

# San Juan Diego Catholic Mission

2912 Delaware Ave, Ft Pierce, FL - Offsite Parking

## Diocese of Palm Beach

Bishop Gerald M. Barbarito, D.D., J.C.L.  
Bishop of Palm Beach

Site Plan Approval

Dated: December 22, 2014

Offsite Parking

Architect

Colome' & Associates, Inc.

Electrical Engineer

Beacon Consulting Engineers

Civil Engineer

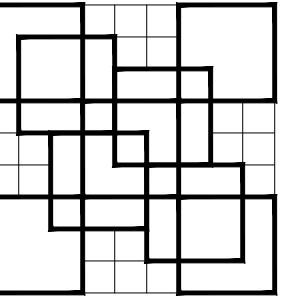
Civil Design, Inc

Landscape Architect

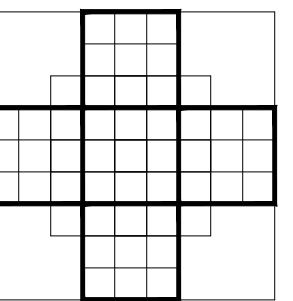
Studio Sprout

Surveying

Bloomster Professional Land Surveyors, Inc



COLOME'  
& Associates, Inc.  
AA 0003439  
530 24TH STREET  
WEST PALM BEACH  
FLORIDA 33407  
(561) 833-9147  
ARCHITECT: ELIZABETH A. G. COLOME  
REG. NUMBER: AR 004839



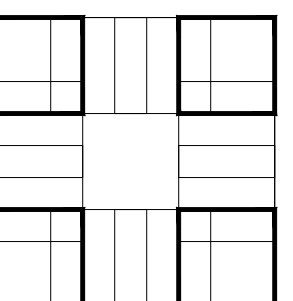
SAN JUAN DIEGO  
CATHOLIC MISSIONARY  
OFFSITE PARKING

2912 Delaware Avenue

Fort Pierce  
Florida

PROJECT NO.  
201418

NOT FOR  
CONSTRUCTION



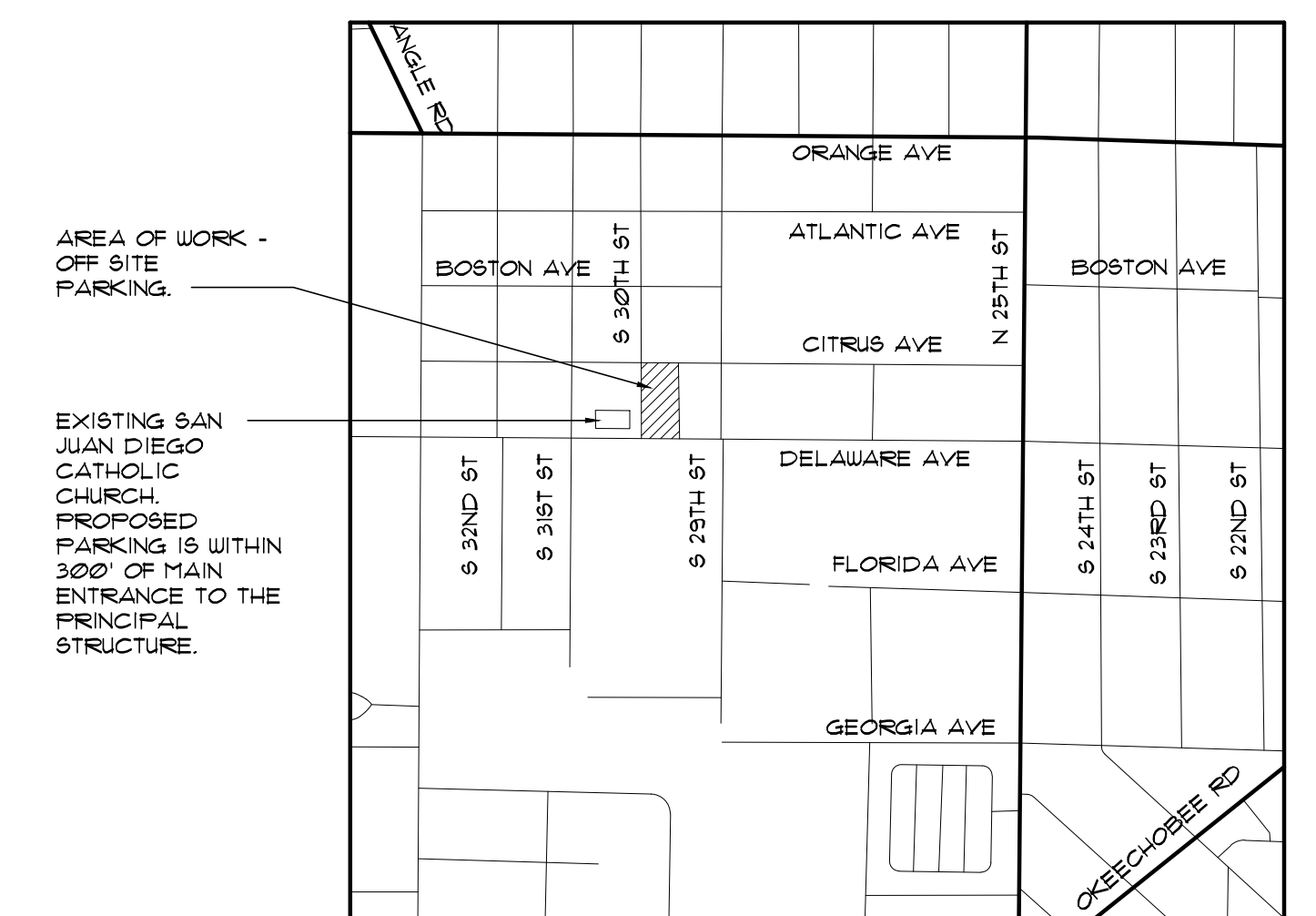
### GENERAL NOTES

1. THE ARCHITECT AND ENGINEER ACCEPT NO RESPONSIBILITY FOR WORK WHICH IS NOT IN COMPLIANCE WITH THE INTENT AND REQUIREMENTS OF THE DRAWINGS, OR WHICH HAS BEEN PERFORMED BASED UPON THE INTERPRETATION OF INTENT OF THE DRAWINGS BY PARTIES OTHER THAN THE ARCHITECT AND ENGINEER.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BIDDING AND STARTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010 INCLUDING ADOPTED LOCAL AMENDMENTS, AS WELL AS THE LATEST EDITION OF ALL GOVERNING STATE AND NATIONAL CODES.
4. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF PLANS, SECTIONS, AND DETAILS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING AND FITTING OF ALL WORK IN A NEAT AND WORKMANLIKE MANNER. PROTECT ALL ADJACENT SURFACES FROM DAMAGE. PATCH AND REPAIR ALL WORK DAMAGED DURING CONSTRUCTION TO ITS ORIGINAL OR BETTER CONDITION.
6. VERIFY SIZES OF ALL EQUIPMENT AND MATERIALS, N.C. AND COORDINATE OPENINGS, CLEARANCES, ELECTRICAL AND MECHANICAL REQUIREMENTS WITH THE OWNER PRIOR TO INSTALLATION.
10. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT AND 2012 FLORIDA ACCESSIBILITY CODE.

### DRAWING INDEX

COVER	COVER SHEET
SURVEYING	1 OF 1 SURVEY
ARCHITECTURAL:	
SP-1	SITE PLAN - PROPOSED PARKING LAYOUT
SP-2	DEMOLITION SITE PLAN
CIVIL:	
C-1	CIVIL ENGINEERING PLAN
LANDSCAPING:	
DT-1	TREE TRANSPLANT AND REMOVAL PLAN
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
ELECTRICAL:	
E-1	ELECTRICAL SITE PLAN AND PHOTOMETRICS

### SITE LOCATION MAP



SHEET TITLE:  
COVER

REVISIONS:

DATE  
12-22-14

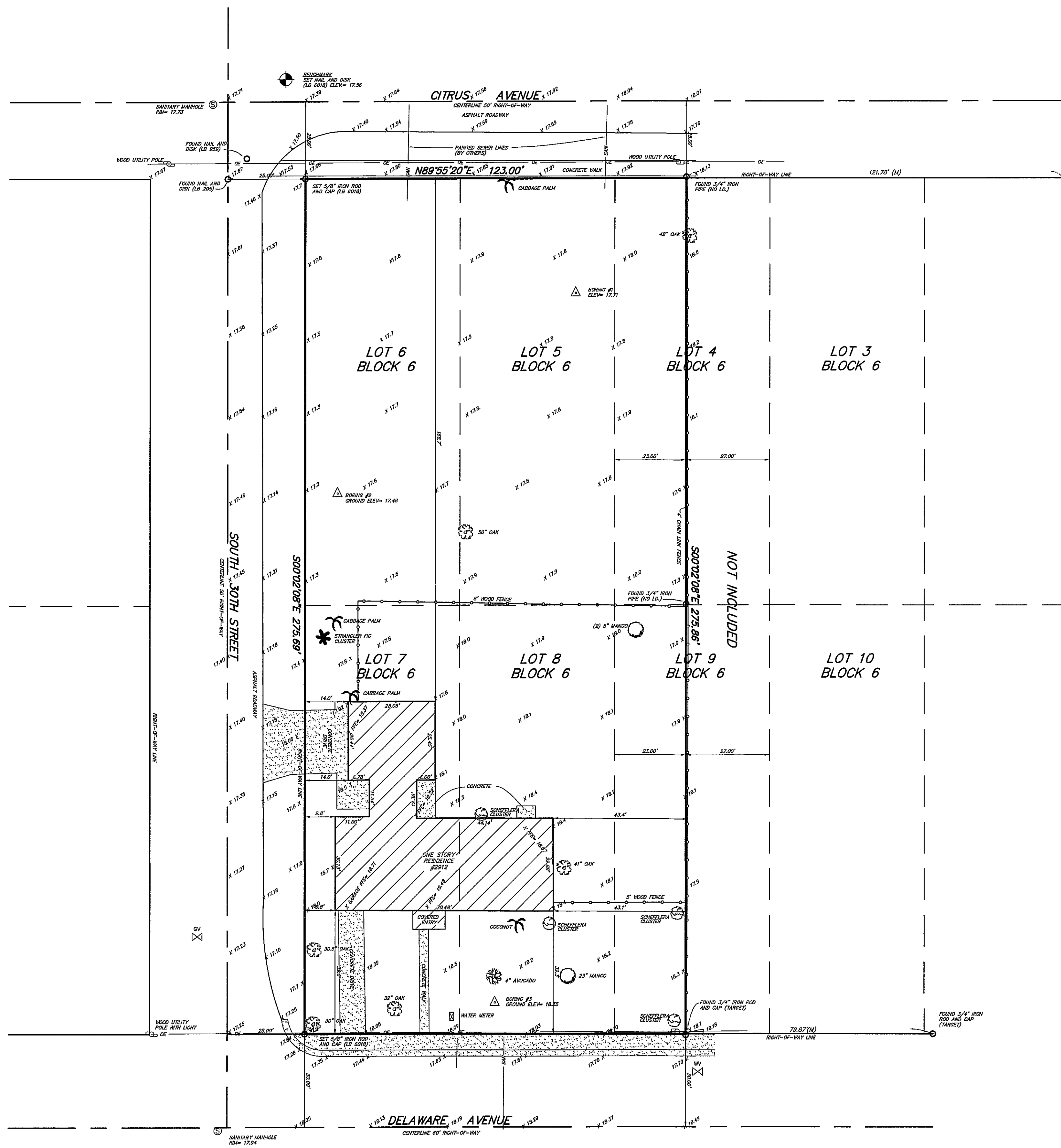
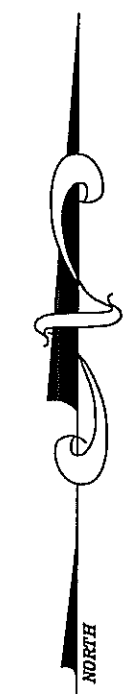
DRAWN BY:  
HDM

CHECKED BY:  
EAC

SHEET  
NUMBER

COVER

# BOUNDARY AND TOPOGRAPHIC SURVEY



**LEGAL DESCRIPTION:**

THE WEST 23 FEET OF LOT 4 AND 9 AND ALL OF LOTS 5, 6, 7, AND 8, BLOCK 6, WYLDWOOD PARK SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 5, PAGE 54, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S00°02'08"E. ALONG THE EAST RIGHT-OF-WAY LINE SOUTH 30TH STREET
5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988, AND REFERENCE BENCHMARK, "BEN" ELEVATION= 6.302' NAVD 88 (ST LUCIE COUNTY BENCHMARK)
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. SITE AREA: 33919.91 SQUARE FEET
8. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12111C-0178-J, DATED: FEBRUARY 16, 2012
9. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**CERTIFICATIONS:**

1. DIOCESES OF PALM BEACH

**SURVEYOR'S CERTIFICATION:**

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.  
PROFESSIONAL LAND SURVEYOR  
NO. 4134 STATE OF FLORIDA

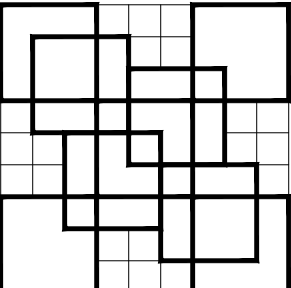
- LEGEND**
- ⊕ GAS VALVE
  - ⊕ POWER POLE
  - ID. IDENTIFICATION
  - OC OVERHEAD UTILITY LINES
  - ⊙ MANHOLE
  - ⊕ LIGHT POST
  - INV. INVERT
  - ELEV. ELEVATION
  - C.B.S. CONCRETE BLOCK STRUCTURE
  - ⊕ WATER VALVE
  - ⊕ SPOT ELEVATIONS
  - ⊕ PALM TREE
  - ⊕ TREE
  - (N) MEASURED

**BLOOMSTER**  
PROFESSIONAL LAND  
SURVEYORS, INC.  
L.B. #6018

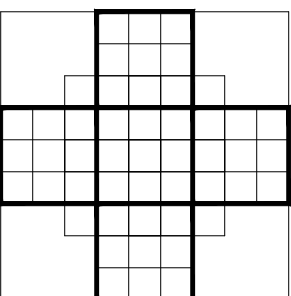
641 NORTHEAST SPENCER STREET  
JENSEN BEACH, FLORIDA 34957  
PHONE 772-334-0868

SHEET 1 OF 1	
DRAWN BY:	JWH
SCALE:	1" = 20'
DATE:	9/12/14
FIELD BOOK:	SKETCH
JOB NO.:	12787
REVISIONS	
DATE:	DESCRIPTION:
	BY:

PREPARED FOR: DIOCESES OF PALM BEACH  
2912 DELAWARE AVENUE  
FORT PIERCE, ST LUCIE COUNTY, FLORIDA



**COLOME**  
**& Associates, Inc.**  
 AA 0003439  
 530 24TH STREET  
 WEST PALM BEACH  
 FLORIDA 33407  
 (561) 833-9147  
 ARCHITECT: ELIZABETH A. COLOME  
 REG. NUMBER: AR 0014859



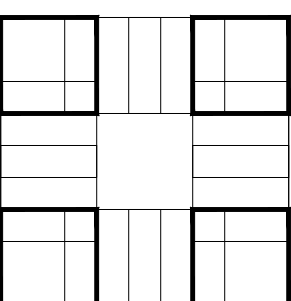
**SAN JUAN DIEGO**  
**CATHOLIC MISSIONARY**  
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 201418

**NOT FOR**  
**CONSTRUCTION**



SHEET TITLE:  
**DEMOLITION**  
**SITE PLAN**

**REVISIONS:**

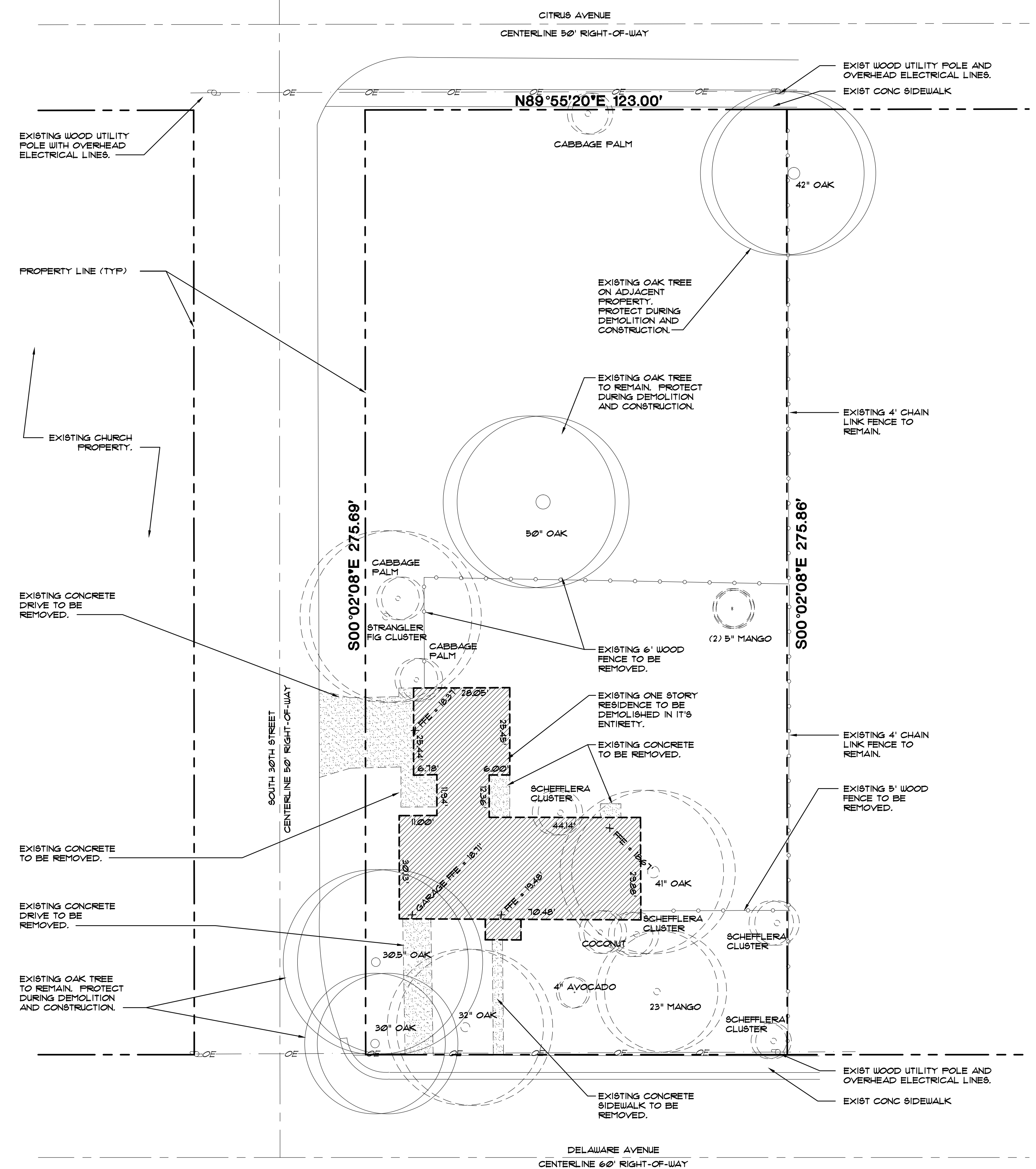
DATE  
**12-22-14**

DRAWN BY:  
**HDM**

CHECKED BY:  
**EAC**

SHEET  
 NUMBER

**SP-2**



THE INTENT OF THE DEMOLITION DOCUMENTS ARE AS A GENERAL GUIDE RECOGNIZING THAT MORE COMPREHENSIVE DEMOLITION MAY BE REQUIRED OF THE GENERAL CONTRACTOR TO PRODUCE THE INTENDED RESULTS OF THE CONTRACT DOCUMENTS.

A. THE DEMOLITION CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS OR CERTIFICATES REQUIRED TO COMPLETE WORK ADDITIONALLY, HE OR SHE SHALL MAKE ANY AND ALL REQUIRED SCHEDULES NOTIFICATIONS AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL ORDINANCES, SAFE AND LEGAL DISPOSAL OFF-SITE.

B. EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ANY EXISTING STRUCTURE. EXTREME CAUTION SHALL BE EXERCISED TO INSURE THAT ABSOLUTELY NO DAMAGE OCCURS TO ITEMS WHICH ARE TO REMAIN. DEMOLITION CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGE TO ADJOINING SURFACES, FINISHES OR STRUCTURE CAUSED BY CONSTRUCTION OPERATIONS.

C. THE DEMOLITION CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY EXAMINE THE EXISTING SURFACES, CONDITIONS AND EXTENT OF THE WORK INVOLVED PRIOR TO BIDDING AND CONSTRUCTION. A DEMOLITION SCHEDULE SHALL BE PREPARED AND SUBMITTED IN WRITING TO THE OWNER FOR THEIR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL EXISTING PLANT MATERIALS IN THE AREA OF WORK UNLESS THEY HAVE BEEN OTHERWISE INDICATED TO REMAIN.

E. ALL EXISTING UTILITIES TO BE REMOVED AND CAPPED/TERMINATED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL ORDINANCES.

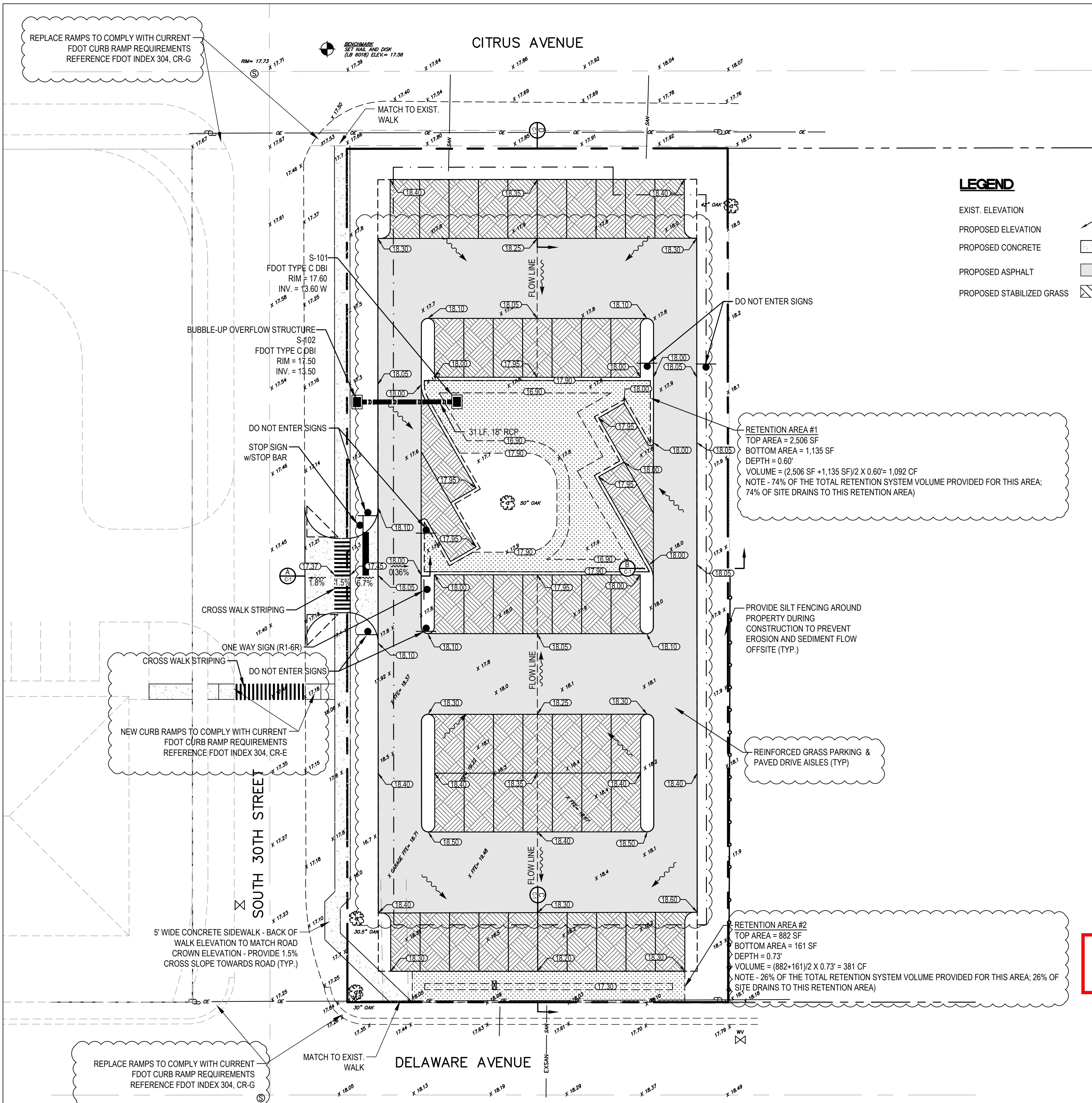
**GENERAL DEMOLITION NOTES**

**EXISTING SITE PLAN - DEMOLITION PLAN**

SCALE: 1" = 20'







**LEGEND**

EXIST. ELEVATION	
PROPOSED ELEVATION	
PROPOSED CONCRETE	
PROPOSED ASPHALT	
PROPOSED STABILIZED GRASS	

**PRODUCT SELECTOR**  
for vehicular applications

Choosing the correct product  
TYPAR manufactures a large range of products to reinforce, stabilize and protect grass and gravel surfaces. The chart below gives an overview of which product may be best suited for your project as determined by the existing ground conditions, the application and the frequency of use.

PRODUCT	APPLICATION	MAXIMUM LOAD CAPACITY	LOAD INDICATOR	PAGE
<b>TURFPROTECTA Mesh</b> 12" thick Hexagonal mesh	Permanent grassed paths, pedestrian areas, access routes and occasional use car parking on firm, well-drained ground. Mesh is installed directly onto existing grass or an area to be seeded.	Pedestrian and occasional light vehicle usage		6
<b>GRASSPROTECTA Mesh</b> 45" thick (Standard grade) Oscillated mesh filaments to aid traction.	Permanent grassed overflow car lots, wheelchair access routes, golf cart paths and heavily pedestrianized grass paths on firm, well-drained ground. Mesh is installed directly onto existing grass or an area to be seeded.	Light vehicle and heavy pedestrian usage		8
<b>GRASSPROTECTA Mesh</b> 55" thick (Heavy grade) Oscillated mesh filaments to aid traction.	Permanent grassed overflow grassed car lots, access areas, light smooth lawns, TV and trailer park areas and equitation surfaces. Mesh is laid directly onto the existing grass surface or areas to be seeded on well drained, firm ground.	Standard vehicle loads up to H5 and heavy pedestrian usage		8

**GRASS PROTECTA MESH LITERATURE**  
NTS

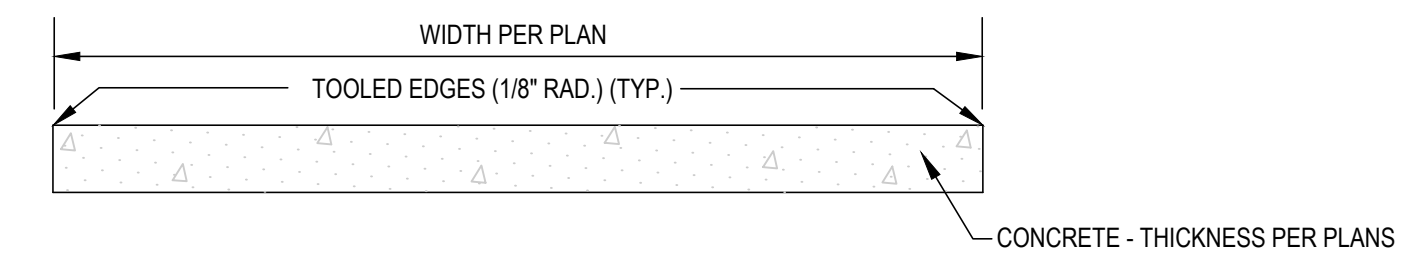
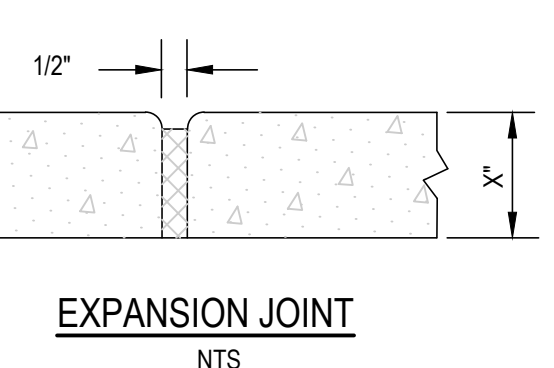
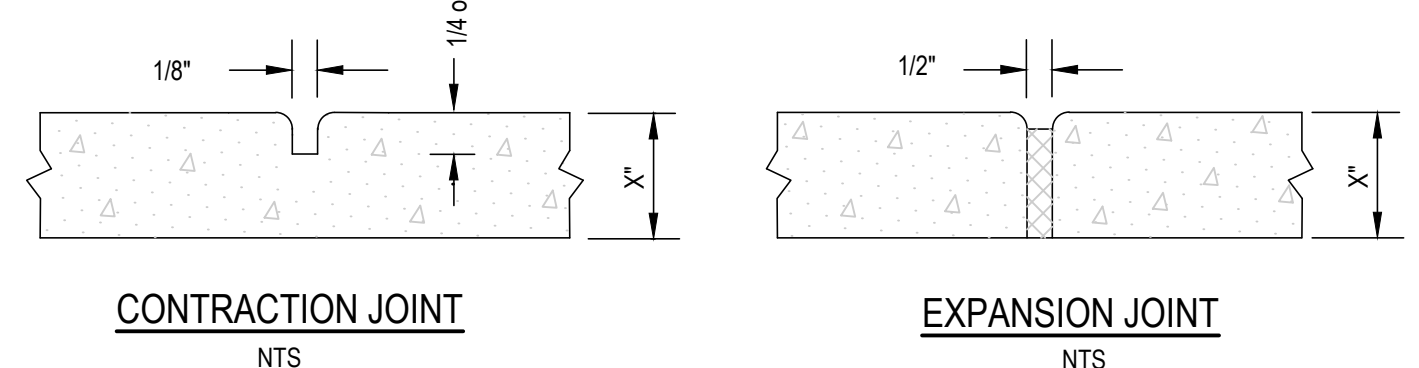
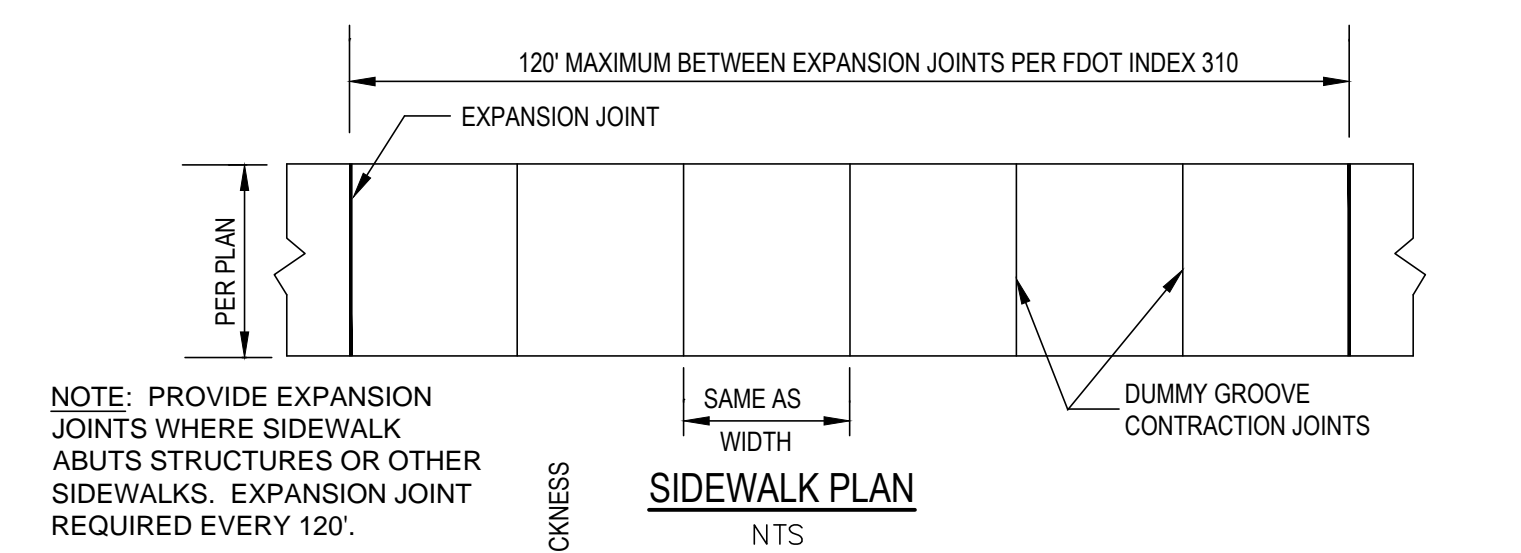
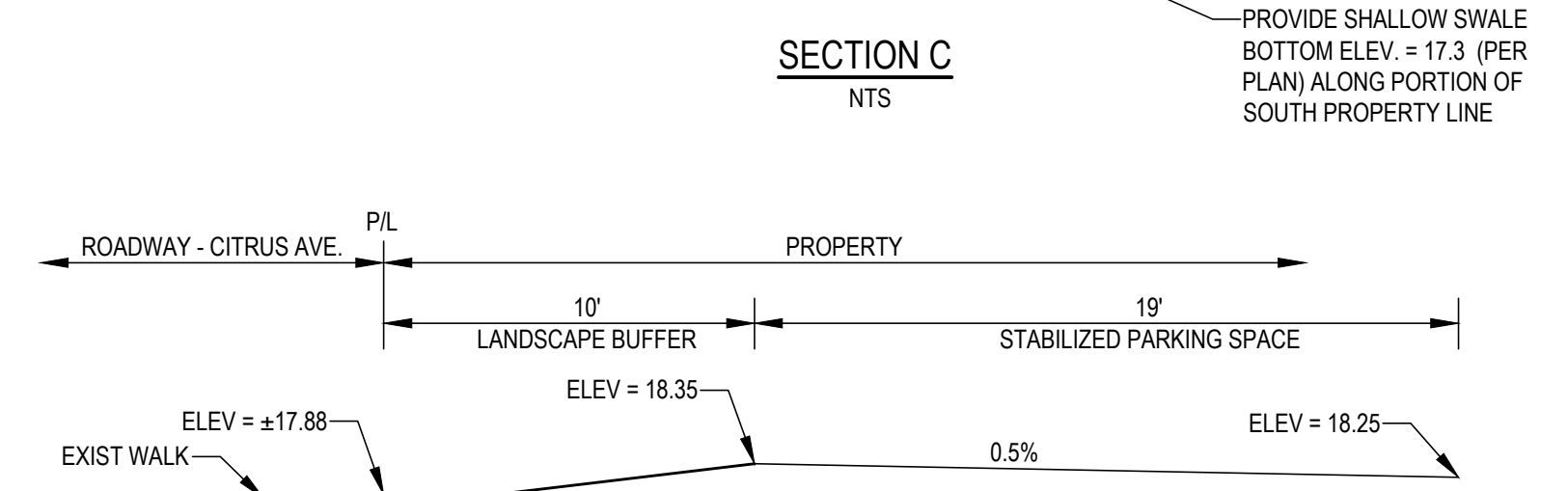
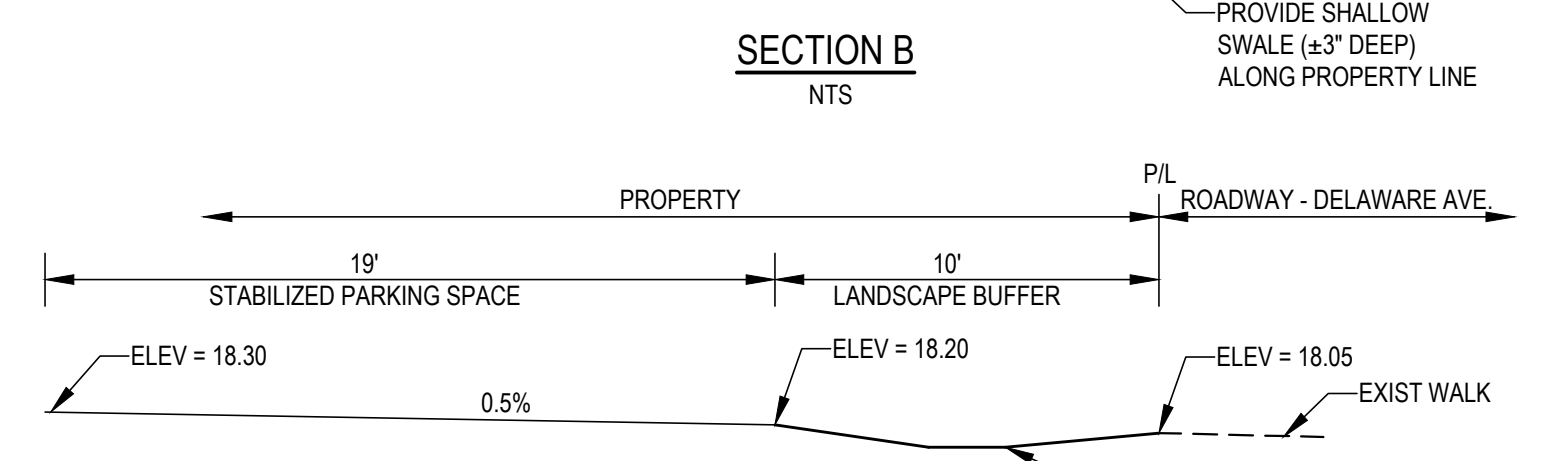
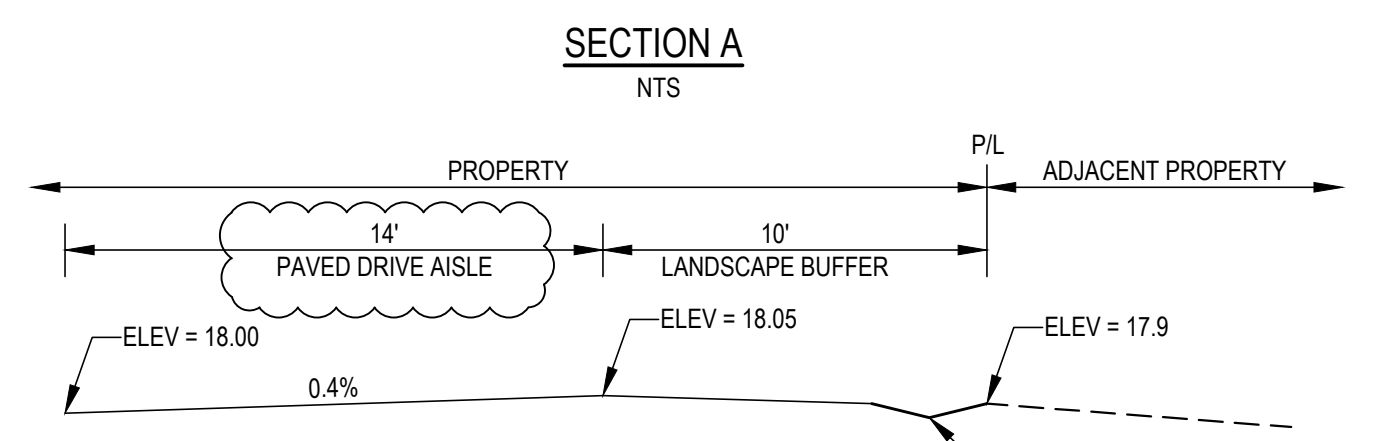
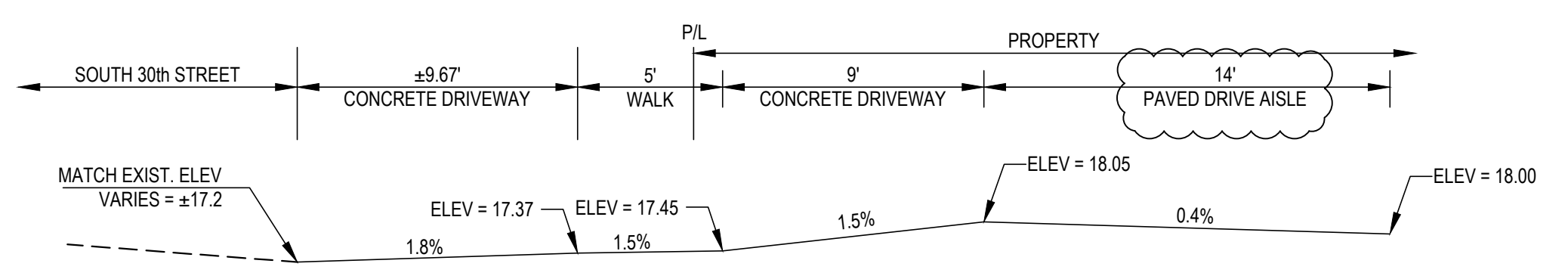
- NOTES:**
- REFER TO SURVEY FOR BENCHMARK INFORMATION
  - REFER TO SURVEY FOR EXISTING INFORMATION NOT DEPICTED HEREIN
  - REFER TO ARCHITECTURAL DEMOLITION PLAN FOR REQUIREMENTS AND LIMITS OF DEMOLITION.
  - EXISTING & PROPOSED ELEVATIONS REFER TO NAVD 88.
  - COMPLY WITH ALL RELEVANT FDOT INDICES 2014 AND STANDARD SPECIFICATIONS 2015, LATEST EDITIONS.
  - COMPLY WITH FDEP NPDES REQUIREMENTS FOR SITE DEMOLITION, EROSION CONTROL & DUST CONTROL.

**DRAINAGE COMPUTATIONS:**

- EXISTING IMPERVIOUS = 4,299 SF
- PROPOSED IMPERVIOUS = 17,468 SF DETERMINED AS FOLLOWS:
  - CONCRETE = 650 SF
  - ASPHALT DRIVE AISLES = 11,960 SF
  - STABILIZED AREAS = 9,715 SF x 50% = 4,858 SF (AFTER 50% CREDIT)
- WATER QUALITY = 2.5' x ADDITIONAL IMPERVIOUS AREA = 2.5' x 11'12" x 13,169 SF = 2,744 CF
- 50% CREDIT ALLOWED FOR RETENTION SYSTEM - THEREFORE 2,744 CF/2 = 1,372 CF
- PROVIDED RETENTION AREA = 1,092 CF + 381 CF = 1,473CF > 1,372 CF (MIN. REQUIRED FOR WATER QUALITY)

**PAVING & CONCRETE SPECIFICATIONS**

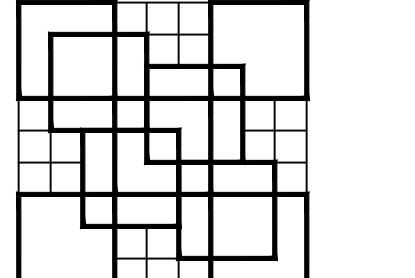
TYPE	WEARING SURFACE	BASE	SUB-GRADE	CONCRETE
ASPHALT AISLES	1" TYPE S-III ASPHALT	4" MIN. LIMEROCK BASE COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180	6" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 & STABILIZED TO 75 PSI (FBV)	4" THICK CONCRETE (3,000 PSI) TO BE PLACED AT TIME OF CONSTRUCTION WITH 4" COMPACTED BASE (SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS WITH W1.4 6#6 REINFORCING). SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. EXPANSION JOINTS REQUIRED EVERY 120 FEET PER FDOT INDICES 305 & 310, AT EACH CHANGE OF DIRECTION, AND WHEN SIDEWALK ABUTS BUILDING/STRUCTURES.
GRASS PARKING	1 1/2" THICK SOD WITH TOP SOIL ROOT MAT TO BE PLACED AND ROLLED TO YIELD SMOOTH SURFACE (1" MIN. ROLLED THICKNESS). ALL SODDING IS TO BE IN ACCORDANCE TO THE LANDSCAPE PLAN AND SPECIFICATIONS.	NONE - GEOTEXTILE FABRIC SIMILAR TO ACF GRASS TRAC OR GRASSPROTECTA MESH. CONSTRUCT PER MANUFACTURER'S REQUIREMENTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180	



**TYPICAL SIDEWALK SECTION**  
NTS

Call 48 hours before you dig  
It's the Law! 1-800-432-4770  
Sunshine State One Call of Florida, Inc.

PREPARED BY:  
**CIVIL DESIGN, INC.**  
CONSULTING ENGINEERS  
1400 Centurypark Blvd, Suite 906  
West Palm Beach, FL 33401  
T: 561.659.5760  
F: 561.659.5772  
www.civil-design.com  
Certificate of Authorization 9664



**COLOME & Associates, Inc.**  
AA 0003439  
530 24TH STREET  
WEST PALM BEACH  
FLORIDA 33401  
(561) 833-91  
Architect: ELIZABETH A. G. COLOM  
REG. NUMBER: AR 001483

**SAN JUAN DIEGO CATHOLIC MISSIONARY OFFSITE PARKING**

2912 Delaware Avenue

Fort Pierce Florida

PROJECT NO. 201478

NOT FOR CONSTRUCTION

SHEET TITLE:  
**CIVIL ENGINEERING PLAN PARKING LAYOUT**

REVISIONS:  
1-23-18 COMMENTS

DATE: 12-22-14  
DRAWN BY: HDM  
CHECKED BY: EAC

SHEET NUMBER:

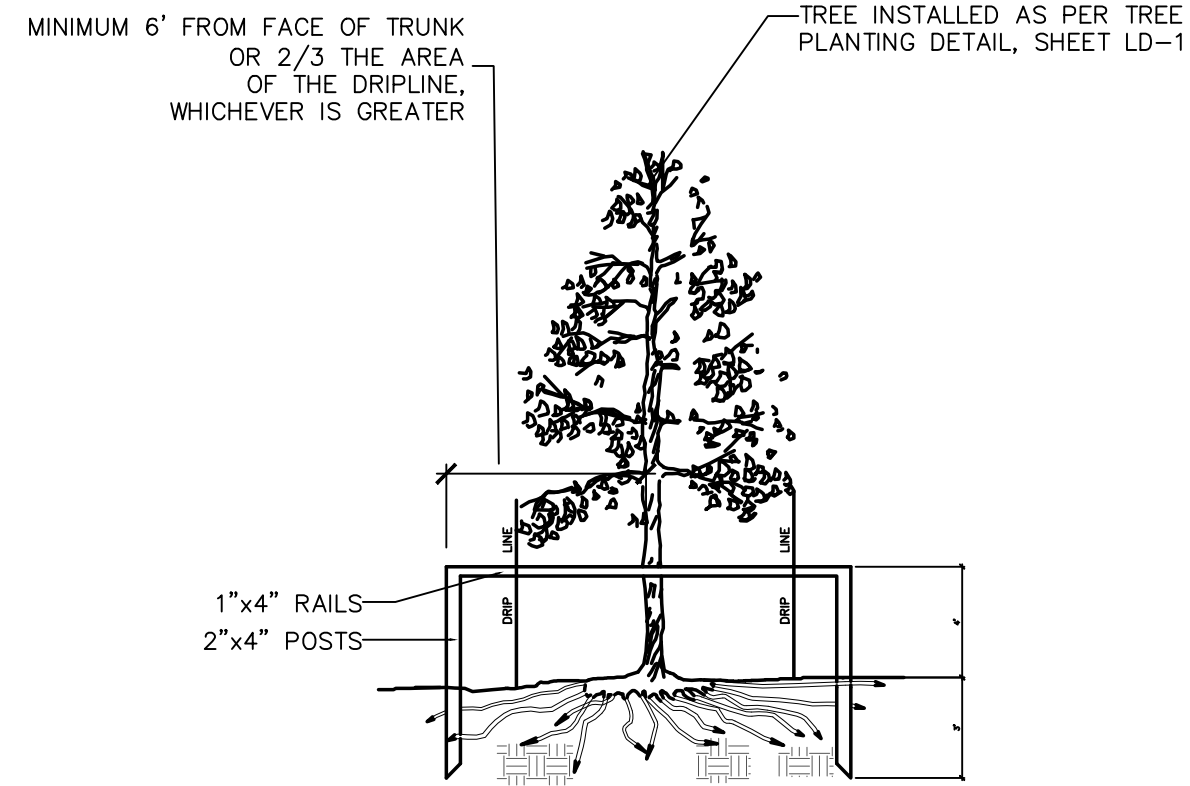
C-1

**CIVIL ENGINEERING PLAN - PROPOSED PARKING LAYOUT**

SCALE: 1" = 20'

EXISTING PLANT LIST

BOTANICAL NAME	COMMON	DBH	CANOPY COVER	TREE CONDITION	ACTION	NOTES	MITIGATION RQMT	PRESERVED TREE CREDIT
1 SABAL PALMETTO	CABBAGE PALM				REMOVE			
2 QUERCUS SPP.	OAK	42"			TO PROTECT DURING DEMOLITION AND CONSTRUCTION	ON ADJACENT PROPERTY		
3 QUERCUS SPP.	OAK	50"			TO PRESERVE			50"
4 MANGIFERA INDICA	MANGO	5"			REMOVE		5"	
5 SABAL PALMETTO	CABBAGE PALM				REMOVE		1 PALM	
6 FICUS AUREA	STRANGLER FIG	CLUSTER	18"		REMOVE		18"	
7 SABAL PALMETTO	CABBAGE PALM				REMOVE		1 PALM	
8 SCHEFFLERA	SCHEFFLERA	CLUSTER			REMOVE		41"	
9 QUERCUS SPP.	OAK	41"			REMOVE			
10 SCHEFFLERA	SCHEFFLERA	CLUSTER			REMOVE			
11 SCHEFFLERA	SCHEFFLERA	CLUSTER			REMOVE			
12 COCOS NUCIFERA	COCONUT TREE	30.5"			REMOVE		1 PALM	
13 QUERCUS SPP.	OAK	30.5"			TO REMAIN	TO PROTECT DURING DEMOLITION AND CONSTRUCTION		30.5"
14 QUERCUS SPP.	OAK	30"			TO REMAIN	TO PROTECT DURING DEMOLITION AND CONSTRUCTION		30"
15 QUERCUS SPP.	OAK	32"			REMOVE		32"	
16 PERSEA AMERICANA	AVOCADO	4"			REMOVE		4"	
17 MANGIFERA INDICA	MANGO	23"			REMOVE		23"	
18 SCHEFFLERA	SCHEFFLERA	CLUSTER			REMOVE			
<b>TOTAL</b>							<b>123", 3 PALMS</b>	<b>110.5"</b>



TREE PROTECTION DETAIL (NOT TO SCALE)

Mitigation Requirements

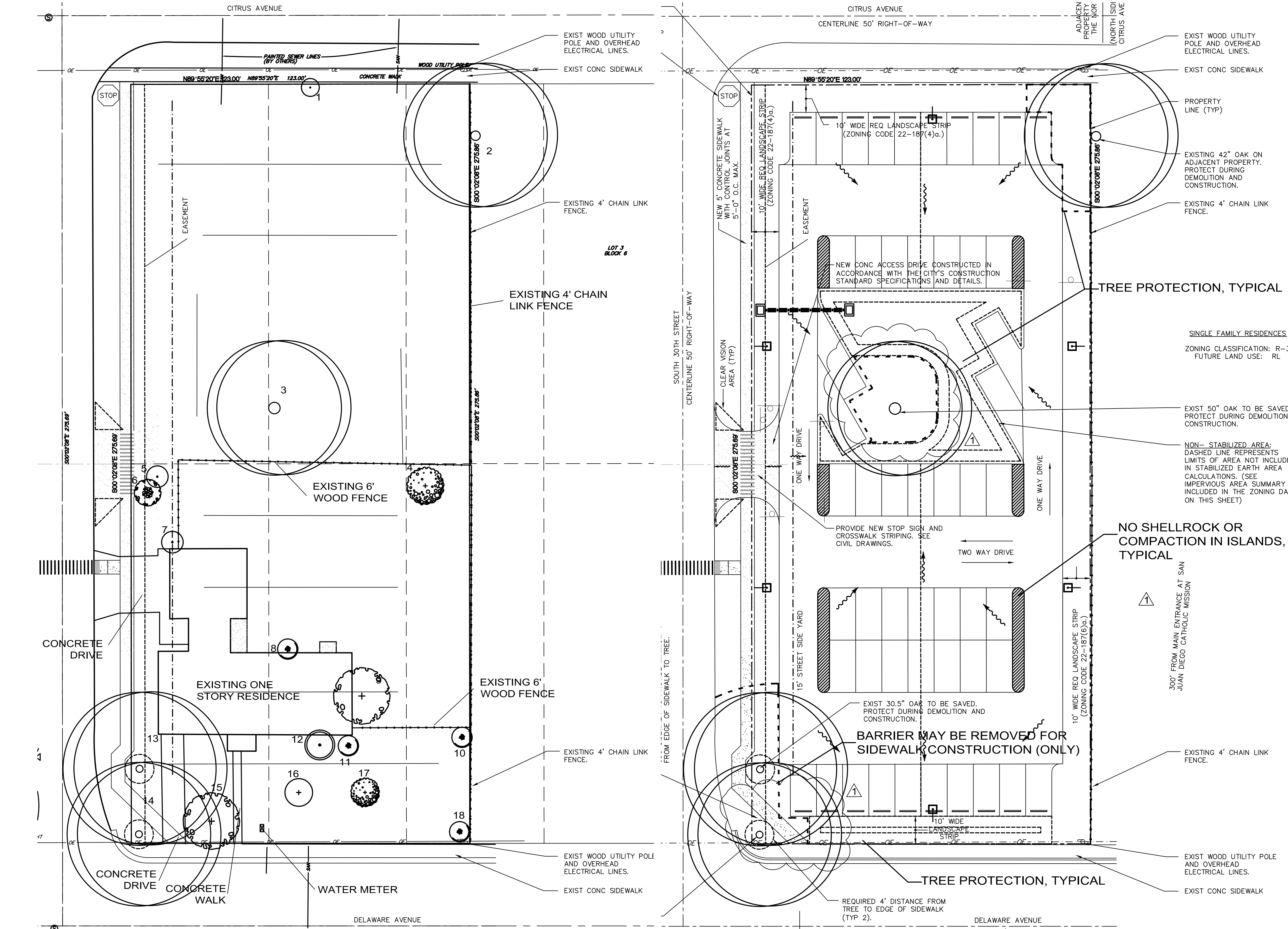
123 Caliper inches to be removed, plus 3 palms

110.5 Caliper inches to be preserved

12.5 Caliper inches to be replaced, plus 3 palms

NOTES:

- No soil may be removed under canopy of existing trees
- No fill material may be stored, deposited and/or disposed of within a protected area under the canopy of a tree.
- Landscaping may not be installed following the designation of the protected area without a permit.
- No equipment including vehicles, may be driven, parked or stored within the designated area.

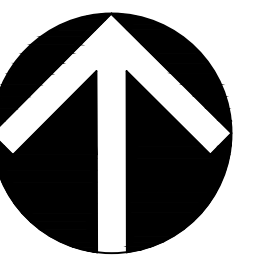


EXISTING CONDITIONS

PROPOSED SITE PLAN

521 25th St.  
West Palm Beach  
FL 33407  
Tel (561) 747-3462  
Fax (561) 747-0281  
www.studio-sprout.com  
LA 000907  
LCC 000213

STUDIO Sprout



SCALE 1"=20'-0"

DESIGNED BY CRF

DRAWN BY GF

CHECKED BY CRF

CAD DWG.

DATE 12.22.14

REVISIONS 1.23.15 comments

**IF YOU DIG FLORIDA...  
CALL US FIRST!  
1-800-432-4770  
SUNSHINE STATE ONECALLING  
OF FLORIDA, INC.  
IT'S THE LAW**

NOTE:  
INDICATED UTILITIES ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION  
OF ALL UTILITIES ON SITE PRIOR TO  
COMMENCEMENT OF ANY WORK.  
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY  
FOR UTILITY DAMAGE.

**SAN JUAN DIEGO DIOCESE**  
**2912 DELAWARE AVENUE**  
**FORT PIERCE, ST. LUCIE COUNTY, FL**

**TREE TRANSPLANT AND REMOVAL PLAN,  
SITE PREPARATION NOTES**





NOTE:  
INDICATED UTILITIES ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION  
OF ALL UTILITIES ON SITE PRIOR TO  
COMMENCEMENT OF ANY WORK.  
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY  
FOR UTILITY DAMAGE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT,  
SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES. PLAN  
DRAWING TAKES PRECEDENCE OVER ANY QUANTITY  
SCHEDULES.

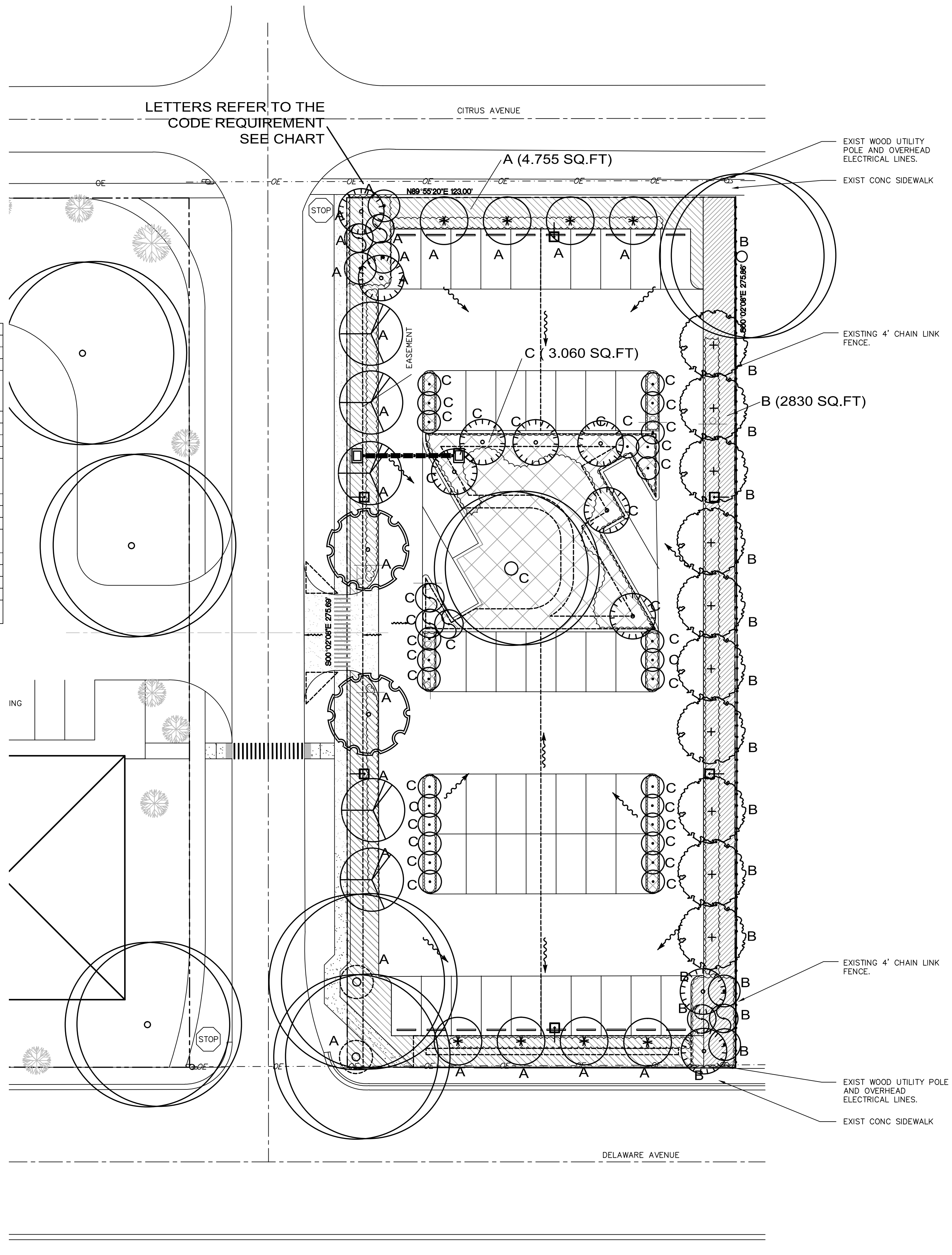
LANDSCAPE CODE REQUIREMENTS

CODE	LANDSCAPE REQUIREMENTS	Required	Existing	Proposed	Total Provided	Mitigation credits
<b>A</b>	<b>Perimeter Buffer Landscape Requirements between VUA and ROW</b>					
	10' wide landscape buffer	4,740 sq.ft		4,755 sq.ft.	4,755 sq.ft.	
	1 tree per 300 sq.ft. or required landscape area: 4,740 sq.ft./300=16	16	2	17 canopy trees 3 palms/3=1 tree, 2 palms for mitigation 18 trees total	20	4 trees, 2 palms
	Continuous hedge				provided	
<b>B</b>	<b>Perimeter Buffer Landscape Requirements between VUA and adjacent property</b>					
	10' wide landscape buffer	2,760 sq.ft		2,830 sq.ft	2,830 sq.ft	
	1 tree per 200 sq.ft. or required landscape area: 2,760 sq.ft./200=14	14	1	12 canopy trees + 3 palms/3=1 tree 1 palm for mitigation 13 trees total	14	1 palm
	Continuous hedge or fence 6' high				provided	
<b>C</b>	<b>Interior VUA landscaping</b>					
	1 tree for each 100 sq.ft. of the required landscape area: 1,596/100= 16	16	1	6 canopy trees + 30 palms/3=10 trees) 16 trees total	17	1 tree
	1 sq.ft. of landscape area for each 15 sq.ft of VUA: 23,935 sq.ft./15=1,596 sq.ft	1,596 sq.ft		3,060 sq.ft	3,060 sq.ft	
<b>TOTAL PROJECT PLANTS</b>						
	Total trees	46	4	47	51	5 trees, 3 palms
	Max 50% of required trees can be palms		4			35 of the required trees are canopy trees 24% of required trees are palms

Mitigation Requirements

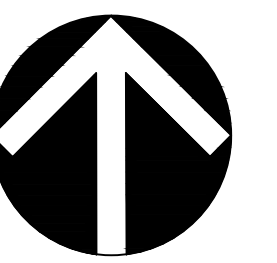
5 additional trees at 2.5" caliper = 12.5

3 additional palms



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STUDIO Sprout



SCALE	1"=20'-0"
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	12.22.14
REVISIONS	1.23.15 comments

SAN JUAN DIEGO DIOCESE  
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LANDSCAPE PLAN