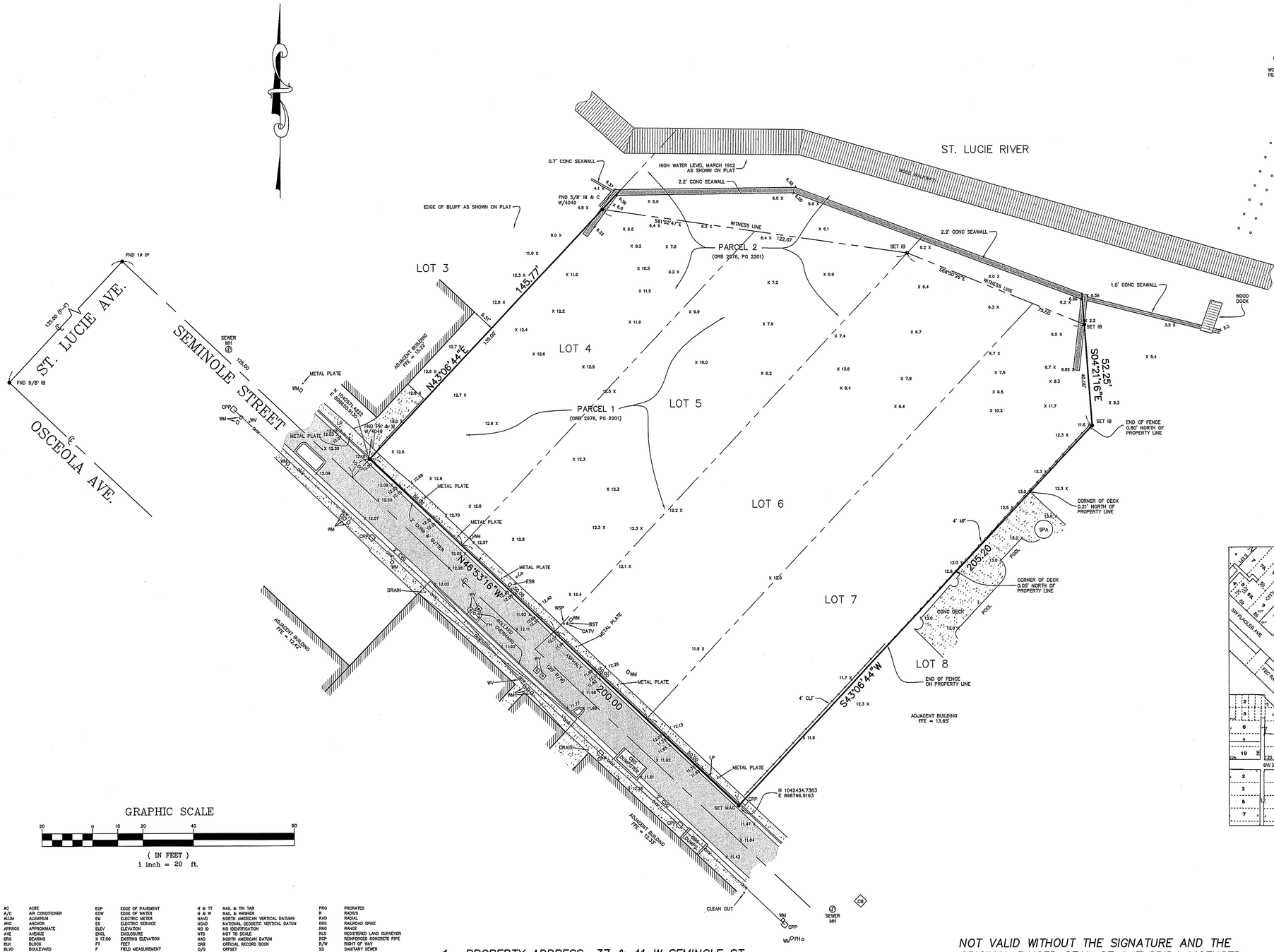
REVISIONS	BY
REVISED TOPO & SEAWALL 03/10/20	S.J.B.

PREPARED FOR: SBS PROPERTIES, LLC

STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER:6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)-288-7176

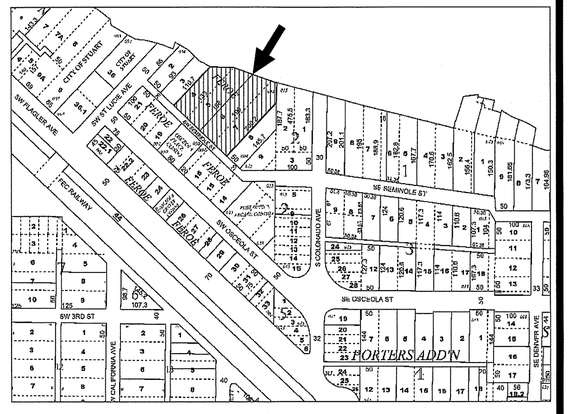
TOPOGRAPHIC BOUNDARY SURVEY



LEGAL DESCRIPTION

LOTS 4 THROUGH 7, INCLUSIVE, FEROE SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LOCATION MAP



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

AC	ACRE	EOP	EDGE OF PAVEMENT	N & TT	NAIL & TIN TAB	PRO	PRORATED
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	N & W	NAIL & WASHER	R	RADIUS
ALUM	ALUMINUM	EM	ELECTRIC METER	NAVD	NORTH AMERICAN VERTICAL DATUMN	RAD	RADIAL
ANC	ANCHOR	ES	ELECTRIC SERVICE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RRS	RAILROAD SPIKE
APPROX	APPROXIMATE	ELEV	ELEVATION	NO ID	NO IDENTIFICATION	RNG	RANGE
AVE	AVENUE	ENCL	ENCLOSURE	NTS	NOT TO SCALE	RLS	REGISTERED LAND SURVEYOR
BRG	BEARING	X 17.00	EXISTING ELEVATION	NAD	NORTH AMERICAN DATUM	RCP	REINFORCED CONCRETE PIPE
BLK	BLOCK	FT	FEET	ORB	OFFICIAL RECORD BOOK	R/W	RIGHT OF WAY
BLVD	BOULEVARD	F	FIELD MEASUREMENT	O/S	OFFSET	SS	SANITARY SEWER
BLDG	BUILDING	FNC	FENCE	OHW	OVERHEAD WIRE	SECT	SECTION
BM	BENCHMARK	FFE	FINISHED FLOOR ELEVATION	PG	PAGE	SET I.B.	SET 5/8 IRON BAR & CAP #4049
CATV	CABLE TELEVISION BOX	FH	FIRE HYDRANT	PK	PARKER-KALON NAIL	SET MAG	SET MAG NAIL & WASHER #4049
C	CALCULATED	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	S/T	SEPTIC TANK
CB	CATCH BASIN	FND	FOUND	PK & W	PARKER-KALON NAIL & WASHER	S/W	SIDEWALK
Δ	CENTRAL ANGLE	GOVT	GOVERNMENT	PVMT	PAVEMENT	SBT	SOUTHERN BELL TELEPHONE BOX
CLF	CHAINLINK FENCE	HSE	HOUSE	PRM	PERMANENT REFERENCE MONUMENT	S/F	SQUARE FEET
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	P	PLAT	S/D	SUBDIVISION
CONC	CONCRETE	INV	INVERT	PB	PLATBOOK	T	TANGENT
CBS	CONC. BLOCK STRUCTURE	IB	IRON BAR	PCC	POINT OF COMPOUND CURVATURE	TCE	TEMPORARY CONSTRUCTION EASEMENT
CM	CONCRETE MONUMENT	IP	IRON PIPE	PC	POINT OF CURVATURE	TOB	TOP OF BANK
CNR	COULD NOT READ	IB & C	IRON BAR & CAP	PI	POINT OF INTERSECTION	TOE	TOE OF SLOPE
CPP	CONCRETE POWER POLE	IP & C	IRON PIPE & CAP	POB	POINT OF BEGINNING	TWP	TOWNSHIP
COR	CORNER	L	ARC LENGTH	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
COV	COVERED	LE	LANDSCAPE EASEMENT	POE	POINT OF ENCROACHMENT	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	LB	LICENSED BUSINESS NUMBER	PRC	POINT OF REVERSE CURVATURE	UDE	UTILITY & DRAINAGE EASEMENT
CVG	CONCRETE VALLEY GUTTER	LP	LIGHT POLE	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT
D	DEED	M & W	MAG NAIL & WASHER	PP	POWER POLE	U/G	UNDERGROUND
D/F	DRAINFIELD	MAG	MAG NAIL	PUE	PRIVATE UTILITY EASEMENT	UP	UTILITY POLE
DE	DRAINAGE EASEMENT	ME	MAINTENANCE EASEMENT	PLS	PROFESSIONAL LAND SURVEYOR	WM	WATER METER
~~	DRAINAGE FLOW	MH	MANHOLE	PL	PROPERTY LINE	WV	WATER VALVE
ESMT	EASEMENT	MHWL	MEAN HIGH WATER LINE	PROP	PROPOSED	WPP	WOOD POWER POLE
EOC	EDGE OF CONCRETE	MF	METAL FENCE	● 17.00	PROPOSED ELEVATION	#	DIAMETER

1. *PROPERTY ADDRESS: 37 & 41 W SEMINOLE ST*
2. *CERTIFIED TO:*

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

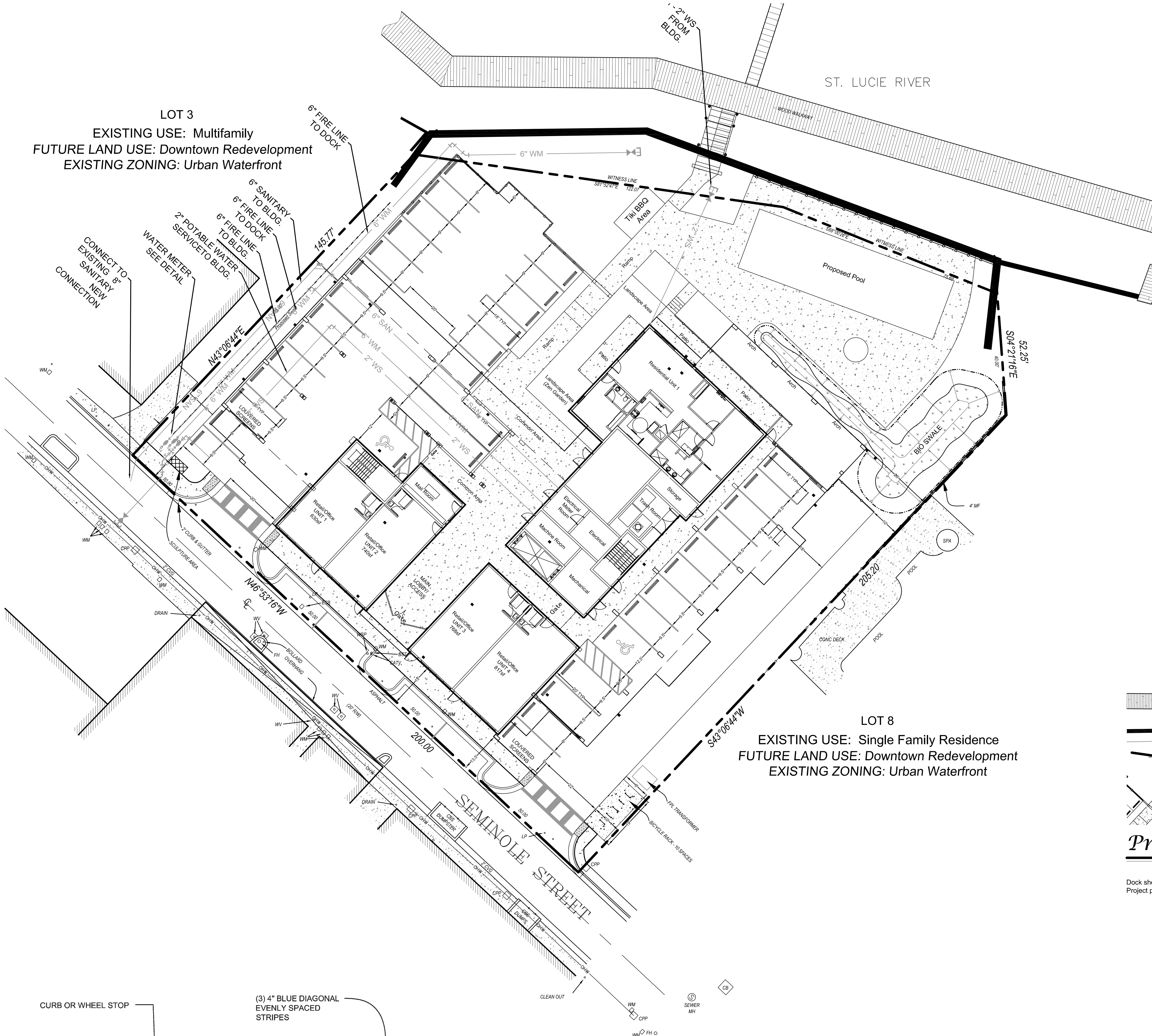
Date of field survey:
05/17/2017
03/06/2020

NOTES:

1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights-of-way of record.*
3. *All bearings are referenced to the Florida State Plane Coordinate System NAD 88/93, all others relative thereto.*
4. *Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark "NS-1".*
5. *There are no above ground encroachments, unless otherwise shown.*
6. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0134H, dated 02/19/2020, locates the parcel in Zone X & VE, base flood elevation N/A & 8 feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
7. *Underground foundations & utilities not located unless shown.*

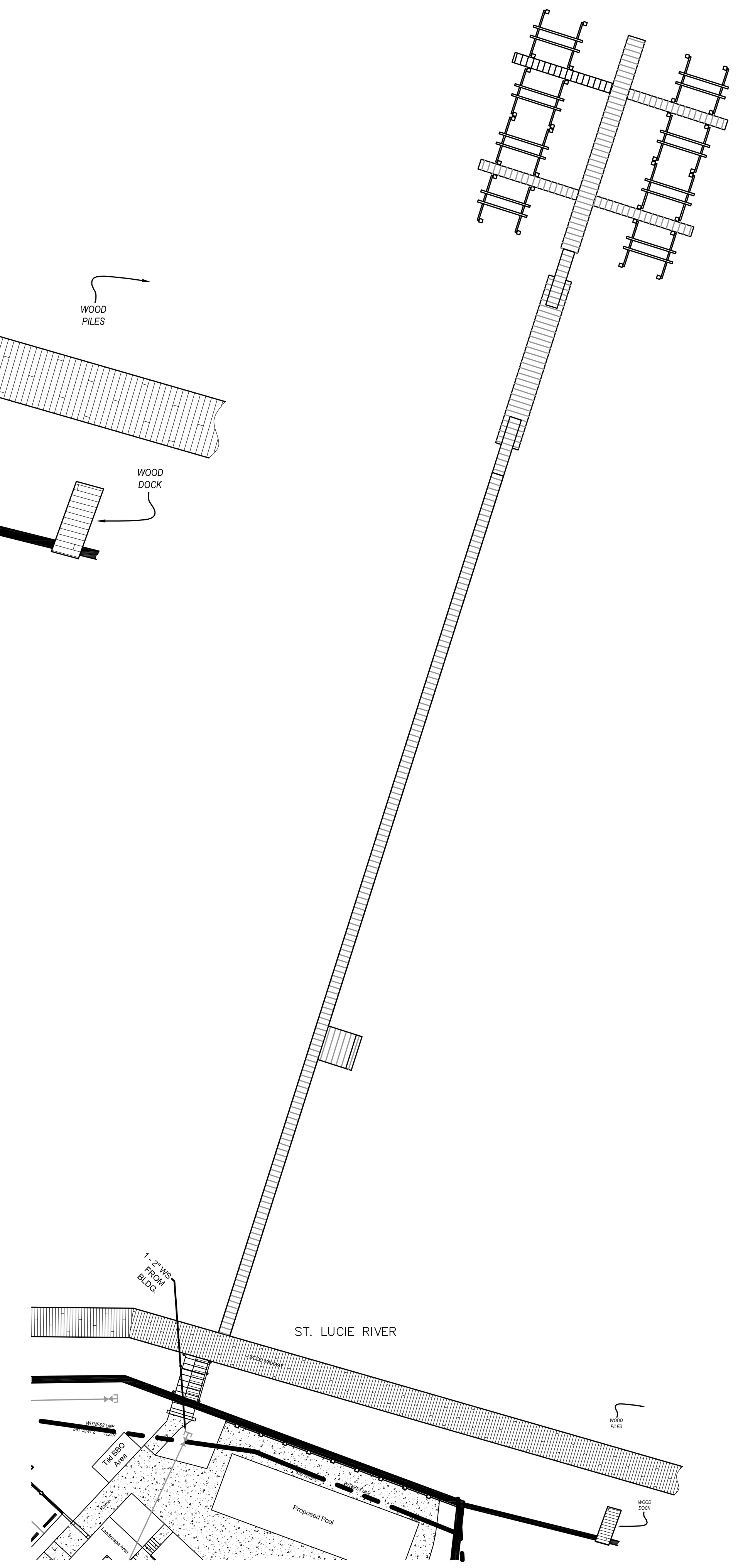
DRAWN	R.F.C
CHECKED	S.J.B.
DATE	05/26/2017
SCALE	1" = 20'
JOB NO.	1817-42-04
SHEET	ONE

OF ONE SHEETS



Site Plan

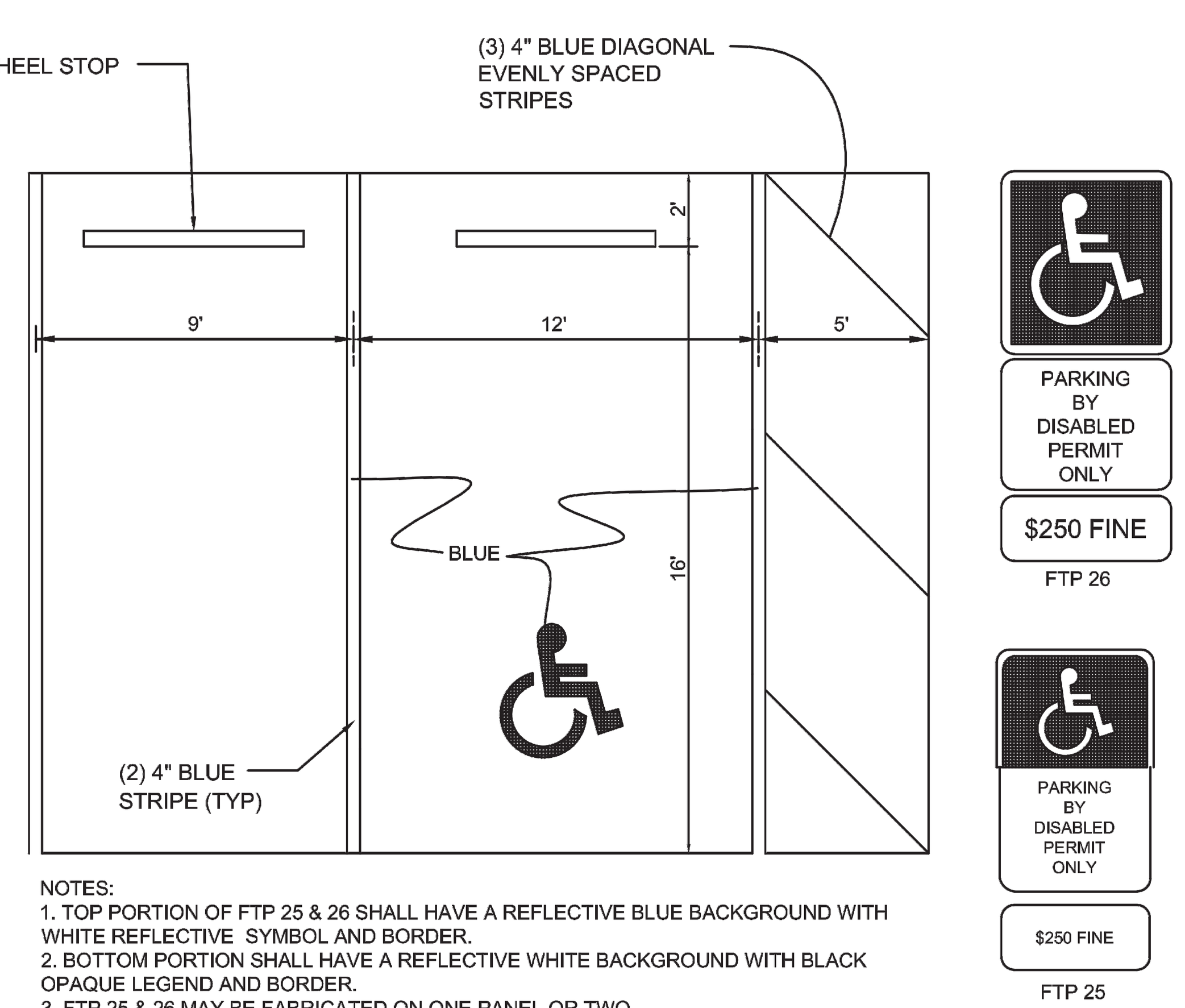
North
Scale: 1" = 20'
0 10' 20' 40'



Proposed Dock Detail

Scale: 1" = 40'

Dock shown includes eight (8) slips & lifts as allowed per current regulations.
Project proposes twenty-two (22) dock slips & lifts.



NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Standard & Handicap Parking Space Detail

Not To Scale

General Notes

1. This project shall be completed in one phase.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
8. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
10. The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
11. Finished Floor Elevations 'FFE' are NAVD 88.
12. Water and sewer service shall be provided by City of Stuart Utilities.
13. Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

Legal Description

Lots 4 through 7, inclusive, Feroe Subdivision, as recorded in plat book 2, page 25, public records of Palm Beach (Now Martin) County, Florida

Site Data

Parcel Size:	40,308 s.f.	.925 Acres
Parcel Control Number:		05-38-41-004-000-00040-1
Existing Use:		Vacant
Proposed Use:		Multifamily Residential, Office & Retail
Existing Zoning:		Urban Waterfront
Proposed Zoning:		UPUD
Future Land Use:		Downtown Redevelopment
CRA:		Urban Waterfront
Total Residential Units:		30
Total Residential Density:		24.75 Units Per Acre

Maximum Size of Proposed Unit	Unit Density Calculation	Number of Units
900 S.F.	7 Units 900 S.F. or less (7 x 0.5 = 2 Units)	3.5
1,100 S.F.	7 Units up to 1,100 S.F. (7 x 0.75 = 7.5 Units)	5.25
Over 1,101 S.F.	16 Units over S.F. (16 x 1 = 16 Units)	16

Total Office & Office / Retail Units:	8
Building Height:	45' (Four Stories)
Building Data:	
Total Proposed Building Areas: (All Floors)	52,598 s.f.
Ground Floor	7,005 s.f.
Second Floor	15,719 s.f.
Third Floor	14,937 s.f.
Fourth Floor	14,937 s.f.

Impervious:	29,977 s.f.	.688 Acres	74.4%
Building: (Plan view outline)	7,005 s.f.	.161 Acres	17.4%
Vehicular Use Area: (Excludes area inside building)	13,380 s.f.	.307 Acres	33.2%
Sidewalks:	8,013 s.f.	.184 Acres	19.9%
Pool:	1,579 s.f.	.036 Acres	3.9%
Pervious:	10,331 s.f.	0.237 Acres	25.6%
Landscape Area:	10,331 s.f.	0.237 Acres	25.6%

Open Space:

	Required:	Provided:
Not Required	0%	(10,331 s.f.) 25.6%

Parking Calculations (Table 2.07.A.):

	Required:	Provided:
UPUD - 1.5 Spaces per unit over 1,101 s.f. 16 Units x 1.5 = 24 Spaces	24	
UPUD - 1.5 Spaces per unit under 1,100 s.f. 7 Units x 1.5 = 10.5 Spaces = 11 Spaces	11	
UPUD - 1.25 Spaces per unit under 900 s.f. 7 Units x 1.25 = 9 Spaces	9	
Retail & Office Ground Floor - 1 Space per 350 s.f. 2,955 s.f. / 350 = 8.44 Spaces = 8 Spaces	8	
Office Second Floor - 1 Space per 350 s.f. 2,813 s.f. / 350 = 8 Spaces	8	
Sub-Total:	60	
Total:	42	42 (Shared Parking)

Bicycle Racks:

	Required:	Provided:
Non-residential:	4 Bicycle Spaces (2 Racks)	4 Bicycle Spaces (2 Racks)
Parking Provided: 16 Spaces	First 10 Spaces = 2 & Next 30 Spaces = 2	
Residential:	6 Bicycle Spaces (3 Racks)	6 Bicycle Spaces (3 Racks)
Total Units = 30	30 Units / 5 units = 6 Spaces (3 Racks)	
Total:	10 Bicycle Spaces (5 Racks)	10 Bicycle Spaces (5 Racks)

Note: Bicycle Racks shall meet the City of Stuart requirements of Land Development Regulation Section 6.01.20.

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Sailfish Cove
City of Stuart, Florida

Job No. 19-1002
Drawn By JWS
Submittal Dates 5-21-2020
7-16-2020

Revision Dates
City Comments #1 7-16-2020

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

ST. LUCIE RIVER

PROPOSED DOCK

PROPOSED BOARDWALK ACCESS (TO BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION)

EXIST. SEAWALL

ARTISTIC RAILING

52.25'
S04°21'16"E

PL

8'

5'

6.23

10'

Proposed Pool

BIO SWALE

BIO SWALE CONFIGURATION SUBJECT TO CHANGE AREA TO STAY THE SAME

Tiki BBQ Area

8'

Ramp ADA

Landscape Area

Patio

5'

Patio

Arch

Arch

Arch

26'

10'

18' TYP.

Residential Unit 1

Patio

5'

9'

9.5'

8'

2'

205.20

UPPER BLDG. FLOOR EXTENTS

UPPER BLDG. FLOOR EXTENTS

CONST. SWALE

18' TYP.

Ramp ADA

Landscape Area (Zen Garden)

Restroom & Shower

Storage

Trash Room

6" SOLID WHITE (TYPICAL)

20'

Common Area

145.77'

5'

5'

18' TYP.

Stacked parking 2 spaces

Stacked parking 2 spaces

Electrical Meter Room

Electrical

7.67'

Machine Room

Mechanical

DIRECTIONAL ARROW (TYPICAL)

6" SOLID WHITE (TYPICAL)

25 stall

PL

N43°06'44"E

Gate

Ramp ADA

Common Area

12'

Mail Room

MAIN LOBBY/ ACCESS

18.67'

Gate

Ramp ADA

8'

12.5'

12 stall

S43°06'44"W

PL

ADJACENT BUILDING
FFE = 13.65'

FPL TRANSFORMER

18' TYP.

9.5'

STOP

Retail/Office UNIT 1 630sf

Retail/Office UNIT 2 740sf

Retail/Office UNIT 3 768sf

Retail/Office UNIT 4 817sf

STOP

20' TYP

9.5'

9'

8.5'

10'

22'

19'

BIKE RACK

5'

5'

9'

20'

WALK

6'

7'

15'

20' (TYP.)

7'

15'

10'

13.88'

RIGHT OF WAY

PUBLIC ART LOCATION

6" CROSS WALK PER FDOT INDEX 711-001 (TYPICAL)

R12'

R11.5'

N46°53'16"W

R3'

R3'

200.00

13' RIGHT OF WAY DEDICATION TO CITY OF STUART

R4'

R11.5'

R11.5'

RIGHT OF WAY

EXIST. E.O.P.

20'

20'

RIGHT OF WAY

SEMINOLE STREET

ST. LUCIE AVE.

ADJACENT BUILDING
FFE = 15.22'

ADJACENT BUILDING
FFE = 12.33'

ADJACENT BUILDING
FFE = 12.42'

THE FEROE SUBDIVISION
PALM BEACH COUNTY, FLORIDA,
NOW MARTIN COUNTY STUART, FLA.
P.B. 21 PG. 25

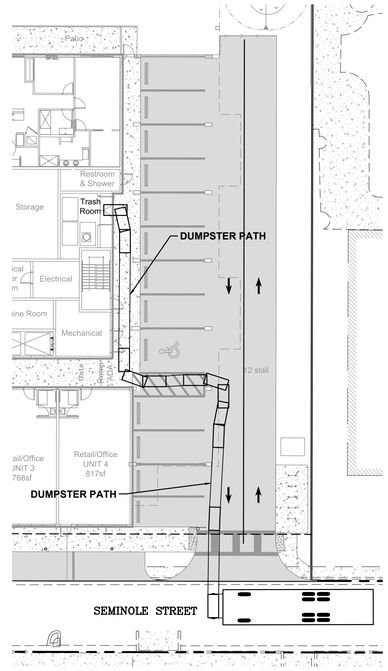
1 2 3 8 9 14 15 16 17 18 19 20 21

NORTH

10 0 10 20
SCALE: 1" = 20'

LEGEND

= CONCRETE PAVEMENT
= CONCRETE WALKS / PATIO
= PROPOSED WHEEL STOP
PL = PROPERTY LINE
= UPPER BUILDING FLOOR EXTENTS



DETAIL DUMPSTER PATH

301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC Engineering, Inc.
Civil Engineering Professionals

Engineering Business
No. EB-0007557

DATE:	4-21-20
DRAWN BY:	MDB
DESIGNED BY:	MDB
CHECKED BY:	JWC
PROJECT No.:	1941
HORZ. SCALE:	1" = 20'
VERT. SCALE:	
CADD FILE:	1941H04

NO.	DATE	BY	REVISIONS
1	8-21-20	MDB	REVISED PER CITY OF STUART

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

SAILFISH COVE

CITY OF STUART, FLORIDA

PAVEMENT MARKING AND LAYOUT

Joseph W. Capra
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

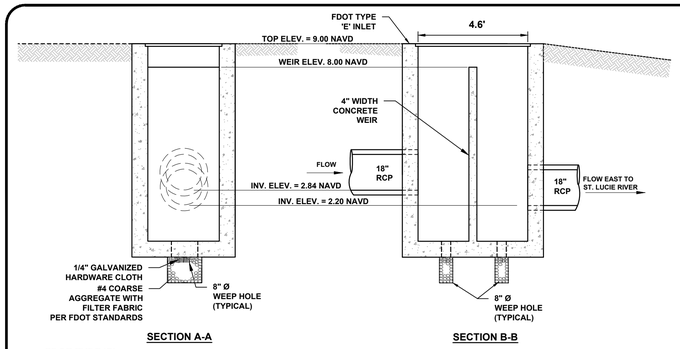
Printed Date:

JOB No.: 1941
SHEET 4 OF 11

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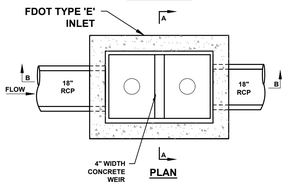
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P:\1900\1941 - Sailfish Cove (aka Seminole Bluff)\DWG\1941 HORZ.dwg, HORZ, 6/21/2020 9:43:05 AM



SECTION A-A

SECTION B-B



PLAN

CS-1
CONTROL STRUCTURE DETAIL

NORTH

SCALE: 1" = 20'

LEGEND

- = CONCRETE PAVEMENT
- = CONCRETE PATIO / WALKS
- = PROPOSED DRAINAGE
- = PROPOSED DRAINAGE w/EXFILTRATION
- = RAILING ALONG ELEVATION CHANGE
- = AREA OF RETAINING WALL OR FOOTER

STORMWATER MANAGEMENT SYSTEM TREATMENT TRAIN

1. EXFILTRATION (WATER QUALITY).
2. BIO-SWALE (REDUCE POLLUTANT LOADS).
3. CONTROL STRUCTURE (RETENTION AND LIMIT DISCHARGE)

ROOF LEADER & ROOF DRAIN NOTES:

1. INSTALL ROOF LEADERS 3 FT. (MAX.) FROM BUILDING.
2. CONNECT DOWNSPOUTS TO ROOF LEADERS USING ADS N-12 PIPE AND ADS FITTINGS (TEES, ELBOWS, ETC.).
3. DOWNSPOUTS ARE SHOWN FOR INFORMATION PURPOSES - REFER TO ARCHITECTURAL & MEP DRAWINGS FOR EXACT LOCATIONS.
4. ALL ROOF LEADERS SHALL BE INSTALLED WITH 0.5% MIN. SLOPE.
5. ROOF DRAIN CLEAN-OUTS SHALL BE ADS (ADVANCED DRAINAGE SYSTEMS) NYLOPLASTIC 12" GRATE INLINE DRAINS. CONTRACTOR SHALL PROVIDE SHOP DRAWING SUBMITTALS FOR ARCHITECT SELECTIONS.
6. ROOF DRAIN LOCATIONS SHALL BE FIELD ADJUSTED TO ACCOMMODATE SIDEWALKS, PLANTERS, AND LANDSCAPE AREAS PER ARCHITECT'S DIRECTION.
7. ROOF DRAIN SHALL BE LOCATED TO MINIMIZE CONFLICTS AND WITH A MINIMUM 12" CLEARANCE BETWEEN WATER, SEWER AND STORM UTILITIES.
8. CONTRACTOR TO REFER TO THE LATEST ARCHITECTURAL DRAWING FOR ROOF DRAIN DOWN SPOUT LOCATIONS.
9. ALL PROPOSED YARD DRAINS SHALL BE IN-LINE ADS-N-12 WITH 8" ADS-N12 PIPE.

INLETS TABLE	
NAME	DETAILS
CS-1	CONST. CONTROL STRUCTURE WEIR EL. = 8.00 GRATE EL. = 9.00 N INV. 2.20 S INV. 2.84
SD-1	CONST. TYPE C INLET GRATE EL. = 12.00 NE INV. 4.30
SD-2	CONST. TYPE C INLET GRATE EL. = 12.00 NE INV. 4.30 SW INV. 4.30
SD-3	CONST. TYPE C INLET GRATE EL. = 6.50 NW INV. 4.30 SW INV. 4.30 NE INV. 4.30
SD-4	CONST. TYPE C INLET GRATE EL. = 12.13 NE INV. 4.30 SW INV. 4.30
SD-5	CONST. TYPE C INLET GRATE EL. = 12.13 NE INV. 4.30
SD-6	CONST. STORM MH GRATE EL. = 9.36 SE INV. 4.30 SW INV. 4.30 N INV. 2.84 E INV. 4.24 NW INV. 4.13
YD-1	CONST. ADS N-12 YARD DRAIN GRATE EL. = 6.75 SW INV. 4.45
YD-2	CONST. ADS N-12 YARD DRAIN GRATE EL. = 6.00 W INV. 4.30
YD-3	CONST. ADS N-12 YARD DRAIN GRATE EL. = 5.90 SE INV. 4.22

STORM MANHOLES	
NAME	DETAILS
SD-6	CONST. STORM MH RIM EL. = 9.36 SE INV. 4.30 SW INV. 4.30 N INV. 2.84 E INV. 4.24 NW INV. 4.13

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CAPTEC Engineering, Inc.
Civil Engineering Professionals
Engineering Business No. EB-0007557
301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

DATE: 4-21-20
DRAWN BY: MDB
DESIGNED BY: MDB
CHECKED BY: JWC
PROJECT No.: 1941
HORZ. SCALE: 1" = 20'
VERT. SCALE:
CADD FILE: PAVING AND DRAINAGE

NO.	DATE	BY	REVISIONS
1	8-21-20	MDB	REVISED PER CITY OF STUART

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SAILFISH COVE
CITY OF STUART, FLORIDA

PAVING AND DRAINAGE

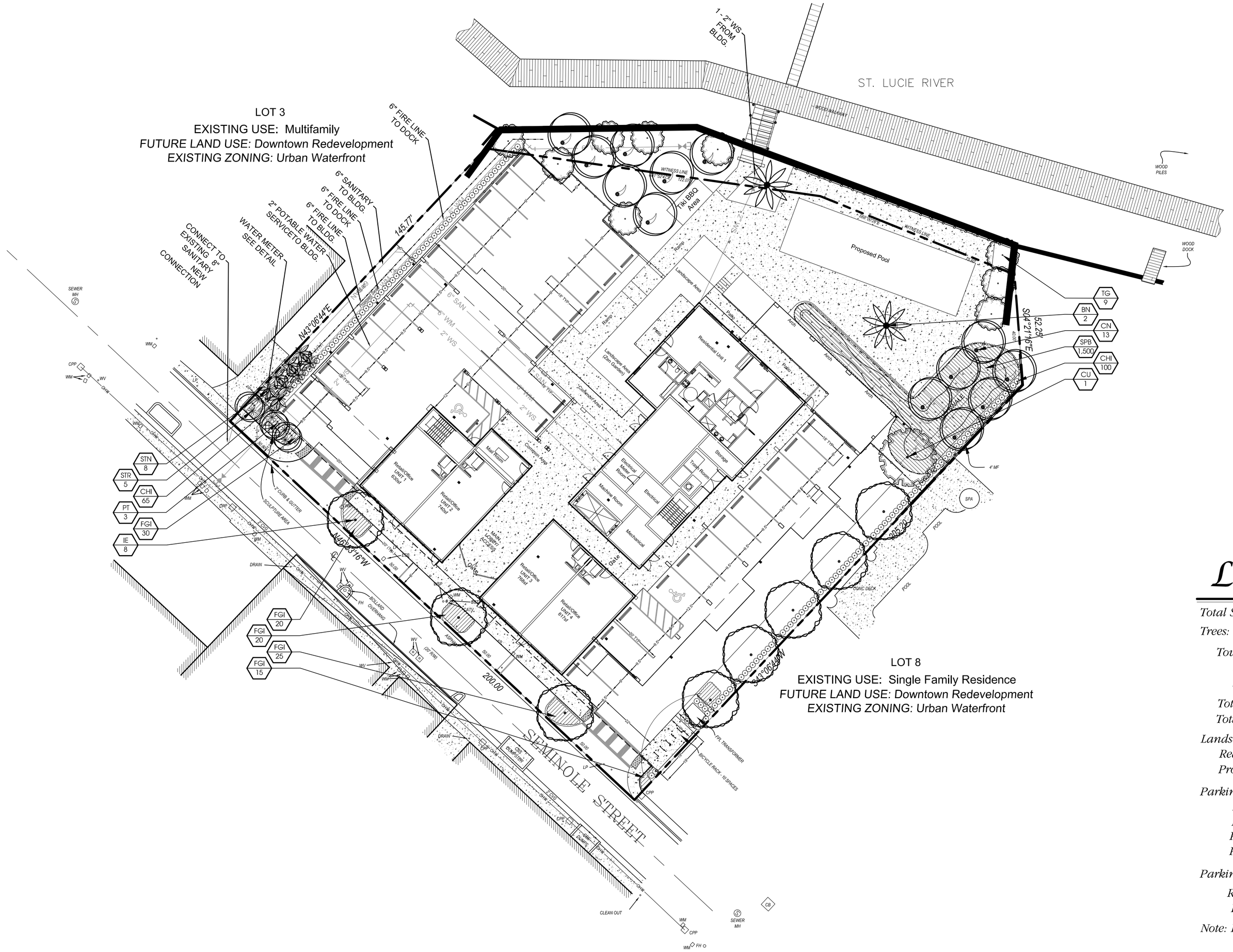
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Printed Date:

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SHEET 5 OF 11

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Xeriscape Points

Option	Points
Utilization of moisture sensing controller other than rain switch	5
Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan	5
25% - 50% of the required shrubs are made up of drought tolerant species from the list	5
51% or more of the required trees are made up of drought tolerant species from the list	10
Sod area less than 50% of Landscape area	10
Utilization of mulch other than Cypress mulch	5
Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover	10
Points Required:	50
Points Provided:	50

Landscape Data

Total Site Area:	40,308 s.f.	.925 Ac.	100%
Trees:			
Town Homes Area: (6.04.08)			
Required: 1 Tree / 1,500 s.f. = 40,308 / 1,500 = 27			27
Provided: 27 (18 Trees + 18 Palms @ 2:1 = 9 Trees)			27
Total Trees Required: (6.04.08)			27
Total Trees Provided:			27
Landscape Area: (6.04.03.B.1)			
Required: 20% of developed area = 40,308 x 20% = 8,062			8,062
Provided:			10,331
Parking Buffer Adjacent to Right of Way (6.04.07.A)			
Required: 1 Tree / 30 L.F. = 76' / 30' = 3			3
Provided: 4 (2 Trees + 4 Palms @ 2:1 = 2 Trees)			4
Required: 25% of strip in Ground Cover = 190 s.f.			190 s.f.
Provided:			190 s.f.
Parking Buffer Adjacent to Private Property (6.04.07.B.2)			
Required: Sbrub Hedge @ 2' O.C. = 150			150
Provided:			165

Note: Low sbrubs are used to not block safe sight lines.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
CANOPY / ORNAMENTAL TREES							
9	TG	TIBOUCHINA GRANULOS	TIBOUCHINA STANDARD	5' O.A./3" SPRD.	A.S.	FULL CANOPY	LOW
1	CU*	COCOLOBA UVIFERA	SEAGRAPE	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
8	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T., SPECIMEN	LOW
PALMS							
2	BN	BISMARCKIA NOBILIS	BISMARCK PALM SILVER SELECT	8' C.T.	A.S.	FULL CANOPY, STRAIGHT FAT / THICK TRUNKS, MATCHED SPECIMEN	LOW
13	CN	COCUS NUCIFERA 'MAYPAN'	MAYPAN COCONUT PALM	12' C.T.	A.S.	STRAIGHT TRUCKS, FULL CANOPY	LOW
3	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' C.T.	A.S.	FULL CANOPY, STRAIGHT SLENDER TRIPLE TRUNKS, MATCHED	MEDIUM
LARGE SHRUBS / HEDGES / ACCENTS							
166	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
8	STN	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	6' O.A.	A.S.	FULL & THICK	LOW
5	STR	STRELITZIA REGINEA	ORANGE BIRD OF PARADISE	#15, 3' x 3'	2' O.C.	FULL & THICK	LOW
1,500	SPB*	SPARTINA BAKERI	SAND CORDGRASS	LINER	1' O.C.	FULL & THICK	HIGH
MED. SHRUBS / GROUNDCOVERS / VINES							
110	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	#3, 12" x 12"	24" O.C.	FULL & THICK	MEDIUM
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS	HIGH

* = Florida Native

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Sailfish Cove
City of Stuart, Florida

Job No.	19-1002
Drawn By	JWS
Submittal Dates	5-21-2020
	7-16-2020
	8-24-2020
Revision Dates	
City Comments #1	7-16-2020
Roadway Parking	8-24-2020

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Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area. Call 811 - Sunshine State One Call of Florida, Inc. - www.sunshine811.com
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors Immediately after planting. (See Detail)

10. All plant material and sod shall be fertilized in accordance with Martin County's fertilizer ordinance. Soil tests are required from the site to be in compliance with the ordinance and shall be taken from the minimum required areas as stated in the ordinance. Fertilizer shall be a complete natural organic fertilizer and slow release.

Fertilized with a complete natural organic fertilizer with a ratio as allowed by the County.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 (If allowed by County) twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball, Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.

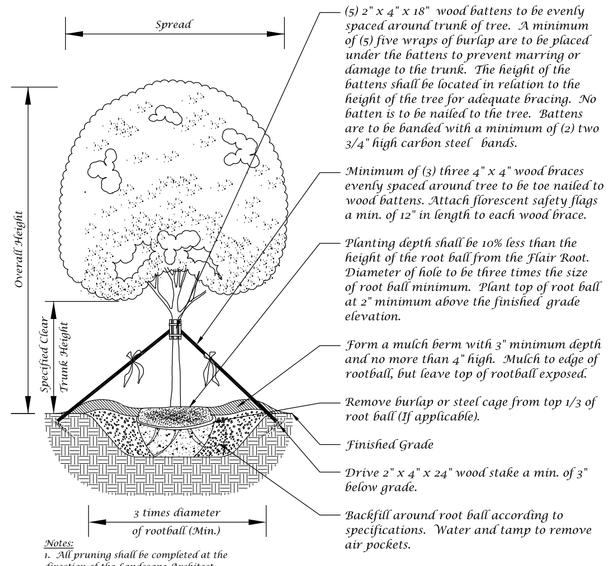
16. Drainage Testing
Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
A) Dig each planting pit to the minimum specified size.
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
D) Discard all material removed from the drainage channel.
E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTE:
Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.

General Notes

1. No plant substitutions can be made without City of Stuart approval.
2. All required landscape improvements must be inspected and approved by the City of Stuart prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. All planting areas and sod to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
6. The irrigation system shall be continuously maintained in working order.
7. An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
8. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
9. Sod and irrigation will be installed in any adjacent right-of-way, between walks and curbs.
10. Root barriers shall be installed in accordance with manufacturer specifications adjacent to all trees planted within six feet of curbs or sidewalks in public right-of-way.

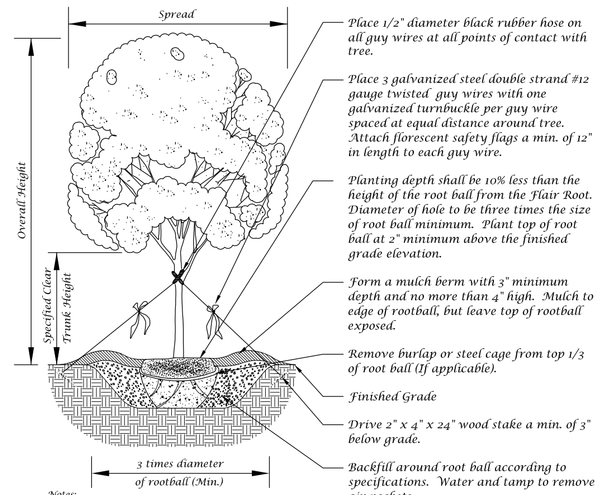
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

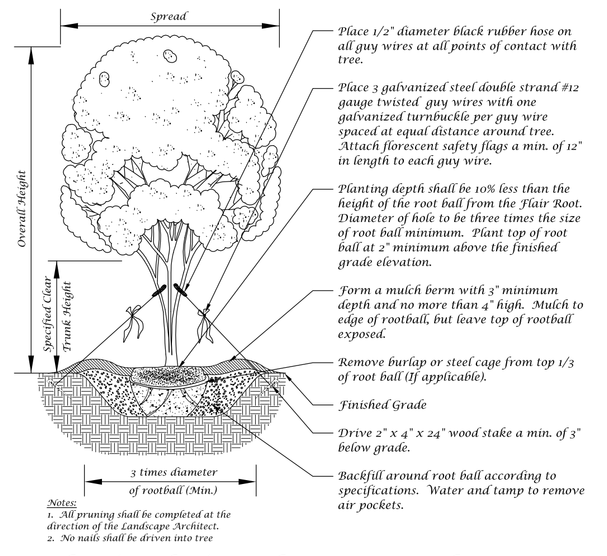
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

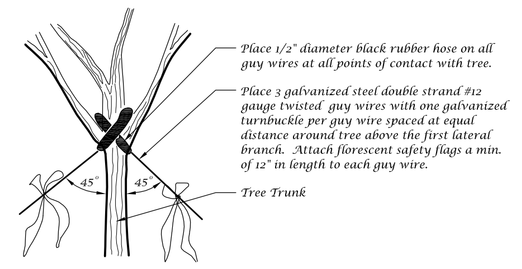
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

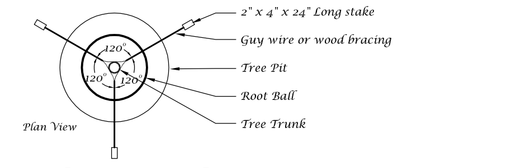
Multi-Trunk Tree Planting Detail

Not to Scale



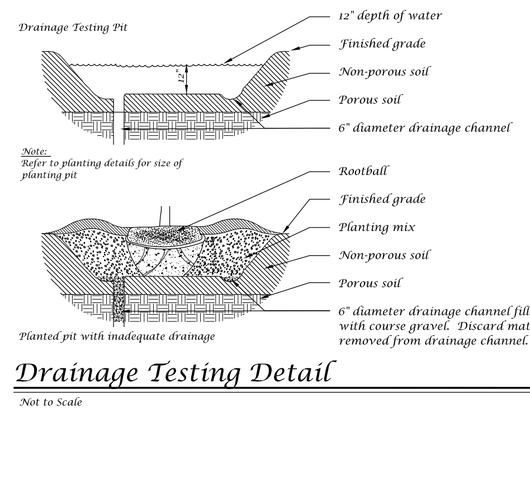
Guy Wire Attachment Detail

Not to Scale



Staking Detail

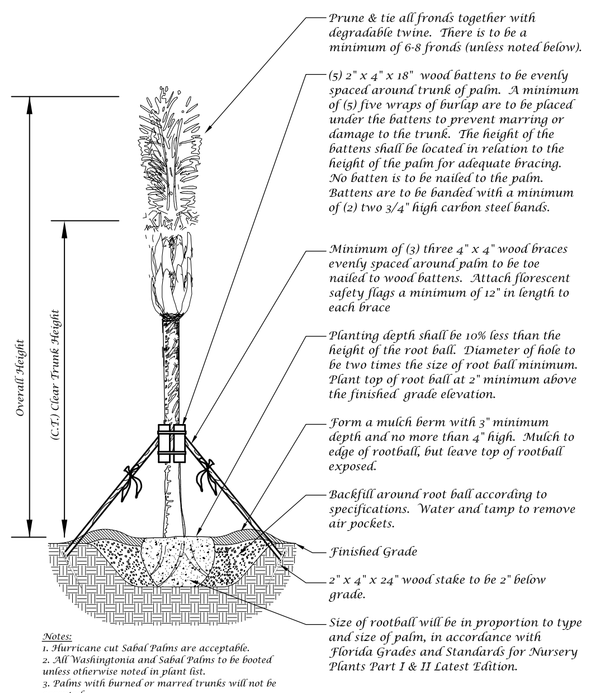
Not to Scale



Note:
Refer to planting details for size of planting pit

Drainage Testing Detail

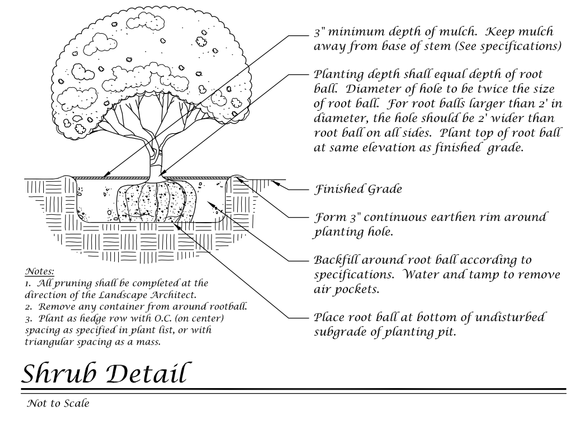
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

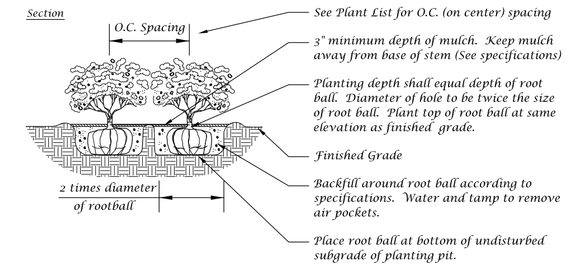
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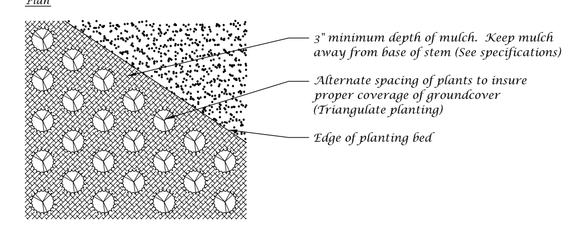


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Sailfish Cove
City of Stuart, Florida

Job No.	19-1002
Drawn By	JWS
Submittal Dates	5-21-2020
	7-16-2020
	8-24-2020
Revision Dates	
City Comments #1	7-16-2020
Roadway Parking	8-24-2020

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ROLL-IN RAMP

INFINITY POOL AREA >1700SF

GRAPHIC SCALE (IN FEET)

TIKI BBQ AREA

DECK AREA

Covered DECK AREA

LANDSCAPED AREA

Patio

Patio

RESIDENTIAL UNIT 1 3 BEDROOM 1,796 SF

Living

Dining

Bedroom

Master Bedroom

Patio

Bedroom

W.I.C.

House Storage

LANDSCAPED AREA

Storage

TRASH ROOM

COMMON AREA

(6) 8.5' WIDE STALLS

PATH TO POOL DECK

Zen GARDEN

25 stall

COMMON AREA

Electrical Meter Room

MECHANICAL

MACHINE RM

Electrical Transformers

Elevator 1

Elevator 2

13 stall

Mail Room

UNISEX

UNISEX

UNISEX

UNISEX

Gate

Gate

Retail/Office UNIT 1 630sf

Retail/Office UNIT 2 740sf

MAIN LOBBY/ ACCESS

Retail/Office UNIT 3 768sf

Retail/Office UNIT 4 817sf

SEMINOLE STREET

GENERATOR & BOOSTER PUMP HOUSE

MEN

WOMEN

SHOWERS

Ground Floor

SCALE: 1/8"=1'-0"

05 06 20

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MARCELA CAMBLOR & ASSOCIATES, INC
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ARCHITECTURE

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SAILFISH COVE CONDOS

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3	3RD_REVISION	

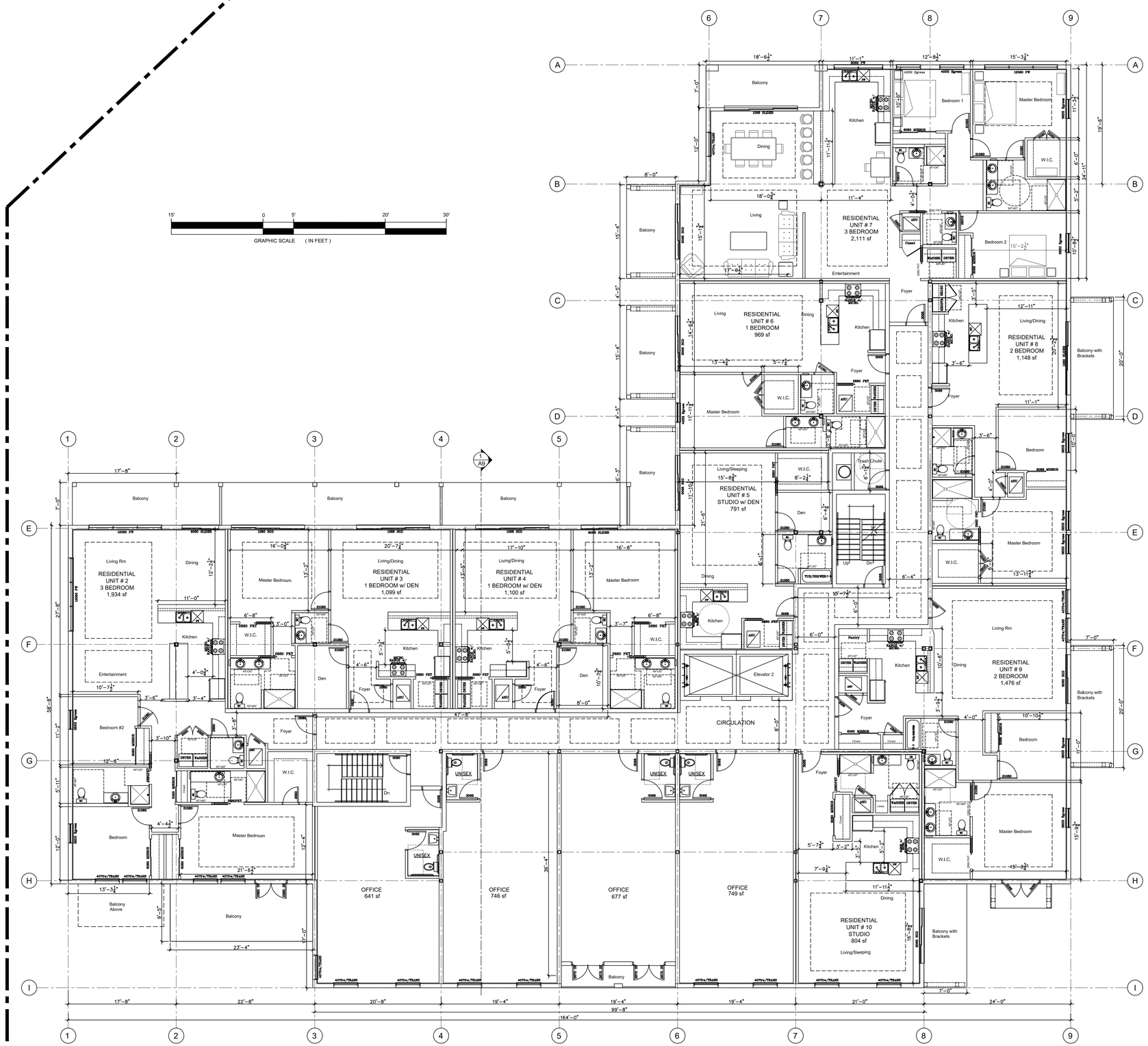
CLIENT:

SAILFISH COVE LLC

SEAL

LICENSED ARCHITECT RAYMOND CHUANY STATE OF FLORIDA LICENSE NO. AR 0017475

A-1



2nd Floor .

SCALE: 1/8"=1'-0"

03 26 20

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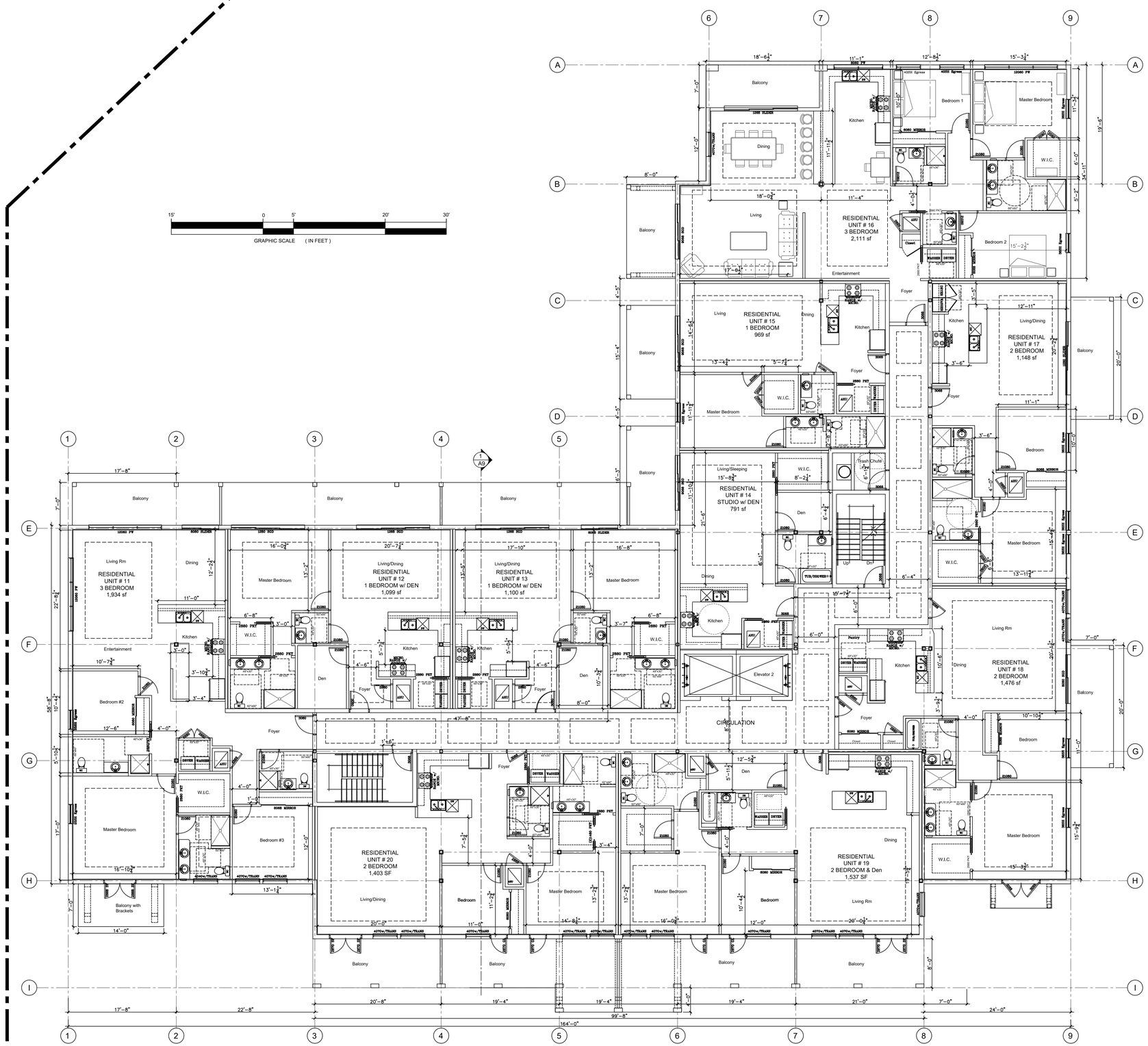
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SAILFISH COVE LLC

SEAL

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A-2



3rd Floor .

SCALE: 1/8"=1'-0"

03 26 20

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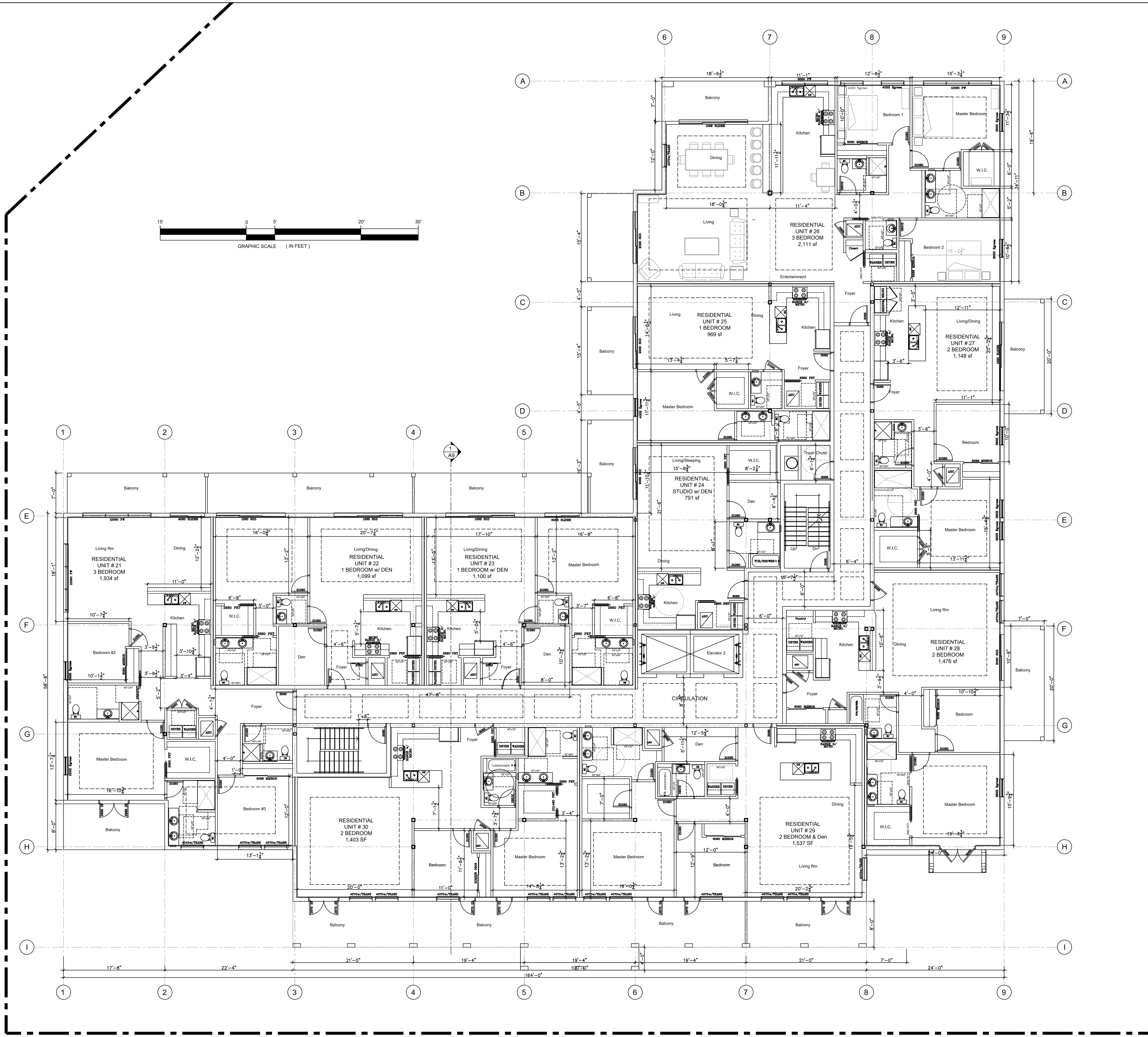
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LICENSED ARCHITECT RAYMOND CHUNG STATE OF FLORIDA LICENSE NO. AR 0017475

A-3



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SAILFISH COVE CONDOS

START DATE: 01.19.20

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3	3RD_REVISION	

CLIENT:

SAILFISH COVE LLC

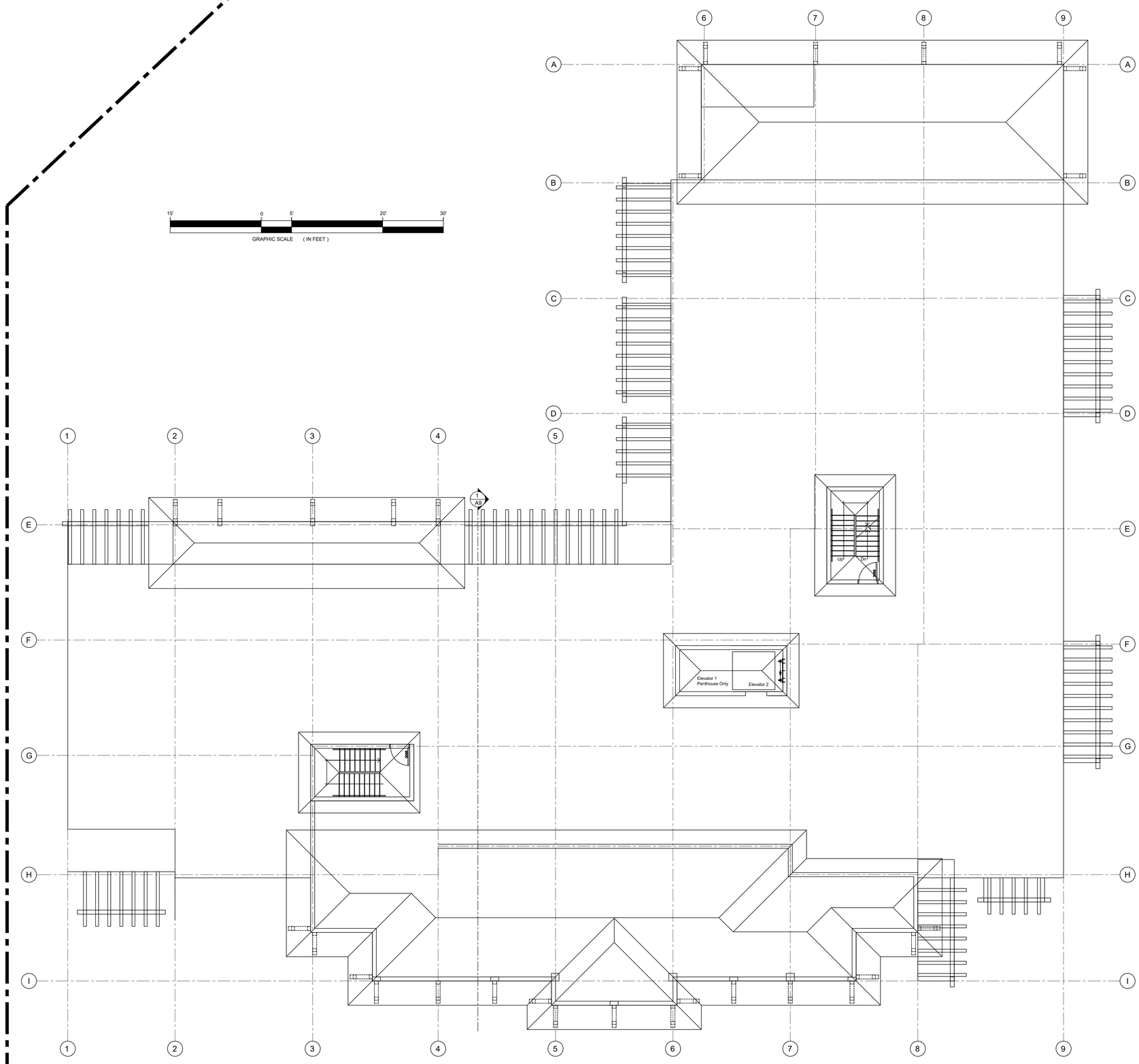
LICENSED ARCHITECT RAYMOND CHLADNY LICENSE NO. AR 0017475 STATE OF FLORIDA

4th Floor

SCALE: 1/8"=1'-0"

03 26 20

A-4



Roof Level .

SCALE: 1/8"=1'-0"

03 02 20

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SAILFISH COVE CONDOS

START DATE:	01.19.20
NO. REVISION/ISSUE	DATE
1 1ST_REVISION	
2 2ND_REVISION	
3 3RD_REVISION	

CLIENT:

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SEAL

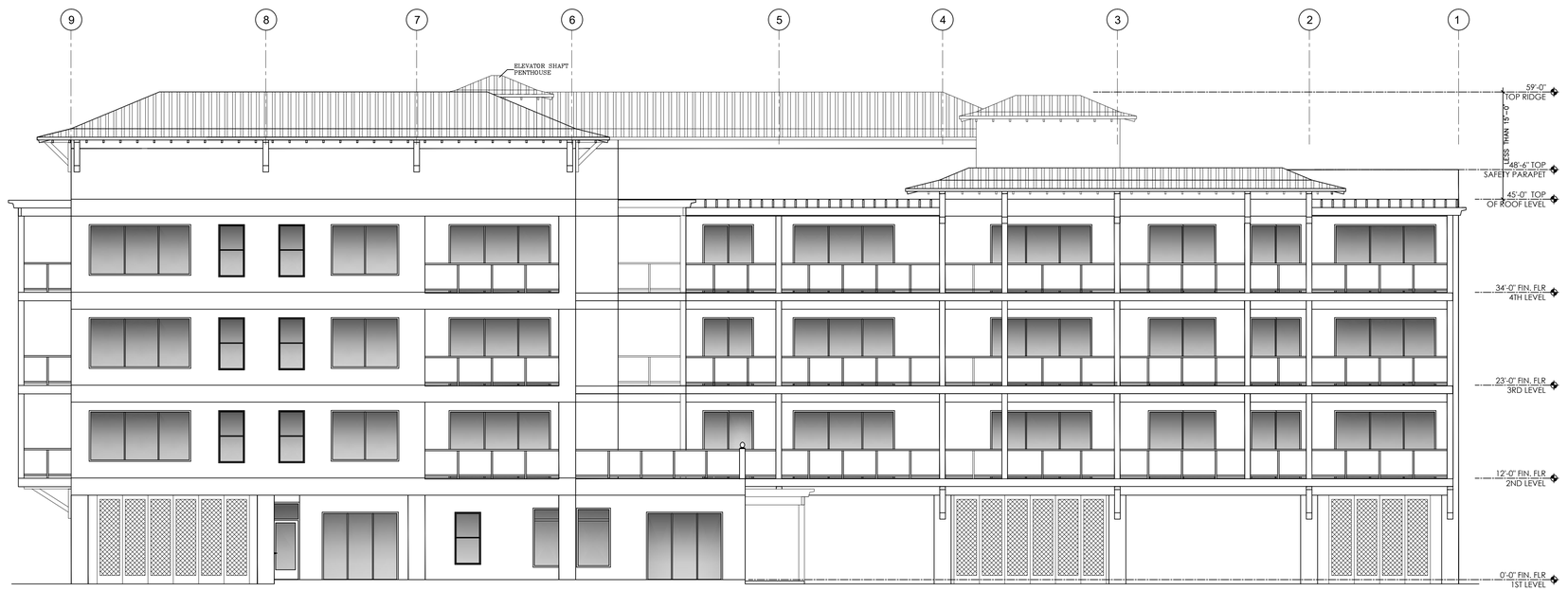
LICENSED ARCHITECT
RAYMOND CHUNAW
LICENSE NO.
AR 0017475
STATE OF FLORIDA

A-5



South Elevation

SCALE: 1/8"=1'-0"



North Elevation

SCALE: 1/8"=1'-0"

07 13 2020

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ARCHITECTURE

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ARCHITECTURE
&
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SAILFISH COVE CONDOS

START DATE:		01.19.20
NO.	REVISION/ISSUE	DATE
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2	2ND_REVISION	
3	3RD_REVISION	

CLIENT:

SAILFISH COVE LLC

SEAL

LICENSED ARCHITECT
RAYMOND CHUANG
LICENSE NO.
AR 0017475
STATE OF FLORIDA

A-6



West Elevation

SCALE: 1/8"=1'-0"



East Elevation

SCALE: 1/8"=1'-0"

07 13 2020

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TOWN PLANNING
ARCHITECTURE

ADVANCED ARCHITECTURE & Planning
(772)631-5709 AA26002573

BAYVIEW CONSTRUCTION SERVICES
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SAILFISH COVE CONDOS [I]

START DATE: 01.19.20

NO.	REVISION/ISSUE	DATE
1	1ST_REVISION	
2	2ND_REVISION	
3	3RD_REVISION	

CLIENT:

SAILFISH COVE LLC

SEAL

LICENSED ARCHITECT RAYMOND CHLADNY STATE OF FLORIDA
LICENSE NO. AR 0017475

A-7