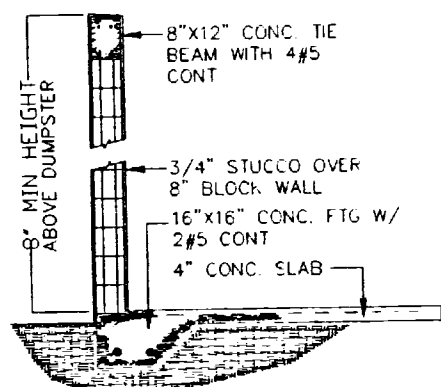


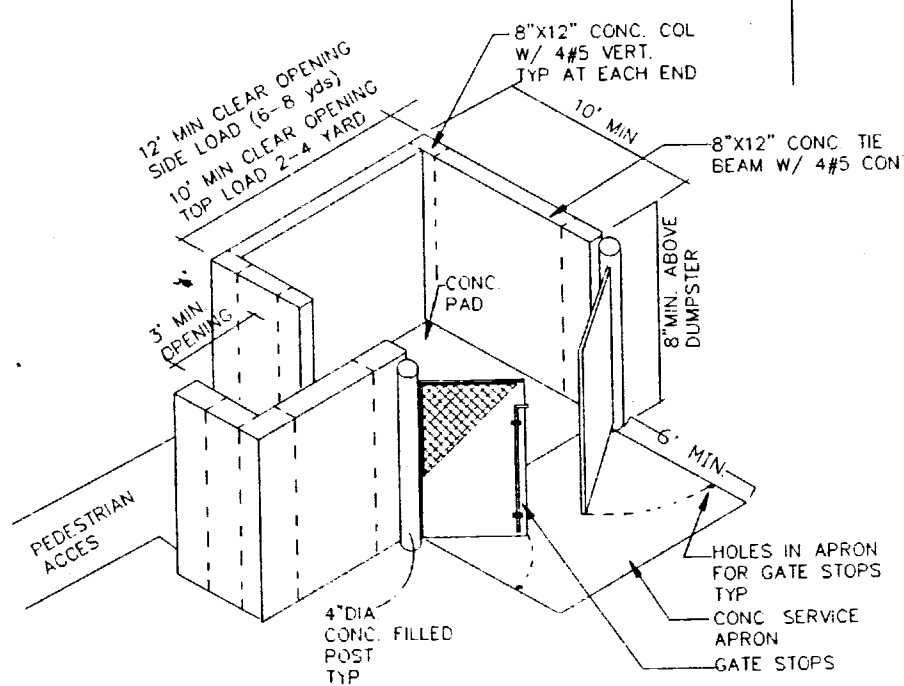
DUMPSTER ENCLOSURE LOCATION

1. DUMPSTER ENCLOSURE MUST BE LOCATED AWAY FROM PROJECT ENTRANCES, AND NO CLOSER THAN TWENTY FIVE (25) FEET TO ANY DWELLING UNIT OR OUTDOOR RECREATION AREA.
2. DUMPSTER ENCLOSURES SHOULD BE LOCATED NO FURTHER THAN 150 FEET FROM A BUILDING EGRESS POINT OR FROM ANY DWELLING UNIT.
3. LOCATE DUMPSTER ENCLOSURE SO THAT COLLECTION VEHICLES DO NOT HAVE TO BACK OUT INTO MAJOR ROADS.
4. ORIENT DUMPSTER ENCLOSURE TO PERMIT FULLY MECHANICALLY ASSISTED PICK-UP BY FRONT END LOADING TRUCKS.
5. WHEN DUMPSTER AREA TO BE SERVICED FROM AN ALLEY, ENCLOSURES SHOULD BE ANGLED THIRTY (30) DEGREES AND RECESSED OFF THE ALLEY APPROXIMATELY SIX (6) FEET. THE INTENT OF RECESSING THE ENCLOSURE IS SO THAT GATES DO NOT OPEN IN TO THE ALLEY OBSTRUCTING TRAFFIC AND SO ADEQUATE SIGHT DISTANCE CAN BE MAINTAINED.

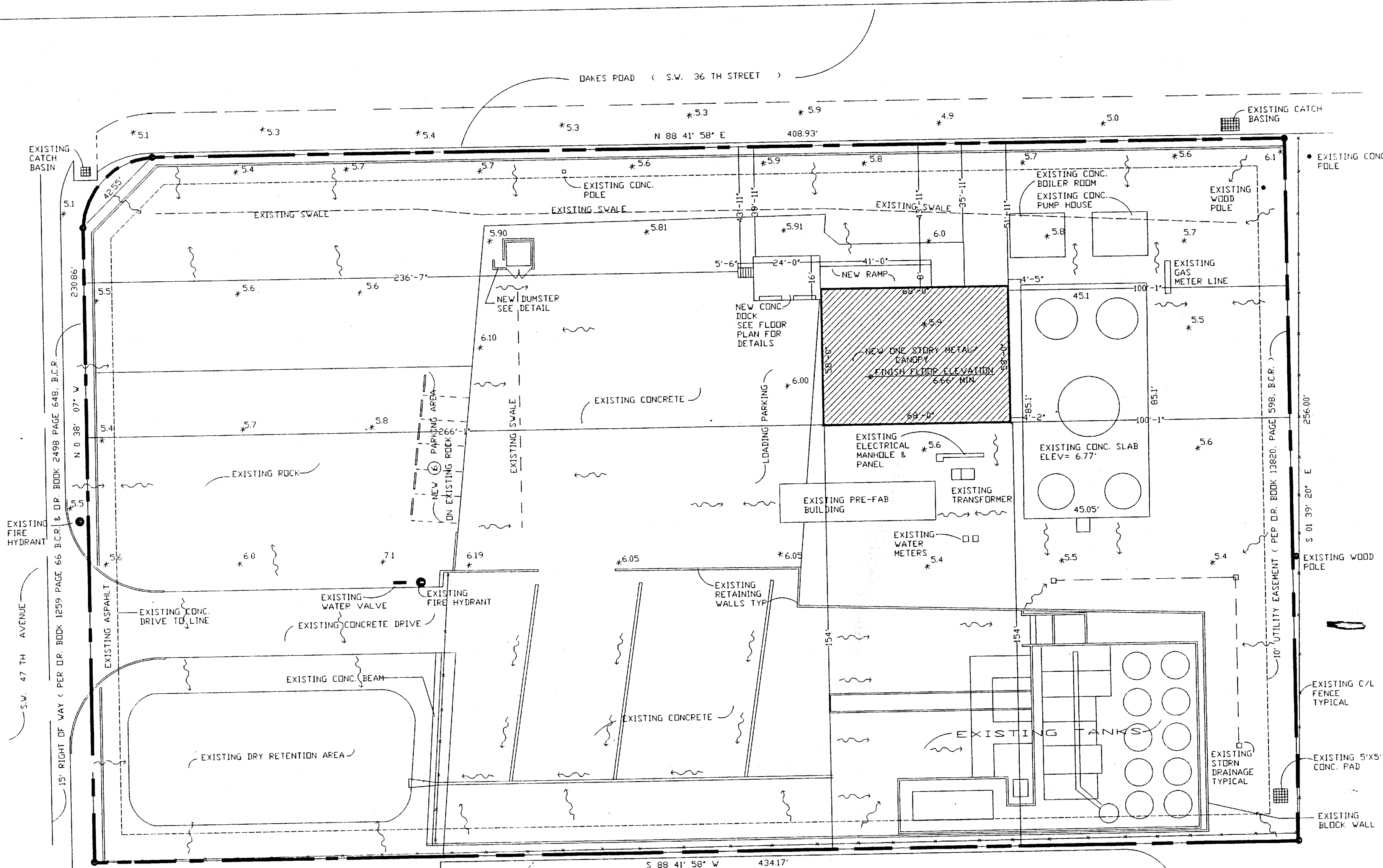
- NOTES:
1. ENCLOSURE WALLS MASONRY WITH PLASTERED AND PAINTED SURFACES OR FINISHED WITH OTHER APPROVED MATERIALS.
 2. GATE CONSTRUCTION STURDY METAL FRAMES GATE WITH WOOD OR METAL SLATS OR OTHER FACING MATERIAL.
 3. PROVIDE GATES STOPS TO SECURE GATES WHEN IN OPEN POSITION.
 4. LANDSCAPING REQUIRED ON THREE (3) SIDES.



TYPICAL DUMPSTER WALL SECTION N.T.S.



TYPICAL DUMPSTER DETAIL N.T.S.



SITE PLAN 1"=20'

SOFT 110,681 SQUARE FEET 2,5482 +/- ACRES

GROUP TYPE IV CONTAINERS BUILDING
CURRENT AND PROPOSED ZONING= M-4

TOTAL SITE AREA	110,681 SOFT	100 %
NEW BUILDING AREA	3,400 SOFT	3 %
EXISTING BUILDING AREA	782 SOFT	0.70 %
EXISTING TANKS AREA	9,358 SOFT	8.4 %
IMPERVIOUS AREA	36,960 SOFT	33.2 %
PERVIOUS AREA	60,181 SOFT	54.50 %

EXISTING DRAINAGE CALCULATION

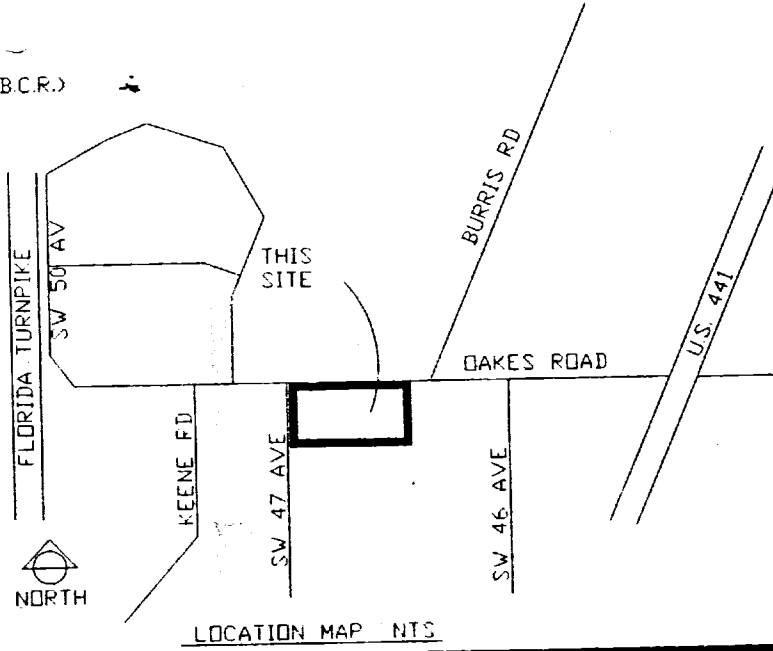
DESIGN CRITERIA- BROWARD COUNTY SURFACE WATER MANAGEMENT REQUIRES ON SITE STORAGE OF THE 1st INCH OF RAINFALL.

NEGLECT SOIL STORAGE WHILE GIVING A 50% CREDIT FOR DRY RETENTION IN SWALES.
REQUIRED STORAGE= 110,681 FT X 1 INCH X 1 FOOT = 9,223 FT
50 % CREDIT FOR DRY RETENTION IN SWALES= 9,223 X .5 = 4,612 FT

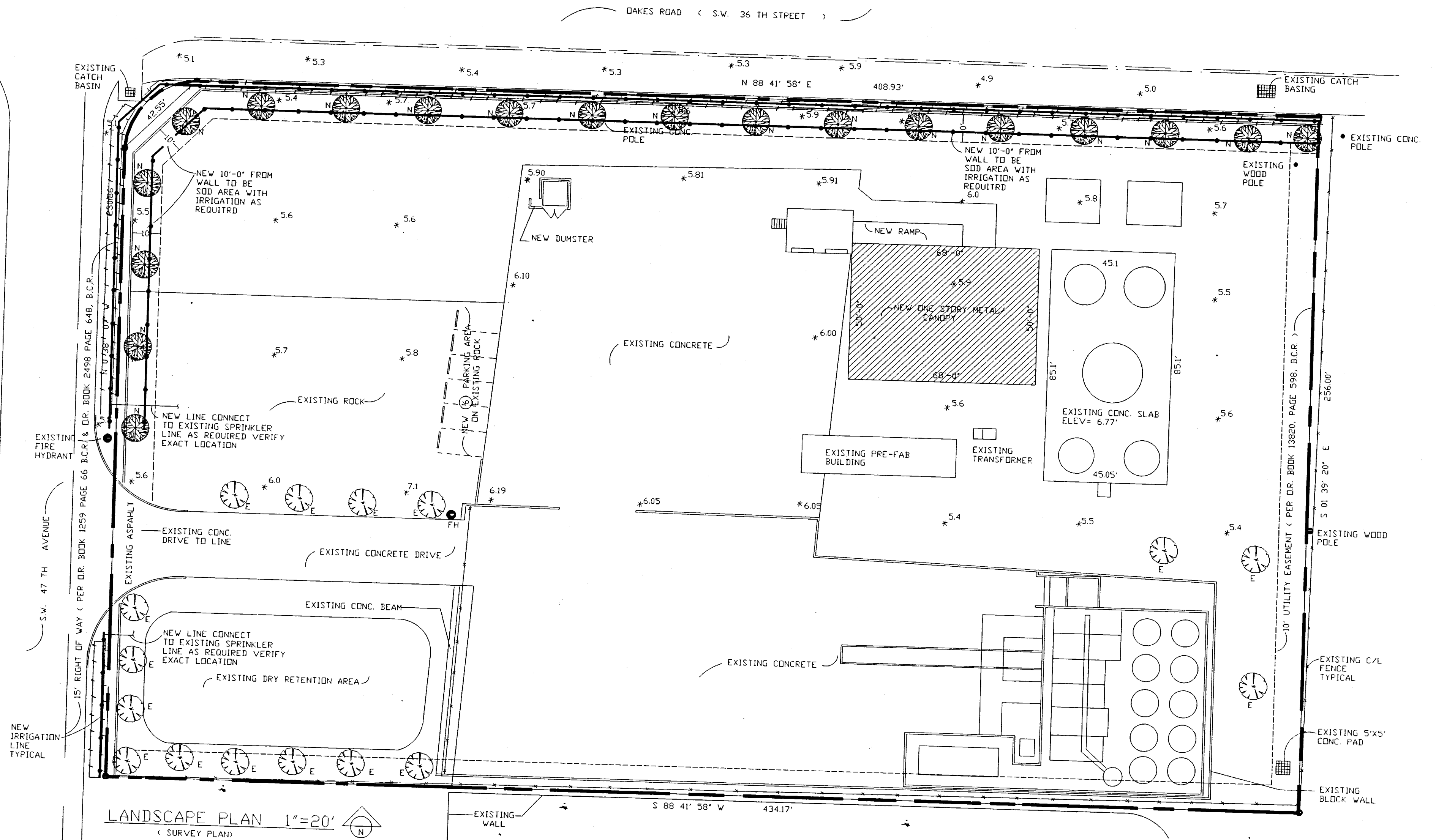
VOLUME OF SWALE STORAGE:
EXISTING RETENTION POUND= 7,500 FT
EXISTING SWALES= 5,040 FT
TOTAL STORAGE= 12,540 FT > 4,612 FT OK

LEGAL DESCRIPTION
THE NORTH 167.00 FEET OF TRACT 5 OF JOHN W. NEWMAN'S SURVEY OF SECTION 25, TOWNSHIP 50, SOUTH RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LESS THE NORTH 15.00 FEET AND LESS THE WEST 15.00 FEET FOR ROAD RIGHT OF WAY AND LESS THEREFROM THE EAST 195.00 FEET THEREOF AND LESS ALL THAT EXTERNAL AREA LYING NORTHWESTERLY OF THE ARC FORMED BY A 25.00 FOOT RADIUS WHICH IS TANGENT TO A LINE 15.00 FEET EAST OF AND PARALLEL TO THE WEST BOUNDARY OF TRACT 5, SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND TANGENT TO A LINE 15.00 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF SAID TRACT 5.

TOGETHER WITH:
THE SOUTH 104.00 FEET OF THE NORTH 271.00 FEET OF THE TRACT 5, JOHN W. NEWMAN'S SURVEY OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THE EAST 195.00 FEET AND LESS THE WEST 15.00 FEET FOR RIGHT OF WAY.



LOCATION MAP N.T.S.



LANDSCAPE PLAN 1"=20'
(SURVEY PLAN)

SOFT
110,681 SQUARE FEET
2.5482 +/- ACRES

- EXISTING CARROTWOOD TREE
- NEW GREEN BUTTERWOOD/PONGAM 5' SPREAD 3" CALC TOTAL TREES= 20
- COOD PLUM 30" H FULL AT 20' DC TOTAL TREES= 408

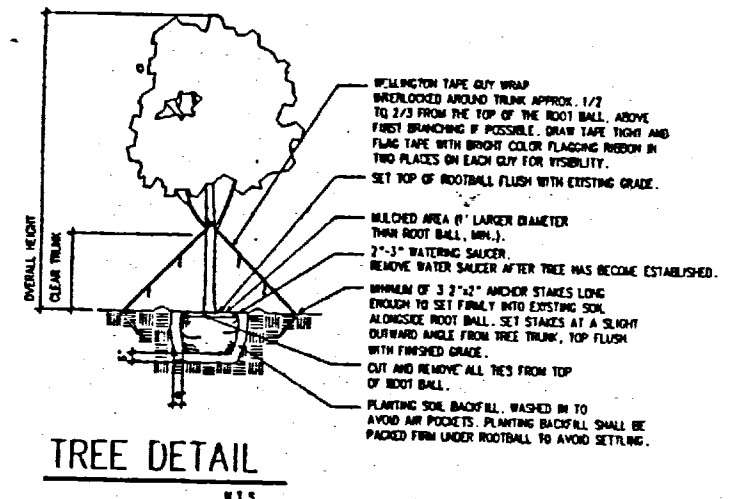
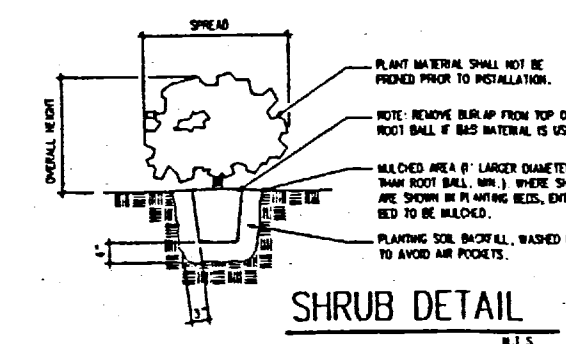
NOTE: REPLACE ALL EXISTING DEAD TREES AND PLANTS AS REQUIRED

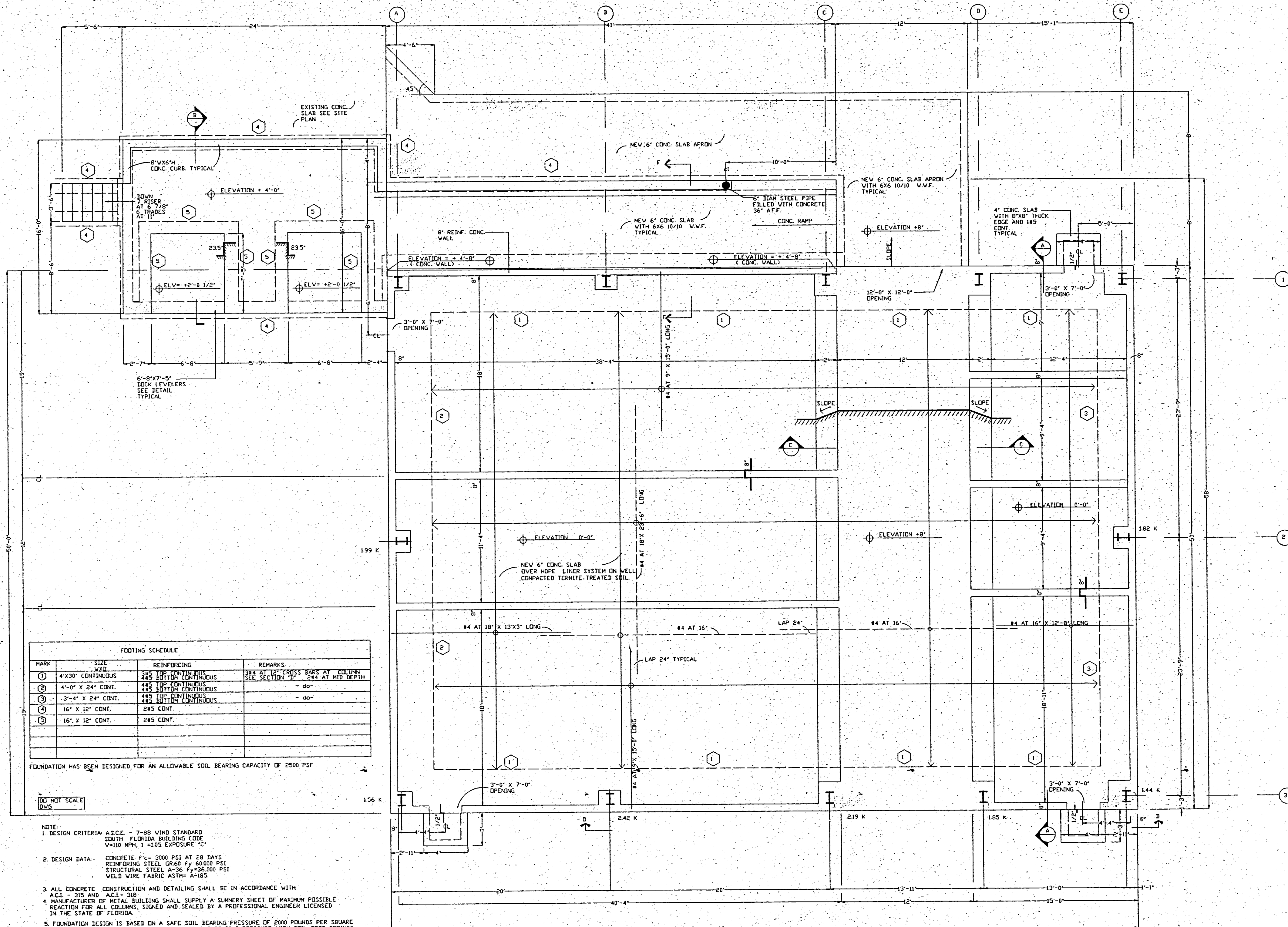
NOTE: ALL NEW LANDSCAPE INSTALLED OUTSIDE OR INSIDE FENCE LINE (OR WALL) MUST BE IRRIGATED MULCH AT BASE 3'-0" TREE WELL

NOTE: ALL OUTDOOR EQUIPMENT MUST BE SCREENED ON 3 SIDES W/ 3 FT. SHRUBS PLANTED 24" OC

ANY LANDSCAPE MATERIAL IN REQUIRED BUFFER MAY NOT BE REMOVED WITHOUT OBTAINING PERMIT FIRST

USE BLACK STRAPPING FOR STAKING



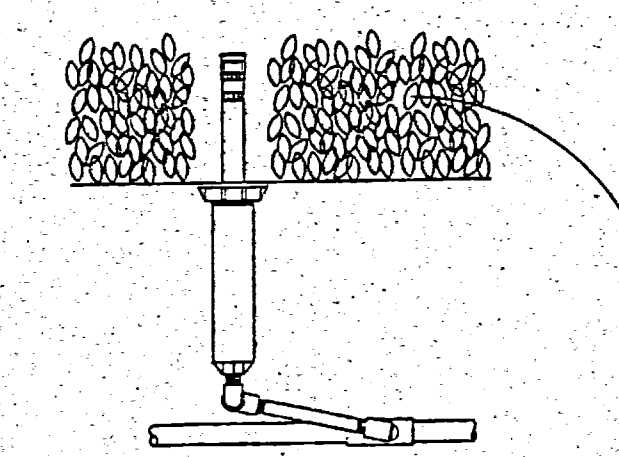


FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	REMARKS
①	4'x30" CONTINUOUS	3#5 TOP CONTINUOUS 3#5 BOTTOM CONTINUOUS	3#4 AT 12" CROSS BARS AT COLUMN SEE SECTION "D" 2#4 AT MID DEPTH
②	4'-0" X 24" CONT.	4#5 TOP CONTINUOUS 4#5 BOTTOM CONTINUOUS	- do -
③	3'-4" X 24" CONT.	4#5 TOP CONTINUOUS 4#5 BOTTOM CONTINUOUS	- do -
④	16" X 12" CONT.	2#5 CONT.	
⑤	16" X 12" CONT.	2#5 CONT.	

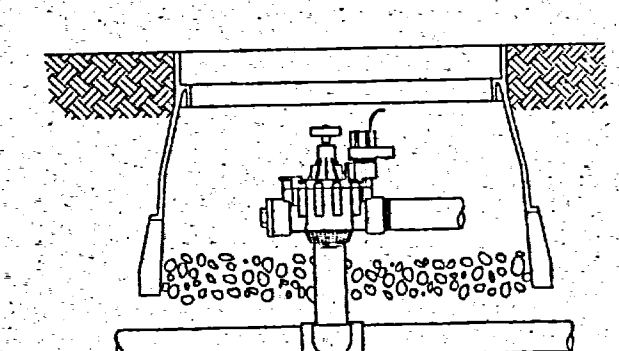
FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2500 PSF

- NOTE:
- DESIGN CRITERIA: ASCE - 7-88 WIND STANDARD SOUTH FLORIDA BUILDING CODE V=110 MPH, I=105 EXPOSURE 'C'
 - DESIGN DATA: CONCRETE $f'_c = 3000$ PSI AT 28 DAYS REINFORCING STEEL GR-60 $f_y = 60,000$ PSI STRUCTURAL STEEL A-36 $f_y = 36,000$ PSI WELD WIRE FABRIC ASTM = A-185
 - ALL CONCRETE CONSTRUCTION AND DETAILING SHALL BE IN ACCORDANCE WITH A.C.I. - 315 AND A.C.I. - 318
 - MANUFACTURER OF METAL BUILDING SHALL SUPPLY A SUMMARY SHEET OF MAXIMUM POSSIBLE REACTION FOR ALL COLUMNS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA
 - FOUNDATION DESIGN IS BASED ON A SAFE SOIL BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT. CONTRACTOR SHALL VERIFY THIS ALLOWABLE BEARING PRESSURE WITH SOIL TEST BORINGS.
 - REMOVE ALL TOP SOIL AND UNSUITABLE MATERIALS SUCH AS MUCH, TREE STUMPS, PLANTS, ROOTS, DEBRIS, ETC. AND REPLACE WITH CLEAN SAND FILL IN 12" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - ALL REINFORCING SHALL BE FABRICATED AND PLACED ACCORDING TO ACI 318-95 SPECIFICATIONS.
 - ALL CONCRETE SHALL BE PLACED ACCORDING TO 1996 EDITION OF SOUTH FLORIDA BUILDING CODE

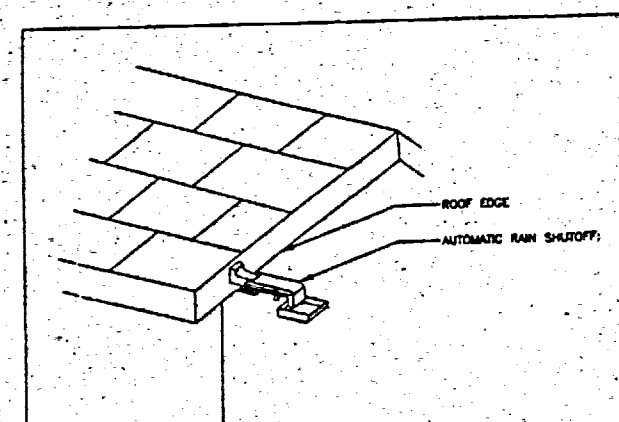
FOUNDATION PLAN 1/4"=1'-0" NORTH



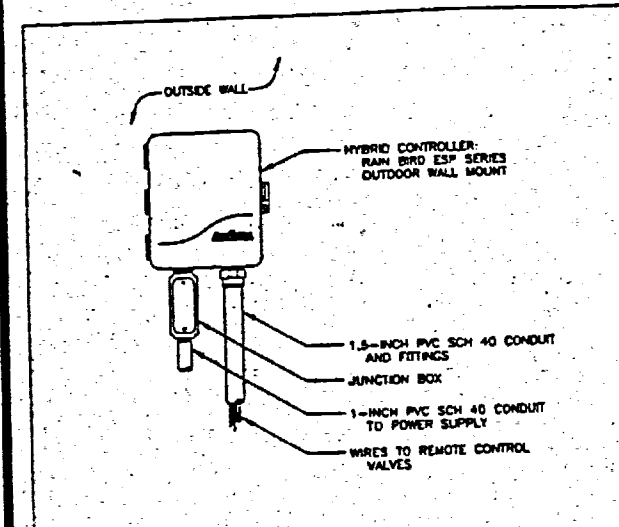
POP UP SPRAY



SOLENOID VALVE



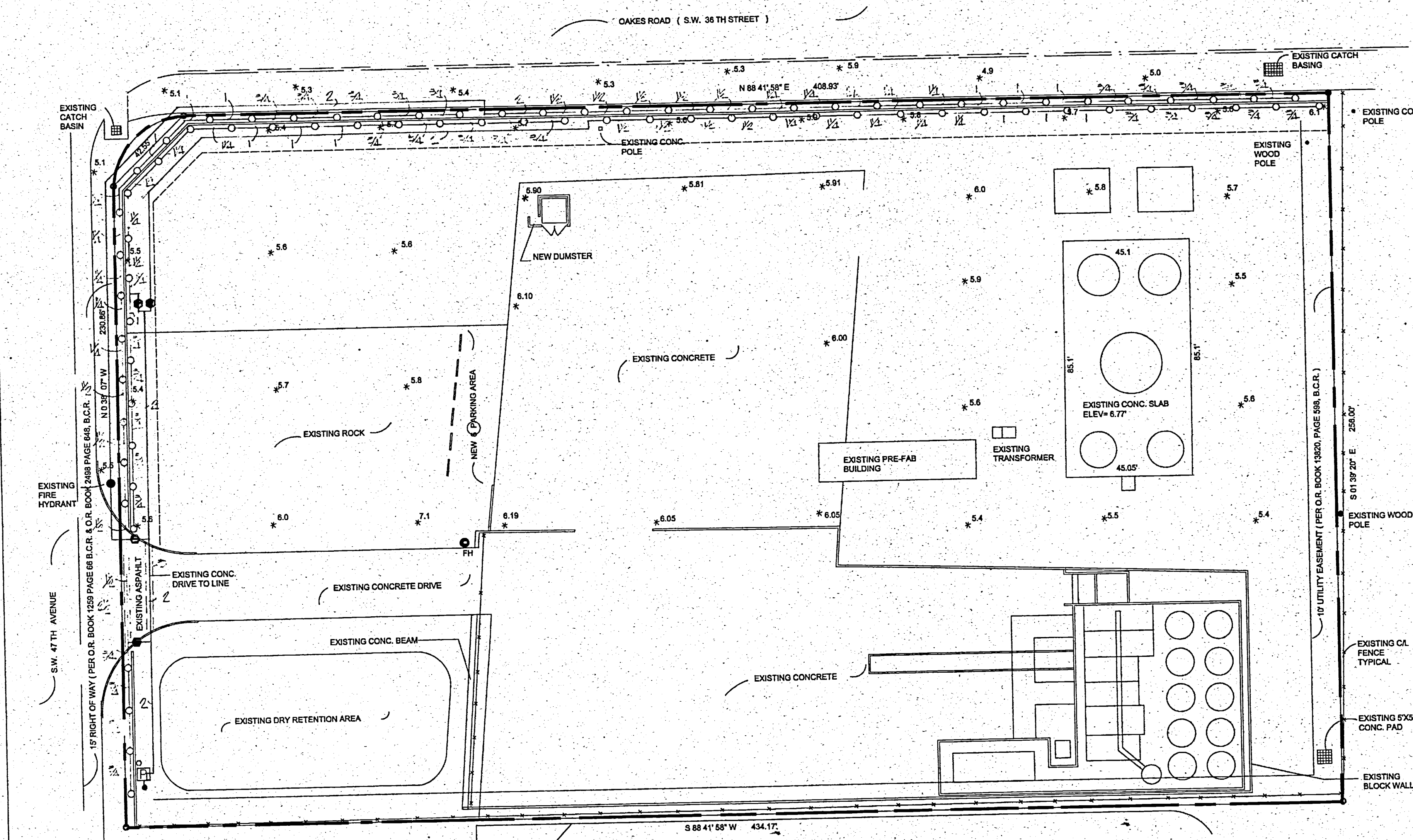
AUTOMATIC RAIN SHUTOFF



HYBRID CONTROLLER

LEGEND

Symbol	Manufacturer	Part Number	Description
●		2" (min)	Supply well capable of producing 40 gpm of water free of sand and debris.
P	F & W	SP220P1	2HP pump with controls, suction line and prefabricated concrete enclosure.
□	Rain Bird	ESP-4	Controller (mount in pump enclosure)
●	Rain Bird	150-PGA	1 1/2" solenoid valve with valve box
○	Rain Bird	Rain Check	Rain switch
○	Rain Bird	1804 Series	Pop-up spray head
—		SDR26/Class160	PVC pipe
—		Schedule 40	PVC sleeve
—		#14AWG Type UF	Irrigation wire
Not Shown			



LANDSCAPE PLAN 1"=20'

PARCEL "A" (PLAT BOOK 146, PAGE 10, B.C.R.)
J.A.G. PLAT

GENERAL IRRIGATION NOTES

- This design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas where possible.
- This system has been designed to conform with the requirements of the applicable codes. Should any conflict exist, the requirements of the codes shall prevail.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per the manufacturer's recommendations and specifications.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of the larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The Irrigation Contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any revisions necessary.
- The Irrigation Contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with no overspray onto walks, streets, walls, etc.
- All pipe and wire installed beneath paving shall be sleeved in Class 160 PVC pipe.
- All threaded PVC joints shall be made using Schedule 80 PVC nipple stubs and solvent weld couplings. No threaded adapters will be allowed. All other PVC joints shall be of the same type as the specified pipe, i.e., "O" ring or solvent weld.
- All above ground piping, except shrub risers, shall be galvanized steel.
- All sprinkler heads with flow rates of 7 gpm or less shall be mounted on flex type swing joints. All sprinkler heads with flow rates greater than 7 gpm shall be mounted on PVC swing joints of the same size as the sprinkler head inlet.
- To eliminate overspray, low angle and variable arc nozzles may be substituted for standard spray nozzles.
- Shrub type heads may be substituted for 6" (or less) pop-up heads as landscaping dictates. Riser extenders may be used on pop-up heads.
- All heads installed adjacent to uncurbed pavement shall be fitted with support flanges.
- All shrub risers shall be Schedule 40 PVC and painted flat or satin black. Risers shall be supported with rebar or angle iron secured by stainless steel clamps.
- This system has been designed to provide 100% coverage with 50% overlap (100% of the radius). All water used for irrigation shall be rust free.

