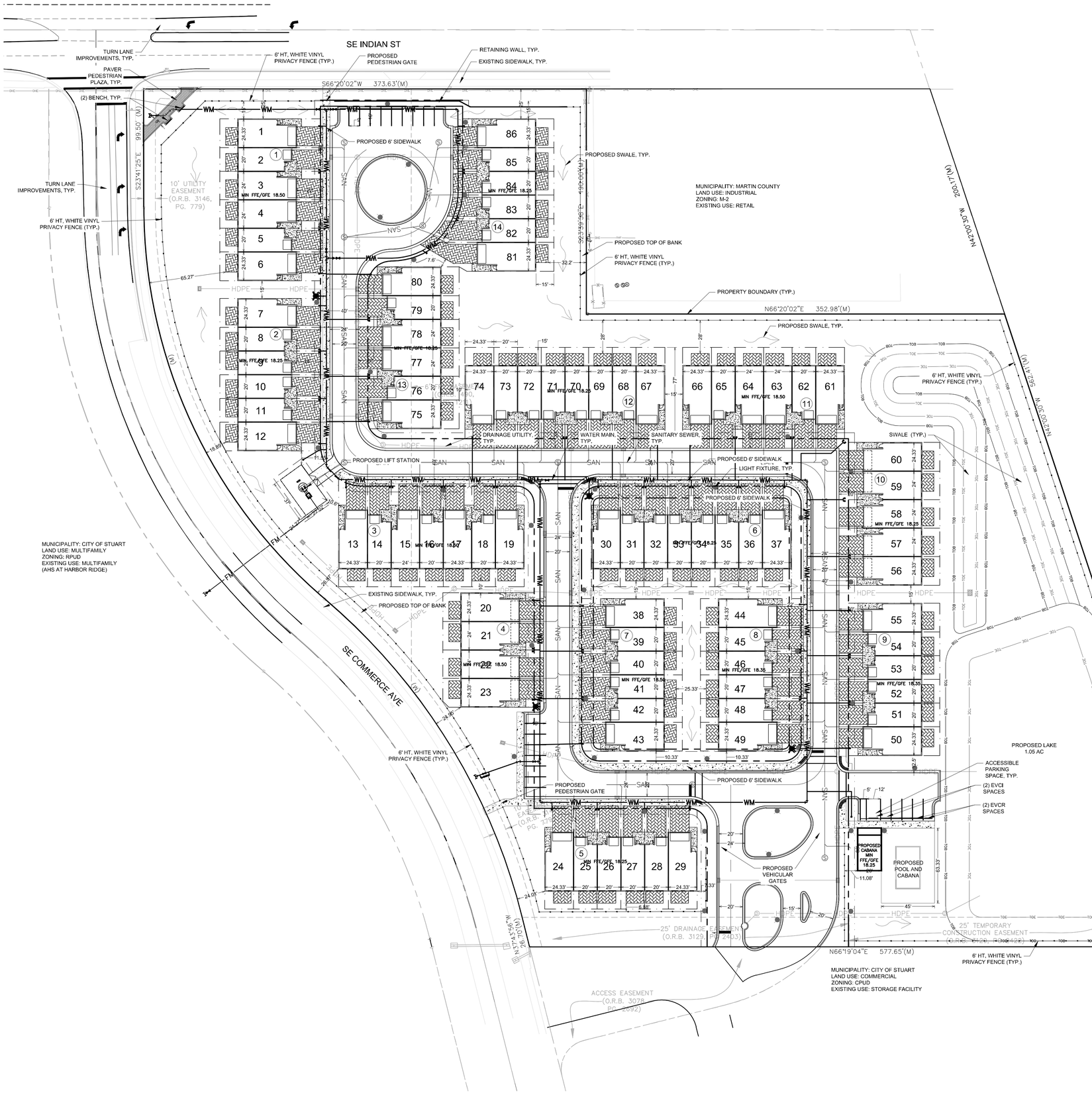


Site Data:

Existing Future Land Use:		**Commercial**
Proposed Future Land Use:		**Multifamily**
Existing Zoning:		**CPUD**
Proposed Zoning:		**RPUD**
Total Units:		**86 Units**
Gross Density:		**9.05 DU/ac.**
Open Space:	**200,051 sf**	**4.59 ac.**
Area (Total Site):	**413,931 sf**	**9.50 ac.**
Impervious Area:	225,275 sf	5.17 ac. (54.4%)
Buildings:	80,150 sf	1.84 ac.
Driveways:	26,136 sf	0.60 ac.
Pavement	73,251 sf	1.68 ac.
Wet Detention:	45,738 sf	1.05 ac.
Pervious Area:	188,656 sf	4.33 ac. (45.6%)
Landscape Area:	178,596 sf	4.10 ac.
Drainage Easement:	3,485 sf	0.08 ac.
Preserve- Upland:	0 sf	0.00 ac.

Parking:

Parking Required: (2 sp / per unit)	172 spaces
Parking Provided:	196 spaces

Building Data:

Product Type:	Townhomes
Maximum Height:	2 Stories - 30'
Building Coverage:	19.4%

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- A Certificate of Occupancy Phasing Plan will be provided with the final site plan application.
- 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.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- 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.
- The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
- Water and sewer service shall be provided by Martin County Utilities.
- Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

MASTER SITE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-605
Municipal Number	---
Computer File	

Sheet **SP-1**

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DESCRIPTION:

PARCEL I:

TRACTS 65, 66 AND 67 LYING EAST OF SE COMMERCE AVENUE AND SOUTH OF SE INDIAN STREET AND WEST OF THE FLORIDA EAST COAST RAILWAY, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPTING FROM TRACT 65 AND 66 LANDS CONVEYED TO HAROLD H. DUBNER, AS TRUSTEE IN OFFICIAL RECORDS BOOK 450, PAGE 1798 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 65 AND 66, PORT SEWALL, AS RECORDED IN PLAT BOOK 3, PAGE 7, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 65 (BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN AVENUE). THENCE SOUTH 66°46'28" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN AVENUE A DISTANCE OF 290 FEET; THENCE SOUTH 23°13'32" EAST A DISTANCE OF 190 FEET; THENCE NORTH 66°46'28" EAST A DISTANCE OF 352.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH 41°31'42" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 200.12 FEET TO THE POINT OF BEGINNING.

PARCEL II:

The Easterly 100 feet of Lot F-78, Plat Book 1, Page 129, Sheet Two, Public Records of Palm Beach County, Florida, also described as the Easterly 100 feet of the Southerly 301 feet of Lot 65 and the Easterly 100 feet of the Northerly 123 feet of Lot 106, Port Sewall Subdivision, Plat Book 3, Page 7, Public Records of Palm Beach County, Florida, more particularly described as follows, to wit:
Begin at the intersection of the Westerly limit of the right of way of the Florida East Coast Railway, and the North line of said Lot F-78, said point of intersection being 499.26 feet distance, southerly, from the intersection of said right-of-way limit and the center of Indian Avenue; thence Southerly along said right of way limit 446.59 feet, more or less, to the South line of said Lot F-78; thence Westerly along said South line, 105.33 feet to a point; thence Northerly, parallel to and 100 feet distance from said right of way limit, 446.59 feet, more or less, to the North line of said Lot F-78; thence Easterly along the North line of said Lot F-78, 105.33 feet to the Place of Beginning.

LESS AND EXCEPTING THE FOLLOWING:

A parcel of land being a portion of lands described in Official Records Book 441, Page 2161, Martin County, Florida, Public Records.

Being more particularly described as follows:

Commence at the intersection of the Southwesterly right-of-way line of the Florida East Coast Railroad and the Southeasterly right-of-way line of S.E. Indian Street; thence South 41°59'54" East along the Southwesterly right-of-way line of the Florida East Coast Railroad, a distance of 762.83 feet to the Point of Beginning; thence continue South 41°59'54" East a distance of 130.35 feet; thence, departing said right-of-way, South 66°19'23" West a distance of 105.33 feet; thence North 41°59'54" West a distance of 130.35 feet; thence North 66°19'23" East a distance of 105.33 feet to the Point of Beginning.

CONTAINING 9.503 ACRES, MORE OR LESS.

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 2037-5017406, WITH AN COMMITMENT DATE OF OCTOBER 09, 2020 @ 8:00 A.M.

SCHEDULE "BII" EXCEPTIONS

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sewall's Point Land Company Subdivision, as recorded in Plat Book 3, Page(s) 7, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(AFFECTS NOTHING TO PLOT)

10. Declaration of Protective Covenants recorded in Book 450, Page 945; Amendment recorded in Book 624, Page 1191; Amendment recorded February 25, 1986, in Book 665, Page 1397; Amendment recorded January 24, 1995, in Book 1106, Page 1383; Assignment recorded May 16, 2017, in Book 2925, Page 2705.
(AFFECTS NOTHING TO PLOT)

11. Easement in favor of Florida Power & Light Company recorded February 29, 1980, in Book 490, Page 1211.
(AFFECTS PLOTTED)

12. Restrictive Covenant Running With the Land recorded August 4, 1982, in Book 550, Page 2332.
(AFFECTS NOTHING TO PLOT)

13. Easement Maintenance Agreement in favor of Martin County recorded in Book 631, Page 1635.
(AFFECTS NOTHING TO PLOT)

14. Planned Unit Development Agreement recorded December 12, 1997, in Book 1277, Page 1707; Amendment recorded December 12, 1997, in Book 1277, Page 1753; Amendment recorded July 11, 2003, in Book 1787, Page 2271; Amendment recorded October 4, 2006, in Book 2185, Page 2040; Amendment recorded September 7, 2007, in Book 2277, Page 156.
(AFFECTS NOTHING TO PLOT)

15. Easements in favor of Level 3 Communications LLC etc. recorded January 17, 2013, in Book 2625, Page 199; recorded June 12, 2013 in Book 2657, Page 13; Amendment recorded October 16, 2013, in Book 2682, Page 1312; Amendment recorded November 18, 2013, in Book 2688, Page 512.
(AFFECTS NOTHING TO PLOT)

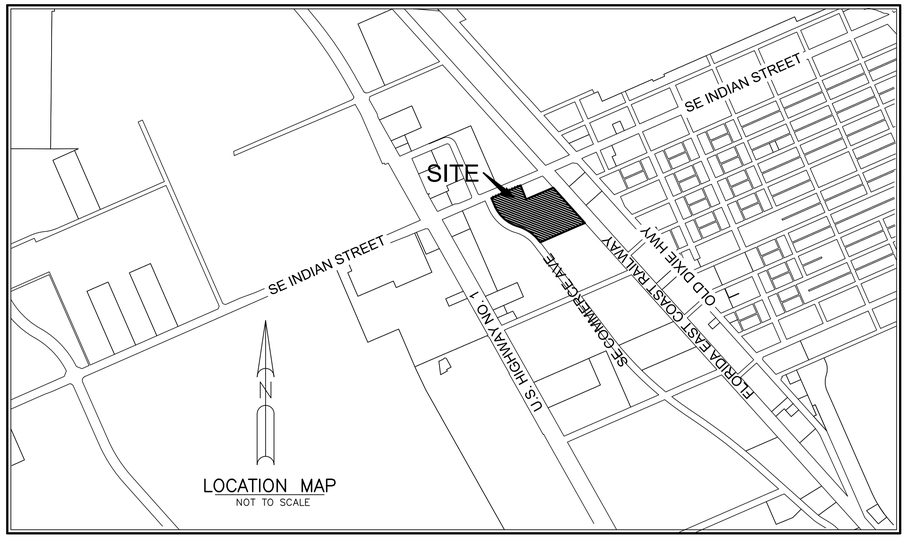
16. Ordinance No. 2411-2019 recorded September 26, 2019, in Book 3085, Page 416.
(DOES NOT AFFECT)

17. Drainage Easement in favor of Plantation Storage of Stuart, LLC recorded May 18, 2020, in Book 3129, Page 2403.
(AFFECTS PLOTTED)

18. Temporary Easement Agreement in favor of Plantation Storage of Stuart, LLC recorded May 18, 2020, in Book 3129, Page 2422.
(AFFECTS PLOTTED)

19. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
(AFFECTS NOTHING TO PLOT)

Note: All of the recording information contained herein refers to the Public Records of MARTIN County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS OCTOBER 30, 2020.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 2037-5017406, EFFECTIVE DATE OCTOBER 09, 2020 AT 8:00 A.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
6. THE DESCRIPTION OF THE LAND CONTAINED ON THIS SURVEY HAS BEEN PROVIDE BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF LOT 67, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID LINE BEARS S 66°20'02" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
8. THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY'S CONTROL POINT "IND-C" HAVING A PUBLISHED ELEVATION OF 17.87' (NAVD88).
10. TREES DEPICTED ON THIS SURVEY ARE NATIVE SPECIES 4"DIAMETER OR LARGER AT BREAST HEIGHT AND TAGGED WITH CORRESPONDING TAG NUMBER AS SHOWN IN THE TREE TABLE. TREE WERE LOCATED BY SURVEY FIELD CREW NOT TRAINED IN SPECIES DESIGNATION, DESIGNATION SHOULD BE VERIFIED BY A TRAINED BOTANIST.
11. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12085C0151G UNINCORPORATED MARTIN COUNTY, COMMUNITY NO. 120161; DATED MARCH 16, 2015.
12. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
13. TREES DEPICTED ON THIS SURVEY ARE NATIVE SPECIES 4"DIAMETER AT BREAST HEIGHT AND TAGGED WITH CORRESPONDING TAG NUMBER AS SHOWN IN THE TREE TABLE. TREE WERE LOCATED BY SURVEY FIELD CREW NOT TRAINED IN SPECIES DESIGNATION, DESIGNATION SHOULD BE VERIFIED BY A TRAINED BOTANIST.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 30, 2020.

_____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

CERTIFIED TO:

MERITAGE HOMES OF FLORIDA, INC.
DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

BY	DATE	REVISIONS
RLF	01/26/21	REVISIONS DUE TO REVISED LEGAL PROVIDED BY THE CLIENT

FILE NAME 9111-ALTA-BNDY.DWG

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
PORTION OF TRACTS 65, 66 AND 67
PORT SEWALL'S POINT LAND CO.
HARRISON GRANT
MARTIN COUNTY, FLORIDA

DATE 11/02/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9111
SHT.NO. 1
OF 6 SHEETS

LEGEND/ABBREVIATIONS

BM – BENCHMARK
(D) – DEED
EL – ELEVATION
LB – LICENSED BUSINESS
0.55 – EXISTING ELEVATION
F.P.L. – FLORIDA POWER AND LIGHT COMPANY
(M) – MEASURED
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
Q.C.D. – QUIT CLAIM DEED
R/W – RIGHT–OF–WAY
O 100 – TREE LOCATION AND TAG NUMBER
□ – DENOTES CONCRETE MONUMENT
○ – DENOTES IRON ROD
● – DENOTES NAIL & DISC OR RAIL ROAD SPIKE
△ – DENOTES HORIZONTAL CONTROL POINT
✠ – INDICATES SECTION CORNER
⧓ – INDICATES 1/4 SECTION CORNER

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 30 FEET

SE INDIAN STREET
RIGHT–OF–WAY VARIES
50'
CONCRETE MEDIAN
2' CURB & GUTTER
6' WALK
CURB INLET
CURB CUT
WATER VALVE
STOP–SIGN
SIGN
CONCRETE POWER POLE
EDGE OF PAVEMENT
OHW
300.00'(P)
S66°20'02"W 373.63'(M)
(BEARING BASIS) 372.80'(C)
FND 5/8" IRON ROD & CAP LB#4049 E 0.10' SITE BM= PLS= 16.49
FND 5/8" IRON ROD & CAP LB#4049 N 0.31' W0.25'
N66°47'40"E 80.00'(D)
N23°16'15"W 100.79'(D)
S23°16'15"E 99.50'(M) 100.70'(D)
40'
10' UTILITY EASEMENT (O.R.B. 3146, PG. 779)
FND 5/8" IRON ROD & CAP LB#4049 S 0.41' E 0.29'
SE COMMERCE AVE.
80' RIGHT–OF–WAY
(O.R.B. 959, PAGE 778)
PORTION OF LOT 67
(P.B. 3, PAGE 7)
PUBLIC RECORDS OF PALM BEACH COUNTY
(NOW MARTIN)
LOT 68
LOT 67
R=435.00' Δ=49°31'44" L=376.03'(D)
R=435.00' Δ=49°37'14" L=376.73'(M)
LDO 36" PARKWAY
FND 5/8" IRON ROD & CAP LB#4049 N 0.29'
FND 5/8" IRON ROD & CAP LB#4049 N 0.31' W0.25'
6' FPL EASEMENT (O.R.B. 490, PG. 1211)
LOT 64
LOT 63
ASPHALT
PORTION OF LOT 66
(P.B. 3, PAGE 7)
PUBLIC RECORDS OF PALM BEACH COUNTY
(NOW MARTIN)
LOT 66
LOT 65
PORTION OF LOT 65
(P.B. 3, PAGE 7)
PUBLIC RECORDS OF PALM BEACH COUNTY
(NOW MARTIN)
S66°46'28"W 290.00'(D)
SOUTHEASTERLY RIGHT–OF–WAY LINE
WATER METER
FND 5/8" IRON ROD & CAP LB#4049
190.00'(D)
190.00'(M)
S23°13'32"E
S23°39'58"E
WOOD POWER POLE
OHW
ANCHOR
142.8'(P)
POINT OF BEGINNING PARCEL I NORTHEASTERLY CORNER OF LOT 65
PORTION OF LOTS 65 AND 66
(O.R.B. 490, PG. 1798)
(O.R.B. 849, PG. 1343)
LIFT STATION
BUILDING
ASPHALT
FOUND 4"X4" CONCRETE MONUMENT RLS 1272
N66°46'28"E
N66°20'02"E 352.98'(M)
352.85' (D)
CONCRETE
N41°31'42"W 200.12' (D)
N42°00'30"W 200.17'(M)
SOUTHWESTERLY RIGHT–OF–WAY LINE
FLORIDA EAST COAST RAILWAY CO.
100' RIGHT–OF–WAY
100'
N42°00'30"W 562.41'(M)

SEE SHEET 3

REVISIONS	DATE	BY
FILE NAME 9111–ALTA–BNDY.DWG		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
PORTION OF TRACTS 65, 66 AND 67
PORT SEWALL'S POINT LAND CO.
HARRISON GRANT
MARTIN COUNTY, FLORIDA

DATE 11/02/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 9111
SHT.NO. 2
OF 6 SHEETS

SEE SHEET 2



REVISIONS	DATE	BY
FILE NAME 9111-ALTA-BNDY.DWG		

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SCALE	AS SHOWN

JOB # 9111
SHT.NO. 3
OF 6 SHEETS

TREE LOCATIONS

LEGEND/ABBREVIATIONS

BM – BENCHMARK
(D) – DEED
EL – ELEVATION
LB – LICENSED BUSINESS
98.5 – EXISTING ELEVATION
F.P.L. – FLORIDA POWER AND LIGHT COMPANY
(M) – MEASURED
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Q.C.D. – QUIT CLAIM DEED
R/W – RIGHT-OF-WAY
O100 – TREE LOCATION AND TAG NUMBER
□ – DENOTES CONCRETE MONUMENT
○ – DENOTES IRON ROD
● – DENOTES NAIL & DISC OR RAIL ROAD SPIKE
△ – DENOTES HORIZONTAL CONTROL POINT
✠ – INDICATES SECTION CORNER
⧓ – INDICATES 1/4 SECTION CORNER

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 30 FEET

SE INDIAN STREET
RIGHT-OF-WAY VARIES
CONCRETE MEDIAN
2' CURB & GUTTER
6' WALK
CURB INLET
CURB CUT
50'
300.00'(D)
(BEARING BASIS) S66°20'02"W 372.80'(C)
S66°20'02"W 373.63'(M)
300.00'(P)
WATER VALVE
STOP SIGN
FND 5/8" IRON ROD & CAP LB#4049 N 0.10' E 0.49'
CONCRETE POWER POLE
SIGN
WATER METER
FND 5/8" IRON ROD & CAP LB#4049
SOUTHEASTERLY RIGHT-OF-WAY LINE
S66°46'28"W 290.00'(D)
142.8'(P)
POINT OF BEGINNING PARCEL I
NORTHEASTERLY CORNER OF LOT 65

N66°47'40"E 80.00'(D)
NW CORNER LOT 67 POB (ORB 959, PG 778)
N23°16'15"W 100.79'(D)
S23°41'25"E 99.50'(M)
S23°16'15"E 100.70'(D)
EDGE OF PAVEMENT
FND 5/8" IRON ROD & CAP LB#4049 N 0.31' W0.25'
40' 40'
10' UTILITY EASEMENT (O.R.B. 3146, PG. 779)
FND 5/8" IRON ROD & CAP LB#4049 E 0.29'
SE COMMERCE AVE.
80' RIGHT-OF-WAY
(O.R.B. 959, PAGE 778)
PORTION OF LOT 67
(P.B. 3, PAGE 7)
PUBLIC RECORDS OF PALM BEACH COUNTY
(NOW MARTIN)
ASPHALT
Q 190.00'(D)
190.00'(M)
S23°39'58"E
S23°39'32"E
WOOD POWER POLE
OHW ANCHOR
PORTION OF LOTS 65 AND 66
(O.R.B. 490, PG. 1798)
(O.R.B. 849, PG. 1543)
BUILDING
LIFT STATION
ASPHALT
FOUND 4"X4" CONCRETE MONUMENT RLS 1272
N66°46'28"E
N66°20'02"E 352.98'(M)
352.85'(D) CONCRETE
N41°31'42"W 200.12'(D)
N42°00'30"W 200.17'(M)
SOUTHWESTERLY RIGHT-OF-WAY LINE
FLORIDA EAST COAST RAILWAY CO.
100' RIGHT-OF-WAY
100'
N42°00'30"W 562.41'(M)

R=435.00'
Δ=49°37'14"
L=376.73'(M)
Δ=49°31'44" L=376.03'(D)
LOT 68
LOT 67
EDGE OF PAVEMENT
6' MAX.
6' FPL EASEMENT (O.R.B. 490, PG. 1211)
LOT 67
LOT 66
PORTION OF LOT 66
(P.B. 3, PAGE 7)
PUBLIC RECORDS OF PALM BEACH COUNTY
(NOW MARTIN)
LOT 66
LOT 65
PORTION OF LOT 65
(P.B. 3, PAGE 7)
PUBLIC RECORDS OF PALM BEACH COUNTY
(NOW MARTIN)
FND 5/8" IRON ROD & CAP LB#4049 N 0.29'
FND 5/8" IRON ROD & CAP LB#4049 N 0.31' W0.25'
40' 40' 40'

SEE SHEET 5

		DATE	BY
REVISIONS			
FILE NAME 9111-ALTA-BNDY.DWG			

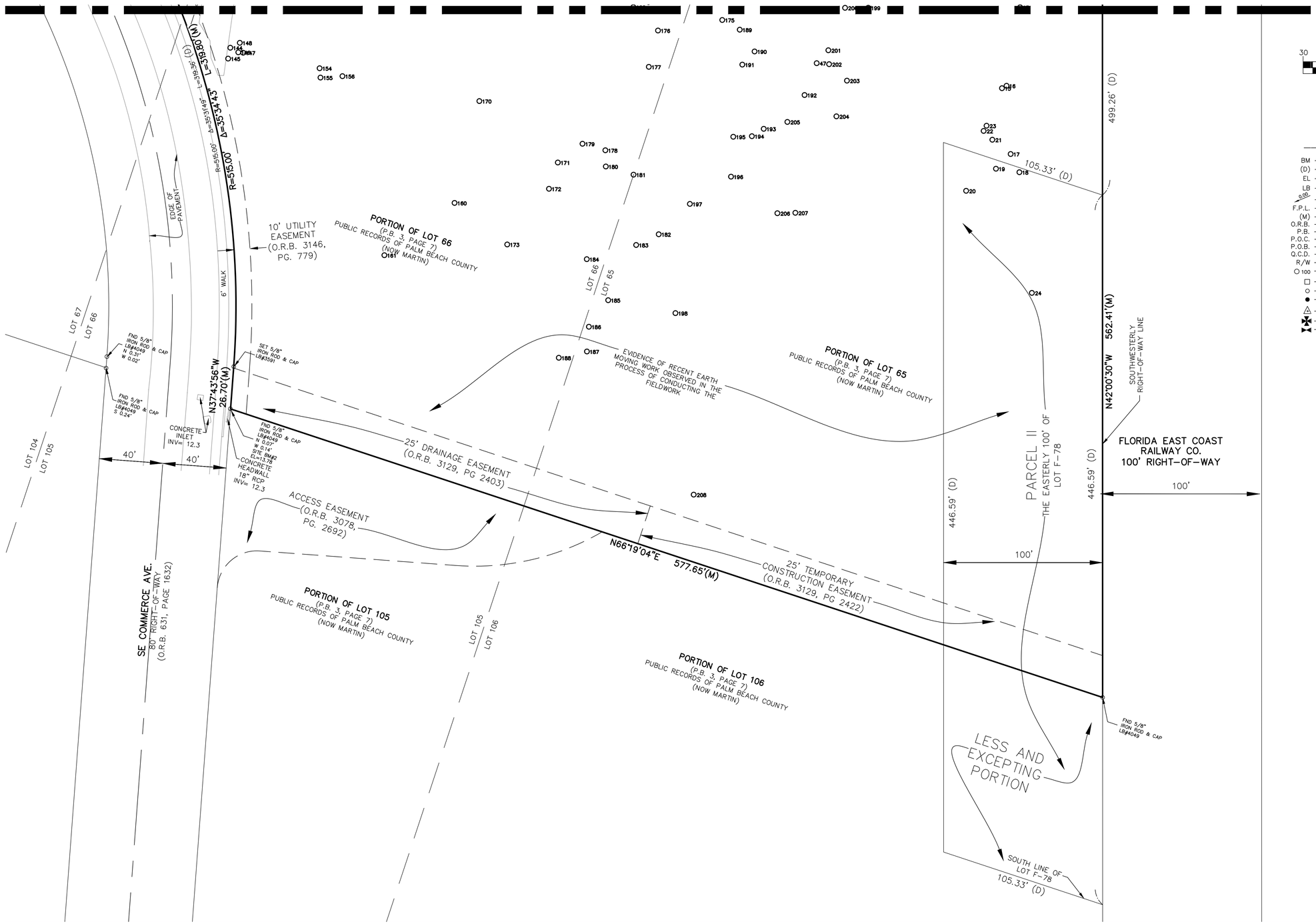
CAULFIELD & WHEELER, INC.
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ALTA/NSPS LAND TITLE BOUNDARY SURVEY
PORTION OF TRACTS 65, 66 AND 67
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HARRISON GRANT
MARTIN COUNTY, FLORIDA

DATE	11/02/2020
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB #	9111
SHT.NO.	4
OF	6 SHEETS

TREE LOCATIONS
SEE SHEET 4



		DATE	BY
		REVISIONS	
		FILE NAME 9111–ALTA–BNDY.DWG	

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
PORTION OF TRACTS 65, 66 AND 67
PORT SEWALL'S POINT LAND CO.
HARRISON GRANT
MARTIN COUNTY, FLORIDA

DATE	11/02/2020
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB # 9111
SHT.NO. 5
OF 6 SHEETS

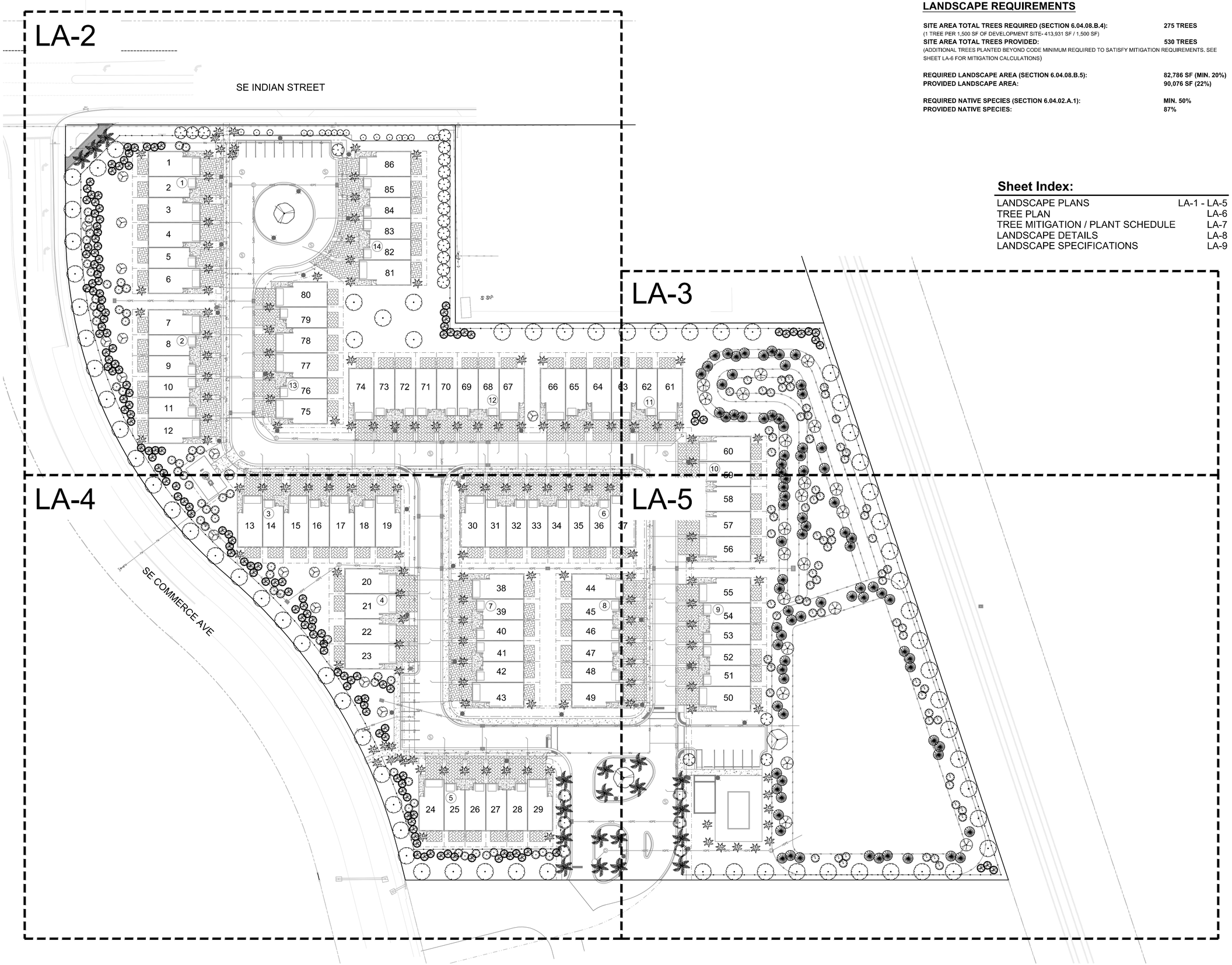
TREE LIST

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
1	4	OAK
2	22	SABAL PALM
3	10	PINE
4	14	PINE
5	18	OAK
6	10	OAK
7	6	OAK
8	14	SABAL PALM
9	10	OAK
10	14	OAK
11	9	OAK
12	18	PINE
13	4	OAK
14	6	OAK
15	8	PINE
16	4	OAK
17	10	PINE
18	18	OAK
19	18	SABAL PALM
20	10	PINE
21	5	OAK
22	7	OAK
23	12	OAK
24	13	SABAL PALM
25	5	OAK
26	6	QUEEN PALM
27	16	PINE
28	19	PINE
29	15	PINE
30	11	SABAL PALM
31	20	PINE
32	5	OAK
33	10	OAK
34	13	OAK
35	13	OAK
36	14	SABAL PALM
37	14	SABAL PALM
38	9	OAK
39	18	SABAL PALM
40	18	SABAL PALM
41	16	SABAL PALM
42	7	OAK
43	19	SABAL PALM
44	17	SABAL PALM
45	16	SABAL PALM
46	20	PINE
47	9	OAK
48	13	PINE
49	14	SABAL
50	16	PINE
51	16	PINE
52	14	PINE
53	14	SABAL
54	12	PINE
55	12	PINE
56	8	OAK
57	15	PINE
58	21	PINE
59	13	PINE
60	13	PINE

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
61	13	SABAL
62	6	OAK
63	9	OAK
64	10	OAK
65	5	OAK
66	9	PINE
67	9	PINE
68	11	PINE
69	8	PINE
70	8	OAK
71	9	PINE
72	12	PINE
73	9	OAK
74	10	PINE
75	14	SABAL
76	12	PINE
77	13	PINE
78	15	SABAL
79	10	PINE
80	7	OAK
81	12	PINE
82	8	PINE
83	15	SABAL
84	4	BLACK OLIVE
85	4	OAK
86	14	SABAL
87	13	OAK
88	8	PINE
89	14	SABAL
90	18	SABAL
91	14	SABAL
92	17	SABAL
93	7	BLAK OLIVE
94	18	PINE
95	6	OAK
96	6	OAK
97	22	SABAL
98	7	BLACK OLIVE
99	7	OAK
100	5	OAK
101	13	OAK
102	13	SABAL
103	18	SABAL
104	17	SABAL
105	12	PINE
106	16	SABAL
107	8	PINE
108	10	PINE
109	10	PINE
110	8	PINE
111	8	PINE
112	16	SABAL
113	13	SABAL
114	13	SABAL
115	16	SABAL
116	13	PINE
117	18	SABAL
118	10	PINE
119	17	SABAL
120	11	PINE

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
121	20	SABAL
122	16	PINE
123	17	SABAL
124	13	SABAL
125	8	PINE
126	14	SABAL
127	15	SABAL
128	22	SABAL
129	14	SABAL
130	12	SABAL
131	18	SABAL
132	14	PINE
133	8	PINE
134	14	SABAL
135	8	PINE
136	9	PINE
137	8	PINE
138	8	PINE
139	9	PINE
140	8	PINE
141	8	PINE
142	10	PINE
143	15	SABAL
144	14	SABAL
145	15	SABAL
146	14	SABAL
147	13	SABAL
148	8	PINE
149	16	SABAL
150	8	PINE
151	12	PINE
152	10	PINE
153	12	SABAL
154	12	SABAL
155	16	SABAL
156	14	SABAL
157	10	OAK
158	7	OAK
159	14	SABAL
160	12	SABAL
161	14	SABAL
162	14	SABAL
163	13	PINE
164	14	SABAL
165	14	SABAL
166	14	SABAL
167	15	SABAL
168	4	OAK
169	14	PINE
170	8	PINE
171	13	PINE
172	12	SABAL
173	14	SABAL
174	13	SABAL
175	14	SABAL
176	14	SABAL
177	14	SABAL
178	12	PINE
179	12	PINE
180	12	SABAL

TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
181	12	SABAL
182	15	SABAL
183	12	SABAL
184	5	OAK
185	7	FOXTAIL PALM
186	14	SABAL
187	5	OAK
188	15	SABAL
189	11	OAK
190	7	OAK
191	11	PINE
192	12	OAK
193	12	PINE
194	13	SABAL
195	16	SABAL
196	10	PINE
197	8	PINE
198	13	SABAL
199	7	OAK
200	12	OAK
201	13	SABAL
202	7	OAK
203	12	SABAL
204	12	SABAL
205	12	SABAL
206	14	SABAL
207	8	PINE
208	16	SABAL



LANDSCAPE REQUIREMENTS

SITE AREA TOTAL TREES REQUIRED (SECTION 6.04.08.B.4): **275 TREES**
(1 TREE PER 1,500 SF OF DEVELOPMENT SITE- 413,931 SF / 1,500 SF)
SITE AREA TOTAL TREES PROVIDED: **530 TREES**
(ADDITIONAL TREES PLANTED BEYOND CODE MINIMUM REQUIRED TO SATISFY MITIGATION REQUIREMENTS. SEE SHEET LA-6 FOR MITIGATION CALCULATIONS)

REQUIRED LANDSCAPE AREA (SECTION 6.04.08.B.5): **82,786 SF (MIN. 20%)**
PROVIDED LANDSCAPE AREA: **90,076 SF (22%)**

REQUIRED NATIVE SPECIES (SECTION 6.04.02.A.1): **MIN. 50%**
PROVIDED NATIVE SPECIES: **87%**

Sheet Index:

LANDSCAPE PLANS	LA-1 - LA-5
TREE PLAN	LA-6
TREE MITIGATION / PLANT SCHEDULE	LA-7
LANDSCAPE DETAILS	LA-8
LANDSCAPE SPECIFICATIONS	LA-9

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" = 40'

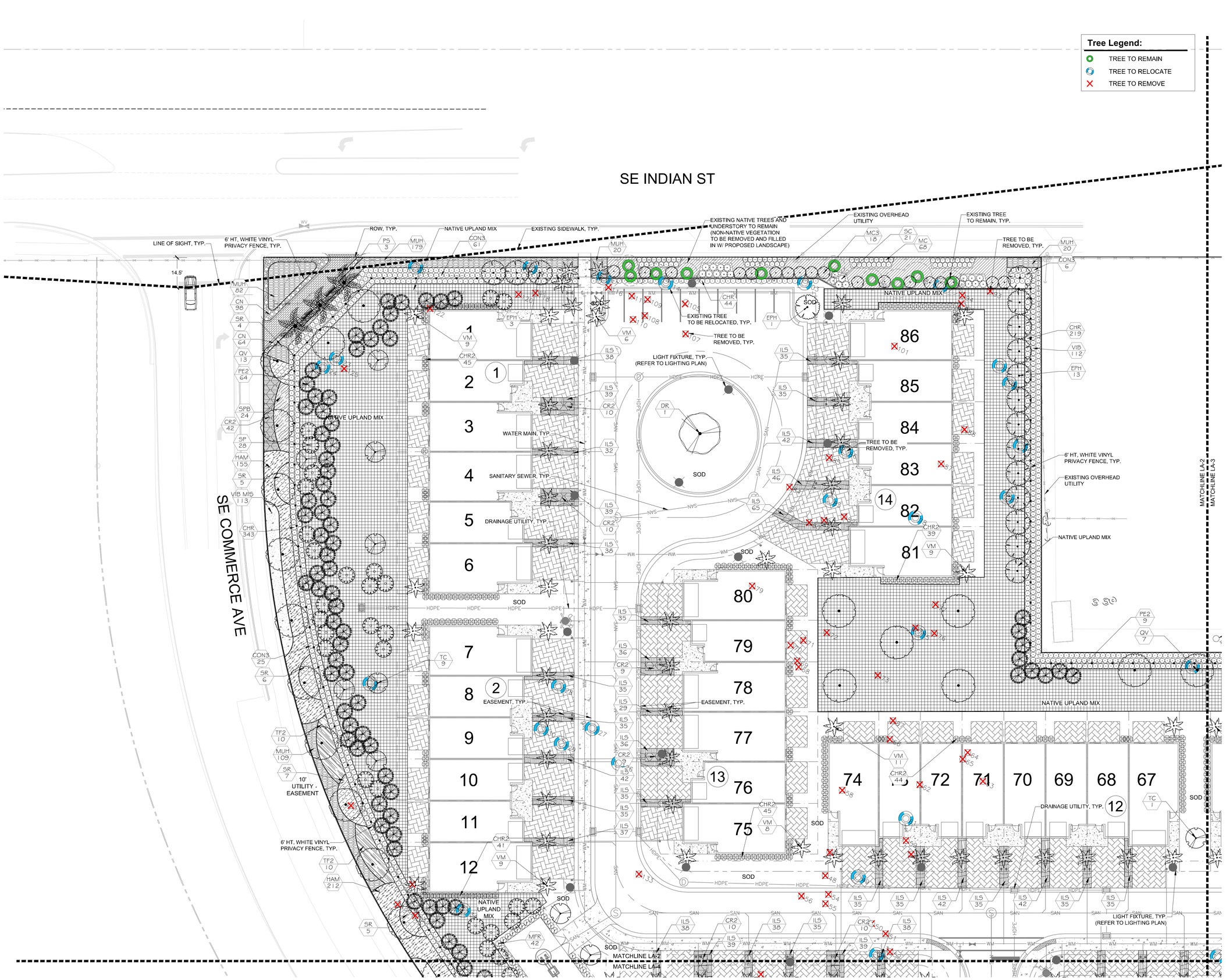
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REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-605
Municipal Number	---
Computer File	

Sheet **LA-1**

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SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" = 20'

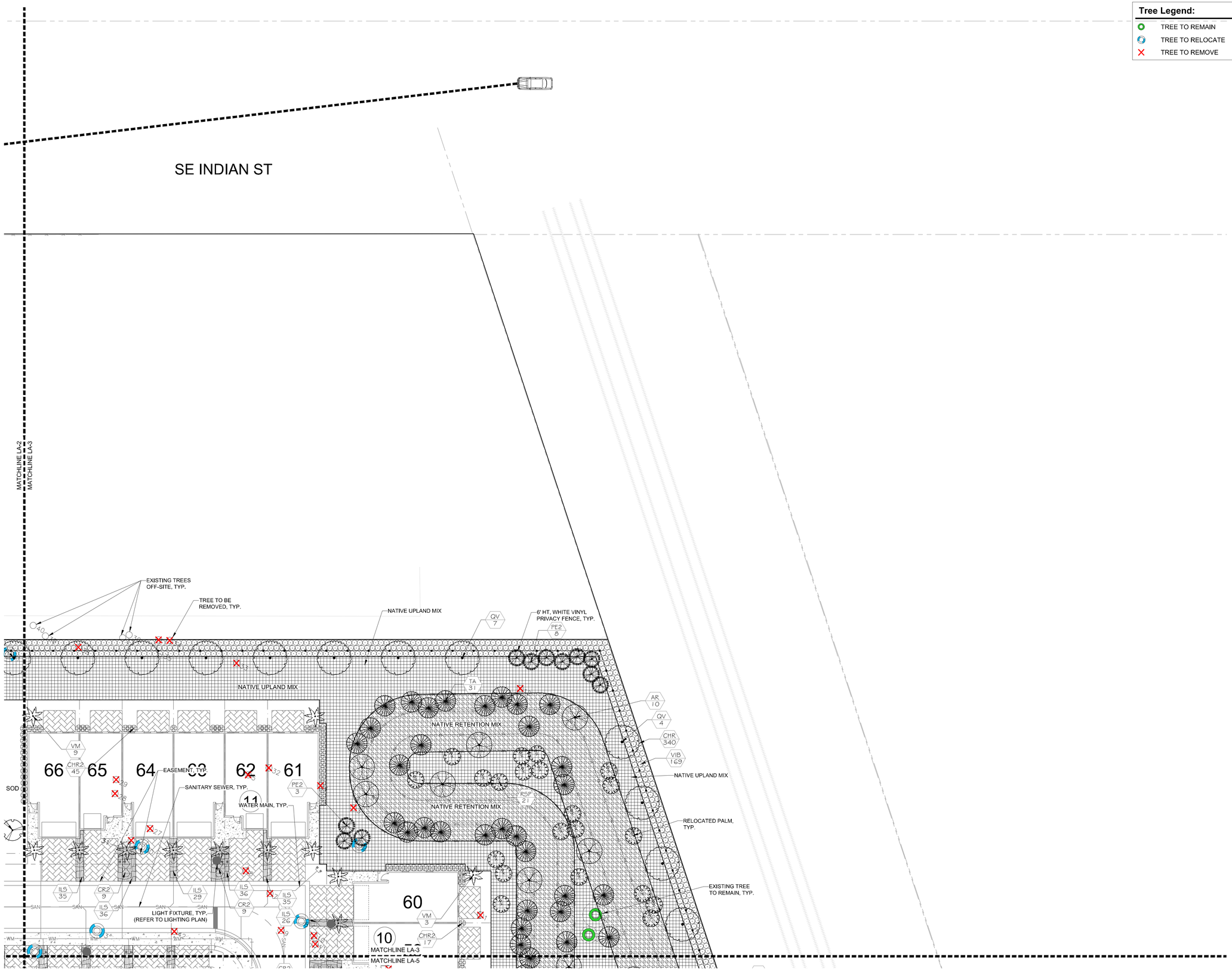
0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-605
Municipal Number	---
Computer File	

Sheet **LA-2**

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Tree Legend:

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- TREE TO RELOCATE
- TREE TO REMOVE

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Key / Location:



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Project Team:

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SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-605
Municipal Number	---
Computer File	

Sheet **LA-3**

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Tree Legend:

- TREE TO REMAIN
- TREE TO RELOCATE
- TREE TO REMOVE

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Key / Location:



N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
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SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" = 20'

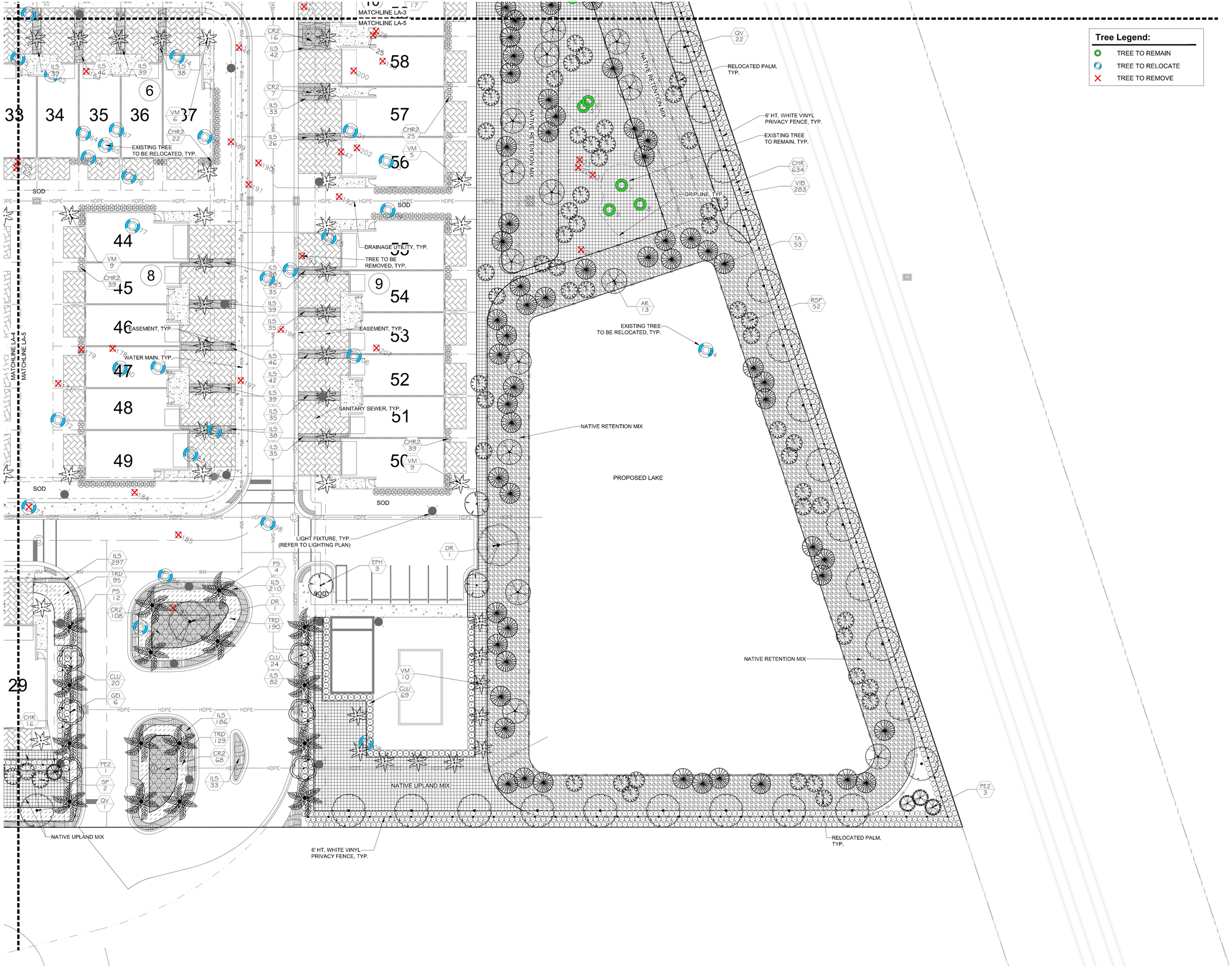
0 10 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-605
Municipal Number	---
Computer File	

Sheet **LA-4**

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Key / Location:



N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
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SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-605
Municipal Number	---
Computer File	

Sheet **LA-5**

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Tree Legend:

- TREE TO REMAIN
- TREE TO RELOCATE
- TREE TO REMOVE

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Key / Location:



N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
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SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

TREE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	LA-6
Project Number	20-605	
Municipal Number	---	
Computer File		

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SILVERTHORNE - TREE MITIGATION DATA

Hardwood Calculation

362	inches (x)	2.5''	=	905	Inches
Total Inches Required (4.5" DBH min.)				**905**	**Inches**
Total Inches Provided for Mitigation:				**963**	**Inches**
21	Acer rubrum (4.5" DBH)	4.5"		94.5	Inches
72	Quercus virginiana (4.5" DBH)	4.5"		324.0	Inches
20	Ilex x attenuata 'Eagleston' (4.5" DBH)	4.5"		90.0	Inches
85	Taxodium ascendens (4.5" DBH)	4.5"		382.5	Inches
16	Tabebuia caraiba (4.5" DBH)	4.5"		72.0	Inches

Pine Calculation

610	inches (x)	1.5''	=	915.0	Inches
Total Inches Required (3" DBH min.)				**915.0**	**Inches**
Total Inches Provided for Mitigation:				**1249.5**	**Inches**
157	Pinus elliottii (3" DBH)	3.0''		471.0	Inches
3	Delonix regia (4.5" DBH)	4.5"		13.5	Inches
151	Veitchia montgomeryana (6.5" for 14' CT)	4.5"		679.5	Inches
19	Phoenix sylvestris (4.5" DBH for 14' CT)	4.5"		85.5	Inches

SPECIMEN HARDWOOD DBH TO BE REMOVED: 362
SPECIMEN PINE DBH TO BE REMOVED: 610

TOTAL DBH TO BE REMOVED: 972

TREES TO BE REMOVED

#	SPECIES	DBH	#	SPECIES	DBH
1	OAK	4	82	PINE	8
3	PINE	10	84	BLACK OLI	4
4	PINE	14	85	OAK	4
5	OAK	18	87	OAK	13
6	OAK	10	88	PINE	8
7	OAK	6	93	BLAK OLIV	7
9	OAK	10	94	PINE	18
10	OAK	14	95	OAK	6
11	OAK	9	101	OAK	13
12	PINE	18	105	PINE	12
20	PINE	10	107	PINE	8
21	OAK	5	108	PINE	10
22	OAK	7	109	PINE	10
23	OAK	12	110	PINE	8
25	OAK	5	111	PINE	8
26	QUEEN PA	6	116	PINE	13
27	PINE	16	118	PINE	10
28	PINE	19	120	PINE	11
29	PINE	15	122	PINE	16
31	PINE	20	125	PINE	8
32	OAK	5	132	PINE	14
33	OAK	10	133	PINE	8
34	OAK	13	135	PINE	8
35	OAK	13	136	PINE	9
38	OAK	9	137	PINE	8
42	OAK	7	138	PINE	8
46	PINE	20	139	PINE	9
47	OAK	9	140	PINE	8
48	PINE	13	141	PINE	8
50	PINE	16	142	PINE	10
51	PINE	16	148	PINE	8
52	PINE	14	150	PINE	8
54	PINE	12	151	PINE	12
55	PINE	12	152	PINE	10
56	OAK	8	157	OAK	10
57	PINE	15	158	OAK	7
58	PINE	21	163	PINE	13
59	PINE	13	168	OAK	4
60	PINE	13	169	PINE	14
62	OAK	6	170	PINE	8
63	OAK	9	171	PINE	13
64	OAK	10	178	PINE	12
65	OAK	5	179	PINE	12
66	PINE	9	184	OAK	5
67	PINE	9	185	FOXTAIL P	7
68	PINE	11	187	OAK	5
69	PINE	8	189	OAK	11
70	OAK	8	190	OAK	7
71	PINE	9	191	PINE	11
72	PINE	12	192	OAK	12
73	OAK	9	193	PINE	12
74	PINE	10	196	PINE	10
76	PINE	12	197	PINE	8
77	PINE	13	199	OAK	7
79	PINE	10	200	OAK	12
80	OAK	7	202	OAK	7
81	PINE	12	207	PINE	8

TREES TO RELOCATE

#	SPECIES	DBH
2	SABAL PAI	22
8	SABAL PAI	14
24	SABAL PAI	13
30	SABAL PAI	11
41	SABAL PAI	16
43	SABAL PAI	19
44	SABAL PAI	17
45	SABAL PAI	16
49	SABAL	14
53	SABAL	14
61	SABAL	13
75	SABAL	14
78	SABAL	15
83	SABAL	15
86	SABAL	14
89	SABAL	14
90	SABAL	18
91	SABAL	14
92	SABAL	17
97	SABAL	22
103	SABAL	18
117	SABAL	18
119	SABAL	17
121	SABAL	20
123	SABAL	17
124	SABAL	13
126	SABAL	14
127	SABAL	15
128	SABAL	22
129	SABAL	14
130	SABAL	12
131	SABAL	18
134	SABAL	14
143	SABAL	15
144	SABAL	14
145	SABAL	15
146	SABAL	14
147	SABAL	13
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164	SABAL	14
165	SABAL	14
166	SABAL	14
167	SABAL	15
172	SABAL	12
173	SABAL	14
174	SABAL	13
175	SABAL	14
176	SABAL	14
177	SABAL	14

TREES TO REMAIN

#	SPECIES	DBH
13	OAK	4
14	OAK	6
15	PINE	8
16	OAK	4
17	PINE	10
18	OAK	18
19	SABAL PAI	18
96	OAK	6
98	BLACK OLI	7
99	OAK	7
100	OAK	5
102	SABAL	13
104	SABAL	17
106	SABAL	16
112	SABAL	16
113	SABAL	13
115	SABAL	16

Required Xeriscape Points

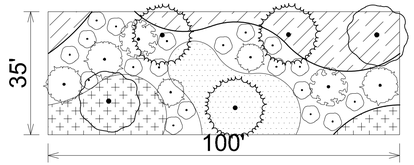
**At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Extra shade trees in vehicular use areas 25% more of required shade trees in vehicular use area	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
	50 total points

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	21	Acer rubrum	Red Maple	CG	12` MIN	6` SPR	F, SP	Native	4.5" DBH
	6	Cordia sebestena	Orange Geiger Tree	FG	12` MIN	6` SPR	STD, F, SP	Non-native	2.5" DBH
	3	Delonix regia	Royal Poinciana	CG	12` MIN	6` SPR	F, SP	Non-native	4.5" DBH
	20	Ilex x attenuata `Eagleston`	Eagleston Holly	CG	12` MIN	6` SPR	STD, F, SP	Native	4.5" DBH
	18	Myrica cerifera	Wax Myrtle	FG	8`HT	5` W	FTB, SP	Native	
	157	Pinus elliotti	Slash Pine	FG	12` MIN	6` SPR	F, SP	Native	3" DBH
	72	Quercus virginiana	Southern Live Oak	CG	12` MIN	6` SPR	F, SP	Native	4.5" DBH
	16	Tabebuia caraiba	Yellow Tabebuia	FG	12` MIN	6` SPR	F, SP	Non-native	4.5" DBH
	85	Taxodium ascendens	Pond Cypress	CG	12` MIN	6` SPR	F, SP	Native	4.5" DBH
PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	19	Phoenix sylvestris	Wild Date Palm	FG	14`CT		FH, SP, MATCHING	Non-native	HVY CAL
	73	Relocated Sabal Palm	Relocated Sabal Palm	.					
	58	Sabal palmetto	Sabal Palm	FG	18`CT		HVY CAL, SP	Native	
	151	Veitchia montgomeryana	Montgomery Palm	FG	14`CT		SGL, FH, SP	Non-native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	1,974	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
	574	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	7G	36" HT	36` W	F, SP	Native	
	114	Clusia guttifera	Small Leaf Clusia	3G	3` HT	3`W	FTB, SP	Non-native	
	157	Conocarpus erectus sericeus	Silver Buttonwood	3G	24" HT	18"W	FTB	Native	
	68	Muhlenbergia capillaris	Pink Muhly Grass	3G	30" HT	24"W	F	Native	
	42	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	
	21	Serenoa repens 'Cinerea'	Silver Saw Palmetto	7G	18" OA		F, SP	Native	
	566	Viburnum odoratissimum	Sweet Viburnum	3G	24" HT	18"	F	Non-native	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	426	Chrysobalanus icaco `Horizontal`	Horizontal Cocoplum	3G	24"HT	12" W		Native	30" o.c.
	162	Clusia rosea 'Nana'	Dwarf Pitch Apple	3G	18" OA		F	Non-native	18" o.c.
	367	Hamelia patens	Firebush	3G	24"HT	18"W	F	Non-native	30" o.c.
	58	Serenoa repens	Saw Palmetto	3G	24"HT	12" W		Native	60" o.c.
	212	Viburnum obovatum 'Mrs. Schiller's Delight'	Mrs. Schillers Delight Walter's Viburnum	3G	24"HT	12`W	F	Native	24" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	667	Muhlenbergia capillaris	Pink Muhly	3G	24" OA		F	Native	24" o.c.
	96	Spartina bakeri	Sand Cordgrass	1G	24"HT	18"W	Full	Native	36" o.c.
	67	Tripsacum dactyloides	Fakahatchee Grass	3G	24"HT	12" W		Native	60" o.c.
	705	Tripsacum floridanum	Dwarf Fakahatchee	3G	24" OA		Full	Native	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	3,696	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	3G	24"OA	12"W	Full	Native	18" o.c.

NOTE:
-ALL AREAS INDICATED BY "SOD" ON PLAN SHALL BE PLANTED WITH STENOTAPHRUM SECUNDATUM 'FLORATAM' SOD UNLESS NOTED OTHERWISE.
-ALL NATIVE AREAS TO RECEIVE PINE STRAW MULCH.

TYPICAL NATIVE MIX PLANTING ARRANGEMENT



NATIVE MIX PLANT SCHEDULE

NATIVE UPLAND LANDSCAPE	59,470 sf		
Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	316	3G, 24"HT, 12" W	25% @ 84" oc
Muhlenbergia capillaris / Pink Muhly Grass	1,374	1G, 12"HT, 12" W, F, Native	20% @ 36" oc
Myrica cerifera / Wax Myrtle	138	1G, 12" HT x 12" W	8% @ 72" oc
Serenoa repens / Saw Palmetto	35	3G, 24"HT, 12" W	2% @ 72" oc
Spartina bakeri / Sand Cord Grass	773	1G, 18" HT x 18" W	20% @ 48" oc
Tripsacum dactyloides / Fakahatchee Grass	1,717	3G, 24"HT, 12" W	25% @ 36" oc
NATIVE RETENTION LANDSCAPE	30,606 sf		
Eleocharis interstincta / Jointed Spikerush	764	B.R., 18" HT, 6"-18" Depth	15% @ 30" oc
Iris virginica / Blue Flag Iris	509	B.R., 24" HT, 3" Depth	10% @ 30" oc
Nymphaea odorata / Fragrant Water Lily	764	B.R., 24" HT, 24"-36" Depth	15% @ 30" oc
Pontederia cordata / Pickerel Weed	764	B.R., 24" HT, 6"-24" Depth	15% @ 30" oc
Sagittaria lancifolia / Arrowhead	764	B.R., 24" HT, 6"-24" Depth	15% @ 30" oc
Spartina bakeri / Sand Cord Grass	1,527	LINER, 18" HT, 6" Depth, 6" Depth	30% @ 30" oc

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Key / Location:



N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

TREE MITIGATION/ PLANT SCHEDULE

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

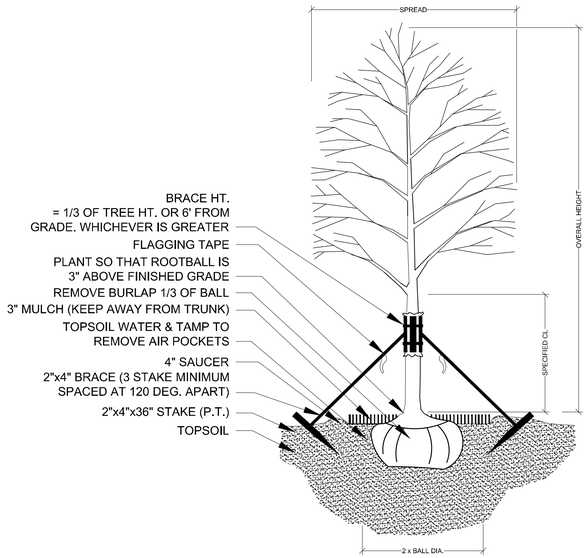
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REG. # 1018
Thomas P. Lucido

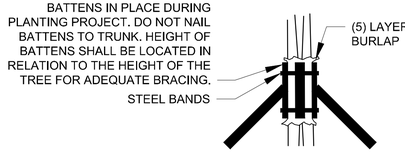
Designer	KV	Sheet
Manager	DF	LA-7
Project Number	20-605	
Municipal Number	---	
Computer File		

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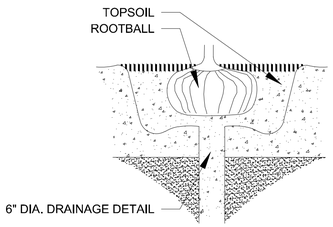
TREE PLANTING & STAKING

NOT TO SCALE



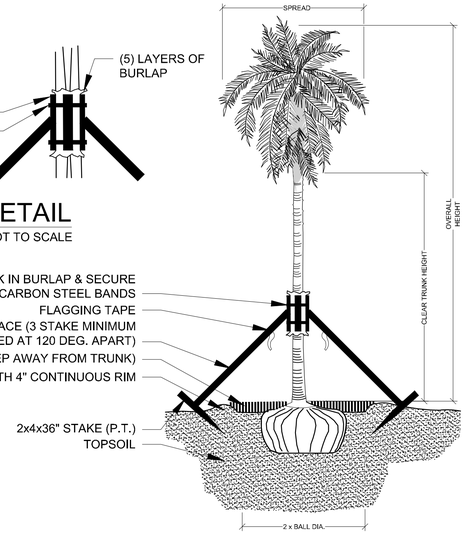
BRACING DETAIL

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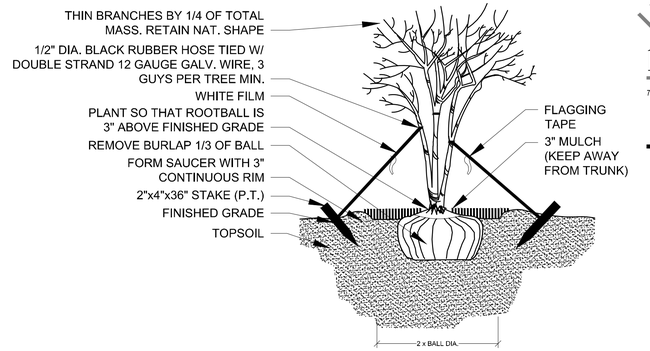
DRAINAGE TESTING DETAIL

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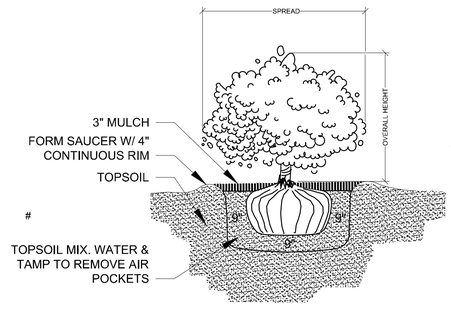
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



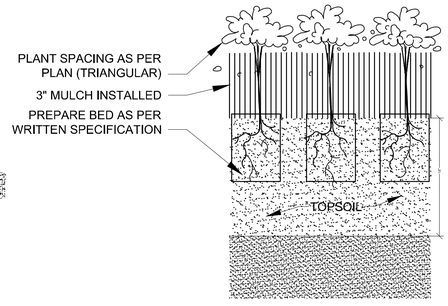
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



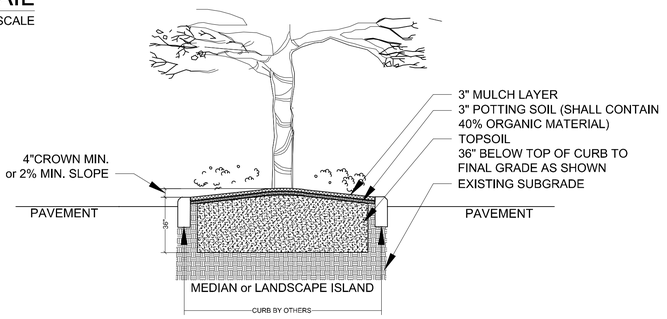
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

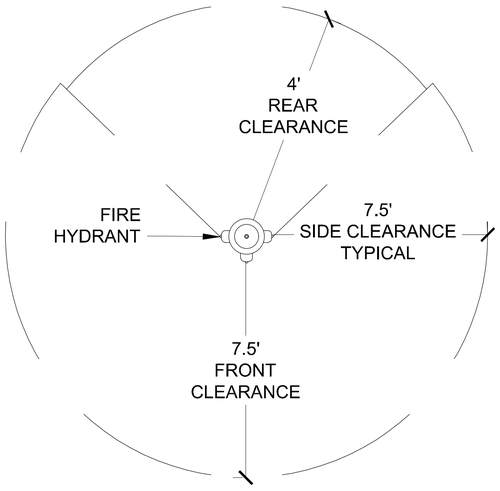


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

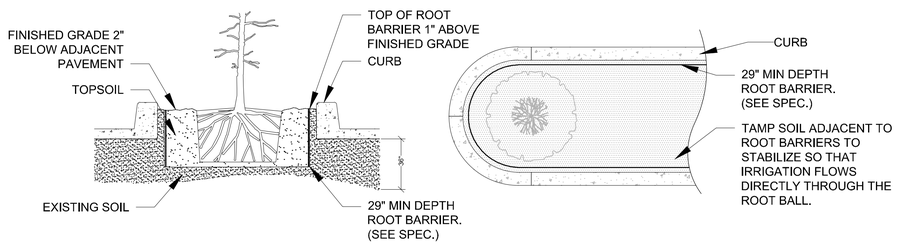
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- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



FIRE HYDRANT CLEARANCE DETAIL

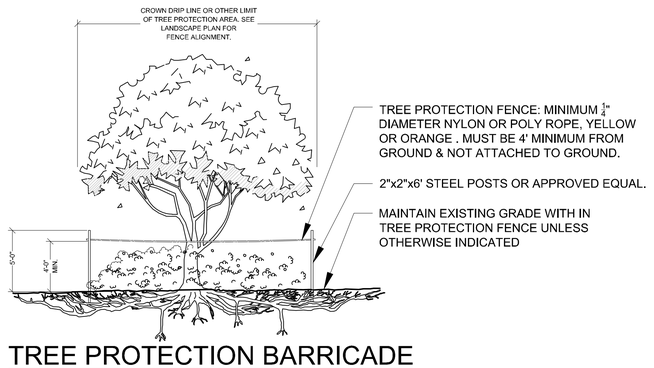
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SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

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

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

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

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SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE DETAILS

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	DF	LA-8
Project Number	20-605	
Municipal Number	---	
Computer File		

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

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

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. 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.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault 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 setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. # The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as 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 required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal 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 regulations 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.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

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.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc*. is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

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

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

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 sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

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.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. 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 removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

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.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, 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 from 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 cut 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.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. 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 fertiilizer at a rate of 500 lbs. per acre.

B. Application: Argentine 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.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. 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 hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. 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.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORNE RPUD

STUART, MARTIN COUNTY, FL

LANDSCAPE SPECS.

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL
10.22.21	KV	ADDRESS STAFF COMMENTS

NORTH

SCALE: 1" = 0

0 0 0 0

REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-605
Municipal Number	---
Computer File	

Sheet
LA-9

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TYPICAL WALL TYPES

GENERAL NOTES - WALL TYPES

ALL INTERIOR PARTITIONS ARE WALL TYPE 1 U.N.O.

FOR ADDITIONAL INFORMATION ABOUT WALL ASSEMBLIES ALSO REFER TO SHEETS DESIGNATED AS:

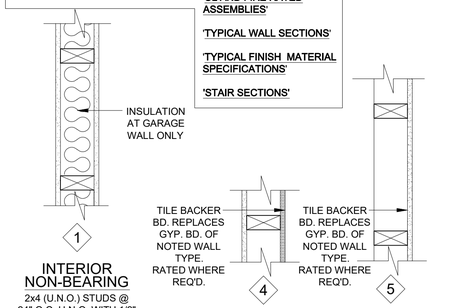
'FIRE RATING DETAILS'

'UL AND FIRE RATED ASSEMBLIES'

'TYPICAL WALL SECTIONS'

'TYPICAL FINISH MATERIAL SPECIFICATIONS'

'STAIR SECTIONS'



INTERIOR NON-BEARING
2x4 (U.N.O.) STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

-OR ALTERNATE-
METAL STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

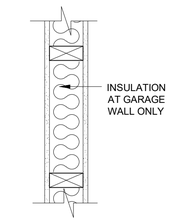
NON-RATED INTERIOR WALL

INTERIOR NON-BEARING
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES.

NON-RATED INTERIOR FRAME WALL

INTERIOR NON-BEARING
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD ONE SIDE. (P.T. WHEN AGAINST MASONRY)

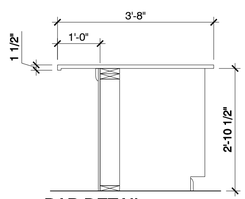
NON-RATED INTERIOR FRAME WALL



REFER STRUCTURAL FOR LOCATIONS

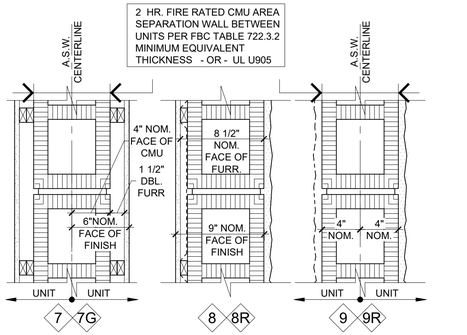
INTERIOR BEARING
2x4 (U.N.O.) STUDS @ 16" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INT. BEARING WALL



BAR DETAIL
SCALE: N.T.S.

2 HR. FIRE RATED CMU AREA SEPARATION WALL BETWEEN UNITS PER FBC TABLE 722.3.2 MINIMUM EQUIVALENT THICKNESS - OR - UL U905



TYPICAL AREA SEPARATION WALL
8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 1/2" GYP. BD. OVER DOUBLE FURRING (1X2 PT) @ 24" O.C. (FURR FOR ELECTRICAL INSTALLATION). ACOUSTICAL INSULATION PER COMMUNITY / DEVELOPERS SPEC.

7G **GARAGE**: EXPOSED CMU, STRUCK JOINTS, PAINTED, (NO FURRING OR GYPSUM BOARD).

(2) HOUR RATED WALL AREA SEPARATION

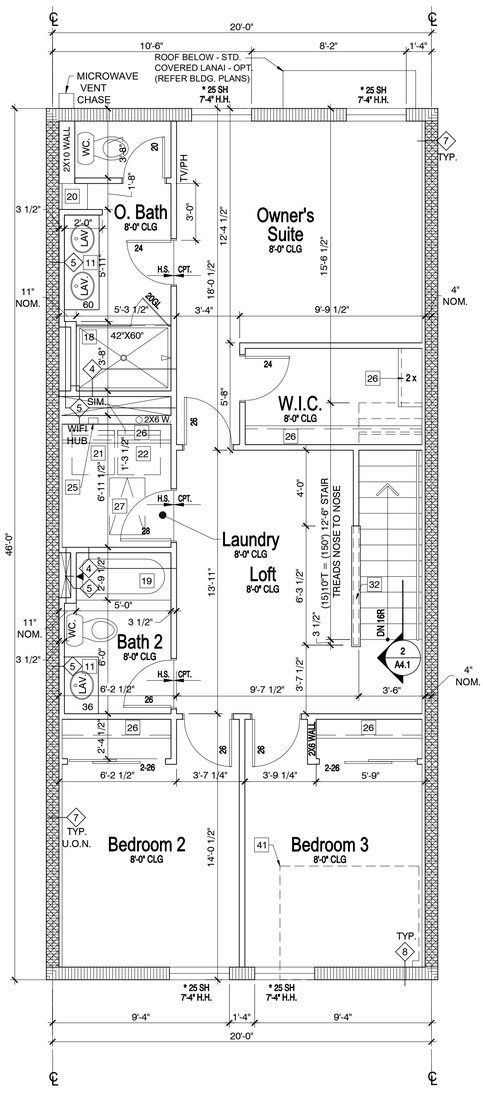
TYPICAL FIRST FL. EXTERIOR
8" CONCRETE BLOCK EXTERIOR WALL W/ 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION OVER 1X2 PT. FURRING @ 24" O.C.ON INTERIOR FACE OF WALL. STUCCO ON EXTERIOR BLOCK
(1) HR RATED BY EQUIVALENT THICKNESS AT TYPE 8R

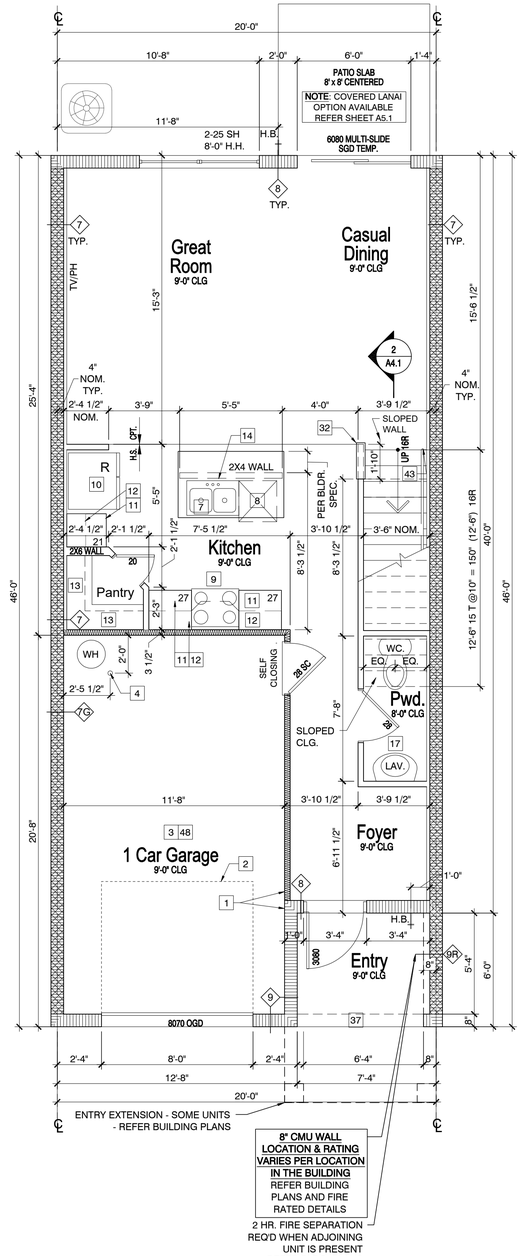
EXTERIOR CONC. BLOCK WALL

CMU - A.S.W. AT EXTERIOR 9R
8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 5/8" MIN.STUCCO AT EXTERIOR CONDITIONS.

9 **GARAGE**: NON RATED, EXPOSED CMU, STRUCK JOINTS, PAINTED. EXTERIOR 5/8" MIN.STUCCO

(2) HOUR RATED WALL AREA SEPARATION





T148 - LN	
UNIT SQ. FTG. TABLE	
1st FLOOR	613 SQ. FT.
2nd FLOOR	872 SQ. FT.
TOTAL A/C	1485 SQ. FT.
GARAGE	249 SQ. FT.
ENTRY	44 SQ. FT.
TOTAL UR	1778 SQ. FT.

SECOND FLOOR PLAN - UNIT T148

22x34 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"

LEFT HAND

FIRST FLOOR PLAN - UNIT T148

22x34 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"

LEFT HAND

FLOOR PLAN NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. FLUSH THE FACE OF FINISHES
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. 36" HIGH BOLLARD
5. STAIR PER GOVERNING CODE.
6. 2x4 W/ GYP. BOARD CLOSURE UNDER STAIR
7. SINK W/GARBAGE DISPOSAL.
8. DISHWASHER.
9. RANGE w/ HOOD OR MICRO ABOVE PER SPEC.
10. REFRIGERATOR.
11. BASE CABINETS.
12. UPPER CABINETS.
13. PANTRY - (4) 12" D. SHELVES
14. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
15. OPTIONAL UPPER CABINETS.
16. OPTIONAL CABINETS.
17. PEDESTAL SINK.
18. TILED SHOWER W/TEMPERED GLASS ENCLOSURE, PER BUILDER SPEC.
19. 30" X 60" TUB/SHOWER
20. LINEN SHELVES, PER BUILDER SPEC.
21. WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE w/ VENT TO EXTERIOR.
23. STACKED WASHER/ DRYER.
24. OPTIONAL LAUNDRY SINK.
25. HANSON BOX
26. ROD & SHELF, PER BUILDER SPECS.
27. ATTIC ACCESS (22"x36" U.N.O.).
28. ATTIC ACCESS W/ STAIRS (22 1/2"x54" U.N.O.).
29. GYPSUM BOARD OPENING.
30. OPTIONAL PRE-PLUMB FOR LAUNDRY SINK.
31. OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
32. 2X4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN.
33. 2X4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 32 1/2" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE, REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES.
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. MASONRY PER BUILDER SPEC, SEE EXTERIOR ELEVATIONS.
43. HANDRAIL AT +36" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS.
44. COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 1/2" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48. INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, INSTALL 5/8" TYPE 'X' GYP BD. ON GARAGE CEILING AT AREA BETWEEN LIVING ABOVE AND GARAGE

GENERAL PLAN NOTES:

ALL INTERIOR DOORS ARE 6'-8" HEIGHT PER BUILDER SPEC.

DOOR WIDTH DESIGNATIONS: 20 = 2'-0"; 24 = 2'-4"; ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1⅜" THICK w/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS.

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, **SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT**.

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www.fieldstoneae.com

Meritage Homes

1127 Gateway Boulevard
Boynton Beach, FL 33426
561-847-7515 Phone

Control Date: 12/02/19

Date/Issued for:

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Project Title
FRONT LOAD TOWNHOMES

Sheet Title
UNIT T148 - L
Floor Plans

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DO NOT SCALE DRAWINGS

Sheet No.
A1.1L

P:\3206\00\SFL_Frontload\Master_TH_Live_Now_Units\1_DWG\Arch\A1_Units.dwg Plot Date: Thursday, September 03, 2020, 9:04 PM, Plotted By:jarrow

TYPICAL WALL TYPES

GENERAL NOTES - WALL TYPES

ALL INTERIOR PARTITIONS ARE WALL TYPE 1 U.N.O.

FOR ADDITIONAL INFORMATION ABOUT WALL ASSEMBLIES ALSO REFER TO SHEETS DESIGNATED AS:

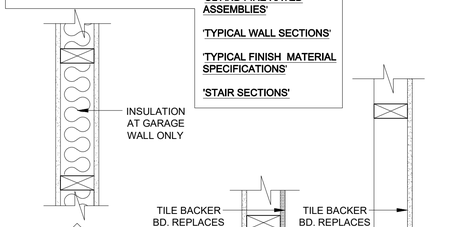
'FIRE RATING DETAILS'

'UL AND FIRE RATED ASSEMBLIES'

'TYPICAL WALL SECTIONS'

'TYPICAL FINISH MATERIAL SPECIFICATIONS'

'STAIR SECTIONS'



INTERIOR NON-BEARING

2x4 (U.N.O.) STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

-OR ALTERNATE-

METAL STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INTERIOR WALL

INTERIOR NON-BEARING

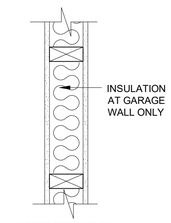
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES.

NON-RATED INTERIOR FRAME WALL

INTERIOR NON-BEARING

2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD ONE SIDE. (P.T. WHEN AGAINST MASONRY)

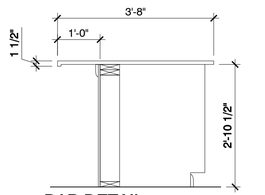
NON-RATED INTERIOR FRAME WALL



INTERIOR BEARING

2x4 (U.N.O.) STUDS @ 16" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

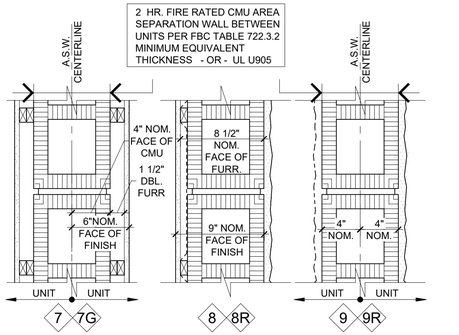
NON-RATED INT. BEARING WALL



BAR DETAIL

SCALE: N.T.S.

2 HR. FIRE RATED CMU AREA SEPARATION WALL BETWEEN UNITS PER FBC TABLE 722.3.2 MINIMUM EQUIVALENT THICKNESS - OR - UL U905



TYPICAL AREA SEPARATION WALL

8" CONCRETE BLOCK WALL (**SEE FIRE RATING INFO ABOVE**) W/ 1/2" GYP. BD. OVER DOUBLE FURRING (1X2 PT) @ 24" O.C. (FURR FOR ELECTRICAL INSTALLATION). ACOUSTICAL INSULATION PER COMMUNITY / DEVELOPERS SPEC.

7G **GARAGE**: EXPOSED CMU, STRUCK JOINTS, PAINTED, (NO FURRING OR GYPSUM BOARD).

(2) HOUR RATED WALL AREA SEPARATION

TYPICAL FIRST FL. EXTERIOR

8" CONCRETE BLOCK EXTERIOR WALL W/ 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION OVER 1X2 PT. FURRING @ 24" O.C.ON INTERIOR FACE OF WALL. STUCCO ON EXTERIOR BLOCK

(1) HR RATED BY EQUIVALENT THICKNESS AT TYPE 8R

EXTERIOR CONC. BLOCK WALL

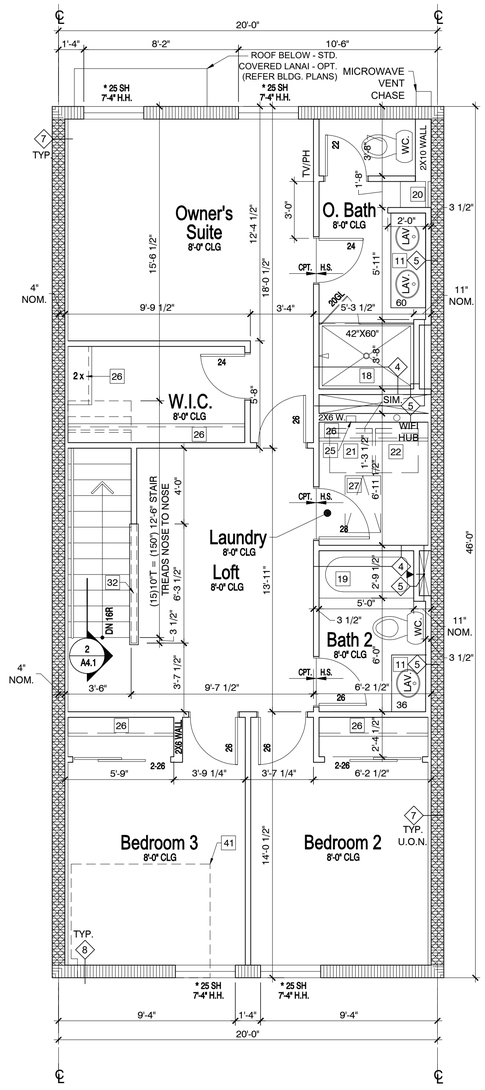
CMU - A.S.W. AT EXTERIOR 9R

8" CONCRETE BLOCK WALL (**SEE FIRE RATING INFO ABOVE**) W/ 5/8" MIN.STUCCO AT EXTERIOR CONDITIONS.

9

GARAGE: NON RATED, EXPOSED CMU, STRUCK JOINTS, PAINTED. EXTERIOR 5/8" MIN.STUCCO

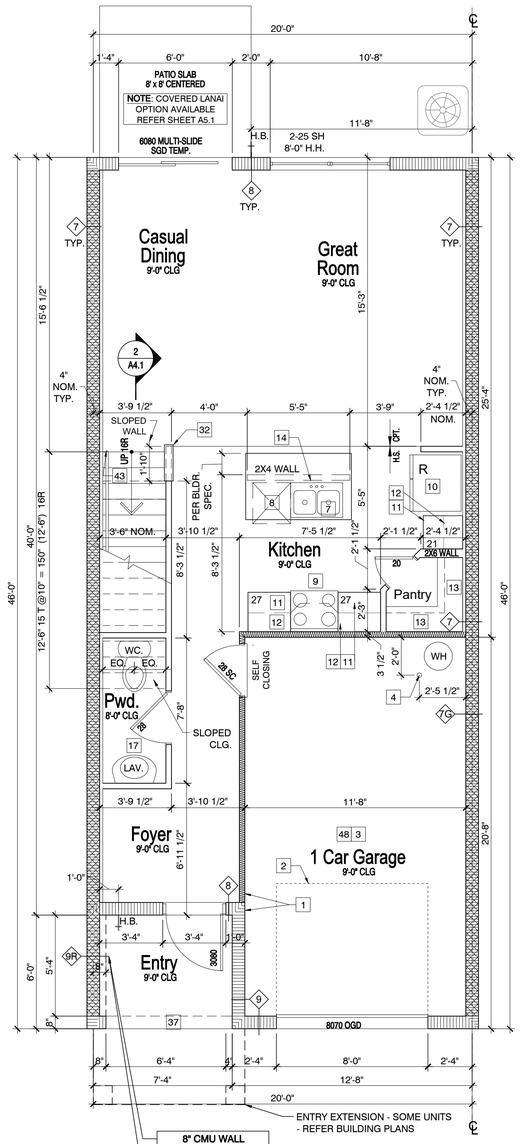
(2) HOUR RATED WALL AREA SEPARATION



SECOND FLOOR PLAN - UNIT T148

22x34 SCALE: 1/4" =1'-0"
11x17 SCALE: 1/8" =1'-0"

RIGHT HAND



8" CMU WALL LOCATION & RATING VARIES PER LOCATION IN THE BUILDING REFER BUILDING PLANS AND FIRE RATED DETAILS

2 HR. FIRE SEPARATION REQ'D WHEN ADJOINING UNIT IS PRESENT REFER BLDG. PLANS

ENTRY EXTENSION - SOME UNITS - REFER BUILDING PLANS

T148 - LN	
UNIT SQ. FTG. TABLE	
1st FLOOR	613 SQ. FT.
2nd FLOOR	872 SQ. FT.
TOTAL A/C	1485 SQ. FT.
GARAGE	249 SQ. FT.
ENTRY	44 SQ. FT.
TOTAL UR	1778 SQ. FT.

FIRST FLOOR PLAN - UNIT T148

22x34 SCALE: 1/4" =1'-0"
11x17 SCALE: 1/8" =1'-0"

RIGHT HAND

FLOOR PLAN NOTES:

[#] THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. FLUSH THE FACE OF FINISHES
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. 36" HIGH BOLLARD
5. STAIR PER GOVERNING CODE.
6. 2x4 W/ GYP. BOARD CLOSURE UNDER STAIR
7. SINK W/GARBAGE DISPOSAL.
8. DISHWASHER.
9. RANGE w/ HOOD OR MICRO ABOVE PER SPEC.
10. REFRIGERATOR.
11. BASE CABINETS.
12. UPPER CABINETS.
13. PANTRY - (4) 12" D. SHELVES
14. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
15. OPTIONAL UPPER CABINETS.
16. OPTIONAL CABINETS.
17. PEDESTAL SINK.
18. TILED SHOWER W/TEMPERED GLASS ENCLOSURE, PER BUILDER SPEC.
19. 30" X 60" TUB/SHOWER
20. LINEN SHELVES, PER BUILDER SPEC.
21. WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE w/ VENT TO EXTERIOR.
23. STACKED WASHER/ DRYER.
24. OPTIONAL LAUNDRY SINK.
25. HANSON BOX
26. ROD & SHELF, PER BUILDER SPECS.
27. ATTIC ACCESS (22"x36" U.N.O.).
28. ATTIC ACCESS W/ STAIRS (22 1/2"x54" U.N.O.).
29. GYPSUM BOARD OPENING.
30. OPTIONAL PRE-PLUMB FOR LAUNDRY SINK.
31. OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
32. 2X4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN.
33. 2X4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 32 1/2" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE, REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES.
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. MASONRY PER BUILDER SPEC, SEE EXTERIOR ELEVATIONS.
43. HANDRAIL AT +36" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS.
44. COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 1/2" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48. INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, INSTALL 5/8" TYPE 'X' GYP BD. ON GARAGE CEILING AT AREA BETWEEN LIVING ABOVE AND GARAGE

GENERAL PLAN NOTES:

ALL INTERIOR DOORS ARE 6'-8" HEIGHT PER BUILDER SPEC.

DOOR WIDTH DESIGNATIONS: 20 = 2'-0"; 24 = 2'-4"; ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1⅜" THICK w/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS.

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, **SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT**.

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Control Date: 12/02/19

Date/Issued for:

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Project Title
FRONT LOAD TOWNHOMES

Sheet Title
UNIT T148 - R
Floor Plans

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Sheet No.
A1.1R

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TYPICAL WALL TYPES

GENERAL NOTES - WALL TYPES

ALL INTERIOR PARTITIONS ARE WALL TYPE 1 U.N.O.

FOR ADDITIONAL INFORMATION ABOUT WALL ASSEMBLIES ALSO REFER TO SHEETS DESIGNATED AS:

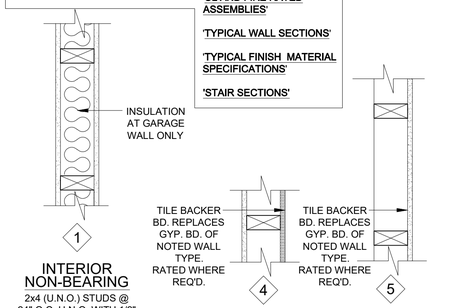
'FIRE RATING DETAILS'

'UL AND FIRE RATED ASSEMBLIES'

'TYPICAL WALL SECTIONS'

'TYPICAL FINISH MATERIAL SPECIFICATIONS'

'STAIR SECTIONS'



1 **INTERIOR NON-BEARING**
2x4 (U.N.O.) STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

-OR ALTERNATE-
METAL STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

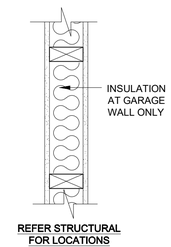
NON-RATED INTERIOR WALL

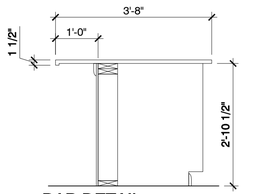
4 **INTERIOR NON-BEARING**
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES.

NON-RATED INTERIOR FRAME WALL

5 **INTERIOR NON-BEARING**
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD ONE SIDE. (P.T. WHEN AGAINST MASONRY)

NON-RATED INTERIOR FRAME WALL



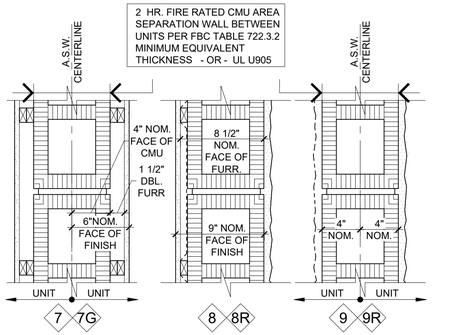


BAR DETAIL
SCALE: N.T.S.

INTERIOR BEARING
2x4 (U.N.O.) STUDS @ 16" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INT. BEARING WALL

2 HR. FIRE RATED CMU AREA SEPARATION WALL BETWEEN UNITS PER FBC TABLE 722.3.2 MINIMUM EQUIVALENT THICKNESS - OR - UL U905



7 7G **TYPICAL AREA SEPARATION WALL**
8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 1/2" GYP. BD. OVER DOUBLE FURRING (1X2 PT) @ 24" O.C. (FURR FOR ELECTRICAL INSTALLATION). ACOUSTICAL INSULATION PER COMMUNITY / DEVELOPERS SPEC.

7G GARAGE: EXPOSED CMU, STRUCK JOINTS, PAINTED, (NO FURRING OR GYPSUM BOARD).

(2) HOUR RATED WALL AREA SEPARATION

8 8R **TYPICAL FIRST FL. EXTERIOR**
8" CONCRETE BLOCK EXTERIOR WALL W/ 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION OVER 1X2 PT. FURRING @ 24" O.C.ON INTERIOR FACE OF WALL. STUCCO ON EXTERIOR BLOCK

(1) HR RATED BY EQUIVALENT THICKNESS AT TYPE 8R

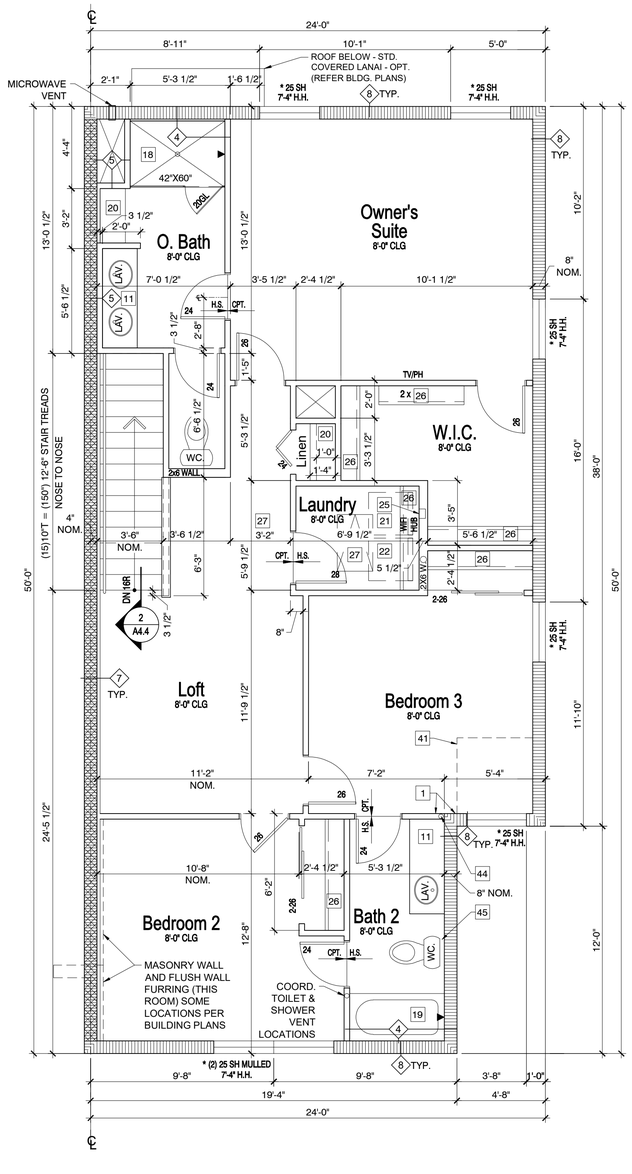
EXTERIOR CONC. BLOCK WALL

9 9R **CMU - A.S.W. AT EXTERIOR**
8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 5/8" MIN.STUCCO AT EXTERIOR CONDITIONS.

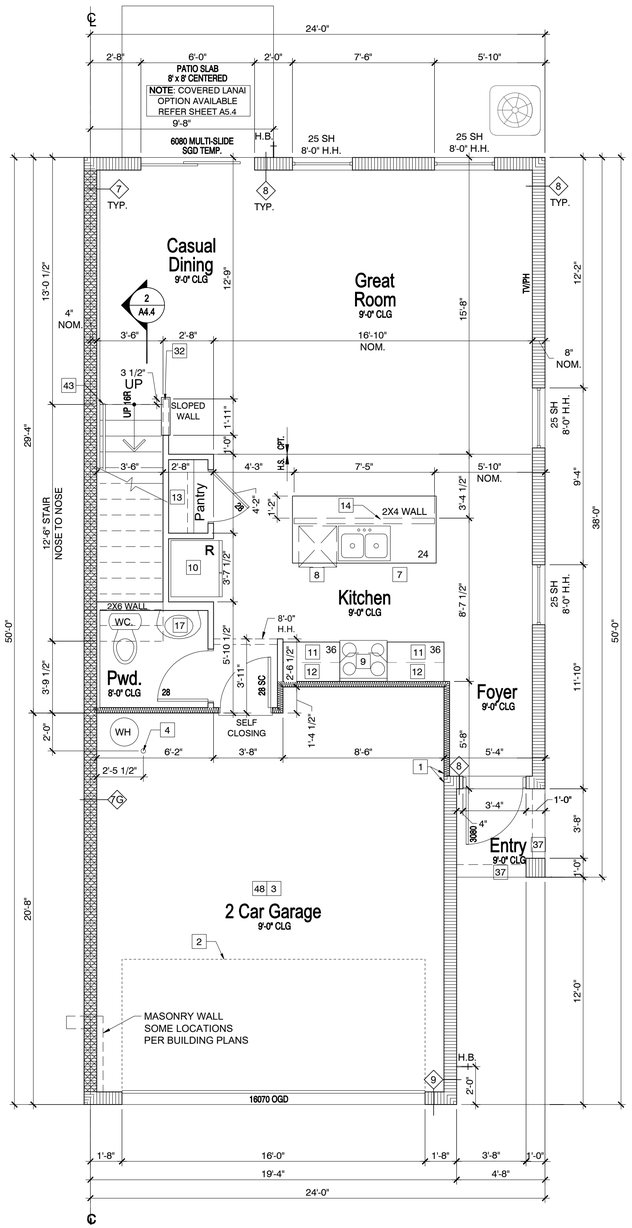
9 GARAGE: NON RATED, EXPOSED CMU, STRUCK JOINTS, PAINTED. EXTERIOR 5/8" MIN.STUCCO

(2) HOUR RATED WALL AREA SEPARATION

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SECOND FLOOR PLAN - UNIT T179 (END) LEFT HAND
22x34 SCALE: 1/4" =1'-0"
11x17 SCALE: 1/8" =1'-0"



FIRST FLOOR PLAN - UNIT T179 (END) LEFT HAND
22x34 SCALE: 1/4" =1'-0"
11x17 SCALE: 1/8" =1'-0"

T179 - LN	
UNIT SQ. FTG. TABLE	
1st FLOOR	714 SQ. FT.
2nd FLOOR	1094 SQ. FT.
TOTAL A/C	1808 SQ. FT.
GARAGE	408 SQ. FT.
ENTRY	22 SQ. FT.
TOTAL UR	2238 SQ. FT.

FLOOR PLAN NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. FLUSH THE FACE OF FINISHES
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. 36" HIGH BOLLARD
5. STAIR PER GOVERNING CODE.
6. 2x4 W/ GYP. BOARD CLOSURE UNDER STAIR
7. SINK W/GARBAGE DISPOSAL.
8. DISHWASHER.
9. RANGE w/ HOOD OR MICRO ABOVE PER SPEC.
10. REFRIGERATOR.
11. BASE CABINETS.
12. UPPER CABINETS.
13. PANTRY - (4) 12" D. SHELVES
14. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
15. OPTIONAL UPPER CABINETS.
16. OPTIONAL CABINETS.
17. PEDESTAL SINK.
18. TILED SHOWER W/TEMPERED GLASS ENCLOSURE, PER BUILDER SPEC.
19. 30" X 60" TUB/SHOWER
20. LINEN SHELVES, PER BUILDER SPEC.
21. WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE w/ VENT TO EXTERIOR.
23. STACKED WASHER/ DRYER.
24. OPTIONAL LAUNDRY SINK.
25. HANSON BOX
26. ROD & SHELF, PER BUILDER SPECS.
27. ATTIC ACCESS (22"x36" U.N.O.).
28. ATTIC ACCESS W/ STAIRS (22 1/2"x54" U.N.O.).
29. GYPSUM BOARD OPENING.
30. OPTIONAL PRE-PLUMB FOR LAUNDRY SINK.
31. OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
32. 2X4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN.
33. 2X4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 32 1/2" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE, REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES.
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. MASONRY PER BUILDER SPEC, SEE EXTERIOR ELEVATIONS.
43. HANDRAIL AT +36" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS.
44. COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 1/2" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48. INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, INSTALL 5/8" TYPE 'X' GYP BD. ON GARAGE CEILING AT AREA BETWEEN LIVING ABOVE AND GARAGE

GENERAL PLAN NOTES:

ALL INTERIOR DOORS ARE 6'-8" HEIGHT PER BUILDER SPEC.

DOOR WIDTH DESIGNATIONS: 20 = 2'-0"; 24 = 2'-4"; ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1⅜" THICK w/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS.

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, **SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT**.

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Control Date: 12/02/19

Date/Issued for:

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Project Title
FRONT LOAD TOWNHOMES

Sheet Title
Unit T179 (end) - L
Floor Plans

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Sheet No.
A1.4Le

TYPICAL WALL TYPES

GENERAL NOTES - WALL TYPES

ALL INTERIOR PARTITIONS ARE WALL TYPE 1 U.N.O.

FOR ADDITIONAL INFORMATION ABOUT WALL ASSEMBLIES ALSO REFER TO SHEETS DESIGNATED AS:

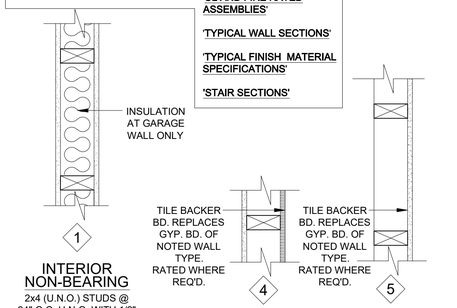
'FIRE RATING DETAILS'

'UL AND FIRE RATED ASSEMBLIES'

'TYPICAL WALL SECTIONS'

'TYPICAL FINISH MATERIAL SPECIFICATIONS'

'STAIR SECTIONS'



1 INTERIOR NON-BEARING
2x4 (U.N.O.) STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

-OR ALTERNATE-
METAL STUDS @ 24" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

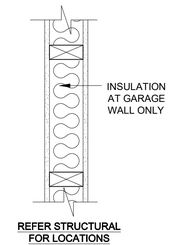
NON-RATED INTERIOR WALL

4 INTERIOR NON-BEARING
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES.

NON-RATED INTERIOR FRAME WALL

5 INTERIOR NON-BEARING
2x4 (U.N.O.) STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD ONE SIDE. (P.T. WHEN AGAINST MASONRY)

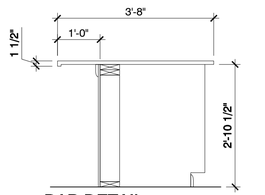
NON-RATED INTERIOR FRAME WALL



REFER STRUCTURAL FOR LOCATIONS

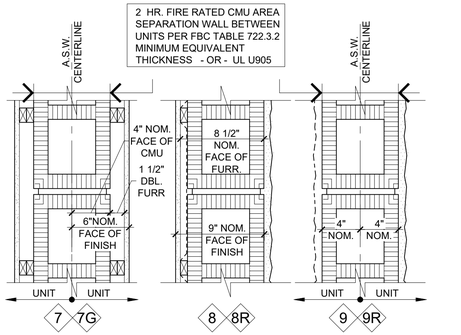
INTERIOR BEARING
2x4 (U.N.O.) STUDS @ 16" O.C. U.N.O. WITH 1/2" GYP. BOARD EACH SIDE

NON-RATED INT. BEARING WALL



BAR DETAIL
SCALE: N.T.S.

2 HR. FIRE RATED CMU AREA SEPARATION WALL BETWEEN UNITS PER FBC TABLE 722.3.2 MINIMUM EQUIVALENT THICKNESS - OR - UL U905



7 7G TYPICAL AREA SEPARATION WALL
8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 1/2" GYP. BD. OVER DOUBLE FURRING (1X2 PT) @ 24" O.C. (FURR FOR ELECTRICAL INSTALLATION). ACOUSTICAL INSULATION PER COMMUNITY / DEVELOPERS SPEC.

7G GARAGE: EXPOSED CMU, STRUCK JOINTS, PAINTED, (NO FURRING OR GYPSUM BOARD).

(2) HOUR RATED WALL AREA SEPARATION

8 8R TYPICAL FIRST FL. EXTERIOR
8" CONCRETE BLOCK EXTERIOR WALL W/ 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION OVER 1X2 PT. FURRING @ 24" O.C.ON INTERIOR FACE OF WALL. STUCCO ON EXTERIOR BLOCK

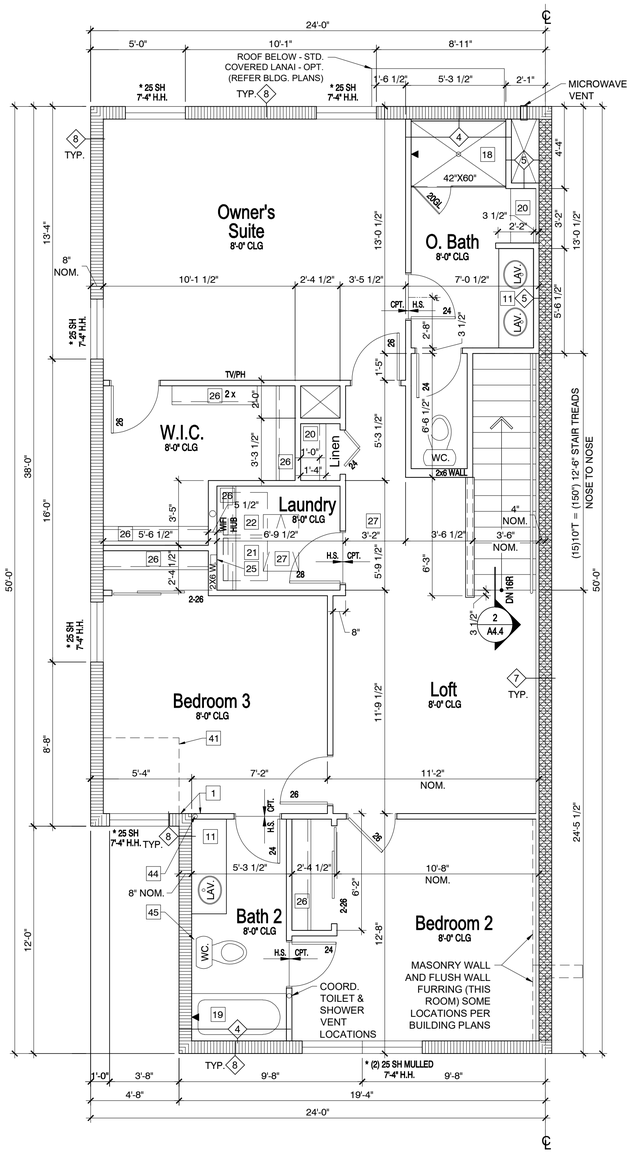
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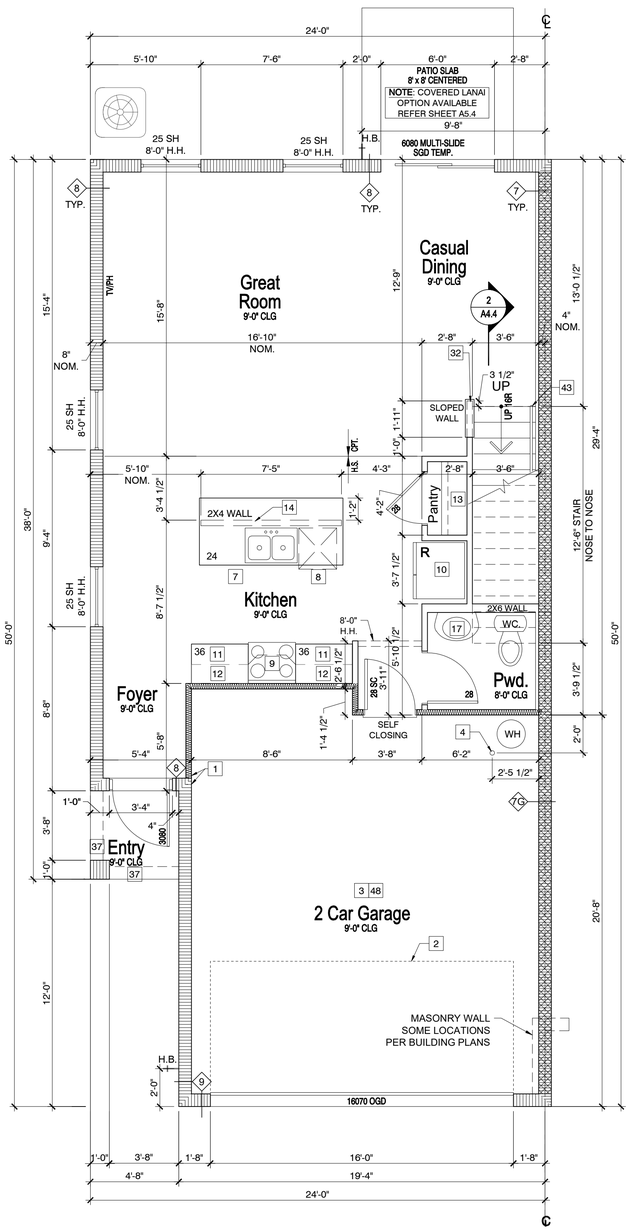
EXTERIOR CONC. BLOCK WALL

9 9R CMU - A.S.W. AT EXTERIOR
8" CONCRETE BLOCK WALL (SEE FIRE RATING INFO ABOVE) W/ 5/8" MIN.STUCCO AT EXTERIOR CONDITIONS.

9 GARAGE: NON RATED, EXPOSED CMU, STRUCK JOINTS, PAINTED. EXTERIOR 5/8" MIN.STUCCO

(2) HOUR RATED WALL AREA SEPARATION





T179 - LN	
UNIT SQ. FTG. TABLE	
1st FLOOR	714 SQ. FT.
2nd FLOOR	1094 SQ. FT.
TOTAL A/C	1808 SQ. FT.
GARAGE	408 SQ. FT.
ENTRY	22 SQ. FT.
TOTAL UR	2238 SQ. FT.

SECOND FLOOR PLAN - UNIT T179 (END) RIGHT HAND
22x34 SCALE: 1/4" =1'-0"
11x17 SCALE: 1/8" =1'-0"

FIRST FLOOR PLAN - UNIT T179 (END) RIGHT HAND
22x34 SCALE: 1/4" =1'-0"
11x17 SCALE: 1/8" =1'-0"

FLOOR PLAN NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. FLUSH THE FACE OF FINISHES
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. 36" HIGH BOLLARD
5. STAIR PER GOVERNING CODE.
6. 2x4 W/ GYP. BOARD CLOSURE UNDER STAIR
7. SINK W/GARBAGE DISPOSAL.
8. DISHWASHER.
9. RANGE w/ HOOD OR MICRO ABOVE PER SPEC.
10. REFRIGERATOR.
11. BASE CABINETS.
12. UPPER CABINETS.
13. PANTRY - (4) 12" D. SHELVES
14. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
15. OPTIONAL UPPER CABINETS.
16. OPTIONAL CABINETS.
17. PEDESTAL SINK.
18. TILED SHOWER W/TEMPERED GLASS ENCLOSURE, PER BUILDER SPEC.
19. 30" X 60" TUB/SHOWER
20. LINEN SHELVES, PER BUILDER SPEC.
21. WASHER SPACE W/ DRAIN PAN BELOW. PROVIDE DRAIN PAN TO EXTERIOR
22. DRYER SPACE w/ VENT TO EXTERIOR.
23. STACKED WASHER/ DRYER.
24. OPTIONAL LAUNDRY SINK.
25. HANSON BOX
26. ROD & SHELF, PER BUILDER SPECS.
27. ATTIC ACCESS (22"x36" U.N.O.).
28. ATTIC ACCESS W/ STAIRS (22 1/2"x54" U.N.O.).
29. GYPSUM BOARD OPENING.
30. OPTIONAL PRE-PLUMB FOR LAUNDRY SINK.
31. OPTIONAL COFFERED CEILING (AS NOTED PER PLAN)
32. 2X4 LOW WALL w/ GYPSUM BOARD & WOOD CAP - 42" HT. MIN.
33. 2X4 LOW WALL 42" A.F.F.
34. N/A
35. LOW WALL 32 1/2" A.F.F.
36. N/A
37. SOFFIT OR BEAM ABOVE, REFER TO STRUCTURAL & EXTERIOR ELEVATIONS FOR HEIGHTS & FINISHES.
38. PLANT SHELF
39. N/A
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. MASONRY PER BUILDER SPEC, SEE EXTERIOR ELEVATIONS.
43. HANDRAIL AT +36" ABV. STAIR NOSING OR LANDING - PER CODE - ALSO REFER STAIR SECTIONS.
44. COORD. PLUMBING SUPPLY & VENT IN FRAME OR MASONRY WALL
45. COORD. TOILET SUPPLY IN MASONRY WALL OR THROUGH FLOOR
46. N/A
47. INSTALL 1/2" GYP. AT WALLS & CEILINGS OF ACCESSIBLE AREAS UNDER STAIRS
48. INSTALL 1/2" GYP. BD. ON GARAGE SIDE OF WALL BETWEEN GARAGE & LIVING, INSTALL 5/8" TYPE 'X' GYP BD. ON GARAGE CEILING AT AREA BETWEEN LIVING ABOVE AND GARAGE

GENERAL PLAN NOTES:

ALL INTERIOR DOORS ARE 6'-8" HEIGHT PER BUILDER SPEC.

DOOR WIDTH DESIGNATIONS: 20 = 2'-0"; 24 = 2'-4"; ETC.

GARAGE DOORS SHALL BE SOLID CORE DOOR, A MIN. 1⅜" THICK w/ CLOSER.

WINDOWS MARKED WITH AN * MUST MEET EMERGENCY ESCAPE AND RESCUE (E.E.R.) REQUIREMENTS. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS (E.E.R.) REQUIREMENTS.

FOR ADDITIONAL INFORMATION SEE GENERAL NOTES, TYPICAL FINISH MATERIAL SPECIFICATIONS, WALL SECTIONS AND DETAILS.

PLUMBING NOTE: OFFSET ALL PLUMBING VENTS, DRYER VENTS, AND BATH FAN EXHAUST MIN. 5'-0" FROM CENTER LINE OF PARTY WALL TO AVOID PENETRATING FIRE RESISTANT ROOF SHEATHING.

FALL PROTECTION

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090.

THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT.

Fieldstone

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561-847-7515 Phone

Control Date: 12/02/19

Date/Issued for:

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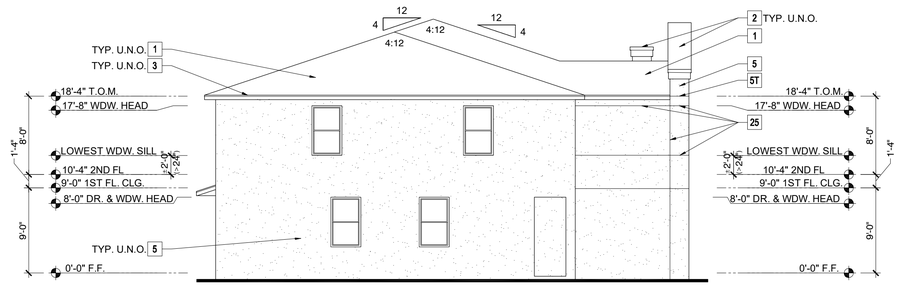
Project Title
FRONT LOAD TOWNHOMES

Sheet Title
Unit T179 (end) - R
Floor Plans

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Sheet No.
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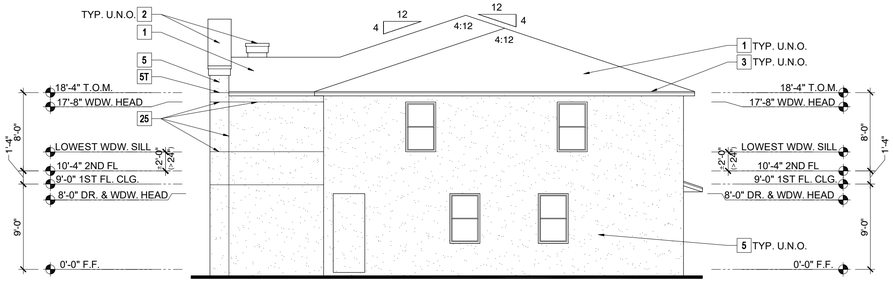
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2 Car-T179-Sandpiper
GARAGE RIGHT

6-UNIT BUILDING - LEFT ELEVATION
22x34 SCALE: 1/8" =1'-0"
11x17 SCALE: 1/16" =1'-0"

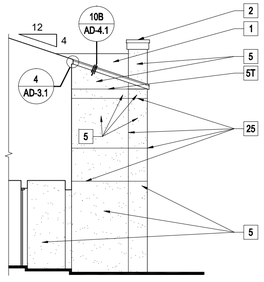
Contemporary Elevation



2 Car-T179-Sandpiper
GARAGE LEFT

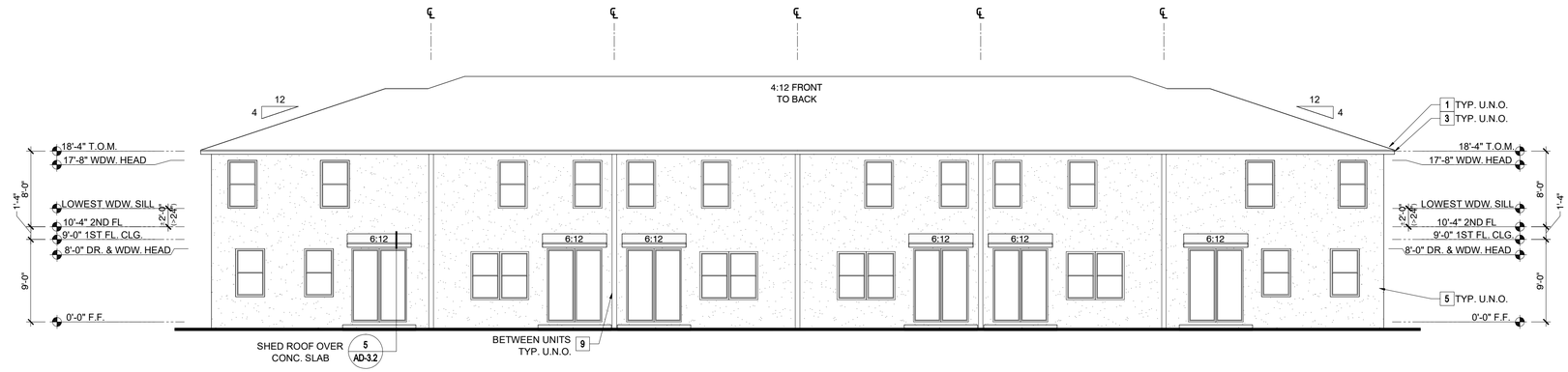
6-UNIT BUILDING - RIGHT ELEVATION
22x34 SCALE: 1/8" =1'-0"
11x17 SCALE: 1/16" =1'-0"

Contemporary Elevation



1 Car-T148-Pompano

2 6-UNIT BUILDING - ENTRY ELEVATION
A3.1
22x34 SCALE: 1/8" =1'-0"
11x17 SCALE: 1/16" =1'-0"



2 Car-T179-Sandpiper
GARAGE LEFT

1 Car-T148-Pompano
GARAGE RIGHT

1 Car-T148-Pompano
GARAGE LEFT

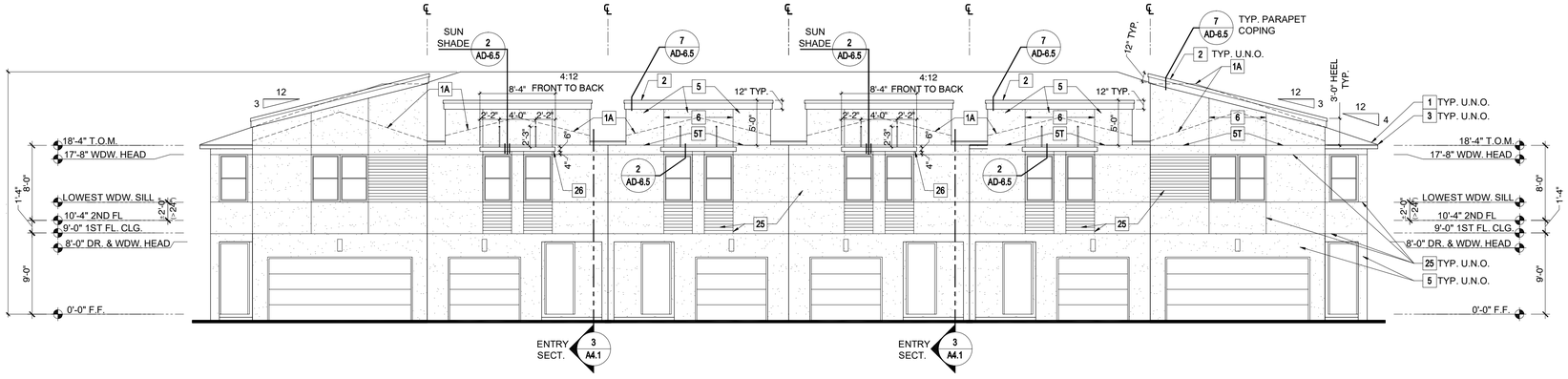
1 Car-T148-Pompano
GARAGE RIGHT

1 Car-T148-Pompano
GARAGE LEFT

2 Car-T179-Sandpiper
GARAGE RIGHT

6-UNIT BUILDING - REAR ELEVATION
22x34 SCALE: 1/8" =1'-0"
11x17 SCALE: 1/16" =1'-0"

Contemporary Elevation



2 Car-T179-Sandpiper
GARAGE RIGHT

1 Car-T148-Pompano
GARAGE LEFT

1 Car-T148-Pompano
GARAGE RIGHT

1 Car-T148-Pompano
GARAGE LEFT

1 Car-T148-Pompano
GARAGE RIGHT

2 Car-T179-Sandpiper
GARAGE LEFT

4-UNIT BUILDING - FRONT ELEVATION
22x34 SCALE: 1/8" =1'-0"
11x17 SCALE: 1/16" =1'-0"

Contemporary Elevation

ELEVATION KEY NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. ROOFING PER BUILDER SPEC.
1A. LINE OF ROOF BEYOND
2. CONTINUOUS METAL COPING PER BLDR. SPEC.
3. DRIP EDGE & FASCIA - PER BUILDERS SPEC.
4. CEMENT BOARD RAKE.
5. CEMENT PLASTER FINISH - ASTM C-926.
5T. STUCCO TRANSITION, PER DETAIL 4/AD-6.5
6. CONTROL JOINT
7. 2" X 1" TRIM.
8. 4" X 1" TRIM.
9. 6" X 1" TRIM.
10. 8" X 1" TRIM.
11. 10" X 1" TRIM.
12. 12" X 1" TRIM.
13. 6" FRIEZE.
14. SHAKE SIDING.
15. 6" FIBER/CEMENT SIDING - PER BUILDER SPEC.
16. SIMULATED STONE VENEER - PER BUILDER SPEC.
17. SIMULATED STONE SILL CAP - PER BUILDER SPEC.
18. THIN SET BRICK SOLDIER HEADER.
19. DECORATIVE TRIM - PER PROFILE & BLDR. SPEC.
20. DECORATIVE CORBEL-PER PROFILE & BLDR. SPEC.
21. DECORATIVE BRACKET - PER PROFILE & BLDR. SPEC.
22. 8" SIMULATED WOOD HEADER.
23. DECORATIVE SHUTTER (SIZE AS NOTED).
24. DECORATIVE LOUVER (SIZE AS NOTED).
25. SCORED STUCCO - PER BLDR. SPEC & MOCK-UP
26. ALUMINUM SUN SHADE PER BUILDER SPEC. (PER DELEGATED ENGINEER DRAWING)
27. +1/2" PAINTED C.M.F. REVEAL.
28. DECORATIVE COLUMN 1/2" HARDI FINISH (FINISHED SIZE AS NOTED, REFERENCE STRUCTURAL PLANS FOR LOAD BEARING COLUMNS).
29. PRE FABRICATED DECORATIVE ROUND COLUMN PER BUILDER SPEC.
30. PLANT SHELF.
31. 8" DIAMETER FAUX CLAY PIPES.
32. PENT ROOF.
33. 6" WOOD PLANK.
34. 2" SCUPPER.
35. BOARD & BATTEN.
36. EXP. JOINT/ WEEP TRANSITION PER DETAILS
37. 2" X 2" TRIM (SLOPE TO DRAIN)

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1127 Gateway Boulevard
Boynton Beach, FL 33426
561-847-7515 Phone

Control Date: 02-21-2021

Date/Issued for:

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Project Title
FRONT LOAD TOWNHOMES

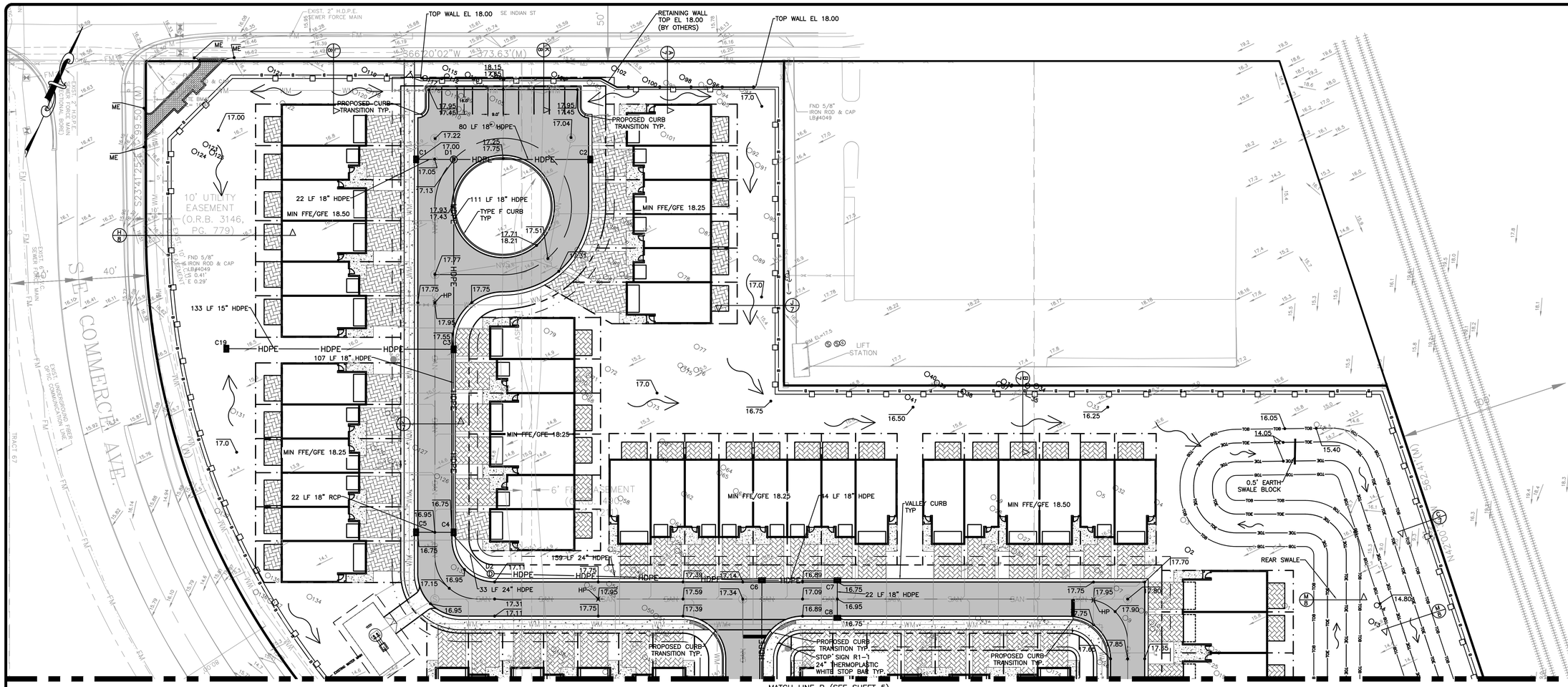
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6-UNIT Bldg Mix Contemporary

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4/6 VALLEY GUTTER INLET

C1–TYPE C BOTTOM
GRATE EL 17.00
INV EL 12.86 (NE)

C2–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.61 (SW)

C3–TYPE C BOTTOM
GRATE EL 17.55
INV EL 13.41 (NW)
INV EL 12.64 (SW)
INV EL 13.41 (SE)

C4–5' DIA. MH BOTTOM
RIM EL 16.75
INV EL 12.61 (NW)
INV EL 12.61 (SW)
INV EL 12.09 (SE)

C5–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.61 (NE)

C6–TYPE D BOTTOM
GRATE EL 17.06
INV EL 12.09 (SW)
INV EL 12.92 (NE)
INV EL 12.4 (SE)

C7–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.92 (SW)
INV EL 12.61 (SE)

C8–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.61 (NW)

10/6 TYPE C INLET

C19–TYPE C BOTTOM
RIM EL 16.50
INV EL 12.64 (NE)

11/6 DRAINAGE MANHOLE

D1–5' DIA.
RIM EL 17.13
INV EL 12.86 (SW)
INV EL 12.86 (SE)
INV EL 12.86 (NE)

D2–4' DIA.
RIM EL 17.50
INV EL 12.84 (NW)
INV EL 12.84 (NE)

NOTE:
1. CONTRACTOR TO FIELD VERIFY LOCATION SIZE AND DEPTH OF ALL EXISTING UTILITY AND DRAINAGE INFRASTRUCTURE PRIOR TO BEGINNING CONSTRUCTION.
2. ANY CHANGES TO THE FINISH FLOOR ELEVATIONS & GARAGE FLOOR ELEVATIONS (FFE/GFE) MUST BE APPROVED BY THE ENGINEER BEFORE VERTICAL CONSTRUCTION BEGINS.
3. THE FINISH FLOOR ELEVATIONS & GARAGE FLOOR ELEVATIONS (FFE/GFE) IS THE LOWEST POINT OF THE STRUCTURE. THIS INCLUDES BUT NOT LIMITED TO THE GARAGE.
4. CONTRACTOR TO NOTIFY ENGINEER/INSPECTOR 48 HOURS BEFORE ANY INSPECTION.
5. ALL COMMUNICATIONS WITH ANY OF THE MUNICIPALITIES MUST GO THROUGH THE ENGINEER'S OFFICE.

SILVERTHORNE
STUART, FLORIDA

NO.	DATE:	REVISION:	BY
1	10-20-21	PER SITE PLAN CHANGES & SPWMD	CK
2	9-20-21	PER ENGINEER REVISED SECTIONS, LS DESIGN & BORE PROFILE	AT
3	7-23-21	PER CITY OF STUART COMMENTS	CK

CALL 48 HOURS BEFORE YOU DIG 811

(IN FEET)
1 inch = 30 ft.

VERTICAL DATUM NAVD 88

DRAWN: D.W. 11-12-2020
PROJECT: M1810
FILE: BASE.dwg

THE MILCOR GROUP, INC.

CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455

725 SE PORT ST LUCIE BLVD
UNIT 104
PORT ST. LUCIE, FL 34984

PH: (772) 223-8850
FAX: (772) 223-8851

WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION: 28246

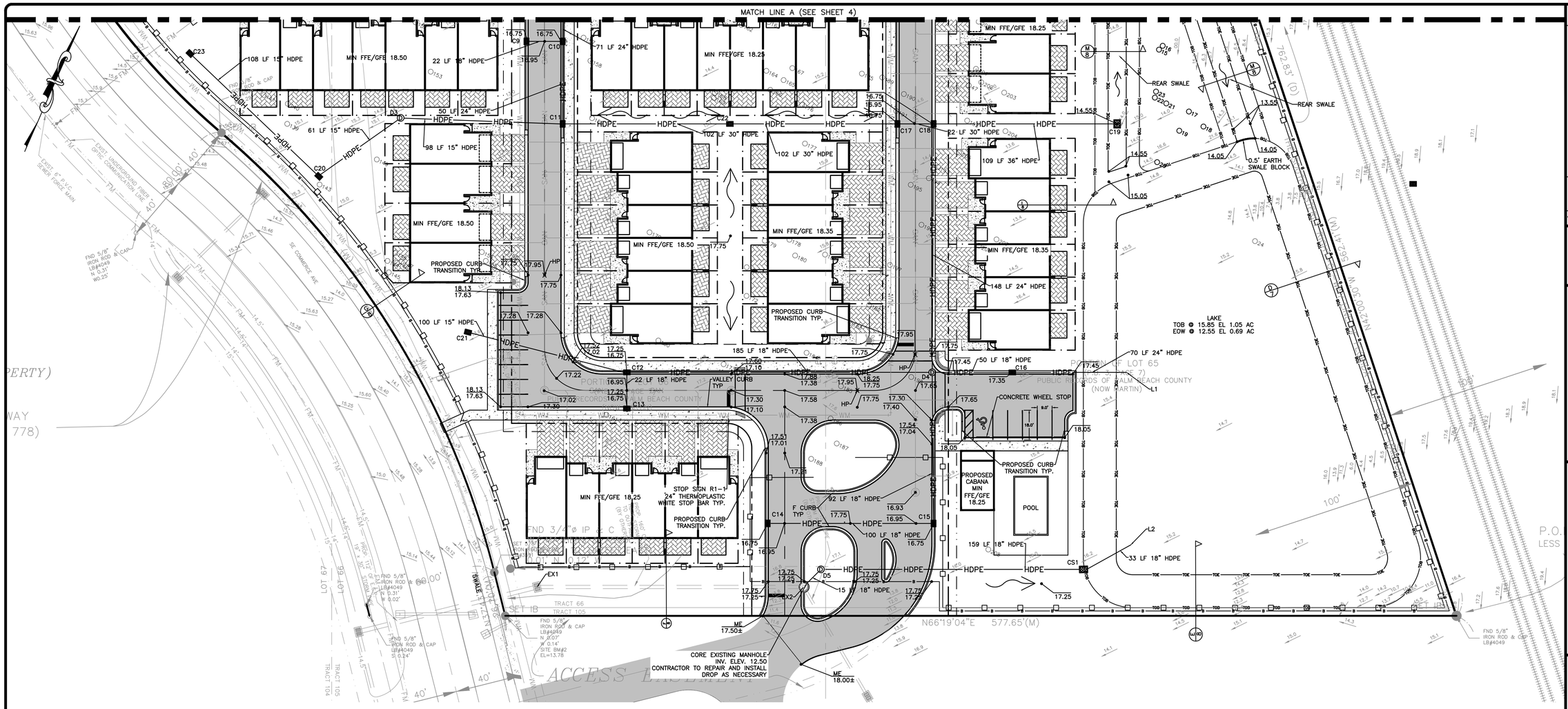
PAVING, GRADING, AND DRAINAGE

SILVERTHORNE
STUART, FLORIDA

KENNETH M. RAU
LICENSE
No. 77738
Oct 21, 2021
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO.
4

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4/6 VALLEY GUTTER INLET

C9–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.41 (NE)

C10–TYPE D BOTTOM
GRATE EL 16.75
INV EL 11.89 (NW)
INV EL 12.41 (SW)
INV EL 11.89 (SE)

C11–TYPE D BOTTOM
GRATE EL 17.11
INV EL 13.11 (SW)
INV EL 11.89 (NW)
INV EL 11.71(NE)

C12–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.69 (SW)
INV EL 12.41 (SE)
INV EL 12.41 (NE)

C13–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.41 (NW)

C14–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.41 (NE)

C15–TYPE C BOTTOM
GRATE EL 16.75
INV EL 12.41 (NW)
INV EL 12.41 (SW)

C17–TYPE D BOTTOM
GRATE EL 16.75
INV EL 12.74 (SW)
INV EL 11.29 (NE)

C18–7' DIA ROUND BOTTOM
GRATE EL 16.75
INV EL 11.29 (SW)
INV EL 10.90 (SE)
INV EL 10.90 (NE)

10/6 TYPE C INLET

C20–TYPE C BOTTOM
RIM EL 16.75
INV EL 13.64 (NE)
INV EL 13.64 (NW)

C21–TYPE C BOTTOM
RIM EL 17.00
INV EL 13.64 (E)

C22–TYPE D BOTTOM
RIM EL 17.50
INV EL 12.74 (SW)
INV EL 12.74 (NE)

C23–TYPE C BOTTOM
RIM EL 17.00
INV EL 13.64 (SE)

11/6 DRAINAGE MANHOLE

D3–4' DIA. DRAINAGE MANHOLE
RIM EL 18.0
INV EL 13.64 (SW)
INV EL 13.11 (NE)

D4–5' DIA. DRAINAGE MANHOLE
RIM EL 17.63
INV EL 13.21 (NE)
INV EL 12.41 (SE)
INV EL 12.41 (SW)
INV EL 11.90 (NW)

D5–4' DIA. DRAINAGE MANHOLE
RIM EL 17.25
INV EL 12.50 (SW)
INV EL 11.00 (NE)

CONTROL STRUCTURES

12/7 CS1–MODIFIED TYPE D INLET
RIM EL 17.25
INV EL 11.00 (SW)
INV EL 9.50 (NE)

13/7 C16–MODIFIED TYPE D BOTTOM W/ VALLEY GUTTER INLET TOP
GRATE EL 17.35
INV EL 13.21 (SW)
INV EL 12.69 (NE)

EXISTING STRUCTURES

EX1–TYPE C INLET
RIM EL 15.5
INV EL 11.50 (E)
INV EL 11.40 (NE)

EX2–DRAINAGE MANHOLE
RIM EL 17.0 ADJUST AS NECESSARY
INV EL 12.0 (SE)
INV EL 11.90 (SW)

7/6 LAKE OUTFALL

L1–LAKE OUTFALL
INV EL 6.75

L2–LAKE OUTFALL
INV EL 6.75

TYPE D INLET (FDOT DITCH BOTTOM INLET)

C19–TYPE D BOTTOM
RIM EL 14.55
INV EL 9.25 (SW)

NOTE:
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SILVERTHORNE
STUART, FLORIDA

NO.	DATE:	REVISION:	BY
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2	9-20-21	PER ENGINEER REVISED SECTIONS, LS DESIGN & BORE PROFILE	AT
1	7-23-21	PER CITY OF STUART COMMENTS	CK

CALL 48 HOURS BEFORE YOU DIG 811

(IN FEET)
1 inch = 30 ft.
60 30 0 30

VERTICAL DATUM NAVD 88

DRAWN: D.W. | 11-12-2020
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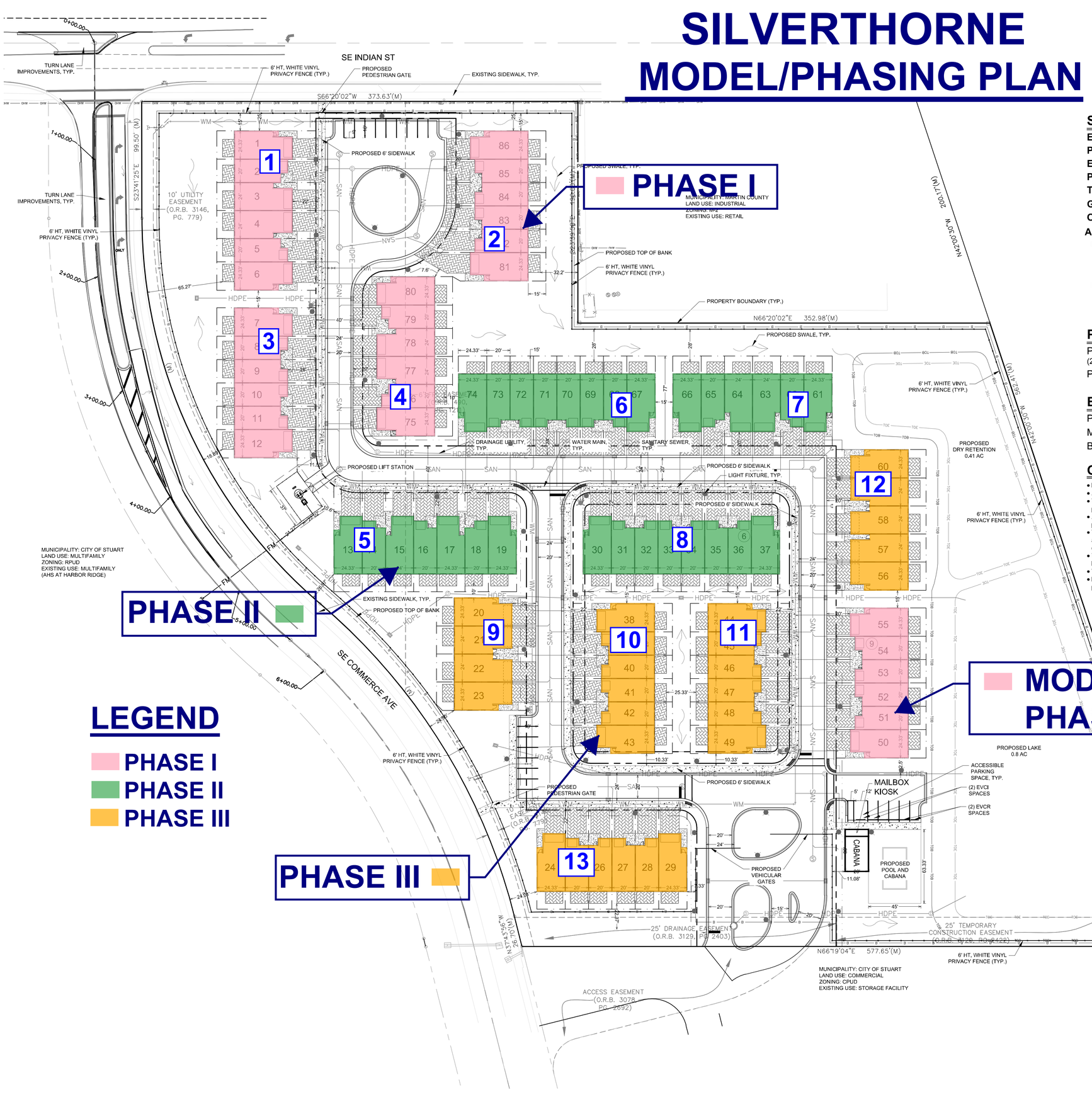
SILVERTHORNE
STUART, FLORIDA

KENNETH M. TAU
LICENSE
No. 72738
Oct 21, 2021
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NO.
5

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SILVERTHORNE
MODEL/PHASING PLAN



LEGEND

- PHASE I
- PHASE II
- PHASE III

Site Data:

Existing Future Land Use:		**Commercial**
Proposed Future Land Use:		**Multifamily**
Existing Zoning:		**CPUD**
Proposed Zoning:		**RPUD**
Total Units:		**86 Units**
Gross Density:		**9.05 DU/ac.**
Open Space:	**200,051 sf**	**4.59 ac.**
Area (Total Site):	**413,931 sf**	**9.50 ac.**
Impervious Area:	213,879 sf	4.91 ac. (51.7%)
Buildings:	80,150 sf	1.84 ac.
Driveways:	26,136 sf	0.60 ac.
Pavement	72,745 sf	1.67 ac.
Wet Detention:	34,849 sf	0.80 ac.
Pervious Area:	200,051 sf	4.59 ac. (48.4%)
Landscape Area:	178,596 sf	4.10 ac.
Dry Retention:	17,860 sf	0.41 ac.
Drainage Easement:	3,485 sf	0.08 ac.
Preserve- Upland:	0 sf	0.00 ac.

Parking:

Parking Required: (2 sp / per unit)	172 spaces
Parking Provided:	196 spaces

Building Data:

Product Type:	Townhomes
Maximum Height:	2 Stories - 30'
Building Coverage:	19.4%

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- A Certificate of Occupancy Phasing Plan will be provided with the final site plan application.
- 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.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- 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.
- The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
- Water and sewer service shall be provided by Martin County Utilities.
- Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

PROPERTY OWNER:	TED GLASSRUD ASSOCIATES FL LLC 1700 W HIGHWAY 36 #650 ROSEVILLE, MN 55113
APPLICANT:	MERITAGE HOMES 5337 MILLENIA LAKES BLVD, SUITE 410 ORLANDO, FL 32839
LAND PLANNER/ LANDSCAPE ARCHITECT:	LUCIDO & ASSOCIATES 701 EAST OCEAN BOULEVARD STUART, FL 34994
ENGINEER:	THE MILCOR GROUP, INC. 10975 SE FEDERAL HIGHWAY HOBE SOUND, FL 33455
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434

SILVERTHORN RPUD

STUART, MARTIN COUNTY, FL

MASTER SITE PLAN

Date	By	Description
04.01.21	KV	INITIAL SUBMITTAL
08.02.21	KV	RESUBMITTAL

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	KV
Manager	DF
Project Number	20-605
Municipal Number	---
Computer File	

Sheet **SP-1**

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