



SEVEN FISH RESTAURANT KEY WEST, FL

INDEX OF SHEETS			
PAGE	DESCRIPTION	PAGE	DESCRIPTION
A-1	COVER SHEET	A-10	RENDERING
A-2	SITE & ROOF PLAN	LP-0	PLANTING SPECIFICATIONS
A-3	1ST FLOOR PLAN	LP-1	PLANTING PLAN
A-4	2ND FLOOR PLAN		
A-5	ELEVATIONS	C-1	CONCEPTUAL DRAINAGE PLAN
A-6	ELEVATIONS		
A-7	RENDERING	SU-1	SURVEY
A-8	RENDERING		
A-9	RENDERING		

WILLIAM P. HORN
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FLORIDA
33040

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LICENSE NO.
AA 0003040

SEVEN FISH
921 TRUMAN AVENUE, KEY
WEST, FLORIDA

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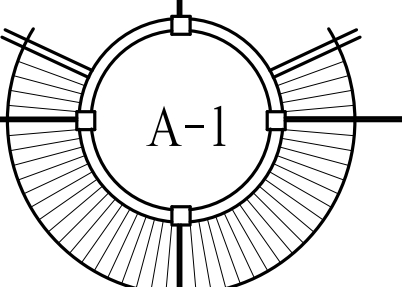
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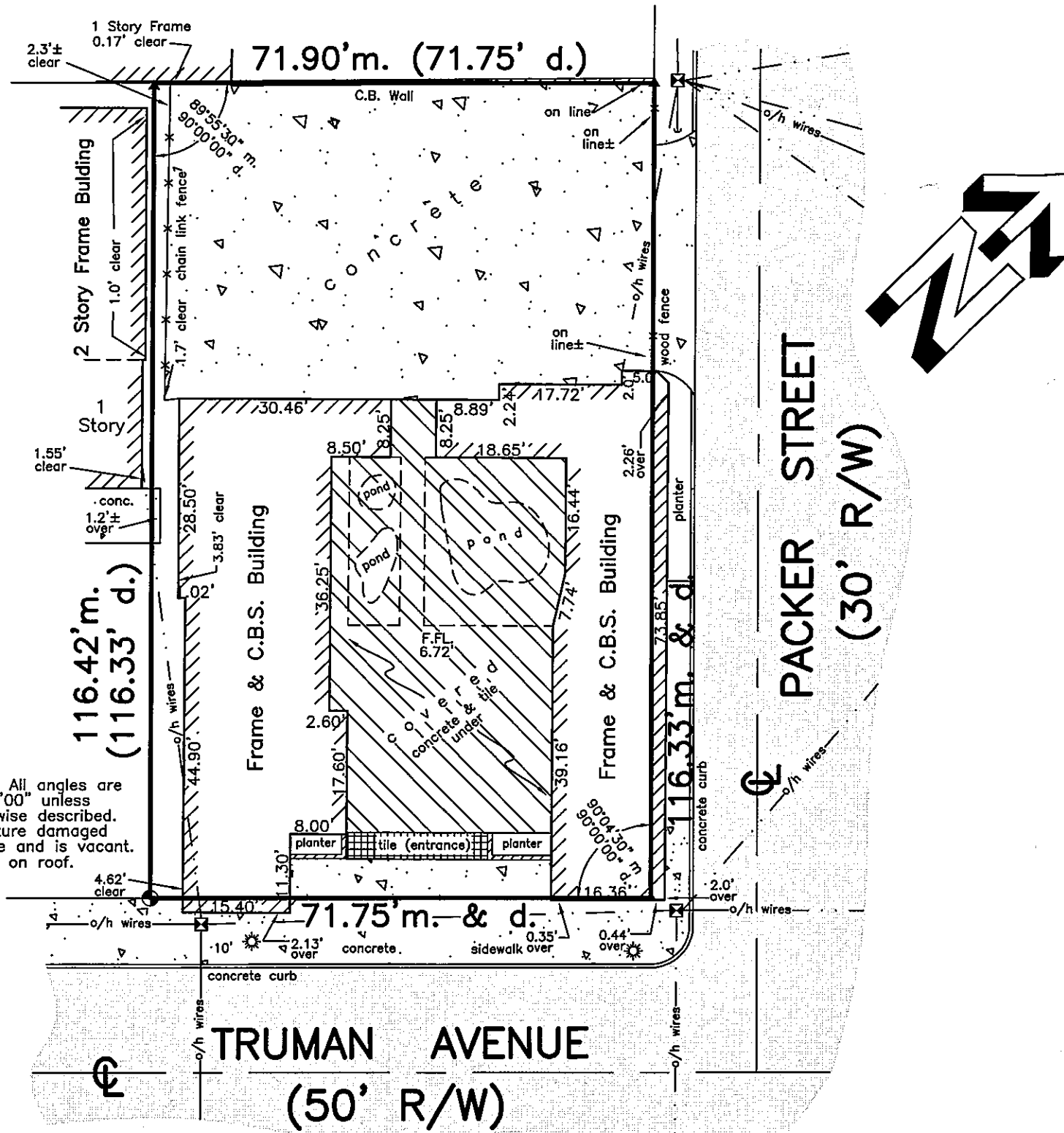
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KEY WEST, FLORIDA





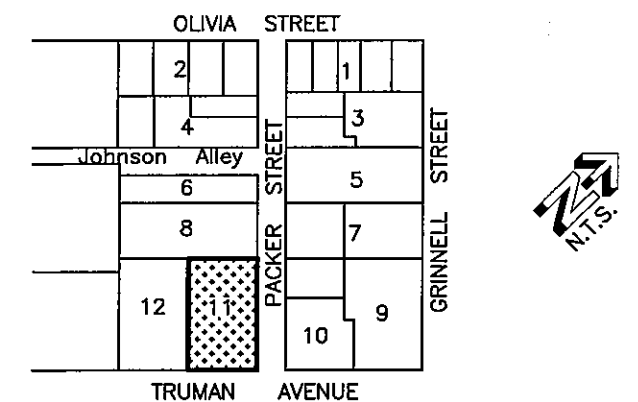
NOTE: All angles are 90°00'00" unless otherwise described. Structure damaged to fire and is vacant. A/C's on roof.

SURVEYOR'S NOTES:
 North arrow based on assumed median
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 3.914
 Field work performed on 3/14/14

MONUMENTATION:
 ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ▲ = Set P.K. Nail, P.L.S. No. 2749

SYMBOLS

- ⊙ Concrete Utility Pole
- ⊙ Fire Hydrant
- ⊙ Sanitary Sewer Clean Out
- ⊙ Street Light
- ⊙ Wood Utility Pole
- ⊙ Water Meter



LOCATION MAP
 Part of Square 2 & Square 4, Tract 6
 City of Key West

LEGAL DESCRIPTION:
 On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as part of Tract Six (6) but now better known as Lot Eleven (11) in Square Four (4) of said Tract Six (6) according to John Lowe's subdivision of part of said Tract Six (6) recorded in Deed Book 1, Page 425 of Monroe County, Florida Records. and Division Street, distant One hundred and Seventy three (173) feet Six (6) inches from the corner of Grinnell and Division Streets and running thence in a Southwesterly direction along Division Street Seventy one (71) feet Nine (9) inches; thence at right angles in a Northwesterly direction One Hundred and Sixteen (116) feet Four (4) inches; thence at right angles in a Southeasterly direction along said Thirty foot Street One Hundred and Sixteen (116) feet and Four (4) inches to the Place of Beginning at the corner of Division Street and said Thirty-foot Street.

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	Number	Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
⊙	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

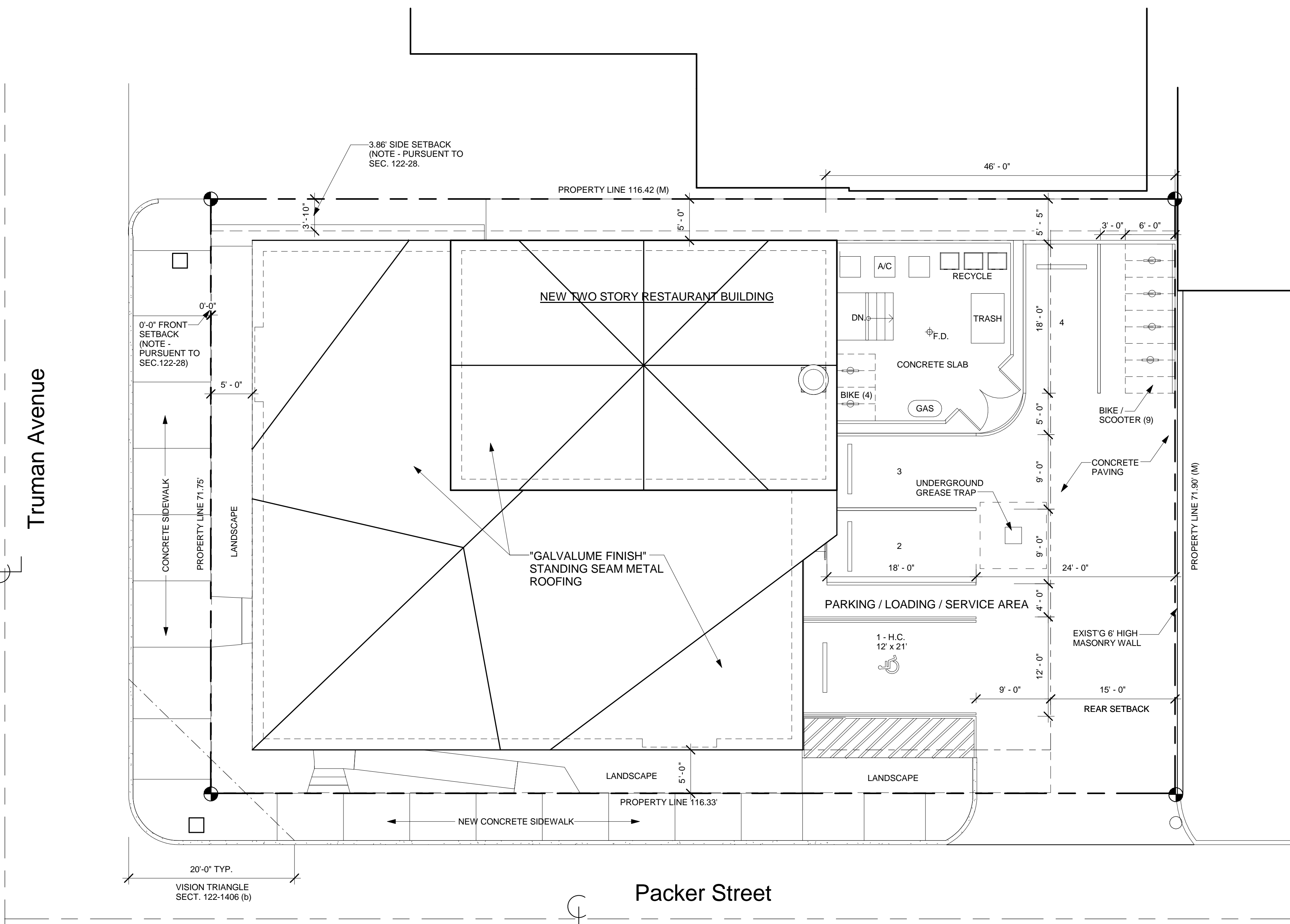
FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Pollman 921 Truman Avenue, Key West, Florida			
BOUNDARY SURVEY		Dwn No.: 04-350	
Scale: 1"=20'	Ref. file 120-36	Flood panel No. 1516K	Dwn. By: F.H.H.
Date: 3/13/96		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
5/20/14: Updated, sheds gone			
c/dwg/kw/block87			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive Suite 201 Key West, Fl. 33040	(305) 293-0466 Fax. (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700
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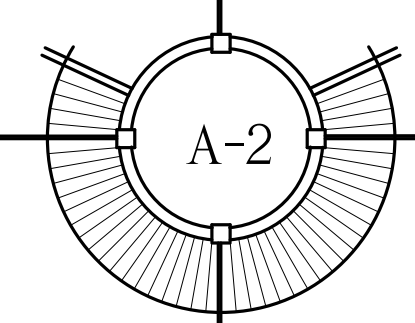
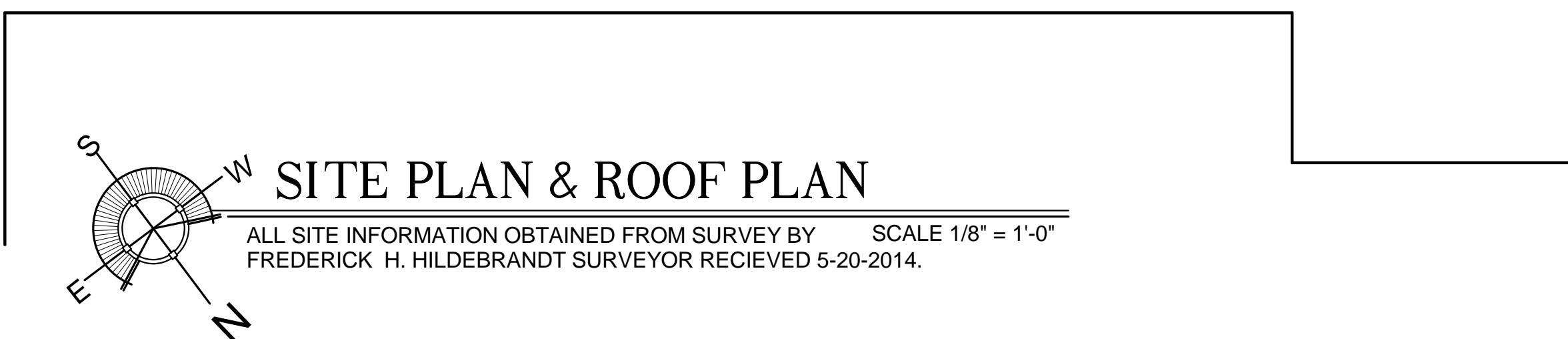


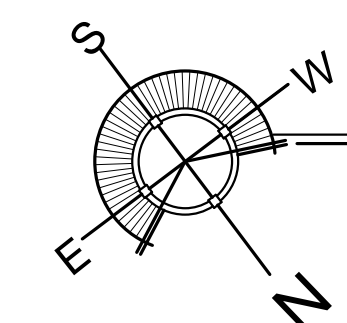
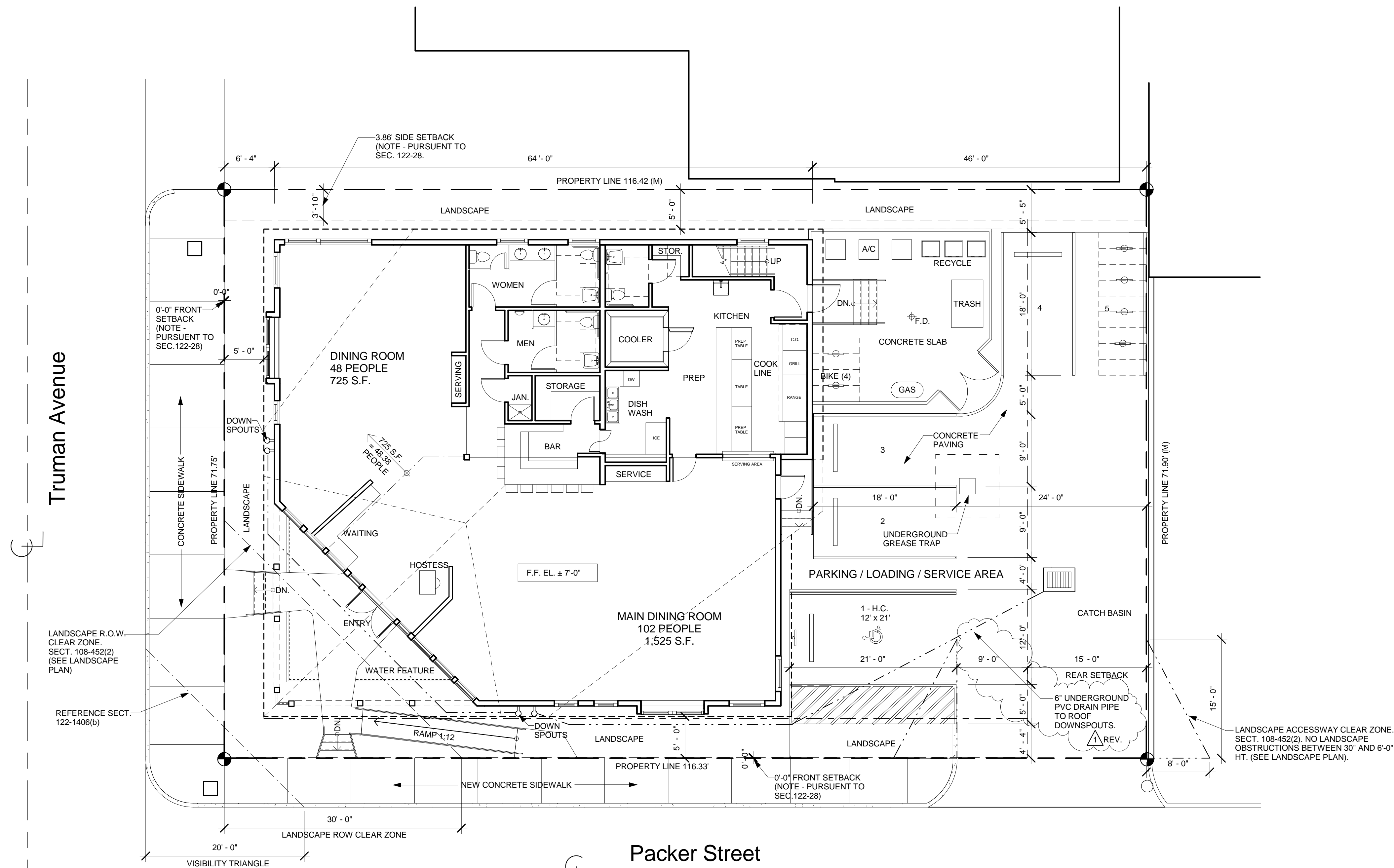
SITE DATA

LAND USE : HNC-1
 SITE AREA : 8,360 S.F. (.19 ACRE)
 FLOOD ZONE : X (SEE SURVEY)
 F.A.R. :
 EXISTING: 0.593 (4,954 S.F.)
 PROPOSED: 0.570 (4,765 S.F.)
 MAX HEIGHT :
 ALLOWABLE = 35'-0" MAX.
 EXISTING = 25'-0"
 PROPOSED = 34' - 3"
 LOT COVERAGE
 EXISTING = 56% = 4,696 S.F.
 PROPOSED = 51% = 4,279 S.F.
 IMPERVIOUS AREA
 EXISTING = 95% = 7,957 S.F.
 PROPOSED = 84% = 7,059 S.F.
 LANDSCAPE AREA
 EXISTING = 5% = 403 S.F.
 PROPOSED = 16% = 1,301 S.F.
 * 8% (689 S.F.) IS ADDITIONAL LANDSCAPE AREA UNDER
 OVERHANGS AND ENTRY.
 SETBACKS
 FRONT:
 EXISTING = 0'-0"
 PROPOSED = 5'-0"
 SIDE:
 EXISTING = 3'-10"
 PROPOSED = 5'-0"
 STREET SIDE:
 EXISTING = 0'-0"
 PROPOSED = 5'-0"
 REAR:
 EXISTING = 43'-0"
 PROPOSED = 44'-10"
 PARKING
 REQUIRED = MATCH EXISTING (4 SPACES)
 PROPOSED = 4 SPACES INCLUDING 1 H.C. SPACE
 BIKE PARKING = 4 SPACES (EMPLOYEE)
 9 SPACES (PUBLIC)

BUILDING DATA

OCCUPANCY = A2 RESTAURANT
 CONSTRUCTION TYPE = V-B ; SPRINKLERED
 ALLOWED SQ. FOOTAGE = 12,000 (W/ SPRINKLER INCREASE)
 MAX. NO. OF STORIES = 2 (W/ SPRINKLER INCREASE)
 FIRST FLOOR
 ENCLOSED = 3,544 S.F.
 ENTRY CANOPY = 329 S.F.
 SECOND FLOOR
 ENCLOSED = 1,221 S.F.
 TOTAL ENCLOSED = 4,765 S.F.
 CONSUMPTION AREA
 EXISTING = 2,315 S.F.
 PROPOSED = 2,250 S.F.

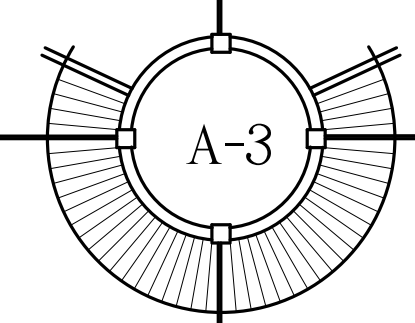




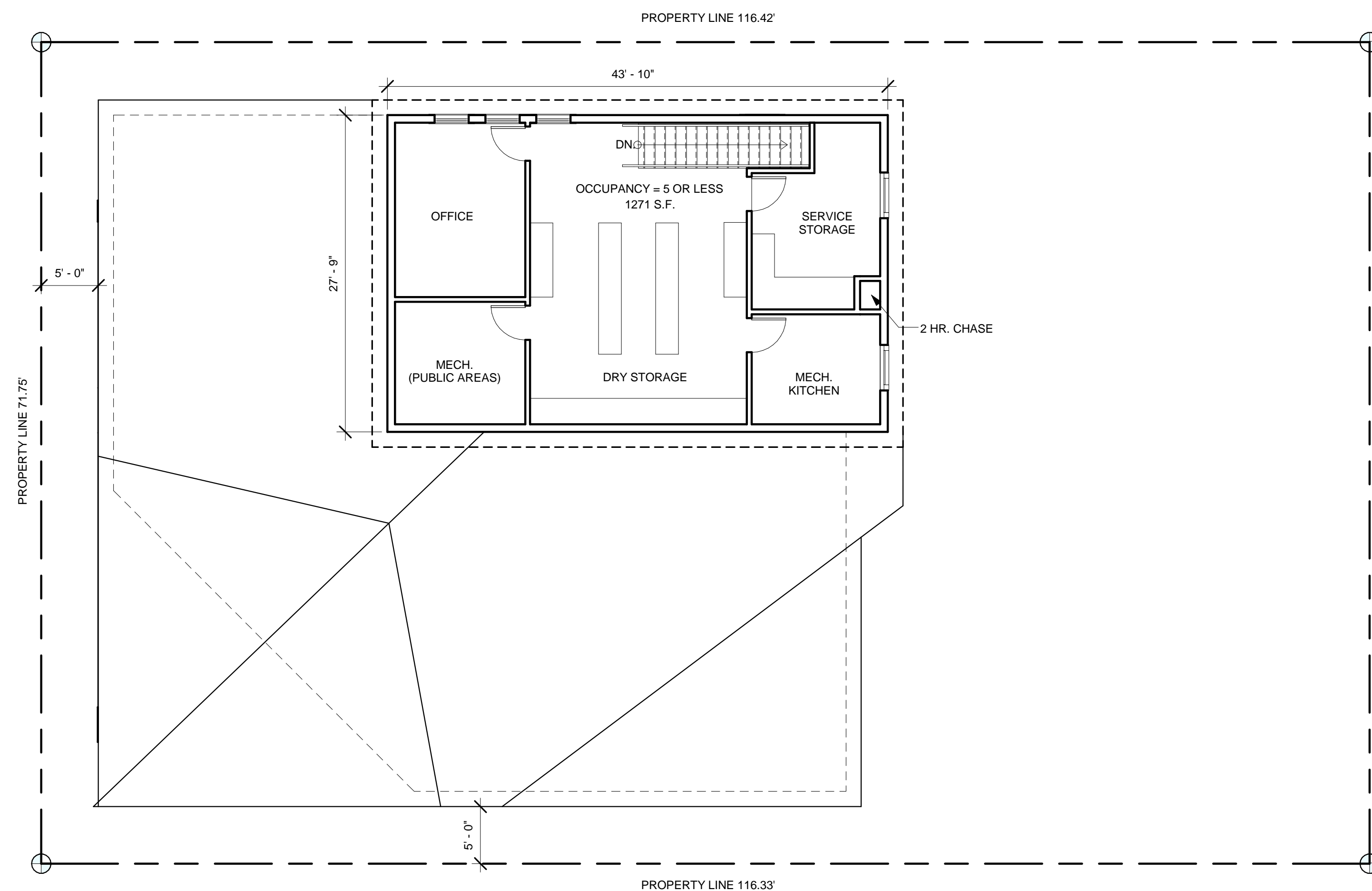
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

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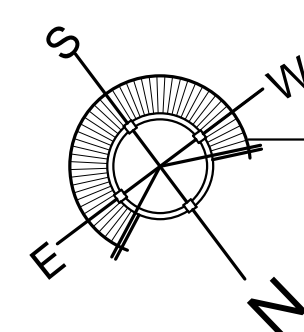


Truman Avenue



Packer Street

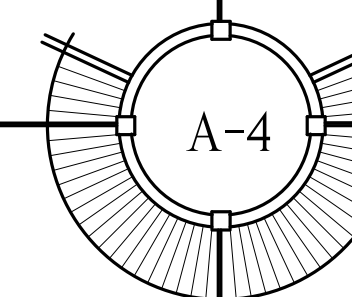
NOTE : 5 PERSON MAX. OCCUPANCY - 2ND FLOOR
NO PUBLIC ACCESS



PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

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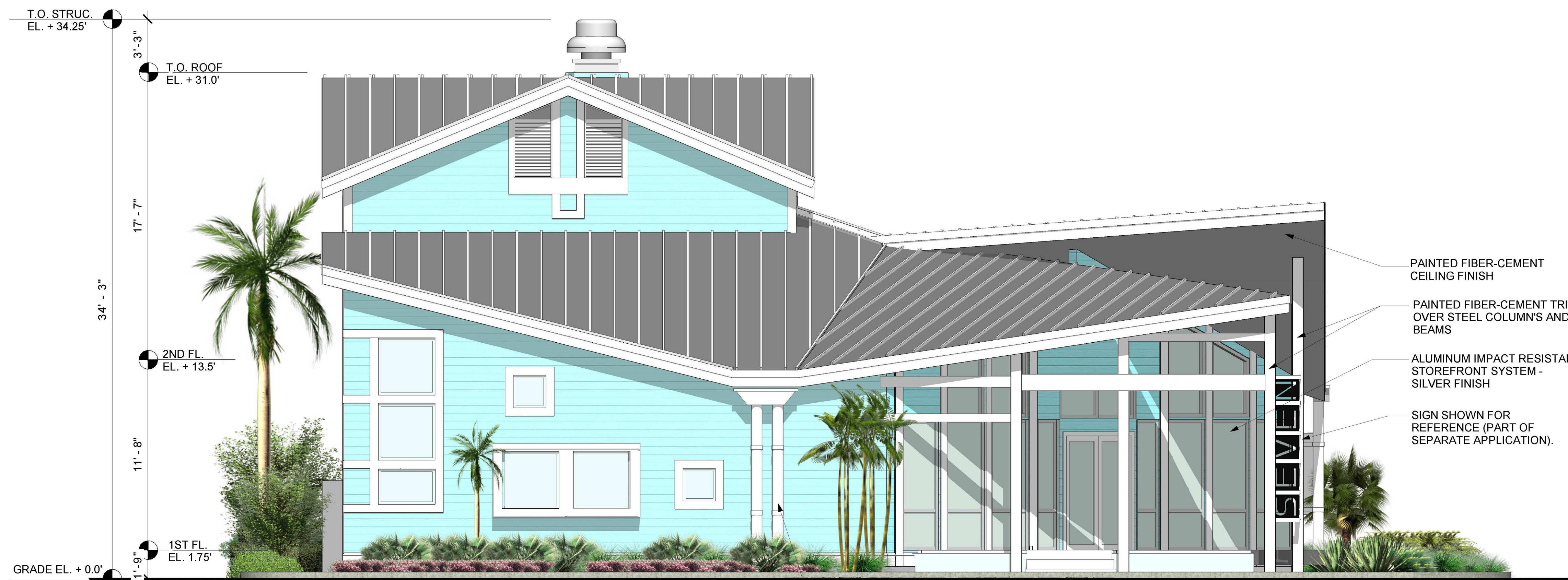




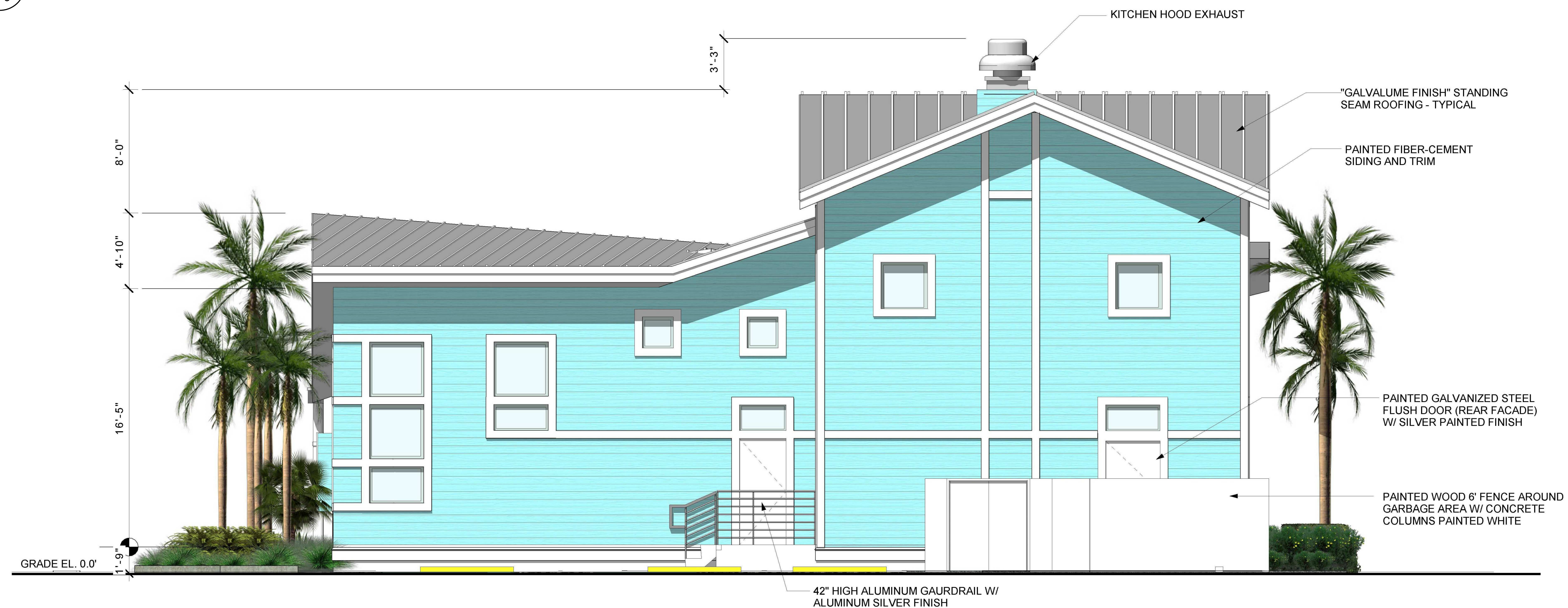
1
A-5 PACKER STREET ELEVATION
SCALE 1/4" = 1'-0"



2
A-5 REAR ELEVATION
SCALE 1/4" = 1'-0"

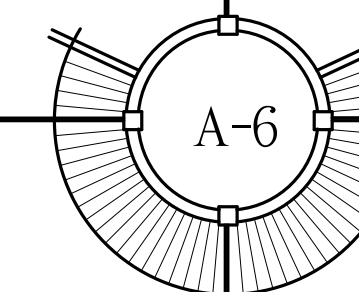


1 TRUMAN AVENUE ELEVATION
A-6 SCALE 1/4" = 1'-0"



2 SIDE ELEVATION
A-6 SCALE 1/4" = 1'-0"

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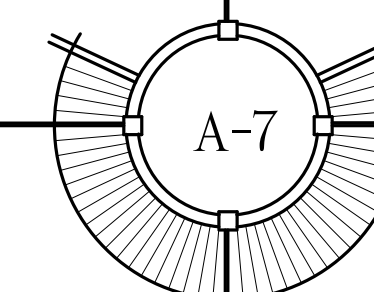
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CORNER RENDERING - TRUMAN AND PACKER

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TRUMAN AVENUE RENDERING

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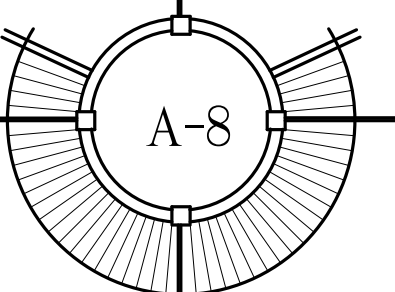
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AERIAL RENDERING

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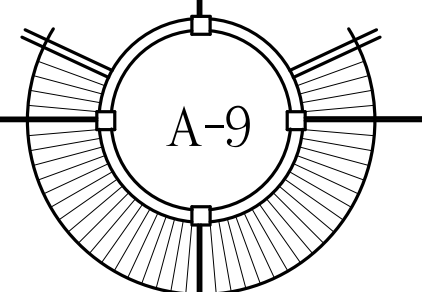
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11. 14. 2014 CC.

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REAR YARD RENDERING

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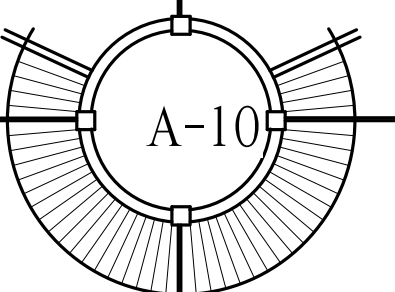
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7 FISH

921 TRUMAN AVENUE

PLANTING PLAN

5-28-2014

TREE BRACING NOTES:

2" and larger caliper trees braced by guying:

1. Choose the correct size and number of stakes and size of hose and wire. Guying shall be completed within 48 hours of planting the tree.
2. Cut lengths of staking hose to extend 2 inches past tree trunk when wrapping around.
3. Space stakes evenly on outside of water ring and drive each firmly into ground. Stakes should be driven at a 30 degree angle with the point of the stake toward the tree until 4 to 5 inches are left showing.
4. Place the hose around the trunk just above the lowest branch.
5. Thread the wire through the hose and past the stake, allowing approximately 2 feet of each of the two ends beyond the stake before cutting the wire.
6. Twist wire at rubber hose to keep it in place.
7. Pull wire down and wind both ends around stake twice. Twist wire back onto itself to secure it before cutting off the excess.
8. The above procedures are to be followed for each stake, keeping the tree straight at all times. There should be a 1 to 3 inch sway in the tree (the wires should not be pulled tight) for best establishment.
9. Flag the guy wires with surveyor's flagging or approved equal for safety.
10. Guys are not to be removed until approved by landscape contractor.

Specimen trees and tall palms braced with props:

11. Choose the correct size, length, and number of props to be used (pressure treated (PT) 2"x4", 4"x4").
12. Wrap at least 5 layers of burlap around trunk of the palm at least 4 inches wider than the battens being used. Battens should be mounted at a point 1/3 of the distance from ground to the clear trunk of the tree or palm, but not less than 4 feet, whichever is greater.
13. Select the proper length and size of battens (PT 2"x4"x12"-16").
14. Use the same number of battens as props being used.
15. Place the battens vertically and evenly spaced against the burlap.
16. Secure the battens in place with metal or plastic banding straps. DO NOT NAIL INTO TREE.
17. Wedge lower end of prop into soil and secure with a 2"x4"x30" stake. Props should be installed at a 30 to 40 degree angle from the battens and of sufficient length to reach the ground. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
18. Cut a smooth angle at the end of the props. Align with and nail into battens. DO NOT PENETRATE TREE OR PALM WITH NAILS.
19. If it appears that additional construction work will take place near to or in the vicinity of the newly braced trees or palms, then props are to be clearly labeled with the statement, "DO NOT REMOVE."
20. Props are not to be removed until approved by the landscape contractor.

END

GENERAL LANDSCAPE NOTES:

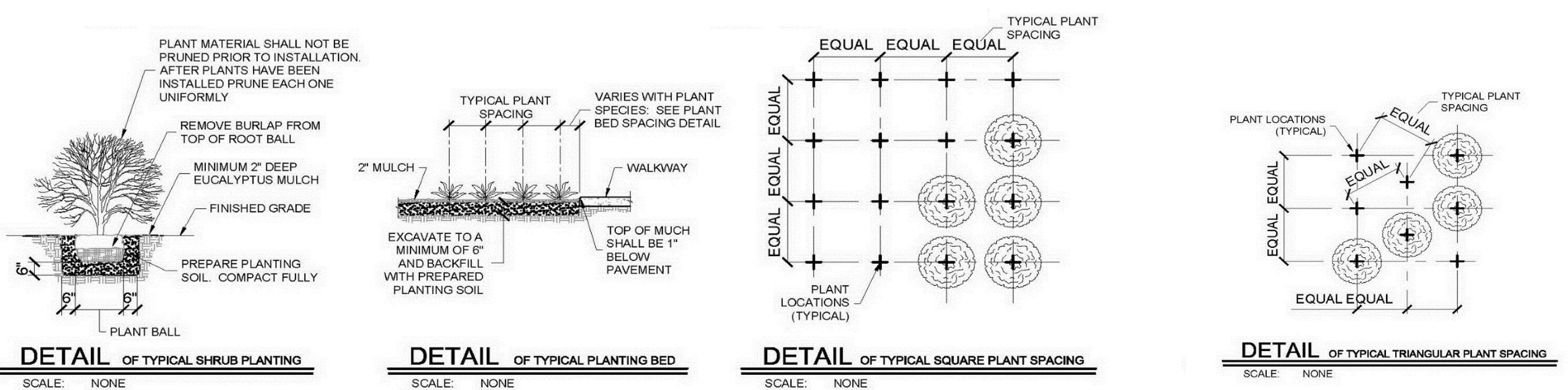
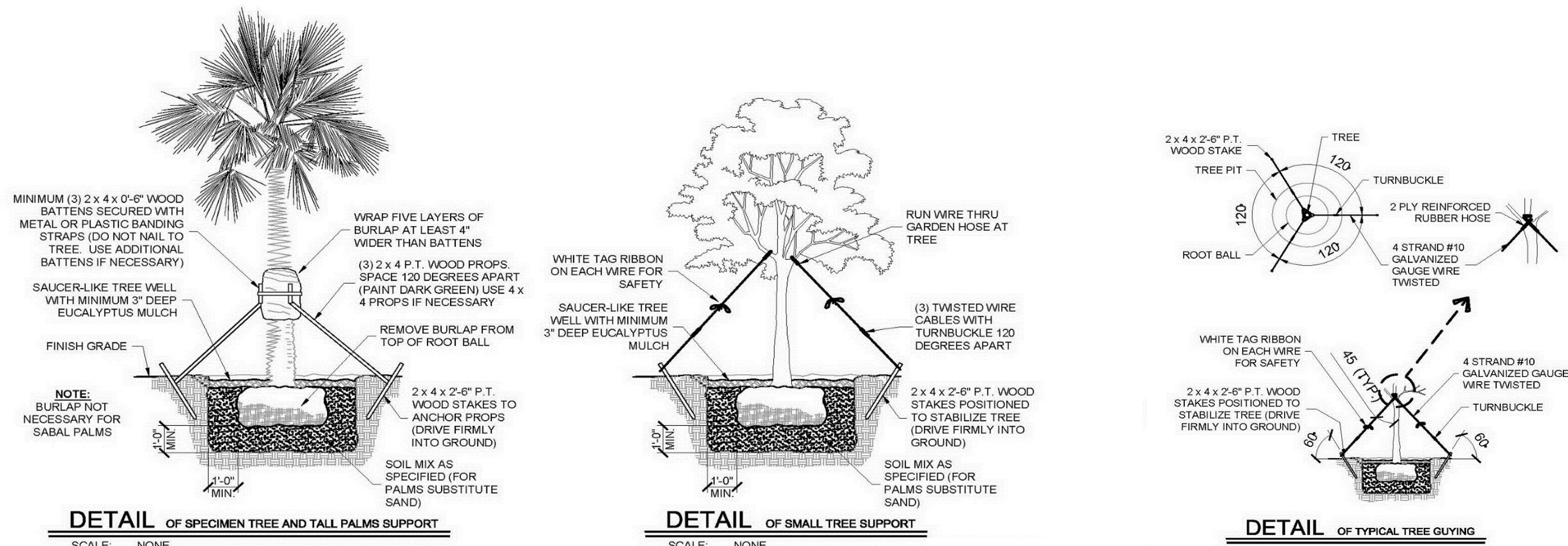
1. Changes may occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to landscape architect in writing as a change order to be reviewed and approved in writing by owner/client.
2. All newly planted areas to receive 100% coverage by automatic irrigation system (drip preferred) unless otherwise directed by OWNER. Landscape contractor to coordinate installation of irrigation system with irrigation contractor. Irrigation time clock to be HARD WIRED on completion - responsibility of irrigation contractor. Landscape contractor to hand water or arrange for watering during planting until irrigation system is 100% operable. This is the responsibility of the landscape contractor.
3. Landscape contractor to become familiar with the scope of work as well as the site, digging conditions, and any obstacles prior to bidding.
4. Landscape contractor shall locate and verify all underground utilities prior to digging.
5. All Plant material is to be Florida No. 1 or better. Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
6. All trees to be staked in a good workmanlike manner. No nail staking permitted. (Refer to planting details)
7. Landscape plan shall be installed in compliance with all local codes.
8. All tree holes to be back filled around and under root ball with washed beach sand. All shrub beds to be installed with washed beach sand. (See spec)
9. All trees, shrubs and ground covers shall be guaranteed for six months from date of final acceptance. All palms are to be guaranteed for one year.
10. All planting beds shall be weed and grass free.
11. All trees, palms, shrubs and ground cover plants shall be fertilized at installation according to manufacturers' recommendations. Type and amount of fertilizer is up to discretion of Landscape Contractor in order to avoid "burn" on plants that may already contain fertilizer from nursery and ensure proper establishment to maintain contractors warranty.
12. Planting plan shall take precedence over plant list in case of discrepancies.
13. No change shall be made without prior consent of Landscape Architect.
14. All material shall be subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect.
15. Landscape Contractor to coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
16. All existing plant material to remain shall be protected.
17. All trees to be relocated will get root pruned 30 days min. (or more if required by the species). Upon relocation, thin out 30% of the relocated trees' canopy.
18. After removal or relocation of existing trees and palms, backfill tree pit with washed beach sand, and sod disturbed area, if required.
19. All trees on sod area shall receive a mulch ring 2" in diameter typical.
20. All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree.
21. All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
22. Landscape contractor to be County and City licensed where work is to be performed. Liability and Workman's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.

END

IRRIGATION NOTES:

1. All Lady Palms (*Rhapis spp.*), Heliconia, and Bamboos to have single bubbler. All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
2. Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
3. All pipe to be PVC schedule 40, 8" minimum cover.
4. All heads installed on flexible PVC pipe and fittings.
5. Pressurized backflow, rain switch, and multi-programmable controller with battery backup required.
6. All crossings under permanent concrete to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
7. All valves to have flow control and be installed in green valve boxes with room to work in future.
8. All valve boxes to be located away from walkways, garden paths, and groundcovers - keep to back of beds.
9. All sprinklers to be commercial grade Toro 570 Series 4" and 12" and installed out of sight.
10. Irrigation contractor to measure water available on-site and use no more than 75% of available GPM.
11. Water connection to the house, including shut-off valves, shall not be altered by pressurized backflow.
12. All wire splices to be in valve boxes and clearly labeled at back of time clock. All wire splices to be installed with water proof connections.
13. 2 spare wires to be run to the last valve in each direction.
14. Controller to be hard-wired at time of completion and included in irrigation contractors bid.
15. System to provide 100% controlled coverage on completion. Additions/modifications from irrigation plan may be necessary.
16. Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workman's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
17. As-built irrigation drawing to be provided prior to final payment.

END

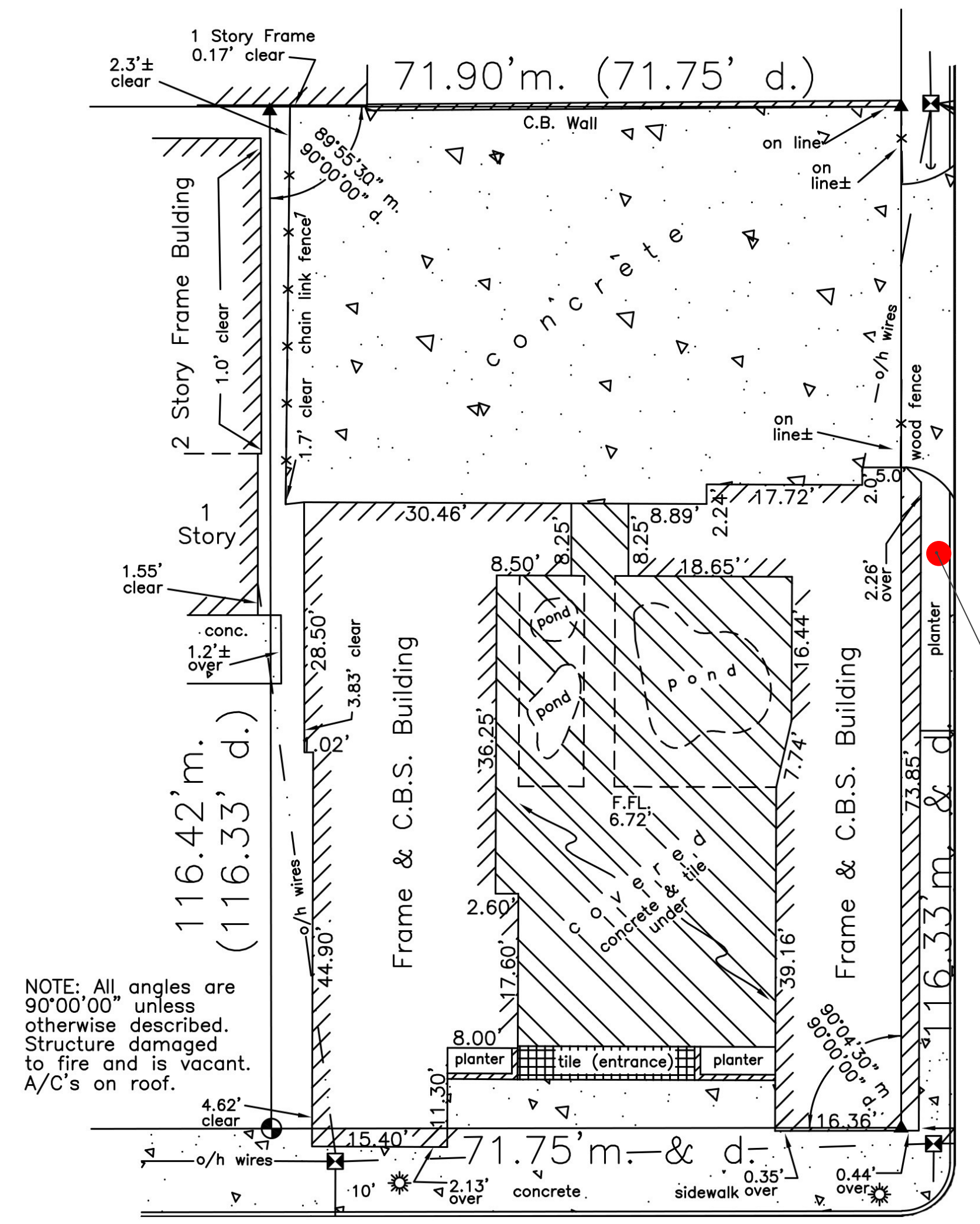


DRAWING LIST:

1. COVER: Specifications
2. LC-1: Planting Plan and Plant List

REVISIONS:

1. August 8, 2014: Revisions per Floor Plan Changes & DRC/Tree Commission Comments
2. August 28, 2014: Revisions per Tree Commission Comments—Remove Tam arind on PL, replace with (2) Sabal Palms
3. October 22, 2014: Revisions per Tree Commission recommendations—add (44) Ficus Repens to climb wall, remove (15) Argentine Ivy & (9) Coontie to accommodate sidewalk



LANDSCAPE CALCULATIONS - Chapter 108-347			
West Adjacency - Low Impact			
Type Bufferyard:	Type B		
Bufferyard Width:	6'-4"		
Bufferyard Length (LF):	116'-0"		
Required Plant Units: 40 per 100 LF	40 x 1.16 = 46.4 PUs		
		Plants Provided	x Plant Units
Canopy Trees	1	10	10
Understory Trees	2	5	10
Shrubs	23	1	23
Total Plant Units Provided			43
70% Native			Yes
North Adjacency - Single-Family			
Bufferyard Width:	0'-0"		
Type Bufferyard:	Type D		
Bufferyard Length (LF):	66'-0"		
Required Plant Units: 37 per 100 LF	37 x .66 = 24.2 PUs		
		Plants Provided	x Plant Units
Canopy Trees	0	0	0
Understory Trees	0	0	0
Shrubs	0	0	0
Total Plant Units Provided			0
70% Native			N/A

(1) Pink Tabebuia (*Tabebuia heterophylla*, invasive/non-native) 6" D.B.H. to be removed.

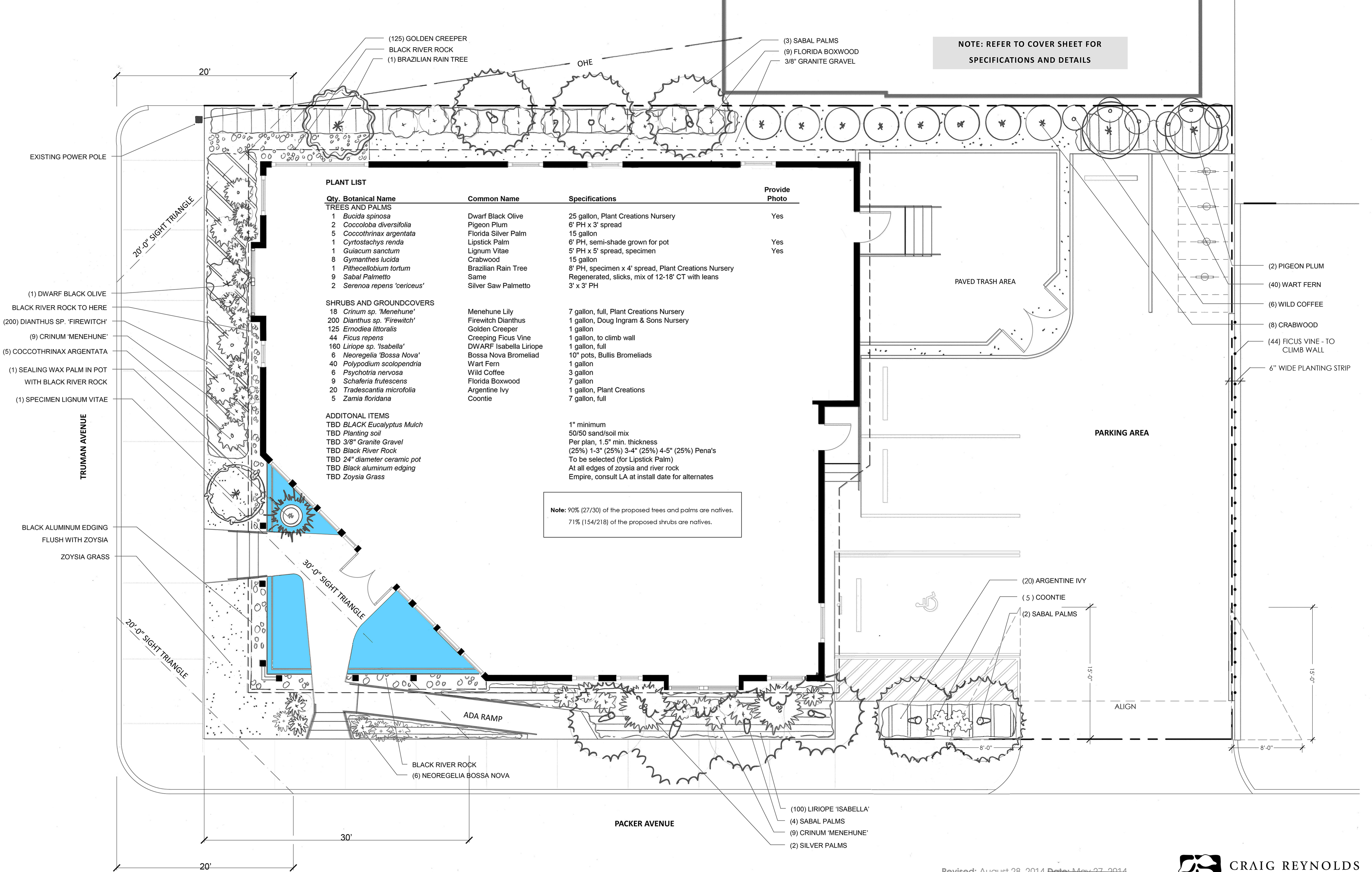
Existing Landscape Plan

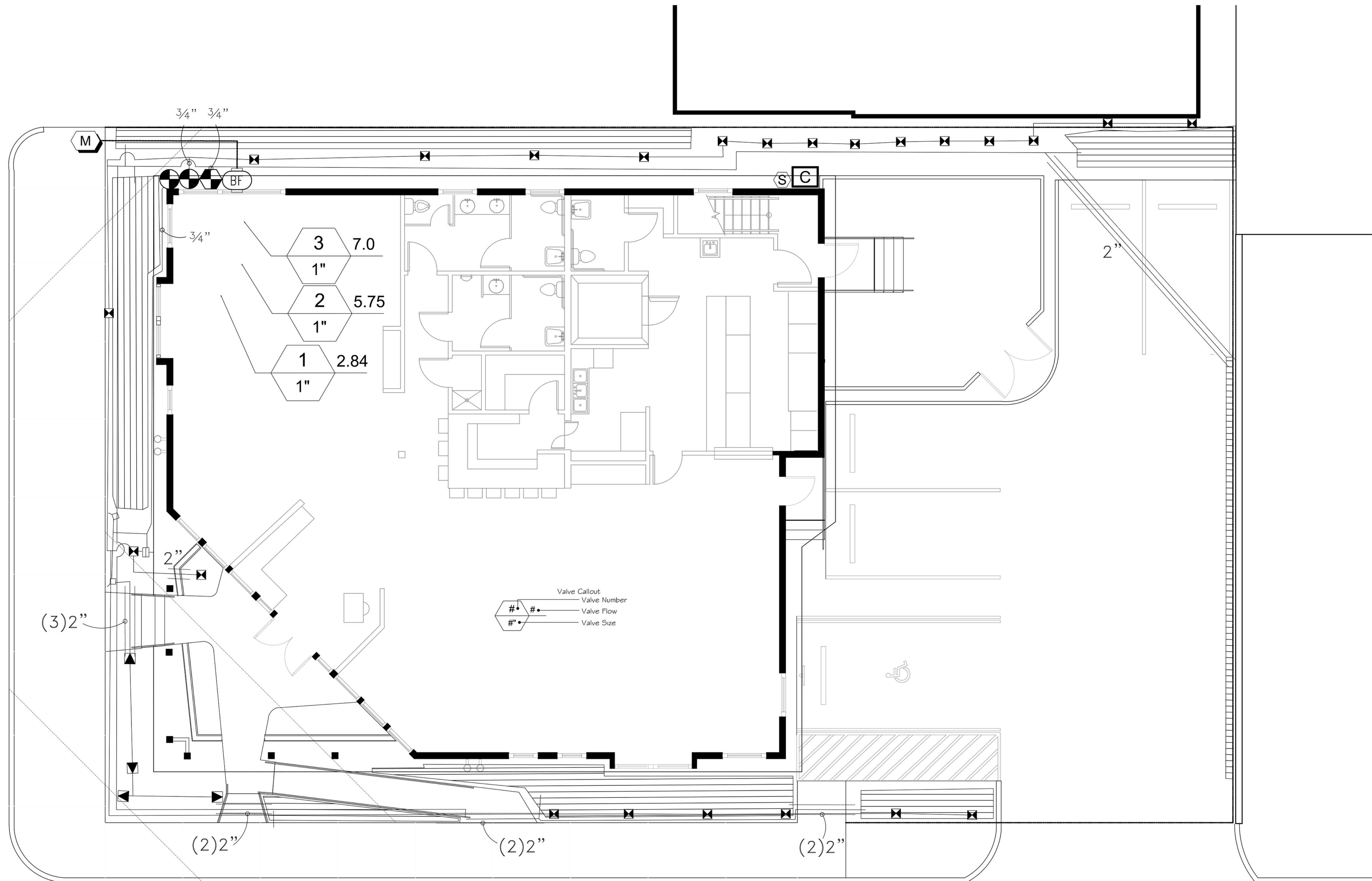
N.T.S.

NOTE: REFER TO COVER SHEET FOR SPECIFICATIONS AND DETAILS

Qty.	Botanical Name	Common Name	Specifications	Provide Photo
TREES AND PALMS				
1	<i>Bucida spinosa</i>	Dwarf Black Olive	25 gallon, Plant Creations Nursery	Yes
2	<i>Coccoloba diversifolia</i>	Pigeon Plum	6' PH x 3' spread	
5	<i>Coccothrinax argentata</i>	Florida Silver Palm	15 gallon	
1	<i>Cyrtostachys renda</i>	Lipstick Palm	6' PH, semi-shade grown for pot	Yes
1	<i>Guaiacum sanctum</i>	Lignum Vitae	5' PH x 5' spread, specimen	Yes
8	<i>Gyneranthes lucida</i>	Crabwood	15 gallon	
1	<i>Pithecellobium tortum</i>	Brazilian Rain Tree	8' PH, specimen x 4' spread, Plant Creations Nursery	
9	<i>Sabal Palmetto</i>	Same	Regenerated, slicks, mix of 12-18' CT with leans	
2	<i>Serenoa repens 'cericeus'</i>	Silver Saw Palmetto	3' x 3' PH	
SHRUBS AND GROUNDCOVERS				
18	<i>Crinum sp. 'Menehune'</i>	Menehune Lily	7 gallon, full, Plant Creations Nursery	
200	<i>Dianthus sp. 'Firewitch'</i>	Firewitch Dianthus	1 gallon, Doug Ingram & Sons Nursery	
125	<i>Ernodia littoralis</i>	Golden Creeper	1 gallon	
44	<i>Ficus repens</i>	Creeping Ficus Vine	1 gallon, to climb wall	
160	<i>Liriope sp. 'Isabella'</i>	DWARF Isabella Liriope	1 gallon, full	
6	<i>Neoregelia 'Bossa Nova'</i>	Bossa Nova Bromeliad	10" pots, Bullis Bromeliads	
40	<i>Polypodium scolopendria</i>	Wart Fern	1 gallon	
6	<i>Psychotria nervosa</i>	Wild Coffee	3 gallon	
9	<i>Schaferia frutescens</i>	Florida Boxwood	7 gallon	
20	<i>Tradescantia microfolia</i>	Argentine Ivy	1 gallon, Plant Creations	
5	<i>Zamia floridana</i>	Coontie	7 gallon, full	
ADDITIONAL ITEMS				
TBD	BLACK <i>Eucalyptus</i> Mulch		1" minimum	
TBD	Planting soil		50/50 sand/soil mix	
TBD	3/8" Granite Gravel		Per plan, 1.5" min. thickness	
TBD	Black River Rock		(25%) 1-3" (25%) 3-4" (25%) 4-5" (25%) Pena's	
TBD	24" diameter ceramic pot		To be selected (for Lipstick Palm)	
TBD	Black aluminum edging		At all edges of zoysia and river rock	
TBD	Zoysia Grass		Empire, consult LA at install date for alternates	

Note: 90% (27/30) of the proposed trees and palms are natives.
71% (154/218) of the proposed shrubs are natives.





IRRIGATION SCHEDULE

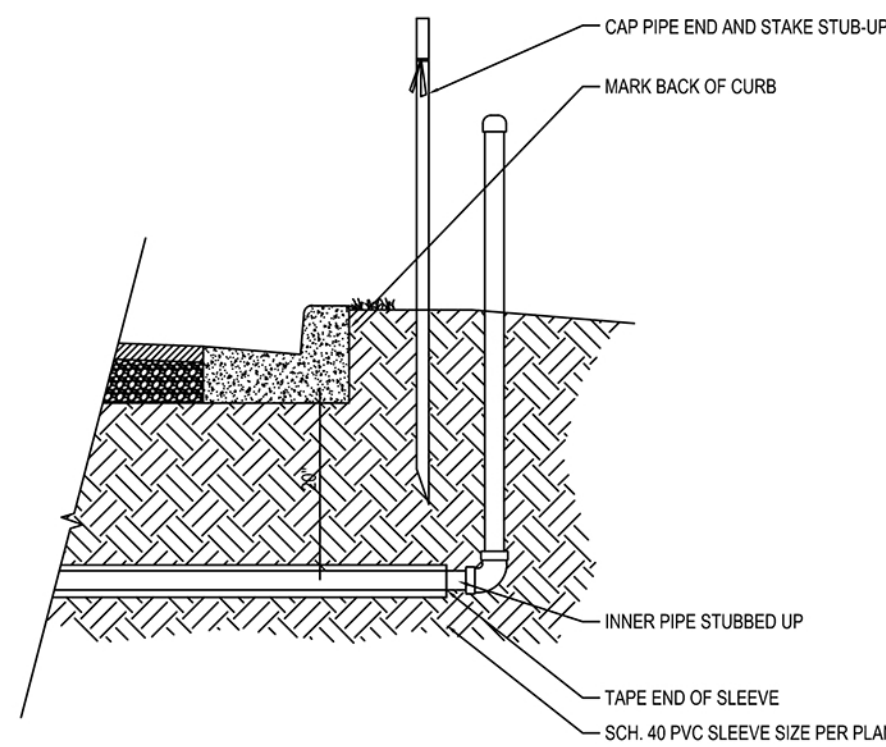
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
☑	Rain Bird 180G 15 Strnp Series	4	EST	30	0.61	4x15'
☐	Rain Bird 180G 5 Series MPR	1	180	30	0.20	5'
↔	Rain Bird 180G 5 Series MPR	2	90	30	0.10	5'
☒	Two Rain Bird PCT-07 Pressure Compensating Modules Install on opposite sides of nearest tree to symbol.	23	360	30	2x.12	1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area to Receive Dnpline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dnpline. 0.9GPH emitters at 12.0' O.C. Dnpline laterals spaced at 16.0' apart, with emitters offset for triangular pattern. UV Resistant.	600 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 100HVVF in 10" Valve Box	2
	Rain Bird XCZ-100-PRF in 12" Valve Box	1
	Wilkins 975XL 1" Backflow Preventer	1
	Rain Bird ESP4m 4 Station Controller	1
	Rain Bird RSD-BEx Rain Sensor	1
	Water Meter 3/4"	1
	Irrigation Lateral Line: PVC Class 160	700 l.f.
	Irrigation Mainline: PVC 1" Schedule 40	60 l.f.
	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.	

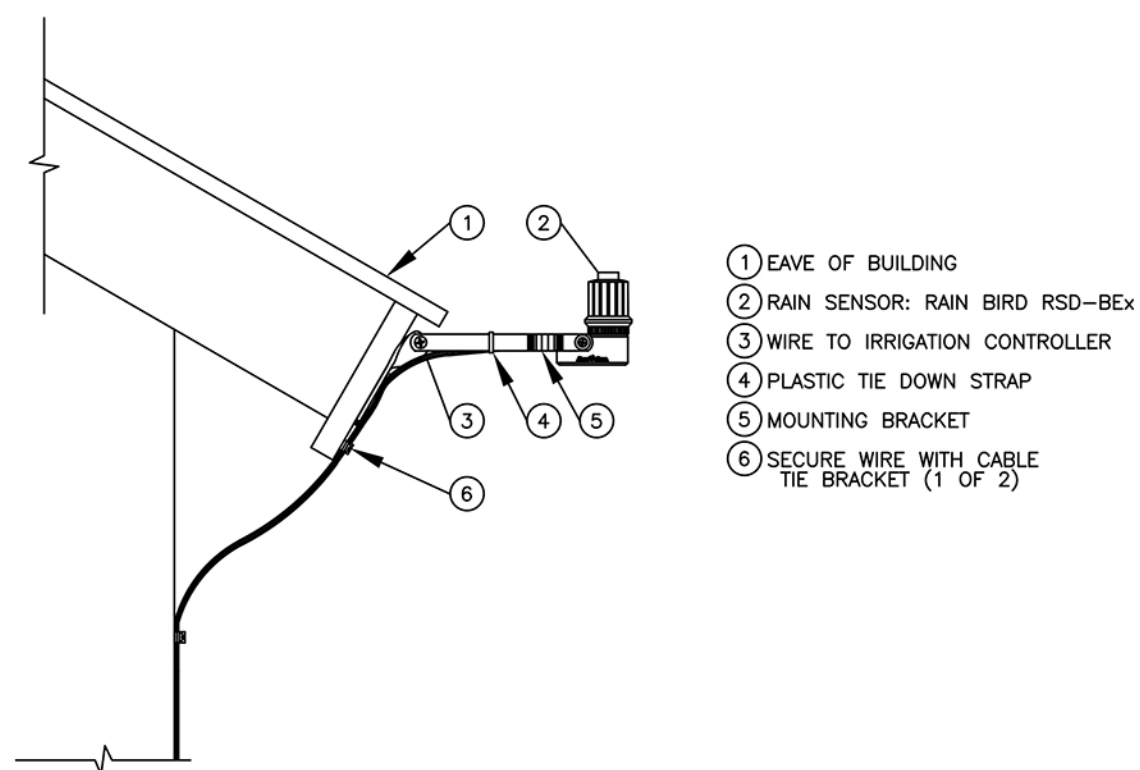
IRRIGATION CONTRACTOR RESPONSIBLE FOR THEIR OWN TAKE OFF

PROVIDE MEASUREMENTS FROM 2
REFERENCE POINTS TO STUB UP ON THE
AS-BUILD DRAWING



SLEEVING ROUGH-IN DETAIL

SCALE: NTS



RAIN SENSOR

NOT TO SCALE

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 clearly drawn and 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:

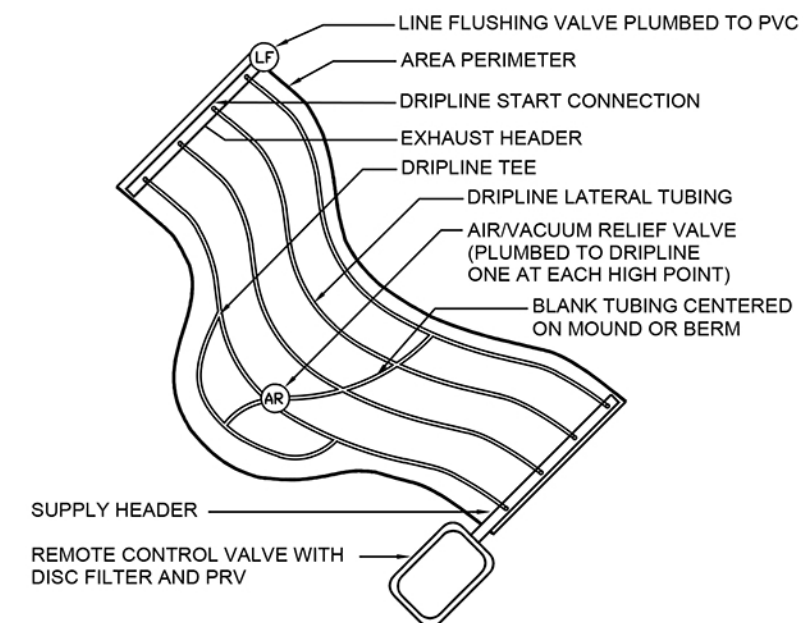
- 2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Pipe:
1. Pressure Lines: as indicated on plans.
2. Lateral Lines: as indicated on plans.
3. Risers: sch. 80 PVC, gray
C. Fittings:
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 18. 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.
C. Add one extra control wire from panel to valves for use if a wire fails and mark it in the control box as an extra wire. This wire 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 Preventer:
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.

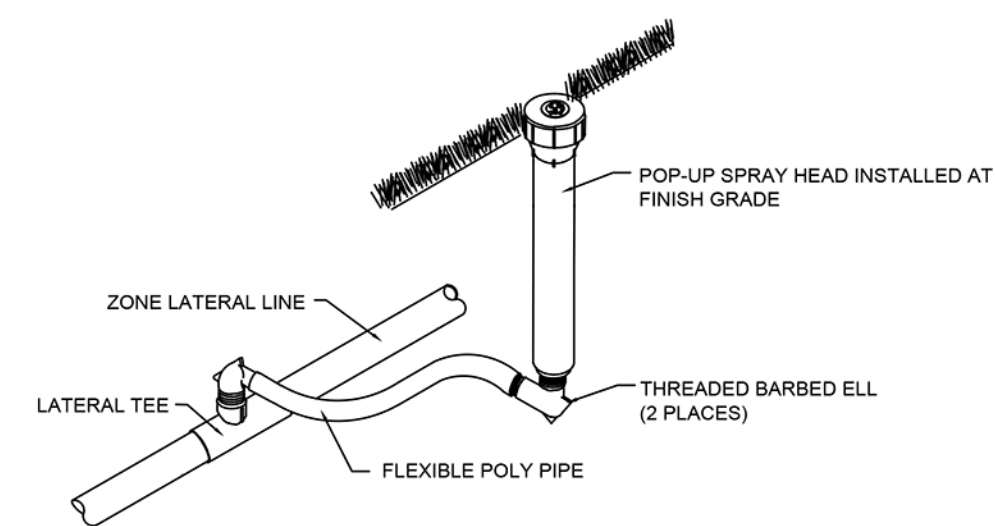
- B. Installation of Plastic Pipe:
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (1") inch clearance between head and mowing strip, walk or curb.
5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
7. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
8. Tape threaded connection with teflon tape.
9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Set sprinkler heads perpendicular to finish grade.
3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
1. Stake dripline every 8' with 6" dripline stakes. I
2. Install dripline operation indicator next to drip zone control valve. Install one flush valve in each dripline area and install in 7" valve box.
- 3.3 ADJUSTMENT AND CLEANING:
A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of the original contract with no additional charge to the Owner.
B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
C. Adjust watering time of valves to provide proper amounts of water to all plants.
- 3.4 DEMONSTRATION:
A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

END OF SECTION



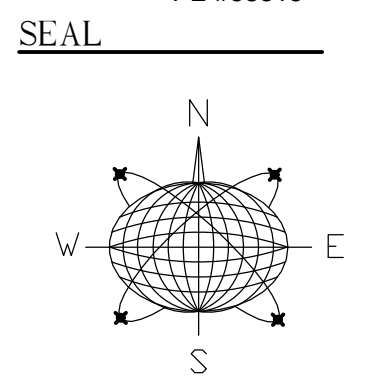
IRREGULAR AREA DIPLINE LAYOUT

NOT TO SCALE



SPRAY HEAD INSTALLATION DETAIL

SCALE: NTS



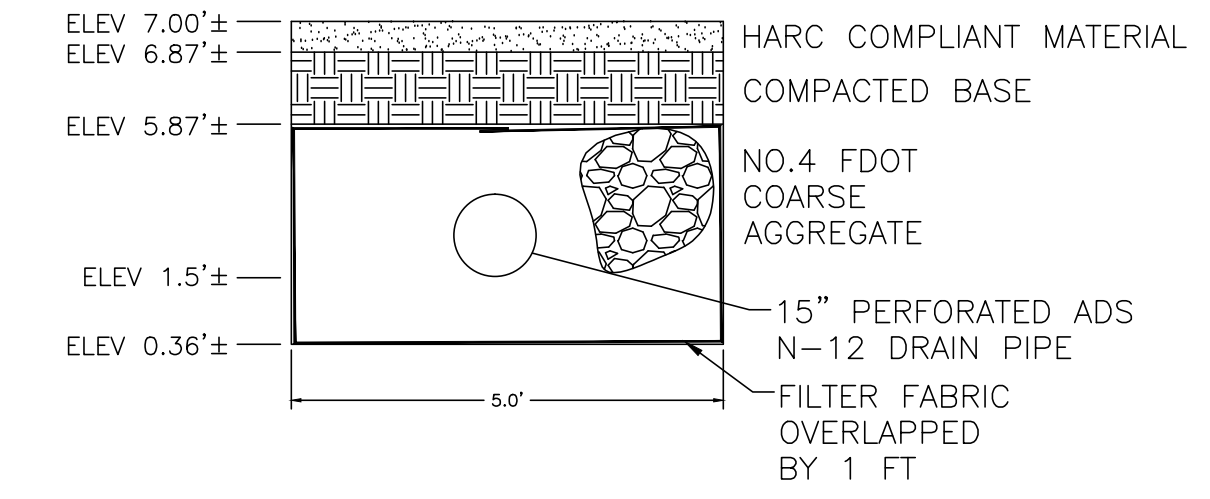
DRAINAGE CALCULATIONS

WATER QUANTITY - PREDEVELOPMENT		WATER QUANTITY - POSTDEVELOPMENT	
PROJECT AREA =	0.192 Ac.	PROJECT AREA =	0.192 Ac.
PERVIOUS AREA =	0.009 Ac.	PERVIOUS AREA =	0.030 Ac.
IMPERVIOUS AREA =	0.183 Ac.	IMPERVIOUS AREA =	0.162 Ac.
% IMPERVIOUS =	95.2%	% IMPERVIOUS =	84.3%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 in.	RAINFALL FOR 25yr/24hr EVENT (P) =	9 in.
RAINFALL FOR 25yr/3 DAY EVENT (P) =	12.23 in.	RAINFALL FOR 25yr/3 DAY EVENT (P) =	12.23 in.
DEPTH TO WATER TABLE =	>4 ft.	DEPTH TO WATER TABLE =	>4 ft.
DEVELOPED AVAILABLE STORAGE =	8.18 in.	DEVELOPED AVAILABLE STORAGE =	8.18 in.
SOIL STORAGE (S) =	0.39 in.	SOIL STORAGE (S) =	1.28 in.
$Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)}$	11.77 in.	$Q_{post} = \frac{(P-0.2S)^2}{(P+0.8S)}$	10.82 in.

POSTDEVELOPMENT - PREDEVELOPMENT		EXFILTRATION TRENCH PROVIDED	
$Q_{post} - Q_{pre} =$	-0.95 in.	TRENCH LENGTH =	36 FT
VOLUME = $Q \times L$	-0.18 Ac-in	EXFILTRATION TRENCH VOLUME CALCULATED USING SPWM EQUATION (PG F-10 OF THE ERP INFORMATION MANUAL) VARIABLES: K=0.0001; H=3.5'; W=5'; D=3.5'; D=1.1'	VOLUME = 0.34 Ac-in

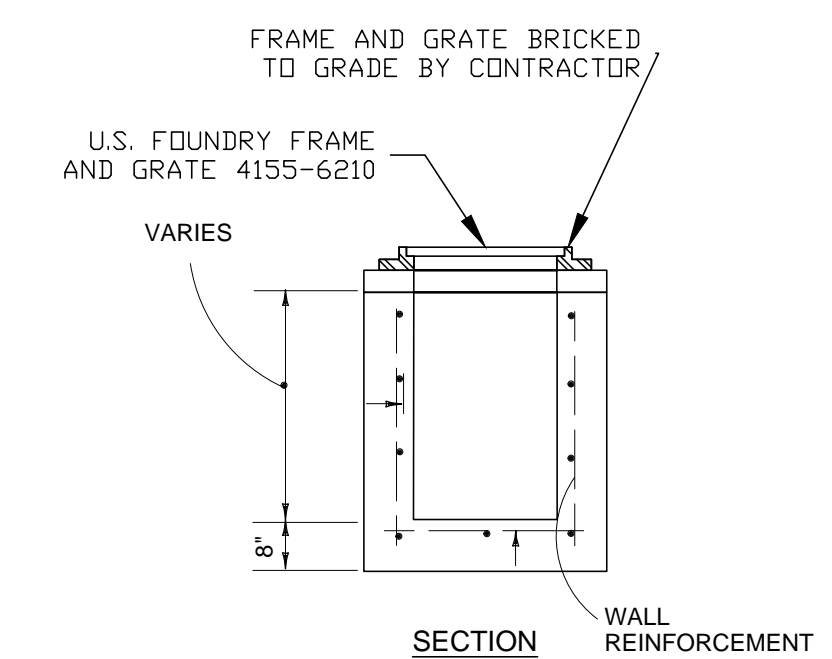
WATER QUALITY	
PROJECT AREA =	0.192 Ac.
A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN =	0.192 Ac-in
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS =	0.34 Ac-in
ROOF AREA =	0.090 Ac.
IMPERVIOUS AREA, EXCLUDING ROOF =	0.071 Ac.
% IMPERVIOUS =	70.4%

-0.18 Ac-in < 0.34 Ac-in WATER QUALITY CONTROLS



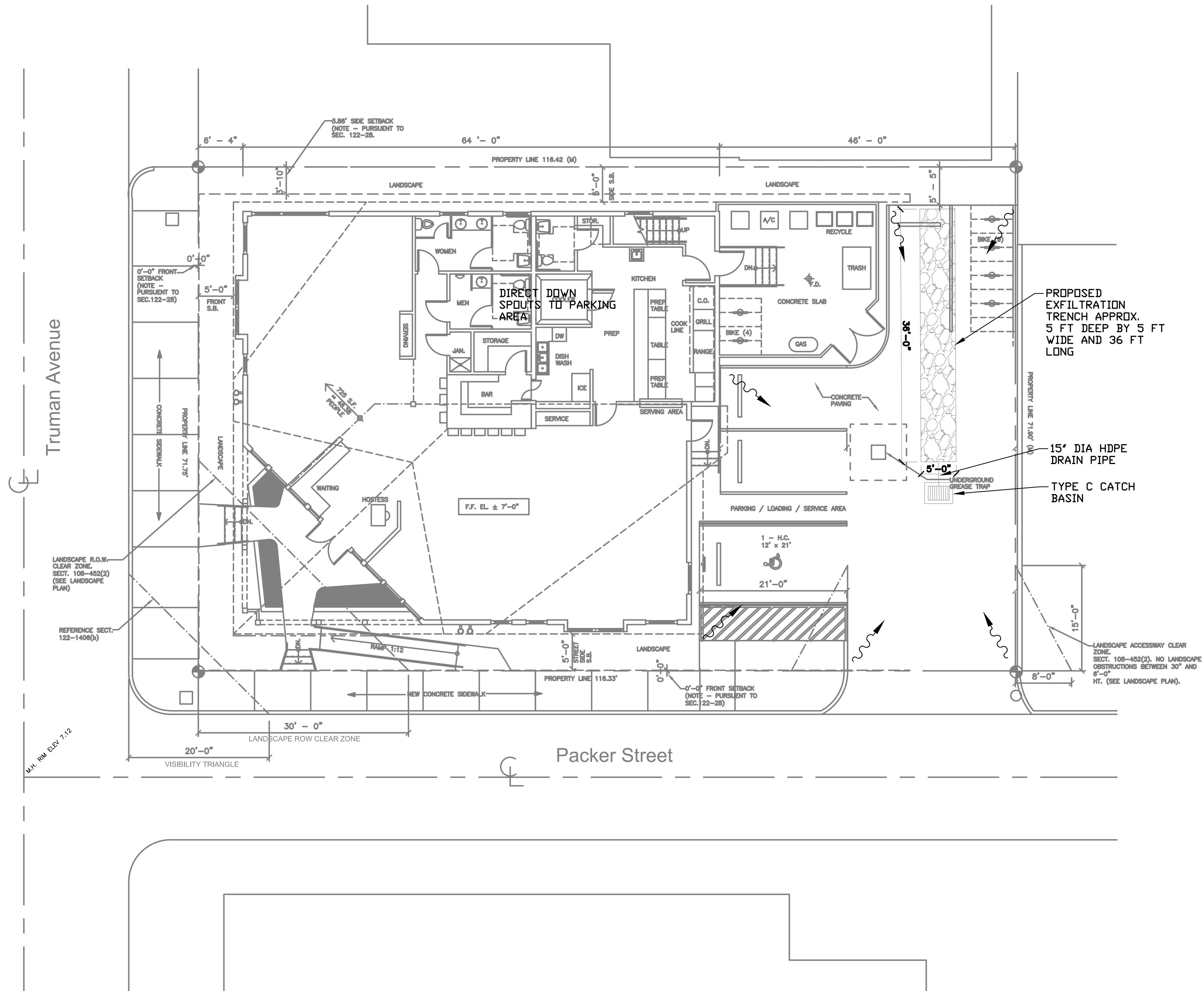
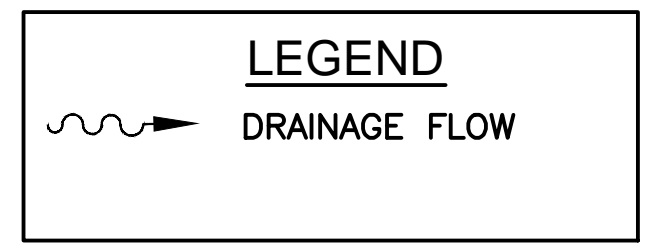
NOTES:
1. FILTER FABRIC SHALL BE MARFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

EXFILTRATION TRENCH
N.T.S.



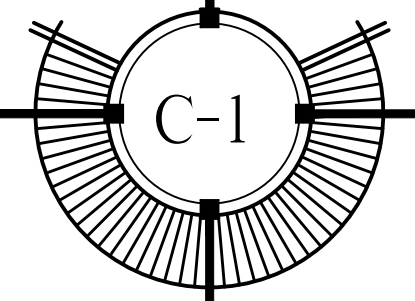
NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT
2. FRAME AND GRATE BRICKED TO GRADE BY CONTRACTOR.
3. BOTTOM INLETS SHALL BE USP PRODUCT NO. 3-3.0 OR EQUAL.
4. STRUCTURES TO BE SET ON COARSE AGGREGATE BEDDING

TYPE C CATCH BASIN
N.T.S.

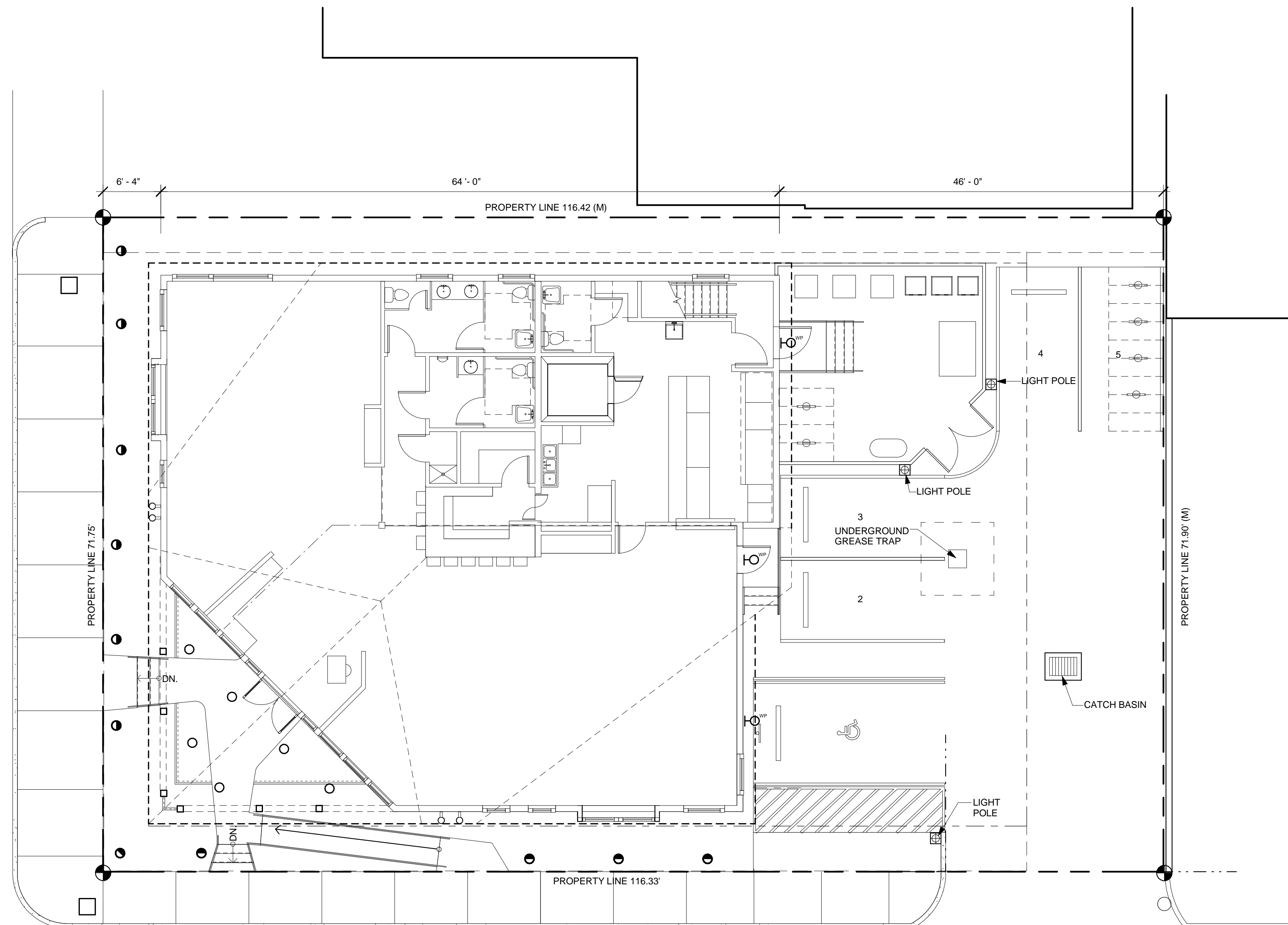


CONCEPTUAL DRAINAGE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT. DATED ON 06-10-04
SCALE: 1/8"=1'-0"



Truman Avenue

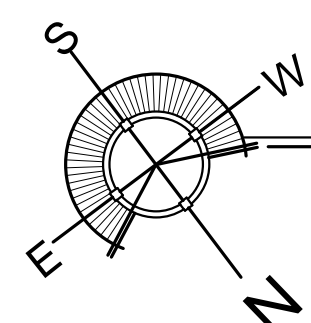


ELECTRIC LEGEND

- 20' CONCRETE POLE W/ LED EXTERIOR LIGHT FIXTURE.
- EXTERIOR WALL MOUNTED LED LIGHT FIXTURE.
- EXTERIOR CEILING MOUNTED RECESSED LED CAN LIGHT FIXTURE.
- EXTERIOR LED LANDSCAPE LIGHT FIXTURE.

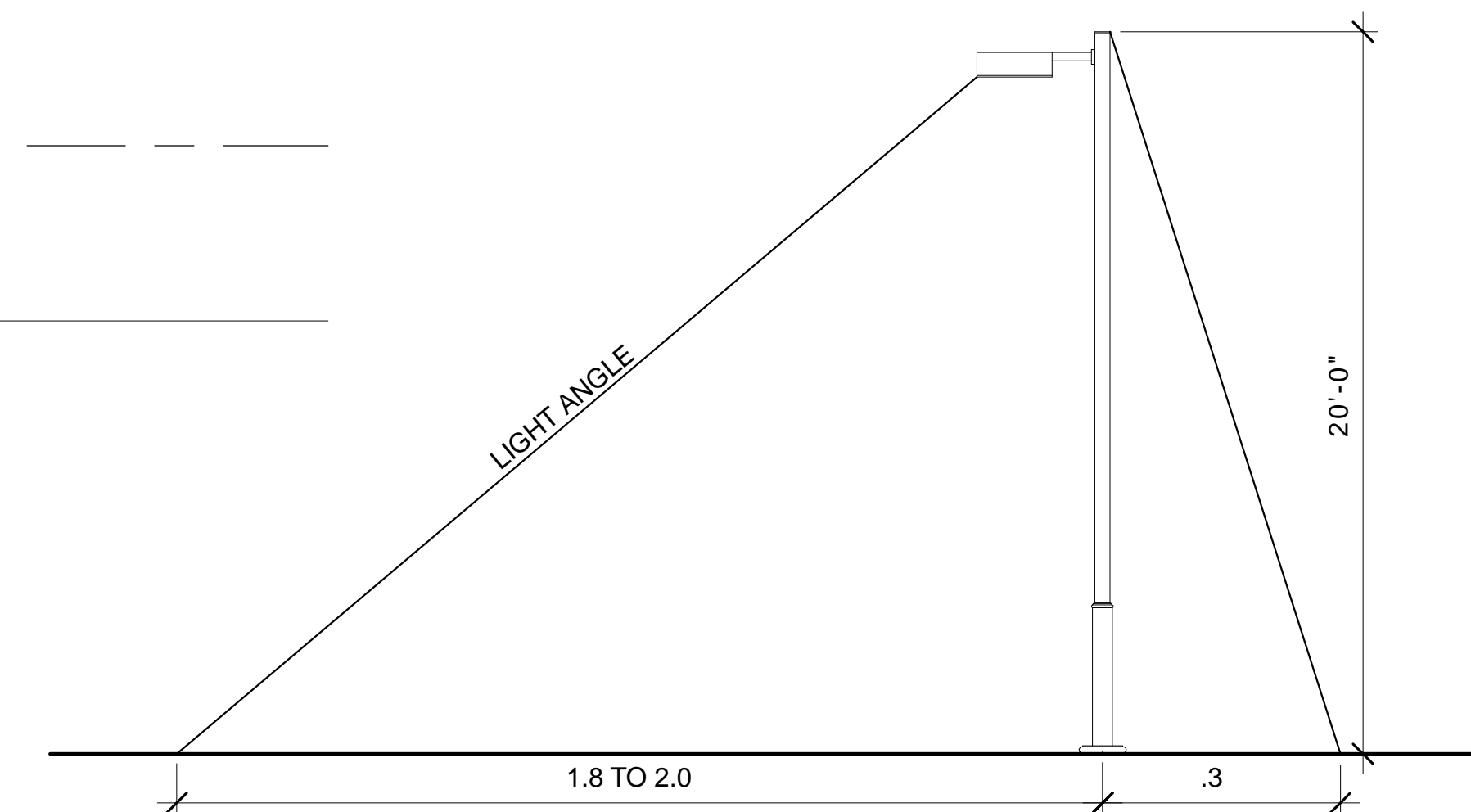
NOTES:

1. ALL EXTERIOR LIGHTING TO MEET DARK SKY REQUIREMENTS TYPICAL.
2. ALL LIGHTING TO MEET CITY CODE SECTION 108-284-EXTERIOR LIGHTING.



PROPOSED FIRST FLOOR PLAN -LIGHTING PLAN

SCALE 1/8" = 1'-0"



LIGHT POLE DETAIL

ASYMETRICAL REFLECTORS WITH RESTRICTED BACK LIGHT N.T.S.

Packer Street

SEVEN FISH
921 TRUMAN AVENUE.
KEY WEST, FLORIDA

