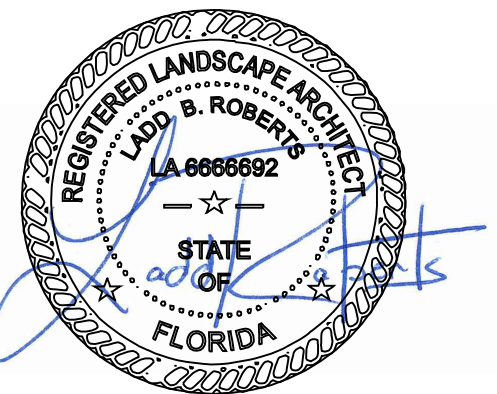


SCALE: 1" = 10'-0"



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FLAGLER AVE MIXED USE

DATE: 2.15.18

REVISIONS:

No.	Date	Notes
1.	5.15.18	REVISED TABLE
2.		

CONSTRUCTION DOCUMENTS

SHEET NUMBER:

L-1

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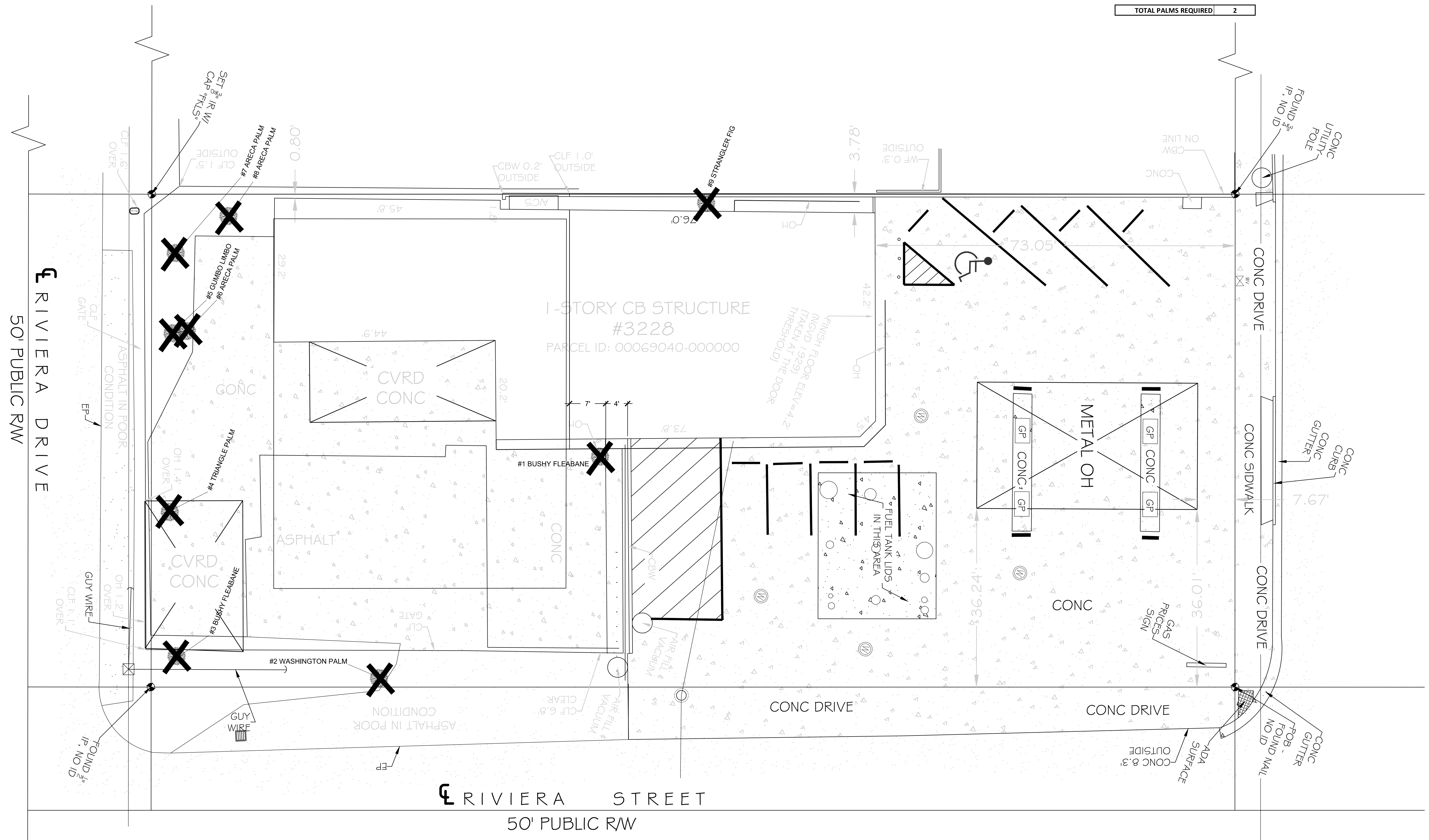


EXISTING TREE IMPACT SCHEDULE								CONDITION (Value%)					Value x DSH
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Location	Species	Condition	Mit. Req.	Total Value	Inches Required
1	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	0	
3	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	0	n	0	
5	Gumbo Limbo	Bursea simaruba	Native - Poor Condition	4"	8'	6'	X	60	100	50	y	70	2.8"
9	Stangler Fig	Ficus aurea	Native - Poor Condition	2"	6'	3'	X	20	100	40	y	53	1.06"

TOTAL TREE MITIGATION INCHES REQUIRED 3.86"

EXISTING PALM IMPACT SCHEDULE								CONDITION (%)		
PALM #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Replacement Quantity	Mit. Req.	Total
2	Washington Palm	Washingtonia robusta	NN - Replace w/4'+ Native Palm	12"	10' oa	10'	X	1	y	1
4	Triangle Palm	Dypsis decaryi	NN - Replace w/4'+ Native Palm	12"	10' oa	8'	X	1	y	1
6	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	n	0
7	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	n	0
8	Areca Palm	Dypsis lutescens	NN - not protected	na	6'	4'	X	0	n	0

TOTAL PALMS REQUIRED 2



RIVIERA STREET
50' PUBLIC RW

RIVIERA DRIVE
50' PUBLIC RW

CONC DRIVE

CONC DRIVE

CONC DRIVE

ASPHALT IN POOR CONDITION

ASPHALT IN POOR CONDITION

AIR FILT # VACUUM

CF 6.8

CF 6.8

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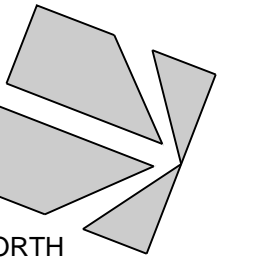
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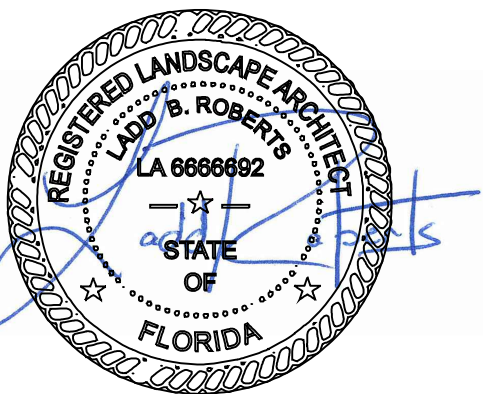
CF 6.8

CF 6.8

CF 6.8



SCALE: 1" = 10'-0"



DATE: 2.15.18

REVISIONS:

No.	Date	Notes
1.	5.15.18	REVISED CALC'S / PLANTING
2.		

CONSTRUCTION DOCUMENTS

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L-2

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PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS					
3	SABAL PALM	Sabal palmetto	10' clr. trnk. - per plan	FL #1	NATIVE
1	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE
2	COCONUT PALM	Cocos nucifera	20-24' o.h.	FL #1	
TREES					
CANOPY					
1	PIGEON PLUM	Coccoloba diversifolia	4' cal., 12-14' o.h., 8-10' sprd.	FL #1	NATIVE
1	LIGNUM VITAE	Lignum vitae	1.5" cal. 6-8' o.h.	FL #1	NATIVE
SHRUBS					
17	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
21	DWARF WILD COFFEE	Psychotria ligustrifolia	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
50	DWF BLUE PORTERWEED	Stachytarpheta jamaicensis	1 gal., full, 24" o.c.	FL #1	NATIVE
3	PHILODENDRON ROJO CONGO	Philodendron 'Rojo Congo'	15 gal., 36" - 40" hgt./sprd.	FL #1	
100	LIRIOPE 'SUPER-BLUE'	Liriope 'Super-Blue'	1 gal., full - 18" o.c.	FL #1	
2	HELICONIA	Heliconia x caribea	15 gal., full	FL #1	
650 sf	SYNTHETIC TURF	As indicated around Bocce Ball Court			
1,800 sf	BAHIA SOD	ROW GRASS			

GENERAL INFORMATION & TREE MITIGATION		
ZONING	CL	
GROSS SITE AREA	22,000 sf or .50 acres	
BUILDING COVERAGE	SEE ARCHITECTURE	
IMPERVIOUS SURFACE AREA	SEE CIVIL	
TREE MITIGATION CALCULATIONS		
	TREE DSH INCHES	PROTECTED PALMS
TREES IMPACTED		
PROTECTED TREES / PALMS IMPACTED	6"	2 (PALMS)
MITIGATION REQUIRED	3.6"	2 (PALMS)
DSH INCHES PROVIDED (4" DSH MIN. TREES) / PALMS PROVIDED	5.5"	4 (NATIVE PALMS)

GENERAL NOTES:

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.

75% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

ALL TREES TO BE PROVIDED WITH BUBBLER.

ALL SHRUB RISERS TO BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.

COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.

WATER SOURCE: METERED WATER VERIFY ON SITE

PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

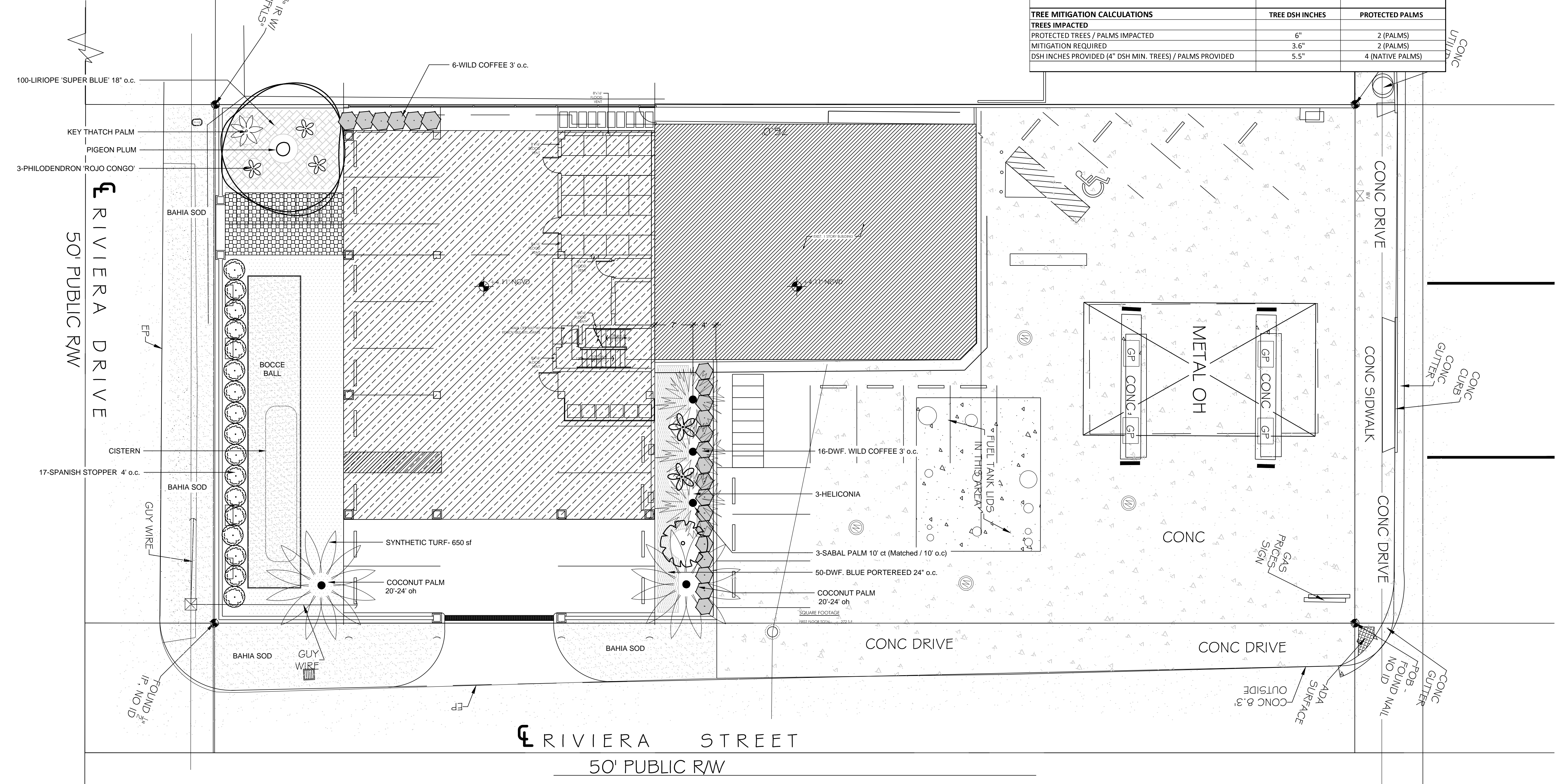
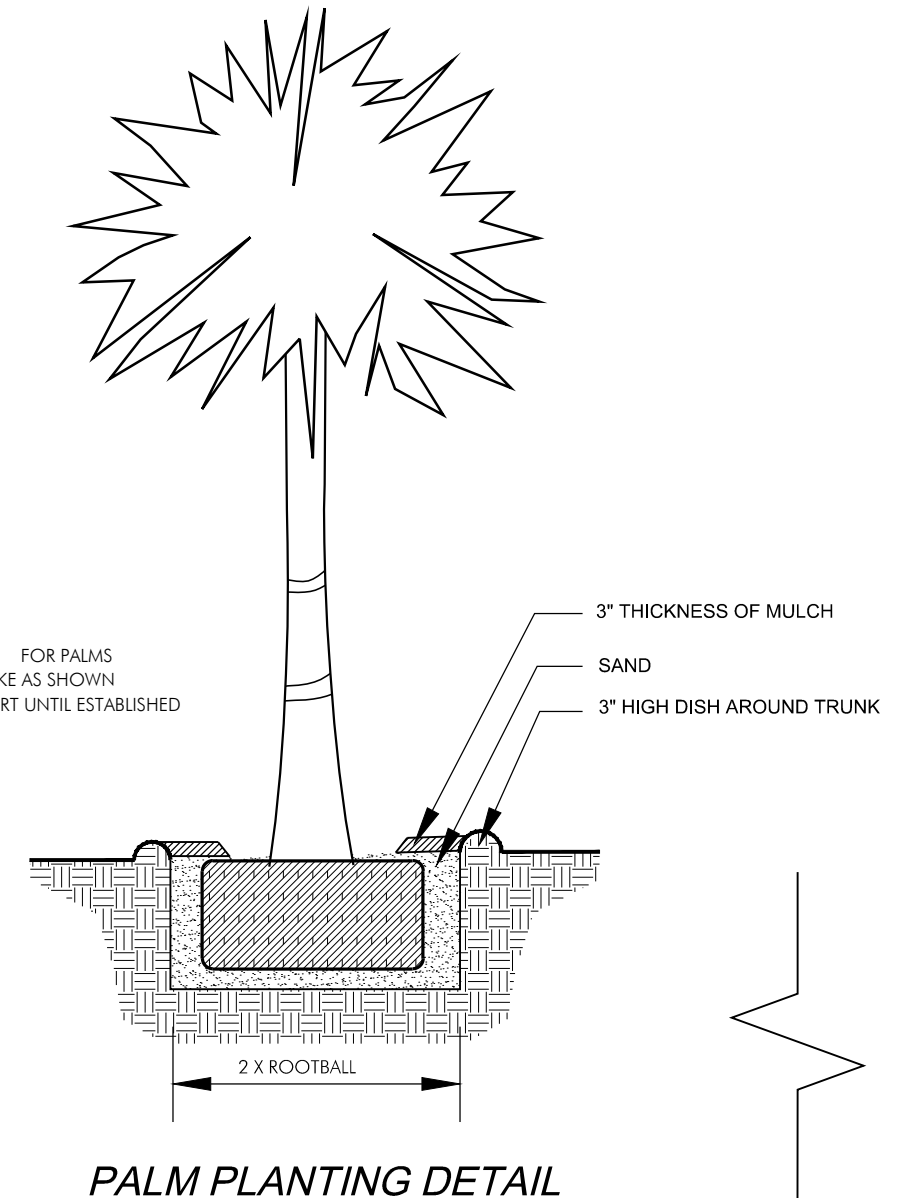
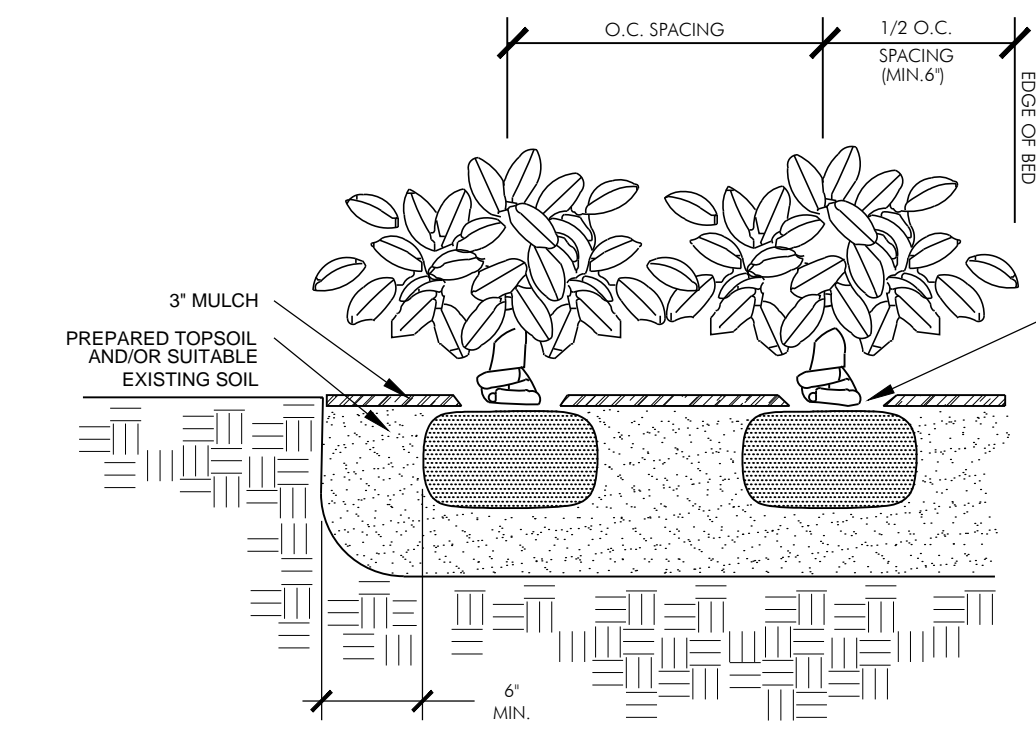
COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.

SYNTHETIC TURF TO MEET HARDSCAPE FLUSH

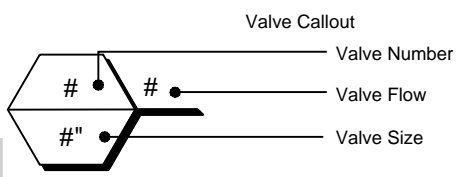


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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
⊙	Rain Bird 1806 12 Series MPR	10	180	20	1.05	10'
⊙	Rain Bird 1806 12 Series MPR	2	90	20	0.53	10'
⊙	Rain Bird 1806 12 Series MPR	1	270	20	1.58	10'
⊙	Rain Bird 1806 15 Series MPR	4	180	20	1.50	12'
△	Rain Bird 1812 15 Strip Series	3	CST	20	1.00	4x30'
△	Rain Bird 1812 15 Strip Series	4	EST	20	0.50	4x15'
⊙	Rain Bird 1812 12 Series MPR	8	180	20	1.05	10'
⊙	Rain Bird 1812 12 Series MPR	4	90	20	0.53	10'
⊙	Rain Bird 1812 15 Series MPR	2	180	20	1.50	12'
⊙	Rain Bird 1812 15 Series MPR	4	90	20	0.75	12'
△	Rain Bird 1804-1400 Flood	8	360	20	0.25	3'
△	Rain Bird 1804-1400 Flood	6	360	20	0.50	3'

SYMBOL	MANUFACTURER/MODEL	QTY
⊙	Rain Bird PGA Angle 1"	3
BF	Febco 825Y 1"	1
C	Rain Bird ESP4ME	1
RS	Rain Bird RSD-BEx	1
M	Water Meter 3/4"	1
---	Irrigation Lateral Line: PVC Class 160 SDR 26	820 L.F.
---	Irrigation Mainline: PVC Class 200 SDR 21 1 1/4"	60 L.F.
---	Pipe Sleeve: PVC Schedule 40	160 L.F.



Irrigation water source is assumed to be a Meter through the F.K.A.A. (Contractor shall provide meter).

Irrigation Contractor shall be responsible for all applicable fees and permits.

Irrigation Contractor shall comply with all state and local codes and shall clarify any discrepancies on the plan prior to bidding.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Piping downstream of Solenoid Valve to be PR-160 P.V.C.

MainLine, Valves, etc. may be shown out of position for graphic clarity. Drawing is diagrammatic only.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces, roadways, and walkways.

All Sprinklers shall be a minimum of 18" from any building.

Shrub body sprinklers may be substituted for Hi-Pops against building(s) at owners discretion.

Contractor shall verify with owners representative all controller programming, including monthly adjustments, prior to final inspection.

This system is diagrammatic to improve clarity. All mainline and lateral piping, electric valves and wiring are to be installed in landscape areas within property boundaries.

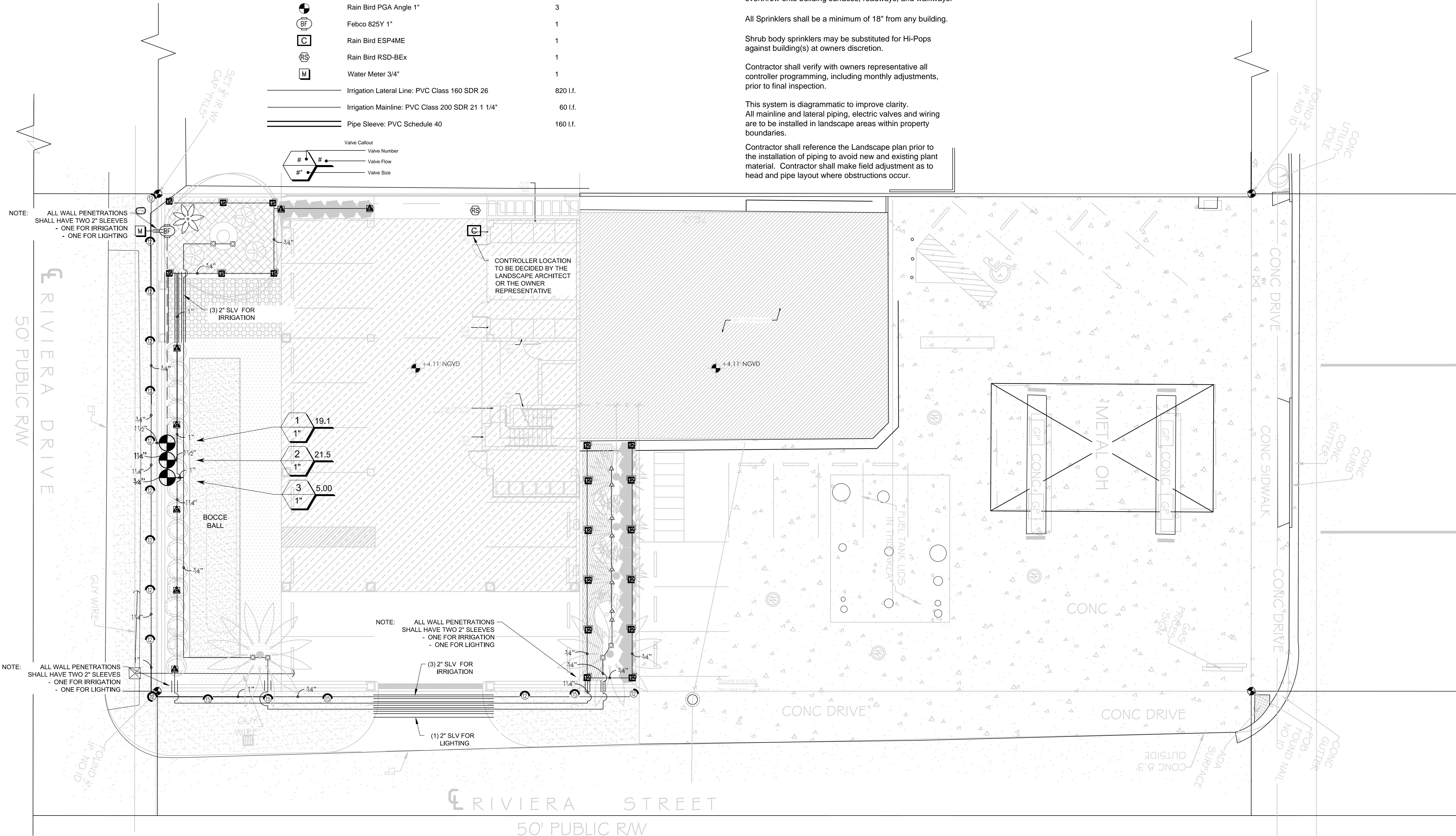
Contractor shall reference the Landscape plan prior to the installation of piping to avoid new and existing plant material. Contractor shall make field adjustment as to head and pipe layout where obstructions occur.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Angle	1"	Turf Spray	19.14	104.3	27.06	45	0.99 in/h
2	Rain Bird PGA Angle	1"	Shrub Spray	21.52	107.8	26.98	46.62	1.69 in/h
3	Rain Bird PGA Angle	1"	Bubbler	5.00	111.3	26.05	38.59	1.52 in/h
	Common Wire				55.0			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY	
1	Rain Bird PGA Angle	Turf Spray	0.99 in/h	1	61	1,168	583.8	
2	Rain Bird PGA Angle	Shrub Spray	1.69 in/h	1	36	774.7	387.4	
3	Rain Bird PGA Angle	Bubbler	1.52 in/h	1	40	200	100	
TOTALS:						137	2,142	1,071

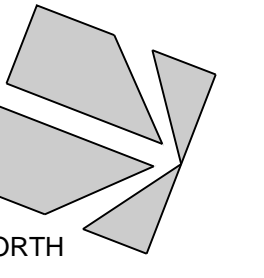


NOTE: ALL WALL PENETRATIONS SHALL HAVE TWO 2" SLEEVES - ONE FOR IRRIGATION - ONE FOR LIGHTING

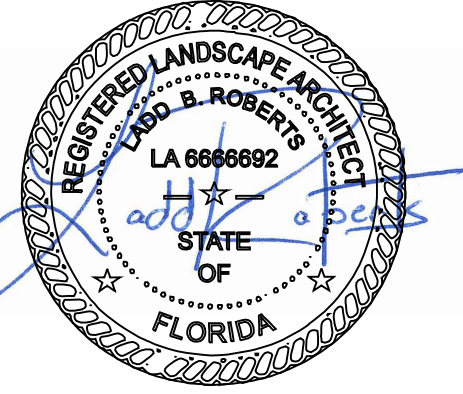
NOTE: ALL WALL PENETRATIONS SHALL HAVE TWO 2" SLEEVES - ONE FOR IRRIGATION - ONE FOR LIGHTING

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FLAGLER AVENUE MIXED-USE
KEY WEST, FL 33040



SCALE: 1" = 10'-0"



FLAGLER AVE MIXED USE

DATE: 5.15.18

REVISIONS:

No.	Date	Notes
1.		
2.		

CONSTRUCTION DOCUMENTS

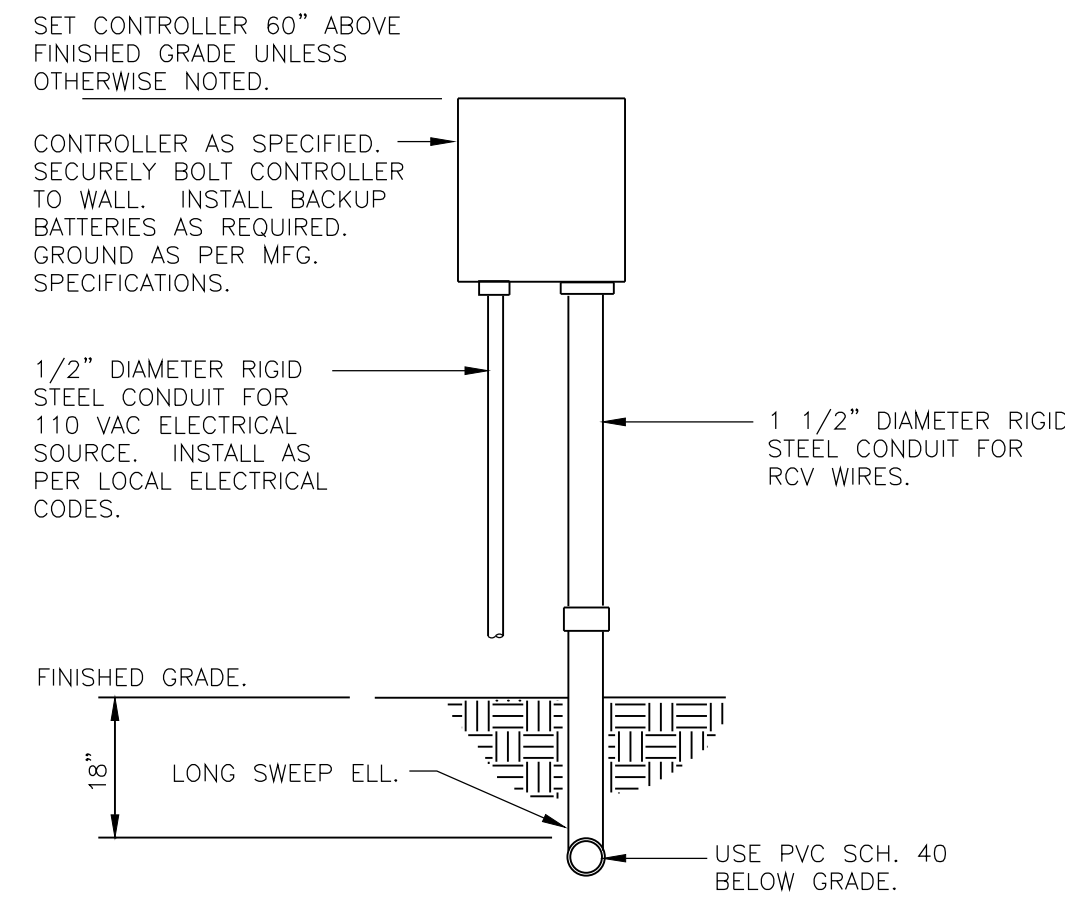
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L-3

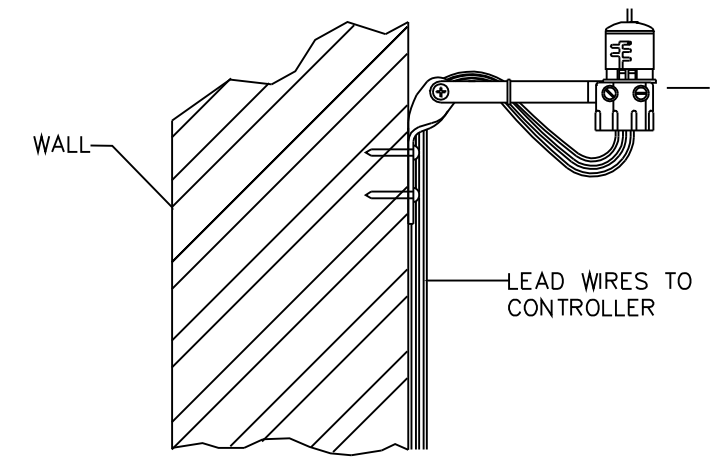
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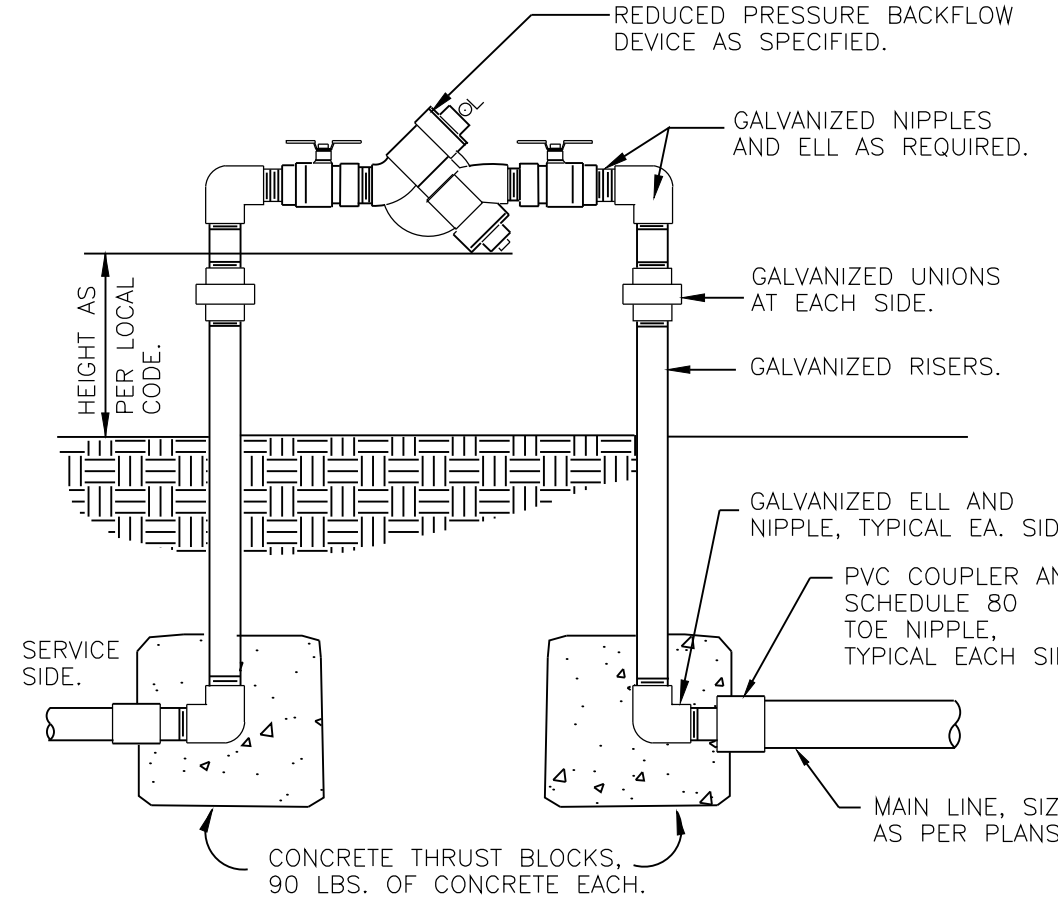
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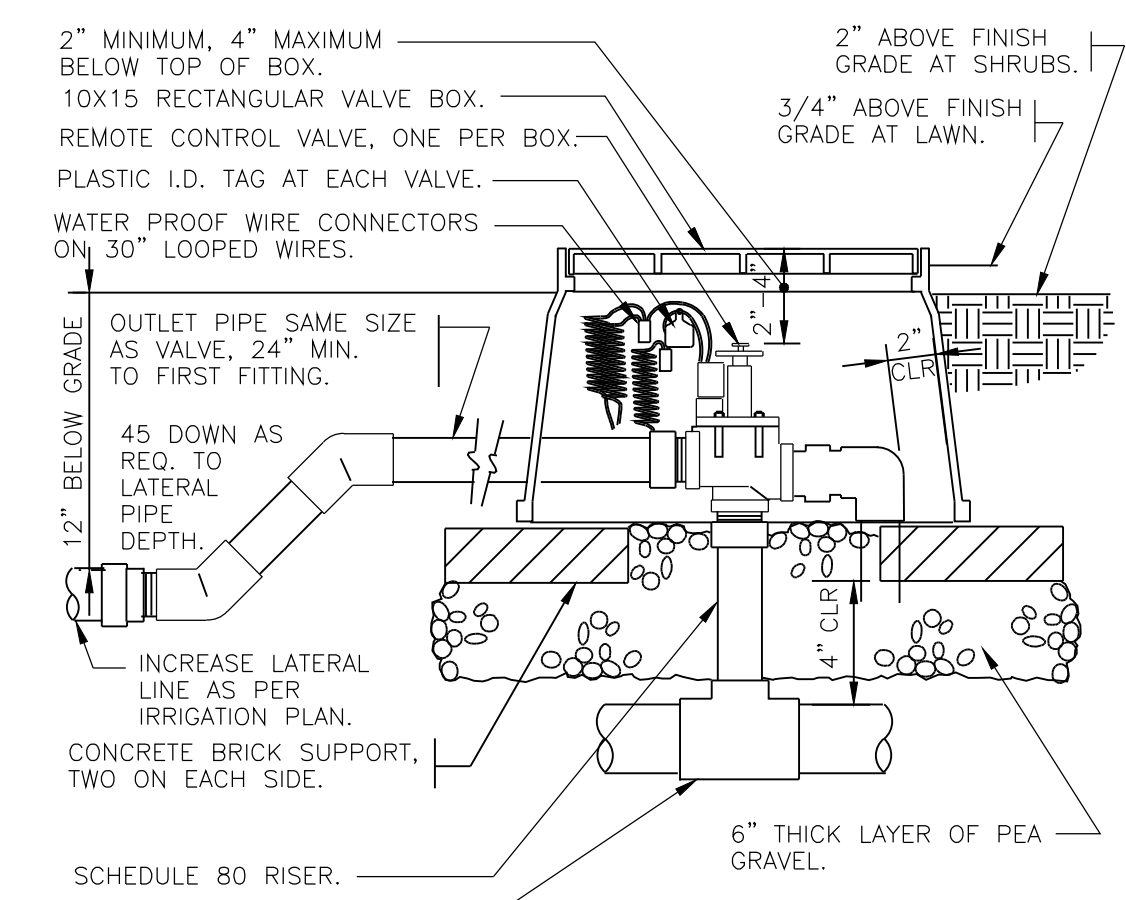
01 WALL MOUNT CONTROLLER
N.T.S.



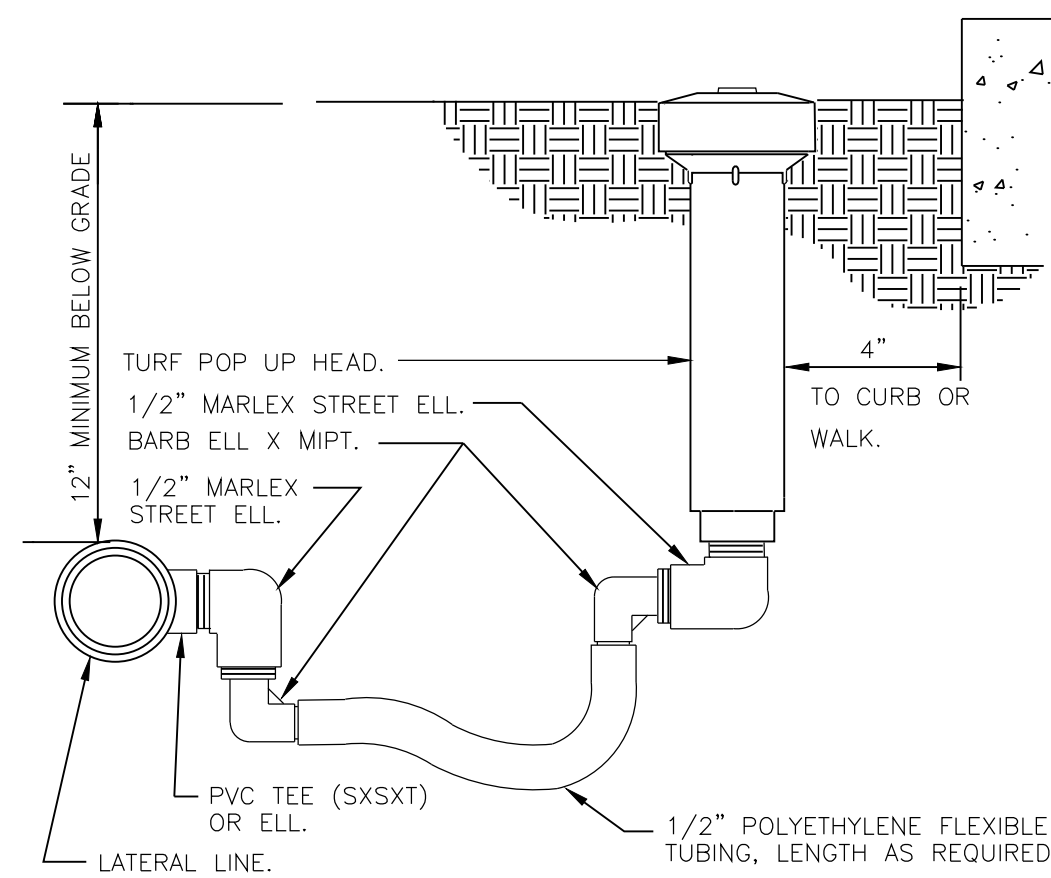
02 RAIN SENSOR
N.T.S.



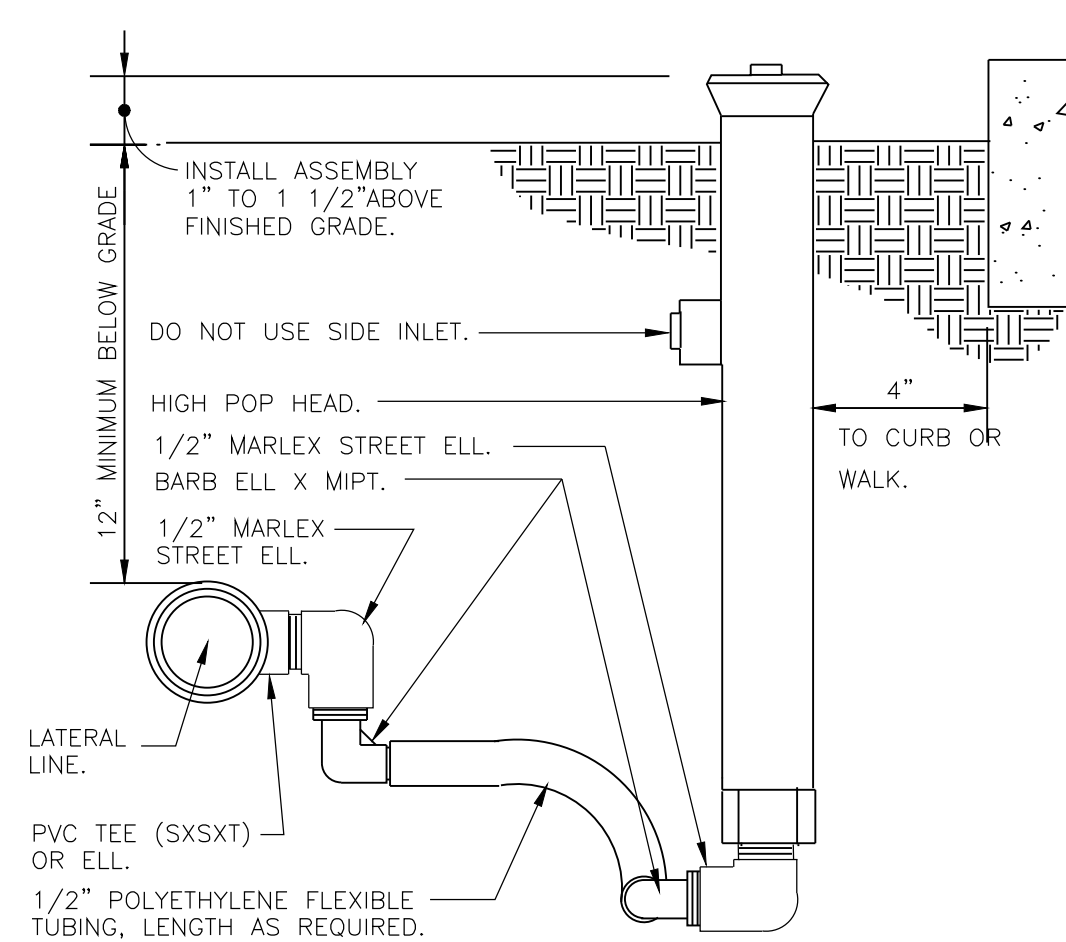
03 REDUCED PRESSURE BACKFLOW DEVICE
N.T.S.



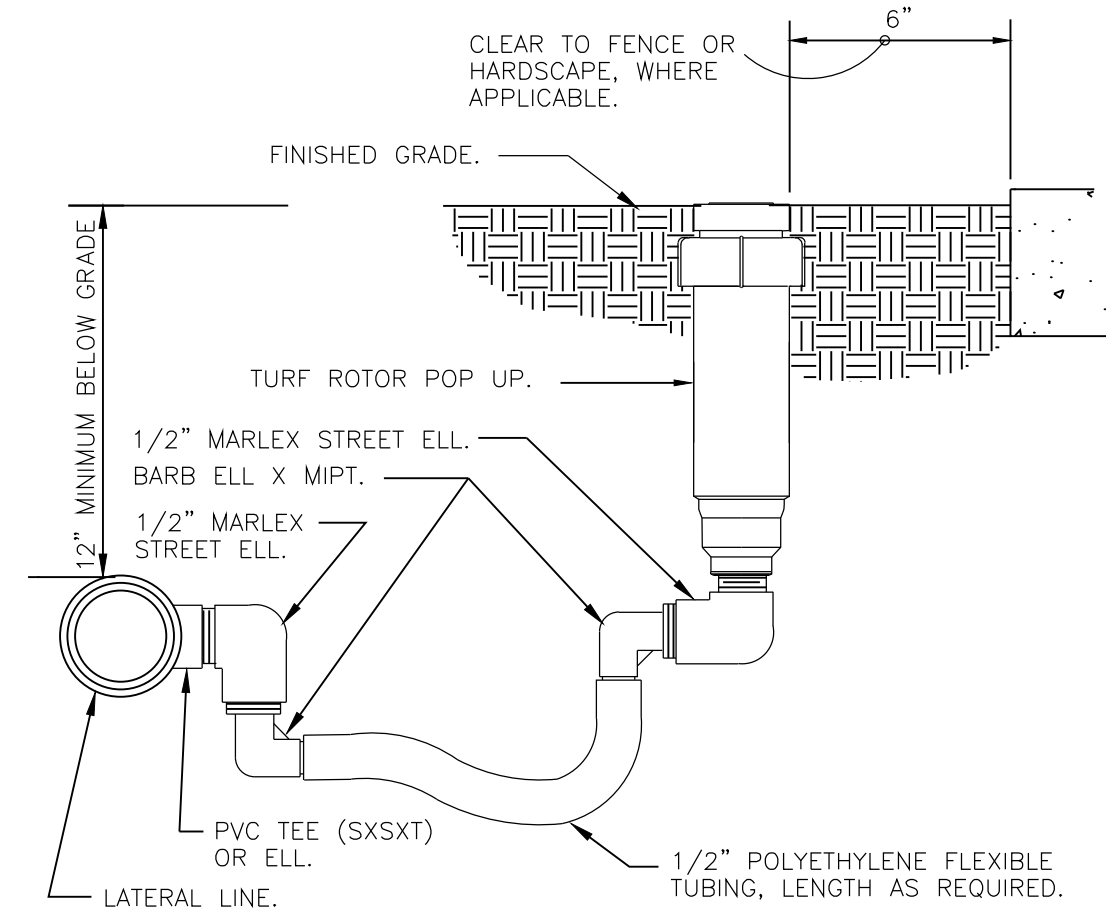
04 ELECTRIC REMOTE CONTROL VALVE
N.T.S.



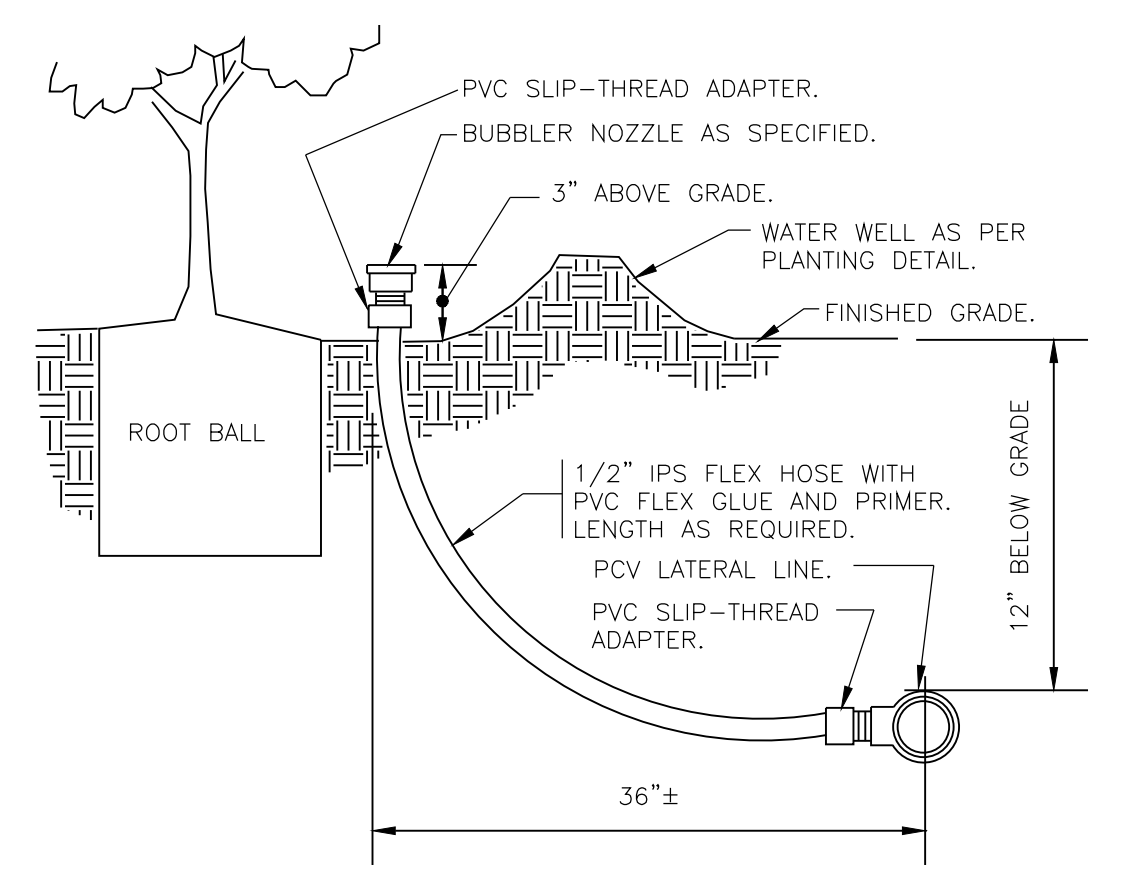
05 TURF SPRAY FLEX ASSEMBLY
N.T.S.



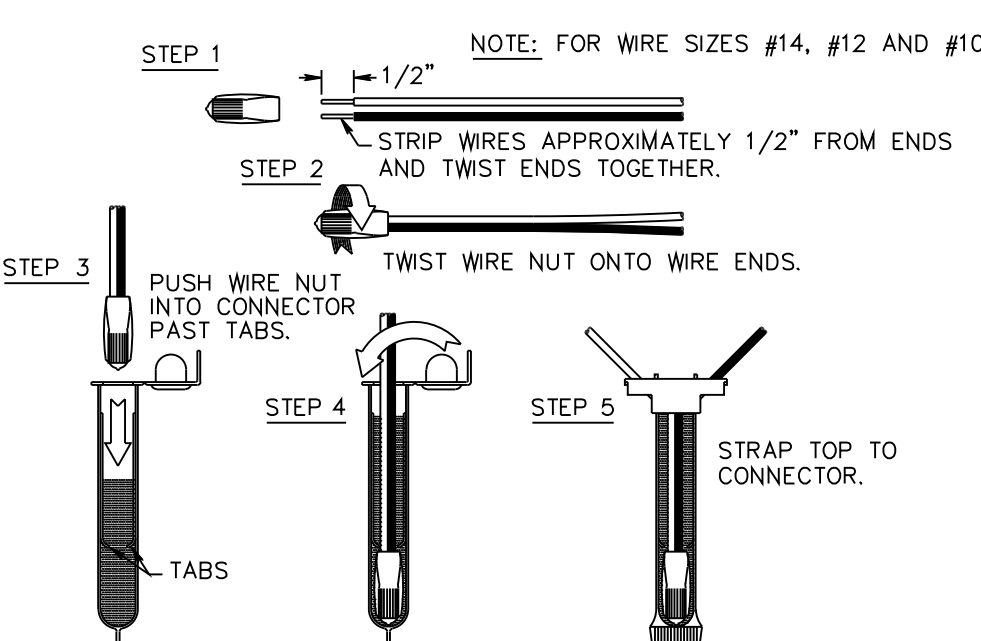
06 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
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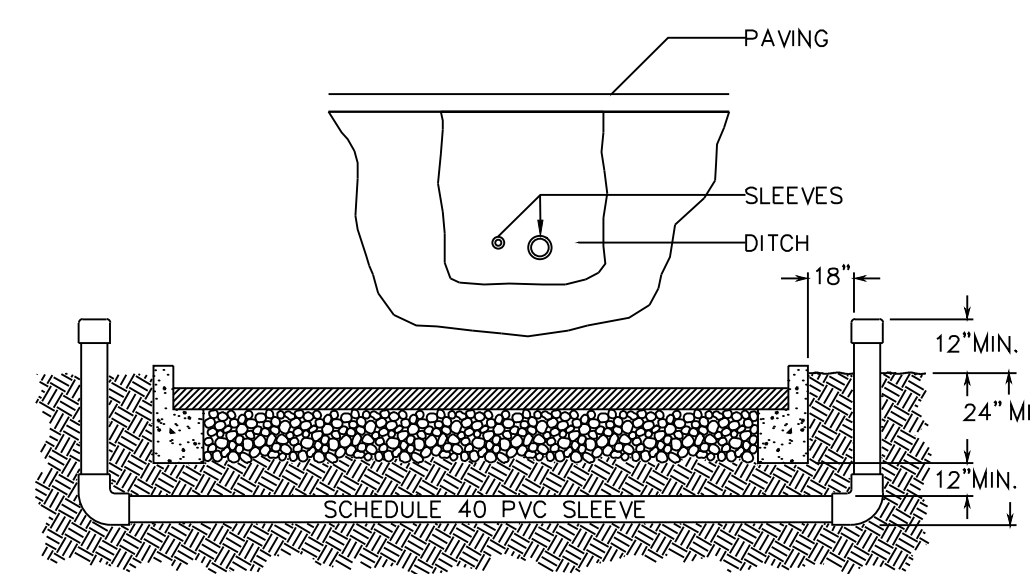
07 TURN ROTOR FLEX ASSEMBLY
N.T.S.



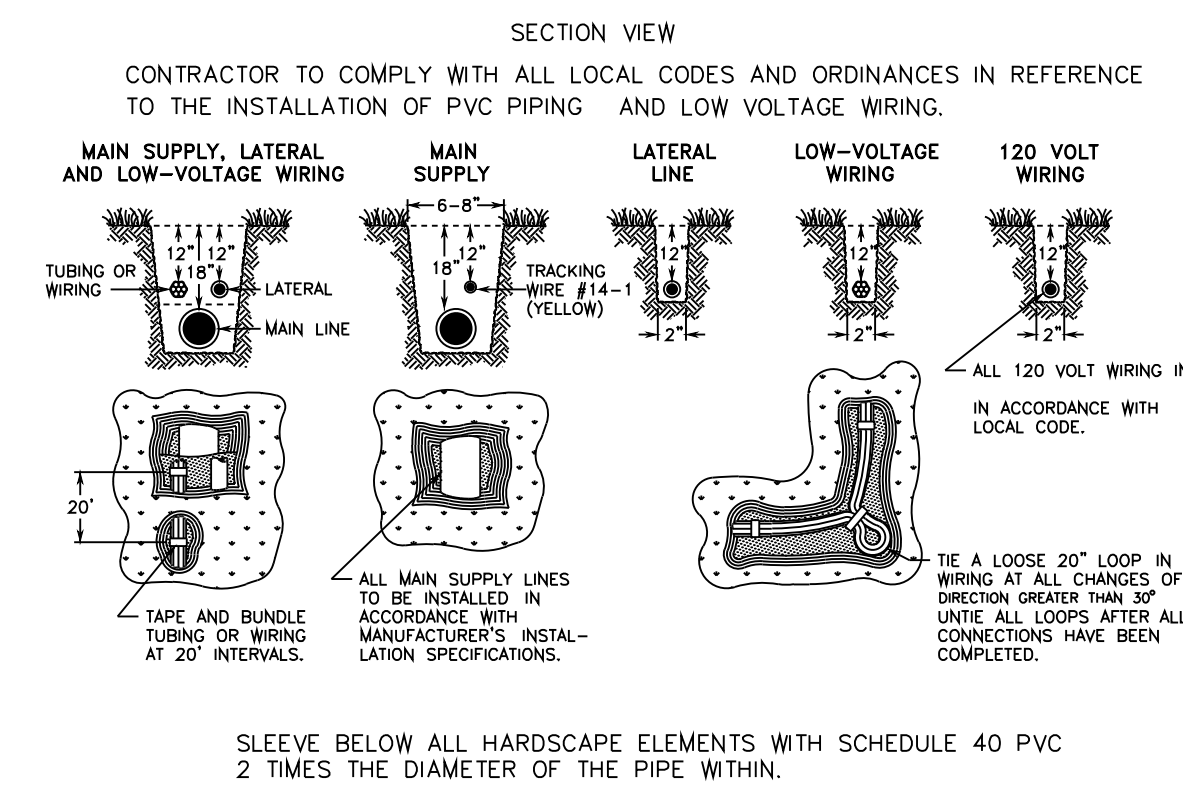
08 BUBBLER ON FLEX HOSE RISER
N.T.S.



09 WIRE CONNECTION DETAIL
N.T.S.



10 IRRIGATION SLEEVING
N.T.S.



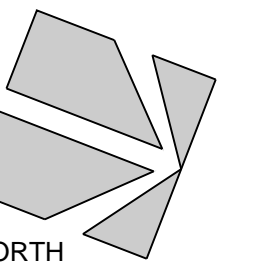
11 PIPE AND WIRE TRENCHING
N.T.S.

NOTE:

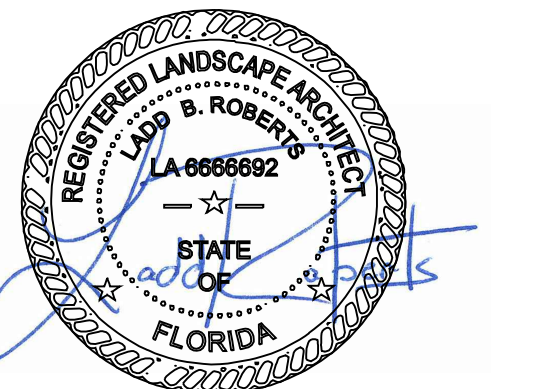
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE AND LATERAL PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES.
- CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
- CONTRACTOR TO MAKE FIELD ADJUSTMENTS TO HEAD AND PIPE LAYOUT WHEN EXISTING OBSTRUCTIONS MAY OCCUR (SEE IRRIGATION NOTES AND SPECIFICATIONS).
- THESE TIMINGS HAVE BEEN COMPILED USING THE MANUFACTURERS SPECIFICATIONS TO ACHIEVE 1.0 INCHES PRECIPITATION PER WEEK PRECISE WATERING TIMES MUST BE SITE DETERMINED BASED ON SEASON, RAINFALL, ETC. PRECIPITATION RATES WILL ALSO VARY BASED ON THE ELEMENTS AND SEASONS.

DAYLIGHT SAVING TIME:
HOUSES WITH ODD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON WEDNESDAY & SATURDAY.
HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON THURSDAY & SUNDAY.
NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY & FRIDAY.

EASTERN STANDARD TIME:
HOUSES WITH ODD NUMBERED ADDRESSES OR NO ADDRESS WILL WATER ON SATURDAY.
HOUSES WITH EVEN NUMBERED ADDRESSES WILL WATER ON SUNDAY.
NON RESIDENTIAL ADDRESSES WILL WATER ON TUESDAY.



SCALE: 1" = 10'-0"



DATE: 5.15.18

REVISIONS:

No.	Date	Notes
1.		
2.		

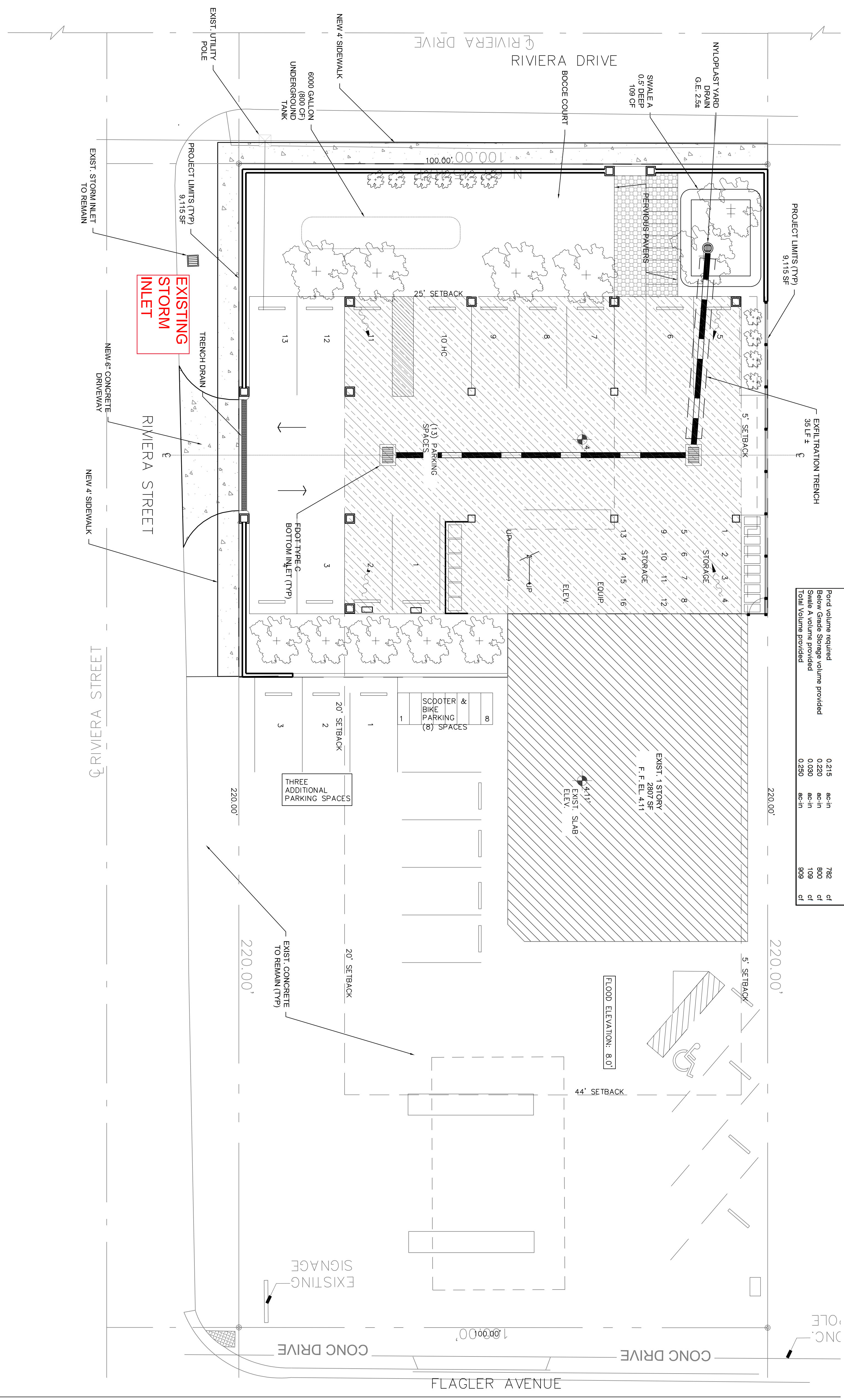
CONSTRUCTION DOCUMENTS

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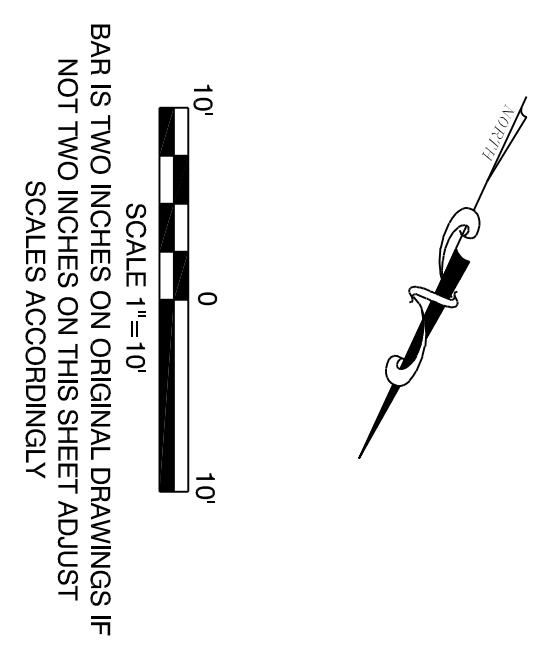
L-4

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Water Quality		Water Quality Calculations	
Project Area	0.209 ac	ac	9,115 sf
Surface Water	0.000 ac	ac	0 sf
Roof Area	0.103 ac	ac	4,500 sf
Pavement/Walkways	0.044 ac	ac	1,900 sf
Pervious area	0.062 ac	ac	2,715 sf
Site area for Water Quality (Total area - water surface + roof area)	0.108 ac	ac	4,615 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.044 ac	ac	1,900 sf
% Impervious	41%		
A) One inch of runoff from project area			
	0.209 ac-in	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x site area - surface water)			
	0.215 ac-in	ac-in	
Comparison of Water Quality Methods			
Port volume required	0.209 ac-in	<	0.215 ac-in
Below Grade Storage volume provided	0.215 ac-in		
Swale A volume provided	0.220 ac-in		782 cf
Total Volume provided	0.030 ac-in		800 cf
	0.290 ac-in		109 cf
			909 cf



UPHOFF INVESTMENTS, LLC
 638 UNITED STREET
 KEY WEST, FL. 33040

DIONS FLAGLER AVENUE
 3228 FLAGLER AVENUE
 KEY WEST, FL. 33040
 CONCEPTUAL DRAINAGE PLAN

REVISIONS:
 ORIGINAL: DECEMBER 2017
 1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51468
 May 3, 2018

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION No. 8579

Key West Office
 1010 East Kennedy Drive, Suite 202
 Key West, Florida 33040
 Tel: (305) 293-9440

JOB NO. 171045
 DRAWN: AEP
 DESIGNED: AEP
 CHECKED: AEP

SHEET C-1