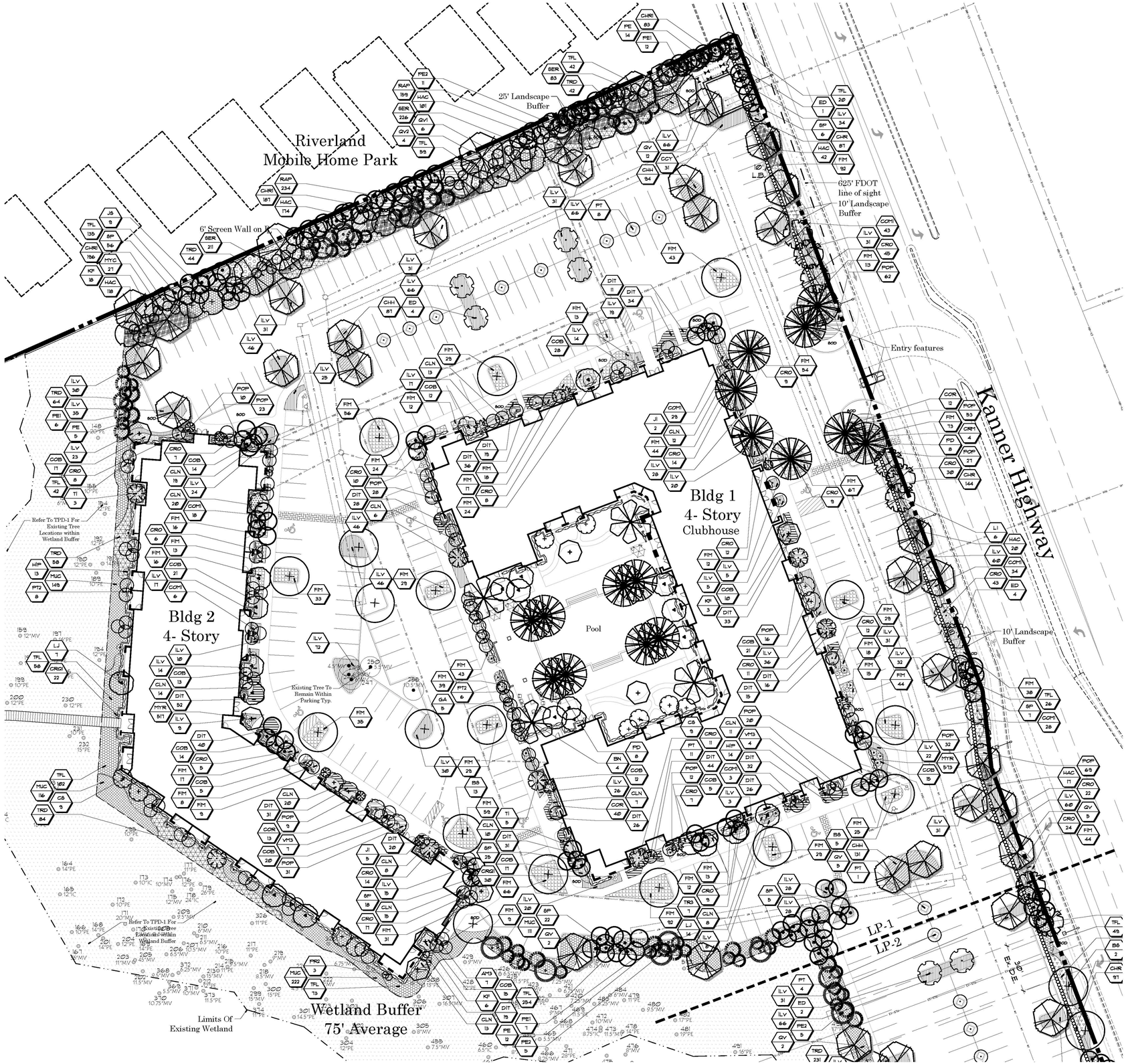


Landscape Data

Misc. Data

TOTAL SITE AREA	15388 A.C.
TOTAL PERVIOUS AREA	680,200 S.F. (69.48)
TOTAL IMPERVIOUS AREA	211,657.47 S.F. (30.3%)

Tree Requirements

FOUNDATION TREES REQ. BLDG. #1: (1/30 L.F.)	35 TREES (1,075 L.F.)
FOUNDATION TREES PROVIDED BLDG. #1:	45 TREES (40 PALMS @ 2:1)
FOUNDATION TREES REQ. BLDG. #2: (1/30 L.F.)	46 TREES (1,376 L.F.)
FOUNDATION TREES PROVIDED BLDG. #2:	54 TREES (47 PALMS @ 2:1)
PARKING LOT TREES REQ.: (1/10LAND)	58 TREES
PARKING LOT TREES PROVIDED:	56 TREES (EXCLUDES ISLANDS WITH FIRE HYDRANTS)
EAST LANDSCAPE BUFFER: (1/30 L.F.)	25 TREES, 766.9 L.F. (EXCLUDES DRIVE)
EAST LANDSCAPE BUFFER PROVIDED:	41 TREES (34 PALMS @ 2:1)
SOUTH LANDSCAPE BUFFER REQ.: (1/30 L.F.)	5 TREES, 159.4 L.F.
SOUTH LANDSCAPE BUFFER PROVIDED:	13 TREES (7 PALMS @ 2:1)
WEST LANDSCAPE BUFFER REQ.: (1/30 L.F.)	N/A
WEST LANDSCAPE BUFFER PROVIDED:	N/A
NORTH LANDSCAPE BUFFER REQ.: (1/30 L.F.)	14 TREES,417.29 L.F.
NORTH LANDSCAPE BUFFER PROVIDED:	101 TREES (58 PALMS @ 2:1)
EXTRA INTERIOR TREES PROVIDED	60 TREES (PARKING / INTERIOR/ BUFFERS N.I.C.)
TOTAL TREES REQ.	185 TREES
TOTAL TREES PROVIDED	361 TREES (Palms 2:1)

*Additional 178 Trees Towards Mitigation Credits. (Avg. Tree 12' o.a. 2.5" D.B.H. = 445 D.B.H. Inches)

	REQUIRED:	PROVIDED:
NATIVE TREE REQUIREMENT	50%	78.2 % (521 OUT OF 666)
NATIVE SHRUB & GROUNDCOVER REQUIREMENT	50%	74.08 (11,058 OUT OF 14,901)
TOTAL PERCENTAGE OF NATIVE VEG. PROVIDED	50%	74.2 % (11,559 OUT OF 15,587)
TOTAL CANOPY TREES OF REQUIRED	50% (91 OF 183)	263 CANOPY TREES

Landscape Notes:

- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED W/A RAIN SENSOR.
- IRRIGATION SHALL BE PROVIDED FROM ON SITE WELL.
- ALL MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW ON THREE (3) SIDES WITH AN APPROVED HEDGE MATERIAL. HEIGHT OF HEDGE SHALL BE EQUAL TO OR GREATER THAN THE HEIGHT OF THE UTILITY BEING SCREENED.
- CONTRACTOR SHALL PROVIDE A 3'-6" DIA. MULCH RING AROUND ALL TREES THAT ARE NOT LOCATED WITHIN A LANDSCAPE BED
- ALL TREES SHALL BE PLANTED WITH THE TOP OF THE ROOT BALL (ROOT FLARE) BE VISIBLE, EXCAVATED TO A DEPTH OF 10% TO CLEAR NATIVE SOIL AND BACKFILLED WITH THE SPECIFIED BACKFILL MIXTURE.
- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES LOCATED WITHIN 5X FEET OF CURB OR SIDEWALKS IN PUBLIC RIGHTS OF WAY.
- TOTAL LENGTH SHALL BE 20' ALONG CURB AND 10' ALONG SIDEWALK CENTERED ON THE TREE.
- VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM PROPERTY LOCATED WITHIN THE CITY OF STUART.
- AT TIME OF PLANTING, PERIMETER TREES SHALL BE SPACED IN A WAY THAT COMPLIMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT, DEVELOPED PROPERTIES.
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE ROW BETWEEN THE SIDEWALK AND THE CURBING.
- ALL TREES UNDER PIL POWER LINES ARE REQUIRED TO COMPLY WITH THE FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE GUIDELINES.
- ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MIN. OF 6" ABOVE THE TOP OF CURB.
- ALL PLANT MATERIAL SHALL MEET THE FLORIDA GRADES AND STANDARDS OF FL #1 QUALITY OR BETTER.
- ALL PLANT MATERIAL SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH LIGHT POLES AND ANY OTHER MISC. UTILITIES.

Plant Legend

Southern Slash Pine	Japanese Blueberry	Dianella
Live Oak	Triple Montgomery Palm	Croton 'Curly Boy Red'
Gumbo Limbo	Alexander Palm 'Single'	Fakahatchee Grass
Silver Bismarck Palm	Alexander Palm 'Double'	Cocoplum 'Horizontalis'
Date Palm	Thatch Palm 'Triple'	Croton 'Mammy'
Purple Trumpet Tree	Triple Christmas Palm	Podocarpus 'Pringles'
Crape Myrtle 'Sioux'	Double roebelinii Palm	Ficus 'Green Island'
Sabal Palm	Hibiscus	Croton 'Petra'
Silver Buttonwood	Crinum Lilly 'Queen Emma'	Florida Gamma Grass
Black Ironwood	Rubber Vine Std.	Dwarf Firebush
Southern Red Cedar	Ti Plant 'Auntie Lou'	Cocoplum 'Red Tip'
Bald Cypress	Gardenia 'Miami Supreme'	Muhly Grass
Red Maple 'Florida Flame'	Pond Apple	Ilex
Ligustrum	Wax Myrtle	Saw Palmetto
	Leather Fern	Sand Cord Grass
	Jatropha	Myrsine
	Bougainvillea Std. 'Purple'	Dwarf Clusia
		Simpson's Stopper
		Coco Plum 'Red Tip'
		Jamaican Caper

Xeriscape Requirements

	Points Required:	Points Provided:
1. Utilization Of Moisture sensing controller other than rain switch.	5	5
2. Plan submitted with low, moderate, and high water usage zones indicated.	5	–
3. Grass:		
a. 25-50 percent of the grass areas are made up of drought tolerant grass species from the list.	5	5
b. 51 percent or more of the grass areas are made up of drought tolerant grass species from the list.	10	–
4. Shrubs:		
a. 25-50 percent of the required shrubs are made up of drought tolerant species from the list.	5	–
b. 51 percent or more of the required shrubs are made up of drought tolerant species from the list.	10	10
5. Trees:		
a. 25-50 percent of the required trees are made up of drought tolerant species from the list.	5	–
b. 51 percent or more of the required trees are made up of drought tolerant species from the list.	10	-10
6. Extra shade trees in vehicular use areas:		
a. 25 percent more than the required shade trees planted in the vehicular use areas.	5	–
b. 50 percent more than the required shade trees planted in the vehicular use areas.	10	10
7. Sod area less than 50 percent of landscape area.	10	–
8. Utilization of compacted mulched planting beds at least three inches in depth in all planted areas except groundcover. (Use of Cypress mulch not recommended in order to protect natural cypress wetlands)	10	10
Total Points	50	50

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Environmental Consultants

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Briarridgeview

City of Stuart, Florida

Designed: NRD
Drawn: BRD
Approved: MTH EMO
Date: 1/17/20
Job no.
Revisions: 3/11/20
04/03/20

Cad no. CAD0

Seal

Digitally signed by M. Troy Holloway
Date: 2020.04.06 15:55:25 -04'00'

LC C000177

Sheet Title:
Landscape Development Plan

Scale: 1" = 30'

Sheet No.
LP-1

00-0000

Plant Legend

- Southern Slash Pine
- Live Oak
- Gumbo Limbo
- Silver Bismarck Palm
- Date Palm
- Purple Trumpet Tree
- Crape Myrtle 'Sioux'
- Sabal Palm
- Silver Buttonwood
- Black Ironwood
- Southern Red Cedar
- Bald Cypress
- Red Maple 'Florida Flame'
- LIgustrum
- Japanese Blueberry
- Triple Montgomery Palm
- Alexander Palm 'Single'
- Alexander Palm 'Double'
- Thatch Palm 'Triple'
- Triple Christmas Palm
- Double roebelinii Palm
- Hibiscus
- Crinum Lilly 'Queen Emma'
- Rubber Vine Std.
- Ti Plant 'Auntie Lou'
- Gardenia 'Miami Supreme'
- Pond Apple
- Wax Myrtle
- Leather Fern
- Jatrpoha
- Bougainvillea Std. 'Purple'
- Dianella
- Croton 'Curly Boy Red'
- Fakahatchee Grass
- Cocoplum 'Horizontalis'
- Croton 'Mammy'
- Podocarpus 'Pringles'
- Ficus 'Green Island'
- Croton 'Petra'
- Florida Gamma Grass
- Dwarf Firebush
- Cocoplum 'Red Tip'
- Muhly Grass
- Ilex
- Saw Palmetto
- Sand Cord Grass
- Myrsine
- Dwarf Clusia
- Simpson's Stopper
- Coco Plum 'Red Tip'
- Jamaican Caper



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Bridgeview

City of Stuart, Florida

Designed: NRD
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04/03/20

Cad no. CAD0

Seal

LA0001361 STATE OF FLORIDA

Digitally signed by
M. Troy Holloway
Date: 2020.04.06
15:54:59 -04'00'

LC C000177

Sheet Title:
Landscape
Development
Plan

Scale: 1" = 30'

Sheet No.
LP-2

00-0000

Plant List

TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
AR1	30	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME MAPLE	12 FT.	6-7'	2" MIN.	A.S.	M	Y	FULL & THICK, 3' CLEAR TRUNK
AG	22	ANNONA GLABRA	POND APPLE	6-8'	4-5'	1.5"	A.S.	L	Y	FULL & THICK
BO1	4	BOUGAINVILLEA 'NEW RIVER'	PURPLE BOUGAINVILLEA STANDARD	6-7 FT. O.A.	3 FT.		A.S.			FULL & THICK, STANDARD 3' C.T.
BS	23	BURSERA SIMARUBA	GUMBO LIMBO	12'	7-8'	2" MIN.	A.S.	V	Y	6' C.T. MIN. FULL SPECIMEN
CS	18	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	12'	6 FT.	3.5 IN.	A.S.			FULL, STANDARD, 3' C.T.
ED	11	ELAECOCARPUS DECIPIENS	JAPANESE BLUEBERRY	12'	5-6'	2.5"	A.S.	L	N	FULL & THICK TO GROUND, CONE SHAPED, SHEARED, FL. FANCY
GA	5	GARDENIA AUGUSTA 'MIAMI SUPREME'	MIAMI SUPREME GARDENIA	4'	3'	-	A.S.	L	N	FULL, STANDARD,
JI	7	JATROPHA INTEGERRIMA	JATROPHA	4'	3-4 FT.		A.S.	L	N	FULL DENSE CANOPY, STANDARD
JS	9	JUNIPER VIRGINIANA SILICICOLA	SOUTHERN RED CEDAR	12 FT.	6-7'	HEAVY	A.S.	V	Y	FULL & THICK TO BASE
KF	27	KRUGIODENDRON FERREUM	BLACK IRONWOOD	12'	5-6'	2" MIN.	A.S.	V	Y	FULL DENSE CANOPY
LI	11	LAGERSTROMIA INDICA 'SIOUX'	CRAPE MYRTLE	12'	6-7'	2.5"	A.S.	M	N	FULL DENSE CANOPY - MULTI TRUNK
LJ	21	LIGUSTRUM JAPONICUM	WAX PRIVET	12'	8-10'	MULTI	A.S.	M	N	FULL DENSE CANOPY MATCHED
PE2	21	PINUS ELLIOTTII DENSA	SOUTH FLORIDA SLASH PINE	16'	6-7'		A.S.	V	Y	FULL THICK CANOPY
PE1	30	PINUS ELLIOTTII DENSA	SOUTH FLORIDA SLASH PINE	14'	6-7'		A.S.	V	Y	FULL THICK CANOPY
PE	39	PINUS ELLIOTTII DENSA	SOUTH FLORIDA SLASH PINE	12'	4-5'		A.S.	V	Y	FULL THICK CANOPY
QV	42	QUERCUS VIRGINIANA	LIVE OAK	12'	7-8'	2.5"	A.S.	V	Y	FULL & THICK, FL#1
QV2	4	QUERCUS VIRGINIANA	LIVE OAK	20'	12'	4"	A.S.	V	Y	5' Min Clear Trunk - Full Dense Canopy - Fla#1
QV1	6	QUERCUS VIRGINIANA	LIVE OAK	16'	8-10'	3.5"	A.S.	V	Y	5' C.T. MIN. FULL SPECIMEN FLA #1
TI	8	TABEBUIA IMPETIGINOSA	PURPLE TRUMPET	12'	5-6'	1.5"	A.S.	M	N	FULL DENSE CANOPY -MATCHED SPECIMENS
TD1	26	TAXODIUM DISTICHUM	BALD CYPRESS	8'-10'-12'	5-6'		A.S.	L	Y	FULL THICK CANOPY STAGGER HEIGHTS

PALMS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT		CALIPER	SPACING	D.T.	NATIVE	REMARKS
AM3	7	ADONIDIA MERRILLII	CHRISTMAS PALM TRIPLE	8'	G.W.	TRIPLE	A.S.	L	N	FULL & THICK, TRIPLE TRUNK, SCAR FREE
BN	4	BISMARCKIA NOBILIS 'SILVER SELECT'	BISMARCK PALM	8'	G.W.	-	A.S.	M	N	FULL & THICK, MATCHED SPECIMEN SCAR TRUNKS
PD	21	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	12'	G.W.	HEAVY	A.S.	M	N	FULL & THICK, SPECIMEN, MATCHED HEIGHTS
PR2	3	PHOENIX ROEBELENII	DOUBLE PYGMY DATE PALM	5-6'	O.A.	DOUBLE	A.S.	M	N	FULL & THICK DOUBLE TRUNK
PT2	18	PTYCHOSPERMA ELEGANS	ALEXANDER PALM 'DOUBLE'	8'	G.W.	DOUBLE	A.S.	M	N	FULL, DOUBLE TRUNK, MATCHED HEIGHTS SCAR FREE
PT	24	PTYCHOSPERMA ELEGANS	ALEXANDER PALM 'SINGLE'	8'	G.W.	SINGLE	A.S.	M	N	FULL, SINGLE TRUNK,SCAR FREE
SP	240	SABAL PALMETTO	SABAL PALM	14-32'	C.T.		A.S.	V	Y	STAGGER HEIGHTS IN GROUPS, HURRICANE CUT
TR3	7	THRINAX RADIATA	FLORIDA THATCH PALM 'TRIPLE'	5-6'	O.A.	TRIPLE	A.S.	V	Y	FULL & THICK, TRIPLE, MATCHED HEIGHTS
VM3	11	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM 'TRIPLE'	10'	G.W.	TRIPLE	A.S.	M	N	FULL & THICK, TRIPLE, MATCHED HEIGHTS

ACCENTS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
ACD	33	ACROSTICHUM DANAEIFOLIUM	LEATHER FERN	30"	30"		A.S.	L	Y	FULL TO BASE
COR	65	CORDYLINE FRUTICOSA 'AUNTIE LOU'	AUNTIE LOU TI PLANT	2'	O.A.	#3	A.S.	L	N	FULL TO BASE 3 P.P.P.
CRQ1	52	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM	30"	30"		A.S.	M	N	FULL, 1 P.P.P.

SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CCY	31	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	24"	16"	#3MIN	2' O.C.	V	Y	FULL TO BASE
CHR1	1011	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	24"	18 IN.	#3	2' O.C.	V	Y	FULL & THICK TO BASE
CHR	710	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	24"	16"	#3 MIN	2' O.C.	V	Y	FULL TO BASE
CLN	176	CLUSIA ROSEA 'NANA'	MINIATURE PITCH APPLE	18 IN.	18 IN.		2' O.C.			FULL & THICK TO BASE
COB	239	CODIAEUM VARIAGATA 'CURLY BOY RED'	CROTON 'CURLY BOY RED'	24"	18"	#3	2' O.C.	M	N	FULL TO BASE
COM1	267	CODIAEUM VARIEGATUM 'MAMMEY'	MAMMEY CROTON	24 IN.	18 IN.	#3	2' O.C.	M	N	FULL TO BASE
CRO	418	CODIAEUM VARIEGATUM 'PETRA'	PETRA CROTON	22"	20"	#3	2' O.C.	M	N	FULL & THICK TO BASE
DIT	513	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	14"	12"	#1	1.5' O.C.	M	N	FULL DENSE CLUMP
HAC	690	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	30 IN.	18 IN.		2' O.C.			FULL TO BASE
HIP	27	HIBISCUS SP. 'PINK'	PINK HIBISCUS	5'	3'	#25	A.S.	L	N	FULL DENSE CANOPY SPECIMEN STD.
ILV	1601	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF	12 IN.	12 IN.	#3	2' O.C.	V	Y	FULL & THICK TO BASE
MUC	1238	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	24"	24"	#3	2' O.C.	V	Y	FULLL DENSE CLUMP
MYF	1235	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	24"	16"	#3MIN	2' O.C.	V	Y	FULL TO BASE
MYC	27	MYRICA CERIFERA	WAX MYRTLE	6'	4-5'	#65	A.S.	V	Y	FULL & THICK TO BASE, TO BE USED AS SCREENING MATERIAL
POP	465	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	14 IN.	12 IN.	#3	2' O.C.	L	N	FULL & THICK TO BASE
RAP	393	RAPANEA PUNCTATA	MYRSINE	20"	18"	#3	2' O.C.	V	Y	FULL & THICK TO BASE
SER	1524	SERENOA REPENS	SAW PALMETTO	24"	24"	#3	2' O.C.	V	Y	FULL & THICK TO BASE
SPB	2673	SPARTINA BAKERI	SAND CORDGRASS	12"		BARE ROOT	2' O.C.	V	Y	BARE ROOT INSTALLATION
TRD	523	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	24"	22"	#3	3' O.C.	V	Y	FULL DENSE CLUMP
TFL	1153	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	18 IN.	18 IN.	#3	2.5' O.C.	V	Y	FULL DENSE CLUMP

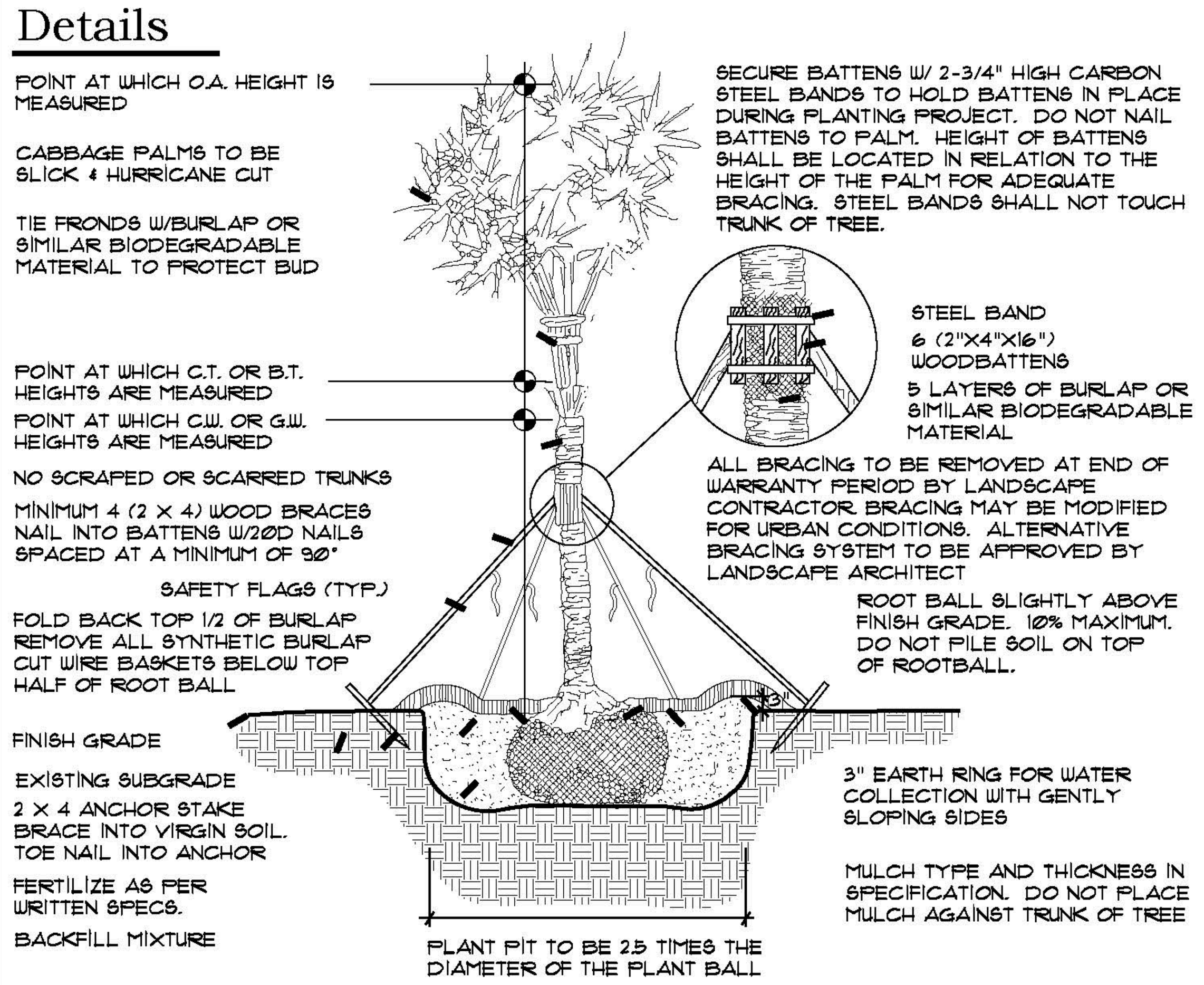
VINES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CRM	4	CRYPTOSTEGIA MADAGASCARIENSIS	RUBBER VINE	5'	4"5'	#25	A.S.	L	N	STANDARD FULL DENSE CANOPY

GROUNDCOVER

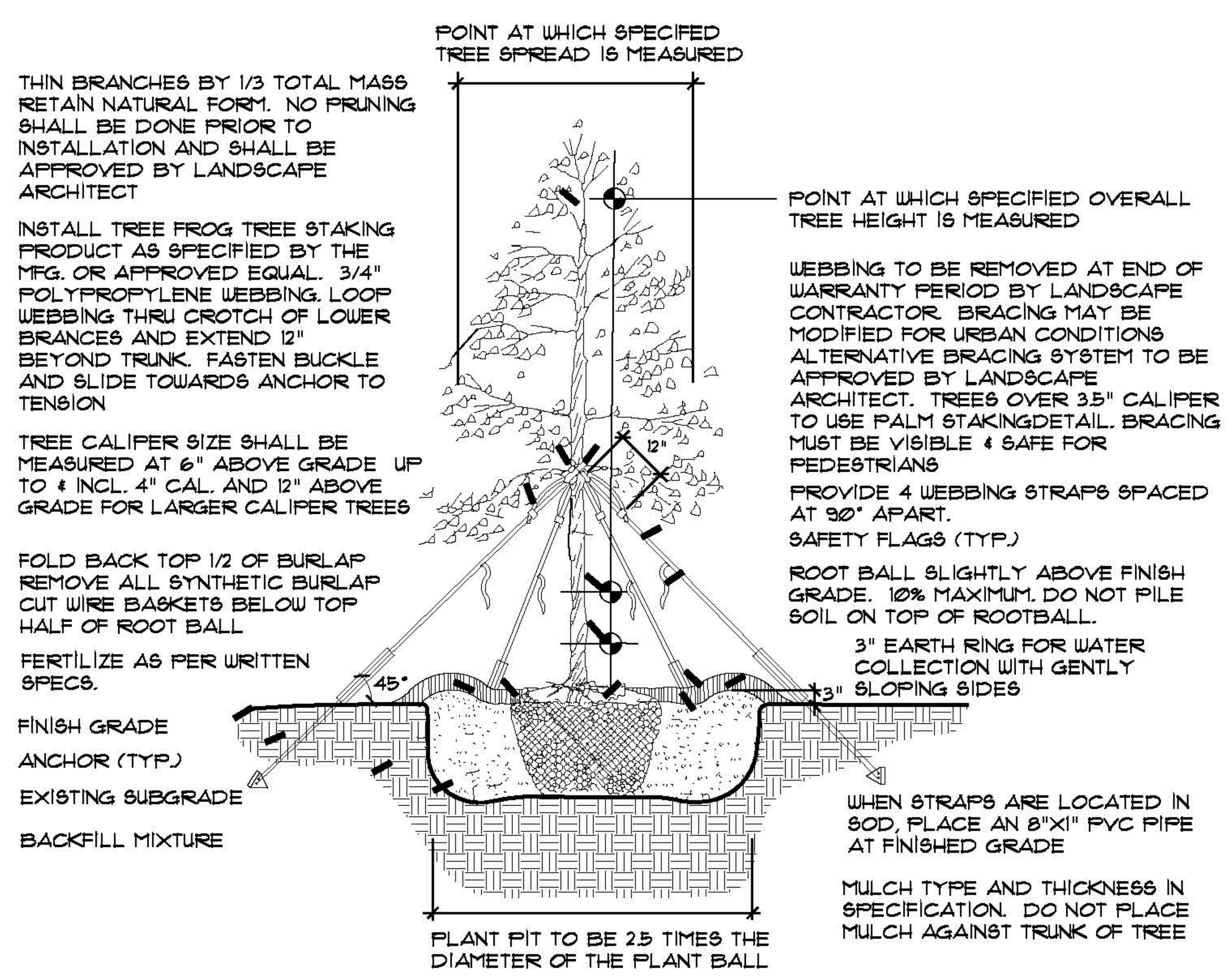
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CHH	445	CHRYSOBALANUS ICACO 'HORIZONTAL'	HORIZONTAL COCOPLUM	16"	14"	#3	2' O.C.	V	Y	FULL & THICK TO BASE
FIM	1596	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12 IN.	12 IN.	#3	2' O.C.	M	N	FULL & THICK TO BASE

Details



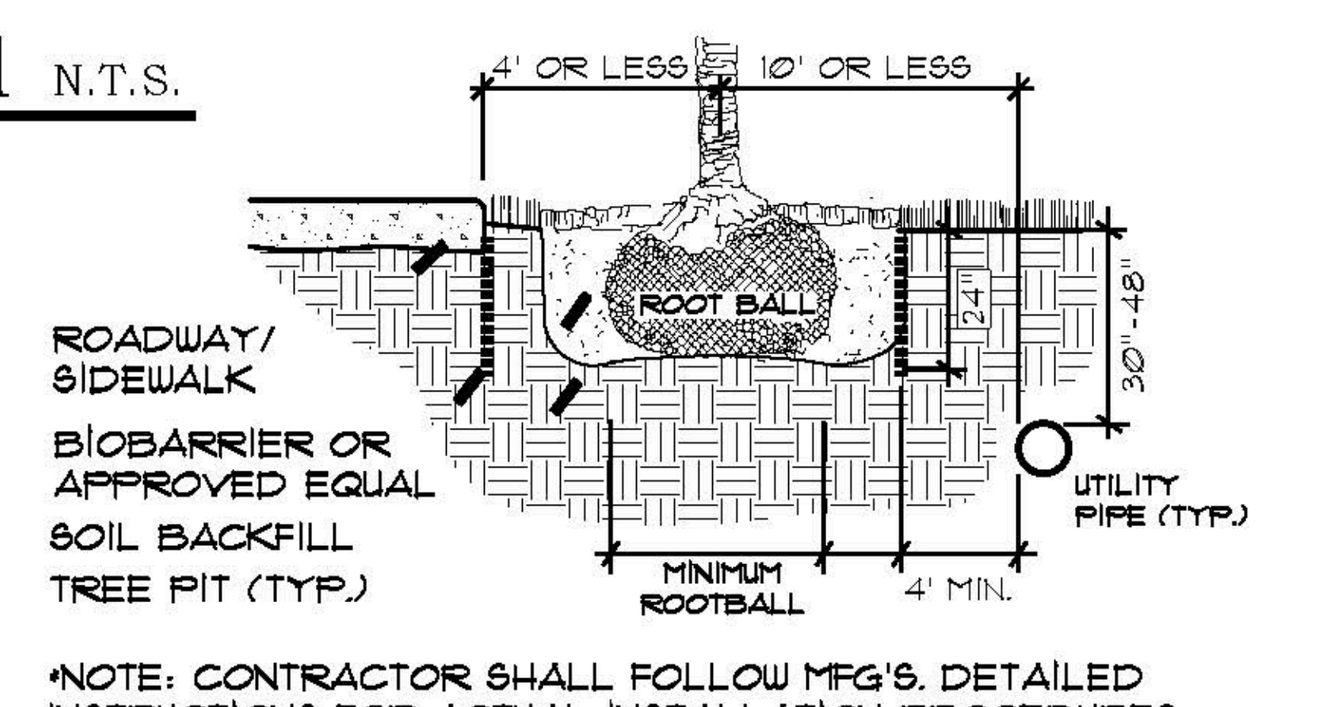
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.

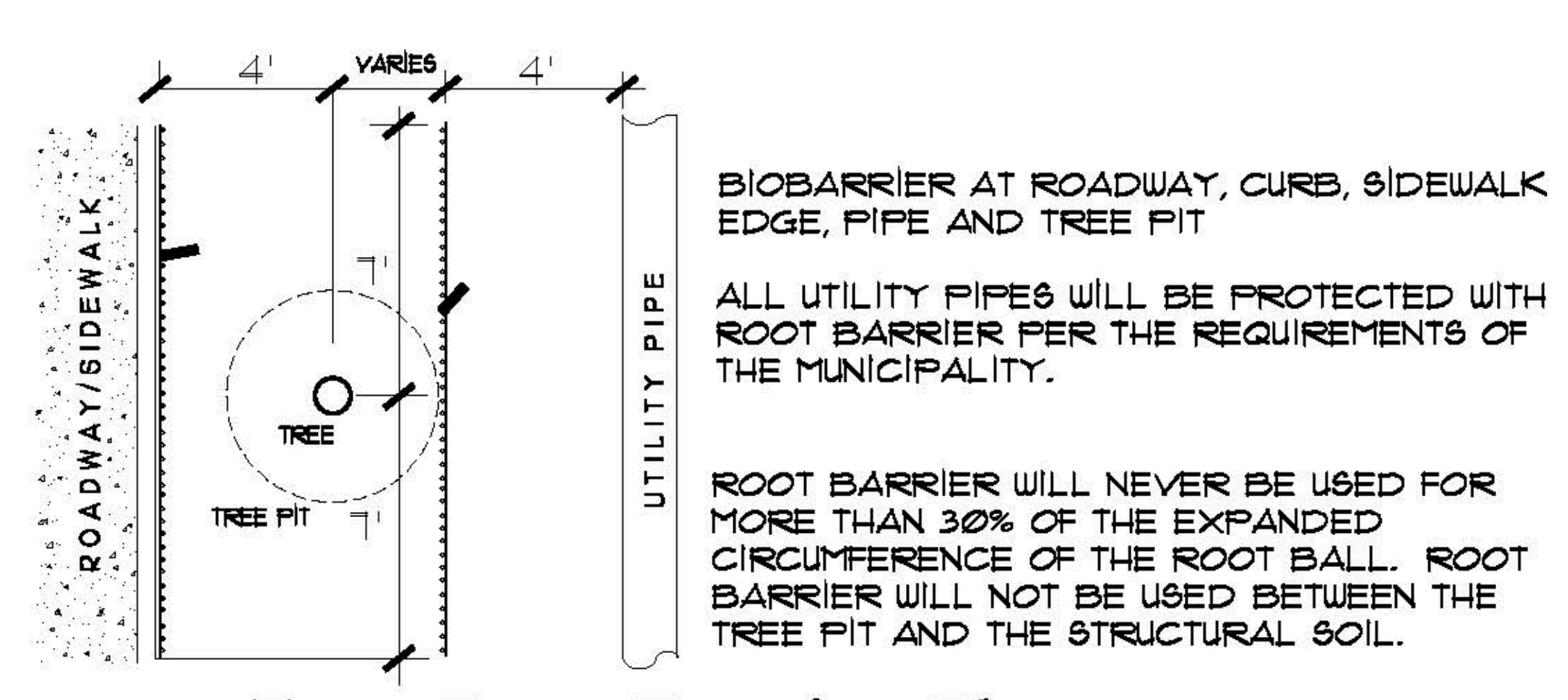


Tree Planting Detail N.T.S.

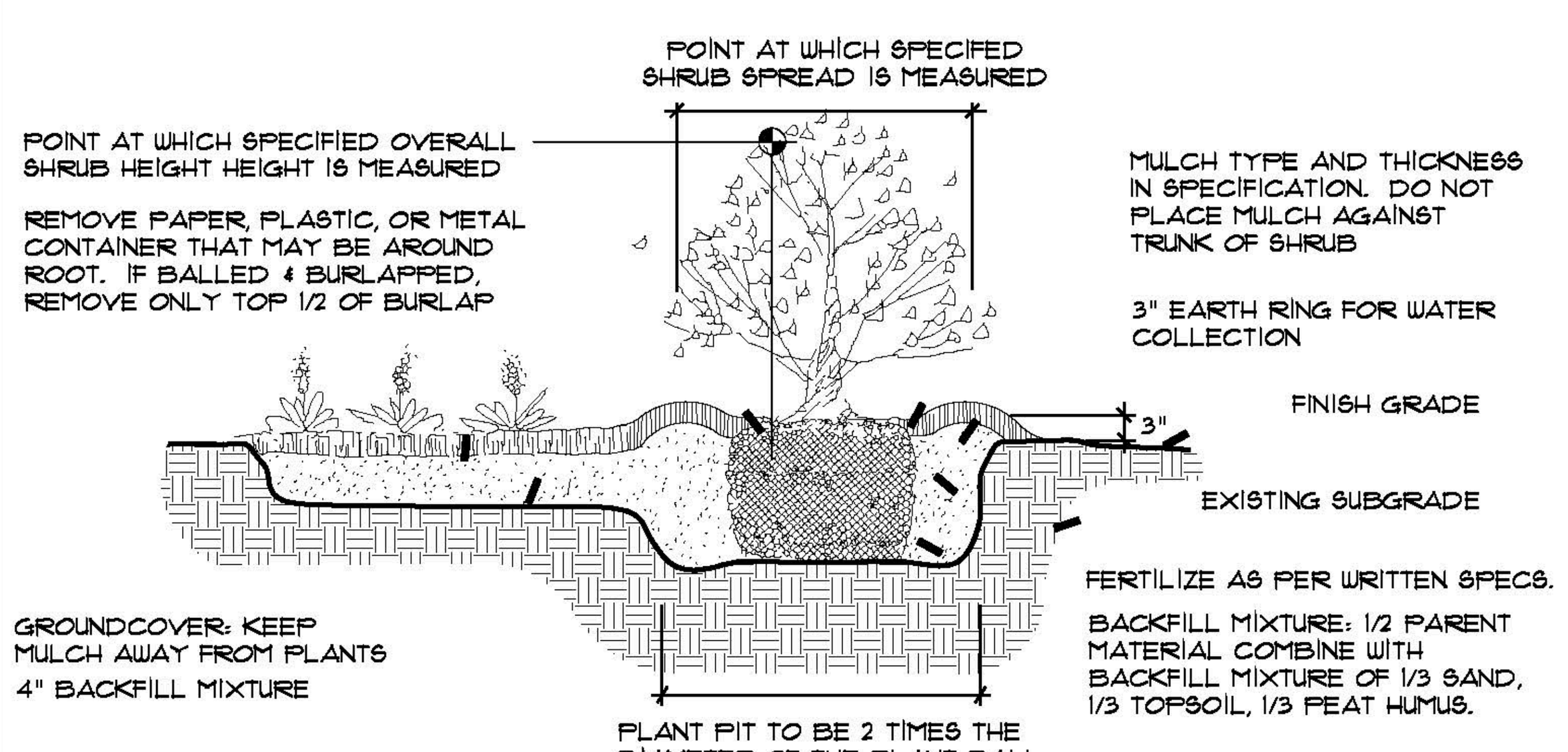
Tree Planting 1" To 3.5" Cal.



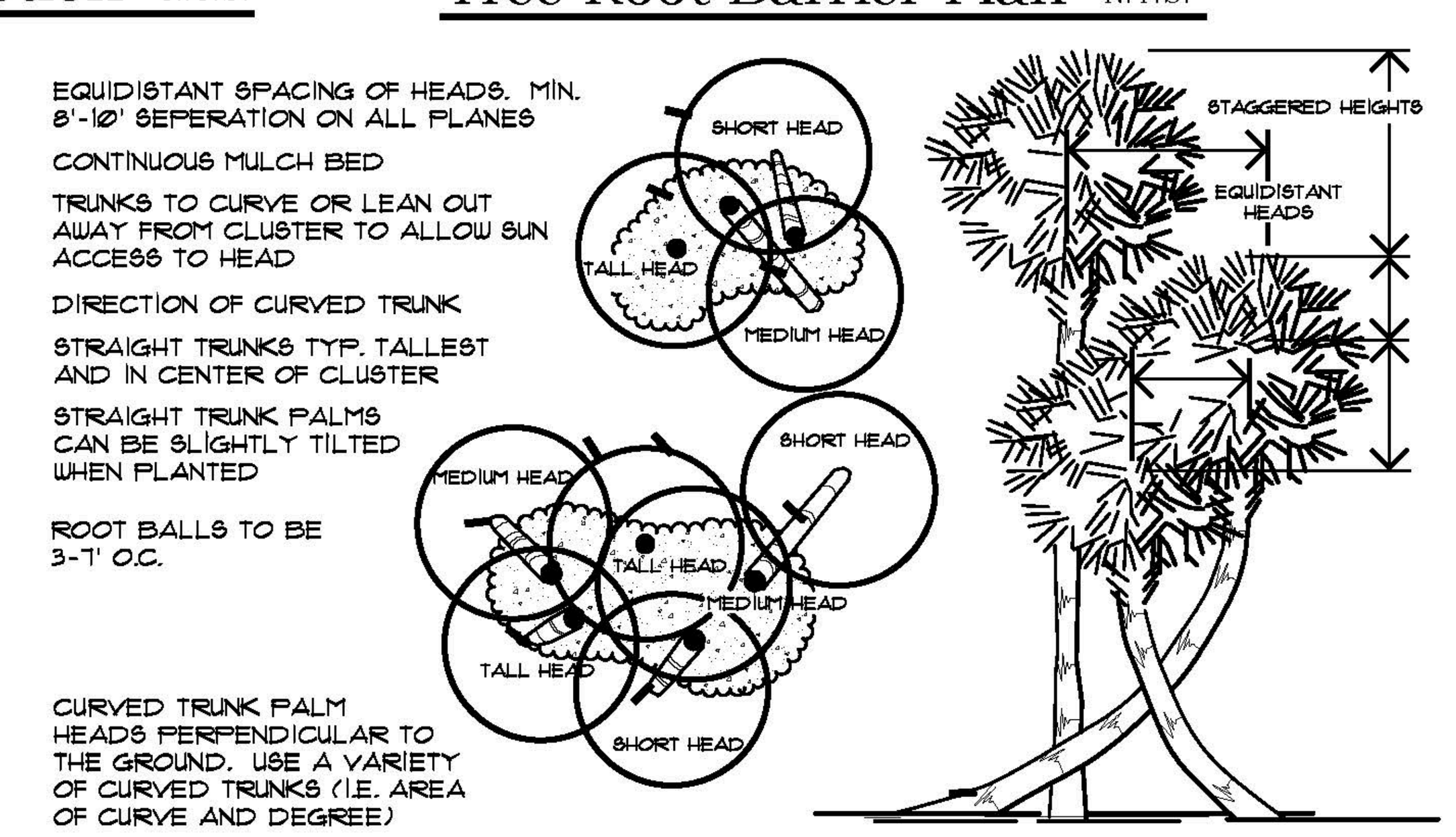
Tree Root Barrier Section N.T.S.



Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPILCATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTAION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TOLANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:
2.2:
2.3:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

ENDOMYCORRHIZAL FUNGI
ECTOMYCORRHIZAL FUNGI
BENEFICIAL BACTERIA
HUMIC ACID
SOLUBLE SEA KELP
AMINO ACIDS
HORTA-SORB WATER MANAGEMENT GEL
TRICHODERMA
YUCCA PLANT EXTRACTS
VITAMIN B COMPLEX

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8' MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.
PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1: PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2: SODDING:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

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

General Notes:

SOD TO BE ST. AUGUSTINE UNLESS OTHERWISE NOTED ON PLANS

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

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City of Stuart, Florida

Designed: BRD
Drawn: BRD
Approved: GGG MTH EMO
Date: 1/17/20
Job no.
Revisions: 3/11/20
04/03/20

Cad no. CAD0

Seal

Digitally signed by M. Troy Holloway
Date: 2020.04.06 15:56:57 -04'00'
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Sheet Title:
Landscape Specifcation Plan

Scale: N.T.S.

Sheet No.
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FILE: N:\BRIDGEVIEW -ATLANTIC REALTY - 19-0406\DRAWINGS\2ND SUBMITTAL\BRIDGEVIEW LANDSCAPE PLAN 3-19-20 A.DWG
PLOTTED: 4/6/20 AT 3:22PM BY: BEN
XREFS: BRIDGEVIEW SITE PLAN 3-19-20.DWG F19OO15-PGD PLAN.DWG XBASE.DWG