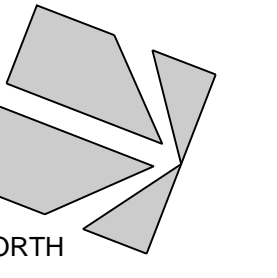
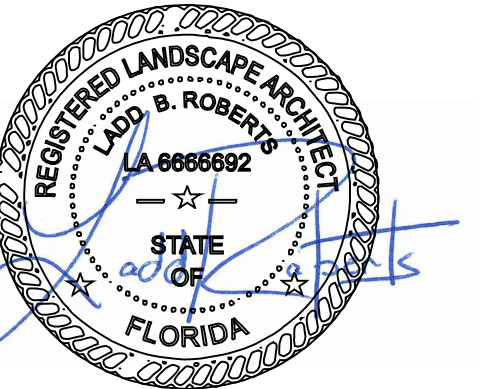


FLAGLER AVENUE MIXED-USE

KEY WEST, FL 33040



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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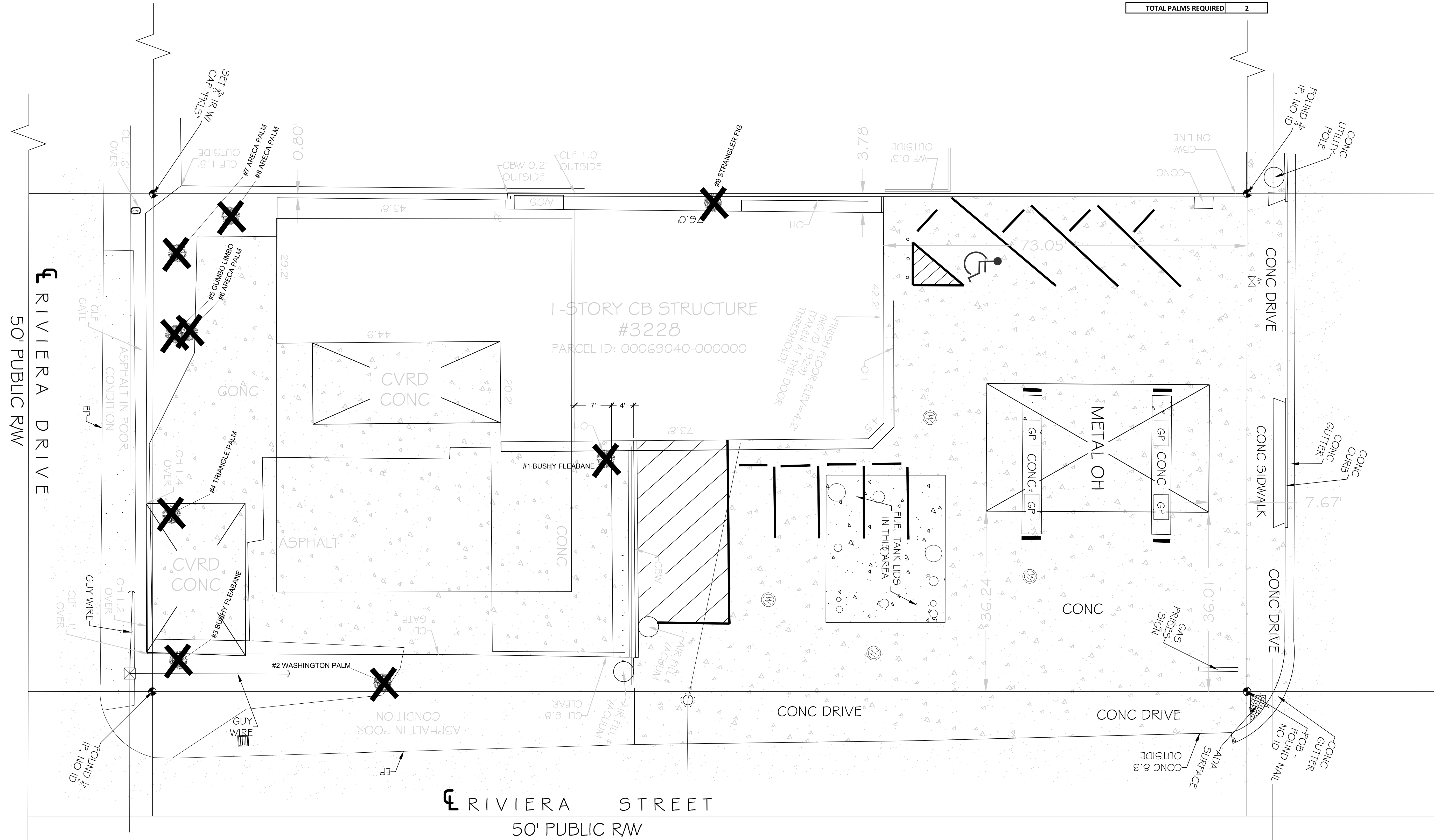


EXISTING TREE IMPACT SCHEDULE								CONDITION (Value%)				Value x DSH	
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	Location	Species	Condition	Mit. Req.	Total Value	Inches Required
1	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	na	24"	36"	X	0	0	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



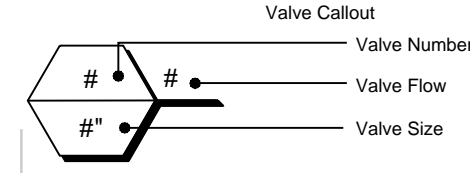
RIVIERA STREET
 50' PUBLIC RW

RIVIERA DRIVE
 50' PUBLIC RW

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	4'x30'
	Rain Bird 1812 15 Strip Series	4	EST	20	0.50	4'x15'
	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
	Febco 825Y 1"	1
	Rain Bird ESP4ME	1
	Rain Bird RSD-BEx	1
	Water Meter 3/4"	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	820 L.F.
	Irrigation Mainline: PVC Class 200 SDR 21 1/4"	60 L.F.
	Pipe Sleeve: PVC Schedule 40	160 L.F.



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

CONTROLLER LOCATION TO BE DECIDED BY THE LANDSCAPE ARCHITECT OR THE OWNER REPRESENTATIVE

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

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.

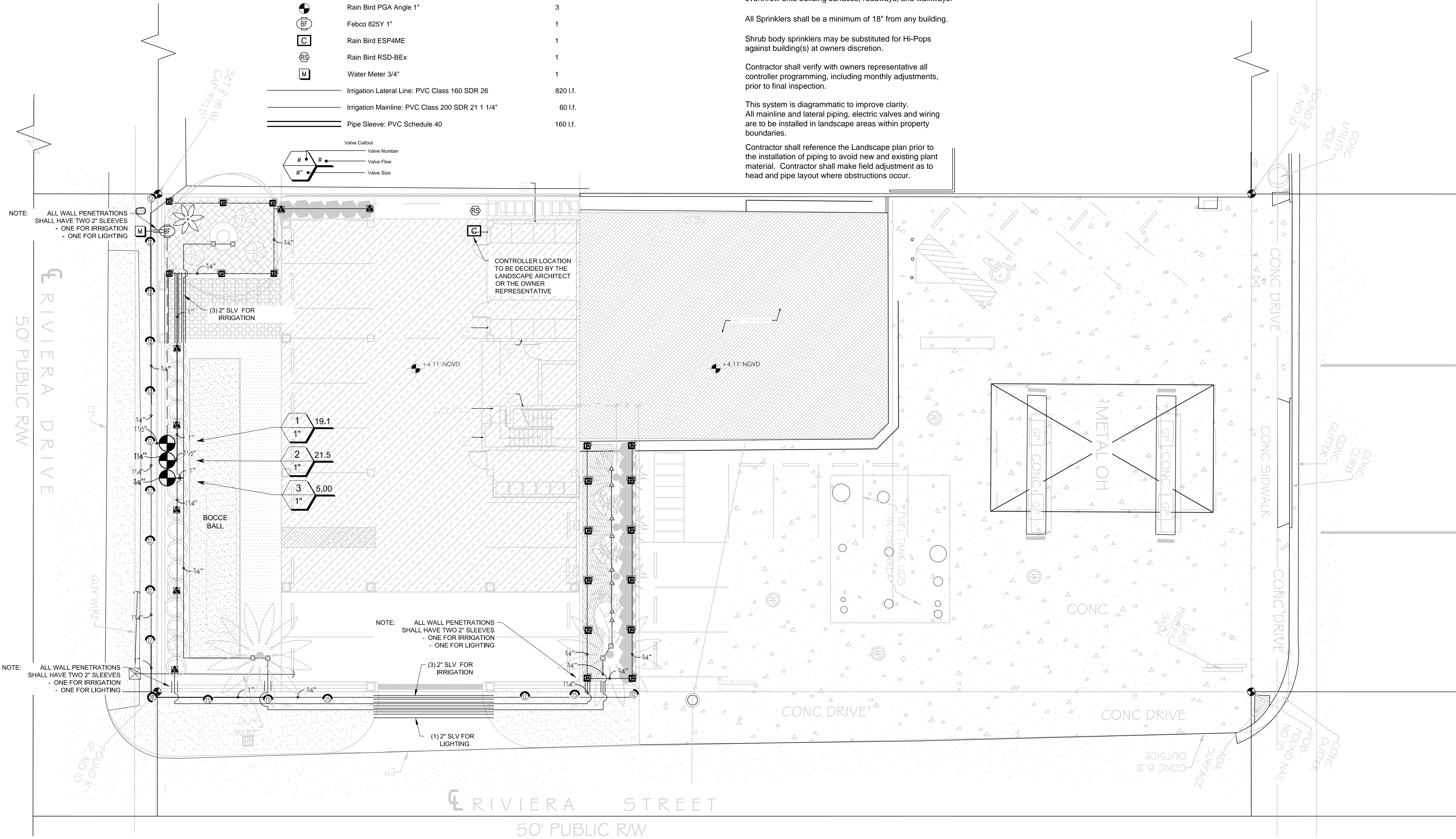
Contractor shall reference the Landscape plan prior to the installation of piping to avoid new and existing plant material. Contractor shall make field adjustment as to head and pipe layout where obstructions occur.

VALVE SCHEDULE

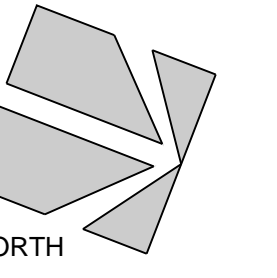
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Angle	1"	Turf Spray	19.14	104.3	27.06	45	0.99 in/h
2	Rain Bird PGA Angle	1"	Shrub Spray	21.52	107.8	26.98	46.62	1.69 in/h
3	Rain Bird PGA Angle	1"	Bubbler	5.00	111.3	26.05	38.59	1.52 in/h
	Common Wire				55.0			

WATERING SCHEDULE

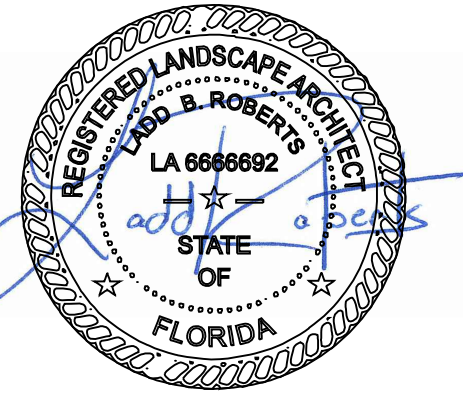
NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PGA Angle	Turf Spray	0.99 in/h	1	61	1,168	583.8
2	Rain Bird PGA Angle	Shrub Spray	1.69 in/h	1	36	774.7	387.4
3	Rain Bird PGA Angle	Bubbler	1.52 in/h	1	40	200	100
	TOTALS:				137	2,142	1,071



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.		

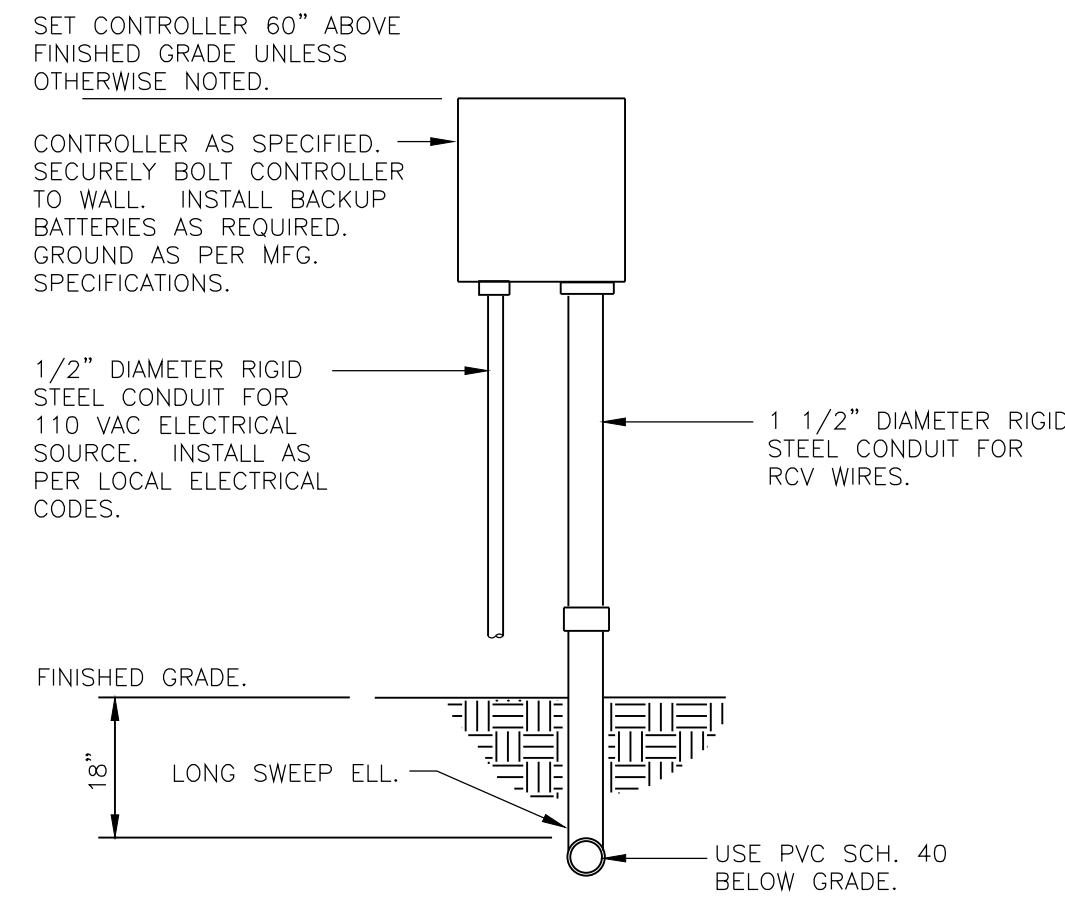
CONSTRUCTION DOCUMENTS

SHEET NUMBER:
L-3

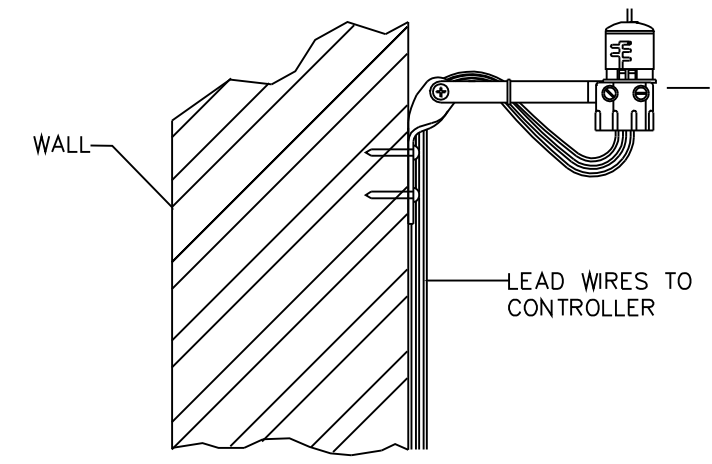
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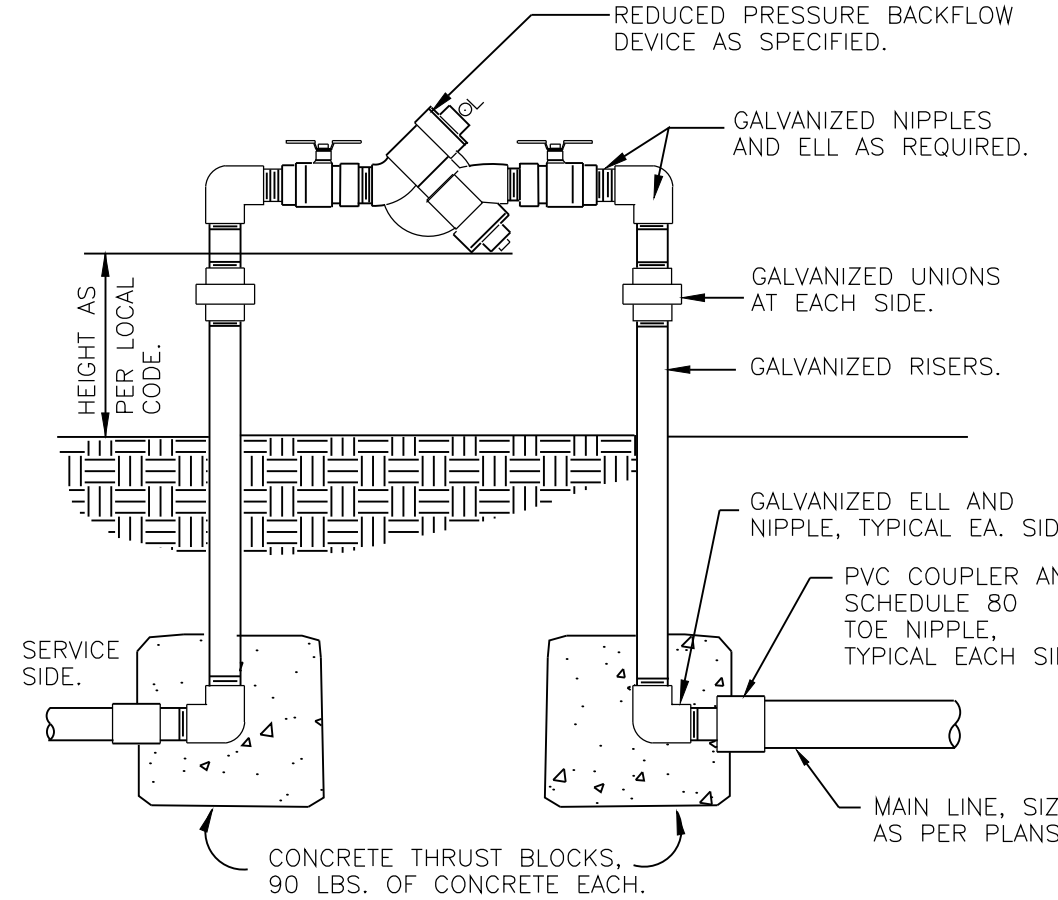
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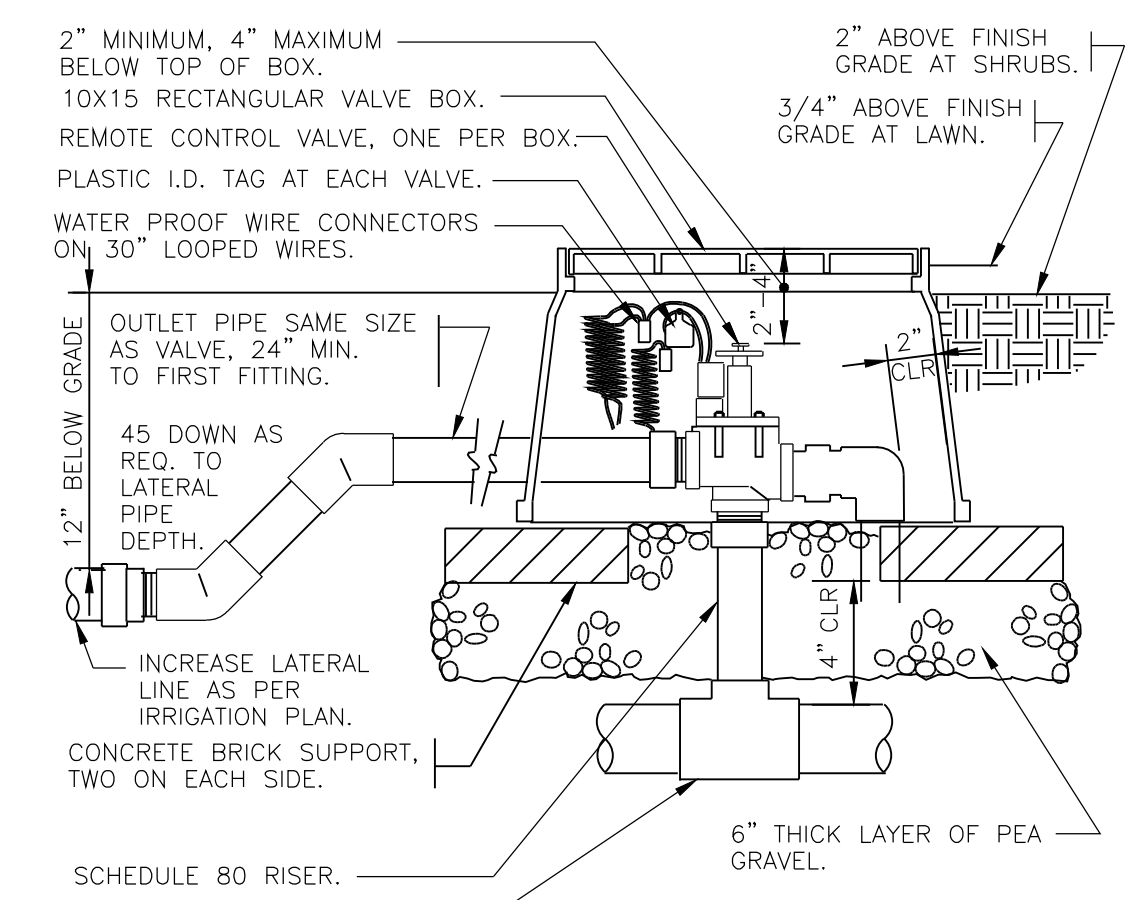
01 WALL MOUNT CONTROLLER
N.T.S.



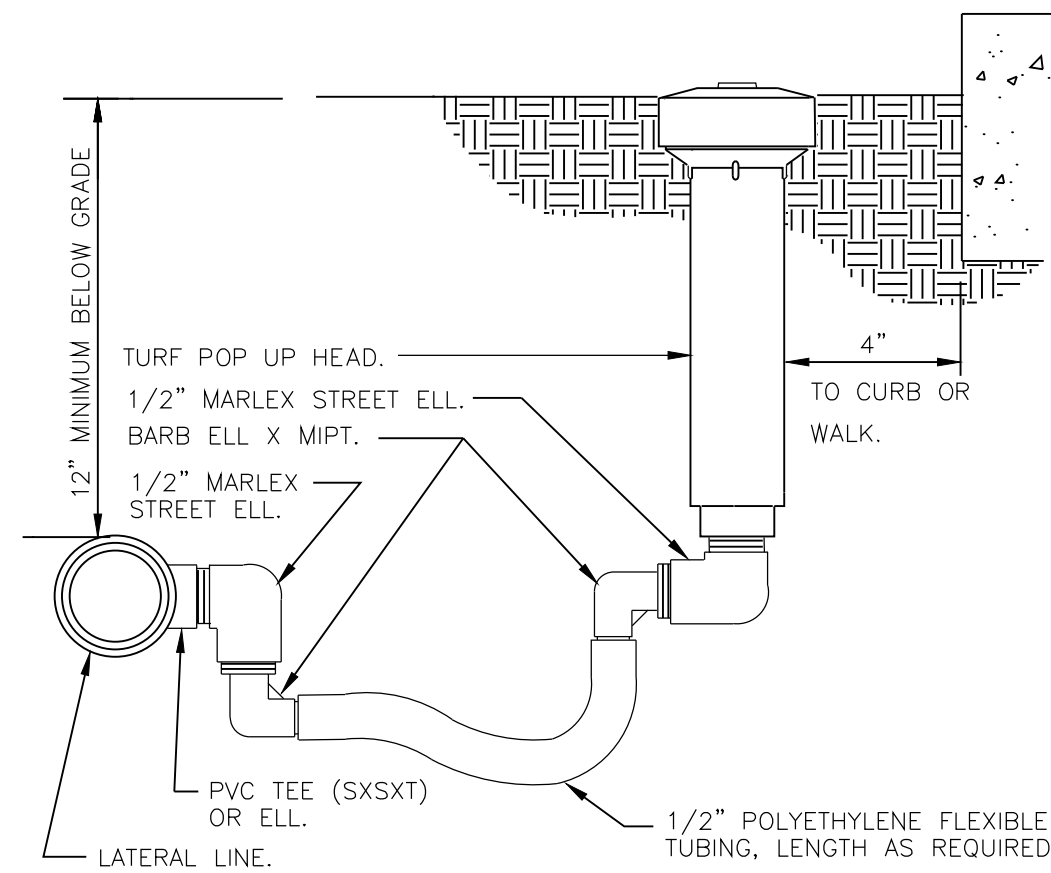
02 RAIN SENSOR
N.T.S.



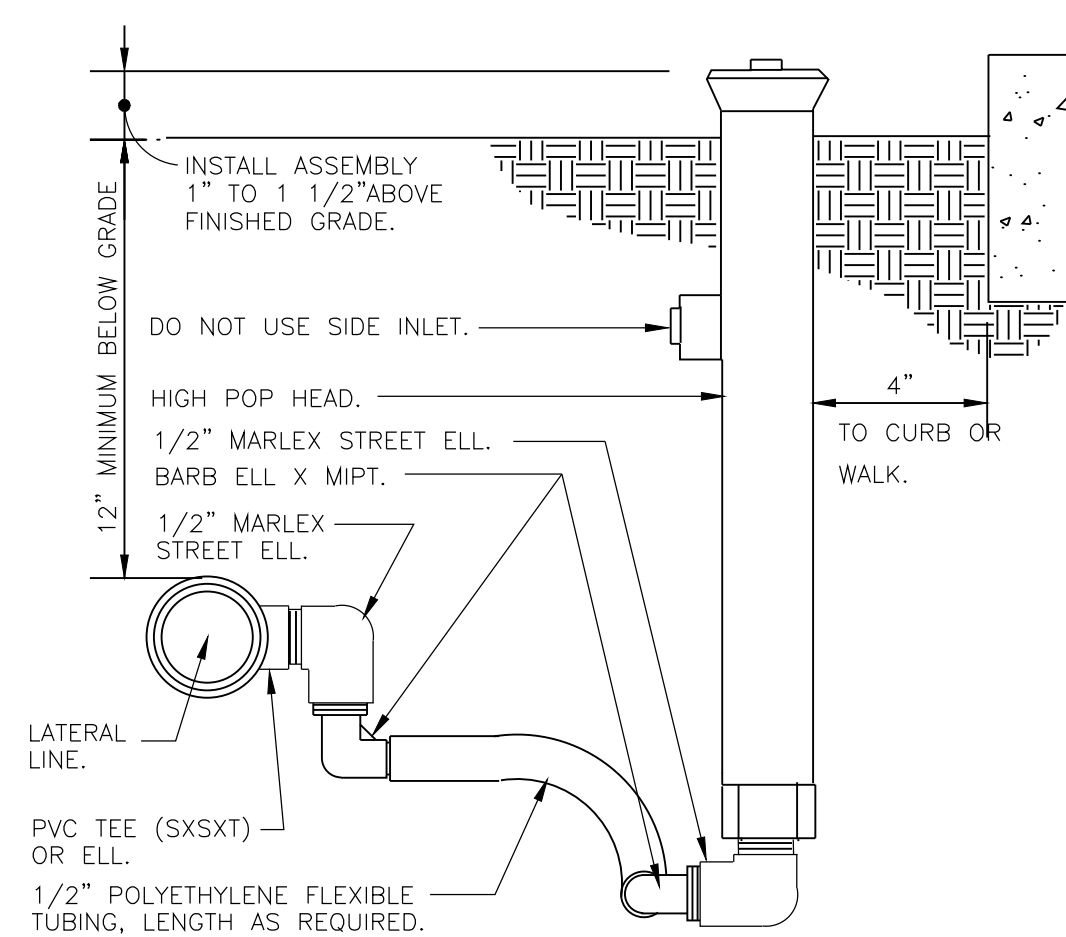
03 REDUCED PRESSURE BACKFLOW DEVICE
N.T.S.



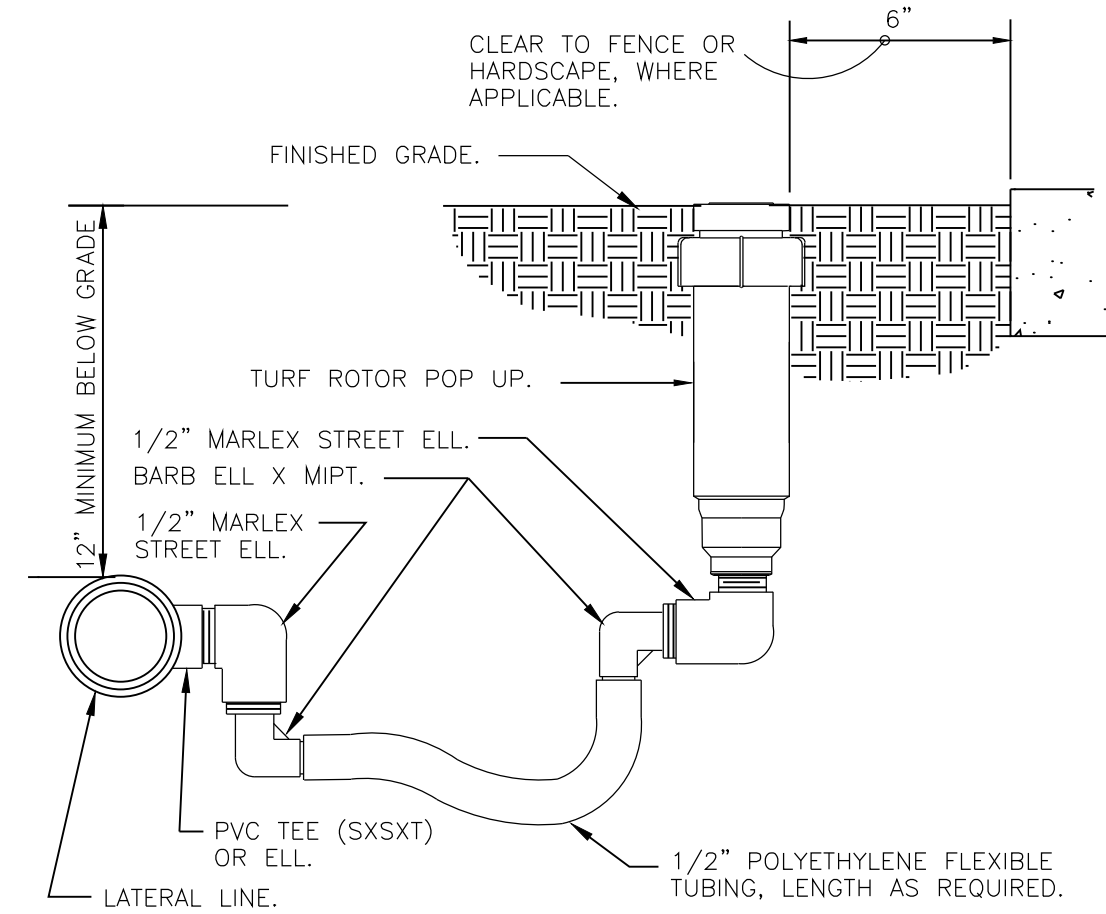
04 ELECTRIC REMOTE CONTROL VALVE
N.T.S.



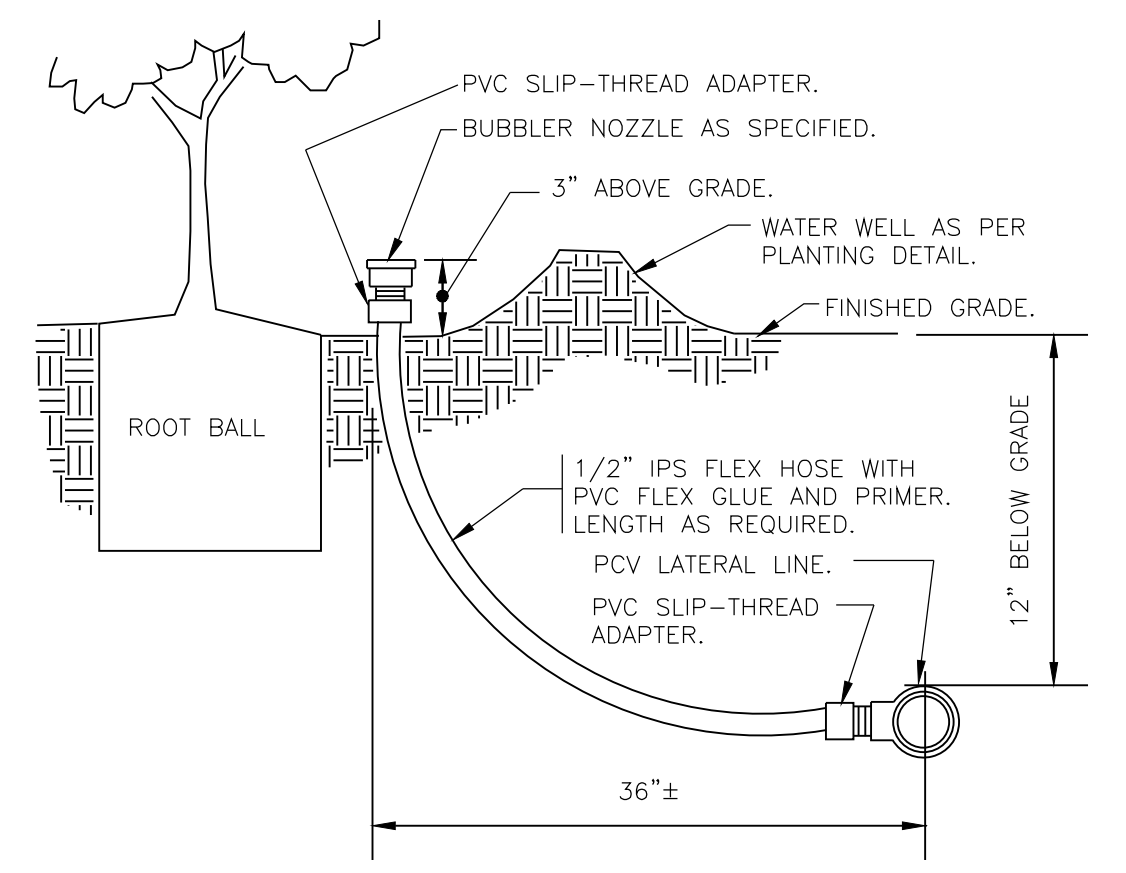
05 TURF SPRAY FLEX ASSEMBLY
N.T.S.



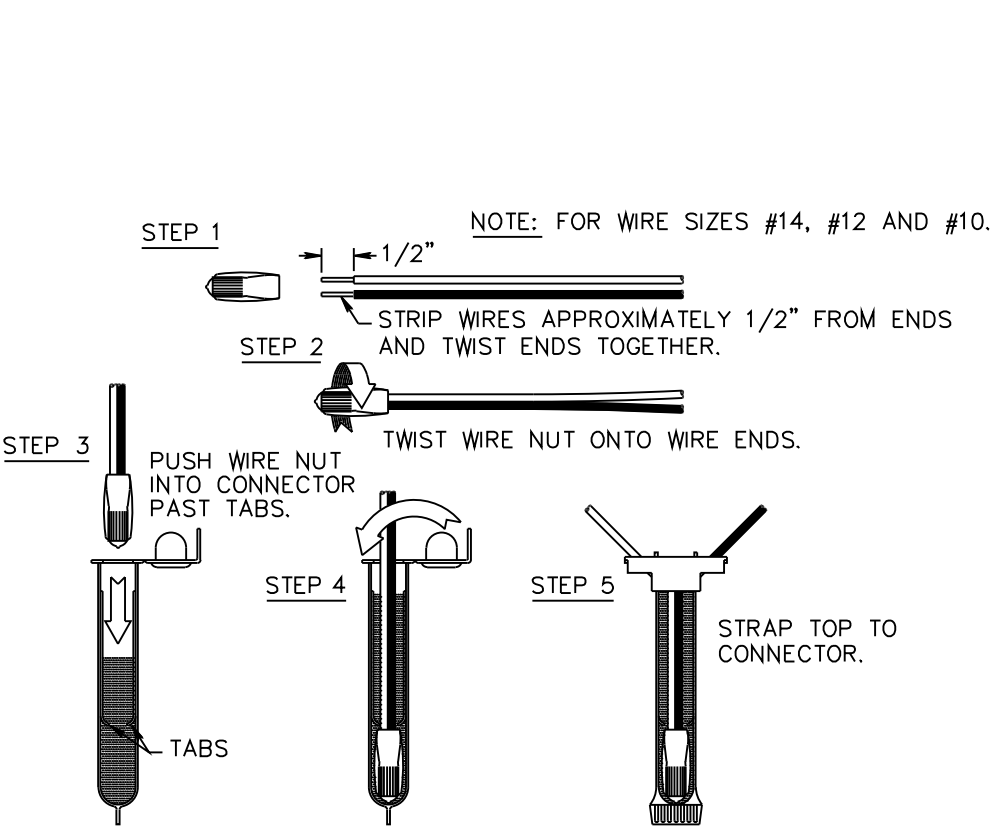
06 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
N.T.S.



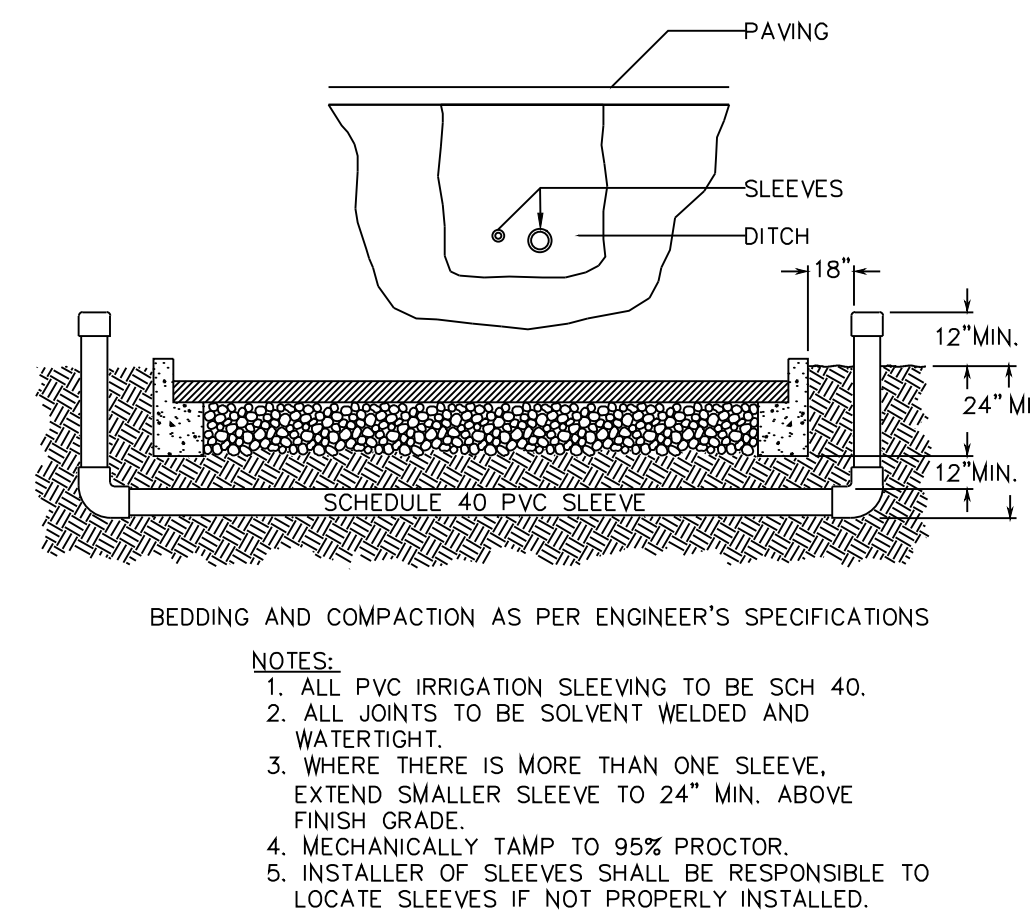
07 TURN ROTOR FLEX ASSEMBLY
N.T.S.



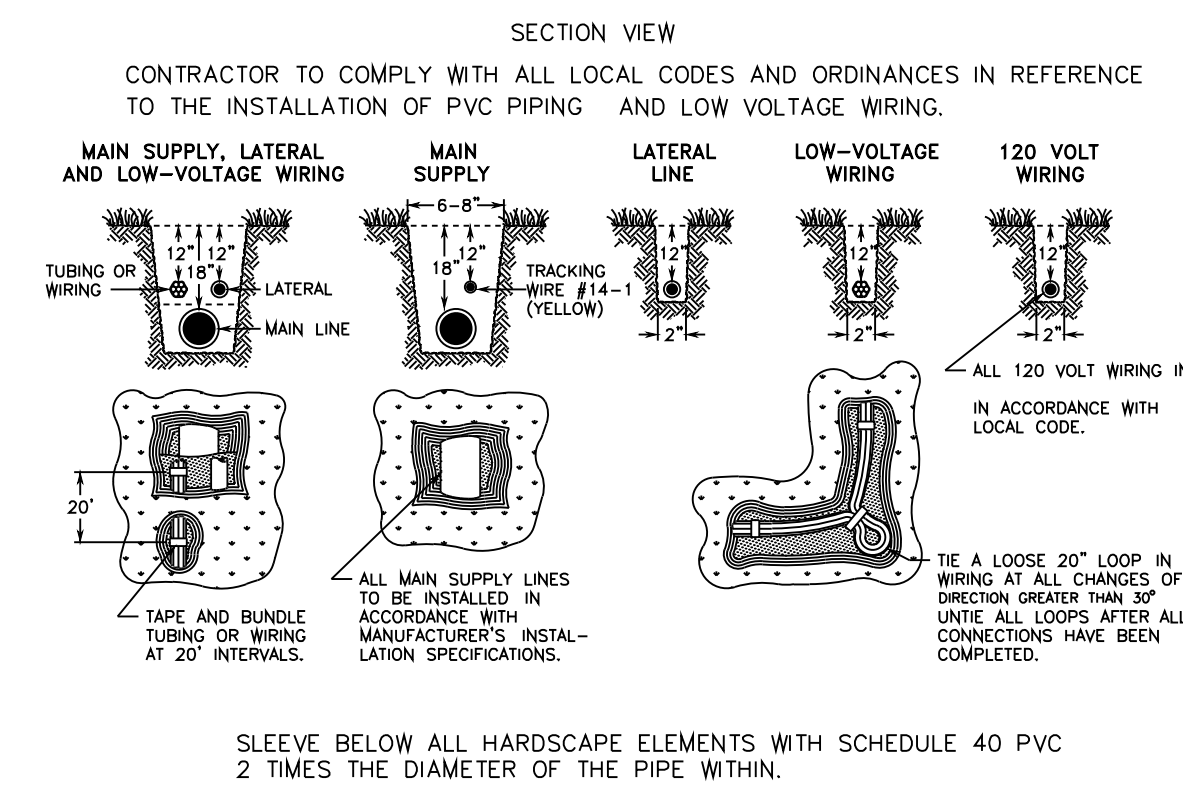
08 BUBBLER ON FLEX HOSE RISER
N.T.S.



09 WIRE CONNECTION DETAIL
N.T.S.



10 IRRIGATION SLEEVING
N.T.S.



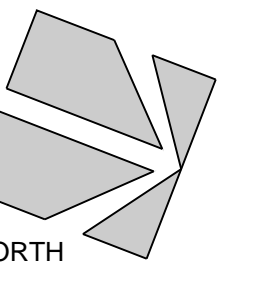
11 PIPE AND WIRE TRENCHING
N.T.S.

NOTE:

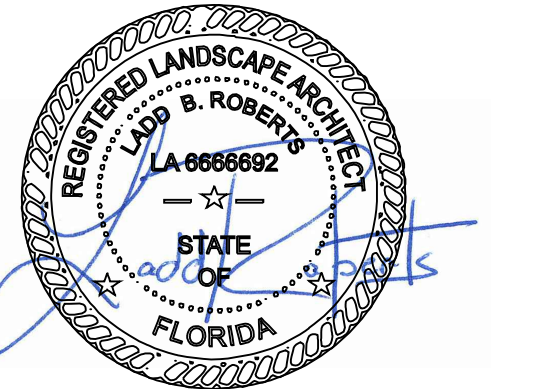
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE AND LATERAL PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES.
- CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING 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

SHEET NUMBER:

L-4

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