Landscape Architectural Construction Documents for:

Veranda Falls Arcadia

A Multifamily Community
Port St. Lucie, Florida

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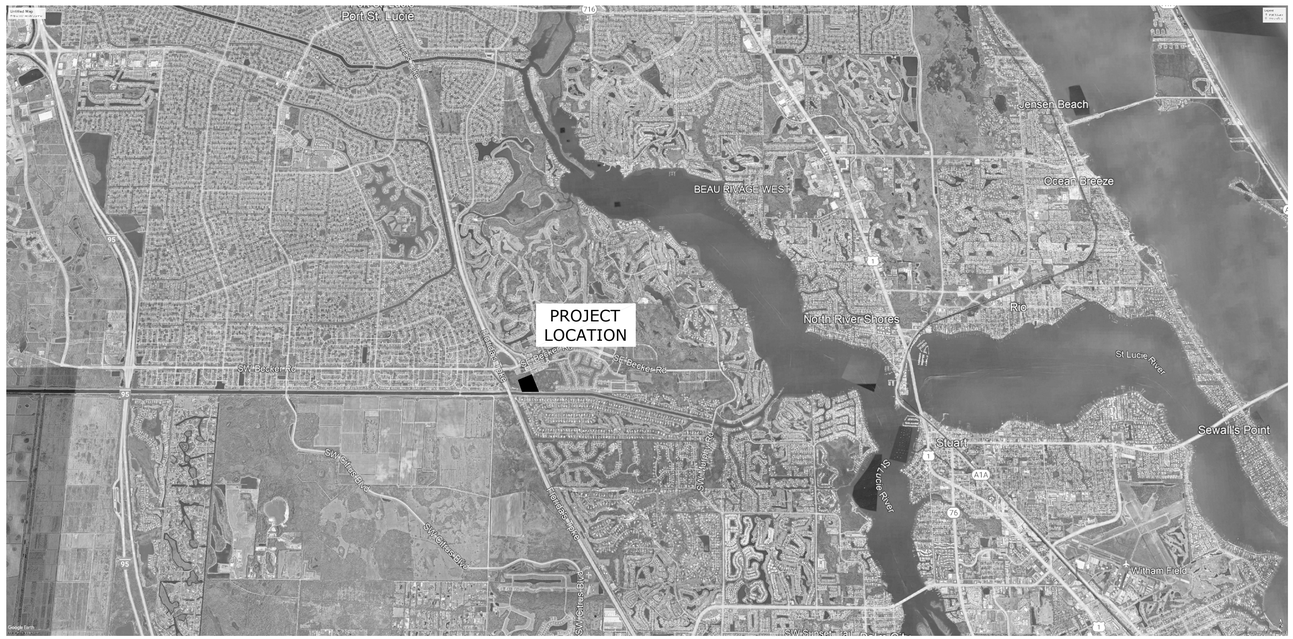
INDEX OF SHEETS

SHEET #	TITLE
GN-01	GENERAL NOTES, ABBREVIATIONS & SYMBOL LEGEND
HP-01 - HP-04	LAYOUT, GRADING AND HARDSCAPE PLANS
HP-05	GRADING PLAN (POOL AREA)
HP-06	HARDSCAPE PLAN (POOL AREA)
HD-00	HARDSCAPOE SCHEDULE
HD-01 - HD-03	HARDSCAPE DETAILS
LA-01 - LA-08	LANDSCAPE PLANS
LA-07	LANDSCAPE PLAN (POOL AREA)
LD-01	LANDSCAPE DETAILS & SCHEDULE
IR-01 - IR-04	IRRIGATION PLANS
ID-01	IRRIGATION DETAILS & SCHEDULE


Port St. Lucie
Jensen Beach
BEAU RIVAGE - WEST
Ocean Breeze
PROJECT LOCATION
North River Shores
St Lucie River
Sewall's Point
Stuart
Witham Field
SW Becker Rd
SW Crosstown Pkwy
SW Cashmere Blvd
SW Discovery Way
SW Tiffany Ave
SW Cortez Blvd
SW Crosstown Pkwy
SW Village Pkwy
SW Discovery Way
SW Tiffany Ave
SW Cortez Blvd
SW Cashmere Blvd
SW Becker Rd
SW Crosstown Pkwy
SW Crosstown Pkwy

GENERAL DEMOLITION NOTES

Prior to commencement of demolition the contractor will coordinate his activities with all the utility companies serving this area. Copies of all dig permits shall be made available to the owner's representative prior to excavating. Contractor to coordinate fully with the utility companies on the exact location of underground utilities prior to excavation.

The contractor, prior to beginning any underground excavation, digging, boring, pile driving, blasting, or planting, must first obtain an excavation permit and the contractor shall comply with Tennessee Statutes regarding notification of existing gas and oil pipeline company owners and shall notify per the notification information listed on the civil engineer's drawings prior to excavation. Evidence of such notice shall be furnished to the owner prior to excavating. The contractor shall coordinate fully with the owner's representative for all excavation permits and notification necessary prior to initiating all work. See project manual and specifications for further information.

Utility lines shall be demolished and removed or left in place as required by the applicable utility company and local requirements. Any conduits that are left in place shall have ends securely capped.

The location of all existing utilities and storm drainage shown on the plans is approximate and reflects the best available information and is given for the convenience of the contractor. The owner or engineer assumes no responsibility for accuracy. Prior to the start of demolition the contractor shall visit the site and determine the location and the existence of all structures and utilities shown or not on the plans, which would need to be removed or abandoned.

The contractor shall verify all dimensions, elevations and utilities. Any discrepancies shall be brought to the immediate attention of the owner's representative.

Temporary construction fence(s) shall be staked for location before construction. A walk-through by the contractor and owner's representative/engineer shall be conducted to confirm the location.

All gates used on temporary construction fencing shall be locked with standard locks and keys provided by the contractor to the owner's representative.

Utility construction may be required in areas outside of the construction fence or work limit line. The contractor shall schedule this work with the owner's before beginning. Open cut, repair and restoration shall be completed in a timely manner.

The contractor shall remove all base and pavement materials and other construction debris from landscape areas and islands and grade these areas in preparation for landscape work.

All excess materials resulting from excavation for construction of the project shall be disposed of by the contractor off-site.

All practical and necessary efforts shall be taken during construction by the contractor to control and prevent erosion and transport of sediment to surface drains.

The contractor shall control fugitive dust originating on the project by watering or other methods as required.

GENERAL SITE FURNISHINGS NOTES

The contractor shall provide the following submittals:

All manufacturer's data including directions or recommendations for installation, methods, procedures and maintenance.

Complete shop drawings for all site furnishings indicating all details of fabrication and installation including sizes, shapes, finishes, colors, thickness, material quality and all other related work applicable to the site furnishings.

Submit color samples for approval.

Deliver all materials with manufacturer's tags and labels intact in clean, dry and protected locations.

Store and handle all site furnishings so as to avoid damage.

All site furnishings shall be provided by the contractor including ordering, shipping, delivery, unpacking, and installing according to manufacturer's specifications and as detailed on the drawings. The contractor shall verify installation procedure with the owner's representative prior to installing.

The contractor shall coordinate with the owner's representative the delivery of all site furnishings and shall be completely responsible for shipping, unpacking, removing packaging, disregarding pallet and packaging materials, and all handling after delivery to place site furnishings in locations designated on the plans.

All site furnishings locations are to be approved by owner's representative prior to being placed on site.

All site furnishings shall be guaranteed by the contractor free of defects, cracks, chips, stains and shall be completely clean and free of damages upon final placement and approval.

ABBREVIATIONS

+/-	PLUS OR MINUS
ACSY	ACCESSORY/ACCESSORIES
AD	AREA DRAIN (IN SOD)
ADB	AREA DRAIN (IN PLANTING BED)
APRV	APPROVED
APPX	APPROXIMATE(LY)
AR	ACCESSIBLE ROUTE
BC	BOTTOM OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BLKG	BLOCKING
BOC	BACK OF CURB
BOT	BOTTOM
BR	BOTTOM OF RAMP (ELEVATION)
BS	BOTTOM STEP (ELEVATION)
BW	BOTTOM OF WALL
C/C	CENTER TO CENTER
C/L	CENTERLINE
CIP	CAST-IN-PLACE (CONCRETE)
CMU	CONCRETE MASONRY UNIT
CO	CLEAR OPENING
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CRS	COURSE
DD	DECK DRAIN
DESC	DESCRIPTION
DI	DRAIN INLET (ELEVATION)
DIA	DIAMETER
DS	DOWNSPOUT
E	EAST
EG	EXISTING GRADE (ELEVATION)
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EQPM	EQUIPMENT
EOP	EDGE OF PAVEMENT
E/W	EACH WAY
EX	EXISTING
EXIST	EXISTING
F/F	FACE TO FACE
FIN	FINISH(ED)
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE (ELEVATION)
FOB	FACE OF BLOCK
FOC	FACE OF COLUMN
FOC	FACE OF CONCRETE
FRMG	FRAMING
FS	FINISHED SURFACE (ELEVATION)
GEN	GENERAL
GC	GENERAL CONTRACTOR
HB	HOSE BIB
HC	HANDICAP
HORT	HORIZONTAL
HP	HIGH POINT (ELEVATION)
INV	INVERT (ELEVATION)
JST	JOIST
LA	LANDSCAPE ARCHITECT
LC	LANDSCAPE CONTRACTOR
LF	LINEAR FEET
LNDG	LANDING
LVL	LEVEL
MAX	MAXIMUM
MFGR	MANUFACRURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
NVL	NATURAL VEGETATION LINE
OC	ON CENTER
OH	OPPOSITE HAND
OH	OVERHANG
PA	PLANTED AREA
PD	PLANTER DRAIN
PL	PLANTER
PC	POOL COPING
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PIP	POURED-IN-PLACE (CONCRETE)
PL	PLANTER
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PT	PRESSURE TREATED
QTY	QUANTITY
R	RADIUS
R	RISER(S)
REINF	REINFORCING
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SD	STRIP DRAIN
SIM	SIMILAR
SOG	SLAB ON GRADE
SPECS	SPECIFICATIONS
SQ, SQR	SQUARE
STD	STANDARD
STL	STEEL
STR	STRAIGHT
SYP	SOUTHERN YELLOW PINE
TAN	TANGENT LENGTH OF CURVE
TBD	TO BE DETERMINED
TC	TOP OF CURB (ELEVATION)
TEMP	TEMPORARY
THK	THICK
TOB	TOP OF BLOCK (CMU)
TC	TOP OF CONCRETE
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TR	TOP OF RAMP (ELEVATION)
TS	TOP STEP (ELEVATION)
TW	TOP OF WALL (ELEVATION)
TYP	TYPICAL
UD	UNDERDRAIN
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WF	WATER FEATURE
WW	WALKWAY
WWF	WELDED WIRE REINFORCING

GENERAL SITE LAYOUT NOTES

Contractor shall fully familiarize himself/herself with the project prior to bidding the work.

See site layout drawings for construction layout geometry of the project's site development elements.
Refer to hardscape plans and details as well as the structural documents for additional layout information.

Contractor shall coordinate and verify all points of beginning and benchmarks for the site with the owner's representative prior to initiating layout of site elements. Any discrepancies shall be immediately brought to the attention of the owner's representative and the Landscape Architect.

Unless noted otherwise, the limits of construction shall be as noted on the drawings.

Contractor shall utilize the geometry indicated on the site layout plans to layout all site elements, pavement and pavement patterns, etc. Bring any discrepancies, inconsistencies or errors to the attention of the owner's representative and Landscape Architect prior to construction.

Wherever possible, the contractor shall coordinate the layout of the pavement and pavement pattern with the location of the drain inlets and other at grade utility elements.

GENERAL SITE HARDSCAPE NOTES

The contractor shall familiarize himself/herself with the project site prior to bidding the work. The contractor shall field verify all existing conditions and location of proposed improvements prior to initiating any construction.

Refer to the site layout drawings for layout geometry information for all site elements.

The contractor shall notify all necessary utility companies at least 48 hours prior to digging for field verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.

All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted. Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately

The contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.

The contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.

The contractor shall coordinate access and staging areas with the owner's representative.

All pavement joints are to be parallel, perpendicular or tangent to adjacent lines unless noted otherwise. Layout curvilinear joints as indicated on the drawings for approval by the owner's representative prior to construction.

All pavement shall be staked in the field using dimensions and layout geometry indicated on the site layout plans or as instructed and approved by the owner's representative prior to construction. Alignment may be adjusted to accommodate existing drain inlets, manholes, or other site elements.

The contractor shall provide sample pours of all paving for approval by the owner's representative prior to construction in conformance with the specifications.

The contractor shall submit samples of all joint sealants and colors for approval by the owner's representative prior to installation.

The contractor shall maintain all existing erosion and sedimentation control measures (silt fence, orange geo fence and/or other measures) during construction. Provide additional measures as necessary to minimize adverse impacts to the (lake, guest areas, existing parking lots, etc.) according to all applicable federal/state law and local codes.

See hardscape details for concrete expansion joints and control joints. Control and expansion joint module width may vary to achieve the layout depicted on the plans. The contractor shall field measure and identify modular widths that achieve the intent of the layout shown on the plan. Contractor shall submit to the owner's representative a redlined plan showing any required changes in joint layout prior to placement. Expansion joints shall be provided as shown on the plans and at all interfaces.

See site grading plans and civil engineering drawings for pavement elevations. Match grades with existing conditions. Verify that the pavement surfaces between existing and new are flush and do not create a tripping hazard.

The contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the owner's representative.

The contractor shall be responsible for coordinating the location of all drain inlets, catch basins, yard drains and manholes indicated on the plans under previous construction packages. Where possible, drain inlets in pavement shall be located at the intersection of pavement joints or in the center of a pavement field defined by the pavement joint pattern indicated on the drawings.

All pedestrian walkways shall be five feet wide unless noted otherwise.

All raduised returns at pedestrian walkways shall be 2' (24") unless noted otherwise.

GENERAL GRADING NOTES

The contractor shall familiarize himself/herself with the project prior to bidding the work.

All landscape islands on parking areas shall be crowned 6" above the top of the curb unless noted otherwise on the plan(s).

Numerous underground utilities, conduit, sleeves, drainage pipes, etc., have been previously installed or scheduled for future installation by others. Contractor shall coordinate and work closely with other contractors, trades, and the owner's representative to avoid damage to these underground and at grade elements. Any damages shall be reported immediately to the owner's representative.

Finished grade in planting bed areas shall be 2" to 3" below the finished elevations shown for all hardscape surfaces (see details for varying conditions).

All utilities, sleeves, manholes, outfall structures, swales, and other structures or topographical features shall be field staked and verified prior to construction. Notify the owner's representative of any existing utility which needs to be raised to match finished grades shown in the drawings.

All required fill shall be clean, well draining soil. Fill shall be clean and free of all material harmful to plant growth and deleterious material such as rocks (larger than 2" dia.), compacted clay, roadbed or surfacing material, muck, roots, branches, etc.

Contours for berming shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions and surface irregularities. All berms shall have a maximum side slope of four feet (4') horizontal to one foot (1') vertical (ie, 4 to 1), unless otherwise noted.

Maximum sidewalk slope shall be 8% (12' to 1') and meet all accessibility requirements. Minimum sidewalk slope shall be 1%. Maximum sidewalk cross slope shall be 2% pitched toward drainage structures.

All pavement and landscape areas of the project shall positively drain to drainage structures indicated on the site grading and civil engineering plans.

The contractor shall be responsible for all erosion protection and slope stabilization by owner-approved means.

Contractor shall furnish and install all necessary fences, barricades, and sediment control devices as well as maintain and repair any damage which may impede their effectiveness and as directed by the owner's representative.

Any limits of work abutting jurisdictional boundaries or existing water bodies shall be verified in the field and approved by the owner's representative.

SYMBOL LEGEND

- X / XX-XX — DTL# / SHT# — DETAIL REFERENCE
- ACCESSIBLE ROUTE
- RETAINING WALL BY OTHERS
- RETAINING WALL
- MATCHLINE
- LIMIT OF CONSTRUCTION
- PROPERTY LNE
- DECORATIVE FENCE WITH GATE
- CHAINLINK FENCE
- TYP. STAIR W/HANDRAILS
- TYP. RAMP W/HANDRAILS
- TYP. IN-LINE CURB RAMP
- H-XX — HARDSCAPE MATERIAL ID (SEE HARDSCAPE SCHEDULE)
- SF-X — SITE FURNISHING ID (SEE HARDSCAPE SCHEDULE)
- LL-X — LANDSCAPE LIGHT FIXTURE ID (SEE HARDSCAPE SCHEDULE)
- F-X — FENCE ID (SEE HARDSCAPE SCHEDULE)
- DRAINAGE INLET (SEE HD-01)
- SURFACE DRAINAGE FLOW
- STORMWATER DRAIN PIPE SEE CIVIL PLANS FOR SIZE
- UD — UD — UNDERDRAIN (SEE HD-01)
- STRIP DRAIN (SEE HD-01)
- ELEVATION BREAK LINE
- 824 — PROPOSED CONTOURS
- 824 — EXISTING CONTOURS
- 818.3 — PROPOSED SPOT ELEVATION
- GEOMETRY CONTROL POINT
- N 16109.261 / E 4241.656 — GEOMETRY COORDINATE
- X 125.25 / Y 60.33 — GEOMETRY COORDINATE
- X / # — TYPE / QTY — LANDSCAPE TAG

LIBRA design group

P.O. Box 547368, Orlando, FL 32854-7368
Tel (407) 649-1828 Fax (407) 479-3279
Landscape Architecture & Planning
www.libradesigngroup.com

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OWNER

THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
2023.08.21	OWNER REVIEW

Veranda Falls - Arcadia
PORT ST LUCIE, FL

STATE OF FLORIDA — BRIAN F. DAVIS — REGISTERED LANDSCAPE ARCHITECT — LA0000935

Brian F. Davis LA0000935

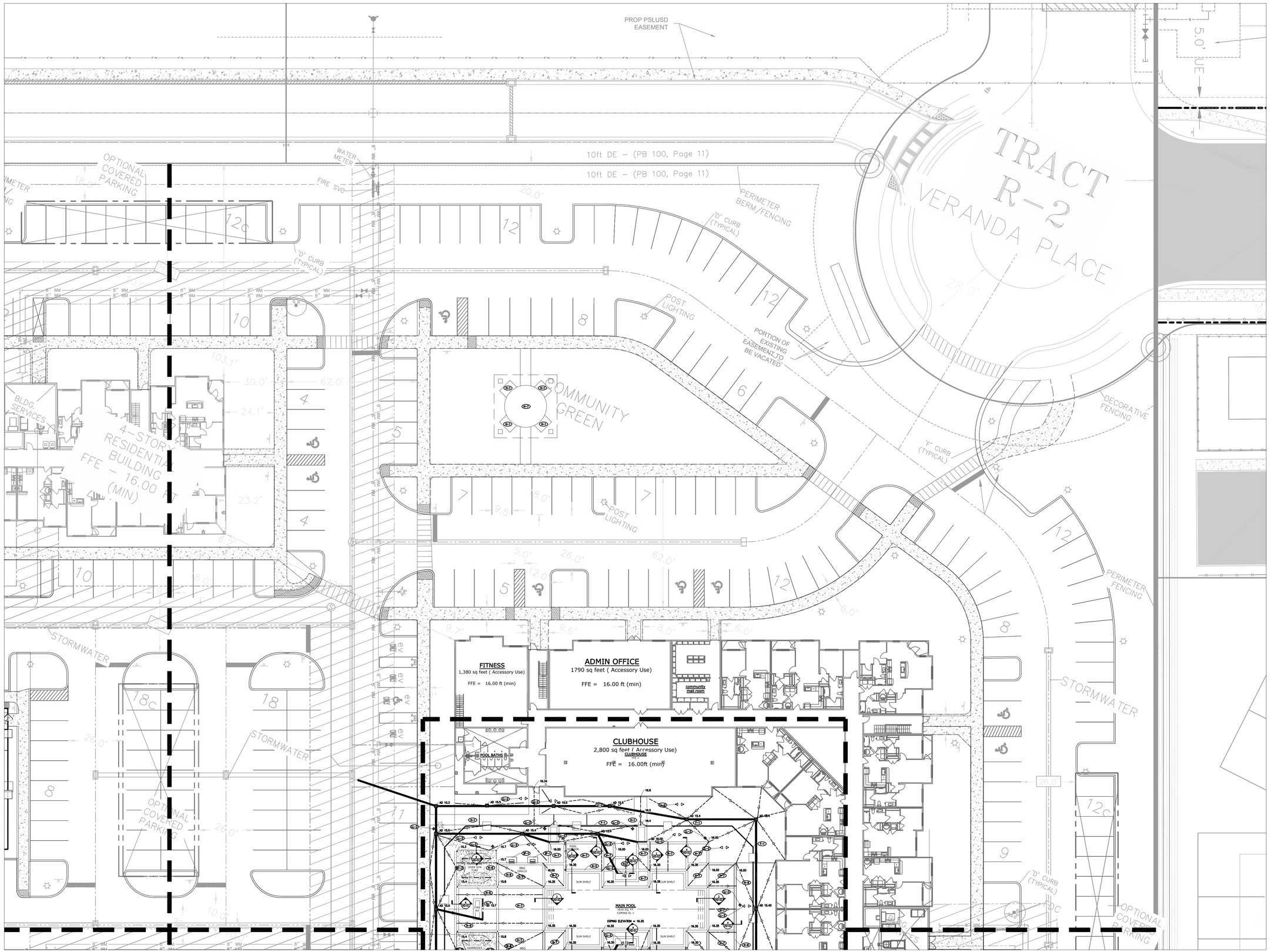
KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BFD
DRAWN BY:	
CHECKED BY:	BFD
PROJECT APPROVAL:	

TITLE

GENERAL NOTES & ABBREVIATIONS

GN-01



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Brian F. Davis LA0000935

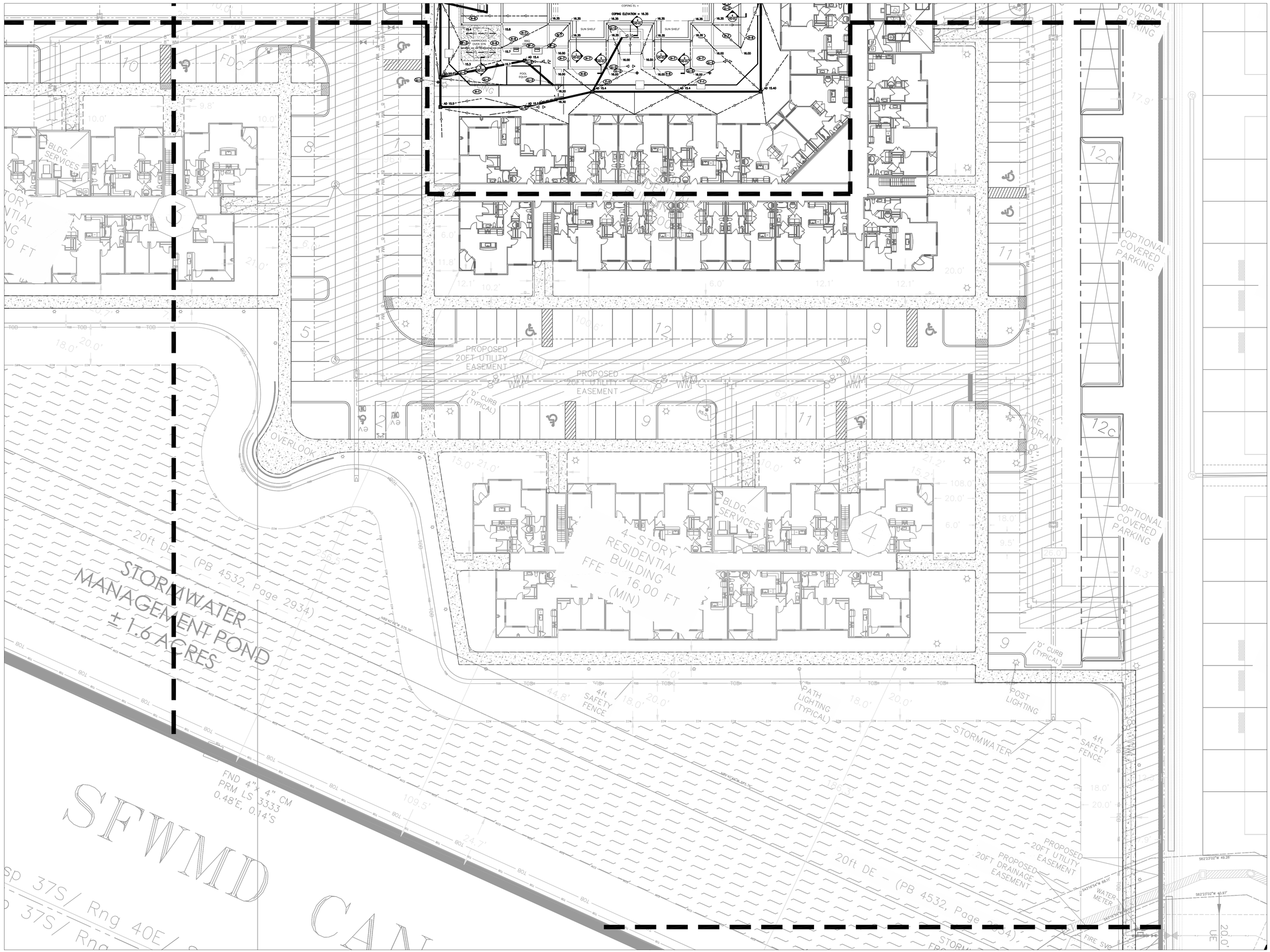
KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BD
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

HARDSCAPE SHEET PLAN

HP-01



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Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	22122
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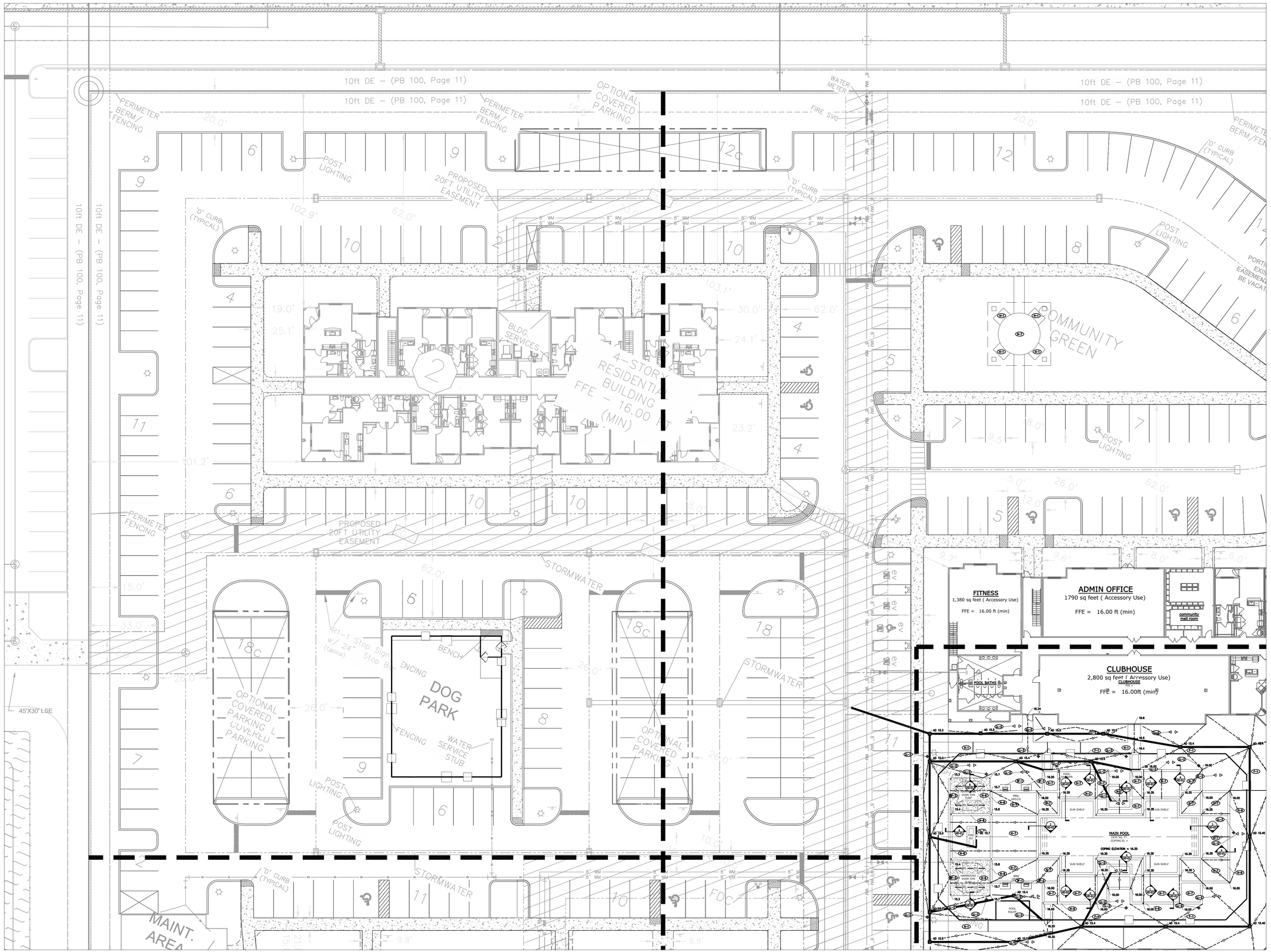
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

HARDSCAPE SHEET PLAN

HP-02



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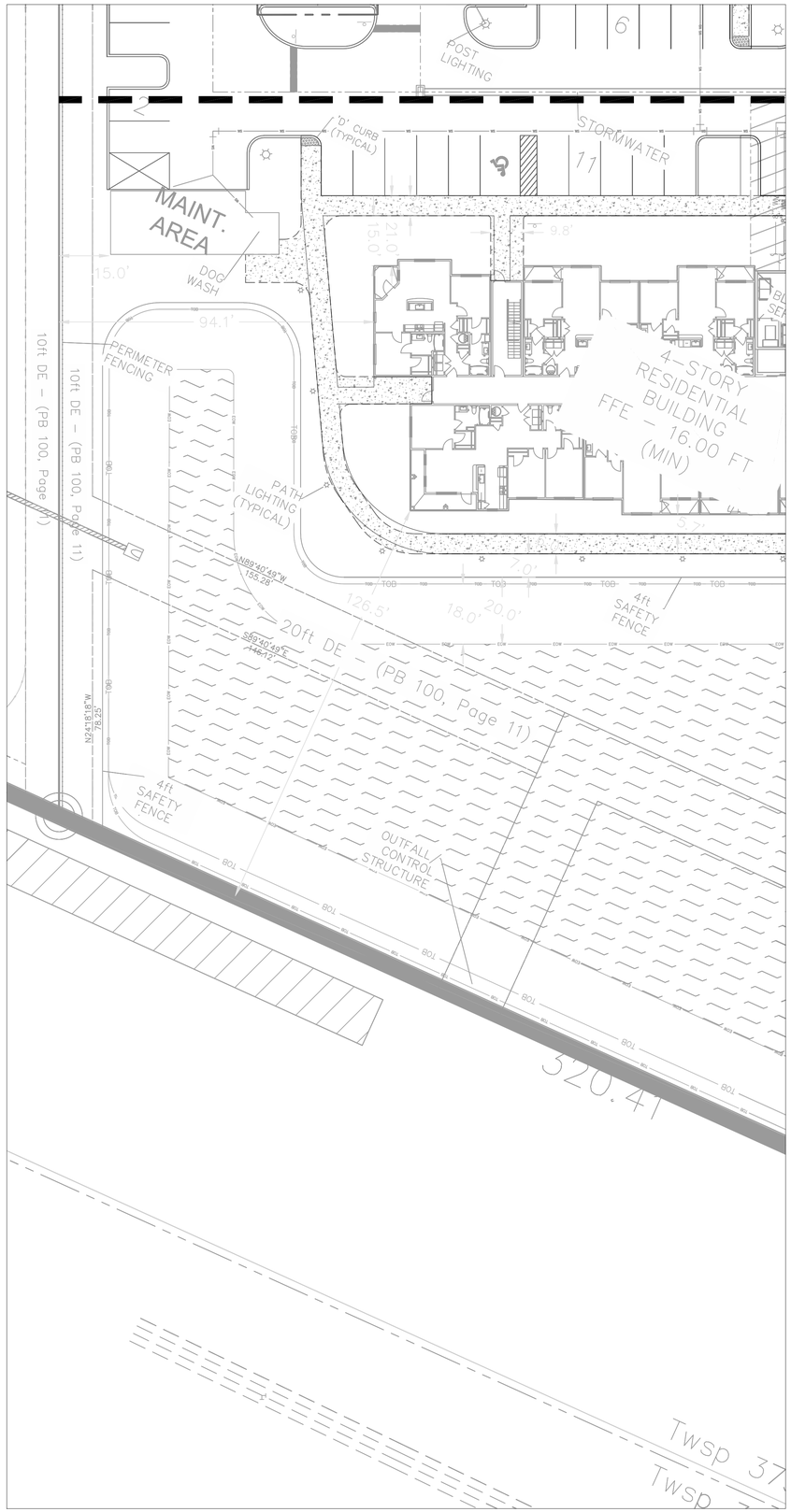
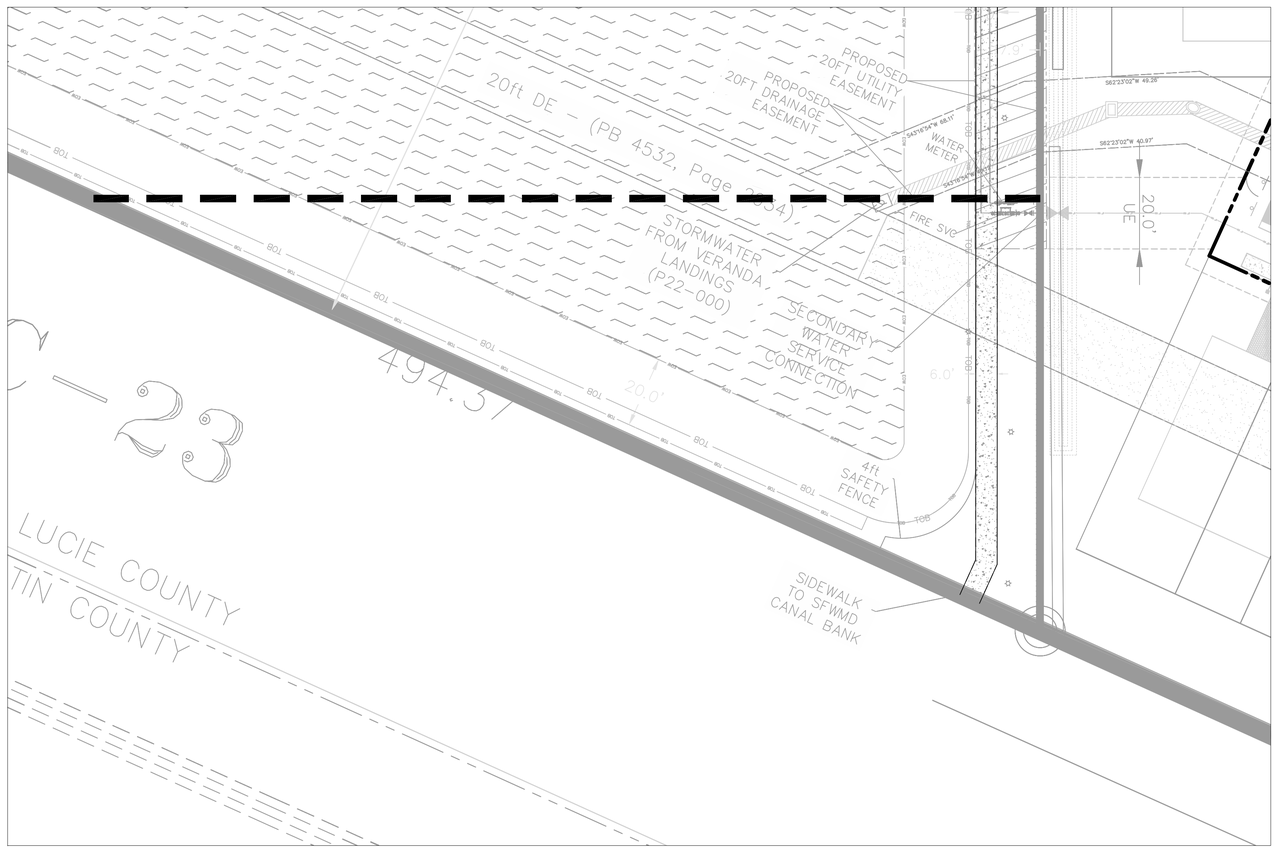
PROJECT APPROVAL:	

TITLE

HARDSCAPE SHEET PLAN

HP-03





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Brian F. Davis LA0000935

KEY PLAN

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DESIGNED BY:	BD
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

HARDSCAPE SHEET PLAN

HP-04

1,380 sq feet (Accessory Use)

FFE = 16.00 ft (min)

1790 sq feet (Accessory Use)

FFE = 16.00 ft (min)

community mail room

POOL BATHS

CLUBHOUSE

2,800 sq feet (Accessory Use)

CLUBHOUSE

FFE =

FFE = 16.00ft (min)

POOL SHOWER

HAMMOCKS OVER SYN TURF

BBQ GRILLS

SUN SHELF

SUN SHELF

MAIN POOL

1830 SQ. FT.

COPING EL =

FIRE PIT

HAMMOCKS OVER SYN TURF

BBQ GRILLS

SUN SHELF

SUN SHELF

POOL EQUIP

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STATE OF FLORIDA · BRIAN F. DAVIS · LA0000935 · REGISTERED LANDSCAPE ARCHITECT

Brian F. Davis LA0000935

KEY PLAN

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CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

POOL HARDSCAPE PLAN

HP-05

1,380 sq feet (Accessory Use)

FFE = 16.00 ft (min)

1790 sq feet (Accessory Use)

FFE = 16.00 ft (min)

community mail room

POOL BATHS

CLUBHOUSE

2,800 sq feet (Accessory Use)

CLUBHOUSE
FFE =

FFE = 16.00ft (min)

MAIN POOL
1830 SQ. FT.
COPING EL =

COPING ELEVATION = 16.35

HAMMOCKS OVER SYN TURF

BBQ GRILLS

POOL SHOWER

SUN SHELF

FIRE PIT

POOL EQUIP.

SD

AD 15.0 AD 15.3 AD 15.4 AD 15.5 AD 15.40

16.00 16.20 16.30 16.34 16.35

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Veranda Falls - Arcadia
PORT ST LUCIE, FL

STATE OF FLORIDA · BRIAN F. DAVIS · REGISTERED LANDSCAPE ARCHITECT · LA0000935

Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BD
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

POOL GRADING PLAN

HP-05

CALL OUT	DESCRIPTION	MANUFACTURER	SPECIFICATION
H-0	FUTURE, EXISTING OR WORK BY OTHERS (NOT IN CONTRACT)	N/A	N/A
H-1	CONCRETE SIDEWALK	N/A	FINISH: BROOM, PICTURE FRAME COLOR: GREY SEE: 1/HD-02
H-2	POOL COPING	ARTISTIC PAVERS	BULL NOSE COLLECTION REGULAR BULLNOSE SIZE: 12" X 24" THICKNESS: 1 5/8" COLOR: IVORY
H-3	POOL TILE	FUJIWA	SERIES: JOYA SIZE: 6" X 6" COLOR: ALBI 602 FINISH: SEMI-GLOSSY, SLIGHTLY TEXTURED, INTENTIONAL VARIATION FROM TILE TO TILE
H-4	POOL FINISH	DIAMOND BRITE	DIAMOND BRITE EXPOSED AGGREGATE POOL FINISH COLOR: SUPER BLUE
H-5	POOL STEP TILE	N/A	STEP TILE ON TOP STEP TILE ON FACE SKID RESISTANCE BULLNOSE CERAMIC TILE BLACK
H-6	SYNTHETIC TURF	SYNTHETIC TURF INTERNATIONAL	SOFTLAWN PET PREMIUM SEE 11/HD-02
H-7	PAVER FIELD	ARTISTIC PAVERS	STEPLOCK SERIES PLANKLOCK SIZE: 4" X 8" THICKNESS: 1 5/8" COLOR: SILVER SAM 50%, IVORY 50% RUNNING BOND RANDOM
H-8	PAVER BAND	ARTISTIC PAVERS	STEPLOCK SERIES SHELLOCK SIZE: 12" X 24" THICKNESS: 1 5/8" COLOR: IVORY PATTERN: RUNNING BOND
H-9	PERMEABLE VEHICULAR PAVERS	TREMRON PAVERS	PERMEABLE PAVERS SIZE: 4" X 8" THICKNESS: 3 1/8" COLOR: GRANITE PATTERN: HERRINGBONE
H-10	VEHICULAR PAVERS	TREMRON PAVERS	PARK PLAZA SIZE: 12" X 24" THICKNESS: 4" COLOR: GLACIER PATTERN: HERRINGBONE 45 DEGREE
H-11	VEHICULAR PAVERS ROUNDABOUT	TREMRON PAVERS	TUSCANY PAVERS SIZE: 4" X 4" THICKNESS: 4" COLOR: GLACIER
H-12	VEHICULAR PAVERS BAND	TREMRON PAVERS	PARK PLAZA SIZE: 12" X 24" THICKNESS: 4" COLOR: CHARCOAL
H-13	VEHICULAR CONCRETE BAND	N/A	SEE CIVIL ENGINEERING DRAWINGS FOR DETAIL AND STRUCTURAL

CALL OUT	DESCRIPTION	MANUFACTURER	SPECIFICATION
SF-1	OUTDOOR GAS GRILL	PSG	PGS T-SERIES GRILLD MODEL: T40NG FUEL: LIQUID PROPANE BASE: AMPB LED OPTION BUILT IN PGS FUELSTOP 60 MINUTE TIMER
SF-2	POOL SHOWER ACCESIBLE	OUTDOOR SHOWER CO, LLC	MODEL: PS-900-ADA SEE: 10/HD-01 .5" ACCESSORIES & WATER SUPPLY CONNECTION
SF-3	HAMMOCK	TUUCI	AIR LOUNGE HAMMOCK MATERIAL: CREST ASH 4662-0000 GRADE: MARINE C
SF-4	FIRE PIT	FLAME CREATION	60" Camden Concrete Fire Pit IGNITION: ELECTRONIC IGNITION FINISH: URBAN SLATE FUEL TYPE: LIQUID PROPAINE GAS (175,000 btu's) KEY VALVE: YES COVER: PREMUIM ACRYLIC
SF-5	ADA OUTDOOR GAS GRILL	LYNX GRILLS	30" SEDONA IGNITION: ELECTRONIC IGNITION FUEL TYPE: LIQUID PROPANE
SF-6	POOL CABANA	RESORT CABANA	CANCUN CABANA ENGINEERED SIZE: 10' X 10' Smoke 4615-0000 TEVELVISION MOUNTING PANEL POLYESTER POWDER COAT PAINTED FRAME: BLACK 10' UPRIGHT LEG CLEARANCE INSTALLATION SERVICES
SF-7	ICON SHELTERS	CRAFTSMAN SERIES	BUILDING TYPE: CC34M-P4 SHAPE: OCTAGON BUILDING SIZE: 32' COLOR: BLACK BASE CONNECTION: SURFACE MOUNT WITH COVERS
SF-8	POND FOUNTAINS	CASCADE FOUNTAINS	PISCES 1500 15 HP 230 VOLT THREE PHASE 208 OR 460V (3) PHASE
SF-9	BENCH	LANDSCAPE FORMS	AUSTIN BENCHED MOUNT: FREESTANDING MOUNT BACKED: ALUMINUM BOARDS OPTIONS: END ARMS COLOR: STEEL
SF-10	DOG FOUNTAIN	DOG ON IT PARKS	BARRIER FREE FOUNTAIN WITH PET BOWL OPTIONS: FREEZE RESISTANT VALVES; LEASH HOOK; HOSE BIB ITEM#: 7211 COLOR: GREEN .5" SUPPLY LINE MINIMUM 1.25" WASTE LINE
SF-11	SMALL DOG PLAY	DOG ON IT PARKS	SMALL DOG SYSTEM ITEM#: 1007 ADJUSTABLE JUMP BAR, AGILITY WALK, HOUND HURDLES, WALL JUMP (SINGLE), DOUBLE BOW WOW BARREL WITH CUSTOM DOG HOUSE, WAIT TABLE, & FLEXIBLE WEAVE POLES
SF-12	LARGE DOG PLAY	DOG ON IT PARKS	COMPLETE SYSTEM ITEM#: 1015 A-FRAME, DOG WALK RAMP, WAIT TABLE, TEETER TOTTER, AGILITY WALK, HOUND HOOPS, HOUND HURDLES, FLEXIBLE WEAVE POLES, ADJUSTABLE TIRE JUMP, ADJUSTABLE JUMP BAR, WALL JUMP (SINGLE & DOUBLE), AND DOUBLE BOW WOW BARREL WITH CUSTOM DOG HOUSE.

CALL OUT	DESCRIPTION	MANUFACTURER	SPECIFICATION
F-1	POOL FENCE	AMERISTAR FENCE PRODUCTS	STYLE: ECHELON PLUS, MAJESTIC POOL, 3 RAIL MATERIAL: ALUMINUM STYLE: 4'-6' COLOR: BLACK SEE: 4/HD-03
F-2	DOG PARK FENCE ALTERNATE TO CHAIN LINK	AMERISTAR FENCE PRODUCTS	STYLE: ECHELON PLUS PUPPY, MAJESTIC, 3 RAIL MATERIAL: ALUMINUM HEIGHT: 4' COLOR: BLACK SEE: (SIMILAR)
F-3	POND FENCE	BARFIELD FENCE & FABRICATION	HEIGHT: 4' 2" X 6" X 6 GAUGE GALVANIZED POWDER COATED STEEL MESH 2.25" X .125" SQ. ALUM TUBE DIRT. SET IN CONCRETE FOOTER COLOR: BLACK
F-4	X	X	X
F-5	VYNL FENCE	CERTAIN TEED	STYLE: GALVESTON HEIGHT: 6' COLOR: WHITE

CALL OUT	DESCRIPTION	MANUFACTURER	SPECIFICATION	SYMBOL
PE-1	POOL EQUIPMENT	X	**125 AMP ELECTRICAL SERVICE** **4" MIN. POOL WASTE WATER SERVICE (SANITARY OR STORM)** **1" MIN. POTABLE WATER SERVICE** **ENCLOSURE COLOR: BLACK OR GREEN**	
LL-1	SIGN LIGHT	COOPER INDUSTRIES	EON 303 A1 FINISH: BLACK	
LL-2	LANDSCAPE LIGHT	COOPER INDUSTRIES	LUMIERE CAMBRIA 203 FINISH: BLACK	
LL-3	POST TOP LIGHT	COOPER INDUSTRIES	INVUE ARB ARBOR POT TOP MOUNTING HEIGHT: 10; FINISH: BLACK	
LL-4	BOLLARD LIGHT	COOPER INDUSTRIES	INVUE ABB ARBOR BOLLARD FINISH: BLACK	

LIBRA design group

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OWNER

THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
2023.08.21	OWNER REVIEW

Veranda Falls - Arcadia

PORT ST LUCIE, FL

STATE OF FLORIDA · BRIAN F. DAVIS · LA0000935 · REGISTERED LANDSCAPE ARCHITECT

Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BFD
DRAWN BY:	
CHECKED BY:	BFD
PROJECT APPROVAL:	_____

TITLE

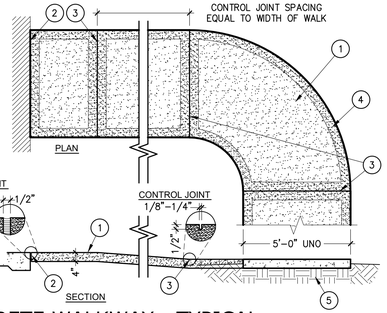
HARDSCAPE SCHEDULE

HD-00

KEY NOTES
1 4" THICK POURED IN PLACE CONCRETE (3000 PSI) – SEE PLANS AND SPECIFICATIONS FOR LOCATION, COLORS AND FINISHES. REINFORCING TO BE DETERMINED BY STRUCTURAL ENGINEER
2 EXPANSION JOINTS – 1/2" WIDE PREFORMED BITUMINOUS FILLER. FILL TOP OF JOINT WITH EPOXY JOINT SEALANT (SAME COLOR AS WALKWAY), LOCATE NO GREATER THAN 30' O.C., AT INTERSECTIONS, MAJOR CHANGES IN PAVEMENT DIRECTION AND AT INTERFACES WITH OTHER STRUCTURES.
3 CONTROL JOINT – LOCATED AT EVEN INCREMENTS (TYPICALLY EQUAL TO THE WIDTH OF THE WALKWAY) BETWEEN EXPANSION JOINTS
4 3" TROWELED EDGE WHEN SPECIFIED (SEE HARDSCAPE SCHEDULE)
5 COMPACTED SUBGRADE

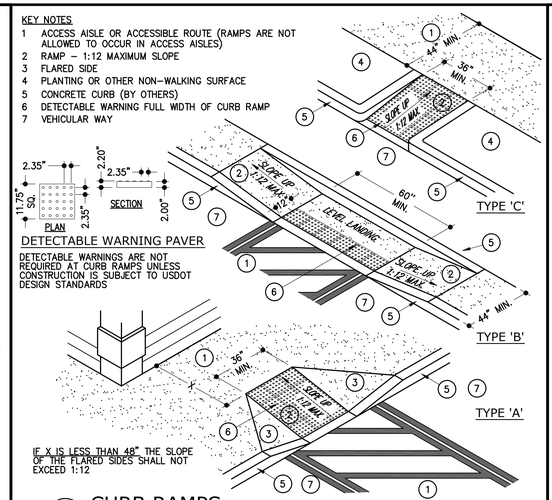
SPECIAL NOTES
MAXIMUM CROSS-SLOPE SHALL NOT EXCEED 1:48

MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 1:20 EXCEPT THAT RAMP SLOPE MAY BE GREATER THE 1:20 BUT SHALL NOT EXCEED 1:12.



1 CONCRETE WALKWAY - TYPICAL
DETAIL SCALE: 3/8"=12"

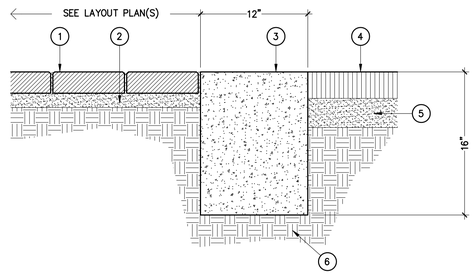
KEY NOTES
1 ACCESS AISLE OR ACCESSIBLE ROUTE (RAMPS ARE NOT ALLOWED TO OCCUR IN ACCESS AISLES)
2 RAMP – 1:12 MAXIMUM SLOPE
3 FLARED SIDE
4 PLANTING OR OTHER NON-WALKING SURFACE
5 CONCRETE CURB (BY OTHERS)
6 DETECTABLE WARNING FULL WIDTH OF CURB RAMP
7 VEHICULAR WAY



DETECTABLE WARNING PAVER
DETECTABLE WARNINGS ARE NOT REQUIRED AT CURB RAMPS UNLESS CONSTRUCTION IS SUBJECT TO USDOT DESIGN STANDARDS

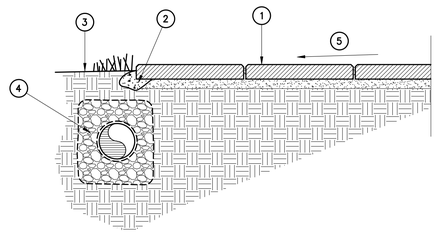
2 CURB RAMPS
DETAIL SCALE: 1/4"=12"

KEY NOTES
1 PAVERS – SEE HARDSCAPE PLAN(S) AND SCHEDULE
2 PAVER BASE (BY OTHERS)
3 CONCRETE BAND BY OTHERS
4 ASPHALT PAVING (BY OTHERS)
5 ROADWAY BASE (BY OTHERS)
6 COMPACTED SUBGRADE (BY OTHERS)



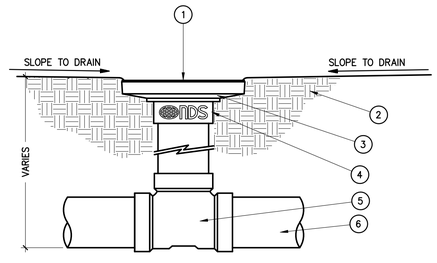
3 PAVERS IN ROADWAY
SECTION SCALE: 1 1/2"=12"

KEY NOTES
1 CONCRETE PAVERS OVER SETTING SAND AND OTHER BASE MATERIAL(S) AS RECOMMENDED BY PAVER MANUFACTURER OVER COMPACTED SUBGRADE – SEE HARDSCAPE PLAN(S)
2 TROWLED CONCRETE EDGE RESTRAINT
3 ADJACENT GRADE – SLOPE TO DRAIN AWAY FROM PAVERS
4 FRENCH DRAIN – REFER TO GRADING AND DRAINAGE PLANS FOR LOCATIONS AND SIZES – SEE DETAIL
5 SLOPE FOR DRAINAGE – SEE PLANS



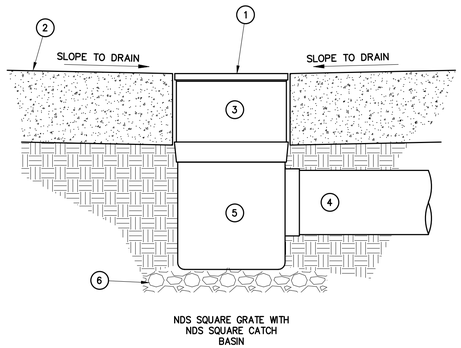
4 PAVERS ON SETTING SAND
SECTION SCALE: 1 1/2"=12"

KEY NOTES
1 NDS POLYETHYLENE GRATE WITH U.V. INHIBITOR
2 BACKFILL WITH COMPACTED SOIL
3 NDS 12" LOW PROFILE ADAPTER
4 NDS UNIVERSAL OUTLET
5 PVC TEE
6 PVC PIPE



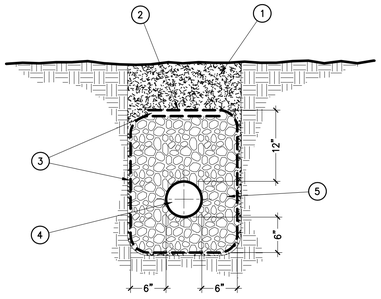
5 AREA DRAIN (AD) IN TURF
DETAIL SCALE: NONE

KEY NOTES
1 NDS SQUARE POLYLEFIN WITH U.V. INHIBITOR / CAST IRON / GALVANIZED STEEL GRATE (MIN 12") OR APPROVED EQUAL
2 ADJACENT HARD SURFACE – REFER TO HARDSCAPE PLAN(S) FOR MATERIAL TYPE(S)
3 SEWER AND DRAIN RISER PIPE
4 SEWER AND DRAIN PIPE
5 NDS 9" SQUARE CATCH BASIN OR APPROVED EQUAL
6 CRUSHED AND COMPACTED STONE



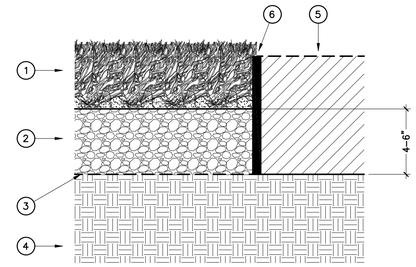
6 DECK DRAIN (DD)
DETAIL SCALE: NONE

KEY NOTES
1 BACKFILL TRENCH WITH PERVIOUS MATERIAL
2 OVERLAP FILTER MATERIAL 18" ACROSS TOP OF AGGREGATE
3 PERIMETER OF AGGREGATE TO BE FULLY WRAPPED WITH NON-DEGRADING FIBEROUS FILTER TYPE MATERIAL
4 UNDERDRAIN PIPE WITH PERFORATIONS DOWN – SEE GRADING PLAN FOR SIZE
5 FILTER AGGREGATE (STONE, SLAG OR CRUSHED GRAVEL WAHSED AND SCREENED TO REMOVE FINES)



7 FRENCH DRAIN
SECTION SCALE: NONE

KEY NOTES
1 SYNBERMUDA 211 GRASS FIBER (BY SYNTURF)
2 COMPACTED (90%) AGGREGATE BASE CLASS II ROAD BASE
3 GEOTEXTILE WEED BARRIER (OPTIONAL)
4 NATURAL DIRT SUBGRADE (COMPACTED)
5 REFER TO HARDSCAPE AND LANDSCAPE PLANS & DETAILS
6 METAL EDGE BAND (GREEN, 14 GA x 6") BY J.D. RUSSELL COMPANY (JDRUSSELLCO.COM) OR APPROVED EQUAL



8 SYNTHETIC TURF OVER AGGREGATE BASE
SECTION SCALE: NONE

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OWNER
THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
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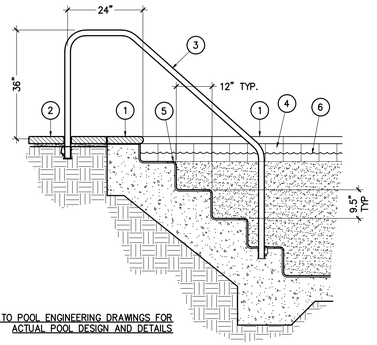
KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BFD
DRAWN BY:	
CHECKED BY:	BFD
PROJECT APPROVAL:	

TITLE
HARDSCAPE DETAILS

HD-01

KEY NOTES
1 POOL COPING – SEE HARDSCAPE PLAN(S)
2 POOL DECK – SEE HARDSCAPE PLAN(S)
3 STAINLESS STEEL TUBE WITH MIRROR FINISH
4 POOL TILE – SEE HARDSCAPE SCHEDULE
5 STEP TILE ON TOP AND FACE (SKID RESISTANT)
6 WATER LEVEL

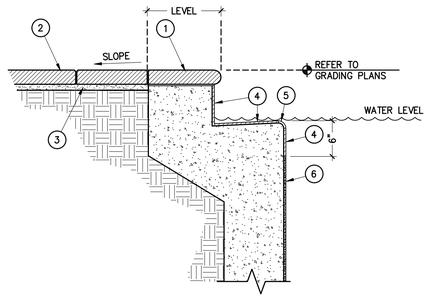


REFER TO POOL ENGINEERING DRAWINGS FOR ACTUAL POOL DESIGN AND DETAILS

1 POOL STAIR
SECTION SCALE: 1/2"=12"

KEY NOTES
1 POOL COPING – REFER TO HARDSCAPE PLAN(S)
2 POOL DECK PAVERS – REFER TO HARDSCAPE PLAN(S)
3 SETTING SAND AND OTHER BASE MATERIAL(S) AS RECOMMENDED BY PAVER MANUFACTURER OVER COMPACTED SUBGRADE
4 POOL TILE – REFER TO HARDSCAPE SCHEDULE
5 BULLNOSE – CERAMIC POOL TILE
6 POOL SURFACE – DIAMOND BRIGHT

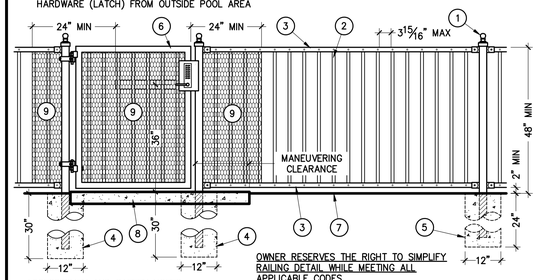
REFER TO POOL ENGINEERING DRAWINGS FOR ACTUAL POOL DESIGN, DETAILS AND STRUCTURAL INFORMATION



2 POOL COPING
SECTION SCALE: 1"=12"

KEY NOTES:
1 3" SQUARE POST WITH BALL FINIAL (TYP)
2 1" SQUARE PICKET
3 1 1/2"x1 1/2" RAIL
4 GATE POST FOOTING (CONCRETE)
5 LINE POST FOOTING (CONCRETE)
6 42"W GATE (MIN 48" HIGH W/PANIC BAR ON POOL SIDE AND COMBINATION LOCK ON OUTSIDE)
7 FINISHED GRADE
8 CONCRETE WALKWAY
9 EXPANDED METAL LATH TO PREVENT ACCESS TO PANIC HARDWARE (LATCH) FROM OUTSIDE POOL AREA

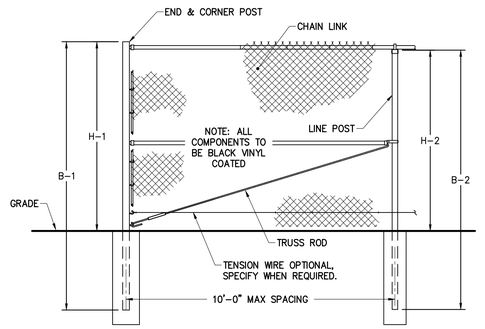
ORNAMENTAL STEEL FENCE FROM BOUNDARY FENCE & RAILING SYSTEMS INC. IN "ROYAL" STYLE OR EQUAL (PH.# (800)628-8928). COLOR TO BE DETERMINED. ALUMINUM RAILING MAY BE USED IF CONCENTRATED LOCAL REQUIREMENT OF 200 LBS APPLIED IN ANY DIRECTION IS MET.



OWNER RESERVES THE RIGHT TO SIMPLIFY RAILING DETAIL WHILE MEETING ALL APPLICABLE CODES

ACCESSIBILITY AND SAFETY NOTES:
ALL POOL AREA ACCESS GATES SHALL:
- OPEN OUTWARD (AWAY FROM THE POOL AREA);
- BE SELF-CLOSING AND SELF-LATCHING (LATCH SHALL BE ON THE POOL SIDE OF THE GATE A MIN OF 48" ABOVE GRADE TO ACTUATOR AND NOT REQUIRE GRASPING OR PINCHING TO OPERATE);
- BE SO SITUATED AS TO PROVIDE MANEUVERING CLEARANCE OF 18" MIN ON THE PULL SIDE AND 12" MIN ON THE PUSH SIDE.

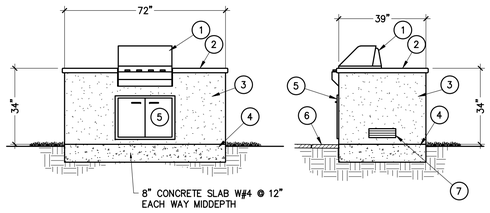
3 FENCE (F-1)
ELEVATION SCALE: 1/2"=12"



FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
5'-0" [1524MM]	8'-0" [2438MM]	5'-0 5/8" [1540MM]	7'-8" [2337MM]	4'-8 7/8" [1445MM]
~~6'-0" [1829MM]~~	~~9' 0" [2743MM]~~	~~6' 0 5/8" [1845MM]~~	~~8' 8" [2642MM]~~	~~5' 8 7/8" [1749MM]~~
~~7'-0" [2134MM]~~	~~10' 0" [3048MM]~~	~~7' 0 5/8" [2150MM]~~	~~9' 8" [2946MM]~~	~~6' 8 7/8" [2054MM]~~
~~8'-0" [2438MM]~~	~~11' 0" [3353MM]~~	~~8' 0 5/8" [2454MM]~~	~~10' 8" [3251MM]~~	~~7' 8 7/8" [2359MM]~~

4 FENCE (F-2)
DETAIL SCALE: NONE

KEY NOTES
1 GAS GRILL – SEE HARDSCAPE PLAN AND SCHEDULE
2 GRANITE COUNTERTOP – COLOR TO BE SELECTED BY LA
3 GRILLE ENCLOSURE WITH TWO COAT, 7/8" STUCCO PRIMED AND PAINTED
4 CONCRETE PAD BY BBQ VENDOR (MIN AS INDICATED)
5 ACCESS DOORS – SEE HARDSCAPE SCHEDULE
6 ADJACENT SURFACE – SEE HARDSCAPE PLAN(S)
7 CROSS-VENTILATION AT BACK AND SIDES PER GRILL MANUFACTURER'S RECOMMENDATIONS



FRONT ELEVATION SIDE ELEVATION

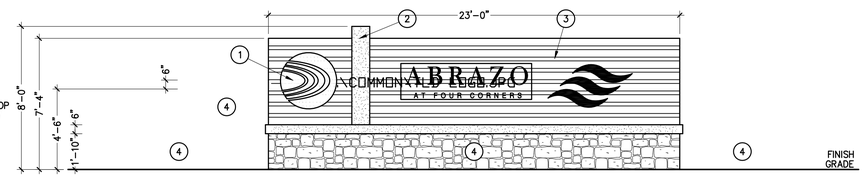
NOTE:
– STUCCO FINISH AND COLOR TO MATCH CLUBHOUSE
– BBQ GRILL VENDOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION

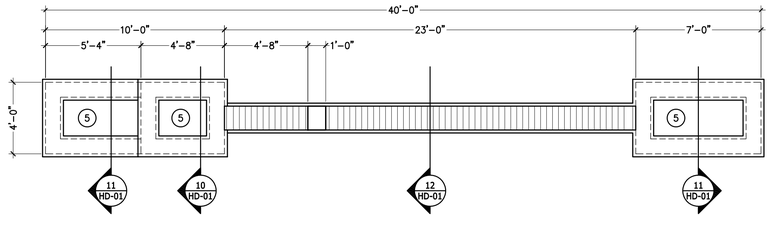
5 BBQ GRILL
ELEVATIONS SCALE: NONE

KEY NOTES
1 TLD LOGO
2 PRECAST
3 WOOD SLATS
4 NATURAL STONE w/PRECAST CAP
5 PLANTER

NOTE: STONE TO MATCH ARCHITECT'S

SIGN CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION

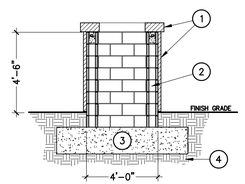




9 PROJECT SIGN
ELEVATIONS SCALE: NONE

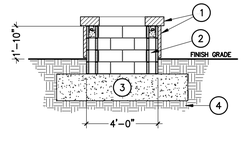
KEY NOTES
1 NATURAL STONE w/PRECAST CAP
2 8x8x16 CMU
3 STEEL REINFORCED CONCRETE FOOTING – SEE STRUCTURAL
4 COMPACTED SUBGRADE

NOTE: STONE TO MATCH ARCHITECT'S



KEY NOTES
1 TLD LOGO
2 PRECAST
3 WOOD SLATS
4 NATURAL STONE w/PRECAST CAP
5 PLANTER

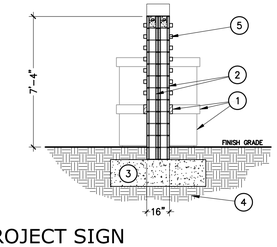
NOTE: STONE TO MATCH ARCHITECT'S



10 PROJECT SIGN
SECTION SCALE: NONE

KEY NOTES
1 NATURAL STONE w/PRECAST CAP
2 8x8x16 CMU
3 STEEL REINFORCED CONCRETE FOOTING – SEE STRUCTURAL
4 COMPACTED SUBGRADE
5 WOOD SLATS

NOTE: STONE TO MATCH ARCHITECT'S



11 PROJECT SIGN
SECTION SCALE: NONE

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OWNER
THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
2023.08.21	OWNER REVIEW

Veranda Falls - Arcadia
PORT ST LUCIE, FL

STATE OF FLORIDA · BRIAN F. DAVIS · REGISTERED LANDSCAPE ARCHITECT · LA0000935

Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BFD
DRAWN BY:	
CHECKED BY:	BFD
PROJECT APPROVAL:	

TITLE
HARDSCAPE DETAILS

HD-02

TREE ORDINANCE AND LANDSCAPE REQUIREMENTS CHECKLIST

Sec. 154.04. - Landscape material standards.
The following shall be considered minimum standards for all landscape materials:

(A)Plant Materials. Plant material used in conformance with the provisions of this chapter shall conform to the most recent standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", State of Florida, Department of Agriculture, or equal thereto. Trees and plants used in a required landscape design shall be cold-tolerant, drought-tolerant, or appropriate for the environmental setting in which they are to be planted. The "Waterwise South Florida Landscapes" plant guide, published by the South Florida Water Management District, as amended, should be used to determine appropriate vegetation. Plant materials which are known to be intolerant of paving environments or temperature below 32° F or 0° C, or whose physical characteristics may be injurious to the public or which produce a quantity and/or quality of debris so as to present maintenance difficulties shall not be specified for use under this chapter.
(B)Florida Friendly or Xeriscape plant materials. Florida Friendly or Xeriscape landscaping means a type of quality landscaping that conserves water and protects the environment by using site appropriate plants, an efficient watering system, proper planning and design, soil analysis, practical use of turf, the use of mulches, and proper maintenance. The intent is to establish and maintain a healthy landscape by matching the right plants with existing site conditions to minimize the use of additional resources, such as water, fertilizer, and pesticides. A Florida Friendly or Xeriscape plan may be approved by the site plan review committee when the applicant can assure the health and survivability of all landscaping plant materials. Plant materials shall be approved native and suitable non-native trees, shrubs, and ground covers that require minimal maintenance when planted under appropriate conditions. Appendix D: City of Port St. Lucie Suggested Tree List and the South Florida Water Management District "Waterwise South Florida Landscapes" plant guide shall be used as a guide for choosing plant materials.

(C)Trees.

1.Trees shall be a species having an average mature spread of crown greater than 20 feet. Trees shall have a trunk that is maintained in a clean condition with over five feet of clear wood (no branches).

2.Tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum five (5) foot crown spread. At planting, the trees shall have a caliper of at least 2.5 inches. Palm trees shall have a minimum clear trunk height of ten (10) feet except for Canary Island Date Palm, Edible Date Palm, and Bismark Palm. Canary Island Date Palm, Edible Date Palm, and Bismark Palm shall have a minimum clear trunk height of six (6) feet. For the requirements of Section 154.03(C)(2) "Landscaping around Building Façade", the minimum height may be reduced to eight (8) feet. Required trees may be selected from Appendix C: City of Port St. Lucie Suggested Tree List located at the end of this chapter and/or the "Waterwise South Florida Landscapes" plant guide, published by the South Florida Water Management District provided the trees are of the appropriate USDA plant hardiness zone and ecological setting. Additional tree species may be considered based upon certification from a Florida registered landscape architect as to appropriate USDA plant hardiness zone and ecological setting. Smaller trees having an average mature spread of crown less than 20 feet may be arranged in groupings or clumps of two (2) or more so as to create the equivalent of a 20-foot crown spread; however, the grouping or groupings shall count as one (1) tree. Substitutions do not apply to certain portions of this chapter which identify specific planting requirements. The requirement for smaller trees to be planted in clumps of two or more so as to create the equivalent of a 20-foot crown spread does not apply to building façade landscaping or landscaping below overhead power lines.

3.No species designated as Category 1 on the Exotic Plant Pest Council's most recent list of "Florida's Most Invasive Species," shall be used to meet the requirements of this section.

4.No more than twenty-five (25) percent of required trees shall be palm trees. The building façade landscape strip is exempt from this requirement.

5.At least fifty (50) percent of all required trees shall be native species.

6.At least twenty (20) percent of the required trees shall be flowering trees.

7.At least seventy-five (75) percent of the trees located within landscape islands shall be evergreen shade trees.

8.When more than ten (10) trees are required to be planted to meet the requirements of this Code, a mix of species shall be provided. The minimum number of species to be planted is indicated in the following table. When a mix of species is required, no single species shall exceed a 2 to 1 ratio relative to all other individual species.
Required Tree Species Mix

Number of Trees Required	Minimum Number of Species
11—20	2
21—30	3
31—40	4
41+	5

9.Trees of species whose roots are known to cause damage to public roadways, utilities, sidewalks, or other public works shall not be planted closer than 10 feet to those public works.
10.In those instances where a tree(s) is planted closer than five (5) feet from a sidewalk, or structure, a root barrier(s) shall be installed. Root barriers for trees shall be installed along the edge of structure, paving, or curb. The root barrier shall be a minimum of twenty-four (24) inches deep, but depending on the size, location, and species of tree to be planted, a larger barrier may be required. The root barrier shall be installed with twenty (20) linear feet, centered from the trunk, for large trees and fifteen (15) linear feet for smaller trees. All root barriers shall be linear.

(D)Shrubs and Hedges. Shrubs shall be a minimum of two feet in height when measured immediately after planting. When used for screening purposes they shall be spaced a maximum of twenty-four inches on center and shall be maintained so as to form a continuous, unbroken, solid screen within a maximum of one year after time of planting. If wider growing plants are used, spacing may be increased, but should provide a full appearance with adjacent plants touching each other. Required shrubs shall be selected from the "Waterwise South Florida Landscapes" plant guide, published by the South Florida Water Management District. Additional species may be considered based upon certification from a Florida registered landscape architect as to appropriate USDA plant hardiness zone and ecological setting. Saw Palmetto can have a minimum size of 12 inches and be spaced a maximum of thirty-six inches on center. At least twenty-five (25) percent of all shrubs shall be native species.

(E)Ground Cover. Ground covers, other than grass, shall be planted in such a manner as to present a finished appearance and a reasonably complete coverage within four months after planting. Ten (10) percent of the groundcover shall be flowering groundcover. Groundcover shall be selected from the "Waterwise South Florida Landscapes" plant guide, published by the South Florida Water Management District. Additional species may be considered based upon certification from a Florida registered landscape architect as to appropriate USDA plant hardiness zone and ecological setting.

(F)Lawn Grass. Grass areas shall be planted in species normally grown as permanent lawns in the county. Limit the use of sod to a maximum of 50 percent of site landscaping.

(G)Vines. Vines shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.

(H)Synthetic Plants. Synthetic or artificial material in the form of trees, shrubs, ground cover, vines, or artificial turf shall not be used in lieu of plant requirements in this section.
(Ord. No. 15-70, § 1, 9-14-15)

Sec. 154.05. - Installation and maintenance of required landscaping.
The following standards shall apply:

(A)Planting Practices. All landscaping shall be installed according to sound nursery practices in a manner designed to encourage vigorous growth. Soil improvement measures may be required to ensure healthy plant growth. All elements of landscaping shall be installed so as to meet any other applicable ordinances. A plant's or tree's growth characteristics shall be considered before planting to prevent conflicts with utilities, views, or signs. See Section 154.03(I) for landscaping and utilities.

(B)Staking. All balled and burlapped trees and palms shall be staked. Trees and palms shall be staked until the roots have become established for a period typically between 6 months and 1 year or as specified by a landscape architect.

(C)Responsibility. The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times, shall be kept free from refuse, debris, and exotic vegetation. Maintenance shall include, but is not limited to, trimming, replacement of all dead plant material, removal of all invasive and exotic plant material, and removal of refuse and debris. If vegetation which is required to be planted or preserved dies it shall be replaced with equivalent vegetation.

(D)Irrigation. All sodded and planted areas shall be provided with an irrigation system except for Florida Friendly or Xeriscape areas. Florida Friendly or Xeriscape areas must have a readily available water supply to provide temporary irrigation until plantings are established. A Florida Friendly or Xeriscape plan may be approved by the Site Plan Review Committee when the applicant can assure the health and survivability of all landscaping plant materials. See Section 154.03(H) for irrigation requirements.

(E)Nonconformance. If at any time after issuance of a certificate of occupancy the landscaping of a development is found to be in nonconformance, the Planning and Zoning Department shall issue notice to the owner, tenant, and/or agent that action is required to comply with this chapter and the owner, tenant, and/or agent shall have 30 days to restore the landscaping as required. Failure to comply will result in a Code Compliance Board hearing.

(F)Pruning and Topping. Pruning restrictions shall not apply for trees located under power lines. Trees shall be pruned only as necessary to promote healthy growth. Trees shall be allowed to attain their normal size and shall not be severely pruned or "hatracked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist Association's standards.

(G)Vertical Clearance Over a Roadway. Trees that encroach into roadways shall be maintained in accordance with the St. Lucie County Fire District Fire Prevention Code.

(H)Walls and Fences. All walls, fences, and entrance features shall be maintained in working order and shall be free from structural deterioration, sagging, disrepair, or other deterioration or defects so as to present a neat and orderly appearance at all times and shall be kept free from mildew, peeling paint, and graffiti.

(I)Permitted landscaping existing on the effective date of this chapter shall be maintained as originally permitted. However, replacement trees and plants must meet the current requirements of this chapter.

GENERAL LANDSCAPE NOTES

The work consists of the provision of all materials and work as called for on the landscape plans, specifications and as herein specified. This work shall include, but is not limited to, the supplying of all plant materials specified, the furnishing of all labor, equipment, water, electricity, equipment and all materials called for and in performing all operations in connection with the landscape installation. Further, the work shall include maintaining of all plants and planting areas until final acceptance by the owner and fulfilling all guarantee provisions. The landscape contractor shall assign a qualified project manager and field supervisor to work directly with the Landscape Architect and supervise the work at all times through final owner acceptance.

All installation of plant material shall comply with applicable jurisdictional codes. The contractor is responsible for obtaining all permits associated with their work.

All on-site existing conditions including surface and subsurface utilities, grades, dimensions and soil conditions shall be verified by the landscape contractor before construction begins. The landscape contractor shall become familiar with all plans prepared by others that affect the landscape and irrigation work. Any discrepancies shall be brought to the attention of the Landscape Architect.

Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings and existing planting areas to remain including lawn. The contractor is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the contractor's work.

The contractor shall interface with other work being performed by other contractors. It will be necessary for the contractor to coordinate and schedule activities, where necessary, with other contractors and their subcontractors. The landscape contractor shall insure that their work does not impact established or projected drainage patterns.

Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials and make arrangements with the Landscape Architect to review and mutually field tag agreed upon plant materials at least 2 weeks prior to procurement and delivery to the job site. Representative samples of shrubs and groundcover to be provided to the Landscape Architect by the landscape contractor in lieu of field visits.

All plant material shall meet or exceed the requirements for FLORIDA #1 quality in accordance with the grades and standards for nursery plants published by the State of FLORIDA, Department of Agriculture, current edition.

All plant material sizes specified are minimum sizes. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified.

The landscape contractor shall provide any specified b&b trees from a 'Roots Plus' nursery source. Contact the Roots Plus Growers Association at (800) 837-4011 or visit www.rootsplusgrowers.org for the names of member nurseries. All other trees to be container grown or as specified.

All plant material shall be subject to approval at the job site by the Landscape Architect prior to installation. When delivered plant material does not comply with the requirements, the Landscape Architect reserves the right to reject such plants and require the landscape contractor to replace rejected work and continue specified maintenance until reinspected and found to be acceptable. The landscape contractor shall remove rejected plants and materials from the planting site within 48 hours and replace with acceptable materials.

No plant substitutions will be permitted without prior written approval from the Landscape Architect. If specified plant materials are not available, identify the extent and quantity in writing together with a recommended substitution that meets or exceeds the initial requirement.

The landscape contractor shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.

The landscape contractor shall test project soils to verify that the soils on-site are acceptable for proper growth of plant materials and adequate drainage in plant beds and planters. The landscape contractor shall coordinate the location, and procurement of existing on-site soil samples with the Landscape Architect. Representative samples shall be submitted to a certified testing laboratory for analysis. The findings, together with recommendations for amending the soils shall be reviewed and approved by the owner and Landscape Architect prior to delivery and installation of plant materials at the job.

The landscape contractor shall insure adequate vertical drainage in all plant beds and planters. If necessary to insure drainage, vertical drilling through hardpan and compacted fill shall be performed by the contractor.

All planting beds shall be staked in accordance with the plans and approved by the Landscape Architect prior to planting. The landscape contractor shall provide stakes or irrigation flags to locate the edges of all shrub and groundcover plant beds and individual trees and palms. The contractor shall field stake the location of all plant bed outlines and individual trees and obtain the Landscape Architect's approval prior to delivery and installation of the plant material. If existing conditions do not allow the design to be laid out as shown, notify the Landscape Architect immediately.

All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in sod areas, maintain a minimum 3' wide offset to allow for mowers to maneuver.

The plant quantities showed on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and commencement of work.

The landscape contractor shall verify the extent of sod work in the field. The contractor shall be responsible for providing grass sod in the areas shown on the plan in sufficient quantity to provide full coverage. Additional sod required will be adjusted based on a square footage unit price. Areas to be sodded shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.

The contractor shall be responsible for providing plants, spaced as specified in the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. The contractor shall notify the Landscape Architect immediately if such situations arise. Shrub and groundcover spacing is generally indicated on the plant list for all `mass plantings'. Accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.

The landscape contractor shall be responsible for the stability and plumb condition of all installed plant materials and replacing any damaged plant material. With plants of equal kind, size and condition at no additional cost to the owner. No chains or cables shall be used when installing plant materials. It shall be the contractor's responsibility to prevent plants and trees from falling or being blown over, and to replace all plants which are damaged due to inadequate guying or staking, at no additional cost to the owner. The contractor shall remove all staking materials the end of the warranty period and dispose offsite.

All planting beds shall be top-dressed with a 3" layer of mulch as specified. All trees shall have a 3" thick mulch ring placed around the base of the trunk. The landscape scope of work includes mulching as an integral part the project and not as a separate cost or works item.

All plant materials shall receive adequate watering by the landscape contractor as required until the landscape irrigation system is fully operational and until final acceptance by owner.

All existing plant beds to remain within the construction limit line shall be left undisturbed. Existing trees to remain, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip line (s). No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within the area of the tree dripline(s). Any existing plant beds or trees damaged by construction activity shall be replaced by the responsible party at their own expense.

No trees shall be planted within designated utility corridors, public right of way (without right of way utilization permit) nor any plants located within four feet (4') of any swale centerline identified on the drawings. Field adjust as necessary and review adjustments with the Landscape Architect prior to installation.

The contractor shall be responsible for providing effective traffic control and removal of all debris and excavated backfill off-site on a daily basis at no additional cost to the owner.

Refer to the Landscape Specifications for additional requirements.

A fully underground automatic irrigation system will be installed as part of the project. The system will be a combination of drip and spray design with sod areas receiving spray irrigation and shrub bed areas designed for a drip system.

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OWNER

THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
2023.08.21	OWNER REVIEW

Veranda Falls - Arcadia
PORT ST LUCIE, FL

STATE OF FLORIDA · BRIAN F. DAVIS · REGISTERED LANDSCAPE ARCHITECT · LA0000935

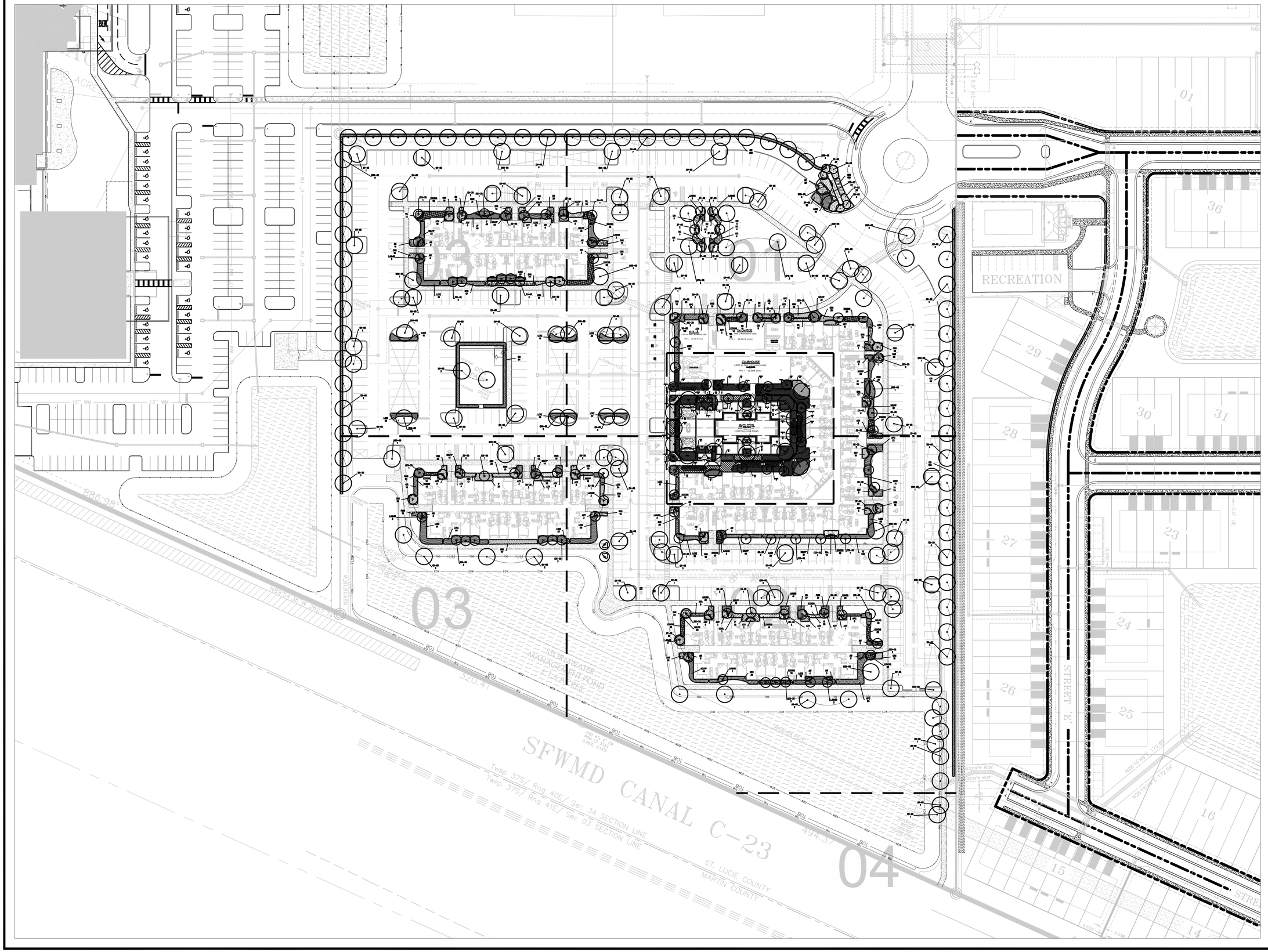
Brian F. Davis LA0000935
KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BD
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

LANDSCAPE NOTES

LN-01



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Veranda Falls - Arcadia

PORT ST LUCIE, FL

STATE OF FLORIDA · BRIAN F. DAVIS · REGISTERED LANDSCAPE ARCHITECT · LA0000935

Brian F. Davis LA0000935

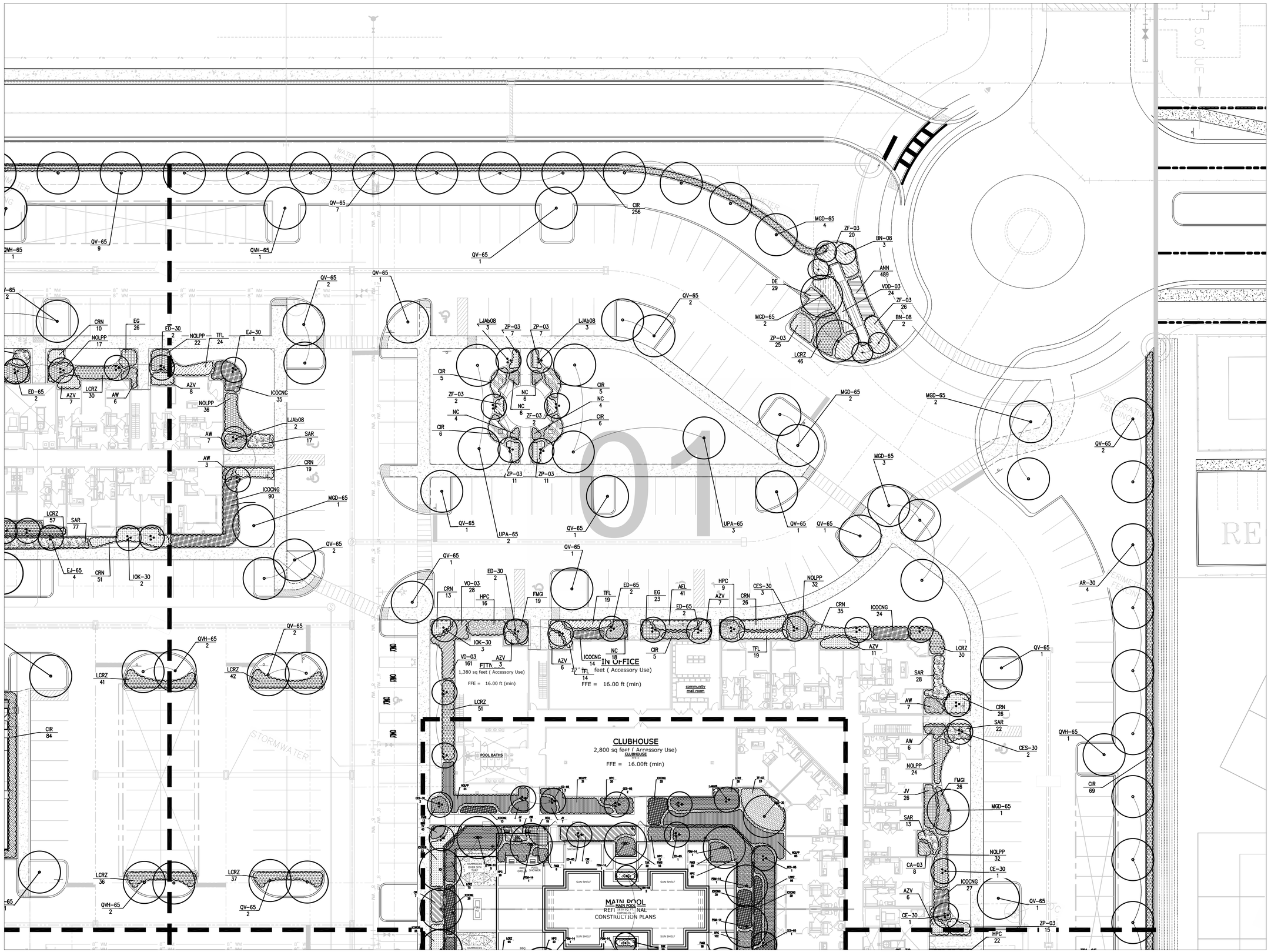
KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BD
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

LANDSCAPE SHEET PLAN

LA-0.0



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Veranda Falls - Arcadia

PORT ST LUCIE, FL

STATE OF FLORIDA
BRIAN F. DAVIS
REGISTERED LANDSCAPE ARCHITECT
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Brian F. Davis LA0000935

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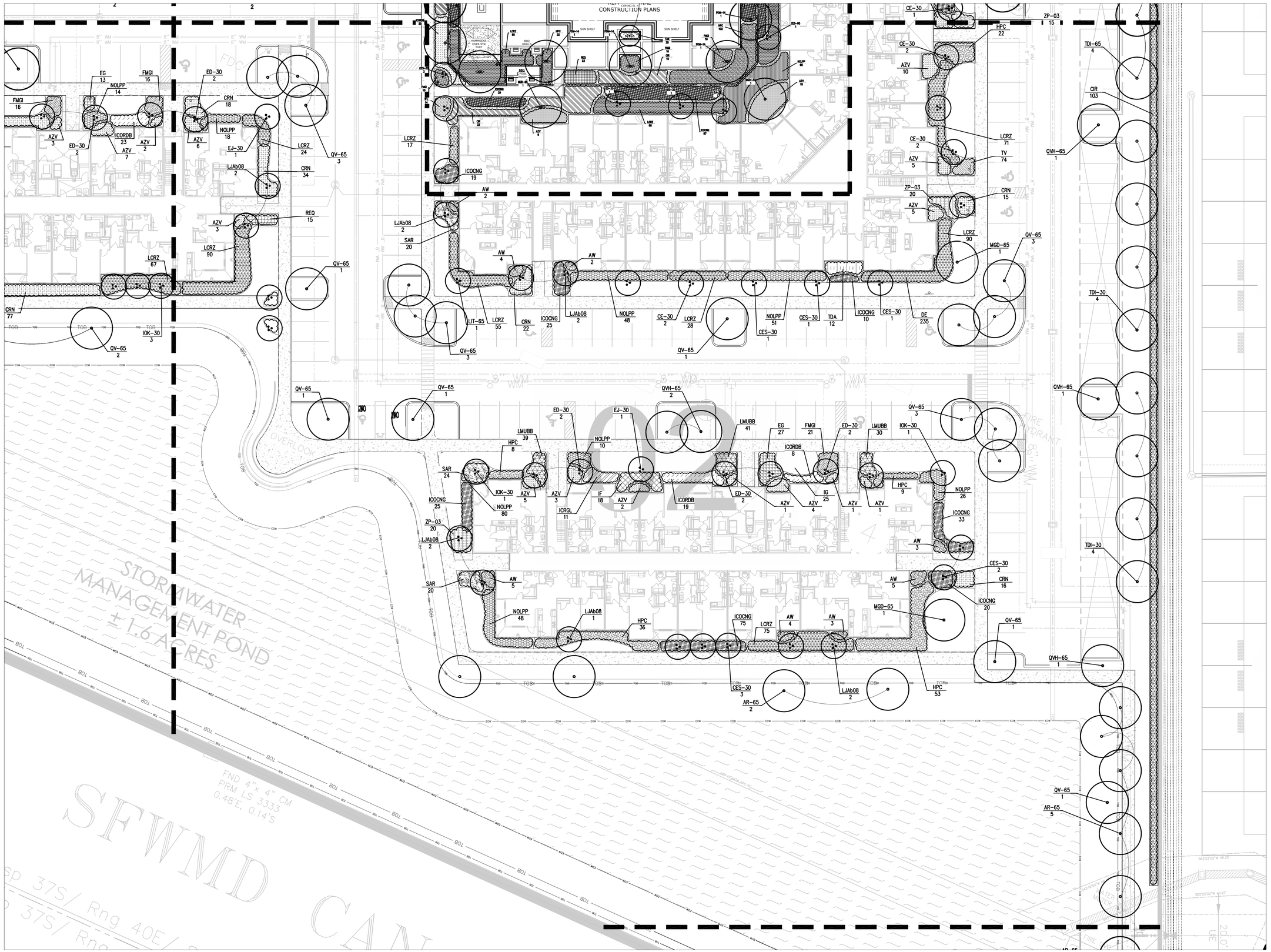
PROJECT APPROVAL:	

TITLE

LANDSCAPE SHEET PLAN

LA-01



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Veranda Falls - Arcadia

PORT ST LUCIE, FL

STATE OF FLORIDA
BRIAN F. DAVIS
REGISTERED LANDSCAPE ARCHITECT
LA0000935

Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	22122
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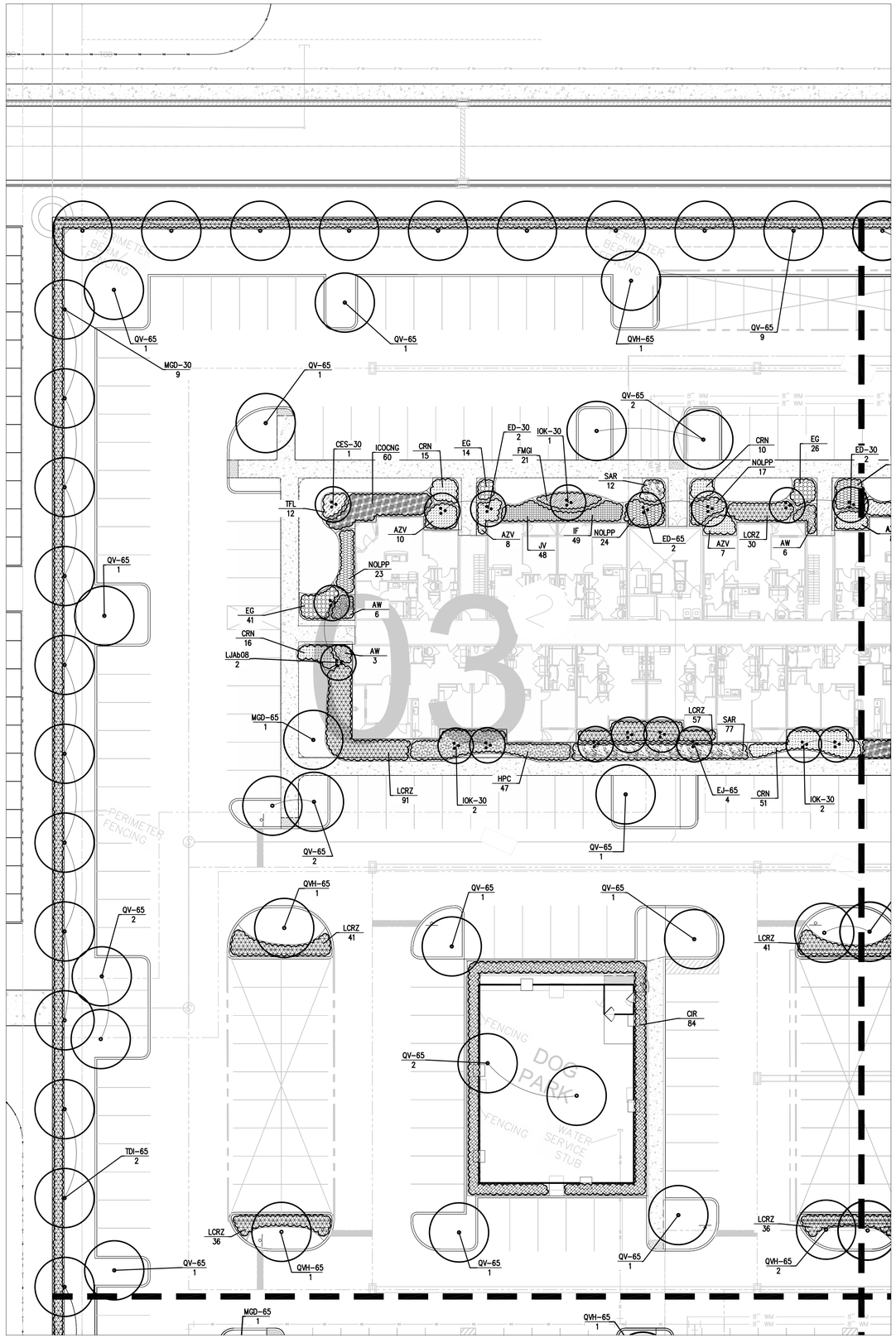
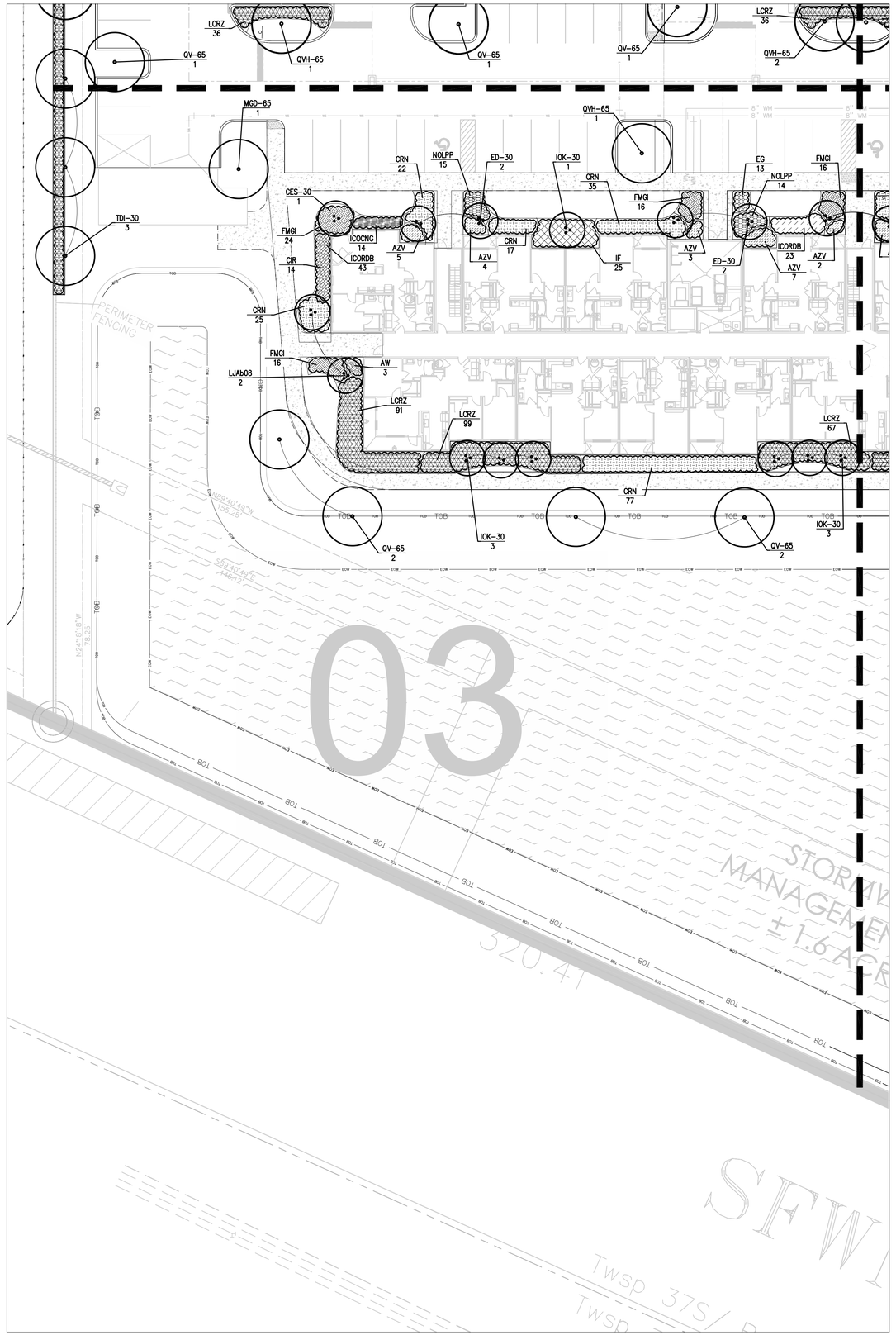
PROJECT APPROVAL:	

TITLE

LANDSCAPE SHEET PLAN

LA-02





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Brian F. Davis LA0000935

KEY PLAN

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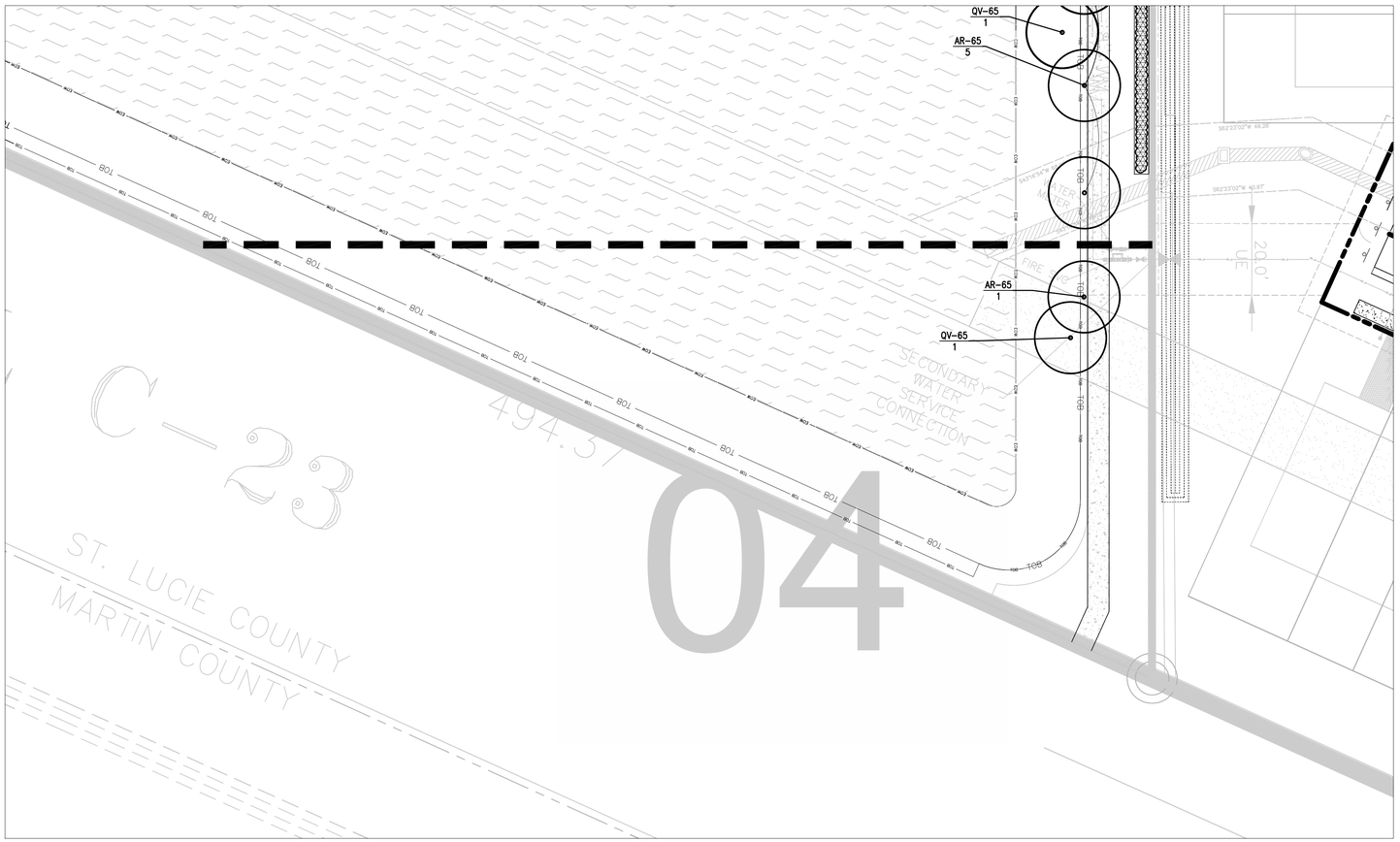
PROJECT APPROVAL:	

TITLE

LANDSCAPE SHEET PLAN

LA-03



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Brian F. Davis LA0000935

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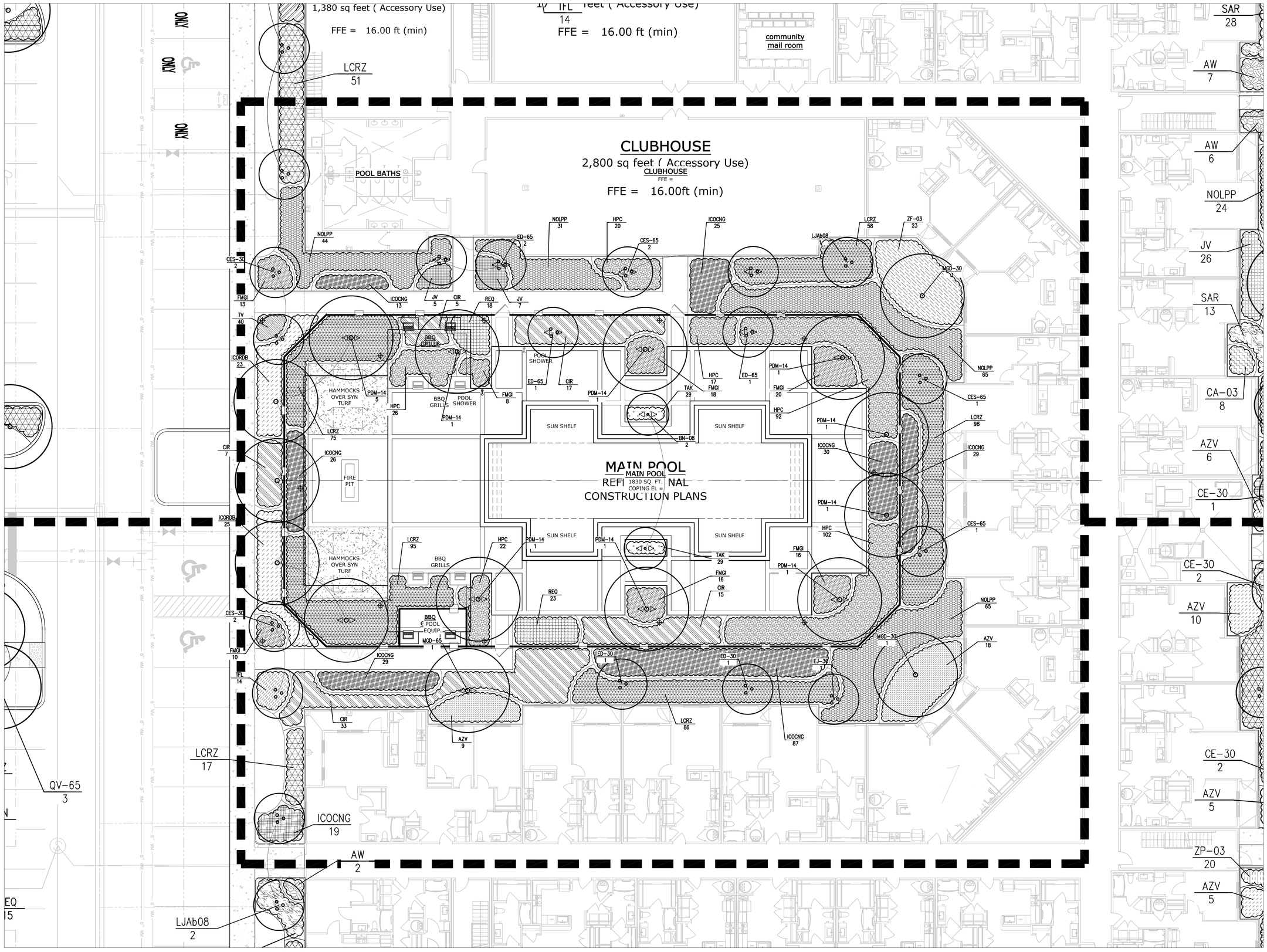
CHECKED BY:	BD
PROJECT APPROVAL:	_____

TITLE

LANDSCAPE SHEET PLAN

LA-04



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Florida License LC26000253

OWNER

THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
2023.08.21	OWNER REVIEW

Veranda Falls - Arcadia
PORT ST LUCIE, FL

STATE OF FLORIDA
BRIAN F. DAVIS
LA0000935
REGISTERED LANDSCAPE ARCHITECT

Brian F. Davis LA0000935

KEY PLAN

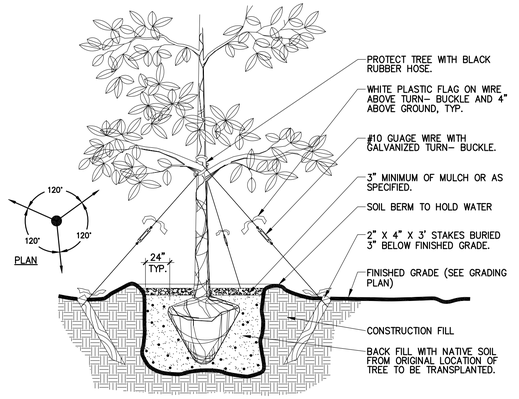
JOB NO.:	22122
DESIGNED BY:	BD
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

LANDSCAPE SHEET PLAN

LA-05

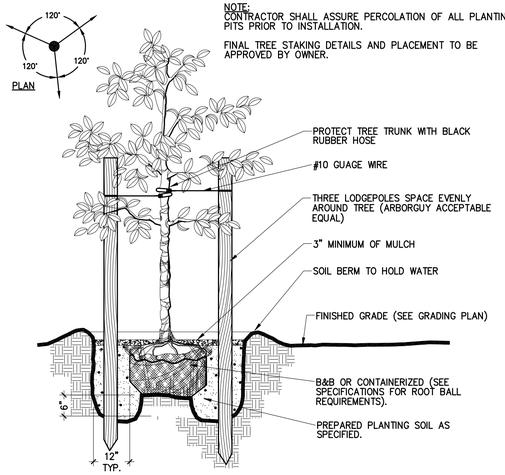
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
MAXIMUM 1" MULCH LAYER ON TOP OF ROOTBALL AND NO MULCH WITHIN 12" RADIUS OF TRUNK.
MAXIMUM 3" MULCH LAYER BEYOND 12" RADUIS OF TRUNK W/NO ROOTBALL SIDES EXPOSED.
ALWAYS EXPOSE ROOT FLARE.



1 LARGE TREE
PLANTING DETAIL — SCALE: NONE

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

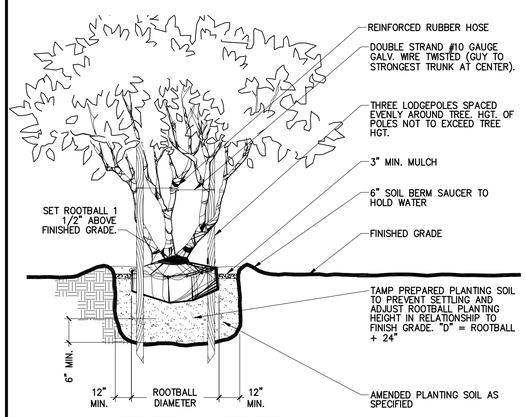


2 SMALL TREE
PLANTING DETAIL — SCALE: NONE

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/ PITS PRIOR TO INSTALLATION

ALL STAKING AND CROSS MEMBERS TO BE PRESSURE TREATED PINE

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE OWNER

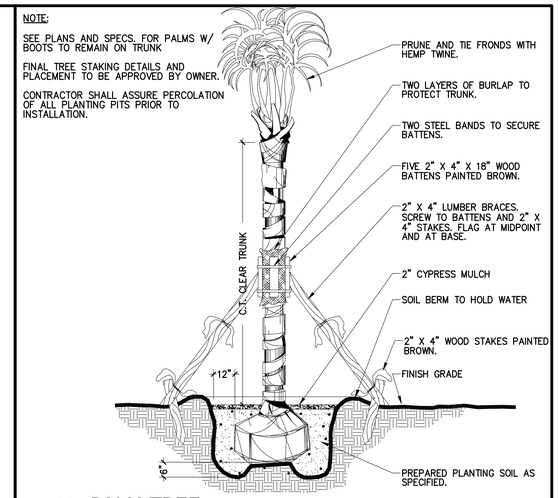


3 MULTI-TRUNK TREE
PLANTING DETAIL — SCALE: NONE

NOTE:
SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

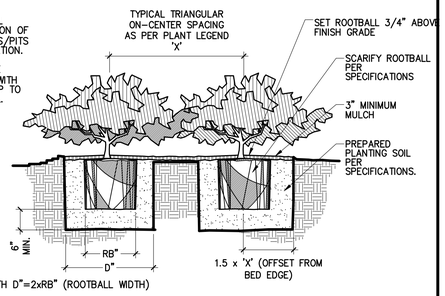
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



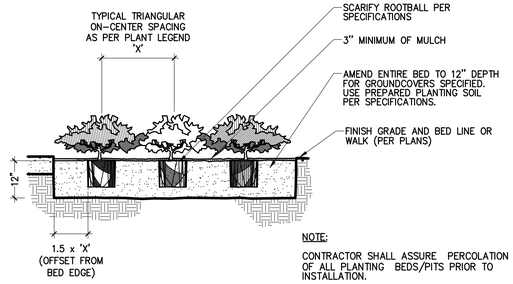
4 PALM TREE
PLANTING DETAIL — SCALE: NONE

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.

AZALEAS SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO TOP OF ROOT BALL.



5 TYPICAL SHRUB
PLANTING DETAIL — SCALE: NONE



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.

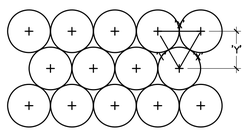
6 TYPICAL GROUNDCOVER
PLANTING DETAIL — SCALE: NONE

NOTE:

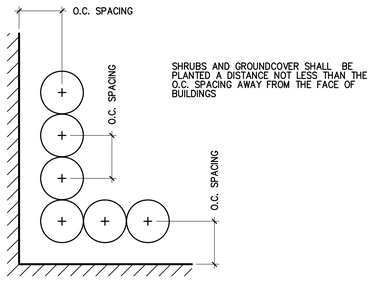
ALL SHRUBS & GROUNDCOVER MASSES SHALL USE TRIANGULAR SPACING EXCEPT WHERE NOTED.

REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.

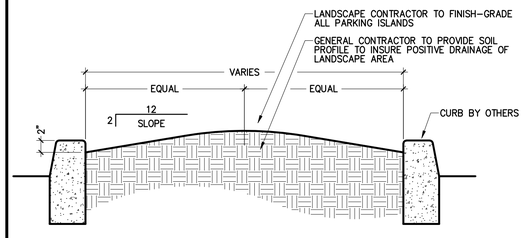
'Y' = 'X' x 0.87



7 TYPICAL PLANT SPACING
PLANTING DETAIL — SCALE: NONE



9 PLANTING ADJACENT TO BUILDINGS
PLANTING DETAIL — SCALE: NONE



10 LANDSCAPE ISLAND GRADING
DETAIL — SCALE: NONE

Large Trees

Symbol	Qty	06/05/23	Common Name	Latin Name	Size	Additional Spec	Space	Native	Drought Tolerant	Florida Friendly
AR-30	9		Red Maple	Acer rubrum	30-Gal.; 10'x5'; 2" Cal.; 4' C.T.		A.S.	Yes	Yes	Yes
AR-65	14		Red Maple	Acer rubrum	65-Gal.; 14'x7'; 4" Cal.; 6' C.T.		A.S.	Yes	Yes	Yes
LSR-65			Sweetgum	Liquidambar styraciflua 'Rotundiloba'	65-Gal.; 12'x6'; 3" Cal.; 5' C.S.T.		A.S.	Yes	Yes	Yes
MGD100			D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	100-Gal.; 12'x6'; 3½" Cal.;	3' C.T.	A.S.	Yes	Yes	Yes
MGD-65	42		D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	65-Gal.; 10'x5'; 3" Cal.; 3' C.T.;	Full	A.S.	Yes	Yes	Yes
MGD-30	23		D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	30-Gal.; 8'x4'; 2" Cal.; 2' C.T.;	Full	A.S.	Yes	Yes	Yes
PO-65			Sycamore	Platanus occidentalis	65-Gal.; 14'x9'; 4" Cal.;	4' C.S.T.	A.S.	Yes	Yes	Yes
QVH-65	35		Live Oak	Quercus virginiana 'Highrise'	65-Gal.; 10'x5'; 3" Cal.;	6' C.S.T.	A.S.	Yes	Yes	Yes
QV-65	162		Live Oak	Quercus virginiana	65-Gal.; 14'x8'; 3" Cal.;	6' C.S.T.	A.S.	Yes	Yes	Yes
TDI-30	22		Bald Cypress	Taxodium distichum	30-Gal.; 10'x5'; 2½" Cal.; Full		A.S.	Yes	Yes	Yes
TDI-65	12		Bald Cypress	Taxodium distichum	65-Gal.; 12'x5'; 3" Cal.; 4' C.T.		A.S.	Yes	Yes	Yes

Medium & Small Trees

Symbol	Qty	Common Name	Latin Name	Size	Additional Spec	Space	Native	Drought Tolerant	Florida Friendly
ED-30	64	Japanese Blueberry	Elaeocarpus decipiens	30-Gal.; 8' x 4'; 2" Cal.	Full	A.S.	No	Yes	Yes
ED-65	16	Japanese Blueberry	Elaeocarpus decipiens	65-Gal.; 8' x 5'; 2.5" Cal.		A.S.	No	Yes	Yes
EJ-30	4	Loquat	Eriobotrya japonica	30-Gal.; 10'x5'; 2½" Cal.		A.S.	No	No	Yes
CE-30	9	Buttonwood	Conocarpus erectus	30-Gal.; 10'x4'; 1½" Cal.;	Standard	A.S.			Yes
CES-30	17	Silver Buttonwood	Conocarpus erectus var. sericeus	30-Gal.; 10'x6'; 1½" Cal.;	Standard	A.S.			Yes
IOK-30	28	Holly Oakleaf	Ilex hybrida 'Conaf oak leaf	30-Gal.; 8' x 4'; 1.5" Cal. E.T.; Full-to-Pot	3 Main Trunks; Matched	A.S.	No	Yes	Yes
LIT-65	11	Red Crape Myrtle	Lagerstroemia indica 'Tuscarora'	65-Gal.; 11' x 7'; 1.5" Cal. E.T., 6.5' C.M.T.	3 Main Trunks; Matched	A.S.	No	Yes	Yes
LIAO8	60	Japanese Privet	Ligustrum japonicum	B&B; 8' x 6'; 1.5" Cal. E.T.; 3' C.M.T.	3 Main Trunks; Matched	A.S.	No	Yes	Yes
MGL-30		Little Gem Southern Magnolia	Magnolia grandiflora 'Little Gem'	30 Gal; 8'x4'; 2½" Cal.; 2' C.T.;	Full	A.S.	Yes	Yes	Yes
UPA-65	10	Allee Elm	Ulmus parvifolia 'Emer II'	65-Gal.; 14'x6'; 3" Cal.; 6' C.T.		A.S.	No	Yes	Yes

Palm Trees

Symbol	Qty	Common Name	Latin Name	Size	Additional Spec	Space	Native	Drought Tolerant	Florida Friendly
BN-08		Bismark Palm	Bismark nobilis	B&B; 3'-4" C.T.; 08'-10' O.A.		A.S.	No	Yes	Yes
BN-10		Bismark Palm	Bismark nobilis	B&B; 4'-5' C.T.; 10'-14' O.A.		A.S.	No	Yes	Yes
BTG-15		Graceful Bamboo	Bambusa textilis gracilis	15-Gal;12' Hgt.; Full	6 Canes/Root	60" O.C.		S	0
PSY-12		Indian Date Palm	Phoenix sylvestris	12' C.T.; Specimen		A.S.	No	Yes	Yes
PSY-14		Indian Date Palm	Phoenix sylvestris	14' C.T.; Specimen		A.S.	No	Yes	Yes
PSY-16		Indian Date Palm	Phoenix sylvestris	16' C.T.; Specimen		A.S.	No	Yes	Yes
SP-08		Cabbage Palm	Sabal palmetto	8' C.T.; w/o Boots; Matched		A.S.	Yes	Yes	Yes
SP-10		Cabbage Palm	Sabal palmetto	10' C.T.; w/o Boots; Matched		A.S.	Yes	Yes	Yes
SP-12		Cabbage Palm	Sabal palmetto	12' C.T.; w/o Boots; Matched		A.S.	Yes	Yes	Yes

Shrubs

Symbol	Qty	Common Name	Latin Name	Size	Additional Spec	Space	Native	Drought Tolerant	Florida Friendly
AW	79	Copper Leaf	Acalypha wilkesiana	3-Gal.; 2' O.A.; Full		36" O.C.	No	Yes	Yes
AZV	137	Variegated Shell Ginger Lily	Alpinia zerumbet 'Variegata'	7-Gal.; 30"x30"; Full		A.S.	No	No	Yes
BTG-15		Graceful Bamboo	Bambusa textilis gracilis	15-Gal;12' Hgt.; Full	6 Canes/Root	60" O.C.		S	0
CA-03	8	Beauty Berry	Callicarpa americana	3-Gal.; 24"x24"; Full		24" O.C.	Yes	Yes	Yes
CIR	940	Red-Tipped Cocoplum	Chrysobalanus icaco 'Red Tip'	3-Gal.; 18"x18"; Full		48" O.C.			Yes
CRN	511	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
GG		Thryallis	Galphemia gracilis	3-Gal.; 24" x 18"		36" O.C.	No	Yes	Yes
HP		Firebush	Hamelia patens	3-Gal.; 24" x 18"		24" O.C.	Yes	Yes	Yes
ICORDB	450	Dwarf Burford Chinese Holly	Ilex cornuta 'Dwarf Burford'	3-Gal.; 18"x18"; Full		24" O.C.	No	Yes	Yes
IF	476	Red Anise	Illicium floridanum	3-Gal.; 24"x18"; Full		36" O.C.	Yes	Yes	Yes
IG	50	Gallberry Holly	Ilex glabra	3-Gal.; 36" O.A.		36" O.C.	Yes	Yes	Yes
JV	1301	Wax Jasmine	Jasminum volubile	3-Gal.; 18" x 18"		24" O.C.	No	Yes	Yes
LJA-03		Japanese Privet	Ligustrum japonicum	3-Gal.; 30"x24"		36" O.C.	No	Yes	Yes
PM-15		Japanese Yew	Podocarpus macrophyllus	15-Gal.; 6'x3'; Full		36" O.C.	No	Yes	Yes
TG		Clevyera	Ternstroemia gymnanthera	3-Gal.; 18"x18"		36" O.C.	No	Yes	Yes
VO-03	28	Walter's Viburnum	Viburnum obovatum	3-Gal.; 18" x 18"; Full		36" O.C.	Yes	Yes	Yes
VOD-03		Sweet Viburnum	Viburnum odoratissimum	3-Gal.; 24"x18"; Full		36" O.C.	No	Yes	Yes
VOD-07		Sweet Viburnum	Viburnum odoratissimum	7-Gal; 40"x36"; Full		48" O.C.	No	Yes	Yes
ZF-03		Cardboard Cycad	Zamia furfuracea	3-Gal.; 24"x24"		24" O.C.	No	Yes	Yes
ZF-07		Cardboard Cycad	Zamia furfuracea	7-Gal.; 24"x30"		36" O.C.	No	Yes	Yes

Dwarf Shrubs

Symbol	Qty	Common Name	Latin Name	Size	Additional Spec	Space	Native	Drought Tolerant	Florida Friendly
AEL	54	Cast Iron Plant	Aspidistra elatior	1-Gal.; 6-8 Leaves; Full		18" O.C.			Yes
DE	627	Golden Dewdrop	Duranta erecta 'Gold Mound'	3-Gal.; 14"x16"; Full		24" O.C.	No	Yes	Yes
HPC	1137	Firebush Comapct	Hamelia patens 'compacta'	3-Gal.; 18" x 18"		24" O.C.	Yes	Yes	Yes
ICRGL	11	Japanese Holly	Ilex crenata 'Green Lustre'	3-Gal.; 18" x 18"		36" O.C.	No	Yes	Yes
ICOCNG	543	Red Ixora	Ixora coccinea 'Nora Grant'	3-Gal.; 18"-24"		24" O.C.	No	Yes	Yes
IV-03		Yaupon Holly	Ilex vomitoria	3-Gal.; 24"x24"; Full		24" O.C.	Yes	Yes	Yes
LCRZ	1350	Dwarf Fringe Bush	Loropetalum chinese rubrum 'Zhuzhou Fuchsia'	3-Gal.; 24"x18"; Full		24" O.C.	No	Yes	Yes
LL	31	Fetterbush	Lyonia lucida	3-Gal.; 18" O.A.; Full		24" O.C.	Yes	Yes	Yes
NOLPP	1040	Dwarf Pink Oleander	Nerium oleander 'Petite Pink'	3-Gal.; 20" x 24"		24" O.C.	No	Yes	Yes
REQ	136	Firecracker Plant	Russelia equisetiformis	1-Gal.; 14" x 10"; Full		24" O.C.	No	Yes	Yes
SAR	253	Dwarf Schefflera	Schefflera arboricola	3-Gal.; 20" x 20"		36" O.C.	No	Yes	Yes
SBAK		Sand Cord Grass	Spartina bakeri	1-Gal.; 24"x18"; Full		30" O.C.	Yes	Yes	Yes
TDA	12	Fakahatchee Grass	Tripsacum dactyloides	3-Gal.; 36" O.A.; Full		36" O.C.	Yes	Yes	Yes
VO-03	322	Walter's Viburnum	Viburnum obovatum densa	3-Gal.; 18" x 18"; Full		24" O.C.	Yes	Yes	Yes
ZP-03	68	Coontie Fern	Zamia pumila	3-Gal.; 18"x18"		24" O.C.	Yes	Yes	Yes
ZP-07		Coontie Fern	Zamia pumila	7-Gal.; 36" O.A.		36" O.C.	Yes	Yes	Yes

Ground Cover

Symbol	Qty	Common Name	Latin Name	Size	Additional Spec	Space	Native	Drought Tolerant	Florida Friendly
ANN		Annuals		Seasonal; Selected by Owner;	4" Pots	6" O.C.	No	No	Yes
AAF		Lily of the Nile	Agapanthus africanus	1-Gal.; 5 P.P.P.; Full		18" O.C.	No	Yes	Yes
CHY-03		Heather	Cuphea hyssopifolia	3-Gal.; 14"x16"		18" O.C.	No	Yes	Yes
CMBB		Natal Plum	Carrissa macrocarpa 'Boxwood Beauty'	3-Gal.; 15"x18"; Full		24" O.C.	No	Yes	Yes
DT		Striped Flax Lily	Dianella tasmanica 'Variegata'	3-Gal.; 18"x18"; Full		24" O.C.	No	Yes	Yes
DV		White African Iris	Dietes vegetata	1-Gal.; 14" O.A.; 3 P.P.P.; Full		18" O.C.	No	Yes	Yes
EG	144	Blue Daze	Evolvulus glomeratus	1-Gal.; 12"x12"		18" O.C.	No	Yes	Yes
FMGI	159	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
HD		Dune Sunflower	Helianthus debilis	1-Gal.; 18" O.A.; Full		24" O.C.	Yes	Yes	Yes
JCHP		Parson's Juniper	Juniperus chinensis 'Parsonii'	3-Gal.; 15"x18"; Full		24" O.C.	No	Yes	Yes
LMUBB	110	Big Blue Border Grass	Liriope muscari 'Big Blue'	1-Gal.; 9 P.P.P.; Full		18" O.C.	No	Yes	Yes
NC	18	Tri-Color Bromeliad	Neoregelia carolinae	3-Gal.; Full; Shade-Grown; 12" O.A.	Flower Color Approved by LA	24" O.C.	No	Yes	Yes
TFL	119	Florida Gamma Grass	Tripsacum floridana	1-Gal.; 24" O.A.; Full		24" O.C.			Yes
TV	74	Society Garlic	Tulbaghia violacea	1-Gal.; 10" O.A.; 7 P.P.P.;	Full	12" O.C.	No	Yes	Yes

Sod & Mulch

Symbol	Qty	Common Name	Latin Name	Size	Additional Spec	Space	Native	Drought Tolerant	Florida Friendly
PNA-1		Bahia Grass	Paspalum notatum 'Argentine'	Solid Sod		S.F.	No	Yes	Yes
SSF		'Floritam' St. Augustine Sod	Stenotaphrum secundatum 'Floritam'	Solid Sod		S.F.	No	No	Yes

Plant List Notes

Quantities (Qty), if shown above, are presented as a courtesy and shall not be relied upon for the purposes of estimating, bidding or purchasing of labor and/or materials. Sod & Mulch quantities represent square feet.

Any interested party shall derive actual quantities by performing a thorough and complete review of the Landscape Plan(s) with adequate consideration given to all information in the Plant List above excluding quantities.

In the event of a discrepancy between the plant list and plan count, the plans shall control.

11 PLANT LIST

LIBRA design group
P.O. Box 547368, Orlando, FL 32854-7368
Tel (407) 649-1828 Fax (407) 479-3279
Landscape Architecture & Planning
www.libradesigngroup.com

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THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
2023.06.21	OWNER REVIEW

Veranda Falls - Arcadia
PORT ST LUCIE, FL

STATE OF FLORIDA
BRIAN F. DAVIS
REGISTERED LANDSCAPE ARCHITECT
LA0000935

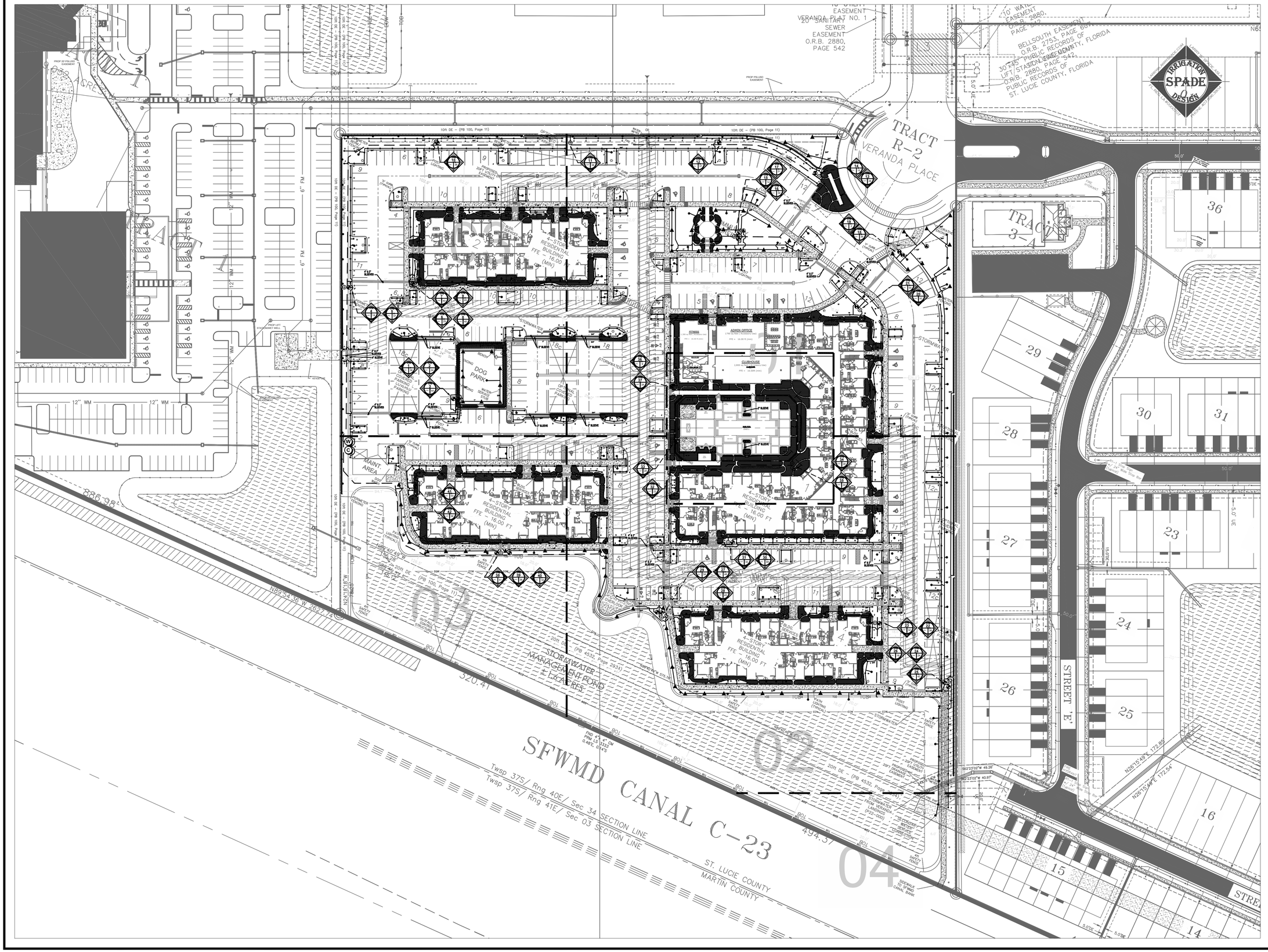
Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BFD
DRAWN BY:	JPD
CHECKED BY:	BFD
PROJECT APPROVAL:	

TITLE
LANDSCAPE DETAILS & SCHEDULE

LD-01



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Veranda Falls - Arcadia

PORT ST LUCIE, FL

STATE OF FLORIDA · BRIAN F. DAVIS · REGISTERED LANDSCAPE ARCHITECT · LA0000935

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CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

IRRIGATION SHEET PLAN

LI-0.0

PROP PSLUSD EASEMENT

10ft DE – (PB 100, Page 11)

TRACT R-2

VERANDA PLACE

OPTIONAL COVERED PARKING

WATER METER

FIRE SVC

'D' CURB (TYPICAL)

'F' CURB (TYPICAL)

PERIMETER BERM FENCING

4" & 2" SLEEVES

PORTION OF EXISTING ASSESSMENT TO BE VACATED

BLDG. SERVICES

4-STORY RESIDENTIAL BUILDING
FFE = 16.00 FT (MIN)

ST LIGHTING

STORMWATER

2" SLEEVE

FITNESS
1,380 sq feet (Accessory Use)
FFE = 16.00 ft (min)

ADMIN OFFICE
1790 sq feet (Accessory Use)
FFE = 16.00 ft (min)

community mail room

CLUBHOUSE
2,800 sq feet (Accessory Use)
CLUBHOUSE
FFE =
FFE = 16.00ft (min)

POOL BATHS

POOL SHOWER

BBQ GRILLS

SUN SHELF

MAIN POOL
18'0 BY 75'
COPING EL =

FIRE PIT

HAMMOCKS OVER SYN

DECORATIVE FENCING

LIBRA design group

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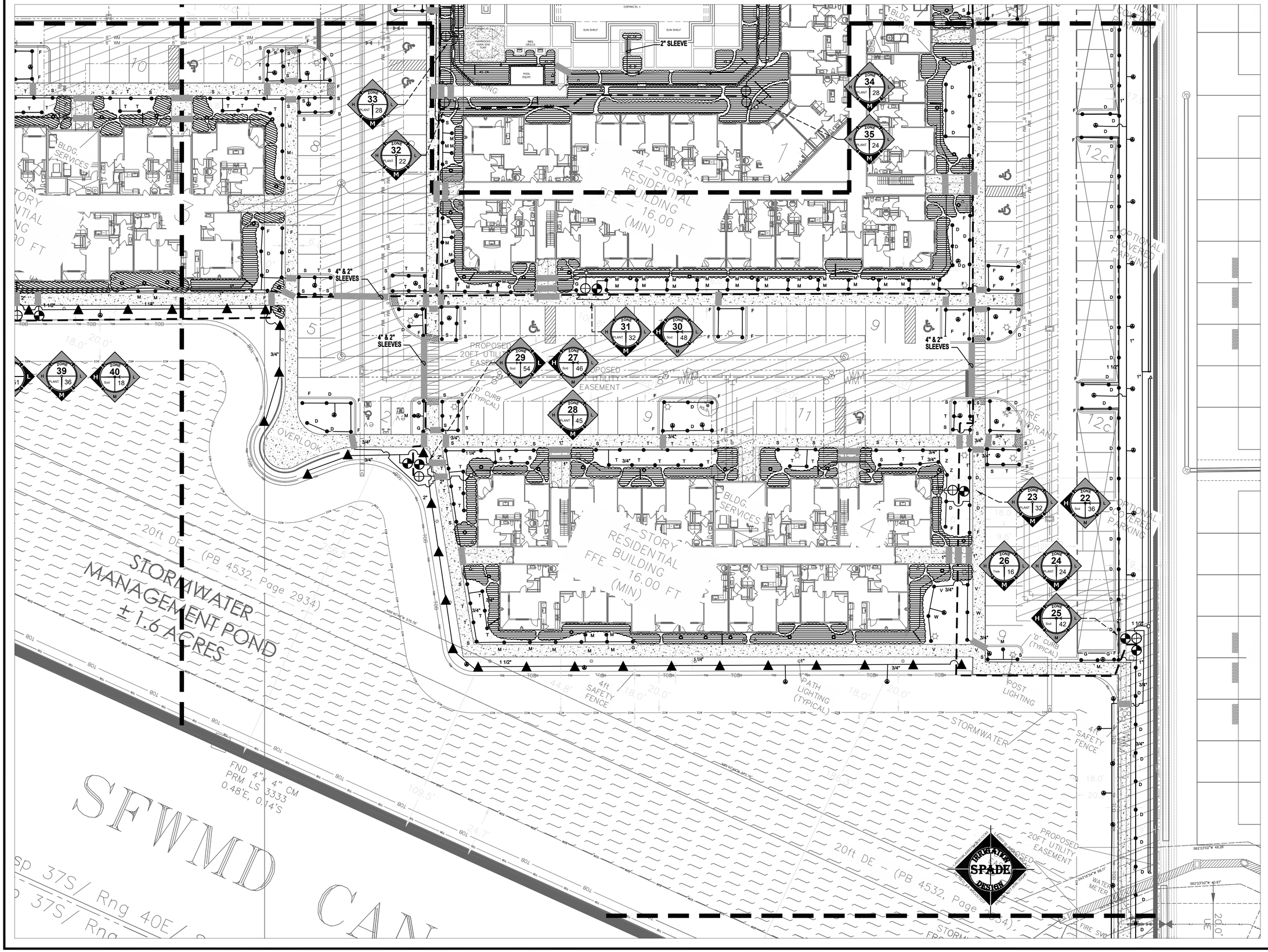
TITLE

IRRIGATION SHEET PLAN

LI-01



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OWNER

THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
2023.08.21	OWNER REVIEW

Veranda Falls - Arcadia

PORT ST LUCIE, FL

STATE OF FLORIDA — BRIAN F. DAVIS — REGISTERED LANDSCAPE ARCHITECT — LA0000935

Brian F. Davis LA0000935

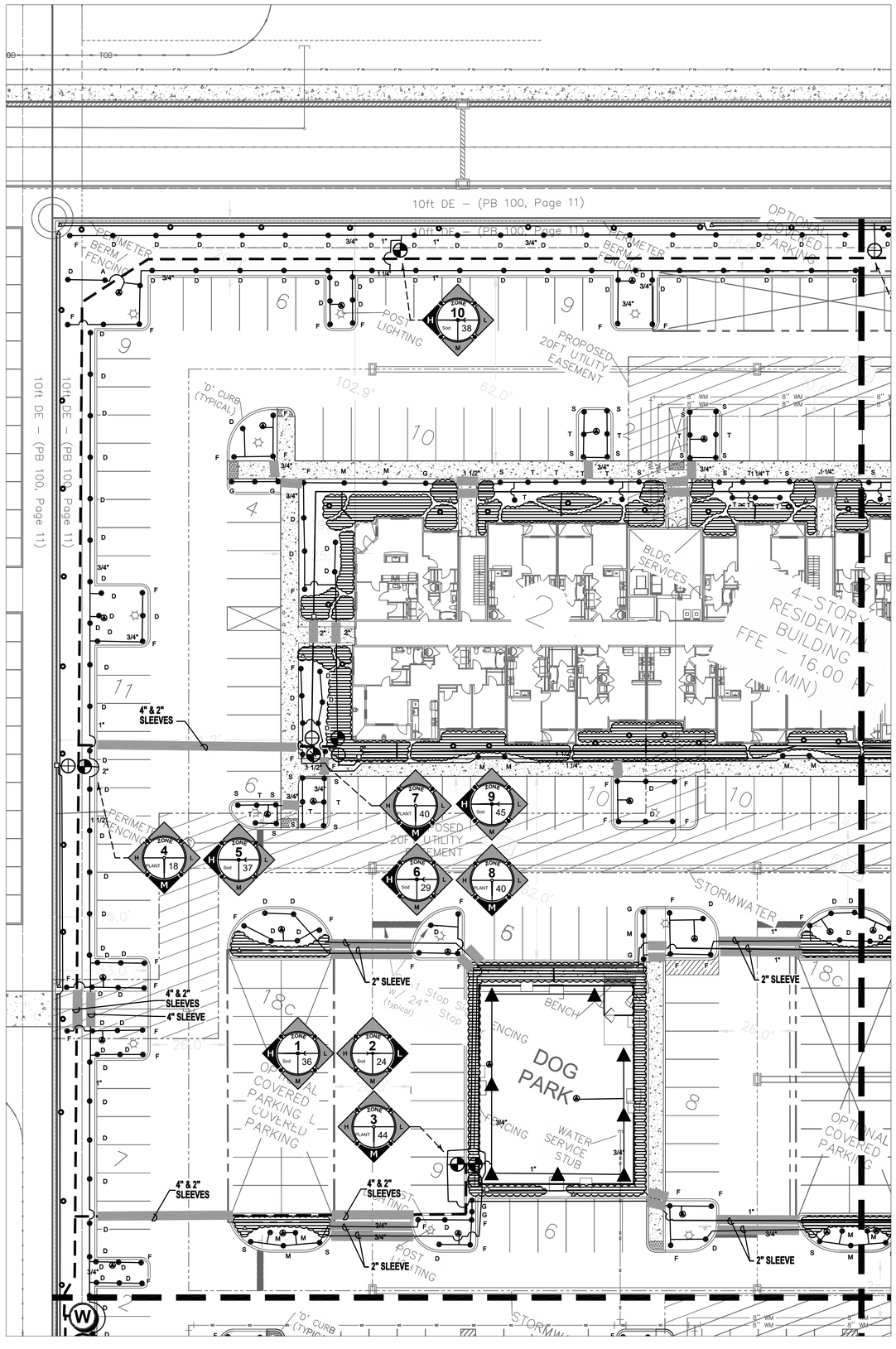
KEY PLAN

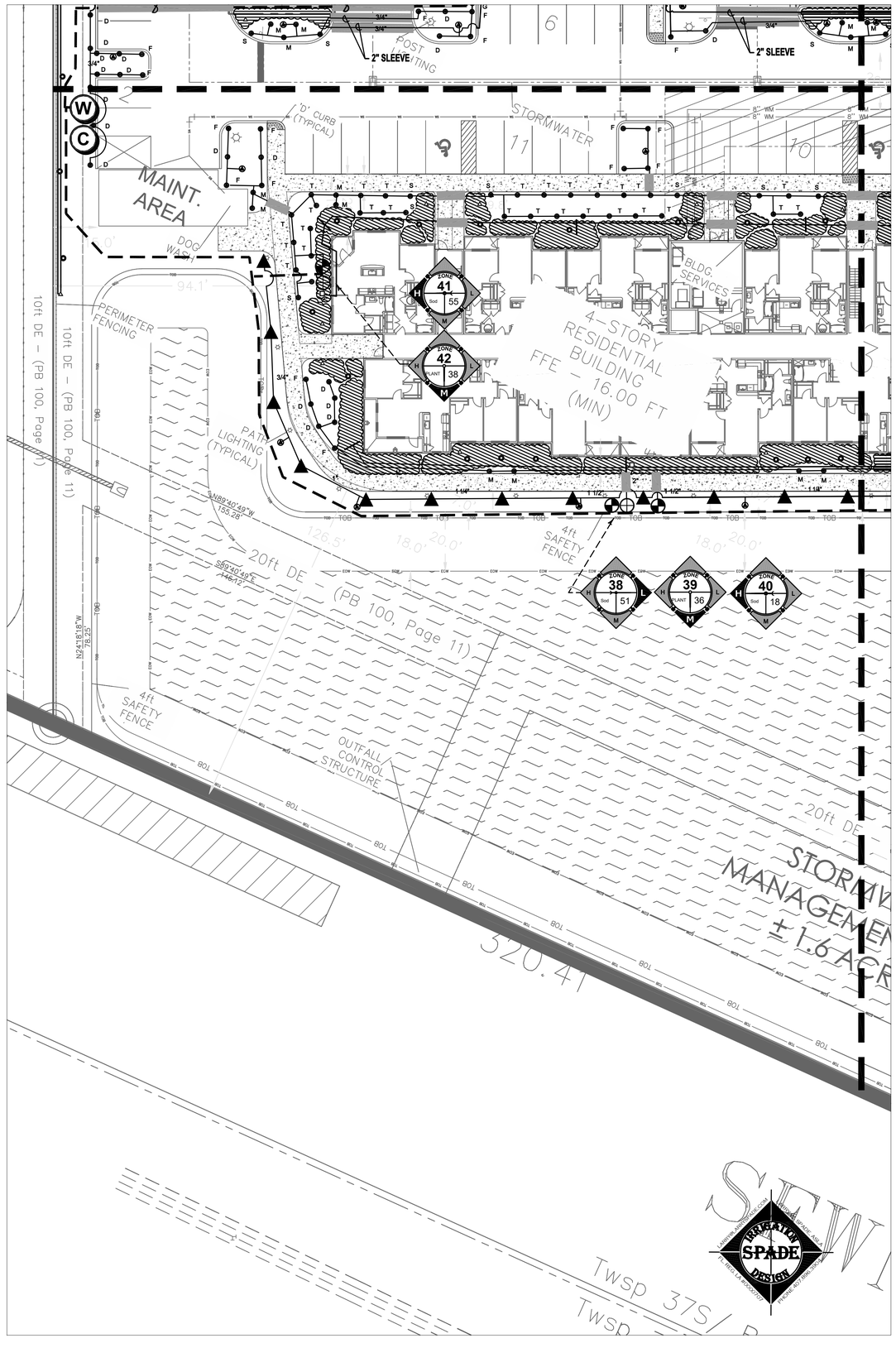
JOB NO.:	22122
DESIGNED BY:	BD
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

IRRIGATION SHEET PLAN

LI-02





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STATE OF FLORIDA · BRIAN F. DAVIS · REGISTERED LANDSCAPE ARCHITECT · LA0000935

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KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BD
DRAWN BY:	JD
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

IRRIGATION SHEET PLAN

LI-03

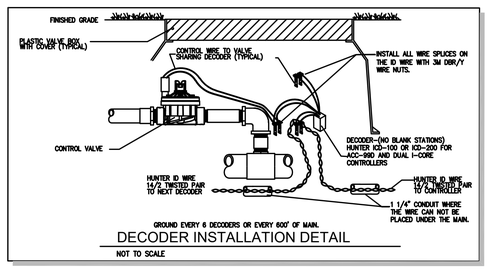
ZONE CHART

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	SOD	SPRAY	HIGH	0.5	1.5	36	90	3,240
2	SOD	ROTOR	LOW	0.5	0.5	24	30	720
3	PLANT	DRIP	MEDIUM	1.5	1.0	44	20	880
4	PLANT	DRIP	MEDIUM	1.5	1.0	18	20	360
5	SOD	SPRAY	HIGH	0.5	1.5	37	90	3,330
6	SOD	SPRAY	HIGH	0.5	1.5	29	90	2,610
7	PLANT	DRIP	MEDIUM	1.5	1.0	40	20	800
8	PLANT	DRIP	MEDIUM	1.5	1.0	40	20	800
9	SOD	SPRAY	HIGH	0.5	1.5	45	90	4,050
10	SOD	SPRAY	HIGH	0.5	1.5	38	90	3,420
11	PLANT	DRIP	MEDIUM	1.5	1.0	38	20	760
12	SOD	SPRAY	HIGH	0.5	1.5	37	90	3,330
13	PLANT	DRIP	MEDIUM	1.5	1.0	28	20	560
14	SOD	ROTOR	HIGH	0.5	1.5	15	90	1,350
15	PLANT	DRIP	MEDIUM	1.5	1.0	14	20	280
16	SOD	SPRAY	HIGH	0.5	1.5	34	90	3,060
17	SOD	ROTOR	HIGH	0.5	1.5	51	90	4,590
18	SOD	ROTOR	HIGH	0.5	1.5	36	90	3,240
19	SOD	SPRAY	HIGH	0.5	1.5	2	90	180
20	PLANT	DRIP	MEDIUM	1.5	1.0	42	20	840
21	SOD	SPRAY	HIGH	0.5	1.5	55	90	4,950
22	SOD	SPRAY	HIGH	0.5	1.5	36	90	3,240
23	PLANT	DRIP	MEDIUM	1.5	1.0	32	20	640
24	PLANT	DRIP	MEDIUM	1.5	1.0	24	20	480
25	SOD	SPRAY	HIGH	0.5	1.5	42	90	3,780
26	TREE	BUBBLER	MEDIUM	1.5	1.0	16	20	320
27	SOD	SPRAY	HIGH	0.5	1.5	46	90	4,140
28	PLANT	DRIP	MEDIUM	1.5	1.0	45	20	900
29	SOD	ROTOR	LOW	0.5	0.5	54	30	1,620
30	SOD	SPRAY	HIGH	0.5	1.5	48	90	4,320
31	PLANT	DRIP	MEDIUM	1.5	1.0	32	20	640
32	PLANT	DRIP	MEDIUM	1.5	1.0	22	20	440
33	PLANT	DRIP	MEDIUM	1.5	1.0	28	20	560
34	PLANT	DRIP	MEDIUM	1.5	1.0	28	20	560
35	PLANT	DRIP	MEDIUM	1.5	1.0	24	20	480
36	SOD	SPRAY	HIGH	0.5	1.5	9	90	810
37	PLANT	DRIP	MEDIUM	1.5	1.0	34	20	680
38	SOD	ROTOR	LOW	0.5	0.5	51	30	1,530
39	PLANT	DRIP	MEDIUM	1.5	1.0	36	20	720
40	SOD	SPRAY	HIGH	0.5	1.5	18	90	1,620
41	SOD	SPRAY	HIGH	0.5	1.5	55	90	4,950
42	PLANT	DRIP	MEDIUM	1.5	1.0	38	20	760
						1,421	2,200	76,540

TOTAL GPM PER RUN CYCLE

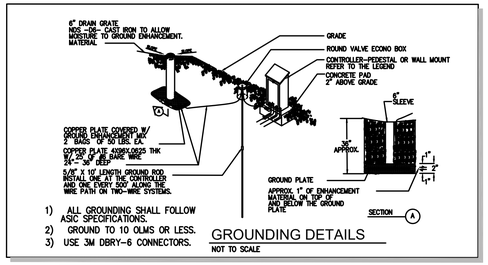
TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND) 153,080

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.



DECODER INSTALLATION DETAIL

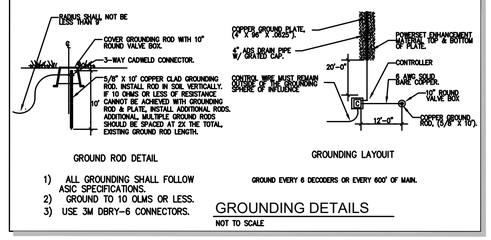
NOT TO SCALE



1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

GROUNDING DETAILS

NOT TO SCALE



GROUND ROD DETAIL

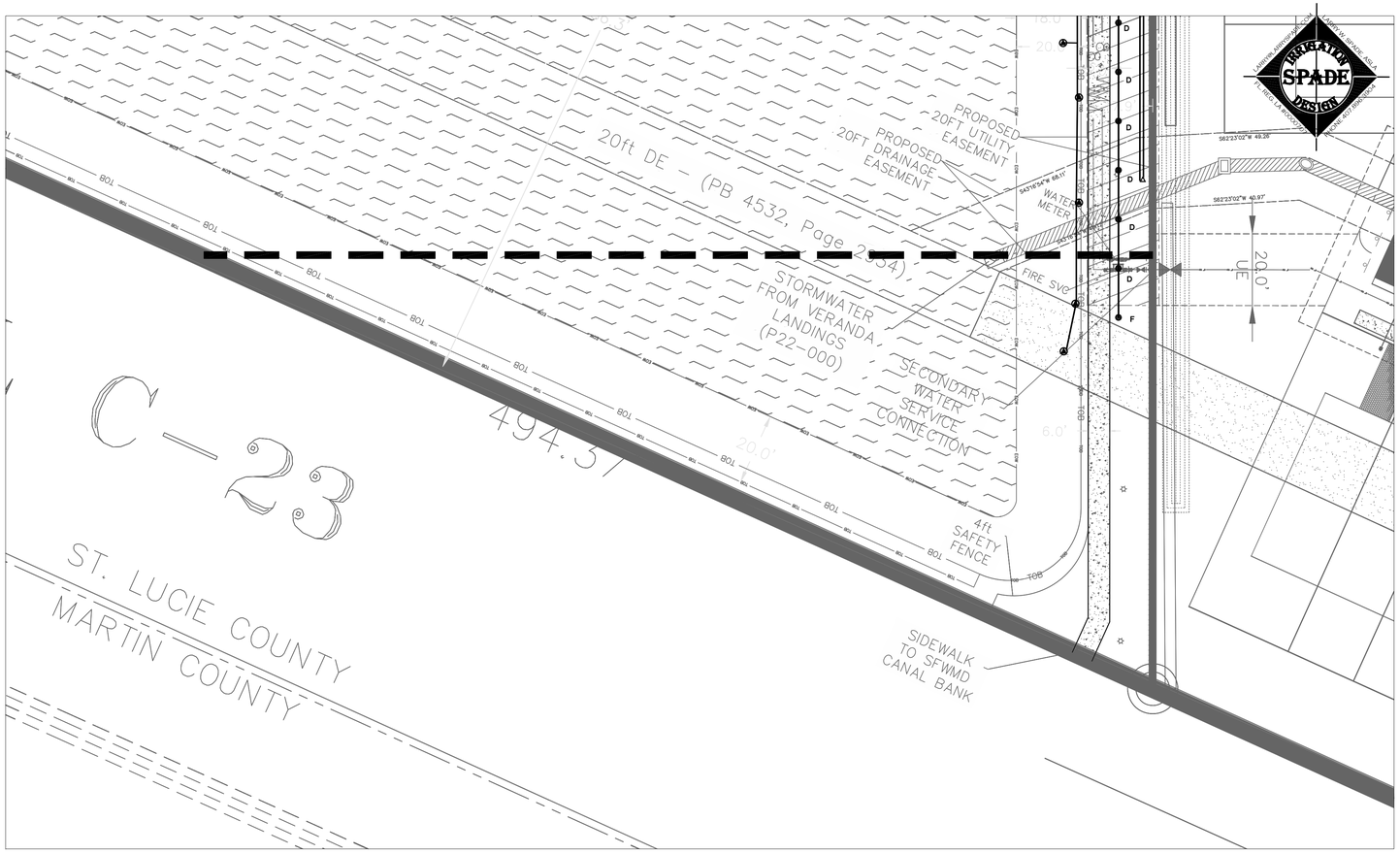
GROUNDING LAYOUIT

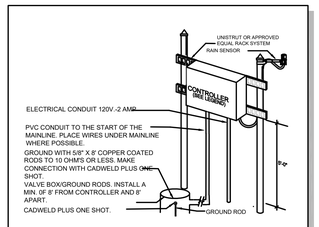
GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

GROUNDING DETAILS

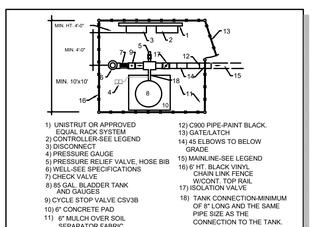
NOT TO SCALE





* WIRE AS PER LOCAL CODE
* PLACE THE RAIN SENSOR TO RECEIVE RAIN FROM ALL DIRECTIONS.
* DO NOT CONNECT TO THE BUILDING GROUND.

CONTROLLER DETAIL



1) UNISTRUT OR APPROVED EQUAL RACK SYSTEM
2) CONTROLLER-SEE LEGEND
3) DISCONNECT
4) PRESSURE GAUGE
5) PRESSURE RELIEF VALVE, HOSE BIB
6) WELL-SEE SPECIFICATIONS
7) CHECK VALVE
8) 85 GAL. BLADDER TANK AND GAUGES
9) CYCLE STOP VALVE CSV3B
10) 6" CONCRETE PAD
11) 6" MULCH OVER SOIL SEPARATOR FABRIC
12) C900 PIPE-PAINT BLACK.
13) GATE/LATCH
14) 45 ELBOWS TO BELOW GRADE
15) MAINLINE-SEE LEGEND
16) 6' HT. BLACK VINYL CHAIN LINK FENCE W/CONT. TOP RAIL
17) ISOLATION VALVE
18) TANK CONNECTION-MINIMUM OF 8" LONG AND THE SAME PIPE SIZE AS THE CONNECTION TO THE TANK.

REFER TO THE CYCLE STOP VALVE WEBPAGE FOR FURTHER INSTRUCTIONS ON INSTALLING AND ADJUSTING THE CYCLE STOP VALVE. THERE SHALL NOT BE ANY CONNECTION BETWEEN THE WELL PUMP AND THE CYCLE STOP VALVE. REFER TO THE WELL SPECIFICATIONS FOR MORE INFORMATION. THIS IS A PRESSURE START TYPE INSTALLATION. DO NOT USE A PUMP START.

WELL DETAIL

WELL SPECIFICATIONS

1.1 THE CONTRACTOR SHALL DRIVE OR DRILL ONE 4" DIAMETER DEEP WELL WITH STEEL CASING FOR THE OPERATION OF THE IRRIGATION SYSTEM. THE WELL SHALL PRODUCE 60 GALLONS PER MINUTE WITH NOT MORE THEN A 5 FT. PUMPING DRAWDOWN.
1.2 ALL EQUIPMENT AND INSTALLATION SHALL BE AS PER STATE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED TO DRILL THE WELL OR WELLS.

2.1 THE CONTRACTOR SHALL FURNISH AND INSTALL ONE 5 H.P. SUBMERSIBLE PUMP IN THE WELL. THE PUMP SHALL BE CAPABLE OF PRODUCING 60 GALLONS PER MINUTE AT 140 T.D.H. (TOTAL DYNAMIC HEAD) THE T.D.H. IS AT GROUND LEVEL. THE PUMP OR PUMPS SHALL BE INSTALLED USING THE FOLLOWING EQUIPMENT AND MATERIALS. REFER TO THE DETAIL. ALL EQUIPMENT MAY NOT BE LISTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR THE OPERATION OF THE WELL PUMP AND ITS CONNECTION TO THE IRRIGATION SYSTEM..

A) SANITARY WELL SEAL
B) GALVANIZED DROP PIPE
C) SUBMERSIBLE PUMP CABLE, SIZE AS REQUIRED
D) ALL NECESSARY GALVANIZED FITTINGS THAT ARE REQUIRED FOR THE CONNECTION OF THE SYSTEM. ALL ABOVE GROUND PIPE SHALL BE SCH. 40 PVC (PAINT BLACK). SAME SIZE AS THE MAINLINE.
E) ALL NECESSARY ELECTRICAL WIRE, SWITCHES AND CONDUIT
F) ISOLATION VALVE
G) SILENT CHECK VALVE
H) ABOVE GROUND CHECK VALVE
I) CYCLE STOP VALVE CSV3B

3.1 THE PRESSURE TANK PRE-CHARGE SHALL BE 5-10 PSI LOWER THAN THE PRESSURE SWITCH START POINT. A WATER LINE AT LEAST 8" OR LONGER AND NO LARGER THAN THE TANK INLET SIZE SHALL BE CONNECTED TO THE TANK AT A 90% ANGLE. THE PRESSURE SWITCH SHALL BE INSTALL ON THE PIPE TO THE TANK, AS CLOSE TO THE TANK AS POSSIBLE.REFER TO CYCLE STOP VALVES WEBPAGE FOR MORE DETAILED INFORMATION. ALL INSTALLATION SHALL BE AS PER MANUFACTURERS SPECIFICATIONS.

3.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL THE ABOVE EQUIPMENT AND THE CONNECTION TO THE IRRIGATION SYSTEM.
3.3 POWER FOR THE OPERATION OF THE WELL PUMP SHALL BE SUPPLIED TO A JUNCTION BOX AT THE WELL LOCATION AS PART OF THE ELECTRICAL PLANS OR BY OWNER. COORDINATE ALL POWER REQUIREMENTS WITH THE OWNER OR THE GENERAL CONTRACTOR BEFORE PURCHASE OF THE PUMP.

4.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER SAMPLES FROM THE WELL. AT THE LANDSCAPE CONTRACTOR'S EXPENSE, HE SHALL HAVE A CERTIFIED LAB ANALYZE THE WATER QUALITY. THE LANDSCAPE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT MANAGER, ANY POTENTIAL ISSUES THAT MAY AFFECT THE HEALTH OF THE PLANT MATERIAL OR POTENTIAL STAINING TO SIDEWALKS AND BUILDINGS. REPORTING SHALL OCCUR BEFORE THE SYSTEM IS IN OPERATION. FAILURE TO REPORT SHALL PLACE LIABILITY ON THE CONTRACTOR.

4.2 BEFORE SETTING THE PUMP THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE STATIC WATER LEVEL TO DETERMINE IF THE PUMP CAN PROVIDE THE PROPER GPM AND PSI FOR THE OPERATION OF THE IRRIGATION SYSTEM.

5.1 THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE ON SITE LOCATION OF THE WELL. IT SHALL BE HIS RESPONSIBILITY TO NOTIFY THE OWNER IF HE FEELS THE LOCATION SHOULD BE MOVED. THE OWNER SHALL NOT BE RESPONSIBLE TO PAY FOR ANY WELL OR PART OF A WELL THAT DOES NOT MEET THE FULL INTENT OF THESE SPECIFICATIONS.

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STATE OF FLORIDA — BRIAN F. DAVIS — LA0000935 — REGISTERED LANDSCAPE ARCHITECT

Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	22122
DESIGNED BY:	BD
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PROJECT APPROVAL:	

TITLE

IRRIGATION SHEET PLAN

LI-04

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12' OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.

6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.

7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.

8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.

9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.

10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.

11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.

12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.

13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED IN A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.

14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.

15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

DRIP TUBING NOTES

1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.

2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.

3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.

4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.

5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.

6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.

7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

9) INSTALL A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.

10) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.

11) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)

12) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.

13) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.

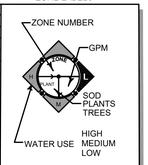
14) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.

15) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS/HER WORK WITH THE LANDSCAPE CONTRACTOR.

NOZZLE CHART

LETTER	SPEC.	COLOR	G.P.M. 40 PSI	DISTANCE	RADIUS
A	MP2000	RED	1.47	19'	FULL 360°
B	MP CORNER	TURQUOISE	.45	14'	CORNER 105°
C	MP CORNER	TURQUOISE	.19	14'	CORNER 45°
D	MP2000	BLACK	.74	19'	HALF 180°
F	MP2000	BLACK	.40	19'	QUARTER 90°
G	MP END STRIP	COPPER	.22	5' X 15'	END STRIP
H	RAIN_XPCN	BLACK	.23	4.5'	HALF PATTERN
K	MP815	OLIVE	1.87	8'-16'	FULL 360°
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP
S	MP815	MAROON	.49	8'-16'	90 °- 180 °
T	MP815	MAROON	.93	8'-16'	90 °- 180 °
V	MP3000	BLUE	.86	30'	QUARTER 90 °
W	MP3000	BLUE	1.82	30'	HALF 180 °
X	MP3000	YELLOW	2.73	30'	THREE QTR. 270 °
Y	MP3000	GRAY	3.64	30'	FULL 360 °
Z	MP2000	GREEN	1.10	19'	THREE QTR. 270 °

ZONE LABELS

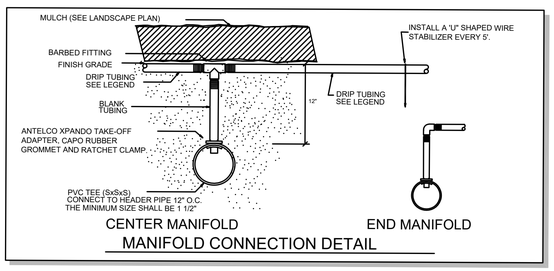


THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. **DO NOT SUBSTITUTE WITH STANDARD NOZZLES**.

LEGEND

USE HUNTER MP ROTATOR NOZZLES

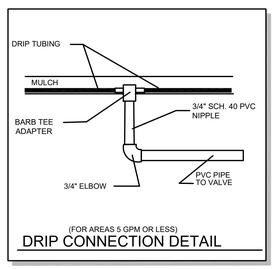
●	HUNTER PRS40 6" POP-UP SPRAY HEAD
◭	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.
■	HUNTER PRS40 SPRAY SERIES 12" POP-UP
▲	HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
———	CLASS 200 PVC DRIP HEADER PIPE-REFER TO DETAIL
◎	NETAFIM DRIP BUBBLER TREE RING- REFER TO DRIP BUBBLER DETAIL
◘	HUNTER DRIP ZONE ECO-INDICATOR- REFER TO THE DETAIL
△	NETAFIM FLUSH VALVE
GROUNDCOVER / HEDGE	NETAFIM COPPER TECHLINE CV 17MM DRIP TUBING- 1 GPH EMITTERS EVERY 12". PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
— — —	CLASS 200 PVC MAINLINE-2 1/2"
———	CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"
▭	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
◕	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" VALVE BOX AND COVER 0-25 GPM=1" 26-50 GPM=1 1/2" 51 AND HIGHER GPM=2"
⊕	HUNTER ZONE CONTROL KIT- REFER TO THE DETAIL.
C	CONTROLLER- HUNTER ACC-2 DECODER. WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER MINI-CLIK RAIN SENSOR. GROUND AS PER DETAILS SLEEVE TO AS REQUIRED.
W	NEW 4" WELL. REFER TO DEATILS AND SPECIFICATIONS ON SHEET 4.



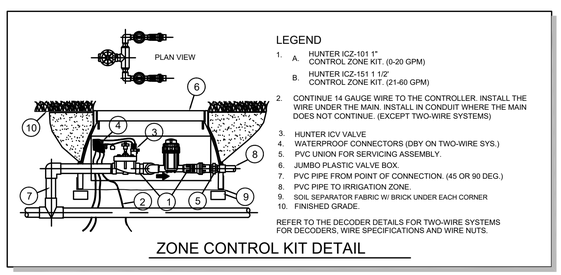
MANIFOLD CONNECTION DETAIL



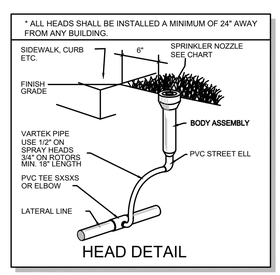
DRIP BUBBLER DETAIL



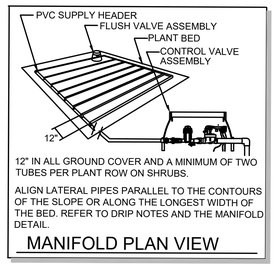
DRIP CONNECTION DETAIL



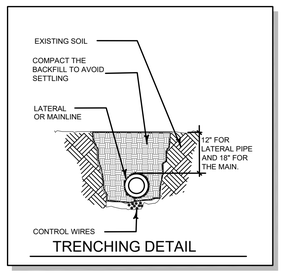
ZONE CONTROL KIT DETAIL



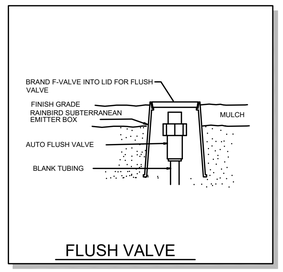
HEAD DETAIL



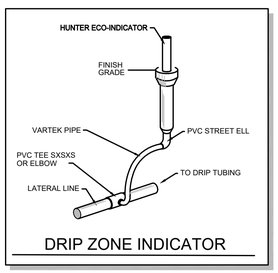
MANIFOLD PLAN VIEW



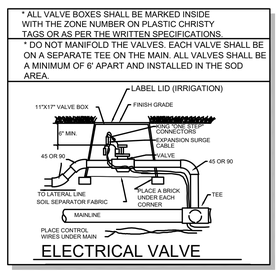
TRENCHING DETAIL



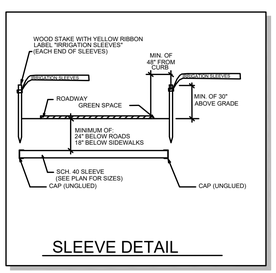
FLUSH VALVE



DRIP ZONE INDICATOR



ELECTRICAL VALVE



SLEEVE DETAIL

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OWNER

THIRD LAKE DEVELOPMENT

ISSUED

DATE:	FOR:
2023.03.01	PORT ST. LUCIE CITY SUBMISSION 1
2023.05.24	PORT ST. LUCIE CITY SUBMISSION 2
2023.08.21	OWNER REVIEW

Veranda Falls - Arcadia

PORT ST LUCIE, FL

STATE OF FLORIDA — BRIAN F. DAVIS — LA0000935 — REGISTERED LANDSCAPE ARCHITECT

Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	22122
DESIGNED BY:	LWS
DRAWN BY:	LWS
CHECKED BY:	BD
PROJECT APPROVAL:	

TITLE

IRRIGATION DETAILS PLAN

LI-05