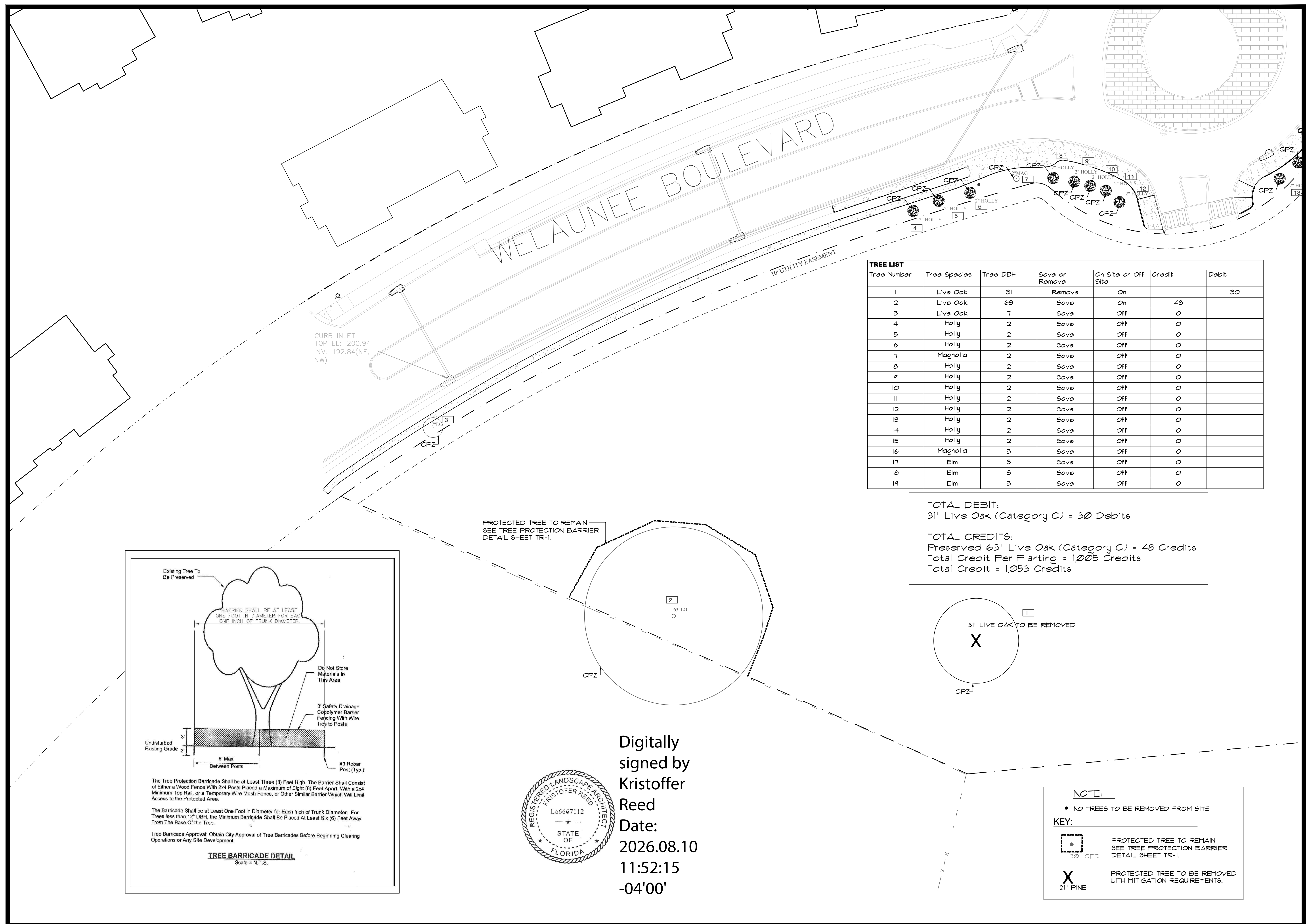




TREE LIST						
Tree Number	Tree Species	Tree DBH	Save or Remove	On Site or Off Site	Credit	Debit
1	Live Oak	31	Remove	On		30
2	Live Oak	63	Save	On	48	
3	Live Oak	7	Save	Off	0	
4	Holly	2	Save	Off	0	
5	Holly	2	Save	Off	0	
6	Holly	2	Save	Off	0	
7	Magnolia	2	Save	Off	0	
8	Holly	2	Save	Off	0	
9	Holly	2	Save	Off	0	
10	Holly	2	Save	Off	0	
11	Holly	2	Save	Off	0	
12	Holly	2	Save	Off	0	
13	Holly	2	Save	Off	0	
14	Holly	2	Save	Off	0	
15	Holly	2	Save	Off	0	
16	Magnolia	3	Save	Off	0	
17	Elm	3	Save	Off	0	
18	Elm	3	Save	Off	0	
19	Elm	3	Save	Off	0	

TOTAL DEBIT:
31" Live Oak (Category C) = 30 Debits

TOTAL CREDITS:
Preserved 63" Live Oak (Category C) = 48 Credits
Total Credit Per Planting = 1,005 Credits
Total Credit = 1,053 Credits



Digitally signed by
Kristoffer
Reed
Date:
2026.08.10
11:52:15
-04'00'

NOTE:
• NO TREES TO BE REMOVED FROM SITE

KEY:

20" CED. PROTECTED TREE TO REMAIN SEE TREE PROTECTION BARRIER DETAIL SHEET TR-1.

21" FINE PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.

A & K LAND PLANNING & DESIGN, INC.
PHONE: 904.662.4662
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32589
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kris@akplanning.com

TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

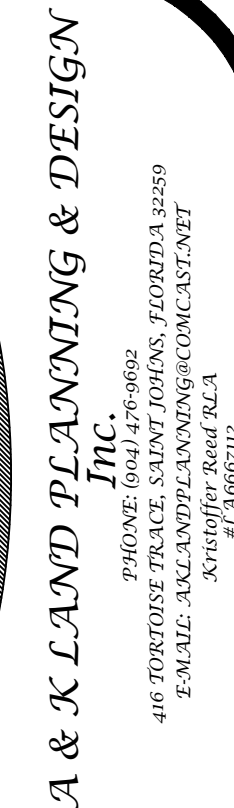
REVISIONS :

NO.	DATE	REVISION
1	7/20/26	PER CITY COMMENTS
2	8/10/26	PER CITY COMMENTS

DATE : June 24, 2026
PROJECT NO. : 202629
DESIGNED BY : K&R
DRAWN BY : K&R
CHECKED BY : K&R
SCALE : 1" = 20'

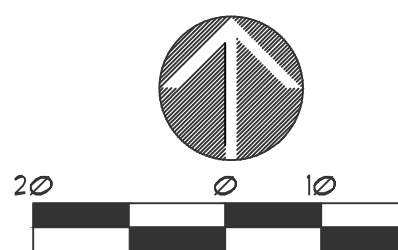
SHEET TITLE
TREE REMOVAL / PROTECTION PLAN

TR-1
SHEET



TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :	7/20/26 PER CITY COMMENTS	8/10/26 PER CITY COMMENTS

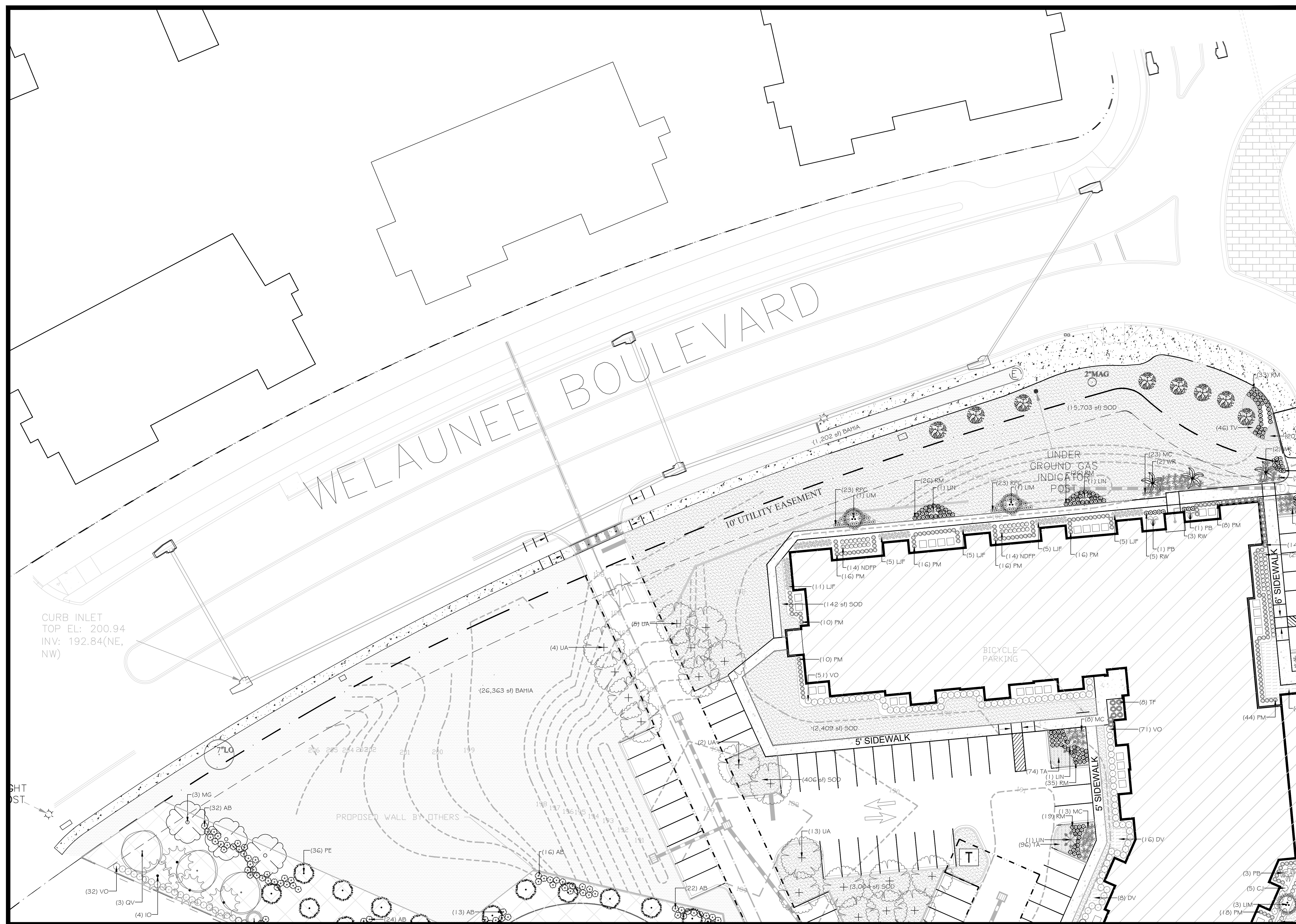


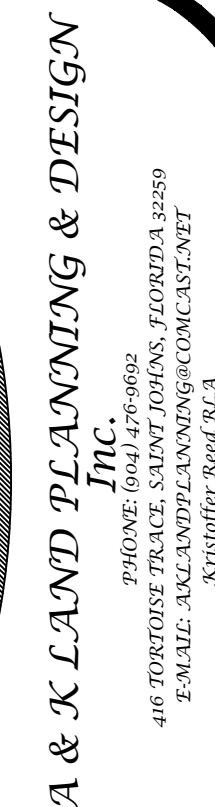
DATE : June 24, 2026
PROJECT NO. : 202629
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE

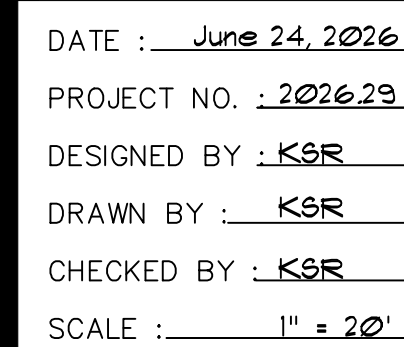
LANDSCAPE
PLAN

L-1
S H E E T

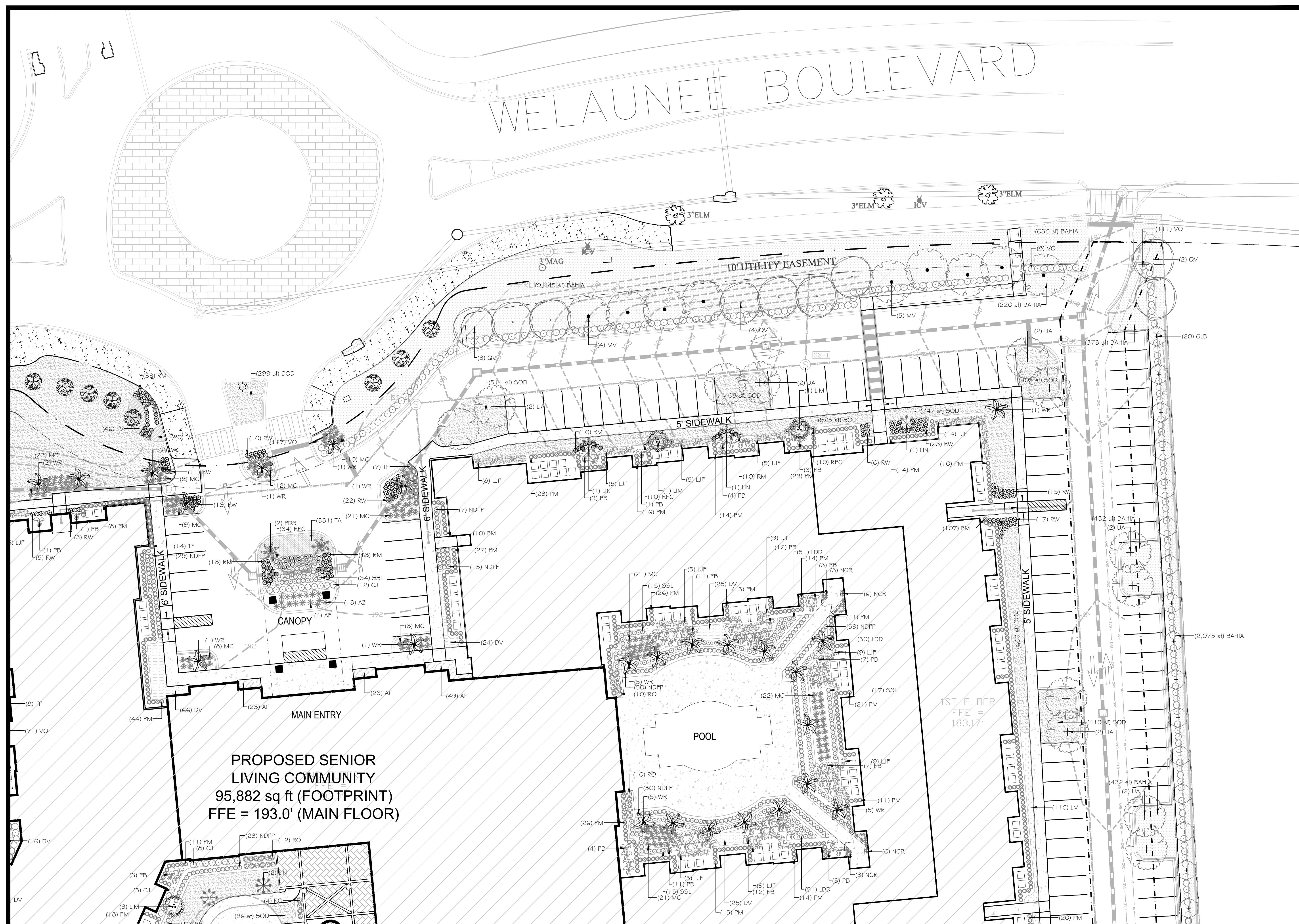




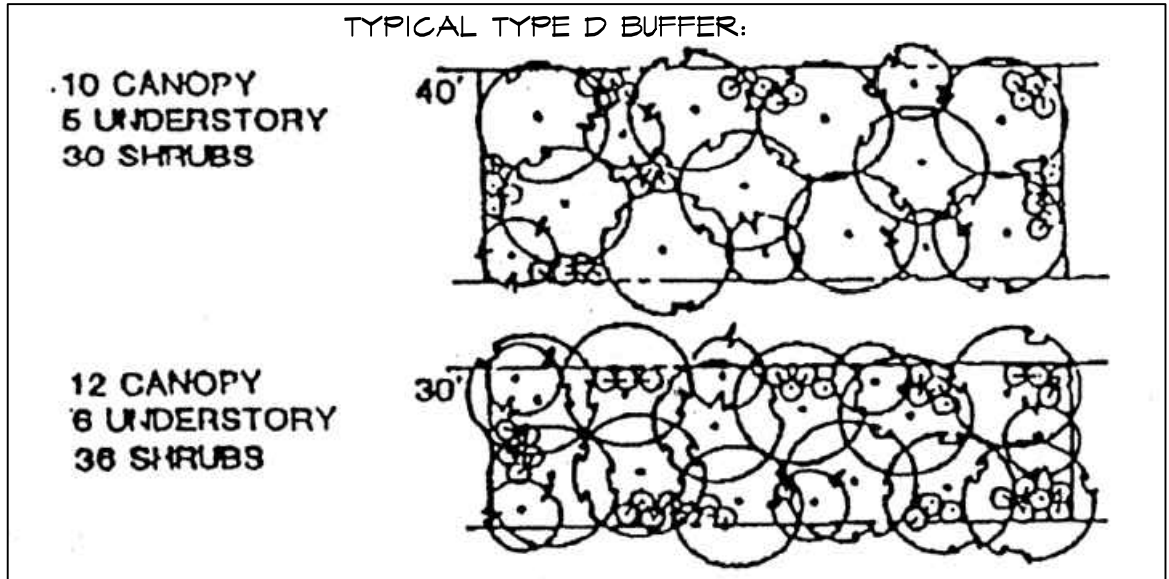
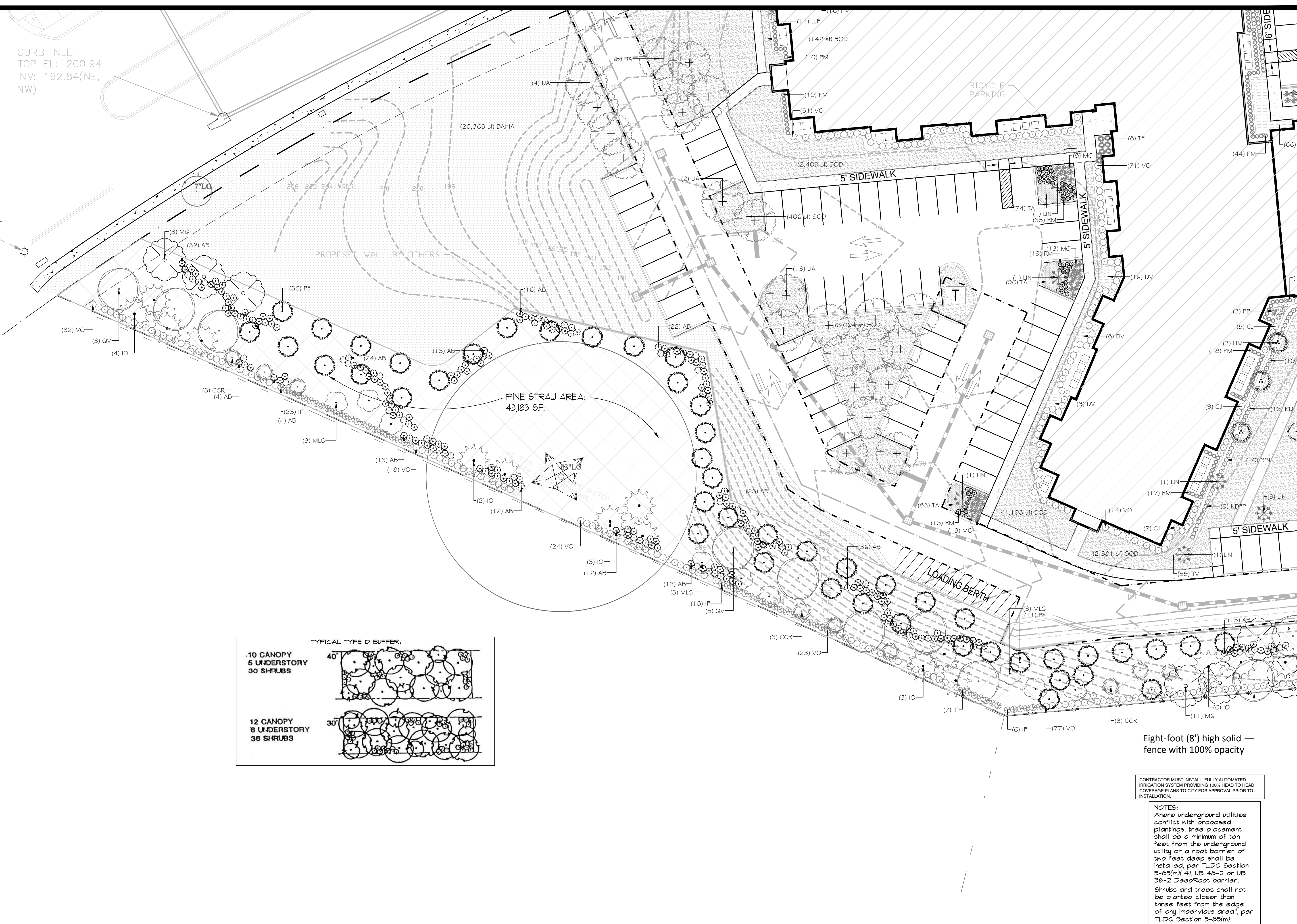
REVISIONS : 7/20/26 PER CITY COMMENTS
8/10/26 PER CITY COMMENTS



L-2
S H E E T



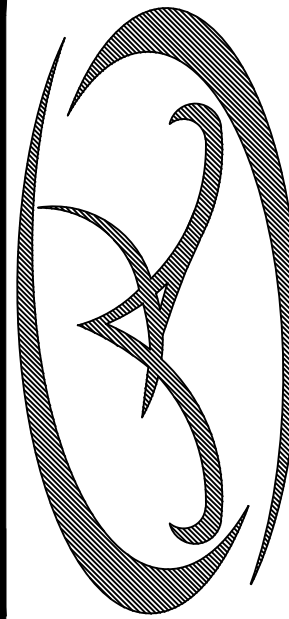
CURB INLET
TOP EL: 200.94
INV: 192.84(NE,
NW)



Eight-foot (8') high solid
fence with 100% opacity

CONTRACTOR MUST INSTALL FULLY AUTOMATED
IRRIGATION SYSTEM PROVIDING 100% HEAD TO HEAD
COVERAGE PLANS TO CITY FOR APPROVAL PRIOR TO
INSTALLATION.

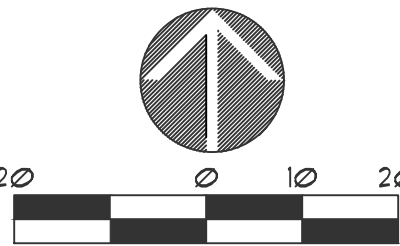
NOTES:
Where underground utilities
conflict with proposed
plantings, tree placement
shall be a minimum of ten
feet from the underground
utility or a root barrier of
two feet deep shall be
installed, per TLDC Section
5-85(m)(14), UB 48-2 or UB
36-2 DeepRoot barrier.
Shrubs and trees shall not
be planted closer than
three feet from the edge
of any impervious area, per
TLDC Section 5-85(m)



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Kris@akplanning.com
421660712

TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :	
7/20/26 PER CITY COMMENTS	
8/10/26 PER CITY COMMENTS	



DATE : June 24, 2026
PROJECT NO. : 2026-29
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
LANDSCAPE
PLAN

L-3
SHEET

General Notes and Specifications

- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
- When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
- All plants must be healthy, vigorous material, free of pests and disease.
- All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
- All plant material must be approved by the Landscape Architect before the plant material is installed.
- Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
- All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or,in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
- All plants shall be triangular spaced.
- Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
- Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
- All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
- The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
- The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
- The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
- All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
- All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
- Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
- All planting beds to be treated with pre-emergent weed control prior to planting.
- Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- All disturbed areas to be sodded or seeded with Paspalum notatum as noted.

NOTES:

- MULCH ALL PLANTING BEDS WITH 2" MIN. TO 3" MAX. ORGANIC MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- CONTRACTOR TO VERIFY ALL QUANTITIES
- A MINIMUM OF 36 IN. OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.

PLANT SCHEDULE TALLAHASSEE

CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	% NATIVE	CREDITS PROVIDED
TREES						
CC	8	Bottlebrush / Callistemon citrinus	AS SHOWN	8' - 10' Ht. x 4'-5' spd., Standard, 2" caliper	0% native	0 Per Tree = 0
CCR	17	Eastern Redbud / Cercis canadensis	AS SHOWN	8' - 10' Ht. x 4'-5' spd., Standard, 2" caliper	5% native	6 Per Tree = 102
SLB	20	Loblolly Bay / Gordonia lasianthus	AS SHOWN	8' - 10' Ht. x 4'-5' spd., Standard, 2" caliper	6% native	5 Per Tree = 100
IO	27	American Holly / Ilex opaca	AS SHOWN	8' - 10' Ht. x 4'-5' spd., Standard, 2" caliper	8% native	6 Per Tree = 162
LIM	8	Muskogee Grape Myrtle / Lagerstroemia indica x fauriei 'Muskogee'	AS SHOWN	10' - 12' Ht. x 5'-6' spd., 3 Stem Min, 2" caliper min. each stem	0% native	2 Per Tree = 16
LIN	15	Grape Myrtle / Lagerstroemia x 'Natchez'	AS SHOWN	10' - 12' Ht. x 5'-6' spd., 3 Stem Min, 2" caliper min. each stem	0% native	2 Per Tree = 30
MS	26	Southern Magnolia / Magnolia grandiflora	AS SHOWN	10' - 12' Ht. x 5'-6' spd., Standard, 2" caliper	8% native	5 Per Tree = 130
MLG	18	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	AS SHOWN	10' - 12' Ht. x 5'-6' spd., Standard, 2" caliper	5% native	5 Per Tree = 90
MV	9	Sweet Bay / Magnolia virginiana	AS SHOWN	10' - 12' Ht. x 5'-6' spd., Standard, 2" caliper	3% native	5 Per Tree = 45
PDS	2	Wild Date Palm / Phoenix sylvestris	AS SHOWN	20' Clear Trunk	0% native	0 Per Tree = 0
PE	80	Slash Pine / Pinus elliotii	AS SHOWN	10' - 12' Ht. x 5'-6' spd., Standard, 2" caliper	25% native	1 Per Tree = 80
QV	26	Southern Live Oak / Quercus virginiana	AS SHOWN	10' - 12' Ht. x 5'-6' spd., Standard, 2" caliper	8% native	5 Per Tree = 130
UA	40	Winged Elm / Ulmus alata	AS SHOWN	10' - 12' Ht. x 5'-6' spd., Standard, 3" caliper	12% native	3 Per Tree = 120
WR	29	Washingtonia Palm / Washingtonia robusta	AS SHOWN	20' Clear Trunk	0% native	0 Per Tree = 0
Total =	325					
CODE	QTY	COMMON / BOTANICAL NAME	SPACING		80% total native	1005 total
SHRUBS						
AB	318	Autumn Bravo® Encore® Azalea / Azalea x 'Conlen'	36" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	2862 s.f.
AE	4	Coast Iron Plant / Aspidistra elatior	36" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	36 s.f.
AZ	13	Variegated Shell Ginger / Alpinia zerumbet 'Variegata'	36" o.c.	3 gallon, 18" ht. x 18" spd., minimum full 4 dense	Flor. Fr.	117 s.f.
CJ	41	Camellia / Camellia japonica	36" o.c.	1 gallon, 24" ht. x 24" spd., minimum full 4 dense	Flor. Fr.	369 s.f.
IF	114	Florida Anise / Illicium floridanum	36" o.c.	1 gallon, 24" ht. x 24" spd., minimum full 4 dense (Code Required)	Native	1026 s.f.
LDP	152	Daydream Loropetalum / Loropetalum chinense Daydream	24" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	608 s.f.
LJF	114	'Jack Frost' Ligustrum / Ligustrum japonicum 'Jack Frost'	36" o.c.	3 gallon, 18" ht. x 18" spd., minimum full 4 dense	Flor. Fr.	1026 s.f.
MC	198	Pink Muhly / Muhlenbergia capillaris	36" o.c.	3 gallon, 18" ht. x 18" spd., minimum full 4 dense	Native	1782 s.f.
NCR	18	Giant Apostles Iris / Neomarica caerulea 'Regina'	18" o.c.	3 gallon, 18" ht. x 18" spd., minimum full 4 dense	Flor. Fr.	162 s.f.
NDFF	282	Firepower Nandina / Nandina domestica 'Fire Power'	24" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	1128 s.f.
PB	86	Cut Leaf Philodendron / Philodendron bipinnatifidum	48" o.c.	1 gallon, 24" ht. x 24" spd., minimum full 4 dense	Flor. Fr.	1376 s.f.
PM	661	Podocarpus / Podocarpus macrophyllus	24" o.c.	1 gallon, 24" ht. x 24" spd., minimum full 4 dense	Flor. Fr.	2644 s.f.
RM	208	Coral Drift Rose / Rosa x 'Coral Drift'	24" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	832 s.f.
RO	53	Rosemary / Rosmarinus officinalis	30" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	144 s.f.
RPC	100	Popcorn Drift Rose / Rosa x 'Navaropop' TM	24" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	400 s.f.
RW	142	White Drift Groundcover Rose / Rosa x 'Meizorland' TM	24" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	568 s.f.
SSL	101	Sunshine Ligustrum / Ligustrum sinense 'Sunshine'	24" o.c.	3 gallon, 12" ht. x 12" spd., minimum full 4 dense	Flor. Fr.	404 s.f.
TF	29	Fakahatchee Grass / Tripsacum dactyloides	36" o.c.	3 gallon, 18" ht. x 18" spd., minimum full 4 dense	Native	261 s.f.
VO	696	Dwarf Walter's Viburnum / Viburnum obovatum 'Dwarf Walter's'	36" o.c.	1 gallon, 30" ht. x 24" spd., minimum full 4 dense (Code Required)	Native	6264 s.f.
GROUND COVERS						
AF	95	Foxtail Fern / Asparagus aethiopicus	18" o.c.	1 gallon, full	Flor. Fr.	214 s.f.
BAHIA	41,430 sf	Bahia Grass / Paspalum notatum				
DI	80	Fortnight Lily / Dietes iridioides	24" o.c.	1 gallon, full	Flor. Fr.	318 s.f.
DV	172	Flax Lily / Dianella tasmanica 'Variegata'	24" o.c.	1 gallon, full	Flor. Fr.	688 s.f.
LM	326	Lily Turf / Liriope muscari	18" o.c.	1 gallon, full	Flor. Fr.	734 s.f.
SOD	35,463 sf	St. Augustine Seville / Stenotaphrum secundatum 'Seville'				
TA	808	Asian Jasmine / Trachelospermum asiaticum	12" o.c.	1 gallon, full	Flor. Fr.	808 s.f.
TV	125	Society Garlic / Tulbaghia violacea	18" o.c.	1 gallon, full	Flor. Fr.	281 s.f.
					Total s.f. = 25,052 s.f.	
					Native s.f. = 9,333 s.f.	
					Native % = 37%	

LANDSCAPE CALCULATIONS:

TOTAL AREAS:	348,751 s.f. (8 acres)
ZONING:	Commercial
V.I.A. AREA:	82,303 SF.
ONE 400 SF. ISLAND PER 4,000 SF.	
400 SF. ISLANDS REQUIRED:	21 (8,400 s.f.)
400 SF. ISLANDS PROVIDED:	14 (8,400+ s.f.)

MINIMUM TREES / ACRE (40 TREE CREDITS / ACRE)

TOTAL AREA	8 ACRES
CREDITS REQUIRED	320 CREDITS
CREDITS PROVIDED	1005 CREDITS planted

PERIMETER AREA REQUIREMENT BREAKDOWN

PERIMETER AREA NORTH SIDE:	295 L.F.
10 SF. / L.F. = 10' x 295 L.F.	
AREA REQUIRED:	2,950 SF.
AREA PROVIDED:	2,950+ SF.

PERIMETER AREA SOUTH SIDE:	637 L.F.
30 SF. / L.F. = 30' x 637 L.F.	
AREA REQUIRED:	19,110 SF.
AREA PROVIDED:	19,110+ SF.

PERIMETER AREA EAST SIDE:	400 L.F.
8 SF. / L.F. = 8 x 400 L.F.	
AREA REQUIRED:	3,200 SF.
AREA PROVIDED:	3,200 SF.

PERIMETER AREA WEST SIDE:	484 L.F.
40 SF. / L.F. = 40 x 484 L.F.	
AREA REQUIRED:	19,360
AREA PROVIDED:	19,360+ SF.

PERIMETER AND INTERIOR PLANTING REQUIREMENT BREAKDOWN

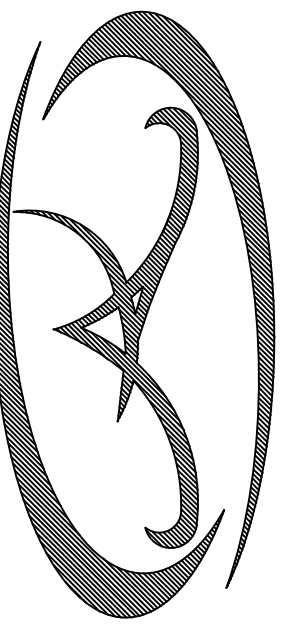
V.I.A. AREA:	
INTERNAL LANDSCAPE:	
TWO 3" CALIPER SHADE TREES PER 400 SF. ISLAND (10 Islands)	
8,400 s.f. / 400 x 2	
TREES REQUIRED:	42
TREES PROVIDED:	42

PERIMETER TREES NORTH SIDE:	295 L.F.
1 TREE / 18 L.F.	
TREES REQUIRED:	16
TREES PROVIDED:	16

PERIMETER TREES SOUTH SIDE:	637 L.F.
12 Canopy, 6 Understory Trees + 36 Shrubs / 100 L.F.	
TREES REQUIRED:	76C, 38U + 229S
TREES PROVIDED:	76C, 38U + 236S

PERIMETER TREES EAST SIDE:	400 L.F.
1 TREE / 18 L.F.	
TREES REQUIRED:	23
TREES PROVIDED:	23

PERIMETER TREES WEST SIDE:	484 L.F.
10 Canopy, 5 Understory Trees + 30 Shrubs / 100 L.F.	
TREES REQUIRED:	48C, 24U + 145S
TREES PROVIDED:	48C, 24U + 145S



A & K LAND PLANNING & DESIGN Inc.
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4405 TORRENT BLVD. TALLAHASSEE, FLORIDA 32309
E-MAIL: AKLANDPLANNING@COMCAST.NET
AKS@jiffy.net FLA #L1666712

TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :									
7/20/26	PER CITY COMMENTS								
8/10/26	PER CITY COMMENTS								
-									

DATE : June 24, 2026

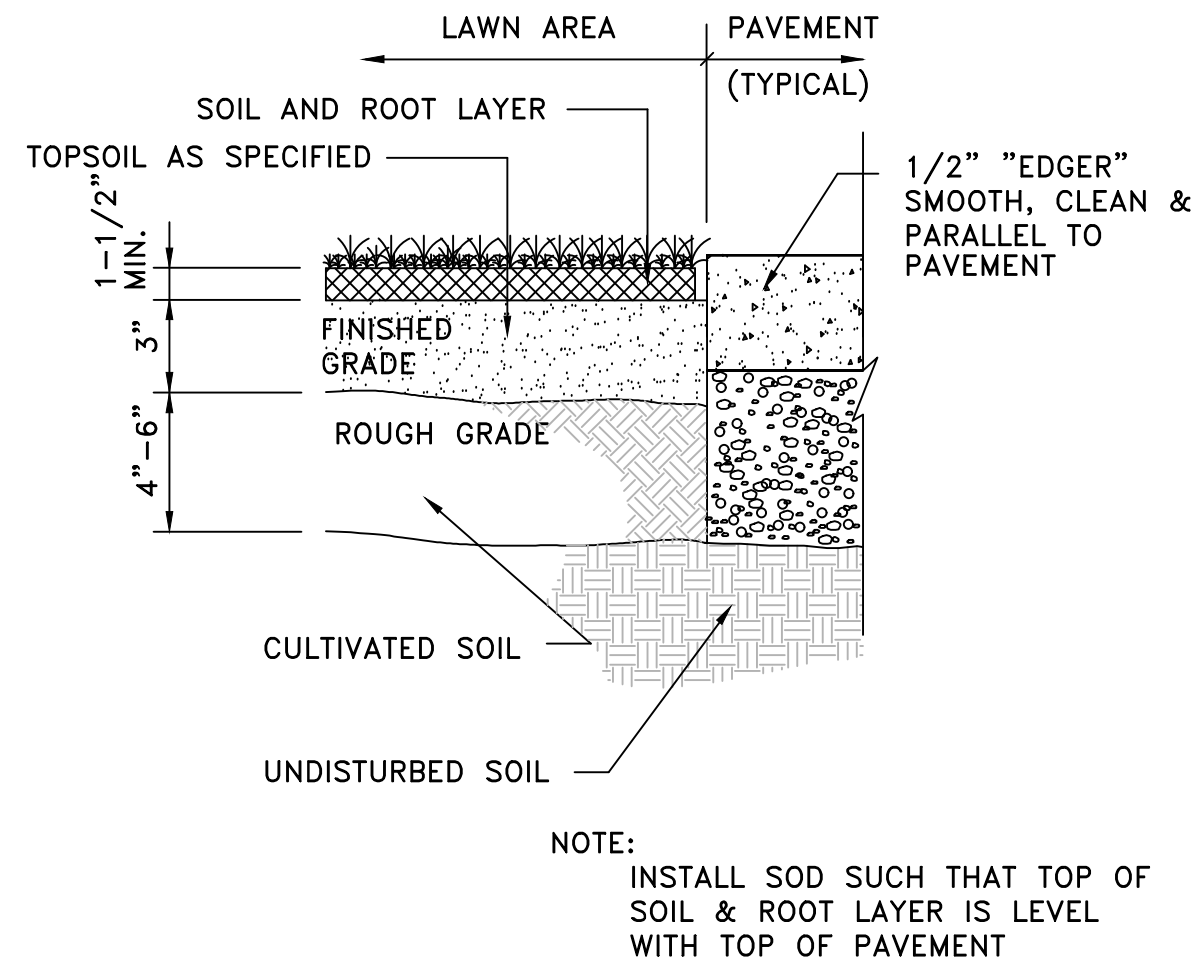
PROJECT NO. : 2026-23

DESIGNED BY : KSR

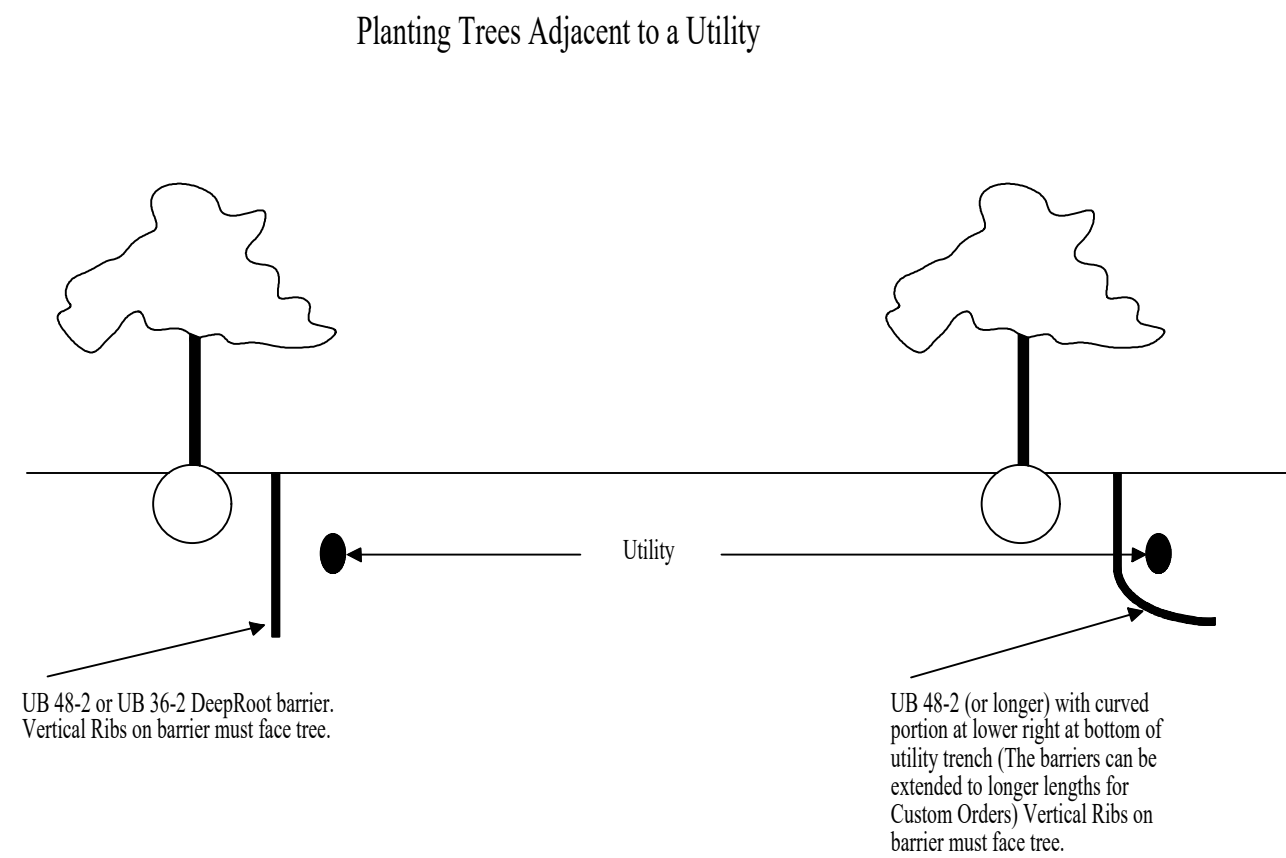
DRAWN BY : KSR

CHECKED BY : KSR

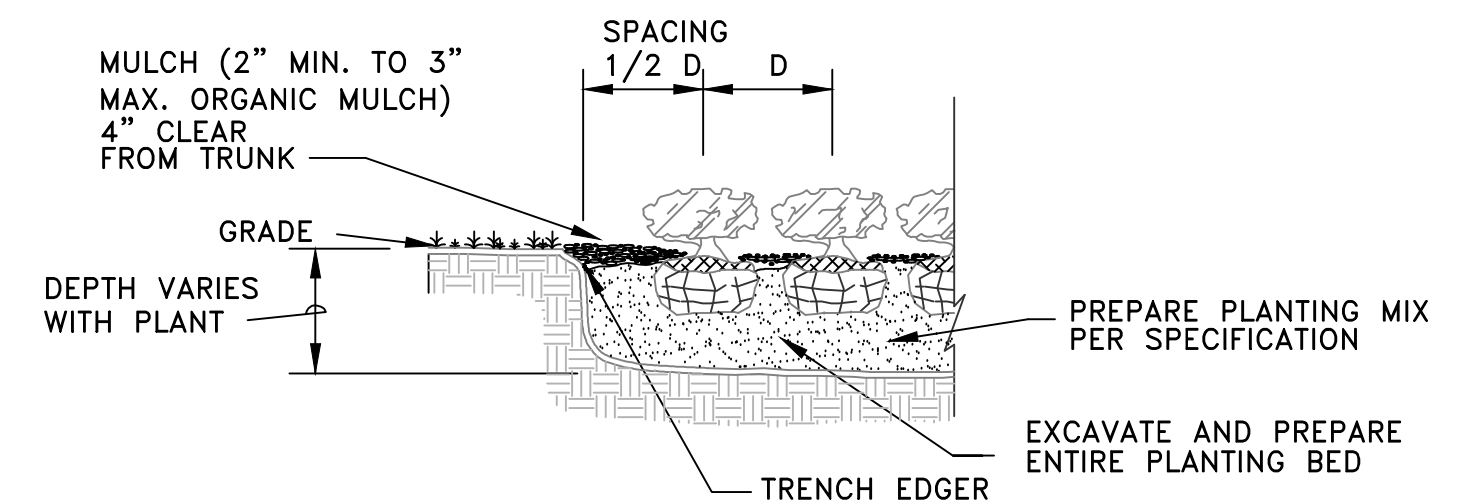
SCALE : N.T.S.



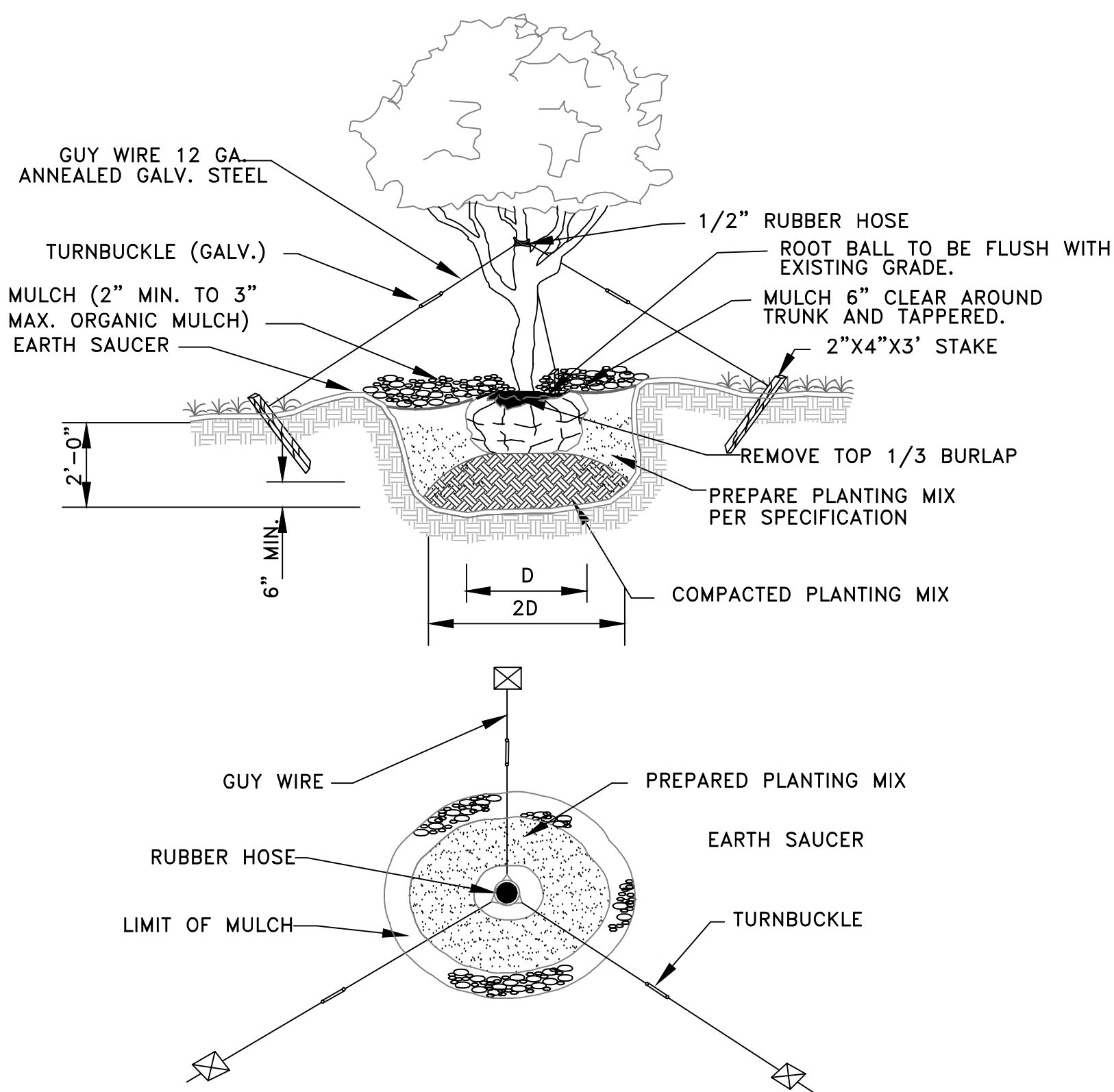
SOD DETAIL



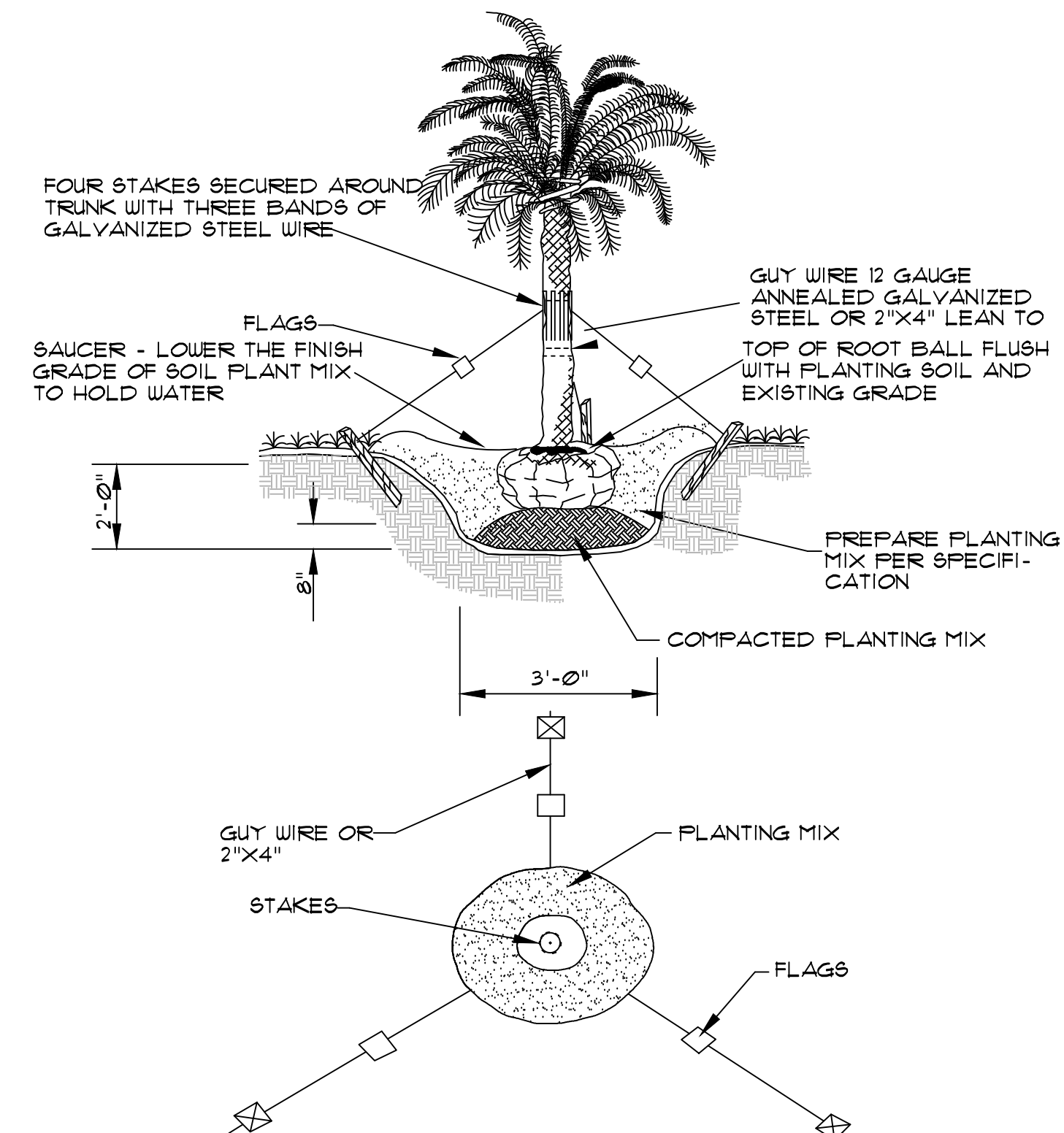
NOTE:
Where underground utilities conflict with proposed plantings, tree placement shall be a minimum of ten feet from the underground utility or a root barrier of two feet deep shall be installed, per TLDC Section 5-85(m)(14), UB 48-2 or UB 36-2 DeepRoot barrier.



SHRUB & GROUND COVER PLANTING DETAIL



TREE PLANTING DETAIL

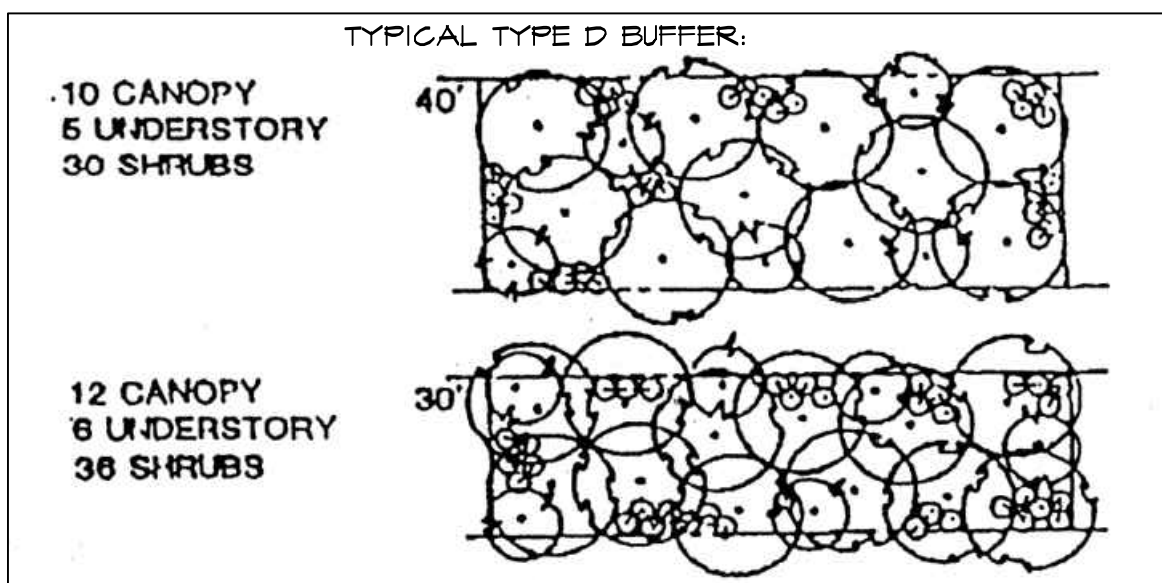
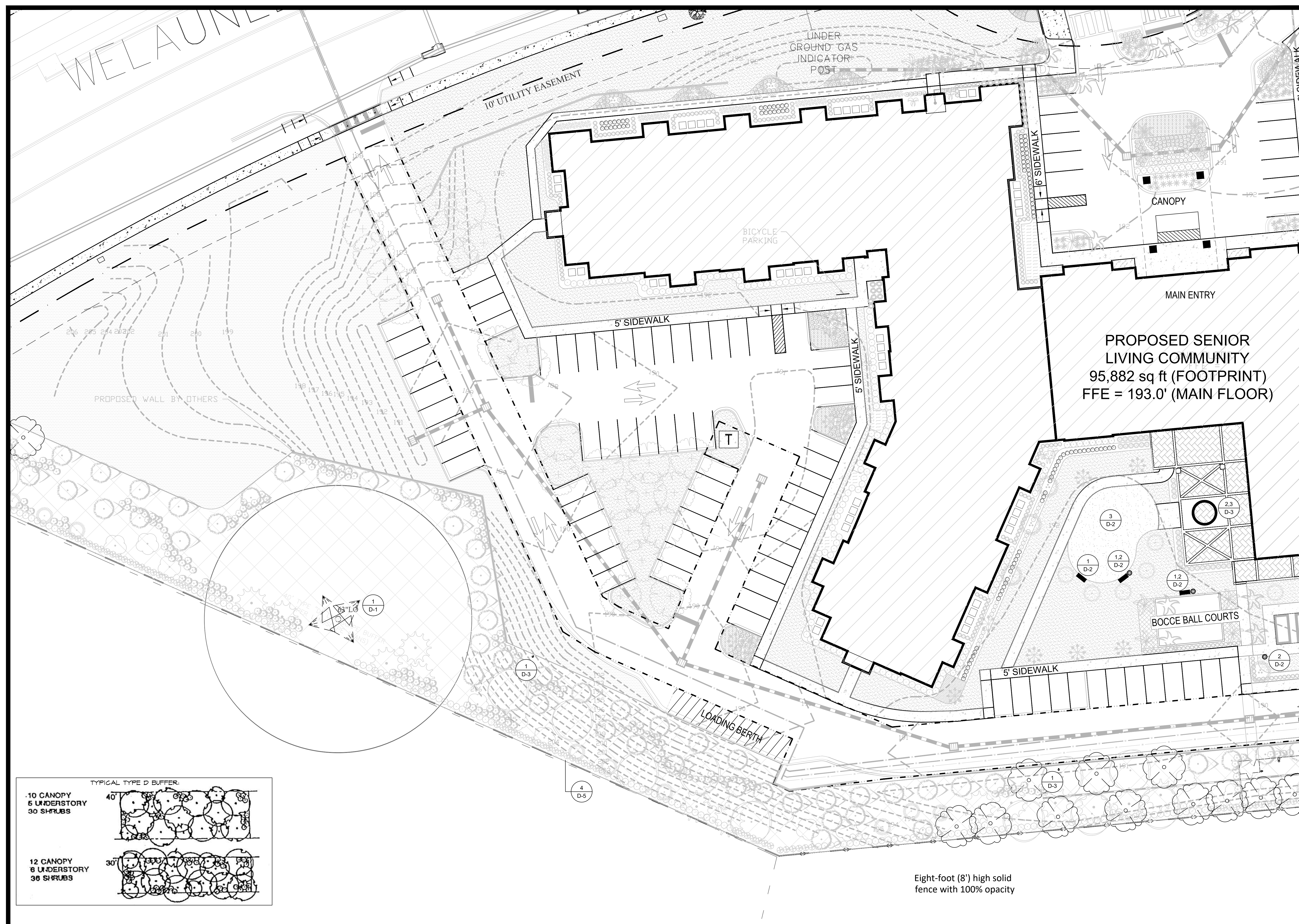


PALM TREE PLANTING DETAIL

REVISIONS :	7/20/26	PER CITY COMMENTS
	8/10/26	PER CITY COMMENTS

DATE : June 24, 2026
PROJECT NO. : 2026-23
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
PLANTING DETAILS



A & K LAND PLANNING & DESIGN, Inc.
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416 TORTOISE TRAIL, SAINT JOHNS, FLORIDA 32590
E-MAIL: A&KLANDPLANNING@COMCAST.NET
Kris@akplanning.com

TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :	
7/20/26 PER CITY COMMENTS	
8/10/26 PER CITY COMMENTS	

DATE : June 24, 2026
PROJECT NO. : 2026-29
DESIGNED BY : K&R
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CHECKED BY : K&R
SCALE : 1" = 20'

SHEET TITLE
SITE AMENITY
PLAN

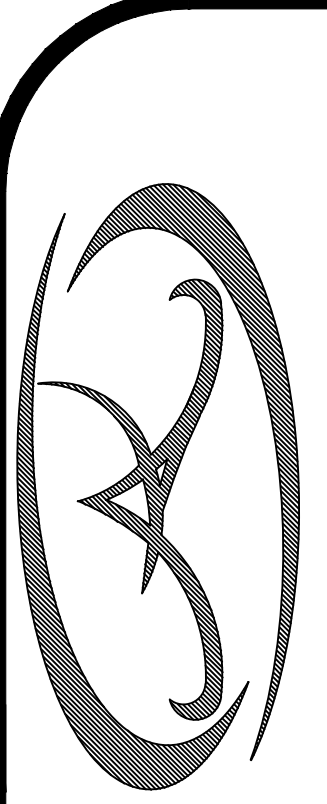
SA-1
SHEET

Eight-foot (8') high solid
fence with 100% opacity



Eight-foot (8') high solid
fence with 100% opacity

10' CANOPY
TYPICAL TYPE D BUFFER:
40'



A & K LAND PLANNING & DESIGN
INC.
PHONE: 904.241.1663
416 TORTOISE TRAIL, SAINT JOHNS, FLORIDA 32809
EMAIL: AKLANDPLANNING@COMCAST.NET
AKLP000116

TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

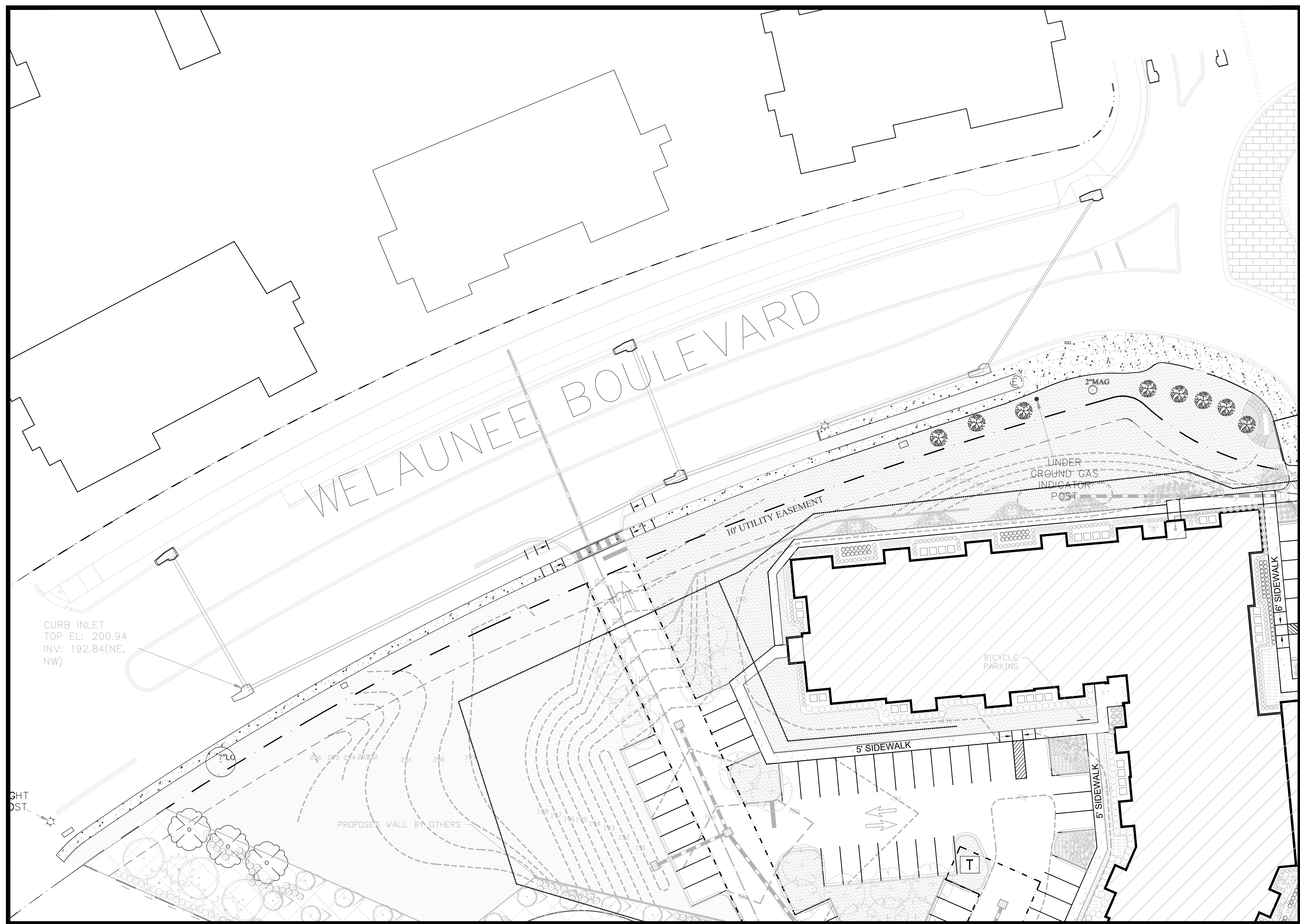
REVISIONS :	
7/20/26 PER CITY COMMENTS	
8/10/26 PER CITY COMMENTS	



DATE : June 24, 2026
PROJECT NO. : 2026-29
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE

**SITE AMENITY
PLAN**





A & K LAND PLANNING & DESIGN, INC.
PHONE: 904.663.4663
406 TORTOUSE TRACE, SAINT JOHNS, FLORIDA 32809
E-MAIL: AKLANDPLANNING@COMCAST.NET
AKL060712

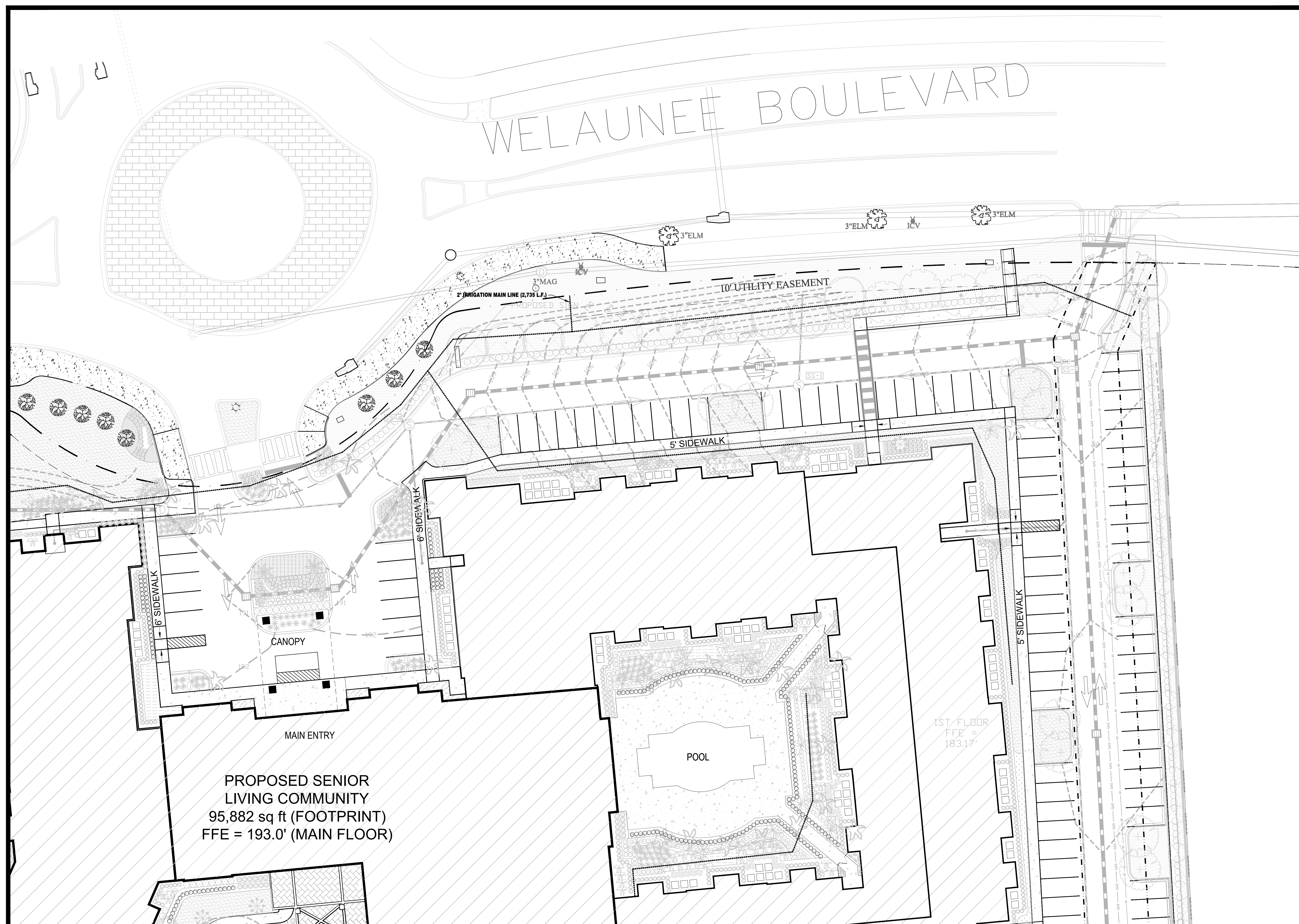
TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :
7/20/26 PER CITY COMMENTS
8/10/26 PER CITY COMMENTS



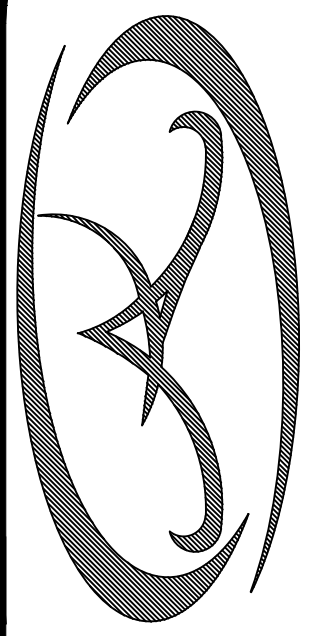
DATE : June 24, 2026
PROJECT NO. : 2026-29
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
IRRIGATION
PLAN



PROPOSED SENIOR
LIVING COMMUNITY
95,882 sq ft (FOOTPRINT)
FFE = 193.0' (MAIN FLOOR)

1ST FLOOR
FFE =
183.17'



A & K LAND PLANNING & DESIGN, Inc.
PHONE: 904.663.4663
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32859
E-MAIL: AKLANDPLANNING@COMCAST.NET
AKL060712

TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :	
7/20/26 PER CITY COMMENTS	
8/10/26 PER CITY COMMENTS	



20 0 10 20

DATE : June 24, 2026
PROJECT NO. : 202629
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
IRRIGATION
PLAN

1-2
SHEET

CURB INLET
TOP EL: 200.94
INV: 192.84(NE,
NW)

CHT
DST

PROPOSED WALL BY OTHERS

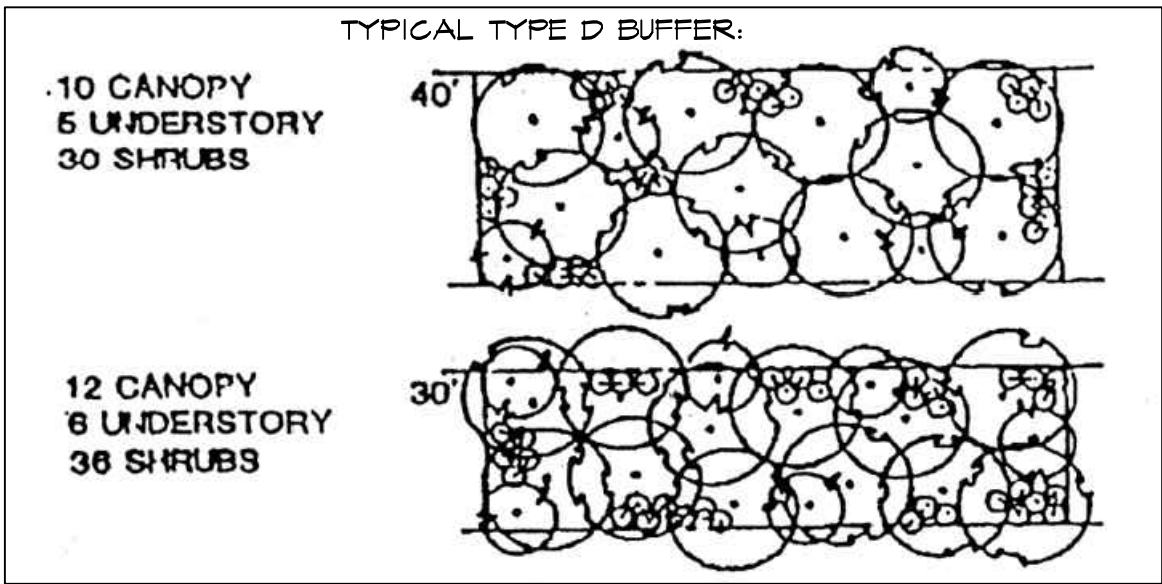
BICYCLE
PARKING

5' SIDEWALK

5' SIDEWALK

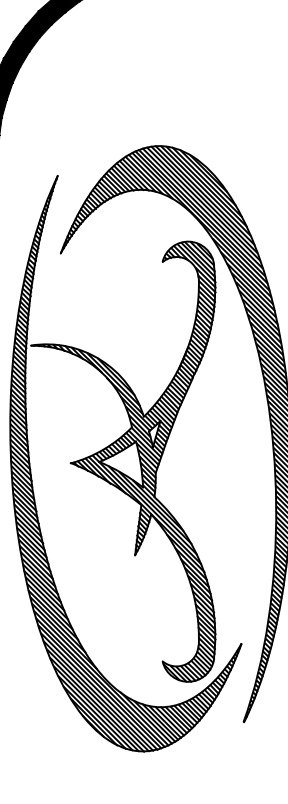
5' SIDEWALK

LOADING BERTH



CONTRACTOR MUST INSTALL FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% HEAD TO HEAD COVERAGE PLANS TO CITY FOR APPROVAL PRIOR TO INSTALLATION.

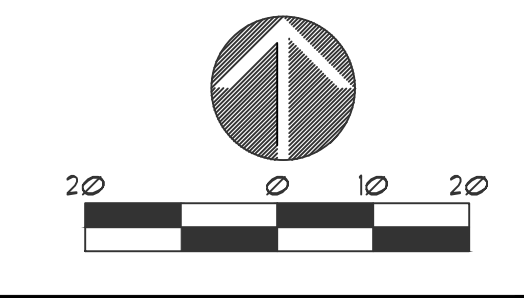
NOTES:
Where underground utilities conflict with proposed plantings, tree placement shall be a minimum of ten feet from the underground utility or a root barrier of two feet deep shall be installed, per TLDC Section 5-85(m)(14), UB 48-2 or UB 36-2 DeepRoot barrier.
Shrubs and trees shall not be planted closer than three feet from the edge of any impervious area", per TLDC Section 5-85(m)



A & K LAND PLANNING & DESIGN
INC.
PHONE: 904.663.4100
410 TORTOISE TRAIL, SAINT JOHNS, FLORIDA 32809
EMAIL: A&KLANDPLANNING@COMCAST.NET
Kris@akplanning.com

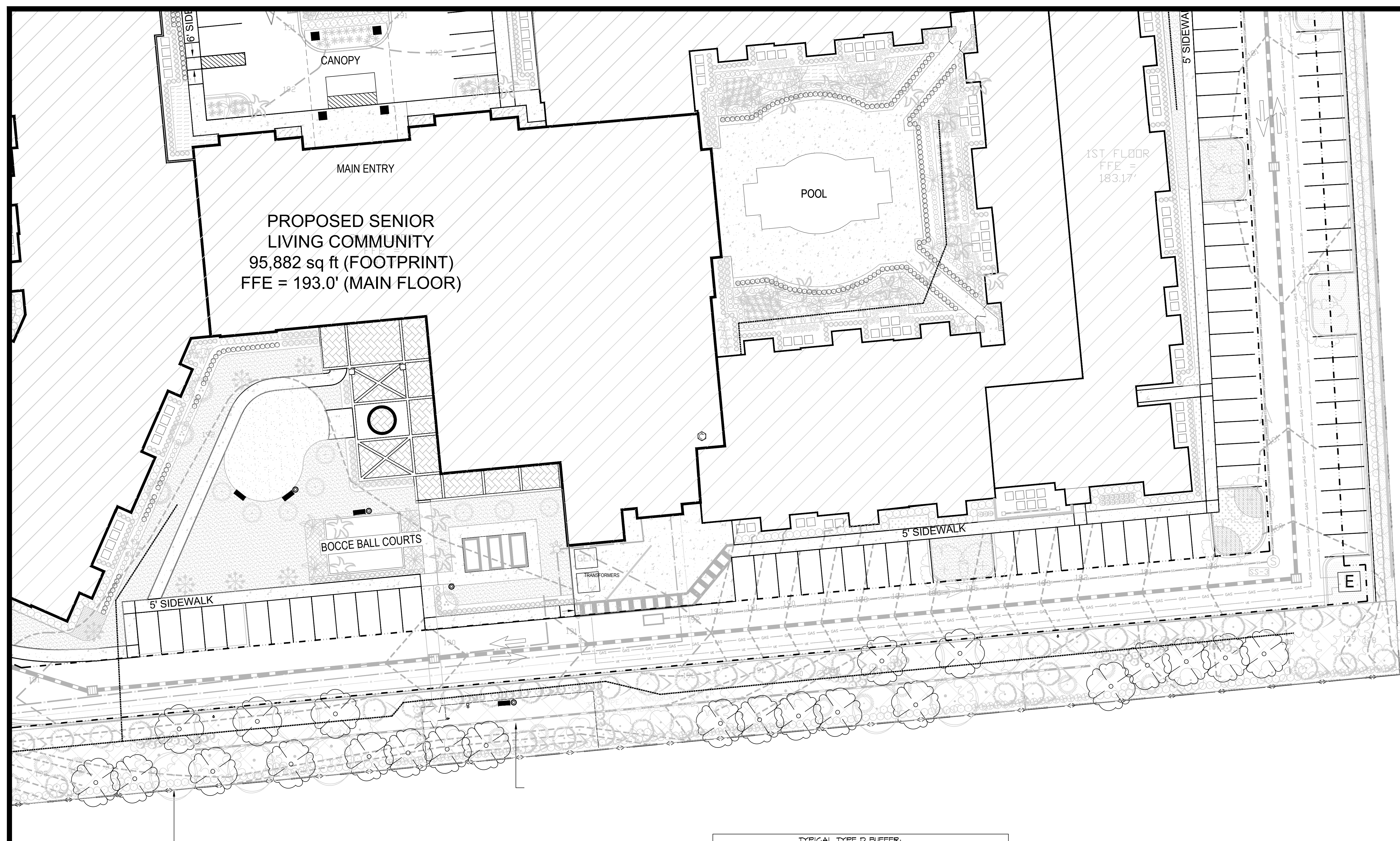
TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :	7/20/26	PER CITY COMMENTS
	8/10/26	PER CITY COMMENTS



DATE : June 24, 2026
PROJECT NO. : 2026-29
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
IRRIGATION
PLAN



PROPOSED SENIOR
LIVING COMMUNITY
95,882 sq ft (FOOTPRINT)
FFE = 193.0' (MAIN FLOOR)

1ST FLOOR
FFE =
183.17'

BOCCE BALL COURTS

POOL

MAIN ENTRY

6' SIDEWALK

5' SIDEWALK

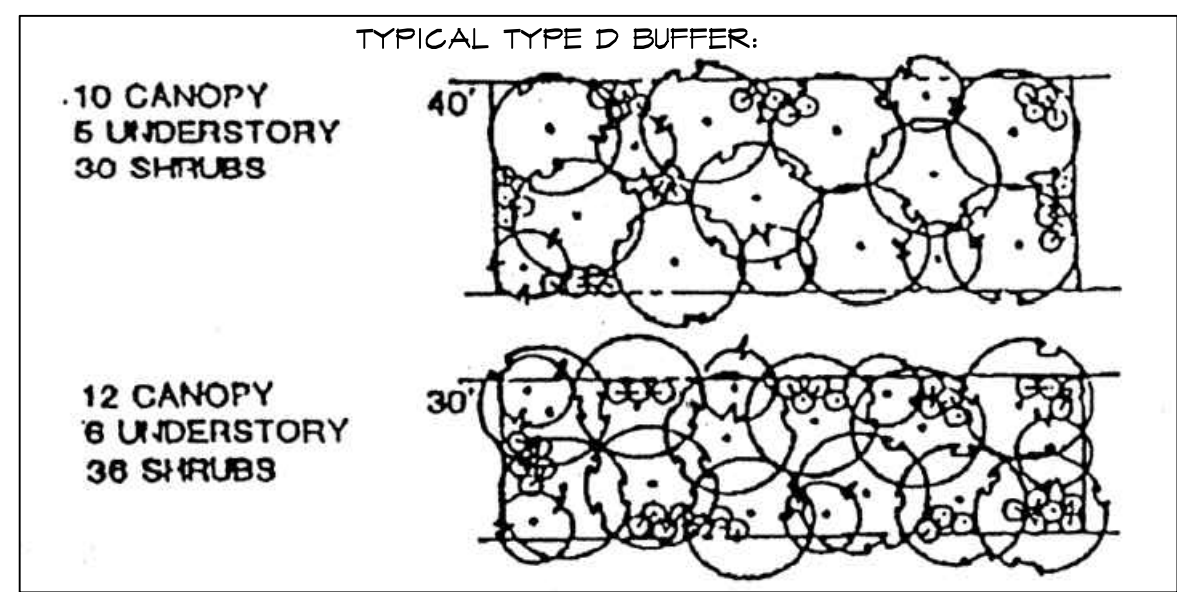
5' SIDEWALK

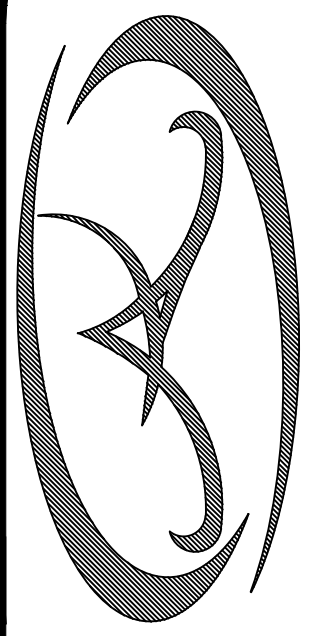
GEN
TRANSFORMERS

5' SIDEWALK

CONTRACTOR MUST INSTALL FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% HEAD TO HEAD COVERAGE PLANS TO CITY FOR APPROVAL PRIOR TO INSTALLATION.

NOTES:
Where underground utilities conflict with proposed plantings, tree placement shall be a minimum of ten feet from the underground utility or a root barrier of two feet deep shall be installed, per TLDC Section 5-85(m)(14), UB 48-2 or UB 36-2 DeepRoot barrier.
Shrubs and trees shall not be planted closer than three feet from the edge of any impervious area, per TLDC Section 5-85(m)

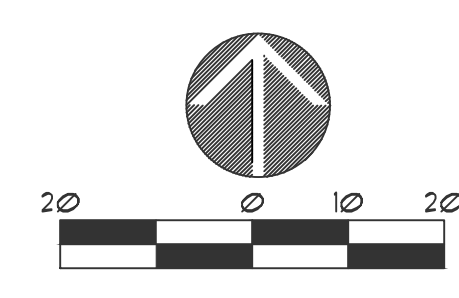




A & K LAND PLANNING & DESIGN, Inc.
PHONE: 904.663.4663
416 TORTOISE TRAIL, SAINT JOHNS, FLORIDA 32859
E-MAIL: A&KLANDPLANNING@COMCAST.NET
A&K000712

TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :
7/20/26 PER CITY COMMENTS
8/10/26 PER CITY COMMENTS

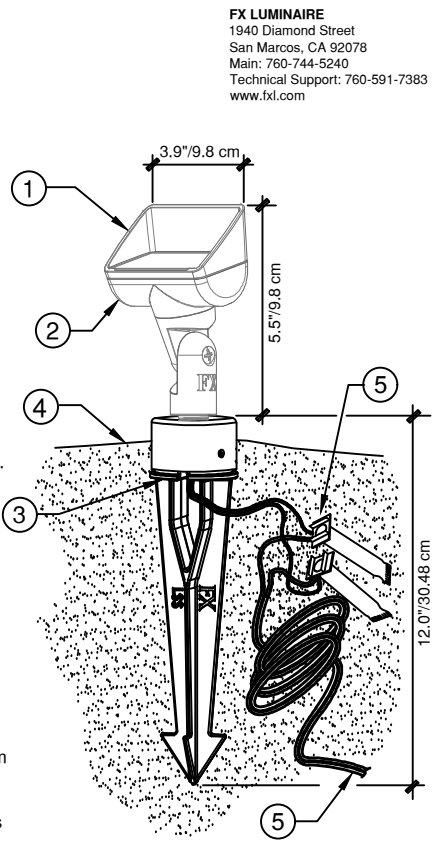


DATE : June 24, 2026
PROJECT NO. : 2026-29
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CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
IRRIGATION
PLAN

- DETAIL LEGEND
- 1 FX Luminaire PB fixture. See plan legend for wattage, beam spread and accessories.
 - 2 Aim fixture a minimum of 10° off vertical to allow water and dirt to drain off lens cap.
 - 3 FX Luminaire Super J-Box mount.
 - 4 Finished grade.
 - 5 Direct bury UF/LUL copper, low voltage cable with 3M DBRY-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.

- NOTES
- A. Installation to be completed in accordance with manufacturer's specifications.
- B. Accepts 10-15 volts - AC or DC
- C. See plan legend for LED board option, beam spreads, and accessories.
- D. Always refer to FX product installation notes prior to installation.



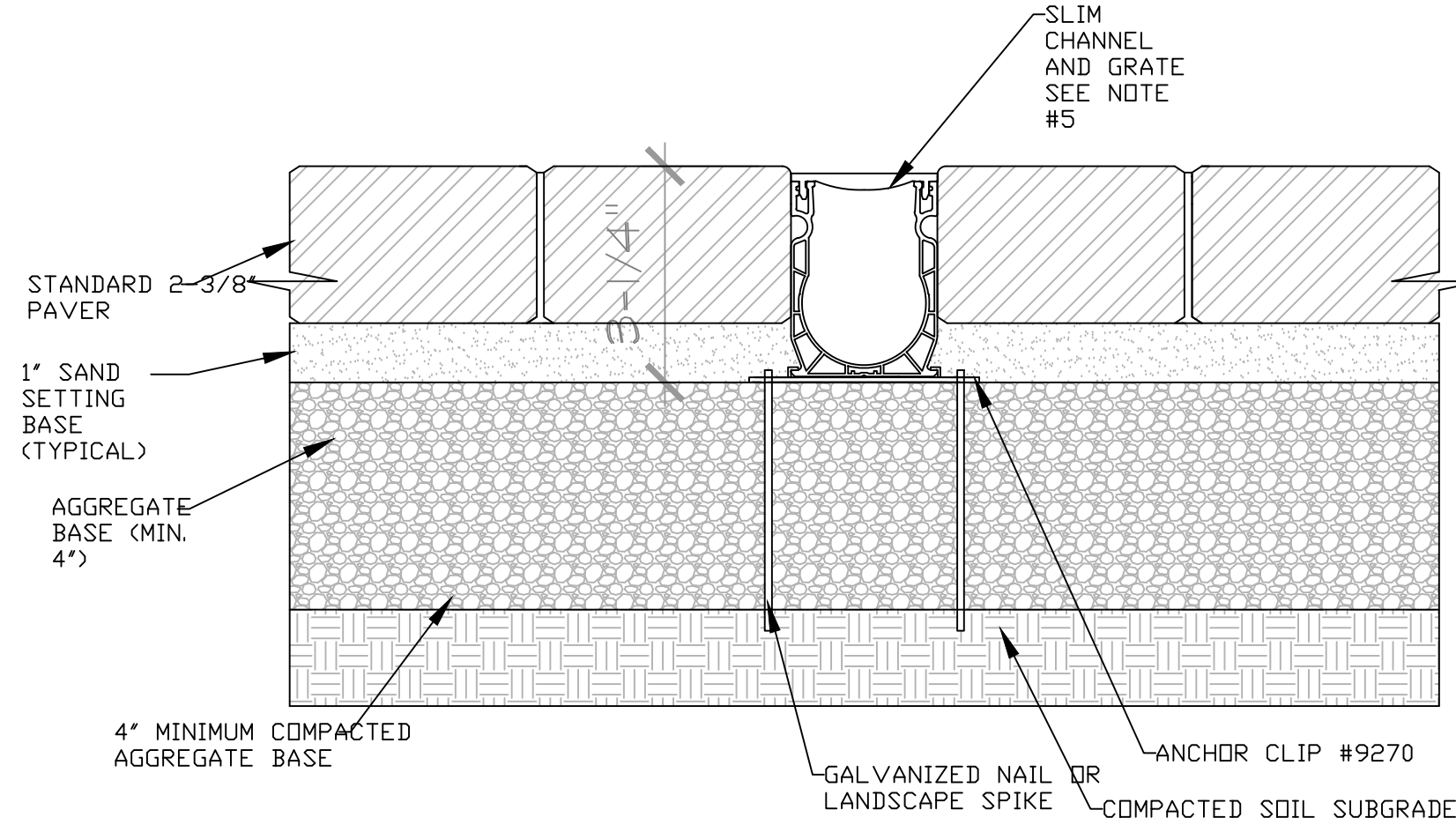
PB UP LIGHT
SUPER J-BOX

1 FX LUMINAIRE UPLIGHT (PB - ZDC - FB) (QUANTITY 4)

N.T.S.



INSTALLATION DETAIL



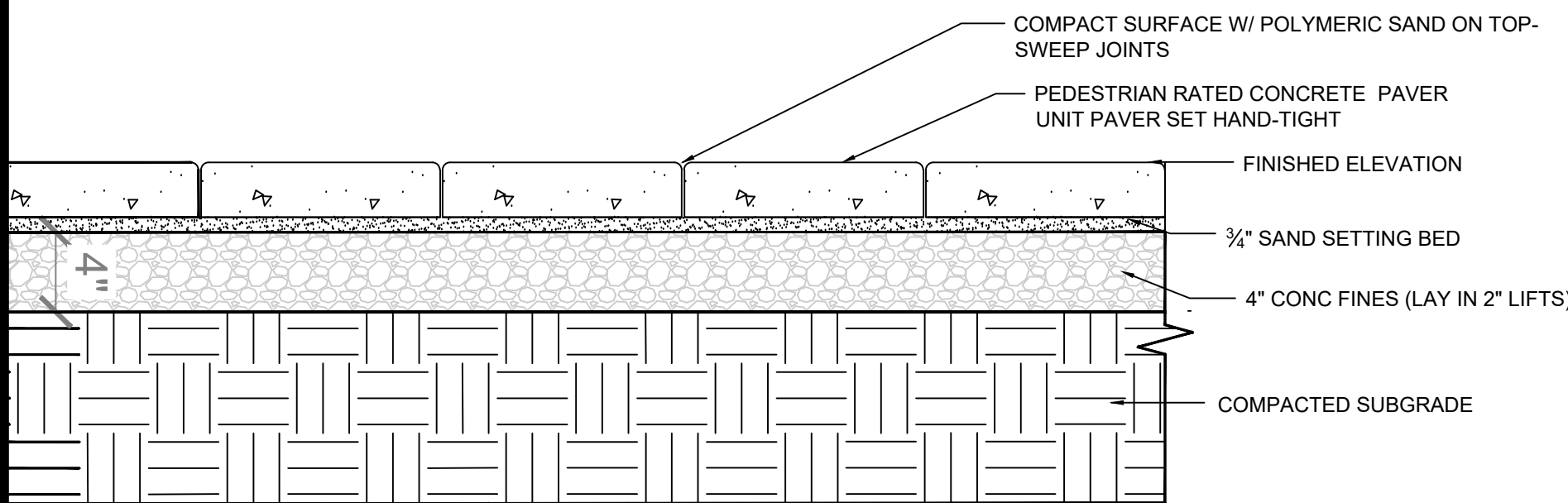
- NOTES:
1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 5. RECESS CHANNEL/GRATE $\frac{1}{8}$ " BELOW GROUND SURFACE.
 6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED

FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE- designworx@ndspro.com
851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994

2 CHANNEL DRAIN

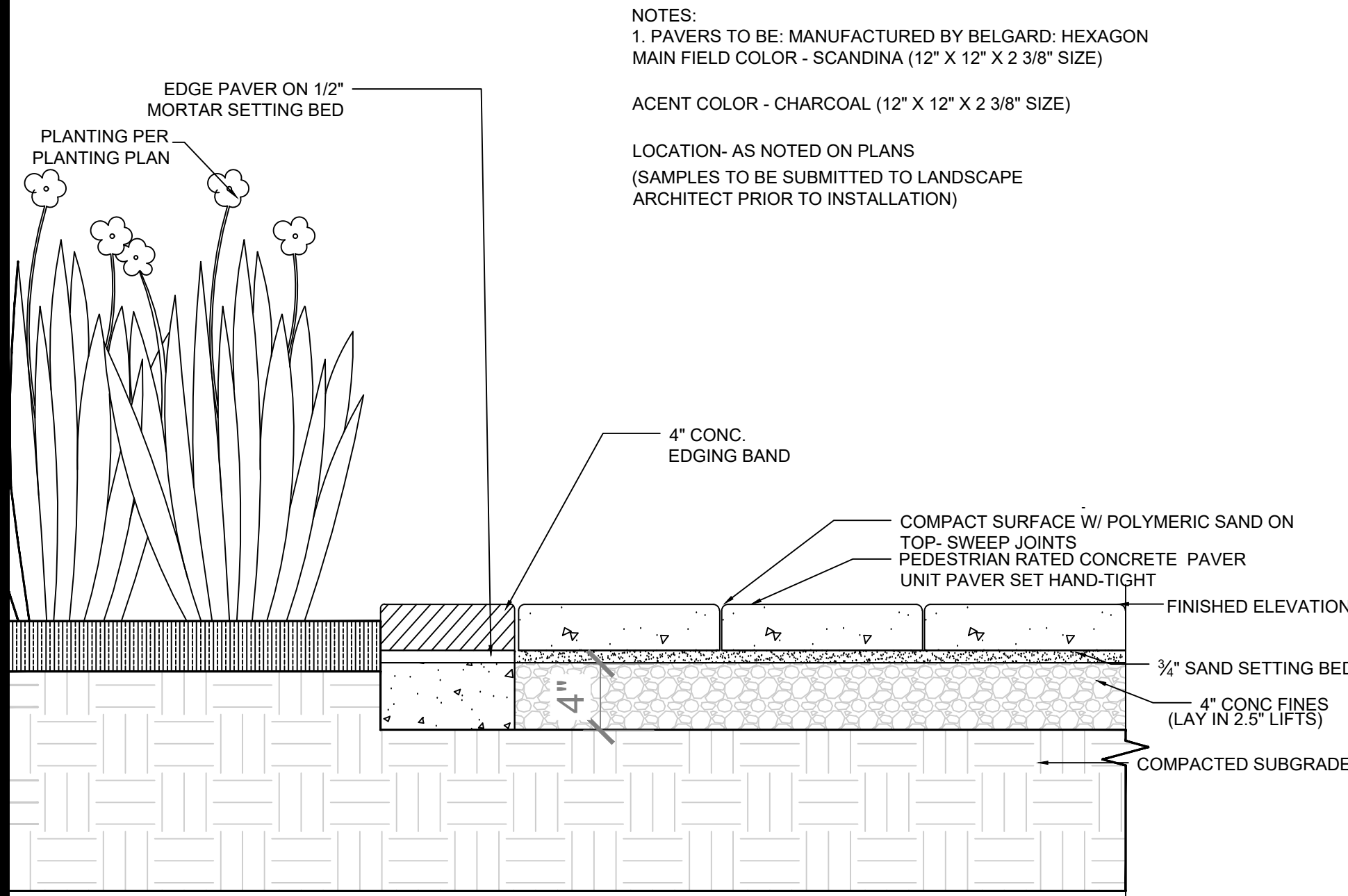
N.T.S.

- NOTES:
1. PAVERS TO BE: MANUFACTURED BY BELGARD; HEXAGON
- MAIN FIELD COLOR - SCANDINA (12" X 12" X 2 3/8" SIZE)
- FIELD QUANTITY - 3,910 S.F. (DOES NOT INCLUDE STANDARD 10% WASTE)
- ACCENT COLOR - CHARCOAL (12" X 12" X 2 3/8" SIZE)
- BORDER QUANTITY - 520 S.F. (DOES NOT INCLUDE STANDARD 10% WASTE)
- LOCATION- AS NOTED ON PLANS
- POOL COPING QUANTITY - 180 S.F. (DOES NOT INCLUDE STANDARD 10% WASTE)
- LOCATION- AS NOTED ON PLANS
- (SAMPLES TO BE SUBMITTED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)



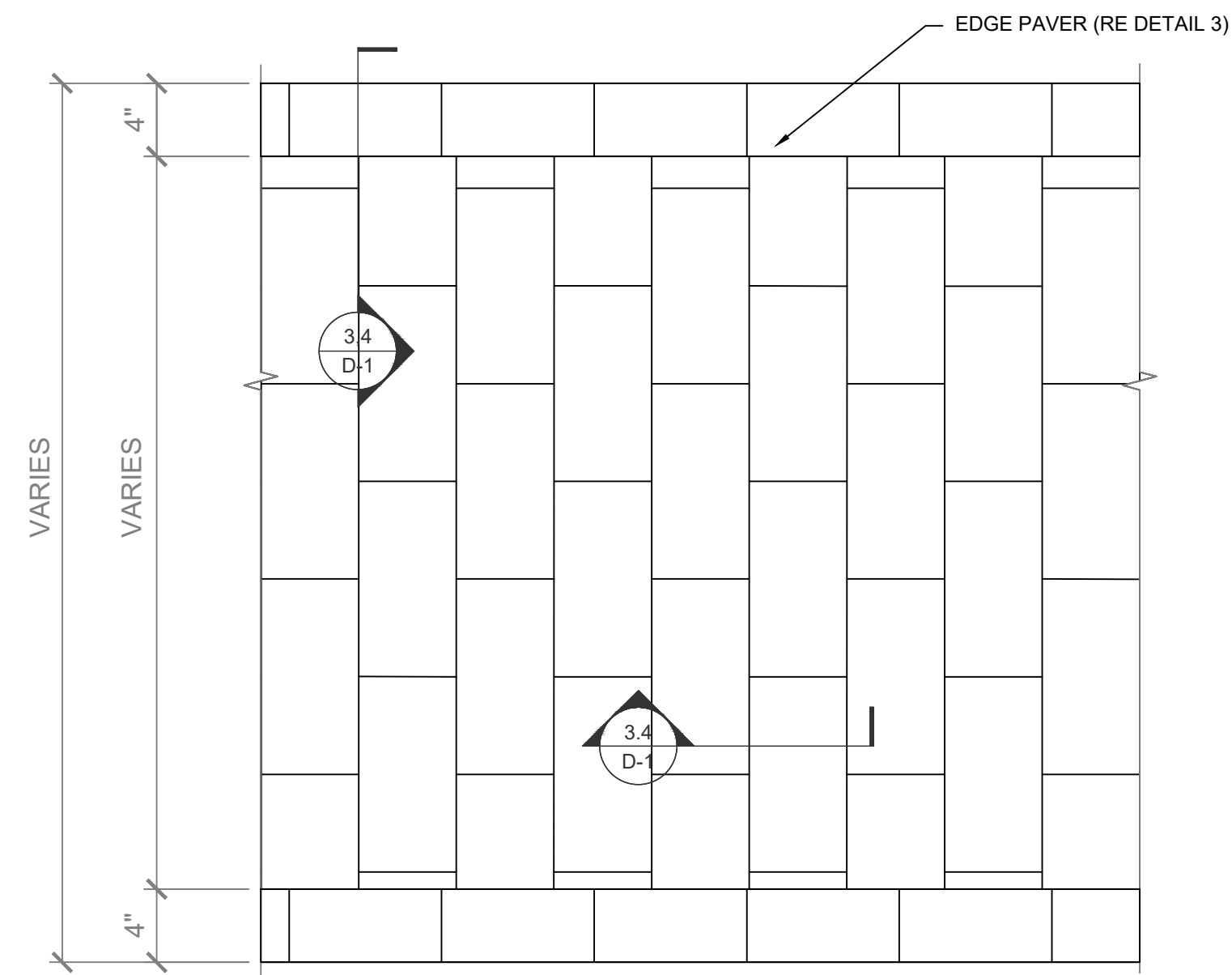
3 PATIO AND WALKWAY PAVER CROSS SECTION

N.T.S.



4 PAVERS ABUTTING SOD OR PLANTING

N.T.S.



- NOTES:
1. PAVERS TO BE: MANUFACTURED BY BELGARD; HEXAGON
- MAIN FIELD COLOR - SCANDINA (12" X 12" X 2 3/8" SIZE)
- FIELD QUANTITY - 2,541 S.F. (DOES NOT INCLUDE STANDARD 10% WASTE)
- ACCENT COLOR - CHARCOAL (12" X 12" X 2 3/8" SIZE)
- ACCENT QUANTITY - 601 S.F. (DOES NOT INCLUDE STANDARD 10% WASTE)
- LOCATION- AS NOTED ON PLANS
- (SAMPLES TO BE SUBMITTED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)

5 PAVER WALK TYP.

N.T.S.

REVISIONS :	7/20/26	PER CITY COMMENTS
	8/10/26	PER CITY COMMENTS

DATE : June 24, 2026

PROJECT NO. : 2026-23

DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

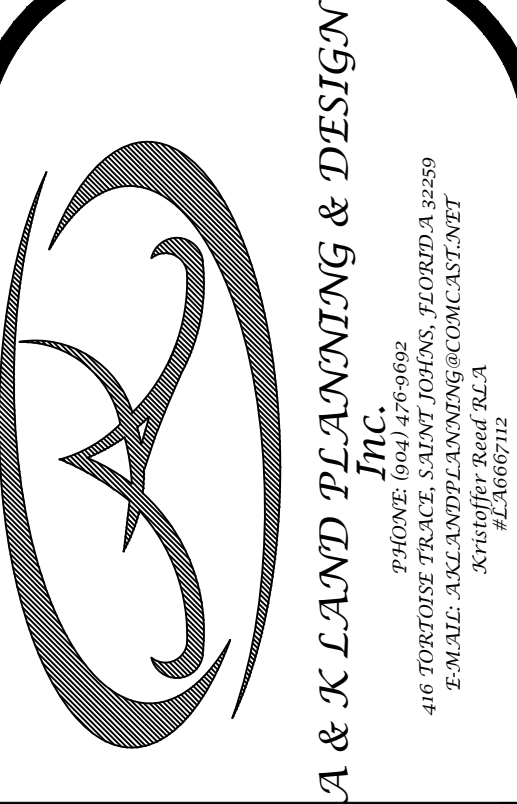
SCALE : N.T.S.

SHEET TITLE

DETAIL
SHEET

D-1
SHEET

TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

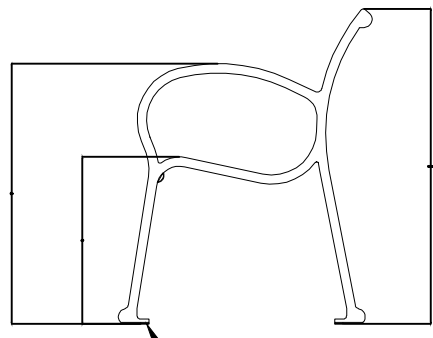
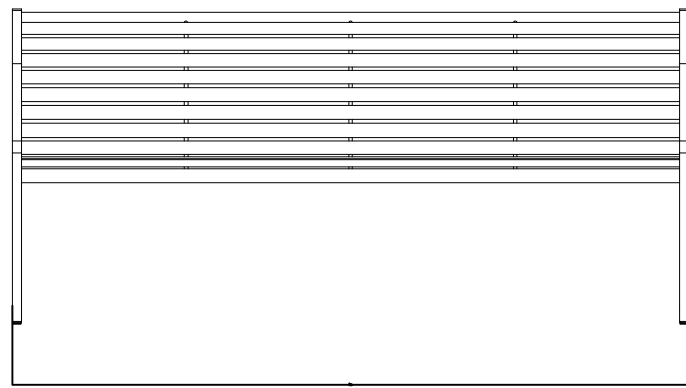
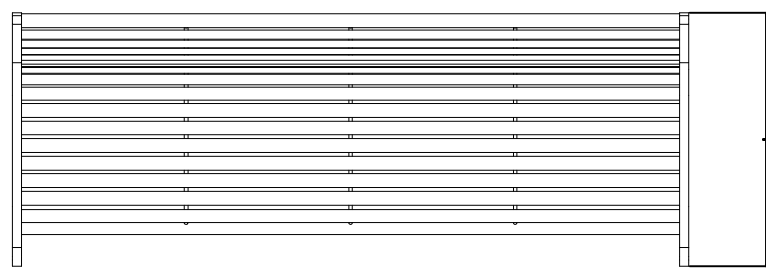


Scarborough™
Product Drawing

Bench, 72" Backed, with Horizontal Strap Seat

www.landscapeforms.com

Date: 5/19/2010
Ph: 800.521.2546



GUIDE FOR FREESTANDING UNIT.
REMOVE TO SURFACE MOUNT.
(4) Ø 3/8 (10) NON-CORROSIVE BOLTS
RECOMMENDED FOR ANCHORING,
PROVIDED BY OTHERS.

landscapeforms

Drawing: SC175-03
Dimensions are in inches (mm)

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1

BENCH (QUANTITY 4) (COLOR GLOSS BLACK)

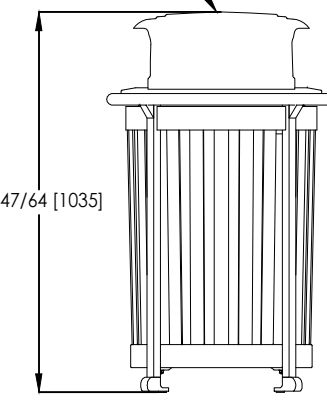
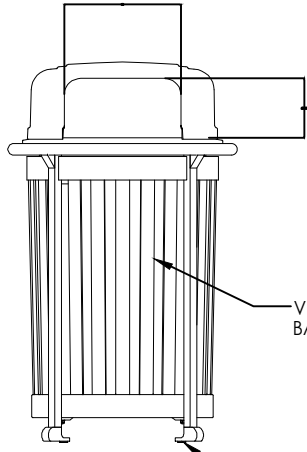
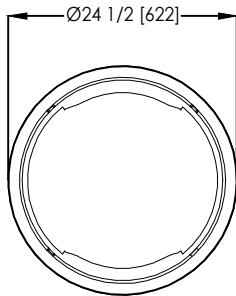
N.T.S.

Scarborough™
Product Drawing

Bench, 72" Backed, with Horizontal Strap Seat

www.landscapeforms.com

Date: 5/19/2010
Ph: 800.521.2546



VERTICAL STRAP BASKET INSERT

GUIDE FOR FREESTANDING UNIT.
REMOVE TO SURFACE MOUNT.
(4) Ø 3/8 (10) NON-CORROSIVE BOLTS
RECOMMENDED FOR ANCHORING,
PROVIDED BY OTHERS.

LIFT AND TURN LID TO EMPTY

40 47/64 (1035)

landscapeforms

Drawing: SC175-03
Dimensions are in inches (mm)

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. ©2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

2

GARBAGE CAN (QUANTITY 4) (COLOR GLOSS BLACK)

N.T.S.



SYNTHETIC TURF INTERNATIONAL
200 HOWELL DR
DALTON, GA 30721
TOLL FREE: 1-800-405-7455
PHONE: (561) 743-8412
FAX: (561) 743-6105
www.synthetic-turf.com

PET TURF: SOFTLAWN® KENNEL CUT (PL928)

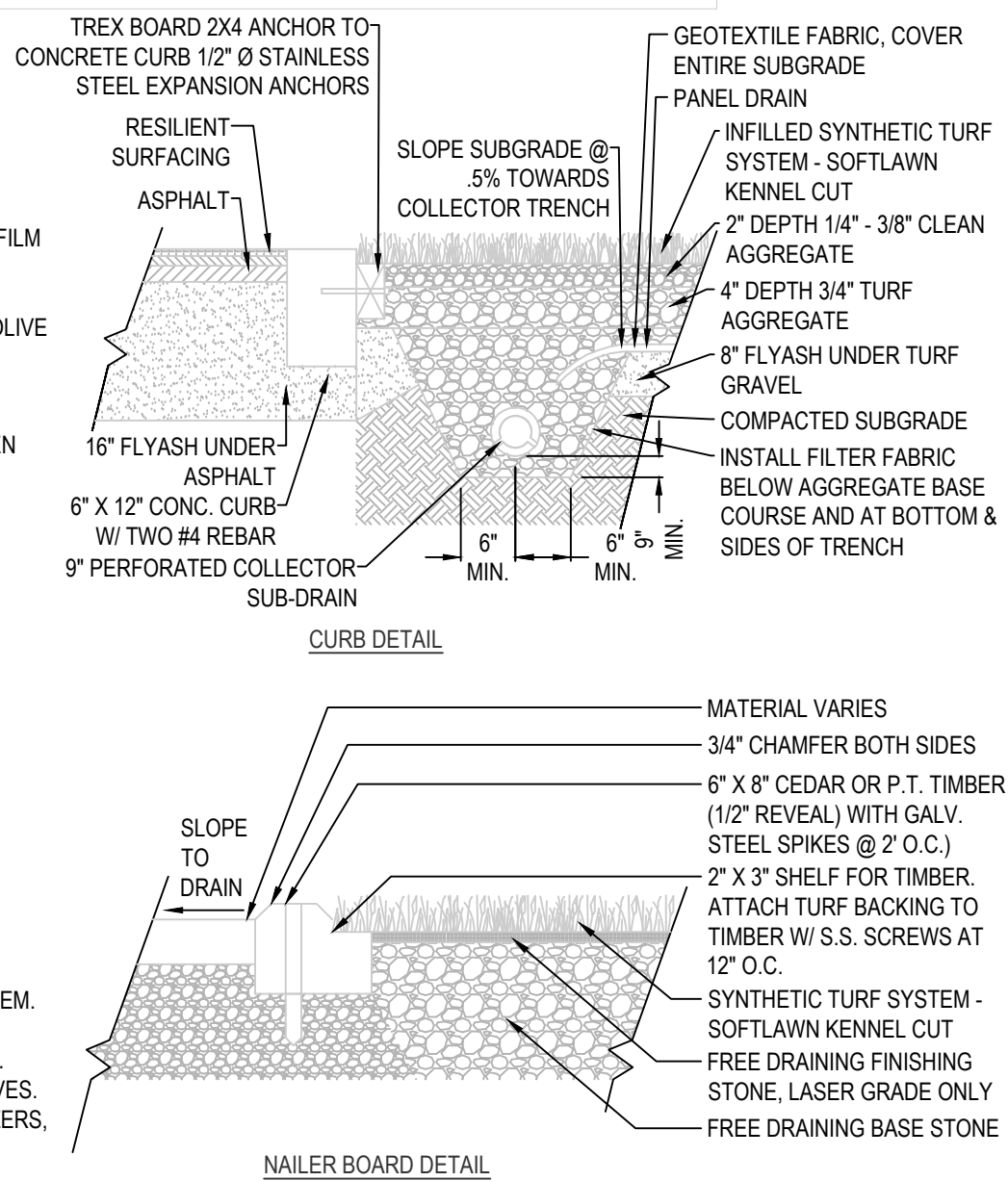
PROPERTY	DESCRIPTION
PRIMARY/STALK YARN	POLYMER: POLYETHYLENE
SECONDARY/THATCH	YARN POLYMER: POLYPROPYLENE
YARN CROSS SECTION:	POLYETHYLENE SLIT FILM / TEXTURIZED POLYPROPYLENE
STANDARD COLORS:	FIELD WITH FOREST/OLIVE
UV STABILIZED:	FABRIC
CONSTRUCTION:	TUFTED
PRIMARY BACKING:	DUAL LAYERED WOVEN POLYPROPYLENE
COATING TYPE(S):	SILVERBACK™ POLYURETHANE
PERFORATIONS:	YES
RECOMMENDED INFILL:	2-3 LBS. SILICA SAND
PILE HEIGHT:	7/8"
TOTAL WEIGHT:	89 OZ.
ISO 9001 QUALITY ASSURED:	YES
ROLL WIDTH:	12'

ADVANTAGES:

- LONG-LASTING AND DURABLE.
- HIGH FLOW DRAIN RATES.
- NON-ABSORBENT CONSTRUCTION AND SYSTEM.
- LUSH FRESH CUT APPEARANCE.
- SAFE FOR PETS FOR ALL BREEDS AND SIZES.
- EASILY CLEANED UNLIKE OTHER ALTERNATIVES.
- NO NEED FOR HARMFUL CHEMICAL, FERTILIZERS, OR PESTICIDES.
- LOVED BY PETS AND OWNERS ALIKE.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER



CURB DETAIL

NAILER BOARD DETAIL

3

SYNTHETIC TURF (QUANTITY 1,388 S.F.)

N.T.S.

Deluxe Dog Watering Station

Specifications

Product Info & How To-Tips:

Item #: 7214

Lead Time: 1-2 weeks (Stainless Steel and Green only, availability dependent on current stock levels), appx 6-8 weeks for other colors and/or add-on options

Our most popular fountain! Offers a pet bowl, leash hook and hose bibb for easy pet washing and park maintenance. 15 powder coat color options to choose from.

All stainless-steel construction ensures years of use without rust or corrosion.

Pet bowl takes appx 30-60 seconds to drain - plenty of time for a pup to quench its thirst!

Operates on water pressure range of 20-105 psig.

Material Specifications:

Heavy duty stainless steel pedestal with corrosion-resistant, satin finish (standard).

Dimensions: 3"H x 7"W.

Freeze resistant valves not available with this fountain.

Drinking fountains require a 1/2" supply line, and a waste line which measures a minimum of 1.25" in diameter.

Deluxe Dog Watering Station

www.dog-on-it-parks.com



4

DOG WATER STATION (QUANTITY 1)

N.T.S.



A & K LAND PLANNING & DESIGN
Inc.
PHONE (904) 476-9882
4145 TORRENT BLVD. FLORENCE, FL 33509
FAX (904) 476-9882
E-MAIL: AKLANDPLANNING@COMCAST.NET
AKL000000112

TLH SENIOR LIVING

2695 WELAUNEE BLVD

TALLAHASSEE, FL

REVISIONS :	7/20/26	PER CITY COMMENTS
	8/10/26	PER CITY COMMENTS

DATE : June 24, 2026

PROJECT NO. : 2026-23

DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

SCALE : N.T.S.

SHEET TITLE

DETAIL SHEET

D-2

SHEET

DOGIPOT Pet Station With Aluminum Receptacle
www.theparkcatalog.com

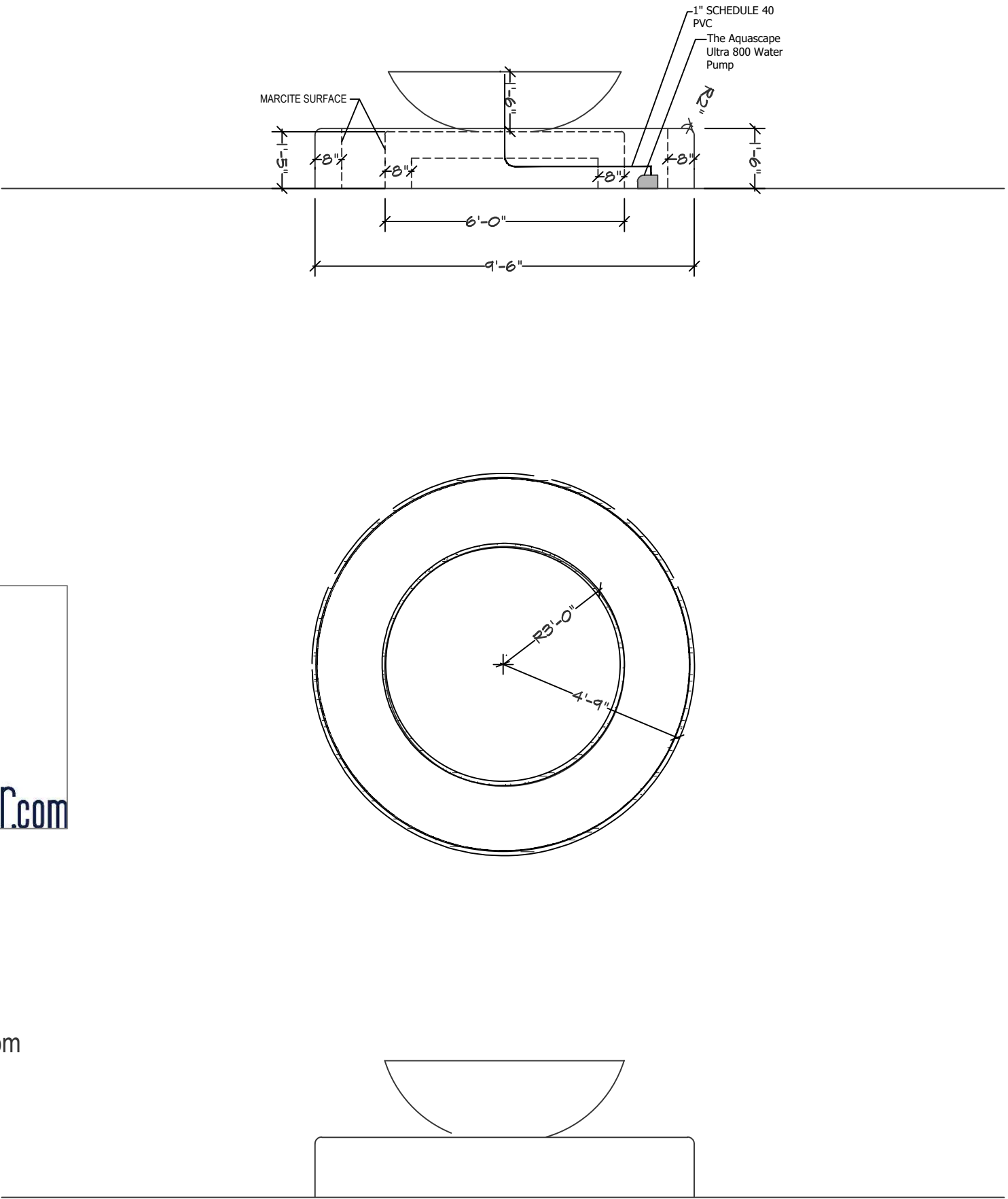
Pet Waste Station with "Please Clean Up After Your Pet" Sign

Encourage hygienic disposal of dog and pet waste by providing a convenient bag-dispensing and disposal center. Complete station includes:

- Bag Dispenser
- Waste Receptacle
- Degradable Litter Bags (2 Rolls @200 bags each - opaque brown 13" x 8")
- 1 Roll 50 Heavy-Duty Trash Liner Bags
- 4'-8" Post
- Reflective Easy-To-Read Sign - 18" x 12" Aluminum
- Assembly Material



1 PET STATION (QUANTITY 4) N.T.S.



4009 Lenox Ave.
Jacksonville, FL 32254
Phone:
904-466-9610
Email:
info@concretecommander.com

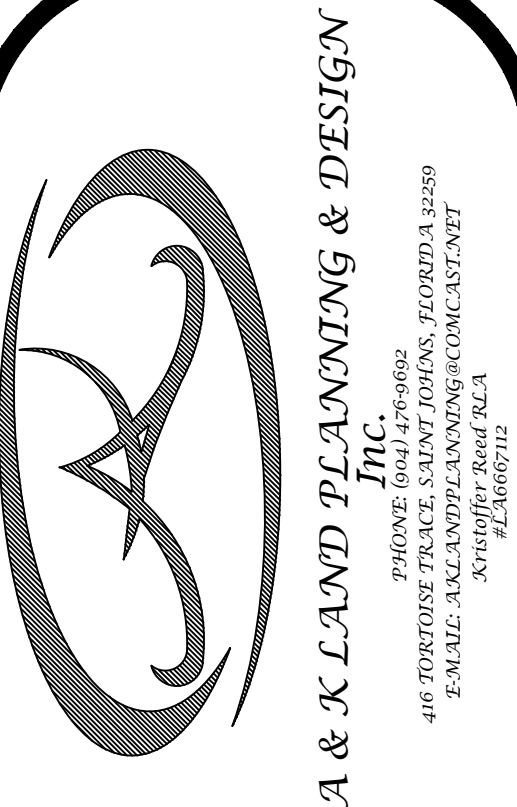
2 WATER FEATURE (QUANTITY 1) N.T.S.

HTTPS://CONCRETECREATIONSLA.COM/COLLECTIONS/WATER-FEATURES/PRODUCTS/SIMPLICITY-BOWL-FOUNTAIN-LARGE-1



3 WATER FEATURE (QUANTITY 1) N.T.S.

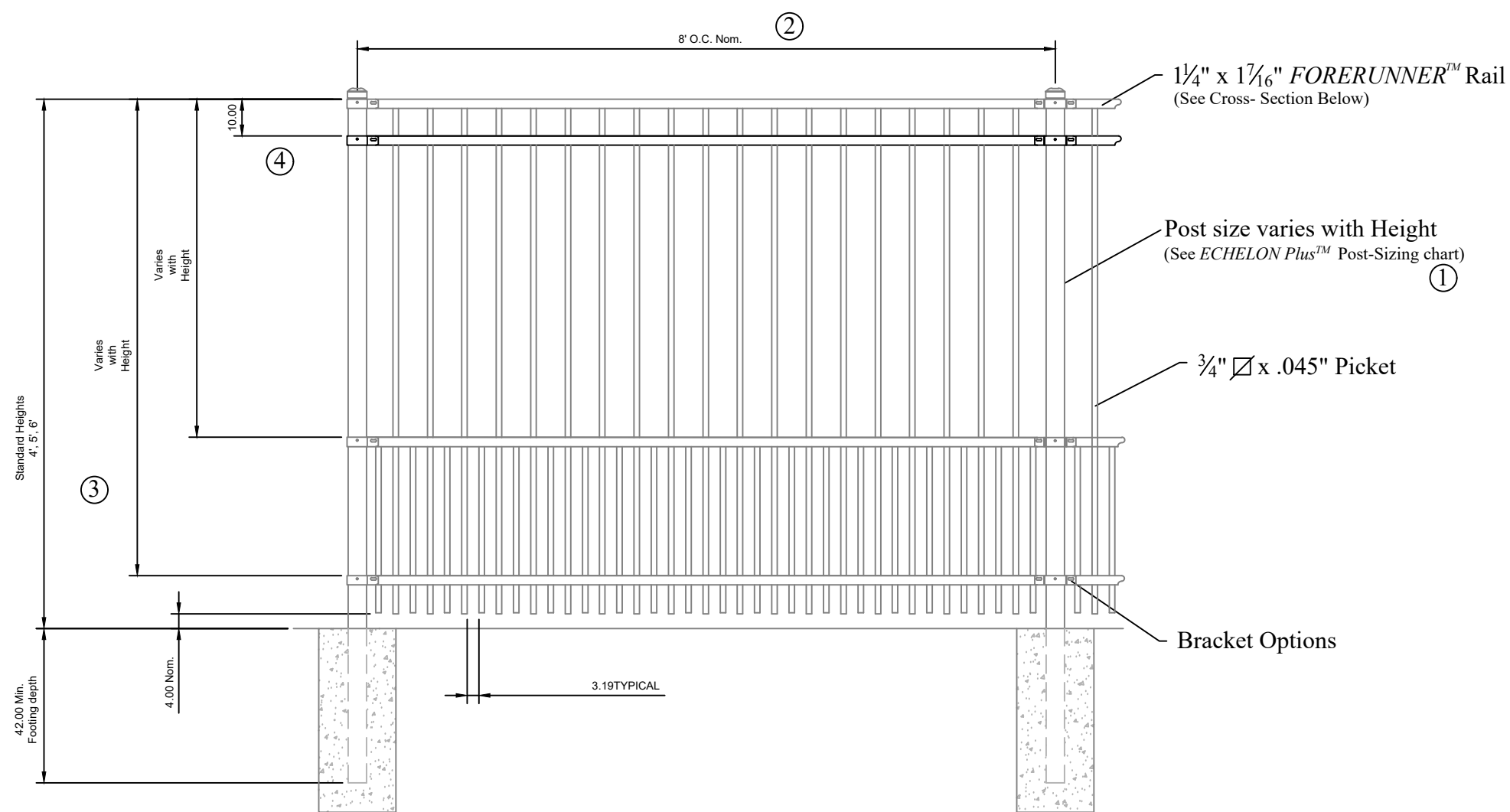
TLH SENIOR LIVING
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TALLAHASSEE, FL



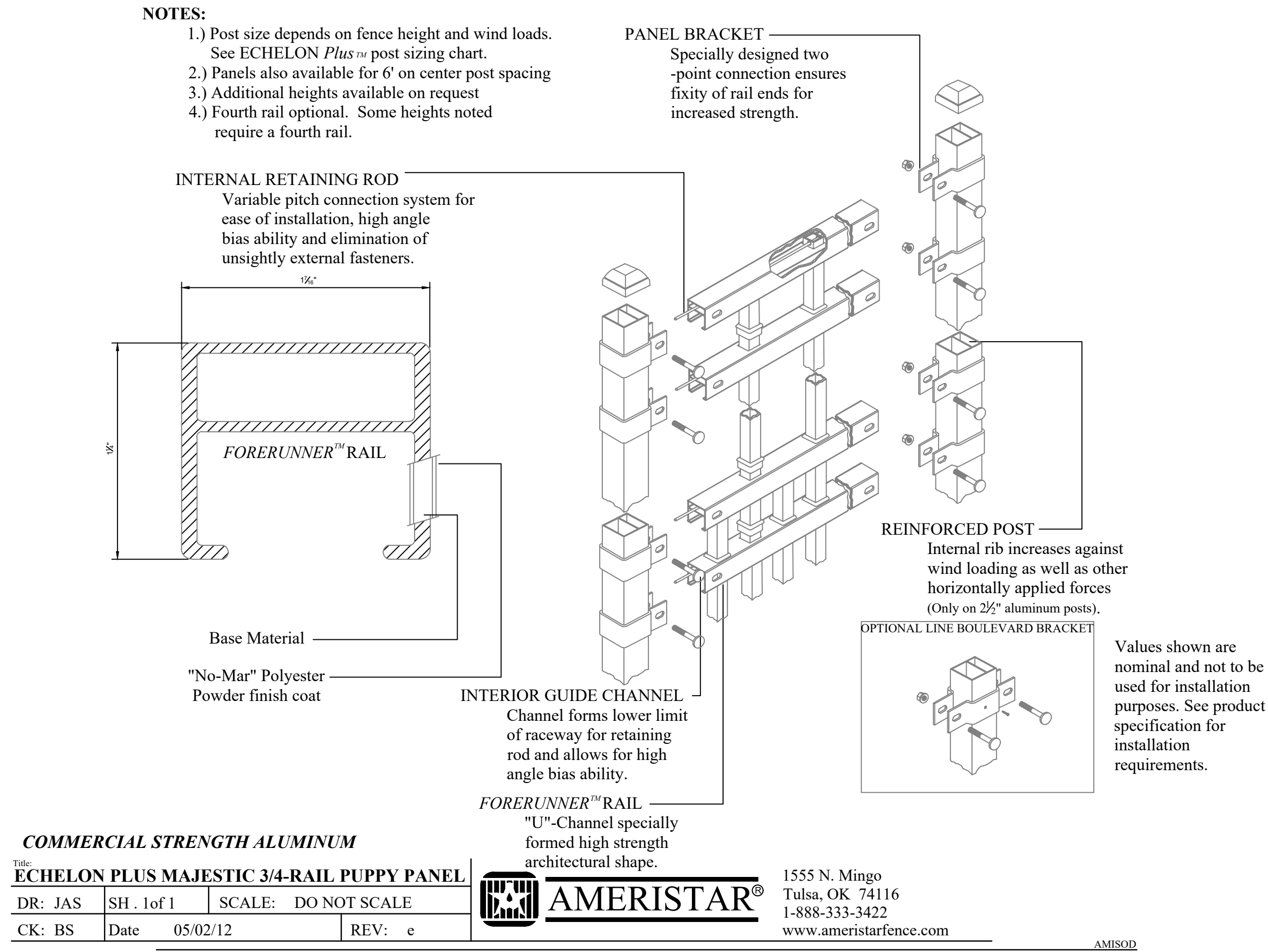
REVISIONS :	
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8/10/26 PER CITY COMMENTS	
-	

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SCALE : N.T.S.

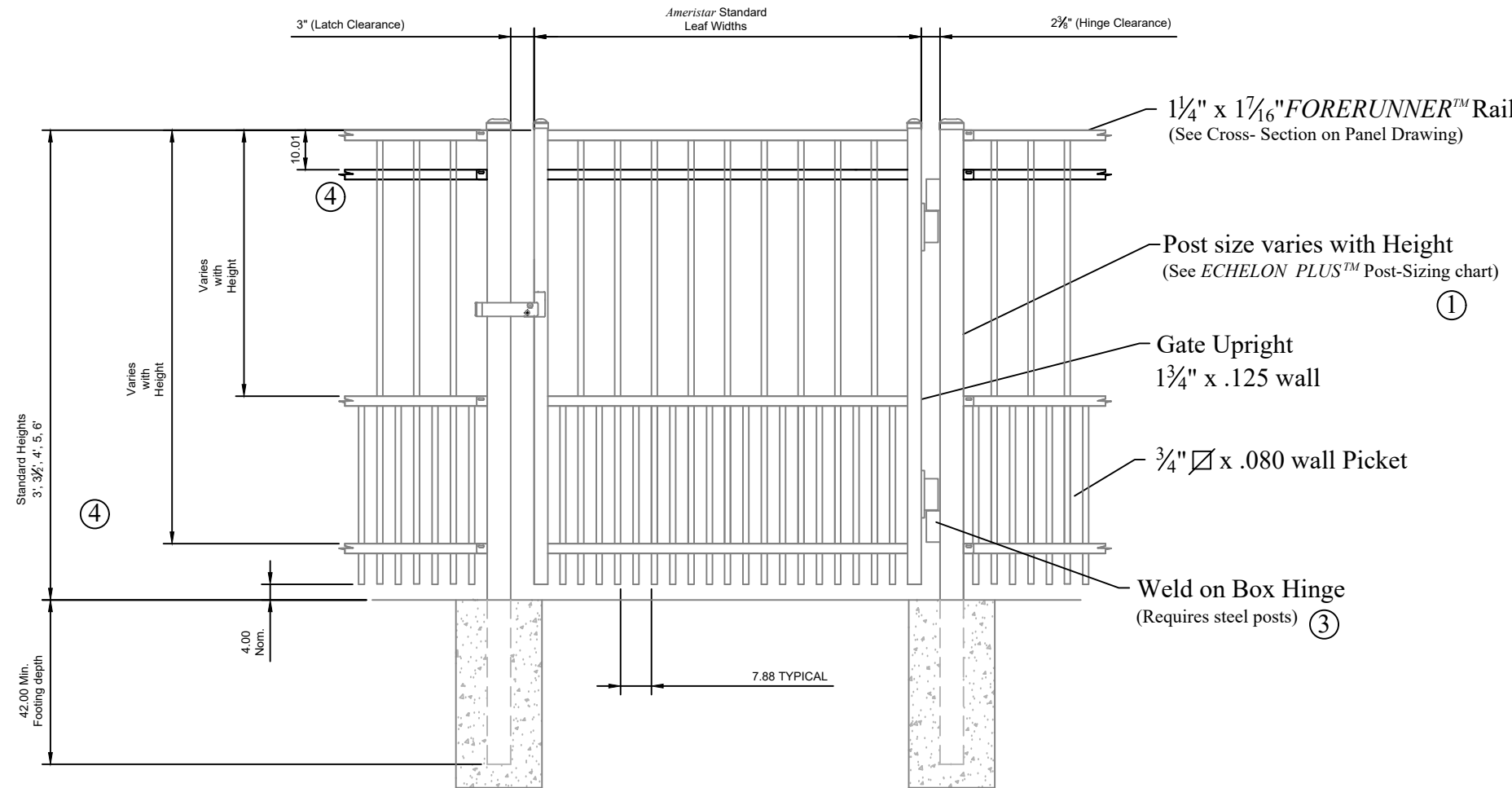
SHEET TITLE
DETAIL SHEET



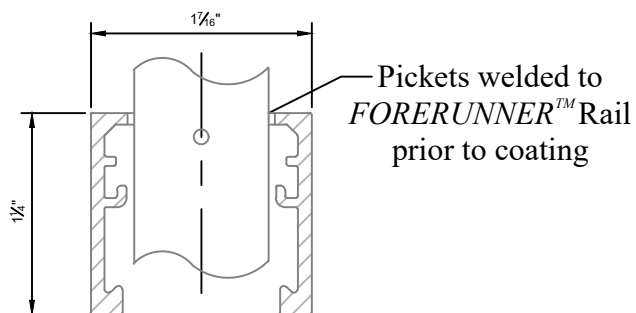
1 DOG RUN FENCE 4' HEIGHT (COLOR BLACK) (QUANTITY 126 L.F.) N.T.S.



2 DOG RUN FENCE N.T.S.

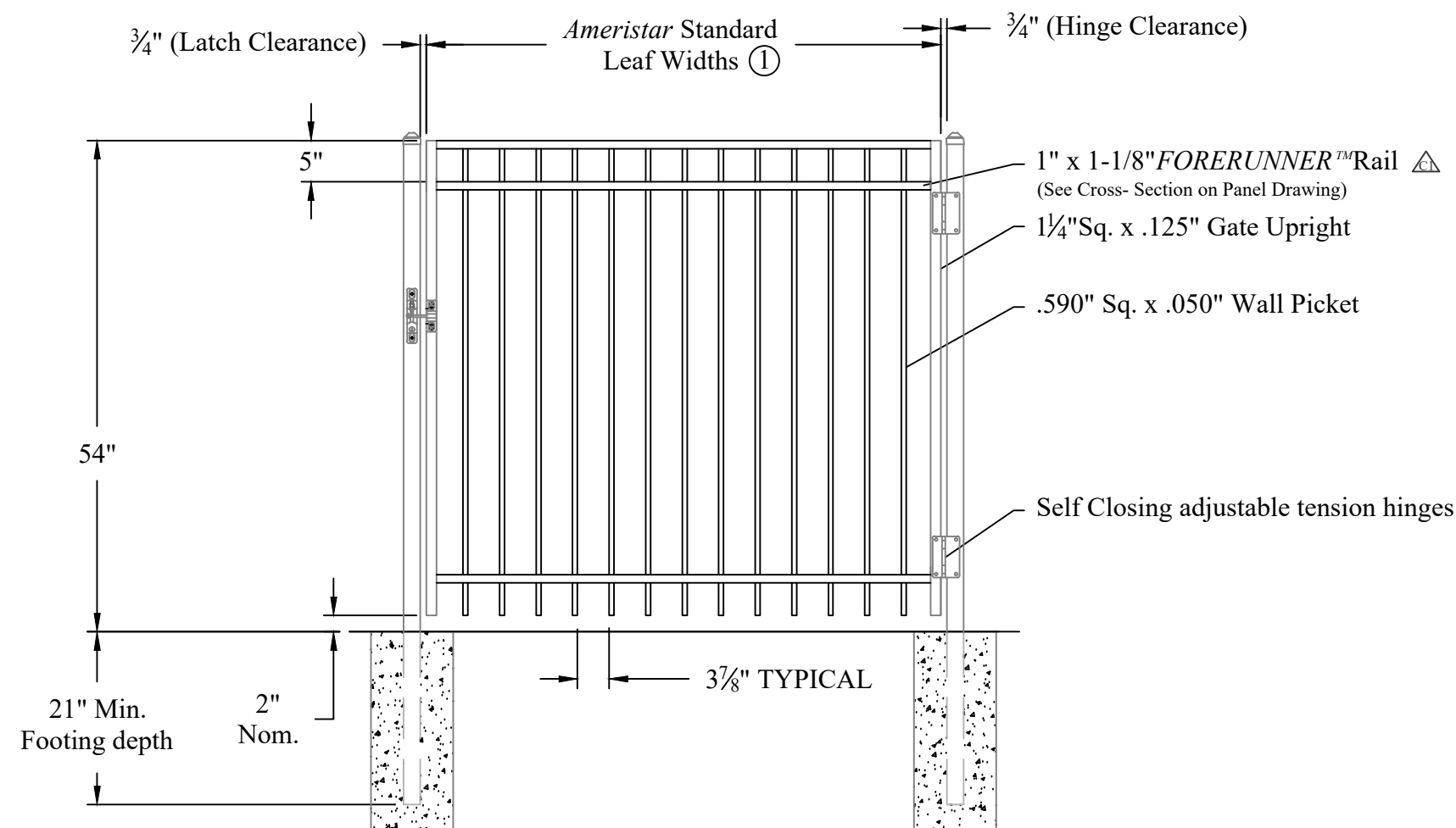


Single gate Arrangement

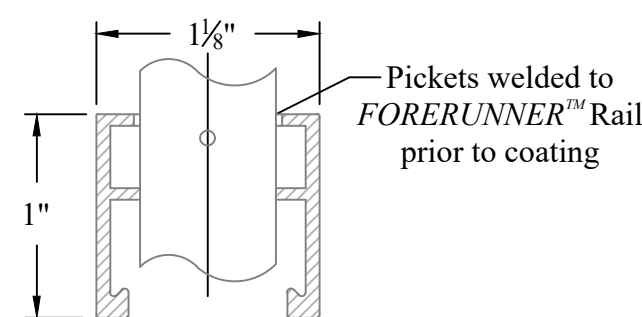


- NOTES:
- 1.) Post size depends on fence height, weight and wind loads. See *ECHELON PLUS™* post sizing chart.
 - 2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
 - 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
 - 4.) Fourth rail optional. Some heights noted require a fourth rail.

3 DOG RUN GATE 4' HEIGHT (QUANTITY 2) N.T.S.

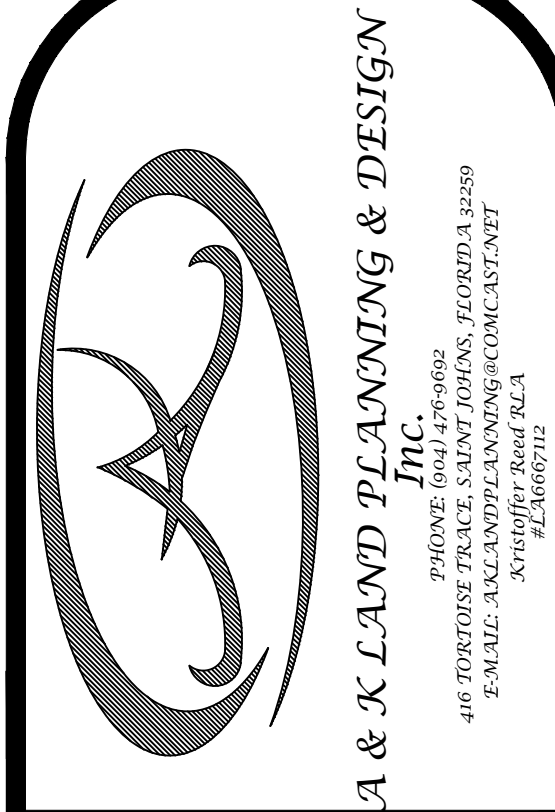


Single gate Arrangement



- NOTES:
- 1.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
 - 2.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
 - 3.) Post footing available in 21" or 33" depths.

4 POOL GATE (COLOR BLACK) (QUANTITY 2) N.T.S.



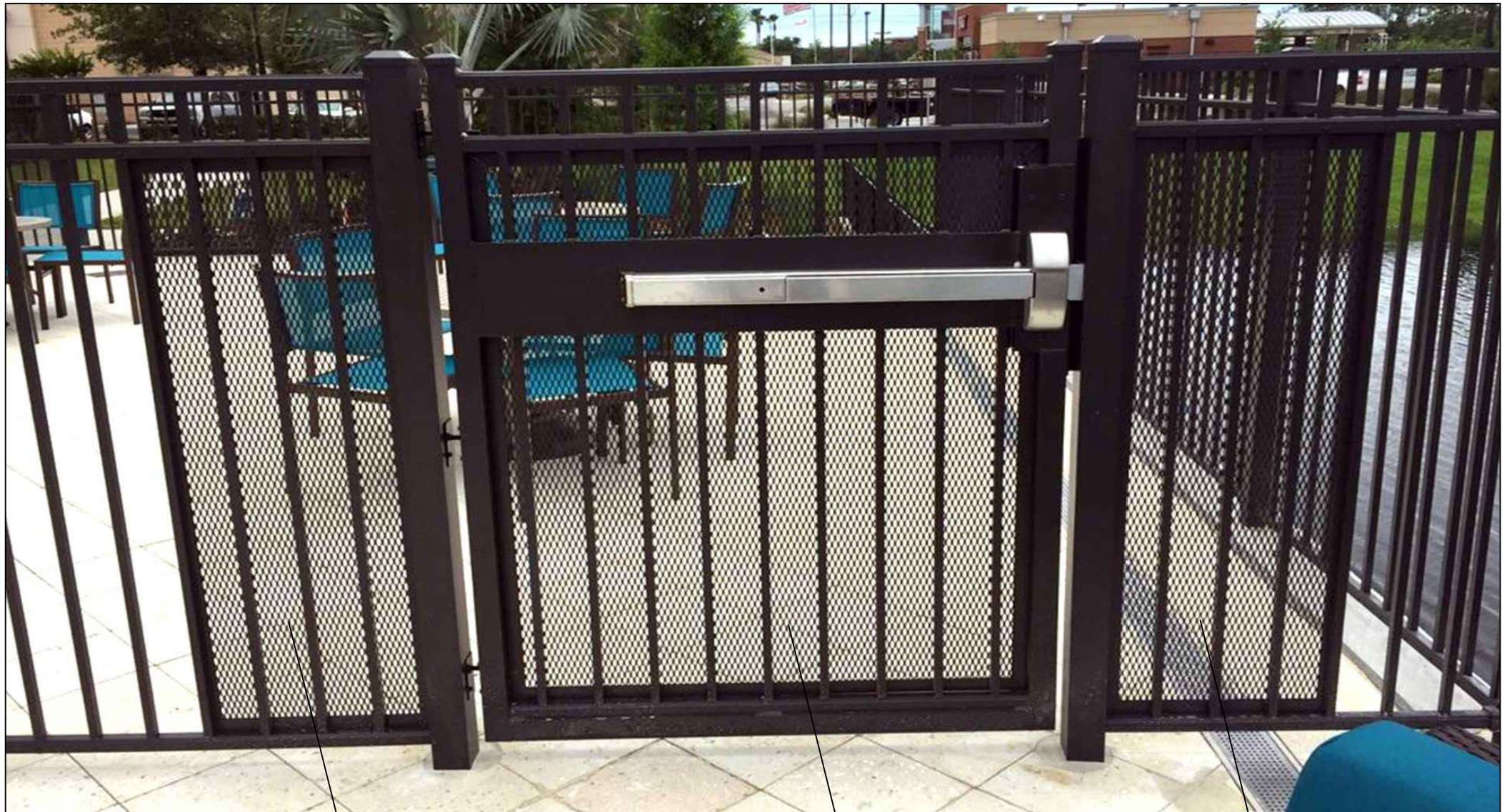
TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

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SCALE :	N.T.S.

SHEET TITLE
DETAIL SHEET

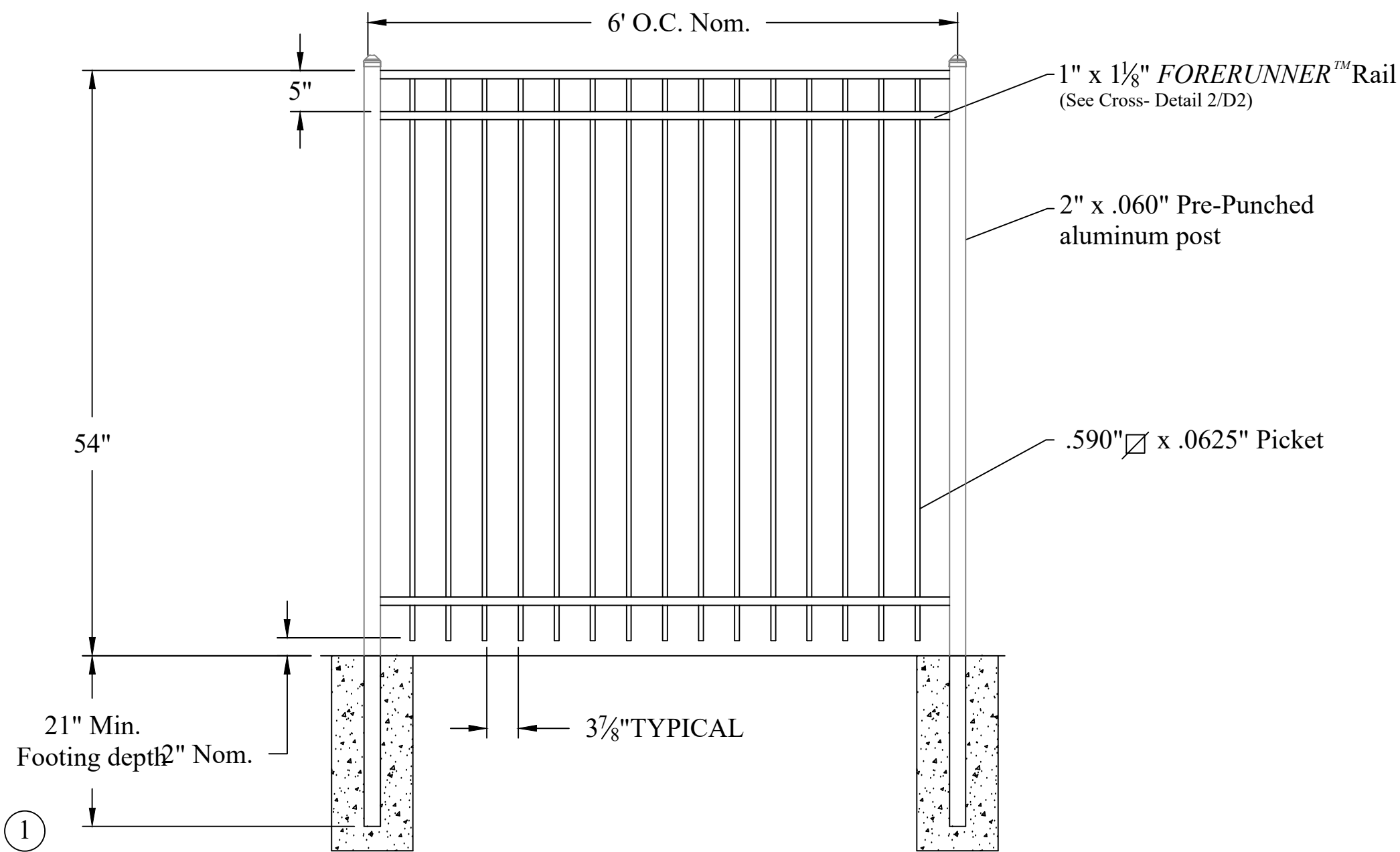
D-4
SHEET



18" Wide Black Metal Mesh Black Metal Mesh 18" Wide Black Metal Mesh

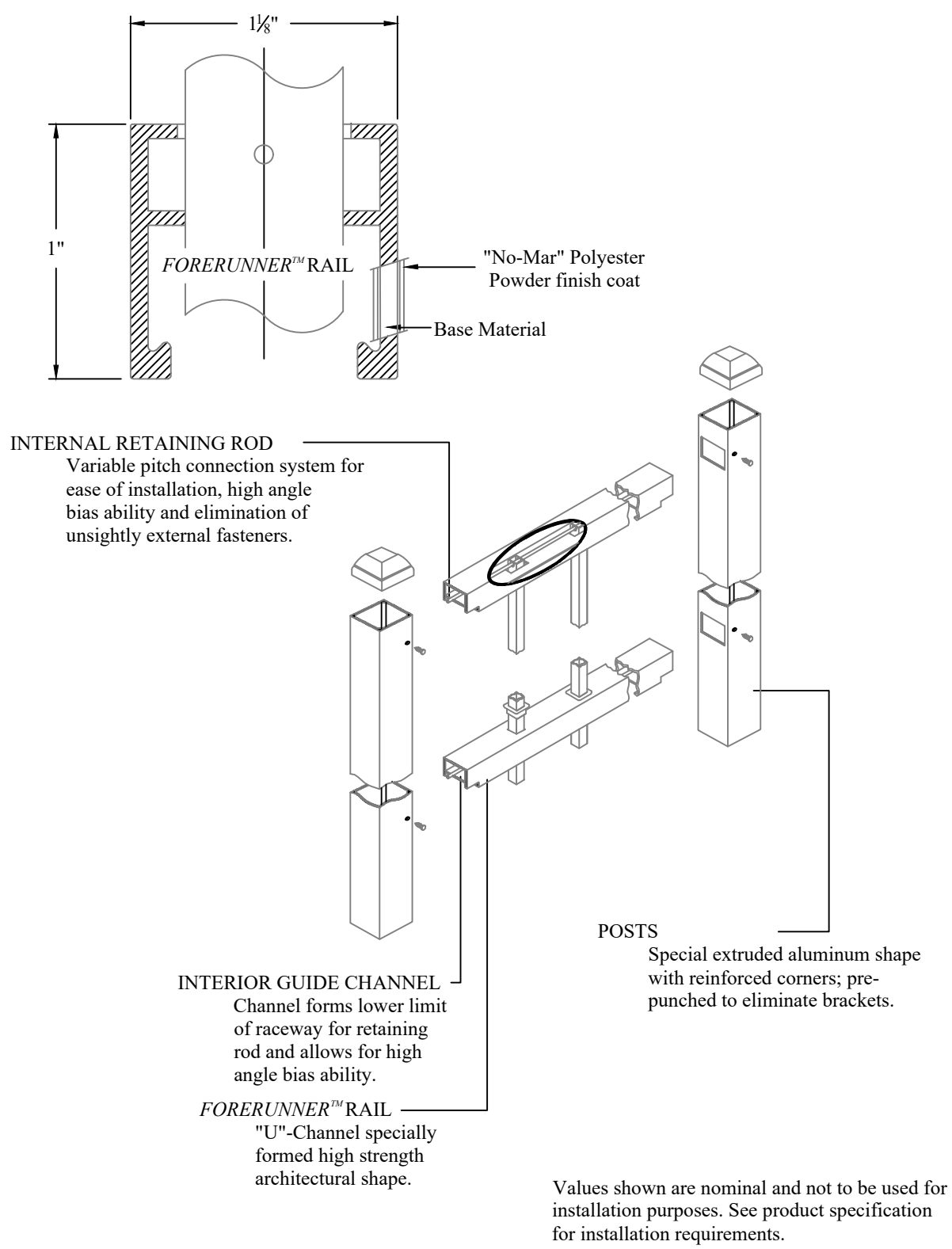
- NOTES:
- 1.) Gate to have mesh screen as shown
 - 2.) Mesh screen to extend on fencing 18" past gate as shown

1 GATE AND FENCE MESH (QUANTITY 2) N.T.S.

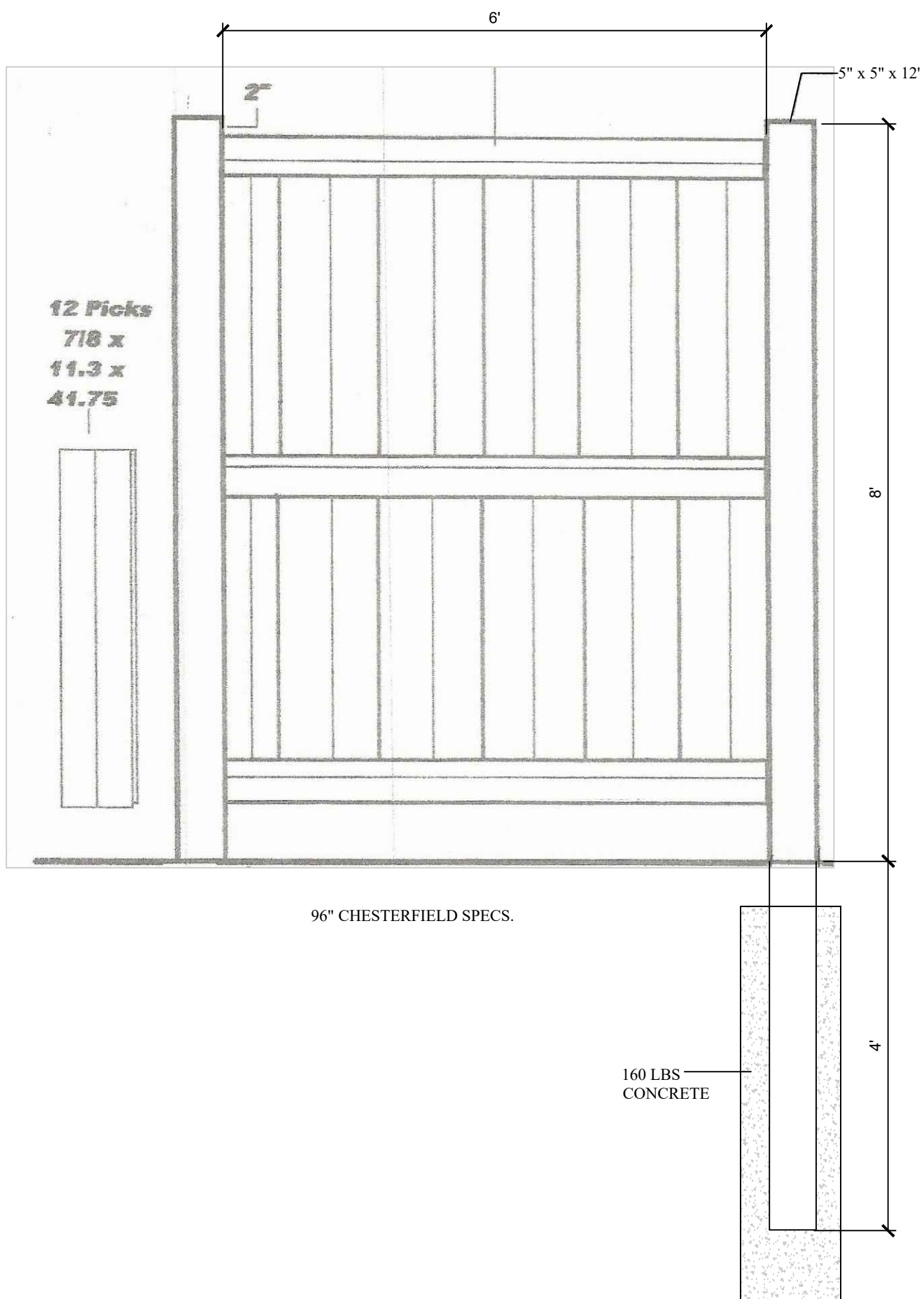


- NOTES:
- 1. Post footing available in 21" or 33" depths.

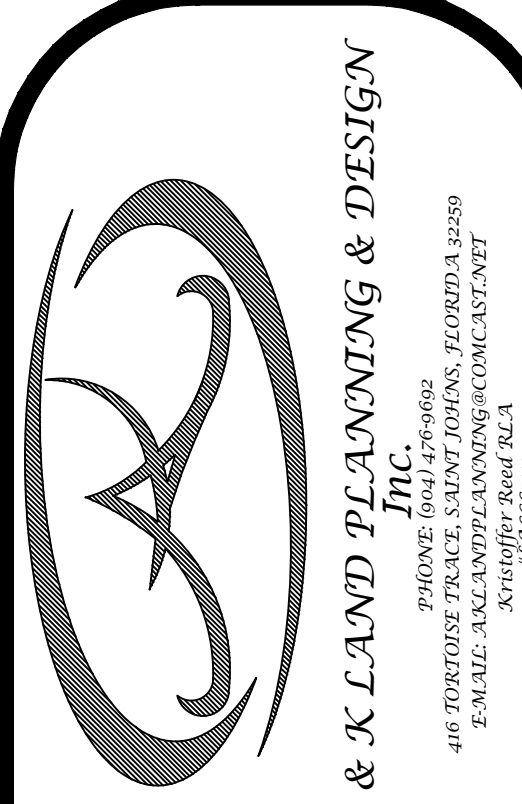
2 POOL FENCE (11 L.F.) (COLOR BLACK) N.T.S.



3 POOL FENCE N.T.S.



4 PERIMETER BUFFER FENCE N.T.S.



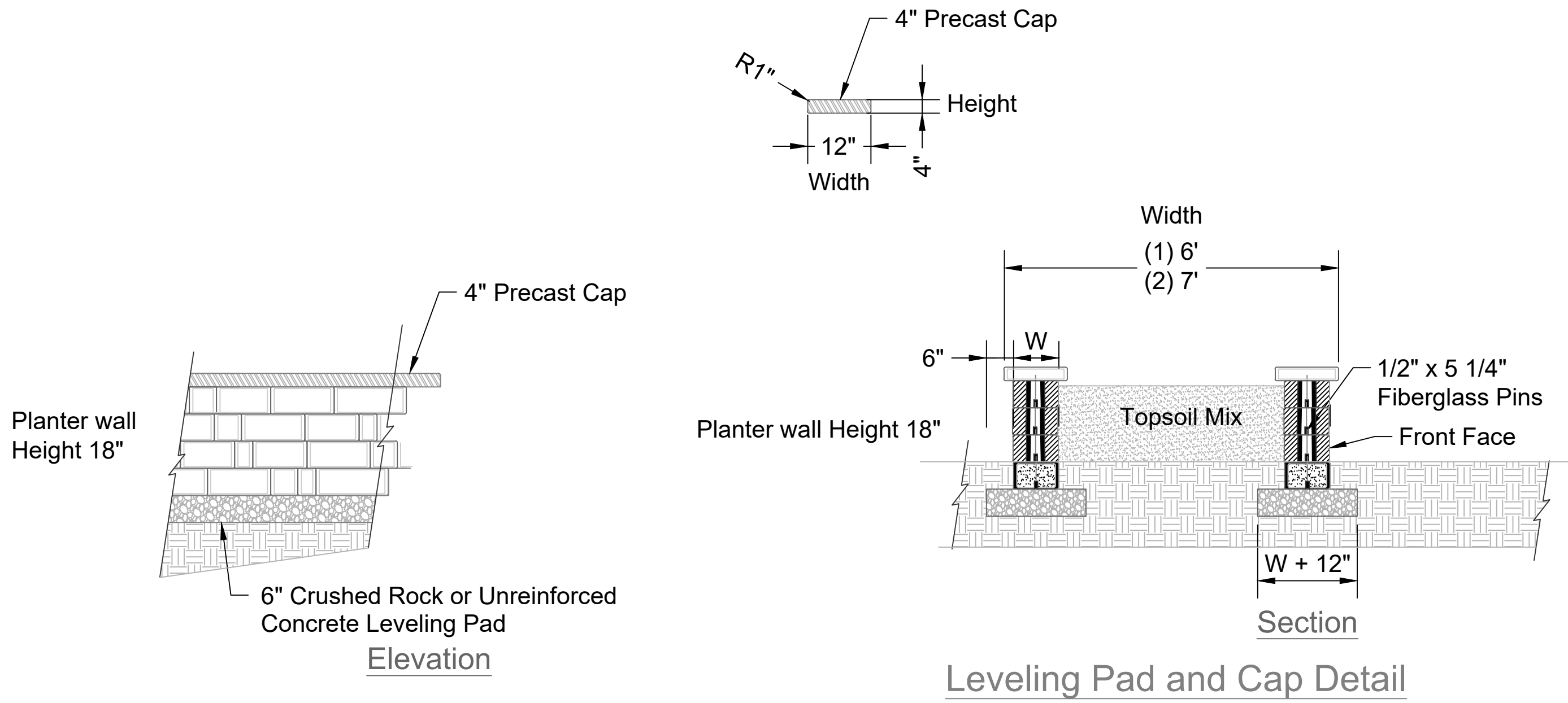
TLH SENIOR LIVING
2695 WELAUNEE BLVD
TALLAHASSEE, FL

REVISIONS :	7/20/26	PER CITY COMMENTS
	8/10/26	PER CITY COMMENTS

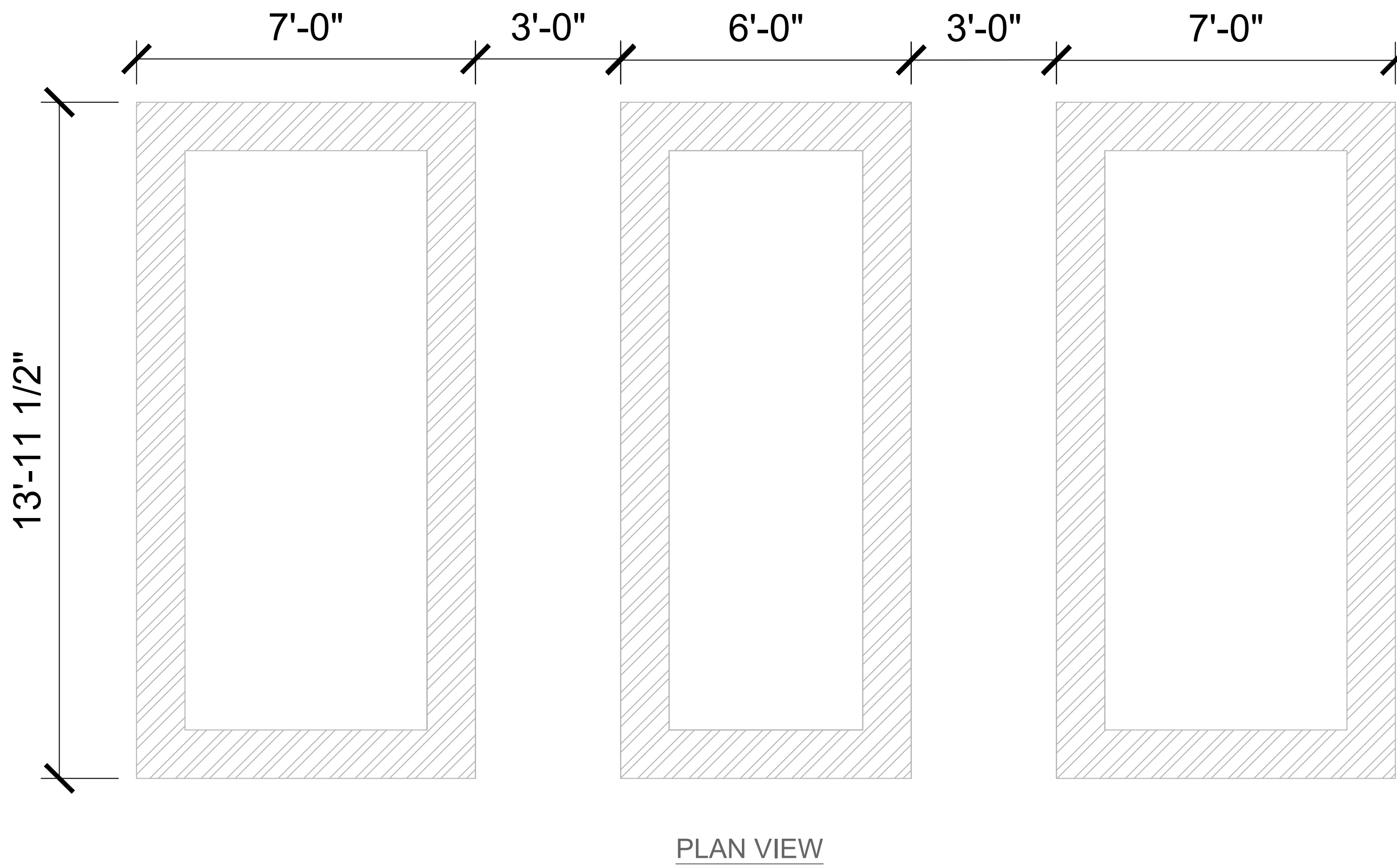
DATE : June 24, 2026
PROJECT NO. : 2026-23
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
DETAIL SHEET

D-5
SHEET



1 RAISED PLANTER (3) (304 S.F. WALL BLOCK) N.T.S.



2 RAISED PLANTER (3) N.T.S.

REVISIONS :	
7/20/26 PER CITY COMMENTS	
8/10/26 PER CITY COMMENTS	
-	

DATE : June 24, 2026

PROJECT NO. : 2026-23

DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

SCALE : N.T.S.

SHEET TITLE

DETAIL SHEET