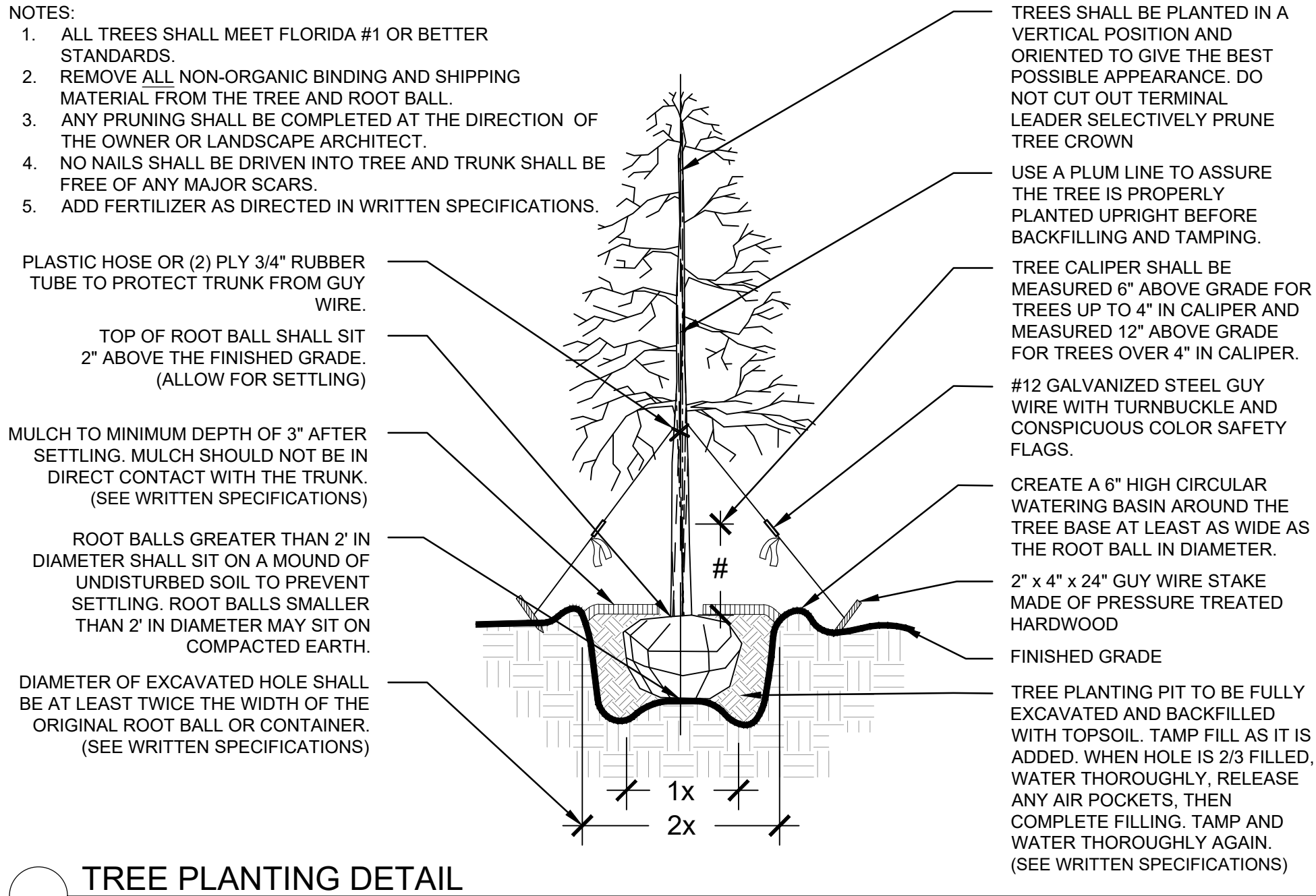
Date: November 2025
Project No.: 25-021.001
Designed By: WVO
Drawn By: WVO
Checked By: WJT

Revision Dates:
10.15.2025 SUBMITTAL
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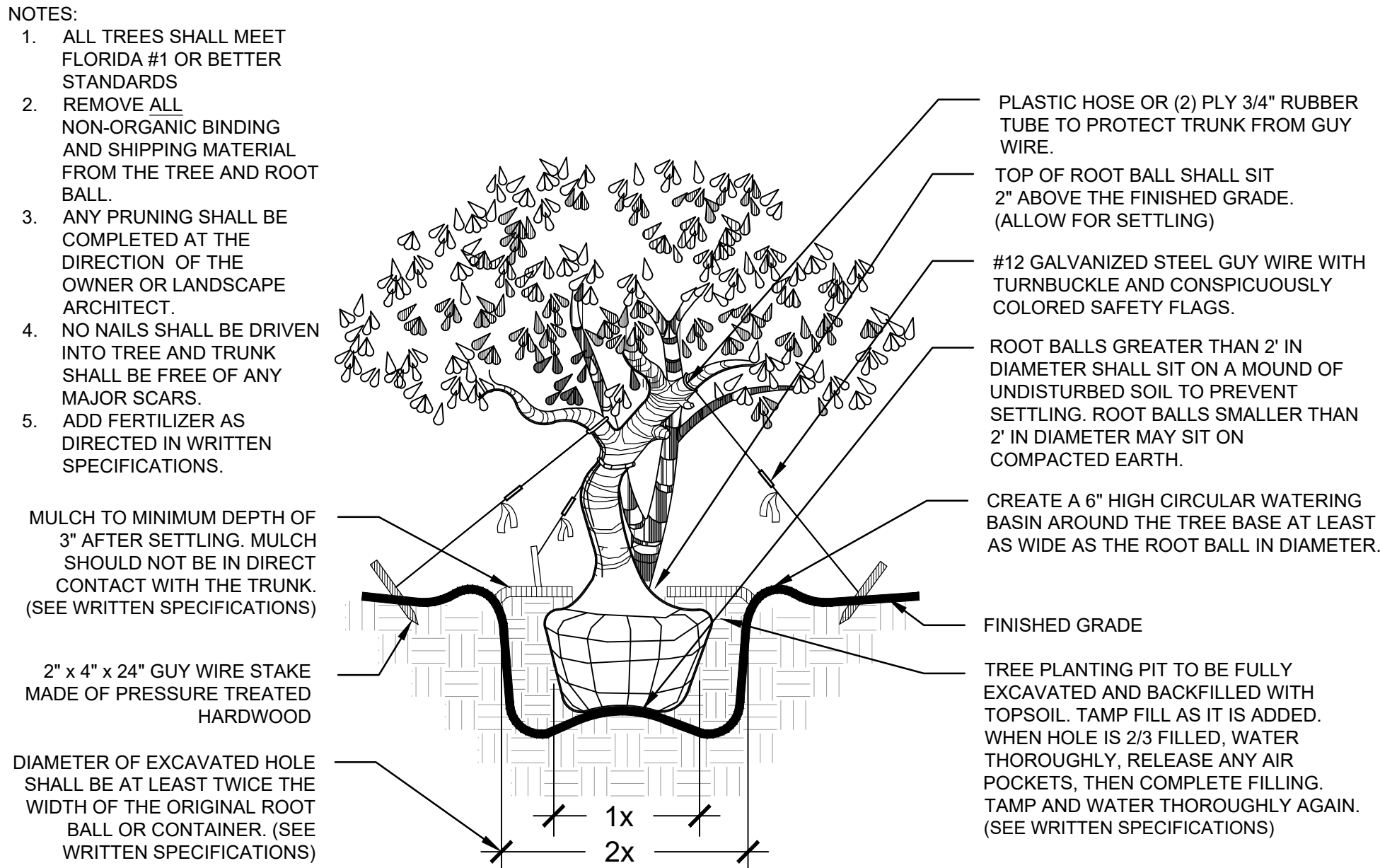
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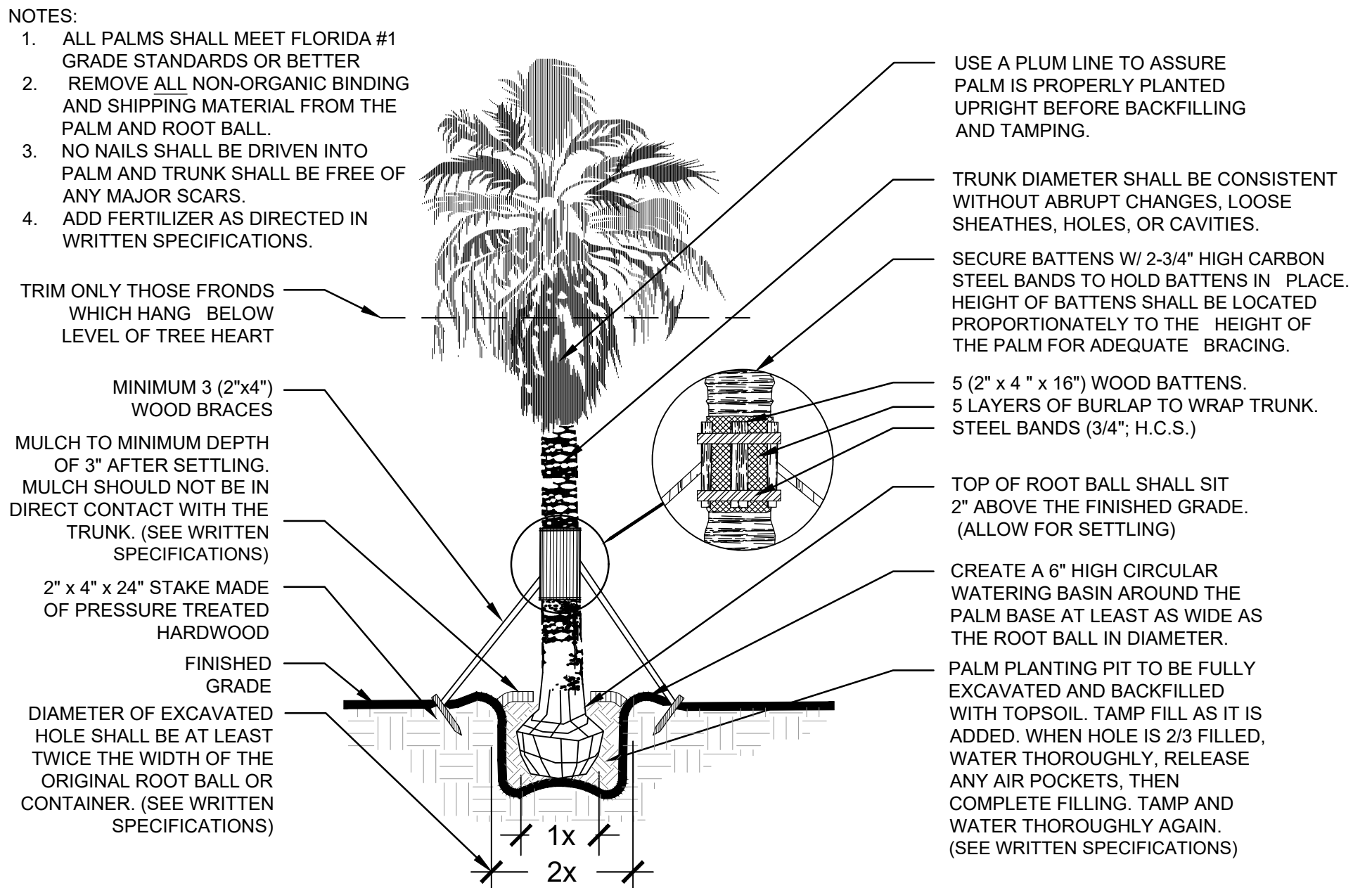
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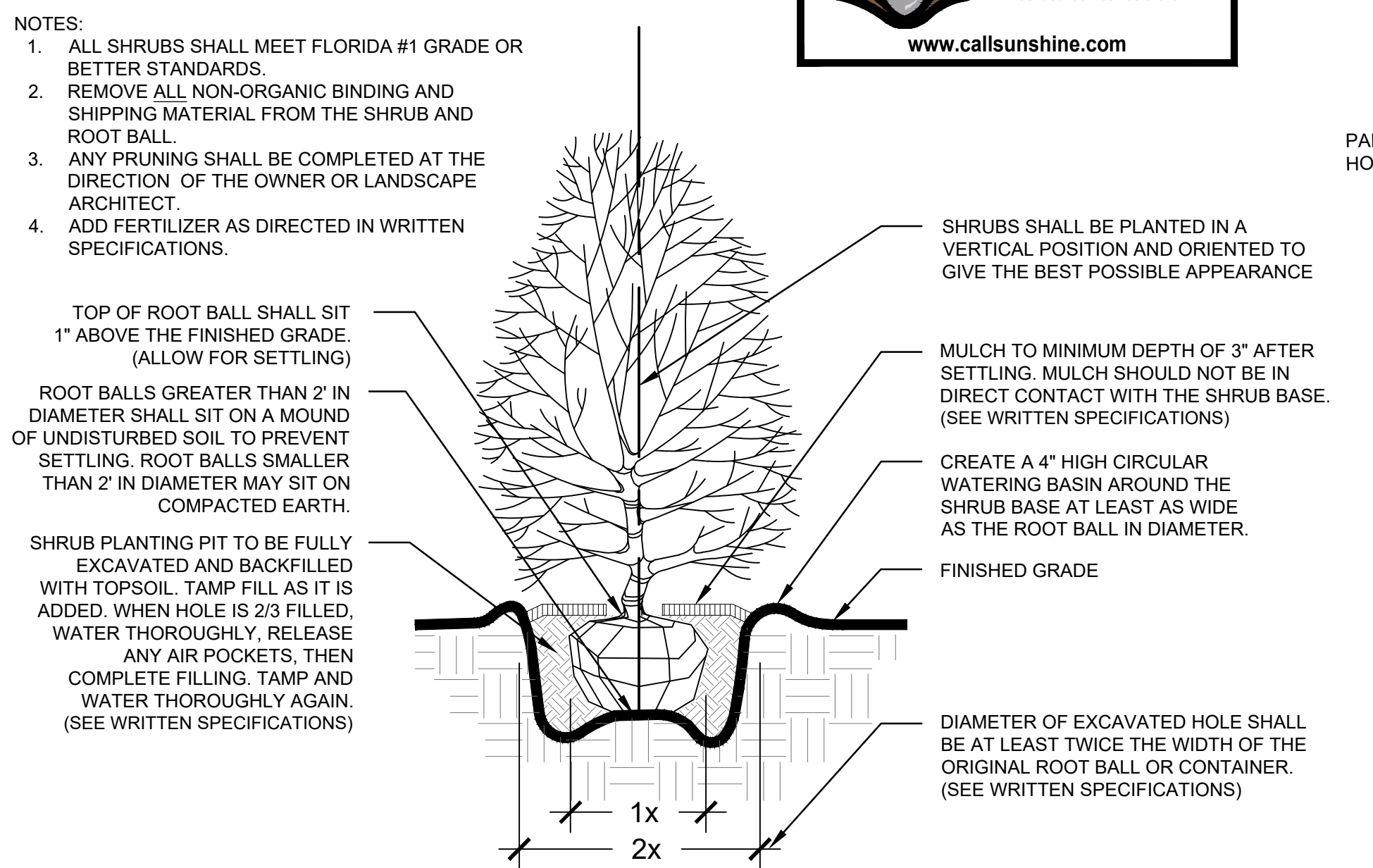
TREE PLANTING DETAIL
NOT TO SCALE



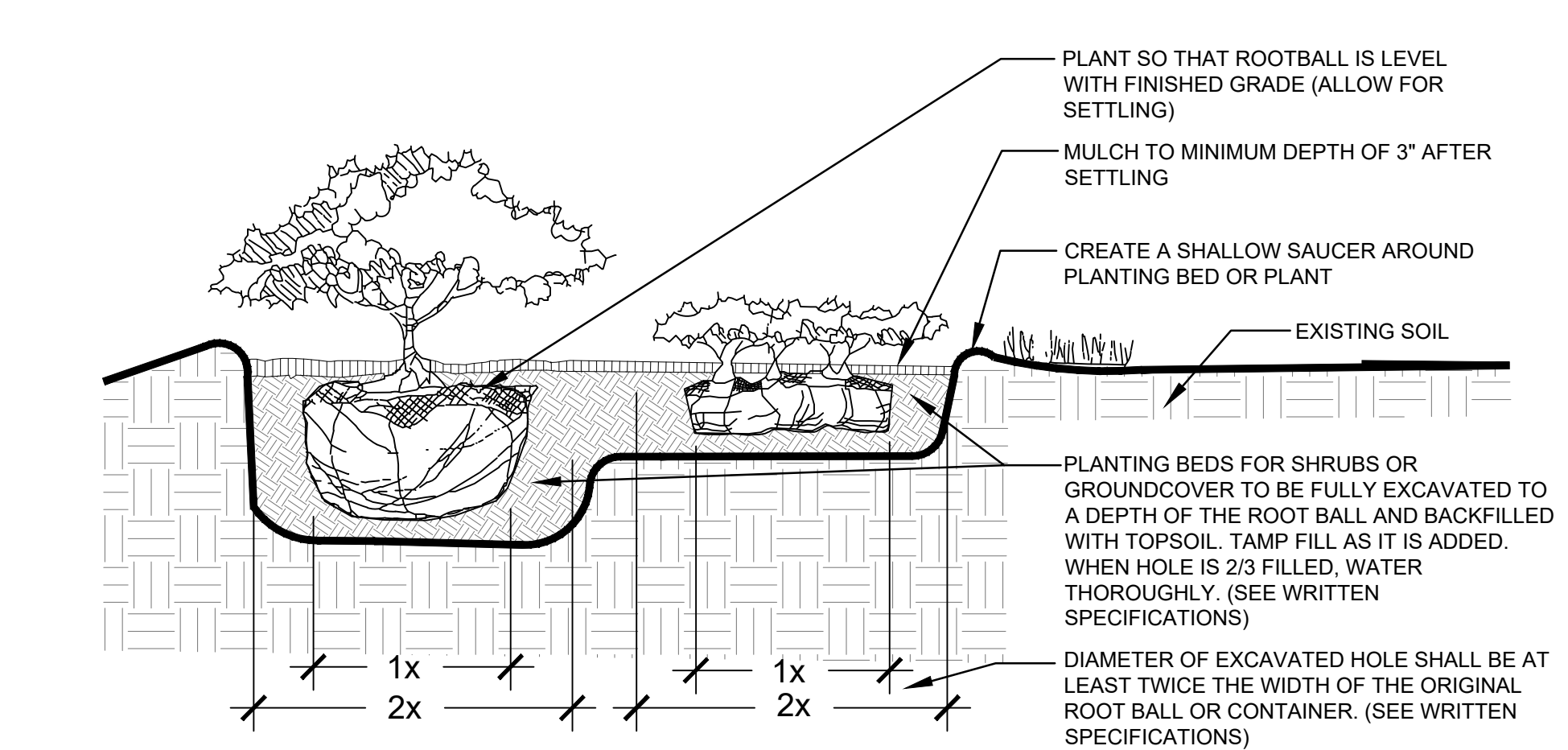
IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE



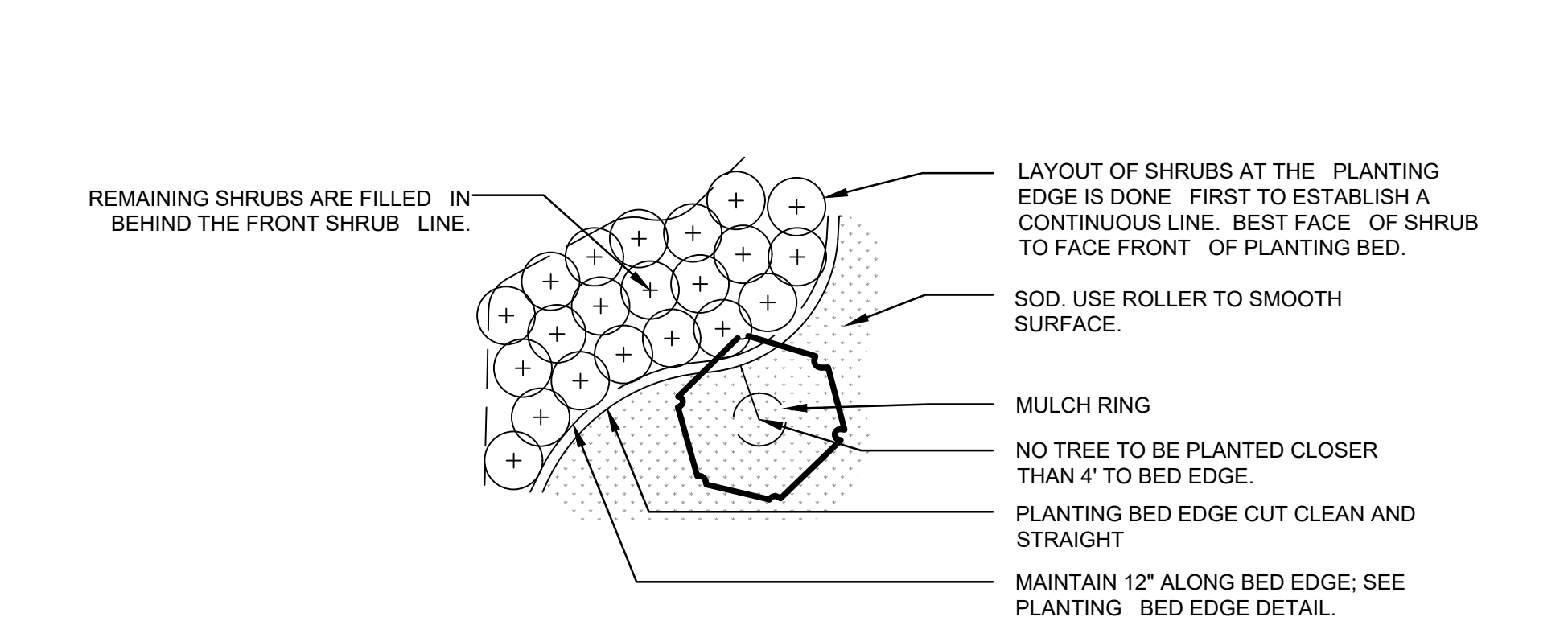
PALM PLANTING DETAIL
NOT TO SCALE



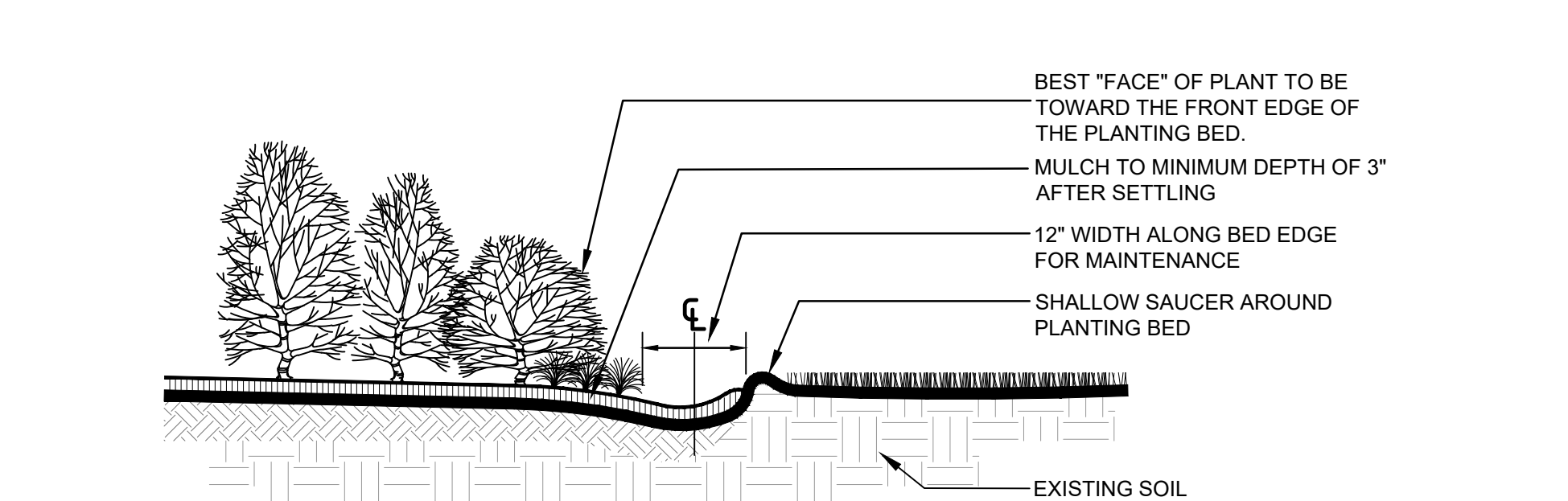
LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



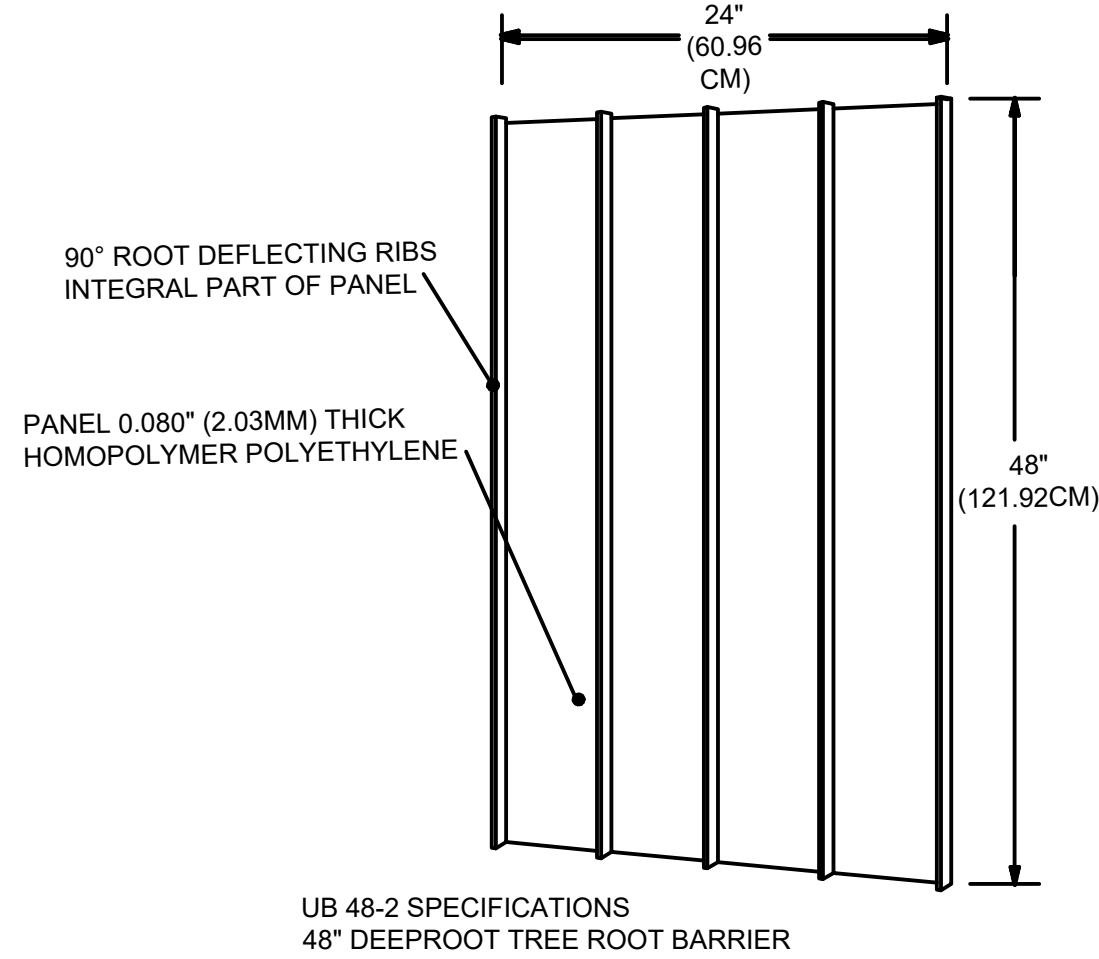
SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



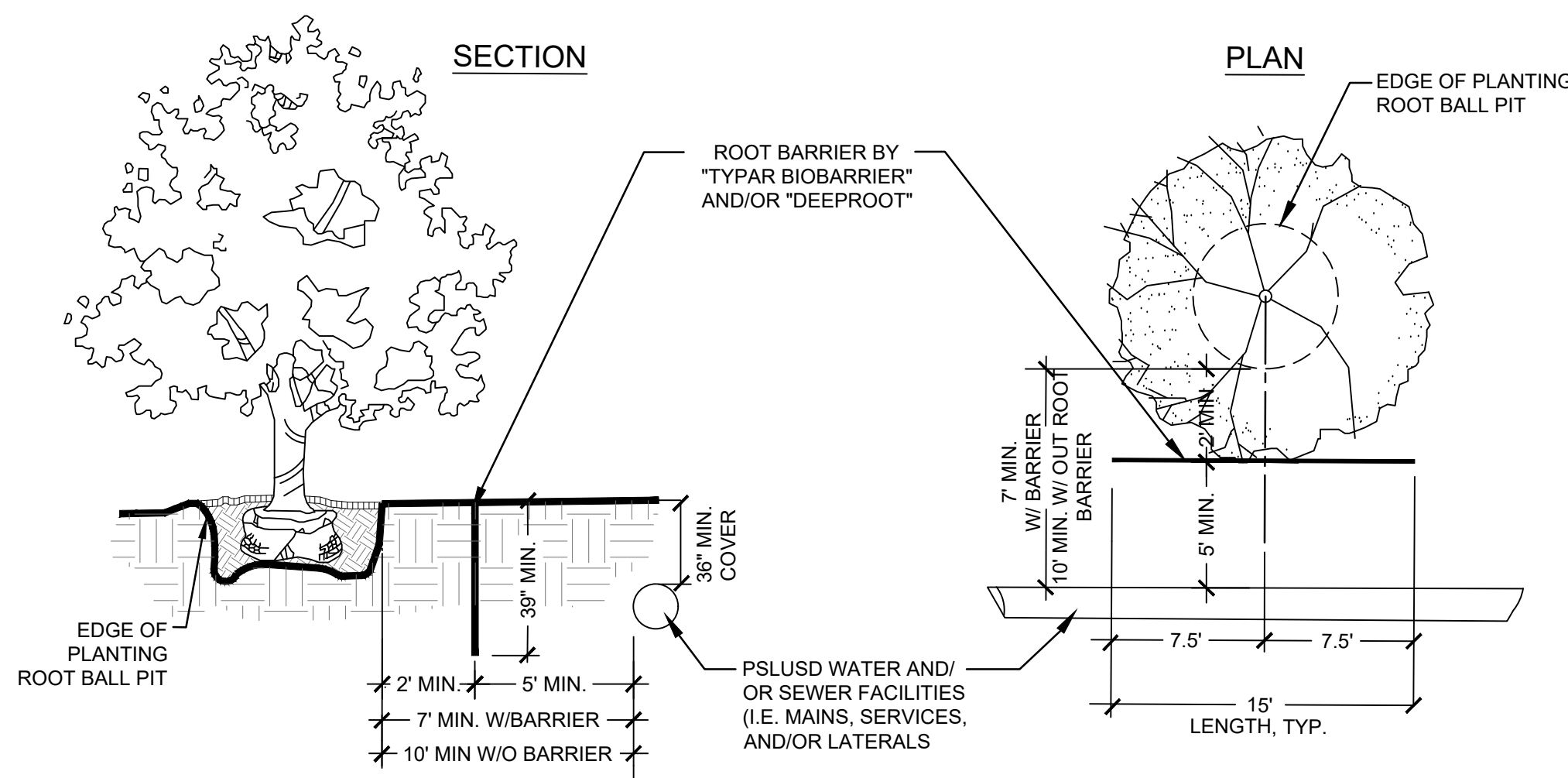
SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



PLANTING BED EDGE DETAIL
NOT TO SCALE



SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES, AND LANDSCAPES. ASSEMBLED IN 2 FOOT (61 CM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATION DIRECTLY BESIDE A HARDSCAPE ELEMENT, ADJACENT TO ONE SIDE OF A TREE, OR FOR LARGE PERIMETER SURROUND APPLICATIONS WITH A MINIMUM 8 FOOT (2.43 M) DIAMETER USING 12 PANELS.



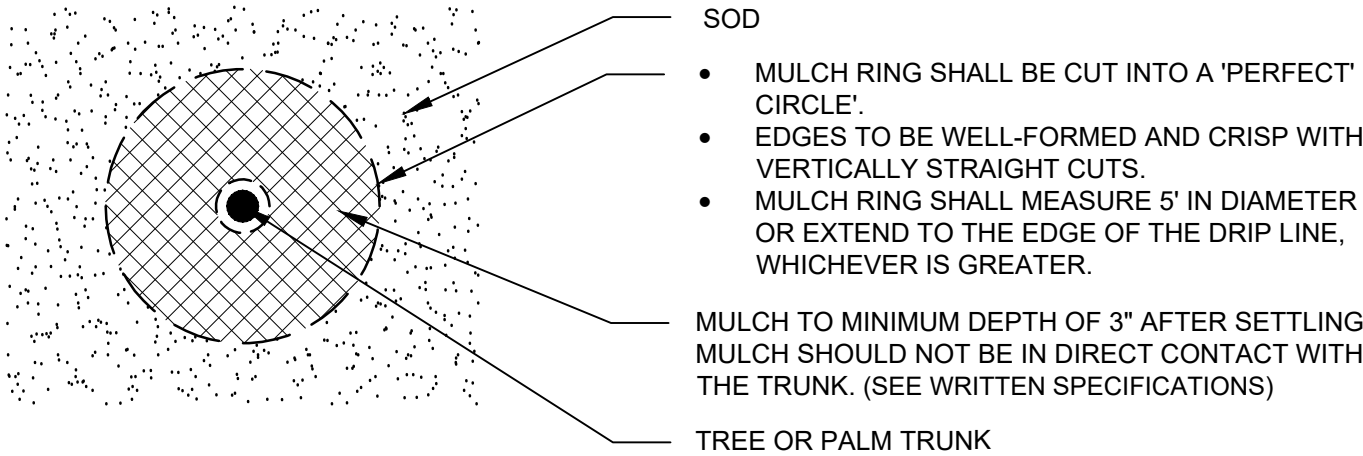
ROOT BARRIER DETAIL
NOT TO SCALE

LANDSCAPE AND ROOT BARRIER NOTE:

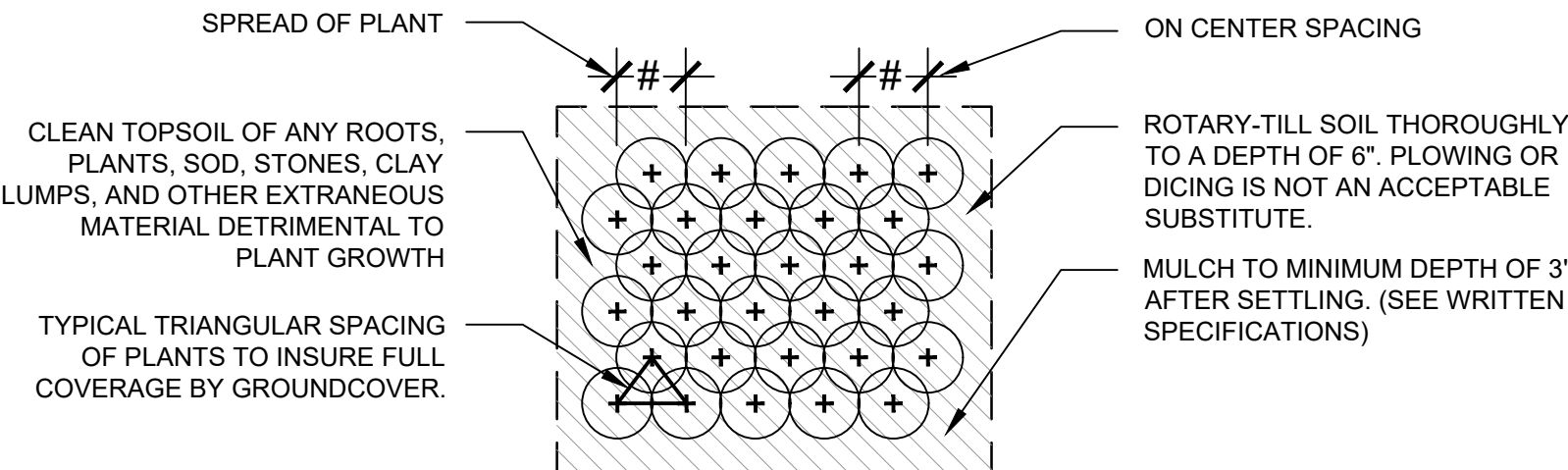
- 1.) TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
- 2.) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A WITHOUT PRIOR DEPARTMENT APPROVAL.
- 3.) ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT.
- 4.) SOD ONLY SHALL BE INSTALLED WITHIN 5' MINIMUM OF ANY DEPARTMENT WATER METER.
- 5.) WHEN INSTALLING A SOLID ROOT BARRIER PANEL SYSTEM, THE PANEL RIBS MUST FACE THE ROOT BALL. *

NOTES:

1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



MULCH RING IN SOD DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

City of Port St. Lucie Project No. 11-652-37-2
PSLUSD Project No. (P25-180)

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Cresswind Treasure Coast
Pod H - Amenity Site
City of Port St. Lucie, Florida
Landscape Plan - Planting Details

Date: November 2025
Project No.: 25-021.001
Designed By: WVO
Drawn By: WVO
Checked By: WJT

Revision Dates:
10.15.2025 SUBMITTAL
12.03.2025 RESUBMITTAL
02.05.2026 RESUBMITTAL
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SECTION 02950

TREES, SHRUBS AND GROUND COVER

PART I - GENERAL

By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED

- Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
- All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
- Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
- Finish Grade Elevations: 2 inch below top of pathway edging.
- The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE

- All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
- Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
- Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
- Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and/or unusual growth form. No collected material will be permitted unless specifically written approval is granted.
- Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
- Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
- Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
- The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS

- Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- Submit seed analysis, certified statements of seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
- Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING

- Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
- Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
- Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
- Do not remove container grown stock from containers until planting time.
- Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
- Fod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS

- Proceed with and complete landscape work as rapidly as portions of site become available.
- Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
- Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
- Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
- Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS

2.01 TOPSOIL

- The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
- Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
- Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy metal, soil, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Controll laboratory tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch
The analysis shall also show the following ranges:		
Soluble salt	2 - 1.0mmhos/cm	
Nitrogen	25-150 PPM	
Phosphorus	26 - 39 PPM	
Potassium	50 - 250 PPM	
Calcium	500 - 2500 PPM	
Magnesium	50 - 500 PPM	
Iron	2.5 - 25 PPM	
Manganese	2.5 - 25 PPM	
Zinc	2.5 - 25 PPM	
Copper	1.3 - 5 PPM	
Boron	0.5 - 1.5 PPM	
Sulphur	15 - 200 PPM	
Chlorine	less than 100 PPM	
Sodium	less than 10	
Nematodes	none	



2.02 SOIL AMENDMENTS AND FERTILIZERS

- Pest Moss: Pest moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
- Sand: Sand shall be clean, sharp, and free of all deleterious material.
- Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
- Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
 - Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
 - Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
 - Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
 - Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER

- All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS

- Mulch: Mulch shall be shredded Malealeuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
- Arboring and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
- Anti-desiccant: Anti-desiccant shall be "Wiltpro" or equal, if specified on plans.
- Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
- Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acrilamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:

- For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
- For trees and palms over 36" diameter root ball use two 3 oz.
- Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7 - 10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL

- Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
- Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.
- Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
- All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.
- Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the soil line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS

- Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
- Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
- Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
- The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, fresh and unharmed at the time of planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area between the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION

- All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall be completed immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
- The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION

3.01 GENERAL

- Proceed with and complete landscape work as rapidly as portions of the site become criteria below.
- No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
- Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
- Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
- Coordination with Soil/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
- Timing:
 - Planting work shall not be started until the final subgrade has been established, berms have been formed and fine finished grading completed.
 - Under no conditions shall work be done if weather or soil conditions are not satisfactory.
- Clean-up:
 - At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for installing the soil shall be properly prepared per these specifications. Planting methodology is the same as for other shrubs.
 - Any plants which, after setting, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense.
 - If called for in the plans, landscape edging shall be installed as specified.
 - All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.02 SOIL PREPARATION

- Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.
- Before mixing of soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
- Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.

- For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

- Mix lime with dry soil prior to mixing of fertilizer.
- Prevent time from contacting roots of acid-loving plants.

- Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
- Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shall-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
- All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING

- Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
- After all existing (condition and topsoil if called for on plans) have been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.

- If the sprinkler system is installed after grading and tilling is completed, the backfill shall be rolled in the affected areas.
- When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING

- When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch in diameter. Specially prepared for tree surgery work.
- When elevations are given, Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed using a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.
- All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, moving strips, clean-outs, drains, etc., with appropriate adjustments for varying sod thicknesses. The intent is for water always to drain away from paving into lawn and/or planted areas.
- Eliminating all erosion scars prior to beginning planting.
- The Owner and/or his representative shall approve all final finish grades prior to planting.
- Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS

- Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
- Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb underground utilities. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
- Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
- Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
- All excavated pits shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
- Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
- Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic fertilizer.
- Add fertilizer to tree pits as specified elsewhere in these specifications.
- Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-amp, and water again.
- Set container-grown stock as above, taking care not to damage roots when removing the container.
- During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant or material used in planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. Any trees resting deeper or higher must be either reset or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
- Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
- Each planting basin shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
- All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
- Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS

- The locations of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
- No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
- No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
- Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to existing structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
- Coordination with Soil/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
- Timing:
 - Planting work shall not be started until the final subgrade has been established, berms have been formed and fine finished grading completed.
 - Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vines stems shall be fastened to walls, trellises, etc. as specified in the drawings.
- Groundcover plants shall be laid out in their proposed planting locations without being removed from their original soil. Plants shall be properly prepared per these specifications. Planting methodology is the same as for other shrubs.
- Any plants which, after setting, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense.
- If called for in the plans, landscape edging shall be installed as specified.
- All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS

- Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
- Soil shall be covered with 1/2" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING

- All pruning shall be done in the presence of, and with the approval of, the Owner or

Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).

- Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and buds to correct weak growth loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
- Prune trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
- Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing sprays is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root sprouts, low branch roots, and others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL

- If specified, landscaping in planters shall be installed using the following method:

- Install 4" deep layer of fine crushed stone in bottom of planter.
- Install filter fabric over stone layer. Turn up edges of fabric all around.
- Install planting soil mix over filter fabric to within 3/2" of top for planter. Do not compact the soil.
- Install plant material as specified elsewhere in these specifications.
- Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS

- The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
- Whenever a suitable area has been graded and is ready for sodding the Contractor shall, as directed by the Owner, prepare the area by leveling and sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved area and protected from frost and moisture.
- The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
- Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the ditch, sod shall be laid squarely and evenly.
- On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
- Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
- Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
- It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS

4.01 MAINTENANCE AND ESTABLISHMENT PERIOD

- The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
- The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Maintenance of Sod and Palms shall be established for not less than one hundred and eighty (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
- Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, litter control, rolling, fertilizing and replanting.
- Planting areas and plants shall be protected at all times against damage of any kind for the duration of the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
- The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others and to clear the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
- Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

- "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
- "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
- Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
- Apply "Basagram" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

- Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
- If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1200 lb. roller. If the lawn surface is uneven, the Contractor shall level the lawn again, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. No LANDSCAPING SHALL BE DONE IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.
- NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, AND MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.
- TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE.

- In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
- Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given only when outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.

- Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs

of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD

- Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
- Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
- Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
- Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
- Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
 - Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
- Replacement and Conditions:
 - Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
 - Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
 - Plant losses due to abnormal weather conditions such as floods, excessive wind