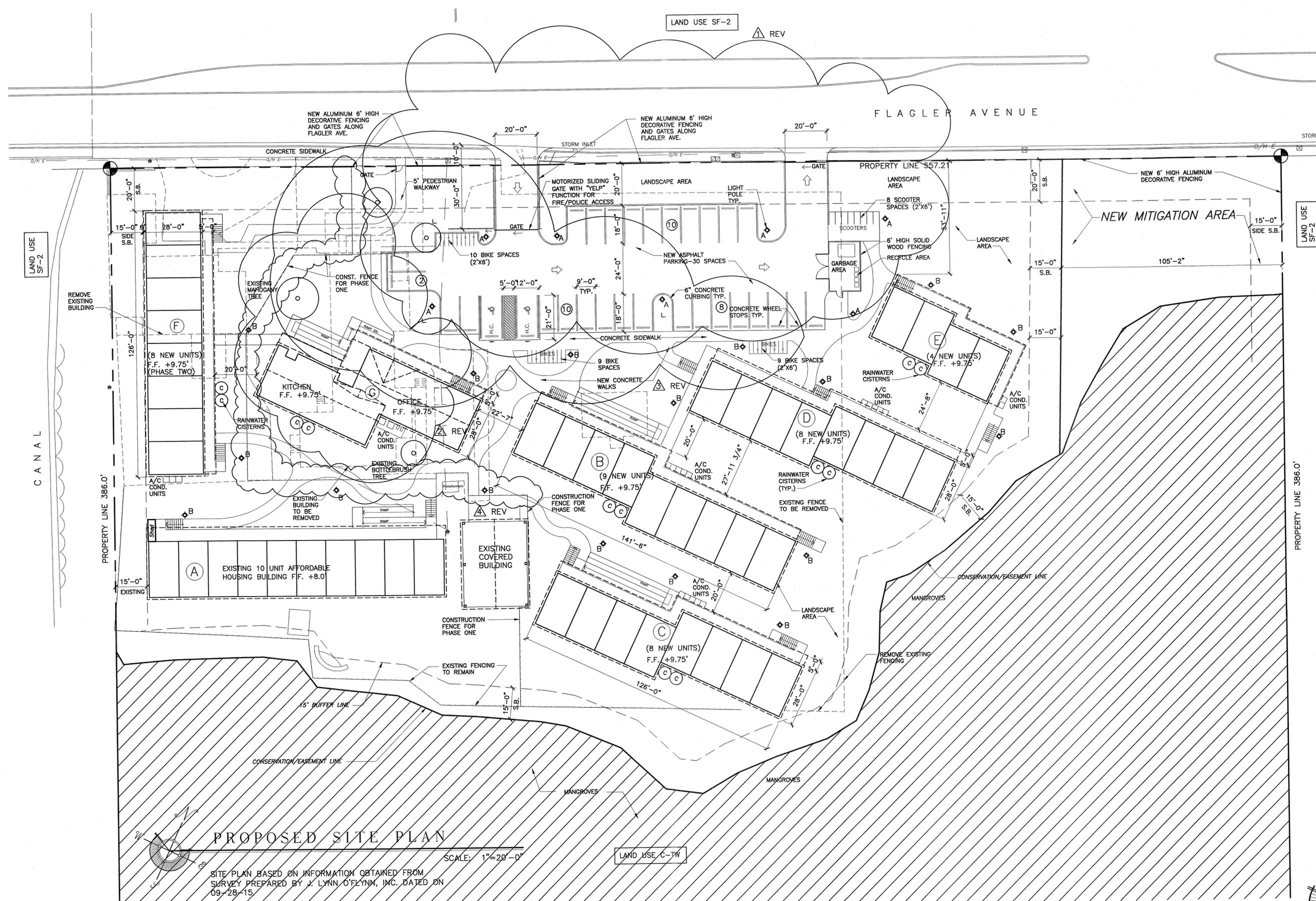


LAND USE SF-2 REV

FLAGLER AVENUE



PROPOSED SITE PLAN

SCALE: 1"=20'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 09-28-15

CATHOLIC CHARITIES
 HOUSING PROJECT
 2700 FLAGLER AVENUE
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

TEL: (305) 296-5302
 FAX: (305) 296-1033

LICENSE NO.
 AA 0003040

MITCHELL PLANNING & DESIGN



CATHOLIC CHARITIES
 HOUSING PROJECT

2700 FLAGLER AVENUE
 KEY WEST, FL

SEAL

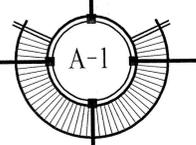
THESE DRAWINGS MAY
 NOT BE REPRODUCED
 WITHOUT WRITTEN
 AUTHORIZATION BY
 WILLIAM P. HORN

DATE
 08-15-14 BPAS
 08-29-14 BPAS REV.
 07-17-15 DRC
 01-15-16 PL. BD.

REVISIONS
 10-30-15 DRC REV.
 01-27-16 PL. BD. REV.
 03-02-16 PL. BD. REV.
 06-10-16 PHASING
 DRAWN BY

EMA
 JW

PROJECT
 NUMBER
 1323



6-2-15



LANDSCAPE PLAN FOR FINAL TREE COMMISSION REVIEW

SCALE: 1"=20'

NOT FOR CONSTRUCTION - FOR DEVELOPMENT APPROVAL ONLY
FINAL BID DOCUMENTS TO BE PROVIDED WITH BUILDING PERMIT

TABLE OF CONTENTS:
 LA-01: LANDSCAPE PLANTING PLAN FOR PLANNING BOARD
 LA-02: PLANT SCHEDULE AND NOTES, TREE IMPACT PLAN
 LA-02:D EXISTING TREE IMPACT PLAN ENLARGEMENT
 LA-03: IRRIGATION PLAN
 LA-04: IRRIGATION NOTES

ST. BEDE'S VILLAGE
 2700 - 2706 FLAGLER AVENUE
 KEY WEST, FLORIDA



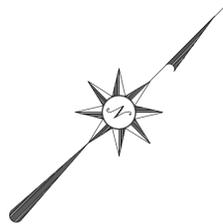
Mitchell Planning & Design, Inc.
 15450 SE 103rd Place Road
 Ocklawaha, Florida 32179
 352.288.0401/305.509.0966
 mitchellplanningdesign@gmail.com

Revisions:

01.08.16:	Planning Board
03.02.16:	Planning Board
08.18.16:	Final Tree Commission

Date: 08.04.15
 Scale: As Noted
 File: 13-BH-003
 Drawn: BM Checked: LR
 Sheet:

LA-01



CITY OF KEY WEST LANDSCAPE CODE REQUIREMENTS:

Section 108.413 Road Frontage	Flager Ave 557 feet	Plant Units Required: 668	Plant Units Provided: 671	44 Canopy @ 10 = 440	50 Ornamental Tree @ 3= 150	81 Shrubs @ 1 = 81
Section 108.414 Interior Landscape Area	20% of Total Parking Area: Parking Area: 10,645 s.f.	Req'd: 2,129 s.f.	Provided: 1,200 s.f. / 11.3%	Waiver Requested		
Section 108.415 Parking Lot Perimeter Landscape Area	Total Building Area: 32,508 s.f.	Req'd Perimeter Strip: 7.5' Provided: 7.5' on 50%	Waiver Requested			
Section 108.416 Other Landscape Requirements for Nonvehicular Use Areas	Total NOS is 33.5% of the Site NOS Area: 36,840 s.f.	Requirement: 4 trees per 2,500 s.f. NOS	Total Trees Required: 59	Total Trees Provided: 38	Total Palms Provided: 27	
Tree Permit: T136568 - 1 Native Palm Required	One Sabal Palm provided adjacent to Building B					
Tree Permit: T147164: 11.5 Inches Required	Six Green Buttonwood @ 2" dbh provided					
Tree Permit: PENDING 18.3 Inches Required	Trees Removed: One Mahogany, One Green Buttonwood, 2 Washingtonia Palms, Miscellaneous Seagrapes Three Paradise Trees, 7.5" dbh total (Adjacent to Building E), Three Gumbo Limbo 10.5" dbh total (in Open Space area), One Simpson Stopper 1" dbh (Office Area), Two Thatch Palms (adjacent to existing Housing Unit), Two Alexander Palm (adjacent to Building B)					

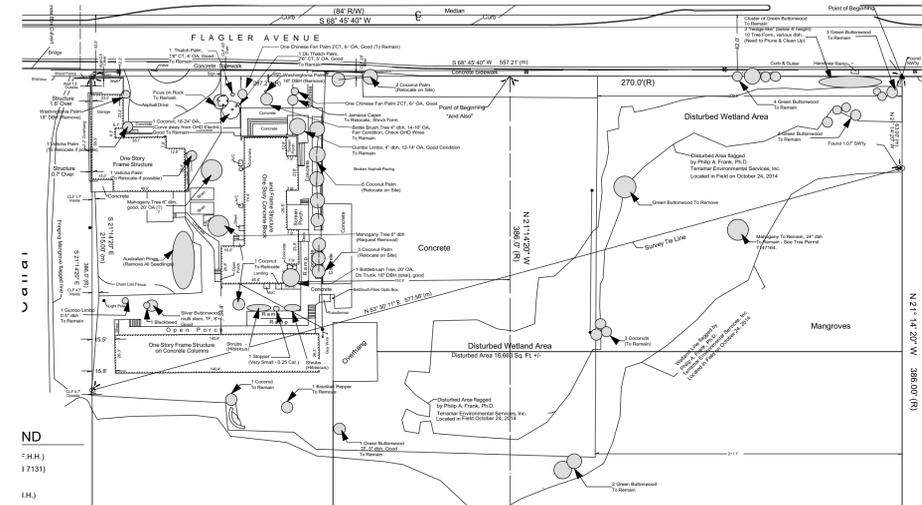
PLANT SCHEDULE

TREES TYPE	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Understory	AF	2	Acacia farnesiana	Sweet Acacia	7 gal	Yellow Flower, Butterfly larval host, fragrant
Understory	BS	16	Bursera simaruba	Gumbo Limbo	10-12", PH	Native, Florida #1
Canopy	BS-LG	3	Bursera simaruba	Gumbo Limbo	14-16", PH, 3.5" dbh	Native, Florida #1, Tree Permit (Review December 2015) Replacement Inches
Canopy	CD	9	Coccoloba diversifolia	Pigeon Plum	14-16" PH, 4" cal	Native, Florida #1
Canopy	CE	14	Conocarpus erectus	Green Buttonwood	8-10", 2" DBH min, TF	Native, Florida #1, Tree Permit Replacement Inches
Canopy	CE-S	20	Conocarpus erectus sericeus	Silver Buttonwood	12-14", FG, STD, 3-4" cal	Native, Florida #1
Understory	CGU	9	Clusia quillifera	Small Leaf Clusia	6-8", 2.5 gal, min, 2-3" cal.	Native, Florida #1
Canopy	CO	7	Chrysophyllum oliviforme	Satinleaf	12-14" PH, 3" cal.	Native, Florida #1
Canopy	LL	5	Lysiterna latifolia	Wild Tamarind	FG, 12-14" PH	Native, Florida #1
Understory	MFSS	9	Myrcianthes gairdneri var. "Simpson Stopper"	Simpson Stopper	8-10", TF, 2-3" cal.	Fragrant Native, Specimen, Florida #1 - 1 for Tree Permit (Review December 2015) Replacement inches
Canopy	SG	3	Simarouba alauca	Paradise Tree	30 gal, 10-12" Min, 2.5 dbh	Native, Florida #1, Tree Permit (Review December 2015) Replacement Inches
PALMS						
TREES TYPE	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Canopy	PEdb	2	Ptychosperma elegans	Alexander Palm	14-16" PH, Field Grown	Florida #1, Tree Permit (Review December 2015) Replacement for Vetchia species removal
Canopy	SP	15	Sabal Palmetto	Sabal Palm	14-20", FG, PH	Native, staggered heights, straight trunk (One Sabal for Replacement Palm)
Understory	THR	29	Thrinax radiata	Florida Thatch Palm	6-8", PH	Field grown, Florida #1, staggered heights (Three Thatch for Replacement Palms)
Understory	TR II	13	Thrinax radiata	Florida Thatch Palm	8-10", PH	Native, Florida #1, FG, Double
TREES & PALMS EXISTING & RELOCATED						
TREES TYPE	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Canopy	BS-R	2	Bursera simaruba	Gumbo Limbo	Existing, 4" dbh, 12-14' OA	Existing to Remain, Use Tree Protection during construction.
Canopy	C-R	2	Callistemon	Bottle Brush	Existing	Existing to Remain, Use Tree Protection during construction.
Canopy	CE-S-R	1	Conocarpus erectus sericeus	Silver Buttonwood	Existing, multi-trunk	Existing to Remain, Use Tree Protection during construction.
Canopy	CE-EX	17	Conocarpus erectus	Green Buttonwood	Existing	Existing to Remain, Use Tree Protection during construction.
Canopy	CN-R	6	Coccothrinax	Coconut Palm	Existing to Remain	Existing to Remain in Place, Nice curve, character palm. Use Tree Protection
Canopy	CN20T	11	Coccothrinax	Coconut Palm	Various	Transplant Stock - Relocation Site for On Site Coconuts. Total Number 11 per Tree Permit
Canopy	LC-R	2	Livistonia chinensis	Chinese Fan Palm	Existing to Remain	Existing to Remain, Use Tree Protection during construction.
Canopy	SM-R	1	Swietenia mahagoni	Mahogany	Existing to Remain	Existing to Remain, Use Tree Protection during construction.
Understory	THR-R	1	Thrinax radiata	Florida Thatch Palm	Existing to Remain	Existing Palm to remain. Use Tree Protection during construction.
Understory	TR-R	1	Thrinax radiata	Florida Thatch Palm	Existing to Remain	Native, Double, Existing to Remain in Place Use Tree protection
SHRUBS, ACCENTS & GROUND COVERS						
TREES TYPE	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Shrub	AP	14	Asclepias perennis	White Swamp Milkweed	3 gal	Butterfly attractor/life cycle plant, larval host plant
Shrub	BA	19	Borrhchia arborescens	Sea Oxeye Daisy	1 gal, 12-18", full	Native, Florida #1, Yellow Flower, ground cover
Shrub	BL	8	Byrsanima lucida	Locust Berry	7 gal, 5" cal.	Florida #1, Native, Drought Tolerant
Shrub	CAM	6	Carrissa macrocarpa	Natal Plum	3 gal, 24"	Full, Florida Fancy
Accent	CA-GE	2	Crinum augustum "Queen Emma"	Queen Emma	7 gal	Accent Plant, Florida #1
Shrub	CE-S3	31	Conocarpus erectus var. sericeus	Silver Buttonwood	3 gal, full, 36" OA	Native, Florida #1
Shrub	CIH	54	Chrysobalanus icaco "Horizontal"	Horizontal Cocoplum	24-36", spread	Native, Florida #1
Shrub	CM-EB	30	Carrissa macrocarpa "Emerald Blanket"	Natal Plum Emerald Blanket	18-24" spread	Full, Florida Fancy
Accent	DE	17	Duranta erecta	Golden Dewdrop cv "Sapphire Shower's"	7 gal, Full	Specimen
Shrub	HPC	16	Hamelia patens "Compacta"	Dwarf Firebush	3 gal, 20-24"	Native, Florida #1
Shrub	MCP	18	Muhlenbergia capillaries	Muhly Grass	3 gal	Native
Ground Cover	NBN	66	Neoregelia "Bossa Nova"	Bossa Nova Bromeliad	2 gal 10-12" spread	Florida #1, sun
Shrub	PM	22	Podocarpus macrophyllus "Pringles"	Dwarf Podocarpus	3 gal, 18-24", full	Florida #1, Amend backfill with topsoil, composted cow manure and peat moss.
Shrub	PN	7	Psychotria nervosa	Wild Coffee	24-36" spread	Native, Florida #1
Shrub	SM	60	Suriana maritima	Bay Cedar	36-40" height	Native, Florida #1
Shrub	STA	16	Sophora tomentosa	Necklace Pod	3-4", PH, full	Native, Florida #1, sun
Ground Cover	STJ	169	Stachytarpheta jamaicensis	Dwarf Porterweed	1 gal	Native Groundcover, Purple, Butterfly attractor
Shrub	TF	5	Tripsacum floridanum	Dwf Fakahatchee Grass	3 gal	Native Grass
Accent	ZF	3	Zamia furfuracea	Cardboard Palm	15 to 25 gal, 3' x 3' min	Florida #1
Shrub	ZP	15	Zamia pulmilia	Coontie	24" x 24", full	Native, Florida #1

NOTE:
QUANTITY AND SIZE OF PLANT MATERIAL SHALL BE FINALIZED AS PART OF THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
THE MINIMUM SIZE FOR CANOPY TREES SHALL BE 12' PLANTED HEIGHT, CANOPY PALMS SHALL BE 18' PLANTED HEIGHT, UNDERSTORY TREES SHALL BE 6 TO 8' PLANTED HEIGHT, UNDERSTORY PALMS SHALL BE 4-6' PLANTED HEIGHT AND SHRUBS SHALL BE 24" MINIMUM.

LANDSCAPE SCHEDULE AND NOTES, TREE IMPACT PLAN

SCALE: AS NOTED



EXISTING TREE IMPACT

SCALE: 1" = 60'

SEE SHEET LA-02:D FOR ENLARGED DETAIL

IMPACTED TREE SUMMARY:

- 11 Coconut Palms - to be relocated on site.
- 1 Green Buttonwood - replaced per Plant Schedule
- 2 Washingtonian Palms - replaced per Plant Schedule
- 1 Mahogany Tree - request removal and mitigation due to the location of the laundry facility as part of Phase 2. Pending approval by the Tree Commission. Replaced per plant schedule
- 2 Vetchia Palms - replaced per plant Schedule

LEGEND FOR 15' WIDE WETLAND BUFFER PLANTING

- Sea Oxeye Daisy - *Borrhchia frutescens*
- Salt Grass - *Distichlis spicata* & Dropseed - *Sporobolus virginicus*
- Knot Grass - *Paspalum vaginatum*
- Cordgrass - *Spartina patens*
- Cordgrass - *Spartina spartina*

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
- ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSEMAN STANDARDS.
- ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUYED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
- REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- IRRIGATION INSTALLATION PER PLAN AND SHALL BE IN COMPLIANCE WITH KEY WEST CITY CODE REQUIREMENTS.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBLE TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
- ALL INVASIVE EXOTIC PLANT MATERIAL SHALL BE REMOVED AS PART OF CONSTRUCTION.

ST. BEDE'S VILLAGE
2700 - 2706 FLAGLER AVENUE
KEY WEST, FLORIDA



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15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401/305.509.0966
mitchellplanningdesign@gmail.com

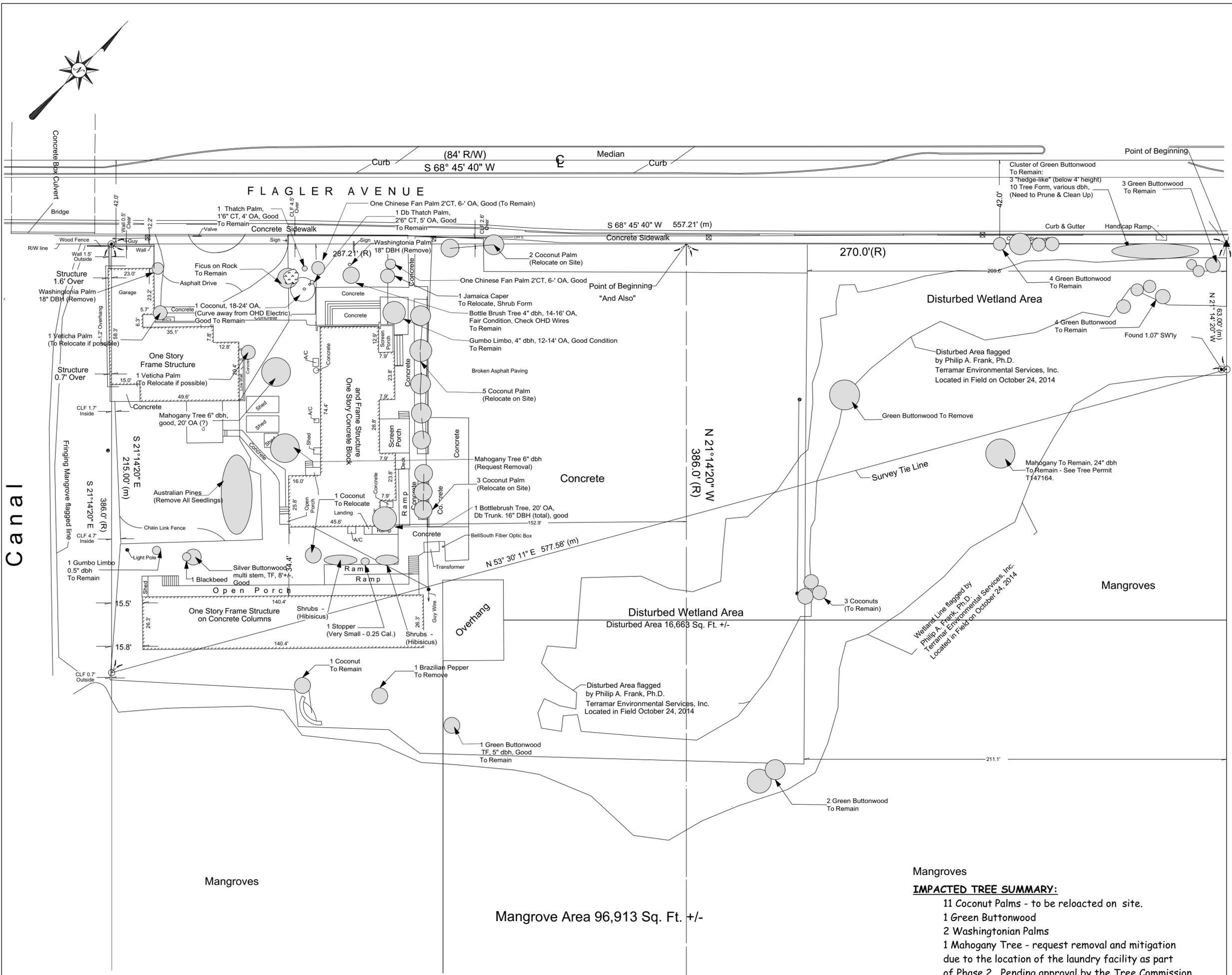
Revisions:

01.08.16:	Final Board
08.18.16:	Final Tree Commission

Date: 08.04.15
Scale: As Noted
File: 13-BH-003
Drawn: BM Checked: LR
Sheet:

LA-02

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EXISTING TREE IMPACT
SCALE" 1" = 30'

Mangroves
IMPACTED TREE SUMMARY:
11 Coconut Palms - to be relocated on site.
1 Green Buttonwood
2 Washingtonian Palms
1 Mahogany Tree - request removal and mitigation due to the location of the laundry facility as part of Phase 2. Pending approval by the Tree Commission.

ST. BEDE'S VILLAGE
2700 - 2706 FLAGLER AVENUE
KEY WEST, FLORIDA

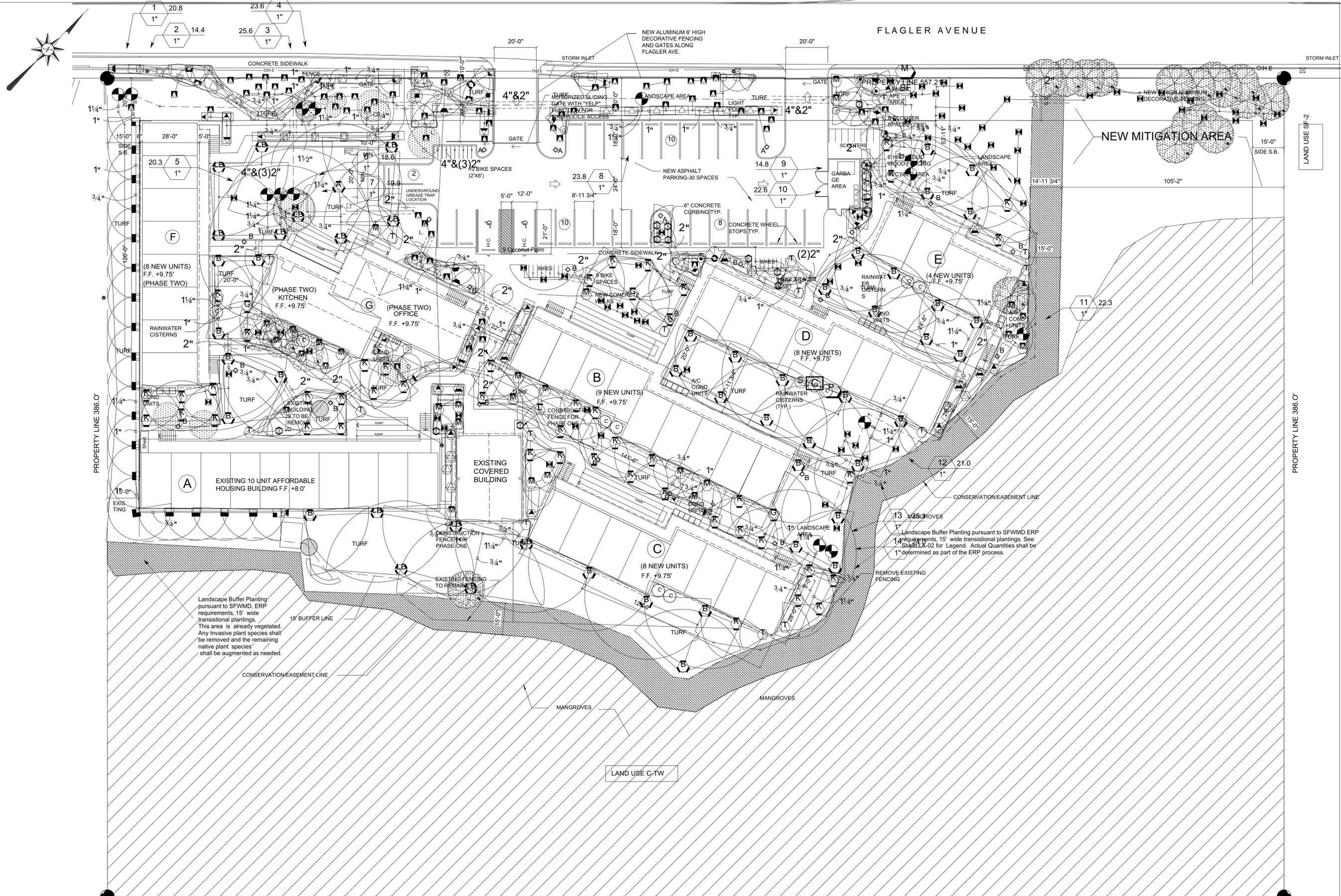
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15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401/305.509.0966
mitchellplanningdesign@gmail.com

Revisions:

10.27.15:	Existing Tree Enlargement
11.10.15:	Add Trees in Mitigation Area and Phase 2 Development Area
11.21.15:	Clarifications
08.18.16:	Final Tree Commission

Date:	08.04.15
Scale:	As Noted
File:	13-BH-003
Drawn:	BM
Checked:	LR
Sheet:	

LA-02:D
DETAIL



IRRIGATION PLAN FOR TREE COMMISSION

SCALE: 1"=20'

PROPERTY LINE 557.21'

SEE SHEET LA-04 FOR IRRIGATION NOTES AND DETAILS.

NOT FOR CONSTRUCTION - FOR DEVELOPMENT APPROVAL ONLY
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KEY WEST, FLORIDA



Mitchell Planning & Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401/305.509.0966
mitchellplanningdesign@gmail.com

Revisions:

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03.02.16:	Planning Board
08.18.16:	Final Tree Commission

Date: 12.28.15
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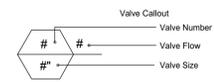
LA-03

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	UNIT	CLASS	SIZE	LENGTH	WIDTH	HEIGHT	DEPTH
☐	Rain Bird 1806-PRS 15 Strip Series	1	LCS	30	0.49	4'x15'			
☐	Rain Bird 1806-PRS 15 Strip Series	3	RCS	30	0.49	4'x15'			
☐	Rain Bird 1806-PRS 15 Strip Series	12	SST	30	1.21	4'x30'			
☐	Rain Bird 1806-PRS 8 Series MPR	2	180	30	0.52	8'			
☐	Rain Bird 1806-PRS 8 Series MPR	2	90	30	0.26	8'			
☐	Rain Bird 1806-PRS 10 Series MPR	3	180	30	0.79	10'			
☐	Rain Bird 1806-PRS 10 Series MPR	4	90	30	0.39	10'			
☐	Rain Bird 1806-PRS 10 Series MPR	1	120	30	0.53	10'			
☐	Rain Bird 1806-PRS 12 Series MPR	3	120	30	0.87	12'			
☐	Rain Bird 1806-PRS 15 Series MPR	16	180	30	1.85	15'			
☐	Rain Bird 1806-PRS 15 Series MPR	4	90	30	0.92	15'			
☐	Rain Bird 1806-PRS 15 Series MPR	1	270	30	2.78	15'			
☐	Rain Bird 1806-PRS 8 Series VAN	1	Adj	30		8'			
☐	Rain Bird 1806-PRS 10 Series VAN	1	Adj	30		10'			
☐	Rain Bird 1806-PRS 12 Series VAN	2	Adj	30		12'			
☐	Rain Bird 1812-PRS 15 Strip Series	7	LCS	30	0.49	4'x15'			
☐	Rain Bird 1812-PRS 15 Strip Series	8	RCS	30	0.49	4'x15'			
☐	Rain Bird 1812-PRS 15 Strip Series	13	SST	30	1.21	4'x30'			
☐	Rain Bird 1812-PRS 8 Series MPR	8	180	30	0.52	8'			
☐	Rain Bird 1812-PRS 8 Series MPR	3	90	30	0.26	8'			
☐	Rain Bird 1812-PRS 10 Series MPR	4	180	30	0.79	10'			
☐	Rain Bird 1812-PRS 10 Series MPR	6	90	30	0.39	10'			
☐	Rain Bird 1812-PRS 10 Series MPR	2	120	30	0.53	10'			
☐	Rain Bird 1812-PRS 12 Series MPR	2	90	30	0.65	12'			
☐	Rain Bird 1812-PRS 12 Series MPR	2	120	30	0.87	12'			
☐	Rain Bird 1812-PRS 12 Series HE VAN	3	Adj	30		12'			
☐	Rain Bird 1812-PRS 6 Series VAN	1	Adj	30		6'			
☐	Rain Bird 1812-PRS 8 Series VAN	4	Adj	30		8'			
☐	Rain Bird 1812-PRS 10 Series VAN	4	Adj	30		10'			
☐	Rain Bird 1806 w/ MP1000	1	210-270	40		14'			
☐	Rain Bird 1806 w/ MP1000	28	90-210	40		14'			
☐	Rain Bird 1806 w/ MP2000	3	210-270	40		19'			
☐	Rain Bird 1806 w/ MP2000 P	47	90-210	40		19'			
☐	Rain Bird 1806 w/ MP3000	1	360	40	3.64	30'			
☐	Rain Bird 1806 w/ MP3000	37	90-210	40		30'			
☐	Rain Bird 1806 w/ MP3500	13	90-210	40		35'			
☐	Rain Bird 1806 w/ MP800SR	11	Adj	40		10'			
☐	Rain Bird 1806 w/ MP Corner	15	Adj	40		13'			
☐	Rain Bird 1806 w/ MP Strip	6	LCS	40	0.22	5'x15'			
☐	Rain Bird 1806 w/ MP Strip	7	RCS	40	0.22	5'x15'			
☐	Rain Bird 1806 w/ MP Strip	8	SST	40	0.44	5'x30'			
☐	Rain Bird 1806-PRS w/ Maxijet ARCGHFG09H	71	90	30	0.25	5'			
☐	Rain Bird 1806-PRS w/ Maxijet ARCGHFG09H	63	90	30	0.40	5'			

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	Rain Bird 100HVF in 12" Valve Box	14
☐	Wilkins 975XL 1-1/2" Backflow Preventer	1
☐	Rain Bird ESP16LXME and Munro BRAINBOX control system	1
☐	Rain Bird RSD-BEx Rain Sensor	1
☐	Water Meter 1"	1
☐	Starite SNF jet pump see cistern notes	1
---	Irrigation Lateral Line: PVC Class 160	6,000 l.f.
---	Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21	800 l.f.
---	Pipe Sleeve: PVC Schedule 40	
---	Extend sleeves 18 inches beyond edges of paving or construction.	

IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFF



UNDERGROUND IRRIGATION SPECIFICATIONS

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
A. Design Requirements:
1. Layout of Irrigation Heads:
a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
A. Regulatory Requirements:
1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
B. Pre-Installation Conference:
1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
C. System Adjustments:
1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
D. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
A. Record Drawings:
1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
4. As-built drawing shall be provided in pdf format.
5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
B. Instruction Manual:
1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
A. Standard one (1) year warranty stipulated in General Conditions shall include:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
A. Extra Materials:
1. In addition to installed system, furnish Owner with the following items at close-out:
a. Two sprinkler head bodies of each size and type.
b. Two nozzles for each size and type.
c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Pipe:
1. Pressure Lines: as indicated on plans.
2. Lateral Lines: as indicated on plans.
3. Risers: sch. 80 PVC, gray
C. Fittings:
1. Schedule 40 PVC.
D. Sleeving:
1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
A. Control valves shall be of size and type indicated on Drawings.
B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
C. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as extra wires. These wires shall be of a different color than the others.

2.4 VALVES:
A. Electric Valves:
1. Make and model shown on Drawings.
B. Gate valves:
1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
C. Automatic Controller:
1. Make and model shown on Drawings.
D. Backflow Preventor:
1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
A. Valve Boxes:
1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
2. Do not install more than one (1) valve in a single box.
3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

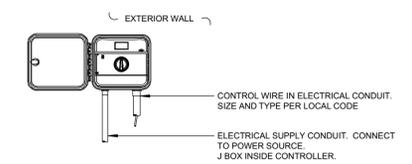
3.1 PREPARATION:
A. Protection:
1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:
A. Trenching and Backfilling:
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

END OF SECTION

CISTERN CONNECTION NOTES:

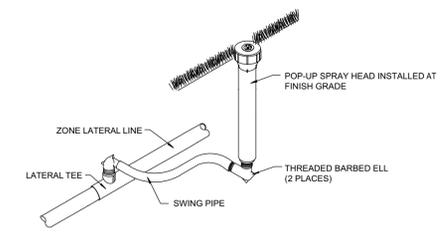
- IRRIGATION SYSTEM TO OPERATE FROM CISTERN AS PRIMARY SOURCE AND SWITCH TO POTABLE WATER WHEN CISTERN WATER LEVEL IS LOW.
- INSTALL MASTER VALVE OFF MAINLINE FROM METER TO CONTROL VALVES. CONNECT IRRIGATION MAIN FROM CISTERN PUMP TO ZONE BETWEEN CONTROL VALVES AND MASTER VALVES.
- CONNECT WIRES FROM ZONE MATER VALVE ON THE CONTROLLER SO THEY OPERATE MUNRO BRAIN BOX RAIN HARVESTER PUMP CONTROL SYSTEM TO BE INSTALLED BY THE IRRIGATION CONTRACTOR.
- CONNECT THE PUMP START RELAY TO THE MUNRO BRAINBOX TERMINAL THAT WILL ALLOW THE PUMP TO OPERATE WHEN CISTERN WATER IS ABOVE THE LOW WATER LEVEL IN THE TANK AND TURNS THE PUMP OFF WHEN THE CISTERN WATER IS BELOW THE LOW WATER LEVEL IN THE TANK.
- CONNECT THE MASTER VALVE WIRES TO THE MUNRO BRAIN BOX TERMINAL SO THE MASTER VALVE IS OFF WHEN THE WATER IN THE CISTERN IS ABOVE THE LOW WATER LEVEL AND OPENS WHEN THE WATER IN THE CISTERN IS BELOW THE LOW WATER LEVEL.
- INSTALL STARITE PUMP DOWN FLOAT SWITCH IN TANK AND CONNECT TO MUNRO BRAIN BOX.
- INSTALL PRESSURE RELIEF VALVE ON PUMP DISCHARGE WITH 1" RUN BACK INTO CISTERN TANK. INSTALL TORO T-ALFD10150-L DISC FILTER PRIOR TO CONTROL VALVES.



NOTE
INSTALL CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED BY A LICENSED ELECTRICIAN.

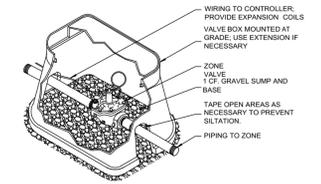
CONTROLLER INSTALLATION DETAIL

SCALE: NTS



SPRAY HEAD INSTALLATION DETAIL

SCALE: NTS



INSTALL TOP OF VALVE A MAXIMUM OF 1" FROM FINISHED GRADE.

ZONE VALVE INSTALLATION DETAIL

SCALE: NTS

ST. BEDE'S VILLAGE
2700 - 2706 FLAGLER AVENUE
KEY WEST, FLORIDA



Mitchell Planning & Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401/305.509.0966
mitchellplanningdesign@gmail.com

Revisions:

08.18.16: Final Tree Commission

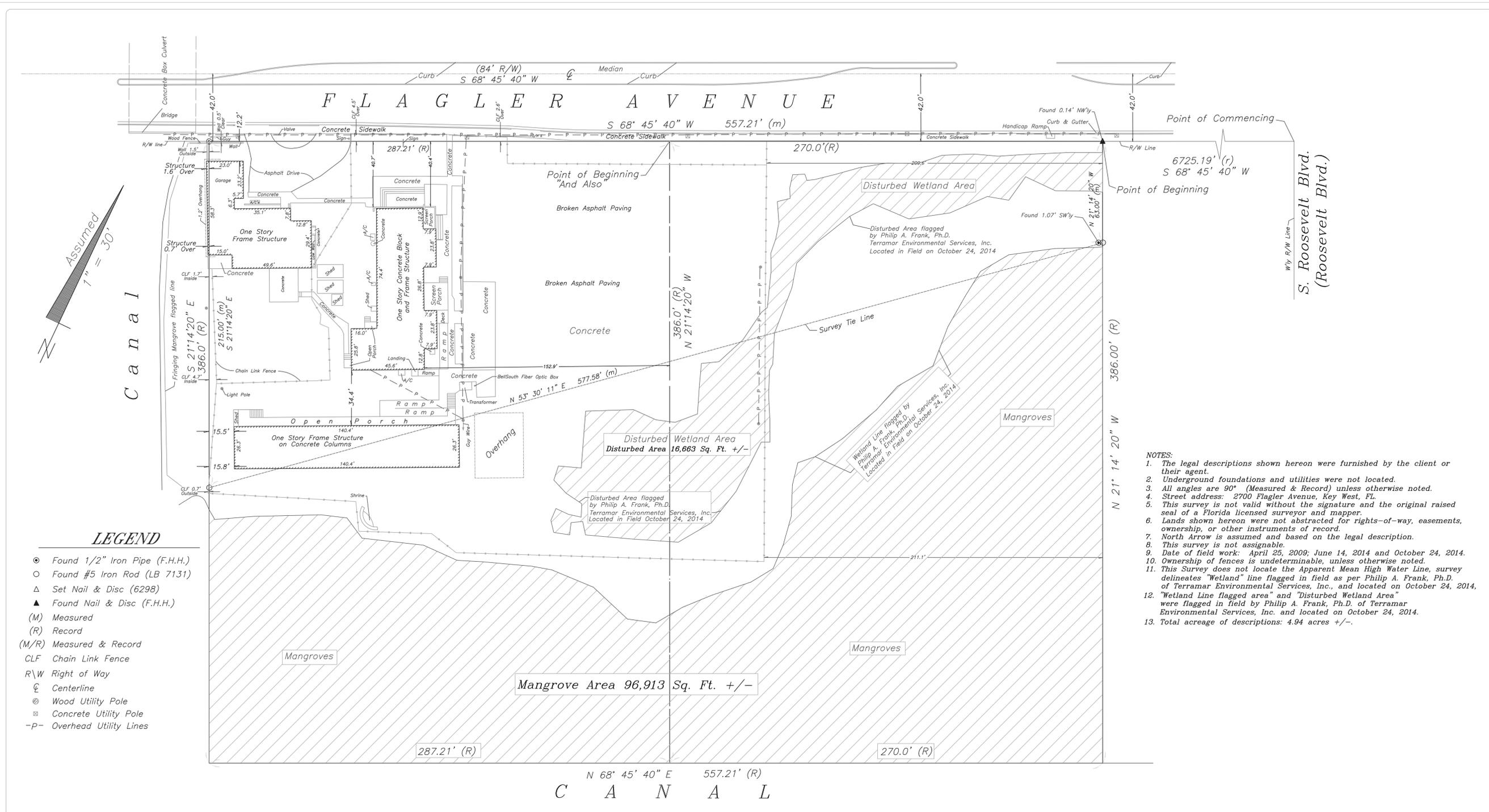
Date:	12.28.15
Scale:	As Noted
File:	13-BH-003
Drawn:	JC
Checked:	LR
Sheet:	

LA-04

NOT FOR CONSTRUCTION - FOR DEVELOPMENT APPROVAL ONLY
FINAL BID DOCUMENTS TO BE PROVIDED WITH BUILDING PERMIT

IRRIGATION NOTES

SCALE: AS NOTED



- LEGEND**
- Found 1/2" Iron Pipe (F.H.H.)
 - △ Found #5 Iron Rod (LB 7131)
 - Set Nail & Disc (6298)
 - ▲ Found Nail & Disc (F.H.H.)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - CLF Chain Link Fence
 - R\W Right of Way
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊗ Concrete Utility Pole
 - P- Overhead Utility Lines

BOUNDARY SURVEY OF: Commencing at the intersection of the Southerly right of way line of Flagler Avenue and the Westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear South 68°45'40" West along the Southerly right of way line of Flagler Avenue for a distance of 6725.19 feet to the Point of Beginning of the said real estate hereinafter described; From said Point of Beginning continue bearing South 68°45'40" West along said Southerly right of way line of Flagler Avenue for a distance of 270 feet to a point; thence bear South 21°14'20" East for a distance of 386.0 feet to a point on the Northerly side of a proposed canal; thence bear North 68°45'40" East along the Northerly side of said proposed canal for a distance of 270 feet to a point; thence bear North 21°14'20" West for a distance of 386.0 feet back to the Point of Beginning, said described real estate connecting and being adjacent to the Southwesterly 287.21 feet of that parcel of land known as Parcel 29 as set forth in an unrecorded map of lands of Key West Improvement Co., Inc., prepared by Cranshaw, Bailey and Associates, dated December 2, 1952.

AND ALSO; Commencing at the intersection of the Southerly right of way line of Flagler Avenue and the Westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear South 68°45'40" West along the Southerly right of way line of Flagler Avenue for a distance of 6995.19 feet to the Point of Beginning of the said real estate hereinafter described; From said Point of Beginning continue bearing South 68°45'40" West along said Southerly right of way line of Flagler Avenue for a distance of 287.21 feet to a point on the Easterly side of a proposed canal; thence bear South 21°14'20" East along the Easterly side of said proposed canal for a distance of 386.0 feet to a point on the Northerly side of the proposed canal; thence bear North 68°45'40" East along the Northerly side of said proposed canal for a distance of 287.21 feet to a point; thence bear North 21°14'20" West for a distance of 386.0 feet back to the Point of Beginning, said described real estate being (the Southwesterly 287.21 feet of) that parcel of land known

BOUNDARY SURVEY FOR: Archdiocese of Miami;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 May 6, 2009

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Boundary Survey of:
 2700 Flagler Avenue
 Key West, FL

REVISIONS:
 1. Rev. Vegetation Line 9/22/03
 2. Rev. Vegetation Line 11/6/03
 3. Update 5/16/09
 4. Update 6/14/14
 5. Locate Wetland Lines 10/24/14

DRAWN BY: MPB
CHECKED BY: JLO
DATE: 5-6-03

SHEET: 1
OF: 1

- NOTES:**
1. The legal descriptions shown hereon were furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 2700 Flagler Avenue, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. This survey is not assignable.
 9. Date of field work: April 25, 2009; June 14, 2014 and October 24, 2014.
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. This Survey does not locate the Apparent Mean High Water Line, survey delineates "Wetland" line flagged in field as per Philip A. Frank, Ph.D. of Terramar Environmental Services, Inc., and located on October 24, 2014.
 12. "Wetland Line flagged area" and "Disturbed Wetland Area" were flagged in field by Philip A. Frank, Ph.D. of Terramar Environmental Services, Inc. and located on October 24, 2014.
 13. Total acreage of descriptions: 4.94 acres +/-.

MEMORANDUM

Date: November 24, 2015
To: Karen DeMaria
From: Barbara Mitchell
Re: 2700 Flagler
CC: File

Mitchell

Planning & Design, Inc.

15450 SE 103rd Place Road
Ocklawaha, Florida 32179

c: 305.509.0966

o: 352.288.0401

e: mitchellplanningdesign@gmail.com

Pursuant to your request for additional information concerning the status of the Army Corp and South Florida Water Management District (SFWMD) permits, please review the following:

1. Pre-application meeting with SFWMD staff was held in the September 2014 and the wetland line determined at that time. The project development team is waiting until the DRC and the Planning Board have reviewed the Major Development Plan application before submitting the ERP. Currently, The ERP is being prepared and is scheduled for submittal in January.
2. The wetland buffer, required as part of this permit, shall include plant material consistent with those species normally found in a transition zone. This material shall include the following species:
 - a. *Spartina spartinae* (Cordgrass)
 - b. *Spartina patens* (Cordgrass)
 - c. *Distichilis spicata* (Saltgrass)
 - d. *Sporobolus virginicus* (Dropseed)
 - e. *Paspalum vaginatum* (Knot grass)
 - f. *Borrichia frutescens* (Sea Oxeye Daisy)
3. The mitigation area shall be replanted with a combination of wetland species, depending upon availability, including, but not limited to:
 - a. *Rhizophora mangle* (Red Mangrove)
 - b. *Avicennia germinans* (Black Mangrove)
 - c. *Laguncularia racemosa* (White Mangrove)
 - d. *Conocarpus erectus* (Green Buttonwood)
4. Planting Scheme shall be prepared as part of the final landscape plan and coordination with SFWMD and the ACOE.