

1,360 shrubs

1.465 shrubs

of landscaped areas shall be provided for the first full growing season, and continue thereafter only as ain required vegetation in good and, healthy condition.

No irrigation system shall be installed or maintained abutting any public street which causes water from the system to oversoray onto the roadway or to strike passing vehicular traffic.

Any new landscaping material is to be field located as to avoid conflict with existing landscape

Specific Landscape Maintenance Notes.

2. Native bunch grasses (muhly and Spartina grass) should not be trimmed.

3. The shoreline planting areas should be weeded of invasives by an environmental contractor and not trimmed or regularly maintained by a landscaper. These native shoreline trees, vines and grasses may only be trimmed where they extend outside of the SPZ area.

LA-1	Landscape Plan
LA-2	Landscape Plan & Plant Schedule
LA-3	Existing Tree Location Plan
LA-4	Landscape Details & Specifications

Doguirod Variagona Dainte

rrequired Aeriscape Fornts	
51% or more of the grass areas are made up of drought-tolerant grass species	
51% or more of the required shrubs are made up of drought-tolerant species	
51% or more of the required trees are made up of drought-tolerant species	
Moisture sensing controller other than a rain-sensor override device will be provided	
Utilization of mulch other than cypress mulch	
Difference of commented and the wife of the standard and a standard account.	

10 points 10 points 5 points 50 Total Points

LANDSCAPE ARCHITECTUR SERVICES, LLC

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MATCHLINE

Plan s PUD Portion of Parcel 2 n as Meridian Marina n Downs Marina Village in County, Florida ≥ Downs Pl known a Martin D ∞ŏ Phase Martin I fka

Landscape

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- (Revisions		
- 1	Date	Init.	Description
- 1	04.21.25	PG	Submittal
- 1	05.21.25	PG	Revised Per Comments
- 1	06.18.25	PG	Revised Per Comments
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:1"=30"

LA-1

homes or trailers shall not be permitted, and required landscape areas shall not be used for

that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance, as needed and in accordance with acceptable horticultural practices;

d. Perpetual maintenance to prohibit the re-establishment of harmful exotic species within landscaping and preservation areas.

Irrigation Water Source: Existing Permitted Well

31 trees

308 shrubs

346 shrubs

38 trees

38 trees

6,454 sf 0.15 ac

6.945 sf 0.16 ac

15.704 sf 0.36 ac

16.195 sf 0.37 ac

VIIA Perimeter Trees Provided:

VUA Perimeter Shrubs Required

(1 Shrub / 3 linear t of perimeter @ 925 t) VUA Perimeter Trees Provided:

VUA Interior Trees Required:

VUA Interior Trees Provided:

VUA Interior Required Landscape Area:

Total Required VUA Lands cape Area:

Total Provided VIIA Lands cape Area

(500 sflandscape area per 5,000 sf VUA @ 64,543 sfl VUA Interior Provided Landscape Area:

Tree / Landscape Island @ 12+2 trees/500 SF interior area (26)

(Existing trees(including 3 palm credits) (proposed Trees)

Type 4 Buffer Shrubs Required:

(34 Shrubs Per 300 sf @ 12.000 sf)

Type 4 Buffer Shrubs Provided:

two (2) feet from power lines.

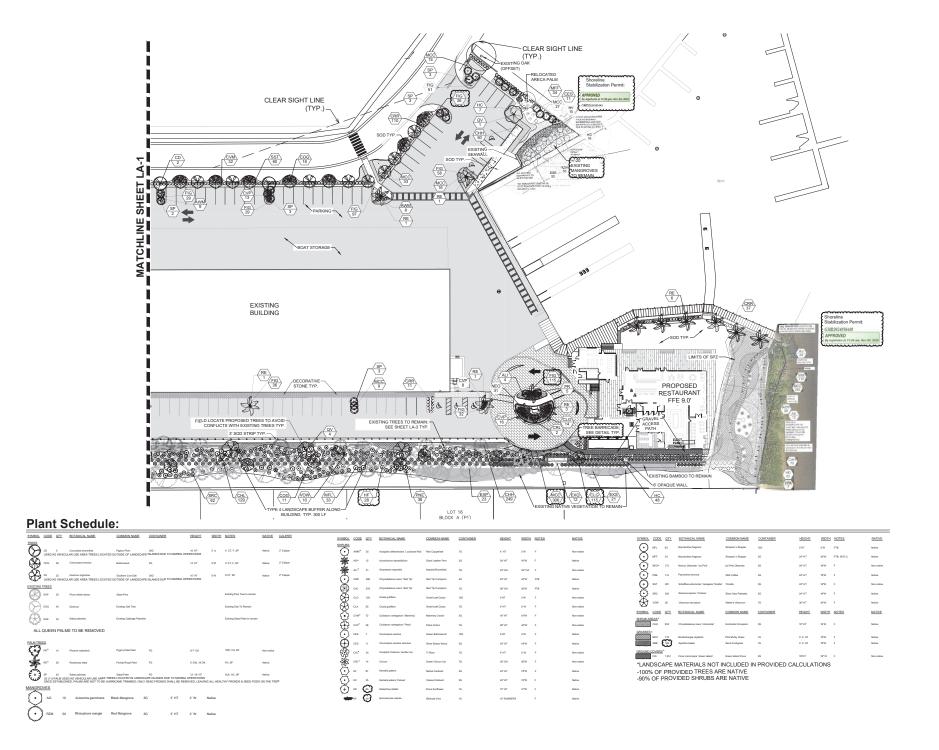
Tree species shall be selected as to minimize conflicts with existing or proposed utilities. - Encroachments into required bufferyards and landscape areas by vehicles, boats, mobile

the storage or sale of materials or products or the parking of vehicles and equipment.

The property owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following: a. Regular maintenance of all landscaping to be kept alive and in good condition and in a way

b. Repair or replacement of required walls, fences, or structures to a structurally sound

c. Regular maintenance, repair or replacement, where necessary, of any screening or buffering required by this division; and

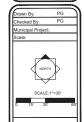


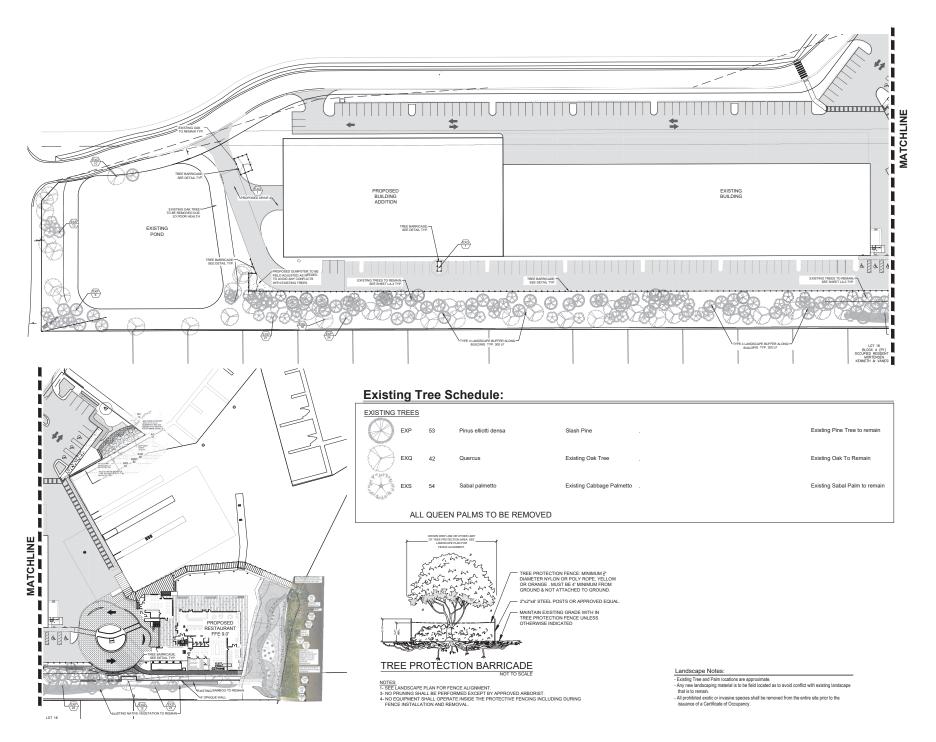
Martin Downs PUD Portion of Parcel 29 known as Meridian Marina fka Martin Downs Marina Village Marin County, Florida & IV Landscape Plan

Phase I, II,

	Revisions		
Date	Init.	Description	
04.21.25	PG	Submittal	
05.21.25	PG	Revised Pe Comments	
06.18.25	PG	Revised Pe Comments	







Brandon White | Owner 772-834-1357 | brandon@las-fl.c Paul Goulas | Owner 772-631-8400 | paul@las-fl.co 1708 SE Joy Haven Street Port St. Lucie, Fl. 34983

& IV Existing Tree Location Plan

Martin Downs PUD Portion of Parcel 29 known as Meridian Marina fka Martin Downs Marina Village Marin County, Florida

Revisions			
Date	Init.	Description	
04.21.25	PG	Submittal	
05.21.25	PG	Revised Pe Comments	

Phase I, II,



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- 1	Scale:	US.
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PART 1: GENERAL CONDITIONS

- 2. AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and grade Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

- 1.03 STE EXAMINATION:
 A. The Landscape Contractor shall personally examine the alle and fully acquaint fromhersed with a off the existing conditions in order that no inscundentaling may alterwards state as to the character or existent of the work to be personal, and additionally, note the susquaint or invalid to the contraction of the security of the voice.
- ERGORES AND OMNISSIONS:
 The plant lot is a part of the dissenge, and is furnished as a convenience. The plant list indicates the
 man, so have of quantities of specific plant restainties as called for and is located on the dissenge,
 and the plant of the dissenge, and the plant of the dissenge of the dissenge of the dissenge,
 between dissenges and plant list shall be considered as correct on the dissenge.

- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authoritied as the Contractor's agent on the work. The Superintendent shall be capable of reading and thorough the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incomplating by the Landscape Architect, the (the superintractoris) shall be immediately region.
- The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- responsible for any damage or injury to persons or property which may occur as a result of his faul or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
 A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement extrang forth the adjusted prices has been executed by the Owner and the Contractor Any work performed on changes or "estate" prior to execution of a written agreement may or man not be compensated for by the Owner at his discretion.

- CONTRACTOR CUALIFICATION:
 The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity furnishing any or all of the following documentary data:
 as responsible entity furnishing any or all of the following documentary data:
 before the company of the com

- INSURANCE AND BONDING:
 The contractor (s) shall submit proof of treasures for this jet for the time period that the vect is.
 The contractor (s) shall submit proof of treasures fail to 8000,000 per person and \$50,000,00 per
 aggregate or as expected by owner and angeed to it the contract.
 The successful bidder shall be required to have this coverage in effect before
 playining work on the size.
- B. The Owner shall have the right to require the Contractor to furnish bonds of sightful performance of the Contract and payment obligations arising thereu stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
 A. All contractors shall secure and pay for all permits and certificates of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
- Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ORV. Yupon written authoritation by the Omers or the Landscape from the appropriate page of the property of the property of the property of the form the appropriate page on your be obtained by the Contract prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, a no additional cost to the Center, to make the listent of the changing.
- All plant materials shall have a habit of growth that is normal for the species and shall be h vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in norm position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant requisitions as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

- 2.03 PROTECTION OF PLANT MATERIALS:
 A Bailed and burispped plants (B & B) shall be dug with firm natural bails of earth of sufficient disanster and depth on encompass the fibrous and fleeding root system nerecovery of the plant. Bails shall be firmly wrapped with burisp smilar materials and cord, rope, or were meath. All collected plants shall be abiled and burispped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- All plant materials shall be stored on the site in designated areas, specified by the
- The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

- 2.05 PROTECTION DURING PLANTING:

 Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood batterns or other approved methods. Batterns shall NOT be attached to the tire with nais.

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of 1/2 inch of trunk diameter (measured 3 feet from grouns) or two weeks re-larger shrub material.

The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered.
- oughly watered.
 or as required by local jusidiction. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks
- Of all highers by local pseudosts. Apply or make on the last parts notices, seep easily per PART I CECUTOR TO A CONTROL OF THE PART OF T
- 3.02 GRADING:
 A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sed and planting areas to their proper elevations is relation to waste, paving, drain structures, and other size conditions. The size grading plant checked prior to installation of sod to insure that drainage and other conditions will NOT be more
- 3.03 PLANTING:
 A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

- F. Planting pits shall be excavabled to the following dimensions and relified with a mixture of 1/2) planting soil (1/2) existing sales soil).

 1 of 2 planting soil (1/2) existing sales soil).

 2 of 3 claim national (3 pl. 1) 2 "7 x (3 min. 1) 1 min. 1 m
- No planning or laying of soci shall be initiated until the area has been cleaned of existing so other plant materials, rooping prass, seeds, debte, stones etc. and the ground has been from even grade, with positive divinage away from buildings and breated dain interest and insilies and existed and expected their breated has developed by Landscape Architect or covers's rep.
 H. Each plant shall be planted in an endividual hor is as specified for frees, shubs, and vines.
- All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and remo from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting
- Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- PRUNING:
 Rendered and and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be poled or topped.

- Wires shall not come in direct contact with the tree but shall be covered with an approved prote at all contact points. Wires shall be fastened in such a marrier as to avoid pulling crotches apart
- Stake & Brace all treess larger than 12' oa. See detail.
 Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- 3.08 WATER:
 A Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect

3.07 SOD:

- age Contractor shall sod all areas indicated on the drawing
- It shall be the responsibility of the Landscape Contractor to fine grade all landscape area eliminating all bumps, depressions, sticis, stones, and other debris.
- C. The sod shall be firm, fough tendure, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free fi stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully out into uniform dimensions.
- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- walks, paving and wood borders to allow for building turf. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:
 A The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 bs. per acre
- Application: Augentine Bahia Grass seed 200 Pounds per acre mixed with common hulled Bermuda seed 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

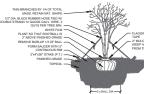
- Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be received promotiv.
- Replacement of plants during the maintenance period shall be the responsibility of the Contract excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being humicians force winds.
- All plant material shall be allow and in good growing condition for each specified kind of plant at the time of exceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

- PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER: IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED

WRAP TRUNK IN BURLAP & SECURE BATTENS W 3/4" HIGH CARBON STEEL BANDS BRACING DETAIL PALM PLANTING - ANGLE STAKE



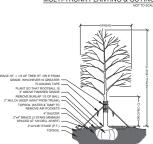


MULTI-TRUNK PLANTING & GUYING

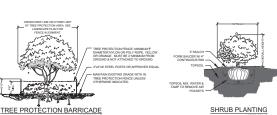
DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR SHALL BE TESTED IN THE FOLLOWING MANNER.

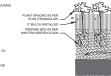
- A DISCEASE OF ANTINO BIT TO THE MINISH IN CORCEION CITE FILL PLANTING PIT WITH TWELVE INCHES (12') OF WATER. IF THE WATER LEVEL DROPS FOUR (4') OR MORE WITHIN FOUR THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A
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- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.



TREE PLANTING & STAKING



SPECIAL APPLICATIONS ROOT BARRIER DETAIL



GROUNDCOVER PLANTING DETAIL

LANDSCAPE ARCHITECTURA SERVICES, LLC Brandon White | Own Port St. Lucie, Fl. 34983

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Martin

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s PUD Portion of Parcel 2 n as Meridian Marina n Downs Marina Village in County, Florida cape Lands

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