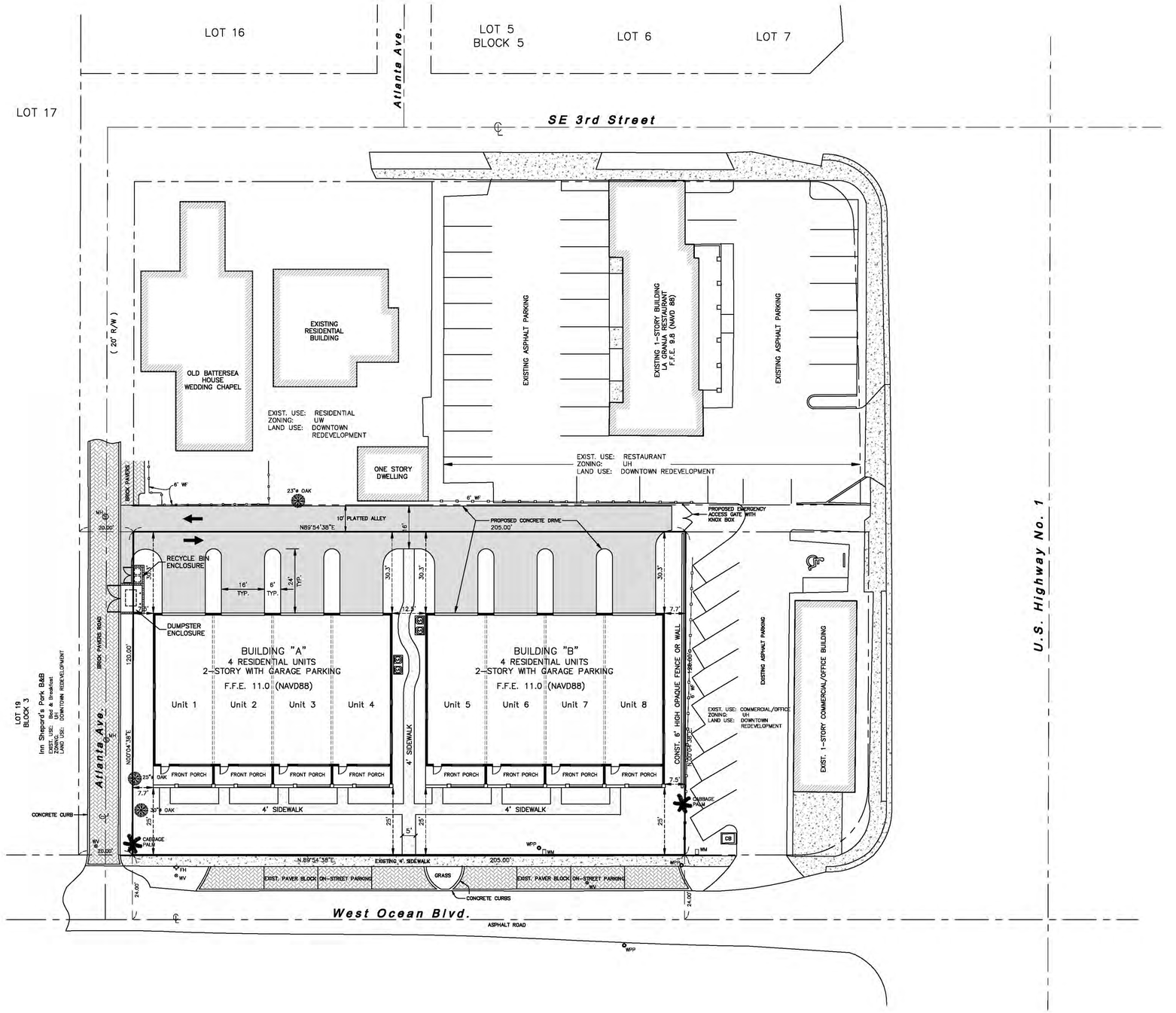


Site Plan

LEGEND:

FH – FIRE HYDRANT
WV – WATER VALVE
WM – WATER METER
WPP – WOOD POWER POLE
MH – MANHOLE (SANITARY SEWER)
S – SEWER
CB – CATCH BASIN
WF – WOOD FENCE
CLF – CHAIN LINK FENCE

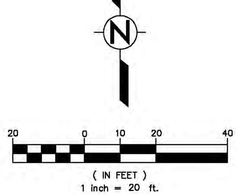


Vicinity Map

1"=1,600'

LEGAL DESCRIPTION

LOTS 8, 9, 10 & 11, BLOCK 4, KITCHING'S ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 86, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.



SITE DATA

PROJECT NAME:	WEST OCEAN TOWNHOUSES		
LOCATION:	513, 517 & 521 SW OCEAN BOULEVARD STUART, FLORIDA		
EXISTING USE:	RESIDENTIAL		
ZONING:	UW (URBAN WATERFRONT)		
LAND USE:	DOWNTOWN REDEVELOPMENT		
TOTAL AREA:	24,600 s.f.	0.56 ac.	100.0 %
BUILDING COVERAGE:	11,468 s.f.	0.26 ac.	46.6 %
VEHICULAR PAVEMENT:	4,264 s.f.	0.10 ac.	17.3 %
PEDESTRIAN WALKS:	1,336 s.f.	0.03 ac.	5.4 %
TOTAL IMPERVIOUS AREA:	17,068 s.f.	0.39 ac.	69.4 %
OPEN SPACE:	7,532 s.f.	0.17 ac.	30.6 %

DENSITY CALCULATION

GROSS SITE AREA:	0.565 Ac.
NUMBER OF UNITS:	8
PROPOSED DENSITY:	8 Units / 0.565 Ac. = 14.2 Units/Ac.

BUILDING DATA:

BUILDING COVERAGE (FOOTPRINT):	11,468 s.f.
TOTAL SQUARE FOOTAGE:	22,936 s.f.
GROSS SQUARE FOOTAGE:	20,096 s.f.
PROPOSED BUILDING HEIGHT:	32'-3" a.f.f.

PARKING CALCULATION

	REQUIRED	PROVIDED
RESIDENTIAL BUILDING		
8 RESIDENTIAL UNITS @ 1.5 SP. / UNIT =	12 Spaces	16 Spaces

© CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers–Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287-3636 FAX (772) 220-0580

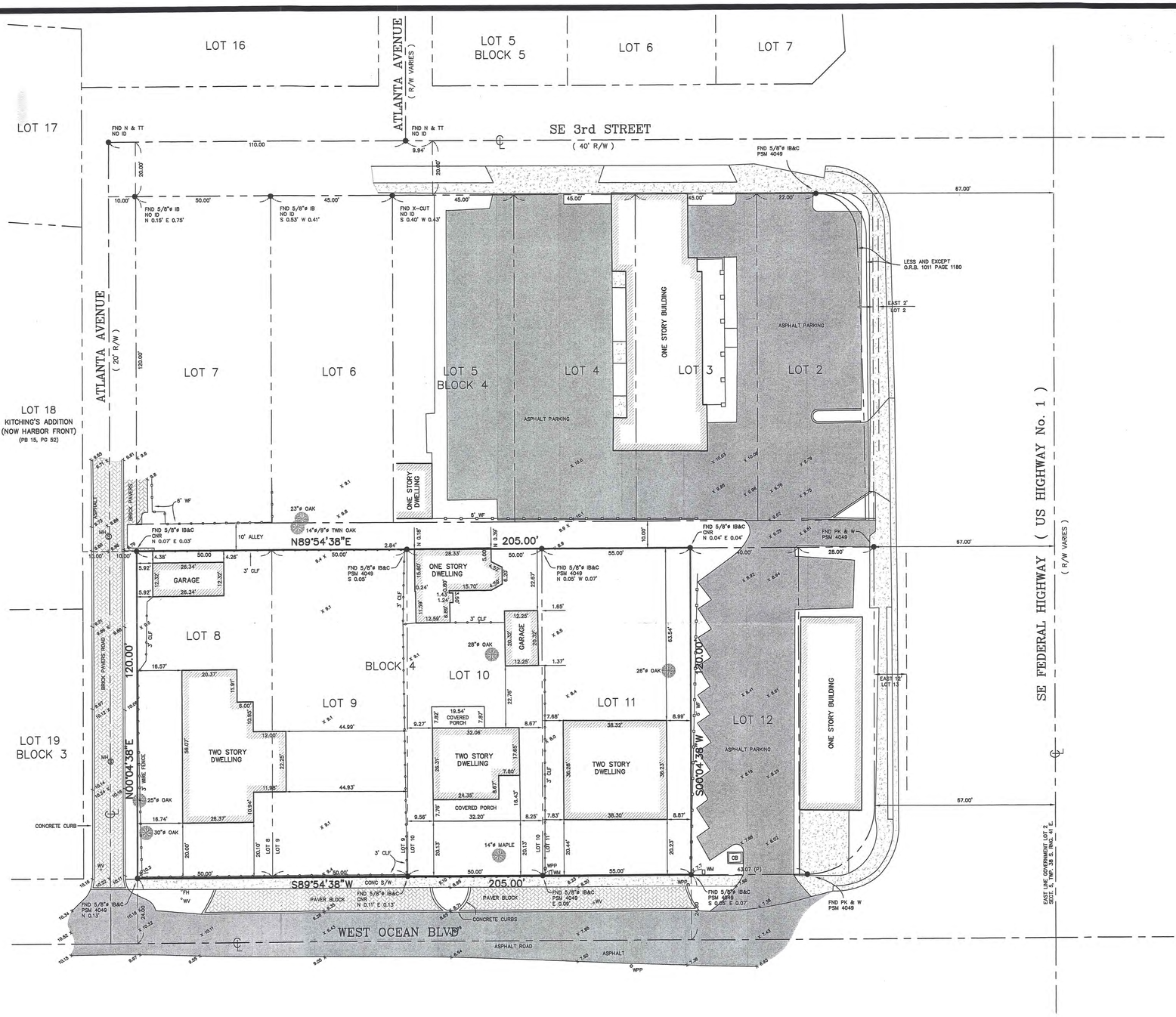
NO	REVISION	DATE
	DESIGNED BY:	DATE: 11.14.18
	DRAWN BY:	SCALE: 1"=20'

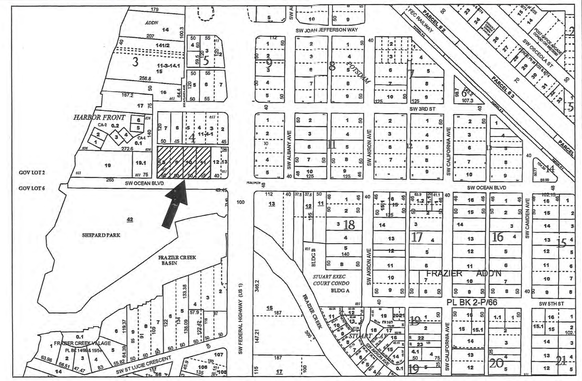
SITE PLAN

SITE REDEVELOPMENT PLANS FOR
WEST OCEAN TOWNHOUSES
513, 517, 521 SW OCEAN BOULEVARD, STUART, FLORIDA

PROJECT NO.

SHEET 2 OF 8





LOCATION MAP

LEGAL DESCRIPTION

LOTS 8, 9, 10 & 11, BLOCK 4, KITCHING'S ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 86, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date of field survey:
02/01/2005
07/27/2018

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

1. PROPERTY ADDRESS: S.W. OCEAN BLVD
2. CERTIFIED TO:

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

STEPHEN J. BROWN, INC

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

NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the South line of subject property, calculated as S89°54'38"W, all others relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on benchmark 8996X025 .
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0134G , dated 03/16/2015 , locates the parcel in Zone X , base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.
8. The expected use of the survey and map is for residential.
9. All measurements are in accordance with the United States standard, in feet.
10. 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.

REVISIONS	BY

TOPOGRAPHIC BOUNDARY SURVEY

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

PREPARED FOR: HUFNAGEL

DRAWN	R.F.C.
CHECKED	S.J.B.
DATE	07/30/2018
SCALE	1" = 20'
JOB NO.	2256-32-02
SHEET	ONE

OF ONE SHEETS

EX WOOD FENCE

EX. OAK (12" DBH) TO BE REMOVED (IN THE FUTURE ALLEY)

EX. SABAL PALMS (2) TO BE REMOVED (DUMPSTER LOCATION)

EX. SABAL PALM TO BE REMOVED (IN THE FUTURE ALLEY)

PROPOSED EMERGENCY ACCESS GATE WITH KNOX BOX

DUMPSTER ENCLOSURE

RECYCLE BIN ENCLOSURE

SABAL PALM TO REMAIN

EX. SABAL PALM TO BE REMOVED (IN THE CONSTRUCTION ZONE)

BUILDING A

BUILDING B

EX. OAK (26" DBH) TO BE REMOVED (UNDER BUILDING FOOTPRINT)

EX. OAK (24" DBH) TO BE REMOVED (UNDER BUILDING FOOTPRINT)

UNIT 1 UNIT 2 UNIT 3 UNIT 4

UNIT 1 UNIT 2 UNIT 3 UNIT 4

EX. OAK (24" DBH) TO REMAIN

EX. OAK (24" DBH) TO REMAIN

EX. MANGO TREE TO BE REMOVED (UNDER BUILDING FOOTPRINT)

EX WOOD FENCE

EX. SABAL PALM TO REMAIN

SIDEWALK

EX. COCONUT PALMS TO REMAIN

EX. MAPLE (12" DBH) TO BE REMOVED

EX. SILVER BUTTONWOOD TREE TO REMAIN

EX. SABAL PALM TO REMAIN

EX. SABAL PALM TO BE REMOVED (IN THE CONSTRUCTION ZONE)

TRELLIS

EX. SILVER BUTTONWOOD TREE TO REMAIN

EX. PAVERS

0 8 16 24 FEET

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

NORTH

Google

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FL Reg. #LA0001728

Sheet
1 of 4
Sitework plan

Landscape Plan
HUFNAGEL PROPERTIES
Stuart, FL 34994

Please note:
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Date: 06/13/2018
Drawn by: AM
Reviewed by: MF
Scale: 1/8"=1'-0"
Revised:
07/09/2018.
11/16/2018

EX WOOD FENCE

PROPOSED EMERGENCY ACCESS GATE WITH KNOX BOX

FLORATAM SOD (19 SF)

DUMPSTER ENCLOSURE

PITCH APPLE (15)

EAGELSTON HOLLY (1)

PIGEON PLUM (3)

COCOPLUM (5)

RECYCLE BIN ENCLOSURE

FLORATAM SOD (115 SF)

COCOPLUM (3)

FLORATAM SOD (113 SF)

COCOPLUM (3)

SABAL PALM TO REMAIN

PIGEON PLUM (2)

COCOPLUM (32)

FLORATAM SOD (661 SF)

TRIPLE CHRISTMAS PALM (1)

BUILDING A

UNIT 1

UNIT 2

UNIT 3

UNIT 4

EX. OAK (24" DBH) TO REMAIN

EX. OAK (24" DBH) TO REMAIN

SIMPSON STOPPER (8)

FLORATAM SOD (91 SF)

SIMPSON STOPPER (8)

FLORATAM SOD (92 SF)

SIMPSON STOPPER (8)

SIMPSON STOPPER (9)

FLORATAM SOD (92 SF)

FLORATAM SOD (115 SF)

COCOPLUM (3)

FLORATAM SOD (149 SF)

COCOPLUM (11)

COCOPLUM (21)

FLORATAM SOD (236 SF)

FLORATAM SOD (115 SF)

COCOPLUM (3)

COCOPLUM (5)

FLORATAM SOD (149 SF)

JAVA WHITE ACALYPHA (11)

BUILDING B

UNIT 1

UNIT 2

UNIT 3

UNIT 4

FLORATAM SOD (158 SF)

COCOPLUM (28)

SIMPSON STOPPER (10)

FLORATAM SOD (91 SF)

SIMPSON STOPPER (8)

FLORATAM SOD (91 SF)

FLORATAM SOD (115 SF)

COCOPLUM (3)

FLORATAM SOD (149 SF)

COCOPLUM (3)

FLORATAM SOD (116 SF)

COCOPLUM (3)

FLORATAM SOD (116 SF)

SIMPSON STOPPER (8)

FLORATAM SOD (91 SF)

PIGEON PLUM (3)

PIGEON PLUM (1)

COCOPLUM (39)

FLORATAM SOD (264 SF)

EAGELSTON HOLLY (1)

EX WOOD FENCE

TRIPLE CHRISTMAS PALM (3)

FLORATAM SOD (1,162 SF)

PIGEON PLUM (1)

SIMPSON STOPPER (3)

EX. SABAL PALM TO REMAIN

LIVE OAK (2)

LIVE OAK, 4.5IN CAL (1)

COCOPLUM (63)

SIDEWALK

EX. SILVER BUTTONWOOD TREE TO REMAIN

EX. PAVERS

EX. COCONUT PALMS TO REMAIN

FLORATAM SOD (171 SF)

TRELLIS

SILHOUETTE BOUGAINVILLEA TRELLIS (4)

TRIPLE CHRISTMAS PALM (5)

EX. SILVER BUTTONWOOD TREE TO REMAIN

FLORATAM SOD (82 SF)

EX. SABAL PALM TO REMAIN

LIVE OAK (1)

COCOPLUM (53)

FLORATAM SOD (217 SF)

0 8 16 24 FEET

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

NORTH

Google

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Sheet
2 of 4
Landscape plan

Landscape Plan
HUFNAGEL PROPERTIES
Stuart, FL 34994

Please note:
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Date:
06/13/2018
Drawn by: AM
Reviewed by: MF
Scale: 1/8"=1'-0"
Revised:
07/09/2018.
11/16/2018


ST AUGUSTINE SOD


SILHOUETTE BOUGAINVILLEA


SIMPSON STOPPER


RED-TIP COCOPLUM


CHRISTMAS PALM


LIVE OAK


JAVA WHITE


PIGEON PLUM

XERISCAPE REQUIREMENTS

OPTION	POINTS AVAILABLE	POINTS ACQUIRED
UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH	5	5
PLAN SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN	5	5
GRASS:		
25 - 50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST	5	0
51% OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT GRASS SPECIES FROM THE LIST	10	10
SHRUBS:		
25 - 50% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	0
51% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	10
TREES:		
25 - 50% OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	0
51% OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	10
25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	5	0
50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	10	0
SOD AREA LESS THAN 50% OF LANDSCAPE AREA	10	0
UTILIZATION OF COMPACTED MULCHED PLANTING BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER	10	10
TOTAL POINTS REQUIRED:	50	50

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	10	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	B & B	2.5"CAL	12' HT., 6' SPRD.	NATIVE	DROUGHT TOLERANT
	3	QUERCUS VIRGINIANA 'CATHEDRAL'	LIVE OAK	B & B	2.5"CAL	12' HT., 6' SPRD.	NATIVE (COS)	DROUGHT TOLERANT
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	2	ILEX X ATTENUATA 'EAGLESTON'	EAGELSTON HOLLY	B & B	4.5"CAL	12' HT., 4' SPRD.	NATIVE	DROUGHT TOLERANT
	1	QUERCUS VIRGINIANA 'CATHEDRAL'	LIVE OAK, 4.5IN CAL	B & B	4.5"CAL	14' HT., 7' SPRD.	NATIVE (COS)	DROUGHT TOLERANT
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	9	ADONIDIA MERRILLII	TRIPLE CHRISTMAS PALM	B & B	TRIPLE	14' CT, 20' OA HT.	NON-NATIVE (COS)	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	11	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE ACALYPHA	7 GAL	AS SHOWN	36"HT., FULL	NON-NATIVE	
	281	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	7 GAL	24" OC	42" HT., 24" SPRD.	NATIVE (COS)	DROUGHT TOLERANT
	15	CLUSIA GUTTIFERA	PITCH APPLE	7 GAL	24" OC	48" HT., 24" SPRD.	NATIVE	DROUGHT TOLERANT
	68	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	7 GAL	24" OC	48" HT., 24" SPRD.	NATIVE (COS)	DROUGHT TOLERANT
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	4	BOUGAINVILLEA X 'SILHOUETTE'	SILHOUETTE BOUGAINVILLEA TRELLIS	7 GAL	AS SHOWN	30"HT., FULL	NON-NATIVE	DROUGHT TOLERANT
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	5,113 SF	STENOTAPHRIM SECUNDATUM 'FLORATAM'	FLORATAM SOD	SOD	TIGHT, FITTED JOINTS		NON-NATIVE	

DEVELOPMENT LANDSCAPE REQUIREMENTS
SEC. 6.04.08.B

WEST PERIMETER: 120' / 25' =	5 TREES REQUIRED - 2 EXISTING TREES = 3 NEW TREES REQ.	3 TREES PROVIDED
SOUTH PERIMETER: 205' / 25' =	8 TREES REQUIRED	8 TREES PROVIDED
EAST PERIMETER: 120' / 20' =	6 TREES REQUIRED	6 TREES PROVIDED
NORTH PERIMETER: 205' / 25' =	8 TREES REQUIRED	8 PROVIDED

EXISTING TREE REPLACEMENT
SEC. 5.05.02.

NUMBER OF NATIVE TREES PRESERVED ON SITE:	2
NUMBER OF PALM TREES PRESERVED ON SITE:	2
NUMBER OF NATIVE TREES TO BE REMOVED:	3
NUMBER OF MITIGATION TREES, 1:1 LIKE SPECIES:	3

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Sheet 3 of 4
Landscape materials list and tabulations

Landscape Plan
HUFNAGEL PROPERTIES
Stuart, FL 34994

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Date: 06/13/2018
Drawn by: AM
Reviewed by: MF
Scale: 1/8"=1'-0"
Revised: 07/09/2018, 11/16/2018

LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.

2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL

4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.

5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.

6. **ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER** (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE **LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.**

7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.

8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.

9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.

11. PLANTING SOIL SHALL BE **CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS**, AND SHALL BE WELL-DRAINING.

12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT **FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES**. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.

13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. **SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS.** ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.

15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.

16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.

17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.

18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.

19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.

20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.

21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL

22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.

23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.

24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.

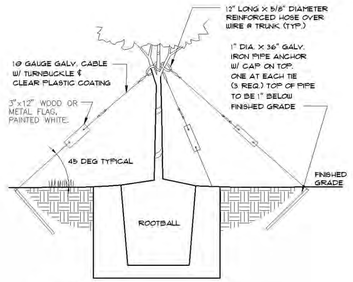
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.

26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.

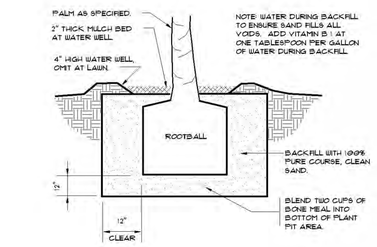
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. **THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.**

28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.

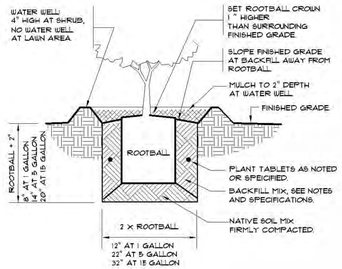
29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTIED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



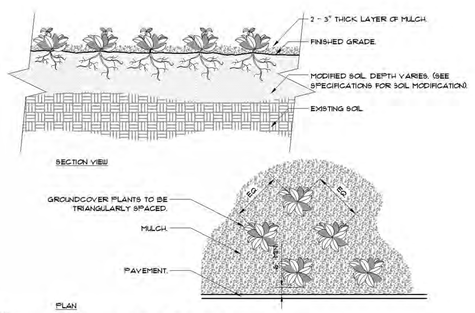
1 TREE GUY WIRE PLANTING
1" = 1'-0" FX-PL-FX-TREE-17



2 PALM TREE PLANTING
1" = 1'-0" FX-PL-FX-TREE-15



3 SHRUB PLANTING
1" = 1'-0" FX-PL-FX-SHRB-01



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL)
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER
3/4" = 1'-0"
URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE
FX-PL-FX-GROU-01

LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE:
   1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
   1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
   1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
   1.4. 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.

2. MULCH:
   2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
   2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.

3. FERTILIZING:
   3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
   3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
   3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
   3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF

4. PEST AND DISEASES:
   4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
   4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
   4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.

5. WEEDS:
   5.1. WEED CONTROL SHALL BE PREVENTATIVE.
   5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL

6. IRRIGATION:
   6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
   6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
   6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
   6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
   6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
   6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
   6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
   6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.

7. PRUNING:
   7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
   7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
   7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
   7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
   7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
   7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
   7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.

8. DIVIDING PLANTS:
   8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
   8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.

9. RELOCATING PLANT MATERIAL:
   9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL
   9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
   9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
   9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

10. MAINTAINING SOIL PH:
   10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
   10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
   10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
   10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
   10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.

11. CONTAINER PLANTS:
   11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
   11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.

12. COLD PROTECTION:
   12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
   12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

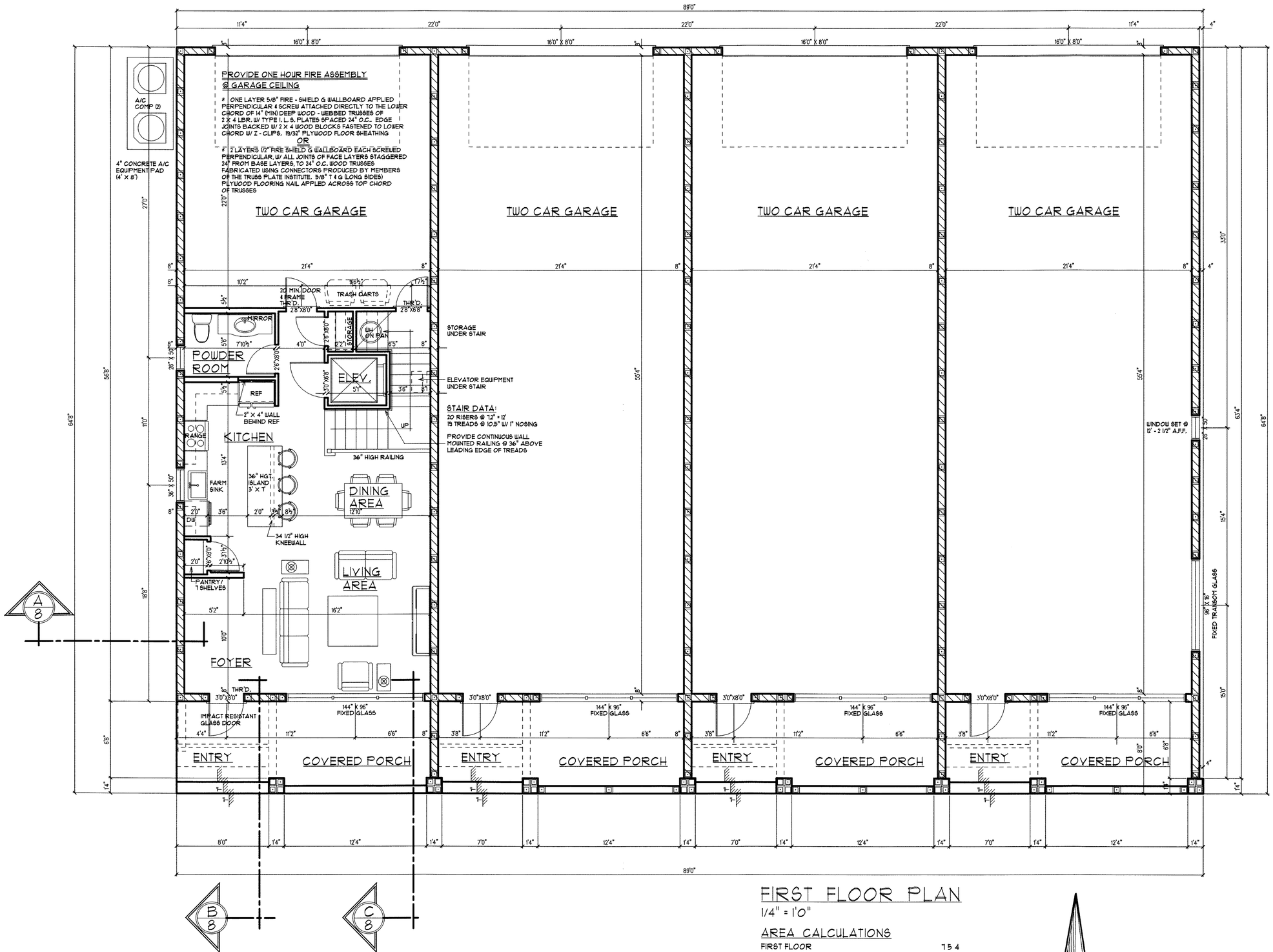
Michael Flaugh
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Sheet
4 of 4
Details and Specifications

Landscape Plan
HUFNAGEL PROPERTIES
Stuart, FL 34994

Please note:
This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, people called (moppy, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation can necessary. **It is the contractors responsibility to verify all measurements and quantities prior to commencing work.**

Date: 06/13/2018
Drawn by: AM
Reviewed by: MF
Scale: 1/8"=1'-0"
Revised: 07/09/2018. 11/16/2018



FIRST FLOOR PLAN

1/4" = 1'0"

AREA CALCULATIONS

FIRST FLOOR	754
SECOND FLOOR	1264
TOTAL LIVING AREA	2018
ENTRY & COVERED PORCH	176
COVERED DECK	128
GARAGE	506
TOTAL AREA	2828 SQ. FT.

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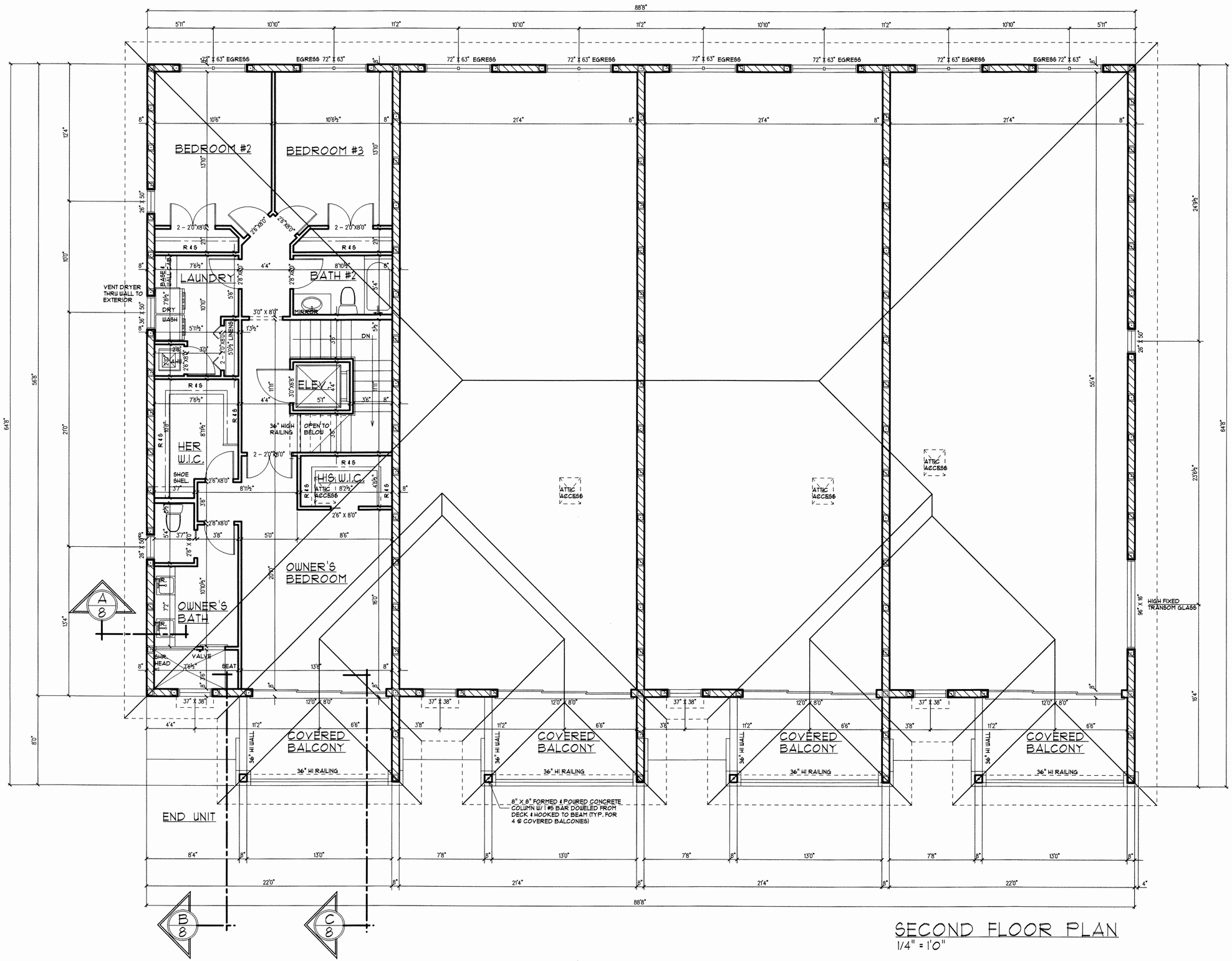
THE WEST OCEAN PROJECT FOR
GARY HUFNAGEL
WEST OCEAN BOULEVARD
STUART, FLORIDA

REVISIONS

18129
14 NOV 18

2
OF ELEVEN

REQ.# 8341



SECOND FLOOR PLAN

1/4" = 1'0"

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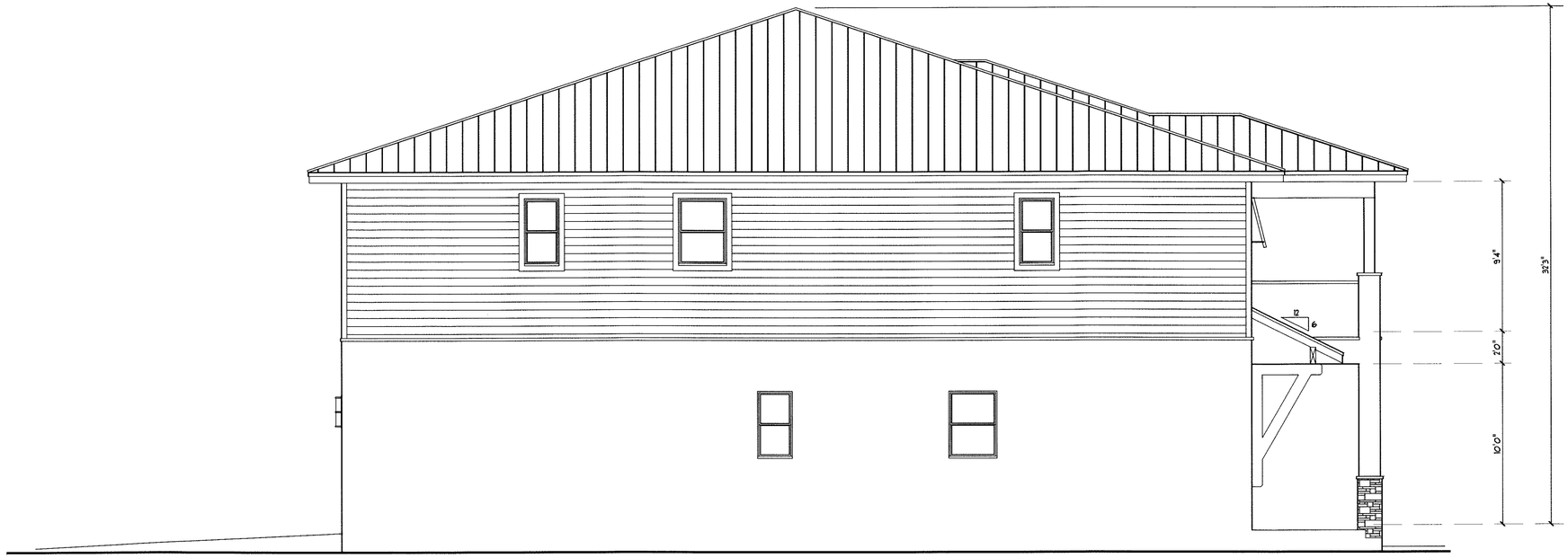
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3
OF ELEVEN

REG.# 8341



LEFT SIDE ELEVATION

1/4" = 1'- 0"



FRONT ELEVATION

1/4" = 1'- 0"

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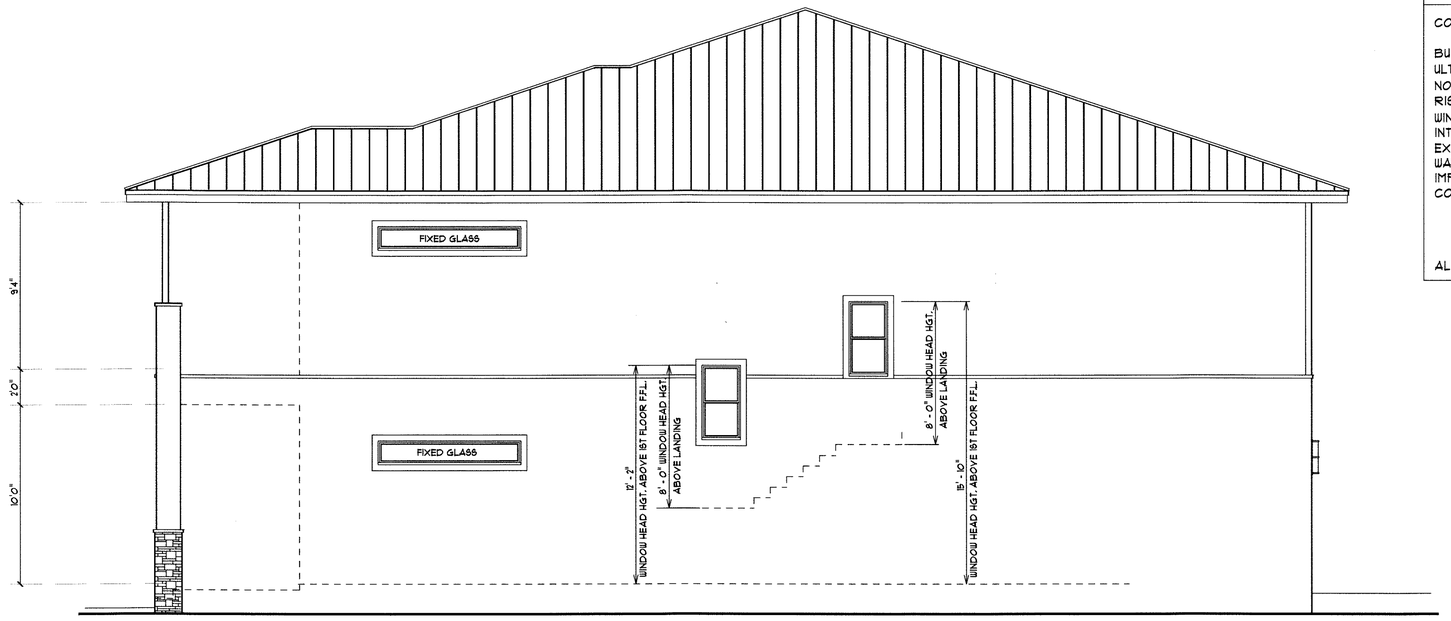
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14 NOV 18

4

OF ELEVEN

REG.# 8341



RIGHT SIDE ELEVATION

1/4" = 1'-0"

WIND LOAD INFORMATION

CODE EDITIONS:		2017 FLORIDA BUILDING CODE CHAPTER 6 OF ASCE 7-10
BUILDING DESIGN:		ENCLOSED
ULTIMATE DESIGN WIND SPEED:		170 MPH
NOMINAL DESIGN WIND SPEED:		132 MPH
RISK CATEGORY:		II
WIND IMPORTANCE/ USE FACTOR:		1.0
INTERNAL PRESSURE COEFFICIENT:		+.18/ -.18
EXPOSURE CATEGORY:		"B"
WALLS (ENCLOSED):		33 P.S.F.
IMPACT PROTECTION:		IMPACT RESISTANT DOORS & WINDOWS
COMPONENTS & CLADDING:	ZONE 4	ZONE 5
	10 SQ. FT. = +40.0/ -47.6 P.S.F.	10 SQ. FT. = +44.0/ -58.8 P.S.F.
	20 SQ. FT. = +42.0/ - 45.6 P.S.F.	20 SQ. FT. = +42.0/ - 54.9 P.S.F.
	50 SQ. FT. = +39.3/ - 43.1 P.S.F.	50 SQ. FT. = +39.3/ - 49.6 P.S.F.
	100 SQ. FT. = +37.4/ - 41.0 P.S.F.	100 SQ. FT. = +37.4/ - 45.6 P.S.F.

ALL DOORS & WINDOWS TO BE INSTALLED AS PER PRODUCT APPROVAL



REAR ELEVATION

1/4" = 1'-0"

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5
OF ELEVEN

REG.# 8341