CONSTRUCTION PLANS

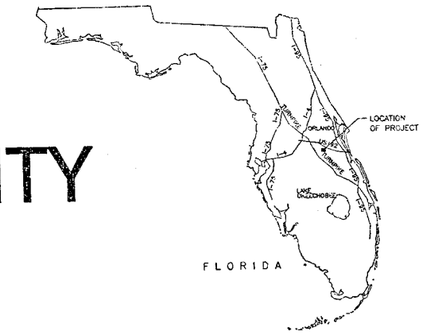
FOR

OAK HAMMOCK MAINTENANCE FACILITY

SECTION 14, TOWNSHIP 28S, RANGE 32E

OSCEOLA COUNTY

JULY 2007



LEGAL DESCRIPTION

PARCEL 1

A parcel of land lying in Section 11 T 28 S, R 32 E, Osceola County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Section 11, T 28 S, R 32 E, Osceola County, Florida, run N 00°08'26"E, along the West Line of Said Section 11, 4822.00 ft.; run thence N 74°24'43" E, 752.55 ft.; run thence S 63°59'50" E, 580.023 ft.; run thence S 18°18'55" E, 1587.31 ft.; run thence S 51°21'22" W, 310.77 ft.; run thence S 31°40'49" E 146.21 ft.; run thence S 76°12'35" E, 407.13 ft.; run thence S. 72°55'39" E, 861.52 ft.; run thence S 08°45'56" W, 109.92 ft.; run thence S 70°32'11" E, 298.69 ft.; run thence S 02°17'27" E, 215.56 ft.; run thence S 06°49'08" E, 252.26 ft.; run thence S 28°53'44" W, 240.23 ft.; run thence S 65°56'38" E, 262.17 fr.; run thence S 25°08'44" E, 233.28 ft.; run thence S 46°31'07" E, 360.08 ft.; run thence S 23°26'41" E, 262.92 ft.; run thence S 06°59'28" W, 238.30 ft.; run thence S 24°43'55" E, 424.50 ft. to a point on the South line of aforesaid Section 11; ren thence S 59°51'07" W, along said South line, 4056.52 ft. to the Point of Beginning.

Contains 293.63 acres more or less.

TOGETHER WITH

PARCEL 2

A parcel of land lying in Township 28 S, R 32 & 33 E, Osceola County, Florida, being more particularly described as follows:

All of Sections 13 and 14, T 28 S, R 32 E. TOGETHER WITH That portion of Sections 17 and 18, T 28 S, R 33 E, Lying West of U.S. Highway 441 (State Road No. 15), All being in Osceola County, Florida.

Contains 1885.21 acres more or less.

Total: 2178.84 acres more or less.

RECEIVED
JUN 19 2008
DEP, Central Dist.

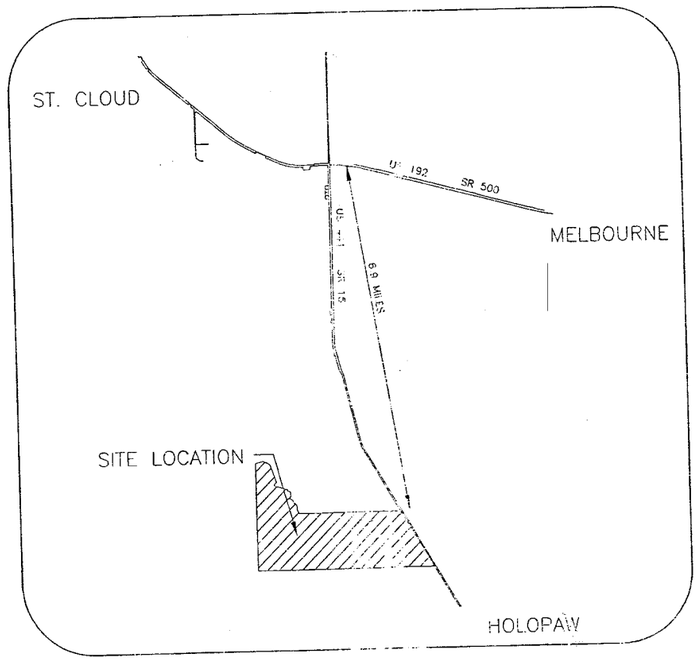
AGENCIES TO BE NOTIFIED

Osceola County Engineering Dept
1 Courthouse Square, Suite 1100
Kissimmee, FL 34741
407-343-2600-P
407-343-2623-F

Osceola County Planning Dept.
1 Courthouse Square, Suite 1400
Kissimmee, FL 34741
407-343-3400-P
407-343-2277-F

Progress Energy
3400 S. Conway Gardens rd.
Orlando, FL 32806
407-646-8355-P

Sprint
P.O. BOX 770339
Winter Garden, FL 34777
407-814-5245-P



VICINITY MAP
N.T.S.

SHEET INDEX

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

ENGINEERING/SURVEYING

FRANKLIN, HART & REID
EB No. 8336 LB No. 3515
Civil Engineers - Land Surveyors
1368 East Vine St.
Kissimmee, Florida 34744
Tel: (407) 846-1216 Fax: (407) 343-0324
E-mail: engineering@fhr-ivil.com

PREPARED FOR:

WASTE SERVICES, INC.
1501 OMNI WAY
ST. CLOUD, FL 34773
(407) 891-3720

DATE	SUBMITTAL LOG
12-11-07	SUBMITTED TO OSCEOLA COUNTY
2-12-08	RESUBMITTED TO OSCEOLA COUNTY
5-15-08	RESUBMITTED TO OSCEOLA COUNTY

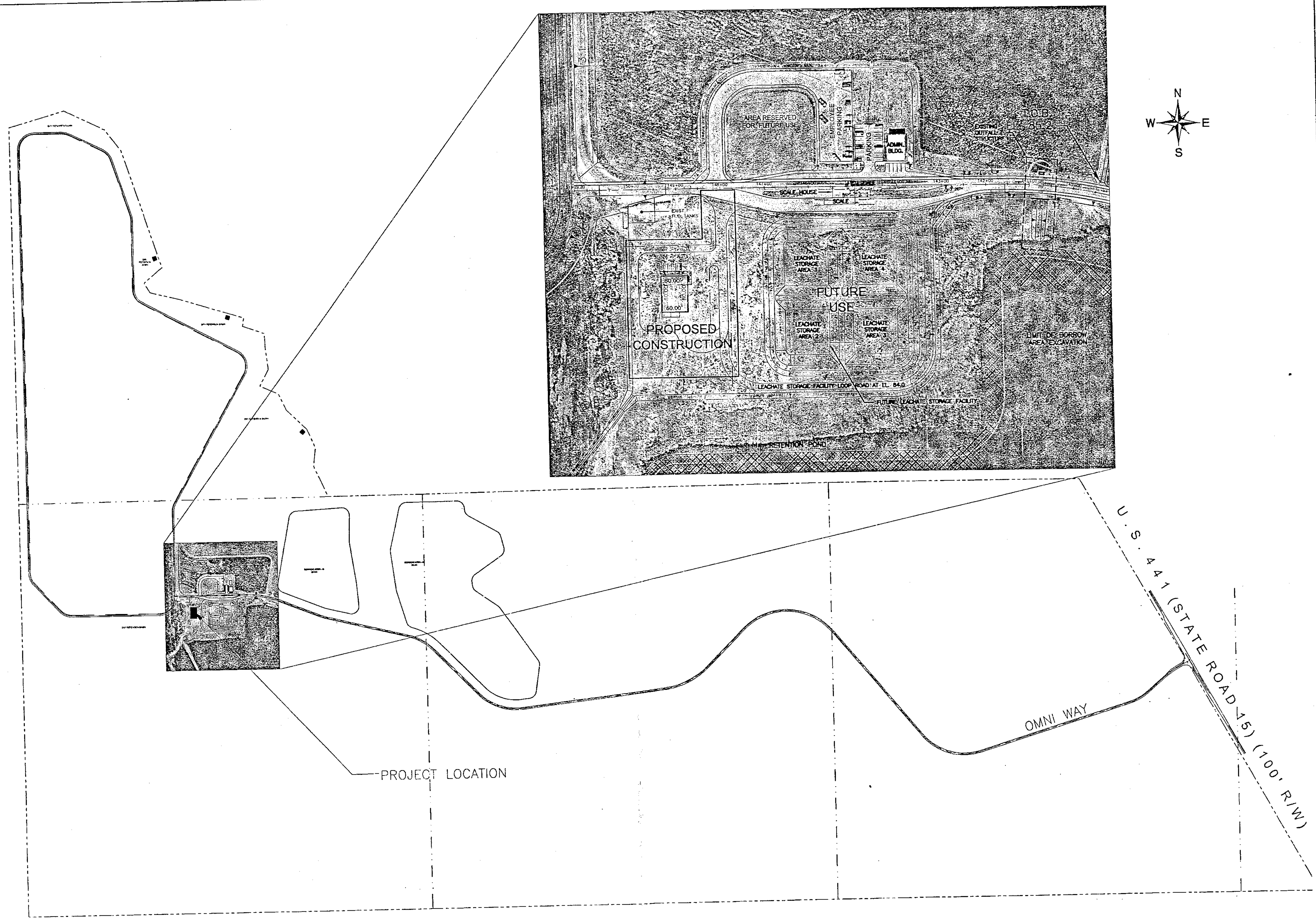
APPROVED BY:

DAVID A. HOOD, P.E. FL. REG. NO. 38794

OSCEOLA CO. CU 00-00035
OSCEOLA CO. CDP 03-0025
OSCEOLA CO. EIP 07-0120

OAK HAMMOCK MAINTENANCE FACILITY

I O R



OSCEOLA CO. CU 00-00035
OSCEOLA CO. CDP 03-0025
OSCEOLA CO. DP 07-0120

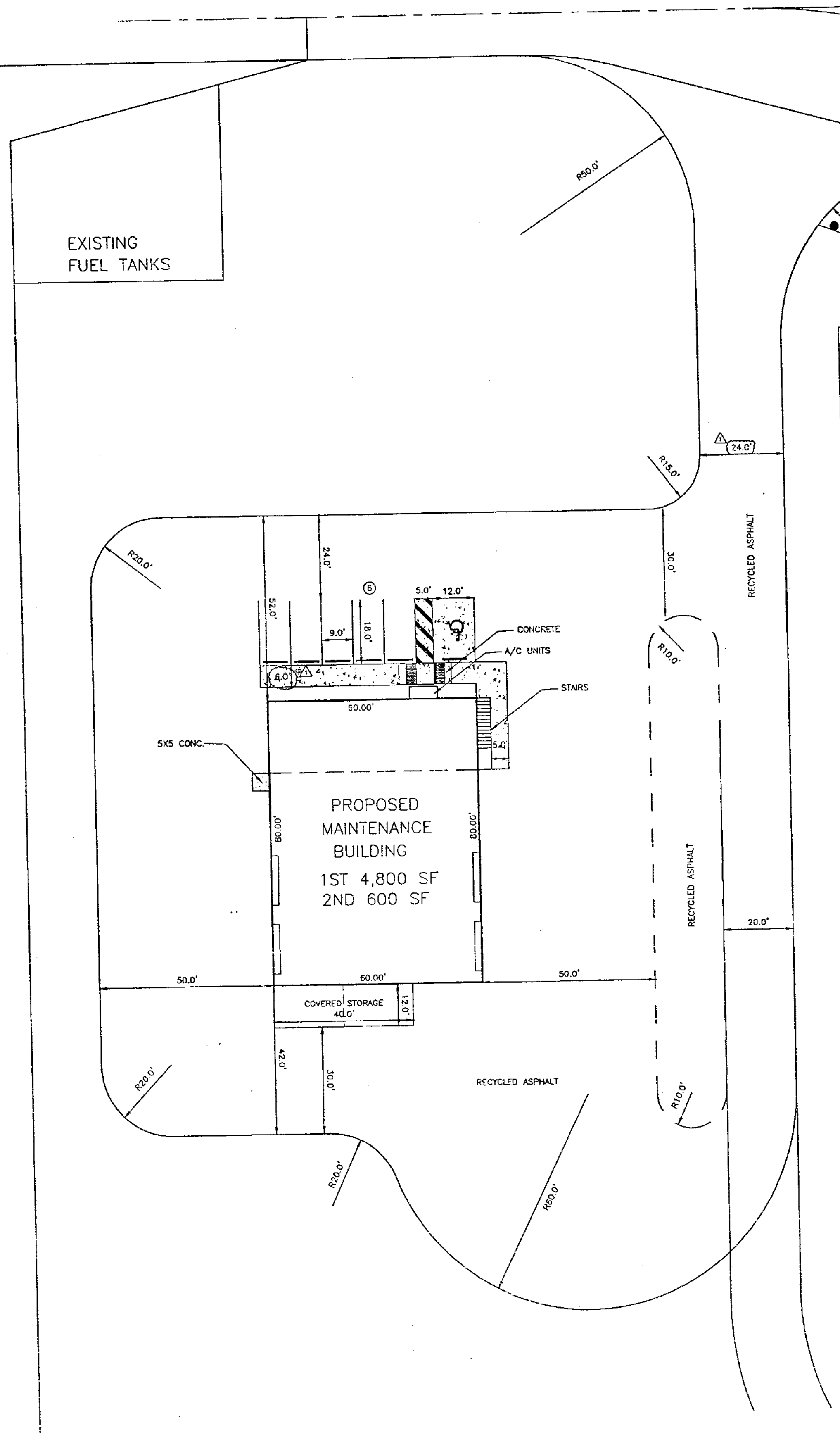
SITE LOCATION MAP
OAK HAMMOCK MAINTENANCE FACILITY

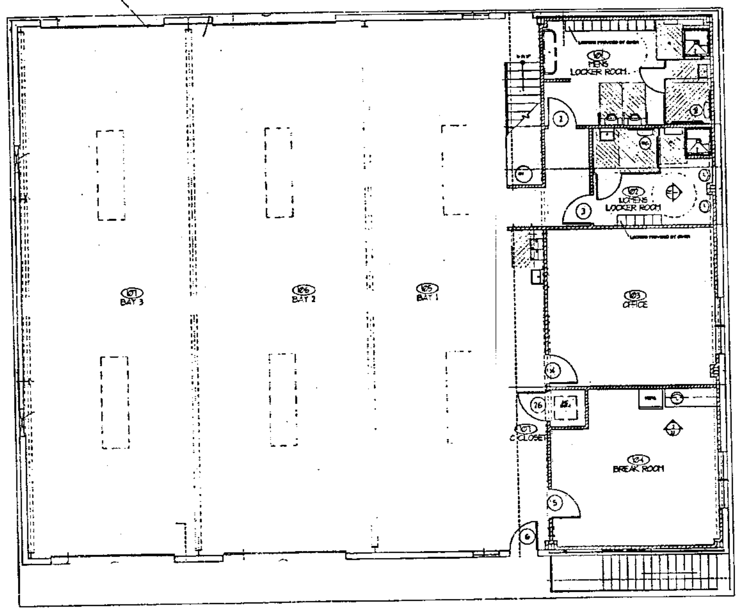
FRANKLIN, HART & REID
CIVIL ENGINEERS - LAND SURVEYORS
EB No. 8336 LB No. 6605
1368 East Vine Street, Kissimmee FL., 34744
Telephone (407) 846-1216 Fax (407) 343-0324
e-mail: engineering@fhrcivil.com

NOT VALID WITHOUT RAISED SEAL
DAVID A. REID, P.E.

DRAWING 07-1683

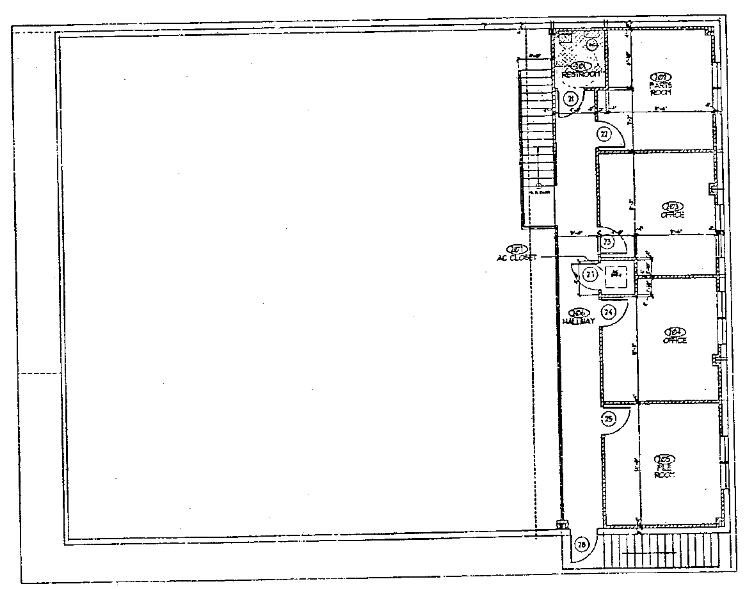
SHEET 2 OF 7





FIRST FLOOR DETAIL

N.T.S. (GRAPHICAL REFERENCE ONLY NOT FOR CONSTRUCTION) SEE ARCHITECTURAL PLANS



SECOND FLOOR DETAIL

N.T.S. (GRAPHICAL REFERENCE ONLY NOT FOR CONSTRUCTION) SEE ARCHITECTURAL PLANS

CONSTRUCTION NOTES:

1.0 GENERAL:

1.1. All pavement, construction material and workmanship shall conform to osceola county standards and florida department of transportation "standard specifications for road & bridge construction" latest edition.

1.2. All trench excavations in excess of five feet in depth shall be in accordance with the "trench safety act", effective date october 1, 1990.

1.3. Before any trees are removed but after initial construction surveying, the contractor will clearly flag all trees to be preserved as approved by the engineer.

1.4. All disturbed areas within road right of way to be sodded. All disturbed areas beyond road right of way to be re-sodded to match existing conditions.

1.5. Benchmark datum must be referred to the national geodetic vertical datum 1929.

1.6. Maintenance of traffic shall be in accordance with current florida d.O.T. Standards and the manual of uniform traffic control devices.

1.7. Locations and dimensions of existing rights-of way and easements are based on best available information. Contractor shall verify the limits of the rights-of-way and easements in order to avoid encroachments.

1.8. Field verify site conditions and the size and location of all existing utilities and related construction prior to commencement of work.

1.9. The contractor shall establish a brass disk benchmark on the control structure with an elevation certified in writing to the osceola county by a registered professional land surveyor.

1.10. Contractor is to ensure when installing utilities that any roots encountered will be cut off evenly with a clean sharp tool. Damage to existing tree root systems shall be minimized.

2.0 PAVING & GRADING

2.1. Grades shown are finished grades.

2.2. Intersecting roads and driveways to be graded as directed by the engineer, unless otherwise noted.

2.3. Lot grading shall not significantly alter any off-site drainage characteristics

2.4. Elevations shown within each house pad represent the minimum finished floor elevation per engineer's design. Contractor to provide finished dirt grade 8" below the finished floor elevation and compacted to 95% modified proctor per aashto t-180.

2.5. Contractor to grade lots uniformly in strip fashion. The finished dirt grade elevation is to be consistent over the entire pad area. All side yard swales to be constructed and finished graded by the home builder during final home building construction.

2.6. This grading plan assumes that the developer intends to construct slab on grade or stemwall foundations

2.7. Finished floor elevations shall be at least 2' above the crown of adjacent road.

3.0 DRAINAGE

3.1 All drainage pipe joints shall be wrapped per fdot standard index no. 280.

Unless otherwise specifically noted, the following alternative storm pipe materials are approved by the engineer of record subject to manufacture's specifications and min. Pipe cover and shall be designed as a system:

3.2. Rcp (reinforced concrete pipe)

3.3. Frcp (fiber reinforced concrete pipe) as manufactured by hardie pipe, inc. Or approved equal. Fiber reinforced concrete pipe shall comply with astm c1450 and fdot specification section 449-5 standard specifications for road & bridge construction, latest edition, "concrete culvert pipe round"

3.4. Hdpe (high density polyethyene) type n-12 as manufactured by ads (or approved equal) conforming to aashto m294 current addition. All hdpe joints must be water tight and certified to meet a min. Lab test of 5 psi per astm d 3212. Corrugated polyethylene pipe (12" to 48") shall comply with fdot section 948-2, standard specifications for road and bridge construction, latest edition.

Note: wrap all pipe joints with filter fabric per fdot index 280.

4.0 UTILITIES

4.1. The location of the existing utilities shown in the plans are approximate only; the exact locations shall be determined by the contractor prior to construction. In addition, the contractor shall be responsible to verify if "other" utilities (not shown in the plans) exist within the area of construction. Should there be utility conflicts, the contractor shall inform the engineer and notify the respective utility owners to resolve utility conflicts and utility adjustments, as required.

4.2. Existing utilities are to be protected and maintained in service by the contractor. Any utility damaged during construction will be repaired at the contractor's expense.

4.3. Contractor shall adjust all utility lids and covers to finished grade with existing traffic bearing slabs, if available. If not available, then contractor is to provide structure top, type 7-t (h-20) per fdot index no. 201.

4.4. Utilities to be adjusted by the contractor, as directed by the engineer, unless otherwise noted.

5.0 EROSION CONTROL

5.1. The contractor shall take measures during construction to prevent erosion, turbidity and sedimentation in off-site swales, wetlands or water bodies.

5.2. All disturbed areas shall be neatly graded, seeded and mulched or sodded as noted.

6.0 PERMITTING

6.1. The contractor shall be responsible to satisfy all requirements of regulatory agency permits in regard to construction activities and related conditions.

7.0 AS-BUILTS

7.1. The contractor shall provide the engineer of record with an accurate "as built" survey depicting the improvements as constructed and noting any changes.

8.0 SIDEWALKS

8.1. Sidewalks fronting lots shall be constructed as homes are built

8.2. All other sidewalks to be constructed with site improvements.

N

W E

S

20 0 10 20 40

GRAPHIC SCALE
IN FEET
1 INCH = 20 FEET

SITE DATA:

Total Site: 2179 AC.
Proposed Site Mod.: 1.8 AC.

New Impervious Area: 0.97 AC.
Drainage South To 73 Ac Basin
ERP Permit #49-01411-p

PARKING DATA:

Required Parking: 1200 SF Office @1/300= 4 spaces
3 Service Bays @ 3/Bay= 9 spaces
Provided Parking: 5 spaces+1 Handicap
Additional Parking will be shared with existing parking to the north: 20 spaces+Employee Lot

LAND USE:

Landfill

ZONING:

AC-Agricultural Development and Conservation

UTILITIES

Water Supply - PRIVATE WELL
Sewer Service - PRIVATE SEPTIC
Power - PROGRESS ENERGY

FLOOD ZONE:

According to the Flood Insurance Rate map No. 12097C0475 F, dated 6/5/01, for Osceola Co., the property lies in zone "X", areas within 500-year flood zone and zone "A", no base flood elevation determined.

PHASING:

PROJECT IS TO BE COMPLETED IN 1 PHASE.

OWNER:

OWNER NAME: WASTE SERVICES, INC
ADDRESS: 1501 OMNI WAY, ST CLOUD, FL, 34773
Tel. (407) 891-3720
Fax. (407) 891-3730

FIRE PROTECTION:

FIRE PROTECTION PROVIDED FOR ENTIRE SITE UNDER CDP#00-00025

OSCEOLA CO. CU 00-00035
OSCEOLA CO. CDP 03-0025
OSCEOLA CO. EP 07-0120

REVISION	DATE
1 OSCEOLA COUNTY	2-12-08
2 OSCEOLA COUNTY	4-23-08
3	
4	
5	

Job No. 07-1683	DATE: 7/24/2007
Scale AS SHOWN	F.B.: --
Section 14	PAGE: --
Township 28S	DESIGN: ---
Range 32E	DRAWN: MAK
	CHECKED: DAR

GEOMETRY PLAN

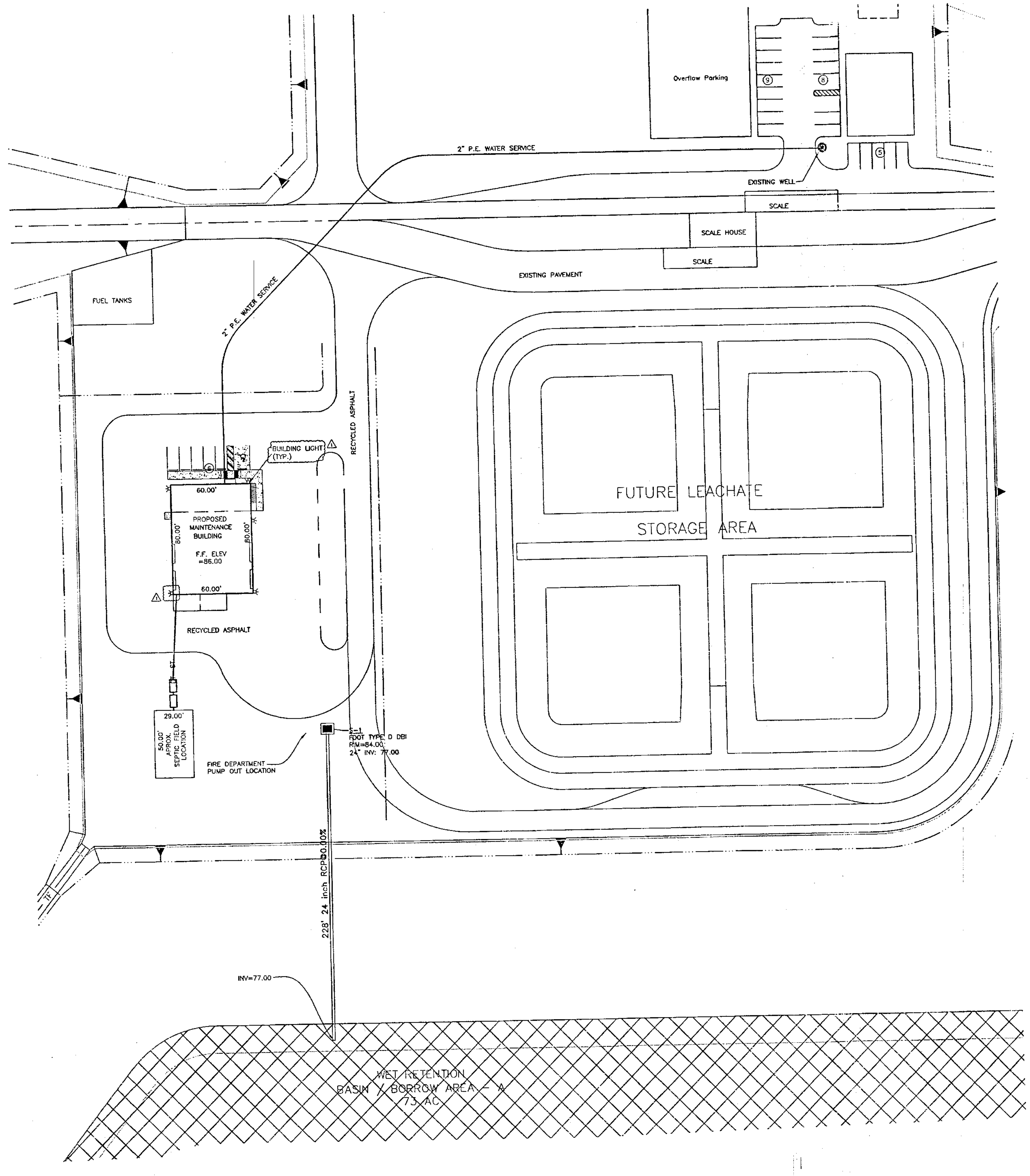
OAK HAMMOCK MAINTENANCE FACILITY

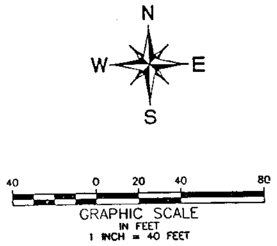
NOT VALID WITHOUT RAISED SEAL
DAVID A. REID, P.E. FL. REG. NO. 38794

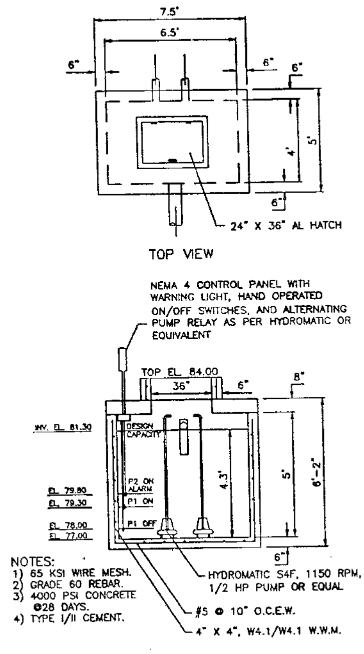
FRANKLIN, HART & REID
CIVIL ENGINEERS - LAND SURVEYORS
EB No. 8336 LB No. 6605
1368 East Vine Street, Kissimmee FL., 34744
Telephone (407) 846-1216 Fax (407) 343-0324
e-mail: engineering@fhrcivil.com

DRAWING
07-1683

SHEET 3
OF 7

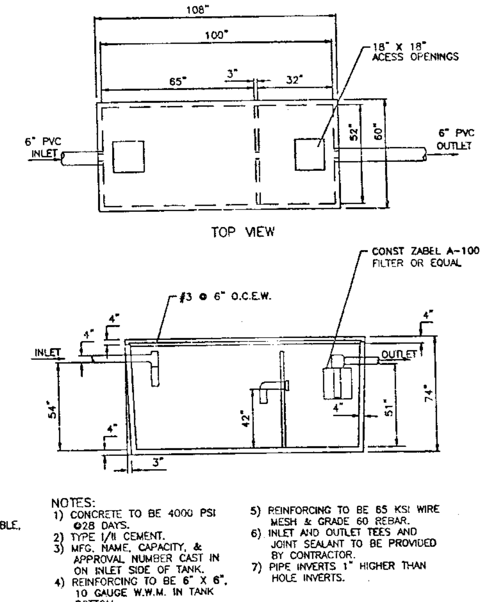






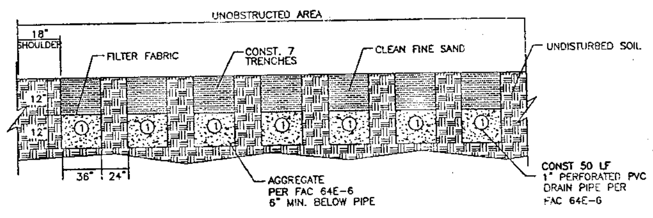
NOTES:
1) 65 KSI WIRE MESH.
2) GRADE 60 REBAR.
3) 4000 PSI CONCRETE @28 DAYS.
4) TYPE I/II CEMENT.

750 GAL. DOSING TANK DETAIL N.T.S.



NOTES:
1) CONCRETE TO BE 4000 PSI @28 DAYS.
2) TYPE I/II CEMENT.
3) MFG. NAME, CAPACITY, & APPROVAL NUMBER CAST IN ON INLET SIDE OF TANK.
4) REINFORCING TO BE 6" X 6", 10 GAUGE W.W.M. IN TANK BOTTOM.
5) REINFORCING TO BE 65 KSI WIRE MESH & GRADE 60 REBAR.
6) INLET AND OUTLET TEES AND JOINT SEALANT TO BE PROVIDED BY CONTRACTOR.
7) PIPE INVERTS 1" HIGHER THAN HOLE INVERTS.

1,100 GALLON SEPTIC TANK DETAIL N.T.S.



TRENCH DRAIN CROSS SECTION N.T.S.

SEPTIC NOTES:

15 EMPLOYEES @ 25 GAL/DAY =375 GAL/DAY
Estimated Sewage Flows per State of Florida Department of Health Chapter 64E-6.008 Table 1.

TANK SIZE= 1,050 GALLONS
DOSING TANK= 450 GALLONS
Septic tank and pump tank capacity per State of Florida Department of Health Chapter 64E-6.008 Table 2.

REQUIRED DRAINFIELD SIZE:
Drainfield size= (375 GPD)/(0.35 GPD/SQ.FT.)= 1,071 SQ.FT.
Sizing of Drainfield per State of Florida Department of Health Chapter 64E-6.008 Table 3.

FIRE PROTECTION:

FIRE PROTECTION PROVIDED FOR ENTIRE SITE UNDER CDP#03-00035

OSCEOLA CO. CU 00-00035
OSCEOLA CO. CDP 03-0025
OSCEOLA CO. EIP 07-0120

REVISION	DATE
1 OSCEOLA COUNTY	2-12-08
2 OSCEOLA COUNTY	4-23-08
3	
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Job No. 07-1683	DATE: 7/24/2007
Scale AS SHOWN	F.B.: --
Section 14	PAGE: --
Township 28S	DESIGN: ---
Range 32E	DRAWN: MAK
	CHECKED: DAR

UTILITY PLAN

OAK HAMMOCK MAINTENANCE FACILITY

NOT VALID WITHOUT RAISED SEAL

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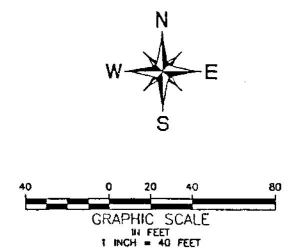
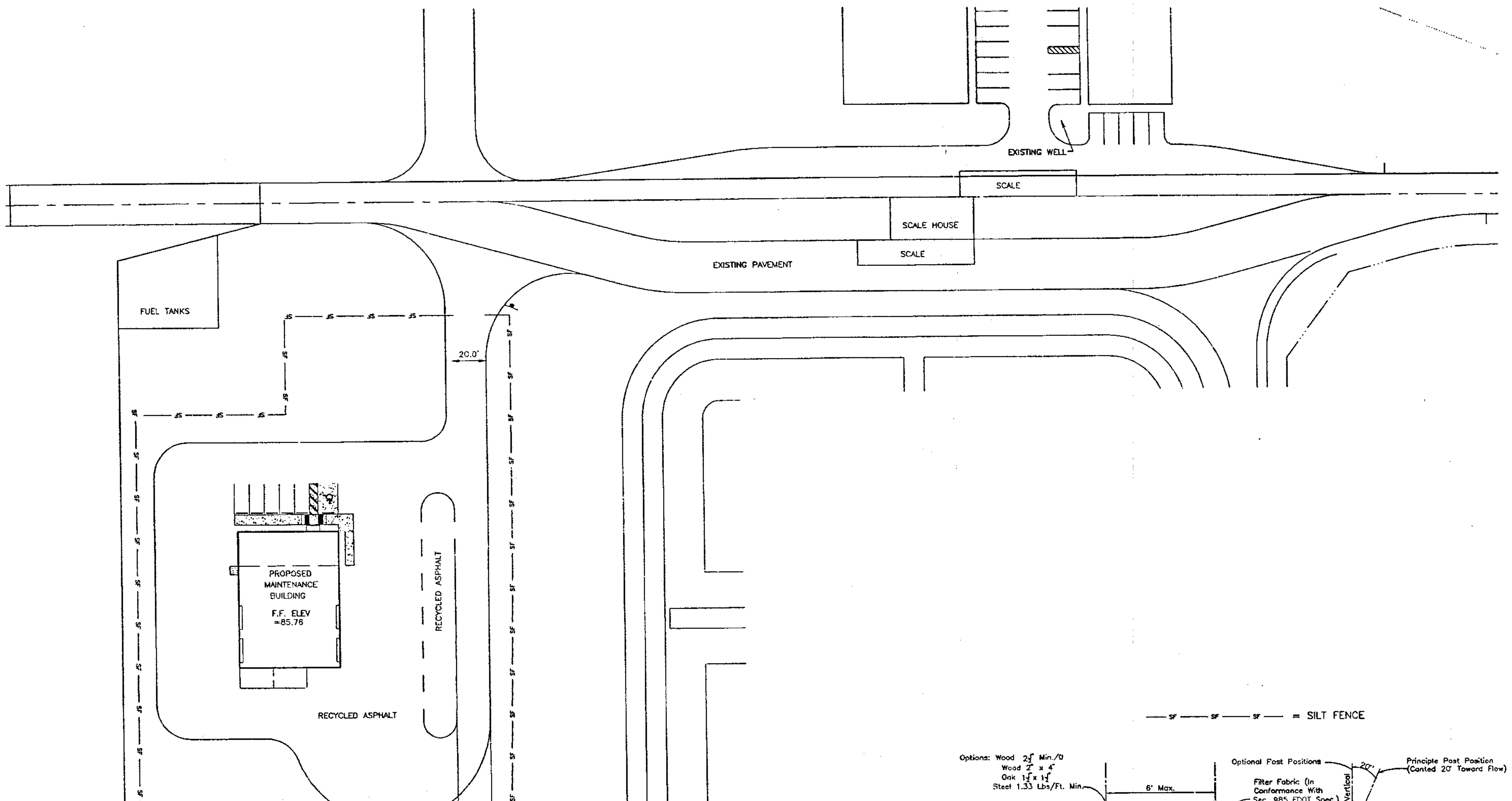




EROSION CONTROL & WATER QUALITY MANAGEMENT:

1. The contractor shall execute all measures necessary to limit the transport of sediments outside the limits of the project to the volume and amount that are existing prior to the commencement of construction. This condition will be satisfied for the total anticipated construction period. Provision must be made to preserve the integrity of grading patterns, etc. Required to meet this provision throughout the life of the construction. The contractor shall provide hay bales, silt barriers, temporary grassing, etc. As required to fully comply with the intent of this specification.

2. No excavated material shall be stockpiled in such a manner as to direct runoff directly off the project site or into any adjacent water body or stormwater collection facility.

3. The surface area of open, raw erodible soil exposed by clearing and grubbing operations or excavation and filling operations shall not exceed 10 acres. This requirement may be waived, for large projects with a dust control plan, which demonstrates that opening of additional areas will not significantly affect off-site deposit of sediments. This waiver will be by written authorization from the county engineer.

4. Inlets and catch basins shall be protected from sediment laden stormwater runoff until the completion of all construction operations that may contribute sediment to the inlet.

5. Areas opened by construction operations that are not anticipated to be dressed or receive final grassing treatment with in thirty days shall be seeded with a quick growing grass species which will provide an early cover, during the season in which it is planted. Temporary seeding shall be controlled so as to not alter or compete with permanent grassing. The rate of seeding shall be 30 pounds per acre.

6. The seeded or seeded and mulched area(s) shall be rolled and watered as required to assure optimum growing conditions for the establishment of a good grass cover.

7. If after 14 days, the temporary grasses areas have not attained a minimum of 75% good grass cover, the area will be reworked and additional seed applied to establish the desired vegetation cover.

8. All features of the project shall be constructed to prevent erosion and sediment and shall be maintained during the life of the construction so as to function properly without the transport of sediments outside the limits of the project.

9. All disturbed areas outside the excavation and fill limits will be restored to a condition equal to or better than their condition prior to construction.

10. The contractor will be responsible for maintenance of all newly planted grasses or vegetation and retention/detention facilities until the work has been accepted by the county.

11. The contractor shall be responsible for the stability of embankments and shall replace any portion, which in the opinion of the engineer, has become displaced due to erosion or due to carelessness or negligence on the part of the contractor.

12. The contractor shall comply with all federal, state, and local laws and regulations controlling pollution of the environment. Measures shall be taken by the contractor to control erosion and sediment runoff from the site during construction. Such methods shall be in accordance with the current florida department of transportation standards.

13. Absolutley no work will be allowed within any conservation area, buffer area, mitigation area or designated wetland area unless so specifically described by the plans and granted by reason of permit from the governmental entity having jurisdiction over said area.

14. Prior to clearing and grubbing, the limits of wetlands, buffers wetlands, buffers and mitigation areas shall be clearly marked along the proposed right of way line to protect these areas from encrochment from construction activities.

15. All fill embankment and graded areas shall be protected against erosion by methods stated in index 104. F.D.O.T. Standard specifications for bridge and road construction. Side slope may be seed and mulched, provided that the mulch material is disc harrowed and the side slopes are neither greater than 3:1 nor part of a drainage conveyance.

16. Refer to pond detail sheets for erosion control measures at pond outfalls.

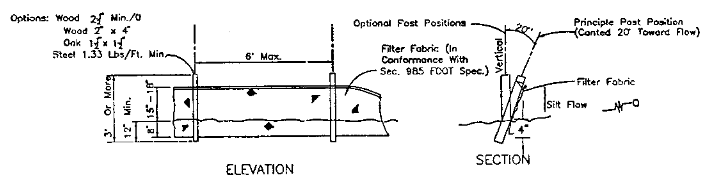
17. Erosion control at all inlet drainage structures during construction shall be done in accordance with fdot index no. 102.

"AS-BUILT" - RECORD DRAWINGS NOTES:

General:
contractor shall provide the engineer of record with an accurate "as-built" survey depicting the improvements as constructed and noting any changes.As-built survey shall be signed and sealed by a fl. Registered professional surveyor and mapper. A paper copy shall be submnitted along with an electronic file in autocad format. "as-built" survey shall meet the standards and specifications of osceola county, sfwmd, and the toho water authority.

Utilities:
at a minimum utility "as-built" information will require the location of all fittings, valves, hydrants, etc. And the change of direction and elevation of all water mains, including vertical and horizontal seperation of all crossings and conflicts. Contractor shall make provisions during construction to facilitate the collection of "as-built" data, including, if necessary, installing pvc sleeves over water main fittings, collecting survey data as it is installed, or taking field measurements of conflicts prior to placing cover.

—— SF —— SF —— SF —— = SILT FENCE



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE
NTS

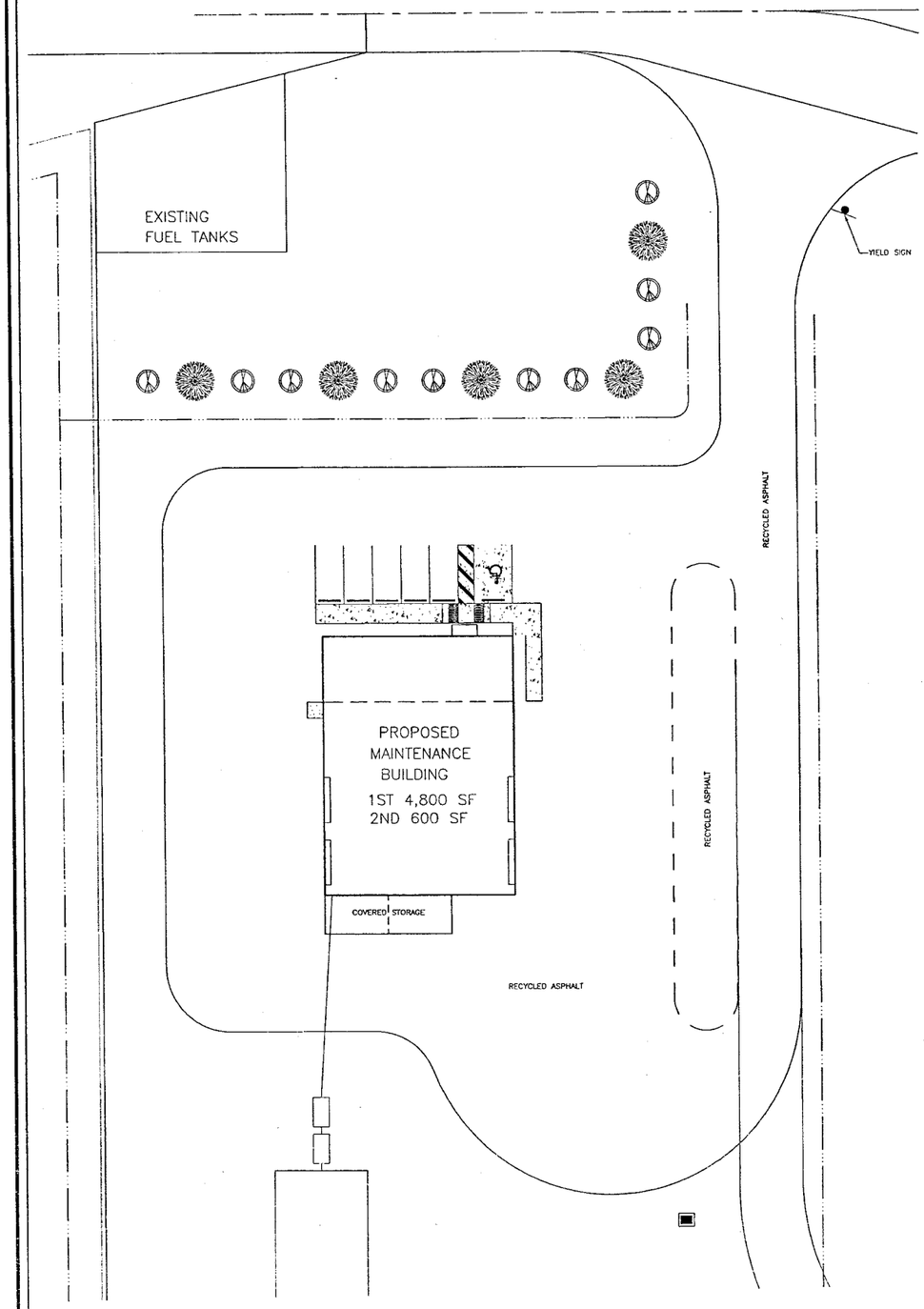
OSCEOLA CO. CU 00-00035
OSCEOLA CO. CDP 03-0025
OSCEOLA CO. EIP 07-0120

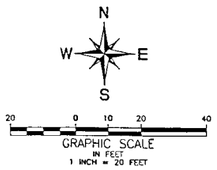
EROSION CONTROL PLAN
OAK HAMMOCK MAINTENANCE FACILITY

FRANKLIN, HART & REID
CIVIL ENGINEERS – LAND SURVEYORS

DRAWING 07-1683

SHEET 6 OF 7





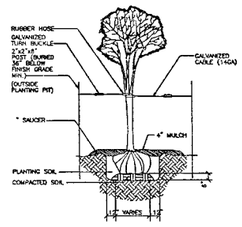
Required number of trees based on 1 tree pre 3000 sf of developed area.
Parking AREA= (38,422 SF)/3,000 SF =13 TREES (5,400 SF)/3,000 SF = 2 TREES 15 Trees Required (15 Provided)

LANDSCAPE PLANTING SCHEDULE			NOTE: ALL PLANT MATERIAL SHALL BE GRADE FLORIDA #1 OR FLORIDA FANCY		
KEY	SYM.	QTY.	Tree Type	SPACING	SIZE & SPECIFICATIONS
–		10	Understory Tree From County Approved List	15' oc	2" Min. Caliper 15' to 25' height
–		5	Canopy Tree From County Approved List	15' oc	2" Min. Caliper 15' to 25' height

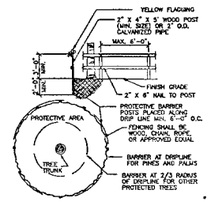
OSCEOLA COUNTY APPROVED CANOPY TREE LIST		
COMMON NAME	SCIENTIFIC NAME	SIZE AND SPECIFICATIONS
OAKS (SHUMAD, LIVE, TURKEY)	QUERCUS SHUMARDII, VIRGINIANA(N), LAEVIS(N)	2" MIN CALIPER 15' TO 25' HEIGHT
MAGNOLIA (SOUTHERN, SWEET BAY)	MAGNOLIA GRANDIFLORA, VIRGINIANA(N)	2" MIN CALIPER MIN 5' HEIGHT
PINES (SLASH, LONGLEAF, SAND, LOBLOLLY)	PINUS ELLIOTTII, PAULUSTRIS, CLAUSA, TAEDA(N)	2" MIN CALIPER MIN 5' HEIGHT
ELMS (CHINESE, WINGED, AMERICAN)	ULMUS PARVIFOLIA, ALATA, AMERICANA(N)	2" MIN CALIPER MIN 5' HEIGHT
BASSWOOD (LINDEN)	TILIA CAROLINIANA, FLORIDANA(N)	2" MIN CALIPER MIN 5' HEIGHT
HICKORY (PIGNUT, SCRUB, & PECAN)	CARYA GLABRA(N), FLORIDANA(N), ILLINOENSIS	2" MIN CALIPER MIN 5' HEIGHT
PALMS – VARIOUS HARDY PALMS FOR CENTRAL FLORIDA THAT ARE NOT LISTED AS EXOTIC, INVASIVE BY FLEPPC, WWW.FLEPPC.ORG)		

OSCEOLA COUNTY APPROVED UNDERSTORY TREE LIST		
COMMON NAME	SCIENTIFIC NAME	SIZE AND SPECIFICATIONS
HOLLY–AMERICAN, DAHOON, YAUPON	ILLES OPACA(N), CASSINE(N), VOMITORIA(N), CORNUTA	2" MIN CALIPER MIN 5' HEIGHT
CAROLINA LAURELCHERRY	PRUNUS CAROLINIANA(N)	2" MIN CALIPER MIN 5' HEIGHT
CRAPE MYRTLE	LAGERSTROEMIA INDICA	2" MIN CALIPER MIN 5' HEIGHT
LIGUSTRUM	LIGUSTRUN JAPONICUM	2" MIN CALIPER MIN 5' HEIGHT
TABEBUIA	TABEBUIA CHRYSOTRICHA, UMBELLATA, IMPETIGINOSA	2" MIN CALIPER MIN 5' HEIGHT

NOTE: ALL TREES SHALL BE PLACED WITH A MINIMUM 5' HORIZONTAL CLEARANCE FROM ALL WATER AND SEWER MAINS.



TREE PLANTING - VERTICAL STAKES



TREE PROTECTION
NTS

OSCEOLA CO. CU 00-00035
OSCEOLA CO. CDP 03-0025
OSCEOLA CO. EIP 07-0120

REVISION	DATE
1 OSCEOLA COUNTY	3-12-08
2 OSCEOLA COUNTY	4-23-08
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Job No. 07-1683	DATE: 7/24/2007
Scale: As Shown	F.B.: --
Section: 14	PAGE: --
Township: 28S	DESIGN: --
Range: 30E	DRAWN: MM
	CHECKED: DM

LANDSCAPE PLAN
OAK HAMMOCK MAINTENANCE FACILITY

FRANKLIN, HART & REID
CIVIL ENGINEERS & LAND SURVEYORS
EB No. 8334 LB No. 6905
1368 East Vine Street, Kissimmee FL, 34744
Telephone (407) 846-1216 Fax (407) 343-0324
e-mail: engineering@fhreid.com

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DAVID A. REID, P.E. FL. REG. NO. 38394

DRAWING
07-1683

SHEET 7
OF 7

CONSTRUCTION DRAWINGS

OMNI WASTE MAINTENANCE BUILDING

OSCEOLA COUNTY, FLORIDA

ARCHITECT

BUMPUS AND ASSOCIATES, INC.
ARCHITECTURE-PLANNING-INTERIOR DESIGN
THRESHOLD INSPECTIONS
603 FRONT STREET
CELEBRATION, FLORIDA 34747
(407) 566-0200

ENGINEERING
(ELECTRICAL)

EPG ENGINEERING
10620 SPRING BUCK TR.
ORLANDO, FLORIDA 32825
(407) 797-7799

Metal Building Notes

Structural Metal: It is the intent of these specifications to describe the quality of materials, the services to be furnished and design requirements necessary to accomplish a complete installation of a metal building of the sizes indicated on the drawings. It is not intended to limit bidders to any one component manufacturer. Details of construction, design, fabrication or other unique characteristics indicated on drawings herein specified should be pointed out to the Architect prior to bidding. Any building manufacturer which meets the design requirements and the intent of these specifications will be considered for approval. All systems must be submitted to the Architect prior to bidding for approval.

Design Requirements:

A. Upon awarding of the construction contract the Contractor shall submit four (4) sets of shop drawings along with a complete structural analysis of the building. Details of design and construction shall be set forth to show that the building will meet the following design requirements. Anchor bolt setting plan including design and specification of anchor bolts, shall be submitted. Drawings shall be sealed by an engineer registered in the State of Florida.

1. Basic Design Loads:

   a. Dead Load: as required by building
   b. Live Load: 20 pounds per sq. ft.
   c. Wind Load: 120 MPH per Florida Building Code
   d. Wind Uplift: Class 90 U.L. Rating
   e. Collateral Load: 3 PSF
   f. Crane load 3 tons.

2. Primary Framing shall be rigid frame

3. Endwall Framing shall be bearing frame

4. Secondary structural framing shall be Purlins and Girts sized to meet design loading requirements.

5. All necessary wind bracing, flange bracing, base girts, anchor bolts and foundation bracing shall be included. Manufacturer shall be aware that no openings will be moved to accomodate diagonal bracing at exterior walls. Wind columns or portal frames may be used.

6. Rigid frames shall be clear span as indicated on drawings, with a slope indicated on drawings.

Materials

A. Structural Steel

1. All structural steel plate or bar stock shall have a minimum yield strength of 36,000 psi.

2. All cold formed structural material shall have a minimum yield strength of 50,000 psi.

3. All rod and angles shall have a minimum yield of 36,000 psi, except the angle stock used in open web framing, which shall have a minimum yield of 50,000 psi.

4. Structural bolts and nuts used with primary framing shall be high strength ASTM-A-325 or SAE Grade No. 5 bolts used with secondary framing shall conform to ASTM A-307.

5. All cold formed panel material shall have a minimum yield strength of 50,000 psi.

B. Roof Panels and Miscellaneous Trim

1. Roof panels shall be 24 gauge pre-painted G-90 Standing Seam galvanized steel.

2. Caulk: All gutter and downspouts joints, rake flashing laps, ridge flashing laps, doors, windows, and louvers shall be sealed with pigmented caulk, Chemesco SM 911 and SM 912 or equal. It shall meet or exceed the requirements of Federal Specification< TT-S-00230C, Type 2, Class A.

C. Gutter, Flashing, Downspout, and Skylights

1. Flashing: Standard rake flashing is embossed 26 gauge galvanized steel with finish to match wall panels. In no case shall flashing be less than 26 gauge steel.

2. Insulation: R19 Vinyl backed batt insulation applied to underside roof panels, and back of wall panels. See drawings

3. Provide gutters and downspouts as shown on drawings, manufacturer to determine sizes.

D. Erection: The erection of the metal building and the installation of accessories shall be preformed in accordance with the manufacture's erection drawings by a qualified erector using proper tool and equipment. In addition, practices shall conform to Section 5, MBMA "Code of Standard Practices." There shall be no field modifications to primary members except as authorized by the building manufacturer.

OUTLINE SPECIFICATIONS

METALS

Lightguage metal framing: 25 ga metal studs, 3-5/8" and 6". See drawings for exterior metal stud specifications.

CARPENTRY

Blocking: No. 2 SYP

Framing Lumber: No. 2 SYP

Cabinet Work: Plywood with plastic laminate surfaces.

Finish Wood: Noted on drawings.

THERMAL AND MOISTURE PROTECTION

Ceiling insulation shall be R-19, fiberglass or cellulose. All roof penetrations shall be flashed and sealed in accordance with SMACNA guidelines. All joints around sealed and caulked. See metal building specifications for roof insulation.

Wall insulation shall be R. 11, fiberglass or cellulose.

Fill hollow masonary cells at all new exterior walls with PolMaster foam insulation, or equivalent. This will give the block system a minimum R value of 11. Install in strict accordance with manufacturer's recommendations.

1" VINYL BACKED INSULATION @ METAL WALLS AND ROOF.

DOORS AND WINDOWS

Fixed Glass - 1/2" insulated, gray tint, in 1 1/2" x 4" aluminum frame, mill finish.

Exterior and interior metal door and frames: 2" x 5 1/2" w/5/8" stop, 16 gauge. Doors are 18 gauge.

Wood Doors: Plain alice birch, paint grade, standard thickness.

Hardware: Brushed chrome finish, lever type to comply with handicap code. Complete hardware schedule to be submitted to Architect.

Wind Load on all windows and doors- 35 psf, per Florida Building Code 2001.

FINISHES

Resilient Flooring: Armstrong Standard Excelon, 1/8" x 12" x 12" with 4" vinyl cove base.

Suspended Acoustical Ceiling:
Standard Fissured Tile, ¾" x 2' x 2' (white). DX grid system by USG Interiors: 1/2" high x 12' main
tees with singel control expansion relief combined with 1-1/2" high
cross tees. Components connected with plug-in positive lock insertion.
Pull out values in excess of 300 lbs. (white)

Wood Flooring selected by tenant.

SPECIALITIES

Fire Extinguishers - 2 A 10 BC all purpose extinguisher, wall mounted. See drawings for location.

Include door signs, in accordance with handicap code. See drawings.

SITEWORK

Perform all excavation as indicated on the Drawings. Fill shall be free of organic matter, trash, and debris, and shall be compacted 95% of the materials maximum dry density. A minimum of (3) compaction tests shall be performed on excavated footings. All excess excavated material and fill shall be removed from site. Building pad shall be treated against subterranean termites with Duribsen TC, installed in strict accordance with manufacturer's recommendations, and Florida Building Codes 2001. A Soil report is provides.

CONCRETE

Concrete shall be minimum 3,000 psi at 28 days, 5 1/2" maximum slump, placed in accordance with ACI codes. Reinforcing bars shall be Grade 60. #5 diameter bars shall have a 25" minimum lap. Welded wire fabric shall conform to ASTM A-185. Welded wire fabric shall have a 15" minimum lap. Testing to be performed on concrete shall be a minimum 4 per day or 2 per 50 yards of concrete, whichever is greater. Compression test shall be made at 7 days and 28 days.

Masonry

Concrete Unit Masonry

Hollow concrete standard masonry units, "Hollow Load-Bearing Concrete Masonry Units", Grade N, 2 core type, 8" nominal height, 6" and 8" thick as indicated on drawings. Provide units for jambs, corners, lintels, and other shapes as required. Motar shall be type "S".

PAINTING

Exterior

A. Exposed Metal
   1. 2 coats Ironclad Retardo Rust Inhibitive paint

B. Stucco
   1. 2 coats elastomeric paint

Interior

A. Gypsum Board (Orange Peel Finish-Enamel)
   1. Prime Coat: vinyl latex primer sealer
   2. Finish Coat: 2 coats vinyl latex enamel

B. Exposed Wood (doors, frames, trim-painted)
   1. Prime Coat: alkyd enamel underbody
   2. Finish Coat: 2 coats alkyd semi gloss enamel

C. Concrete Floor sealer

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONER
ACI	AMERICAN CONCRETE INSTITUTE
A.F.F.	ABOVE FINISHED FLOOR
AFI	ARC FAULT INTERRUPT
AH	AIR HANDLER
ALUM	ALUMINUM
AMP	AMPERE
APA	THE ENGINEERED WOOD ASSOCIATION
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
A.T.R.	ALL THREADED ROD
B	BOTTOM
BLK.	BLOCK
BOT.	BOTTOM
BRG	BEARING
C&C	COMPONENTS AND CLADDING
CANT	CANTILEVER
CIR	CIRCLE
CLG	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
COMP.	COMPACTED
COND	CONDENSER
CONT.	CONTINUOUS
CPT	CARPET
d	PENNY
D	DRYER
DBL.	DOUBLE
DECOR	DECORATIVE
DET.	DETAIL
DH	DOUBLE HUNG
DIA.	DIAMETER
DISC.	DISCONNECT
D.L.	DEAD LOAD
DR	DOOR
DRY	DRYER
EA.	EACH
E.B.	EYE BROW
ELECT	ELECTRICAL
ELEV	ELEVATION
EMBED.	EMBEDMENT
E.W.	EACH WAY
EXT.	EXTERIOR
FBC	FLORIDA BUILDING CODE
FIN	FINISH
FIX	FIXTURE
F.G.	FIXED GLASS
FLR	FLOOR
FOUND.	FOUNDATION
FTG.	FOOTING
GA	GYPSUM ASSOCIATION
GAL.	GALLON
GALV.	GALVANIZED
G.B.	GLASS BLOCK
GDR	GIRDER
GFI	GROUND FAULT INTERRUPT
GLS	GLASS
GYP.	GYPSUM
HB	HOSE BIB
HDR	HEADER
HGT	HEIGHT
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
INCAND.	INCANDESCENT
INSUL.	INSULATION
KD	KILN DRIED LUMBER
L	LAVATORY
LBS.	POUNDS
L.L.	LIVE LOAD
LT	LAUNDRY TUB
LVL	LAMINATED VENEER LUMBER
M.	MASTER
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MC	MEDICINE CABINET
MIN.	MINIMUM
MIRR	MIRROR
M.J.	MECHANICAL JOINT
MONO.	MONOLITHIC
M.P.H.	MILES PER HOUR
MWFRS	MAIN WIND FORCE RESISTING SYSTEMS
N/C	NOT APPLICABLE
NDS	NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
NIC	NOT INCLUDED
NO.	NUMBER
N.T.S.	NOT TO SCALE
OBS.	OBSCURE
O.C.	ON CENTER
O.H.D.	OVERHEAD DOOR
OSB	ORIENTED STRAND BOARD
P	PRESSURE
PAR	PARALLEL
P.C.	PRECAST LINTEL
PED	PEDESTAL
PERP	PERPENDICULAR
PKT.	POCKET
PLT.	PLATE
PLUMB.	PLUMBING
PLWD	PLYWOOD
PREFAB	PREFABRICATED
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
QTY.	QUANTITY
R	ROD
REC	RECEPTACLE
REF.	REFERENCE
REFG.	REFRIGERATOR
REINF.	REINFORCED
RES.	RESIDENCE
REQ'D.	REQUIRED
RM	ROOM
RND	ROUND
R.O.	ROUGH OPENING
S	SHELF
S.B.P.	SOIL BEARING PRESSURE
SD	SMOKE DETECTOR
SECT.	SECTION
SF	SQUARE FOOT
S.G.D.	SLIDING GLASS DOOR
SH	SINGLE HUNG
SPECS	SPECIFICATIONS
S.P.F.	SPRUCE-PINE-FIR
SQ. FT.	SQUARE FOOT
SW	SWITCH
S.W.C.	SHEAR WALL CONNECTOR
S.W.S.	SHEAR WALL SEGMENT
S.Y.P.	SOUTHERN YELLOW PINE
T	TOP
T&G	TONGUE AND GROOVE
TEMP	TEMPERED
THK.	THICK
T-NAIL	TOENAIL
T.V.	TELEVISION
TYP.	TYPICAL
U	URINAL
UL	UNDERWRITERS LABORATORIES, INC.
U.N.O.	UNLESS NOTED OTHERWISE
U.S.G.	UNITED STATES GYPSUM COMPANY
V	VOLTS
VENT.	VENTILATED
VIN	VINYL
VISQ.	VISQUEEN
VOL	VOLUME
W	WASHER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW	WINDOW
WH	WATER HEATER
W.I.C.	WALK-IN CLOSET
WP	WATER PROOF
W.W.F.	WELDED WIRE FRAME

CODE COMPLIANCE SUMMARY:

FLORIDA BUILDING CODE 2004, W/ 2006 SUPPLEMENT
FLORIDA PLUMBING CODE 2004, W/ 2006 SUPPLEMENT
FLORIDA MECHANICAL CODE 2004, W/ 2005 SUPPLEMENT
FLORIDA FIRE PREVENTION CODE 2004
NATIONAL ELECTRIC CODE 2005

OCCUPANCY:	BUSINESS
CONSTRUCTION:	TYPE V-B UNPROTECTED UNSPRINKLERED
ACTUAL AREA:	6,000 S.F.
ALLOWABLE AREA:	9,000 S.F.
ACTUAL STORIES:	ONE STORY
ALLOWABLE STORIES:	TWO STORIES
ACTUAL HEIGHT:	20 FEET
ALLOWABLE HEIGHT:	40 FEET
DISTANCE FROM NEAREST ASSUMED PROPERTY LINE:	15'
REQUIRED FIRE RATING:	0
ACTUAL DISTANCE TO EXIT:	59' PROVIDED
MAXIMUM DISTANCE TO EXIT:	200' ALLOWABLE
OCCUPANCY LOAD CALCULATION:	????????????

STRUCTURAL NOTES:

BASIC WIND SPEED:	120 MPH
BUILDING CATEGORY:	II
IMPORTANCE FACTOR:	1.0
WIND EXPOSURE:	B
INTERNAL PRESSURE COEFFICIENT:	0.18
DESIGN PRESSURE FOR COMPONENTS AND CLADDING. ROOF: +10.0, -28.1 WALLS: +15.3, -18.7	

SHEET INDEX:

REVISIONS	BY

BUMPUS AND ASSOCIATES, INC.
ARCHITECTURE + LANDSCAPE ARCHITECTURE + INTERIOR DESIGN
www.BUMPUSANDASSOCIATES.com
603 FRONT STREET
CELEBRATION, FLORIDA 34747
AA C000251
Ph. (407) 566-0200
Fax (407) 566-0222
AR 0008045
LC 26000255

Approved By:

Daniel L. Bumpus
AR 0008045

Date

MAINTENANCE BUILDING
OMNI WASTE
OSCEOLA COUNTY, FLORIDA

DRAWN	DB
CHKD	XX
DRWN	FAL
APVD	DLB
DATE	2-14-07
SCALE	AS SHOWN
JOB NUMBER	13306
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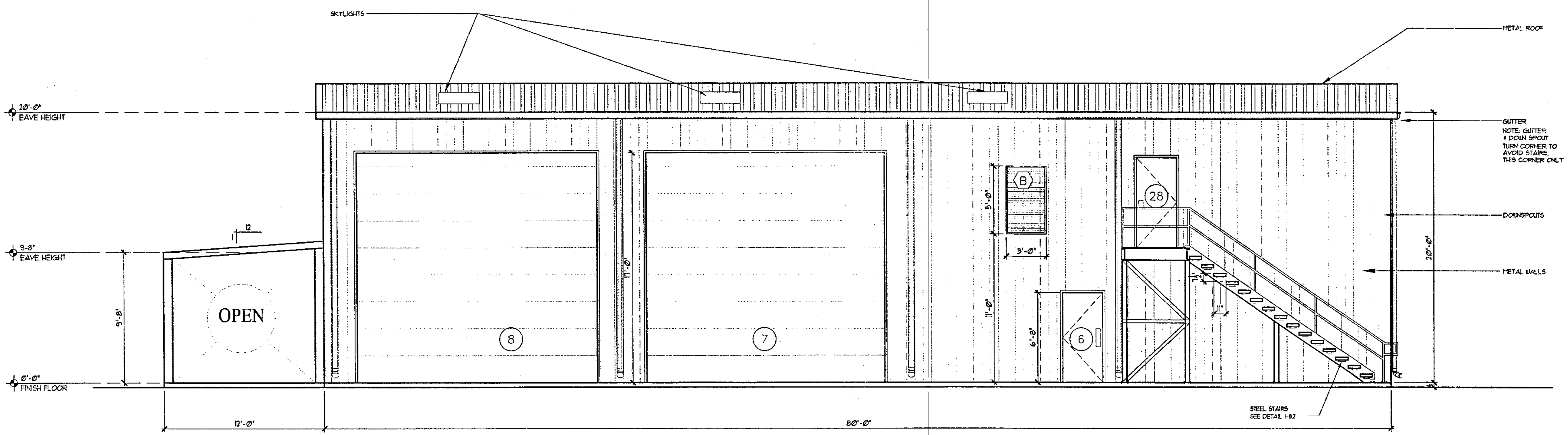

SOUTH ELEVATION

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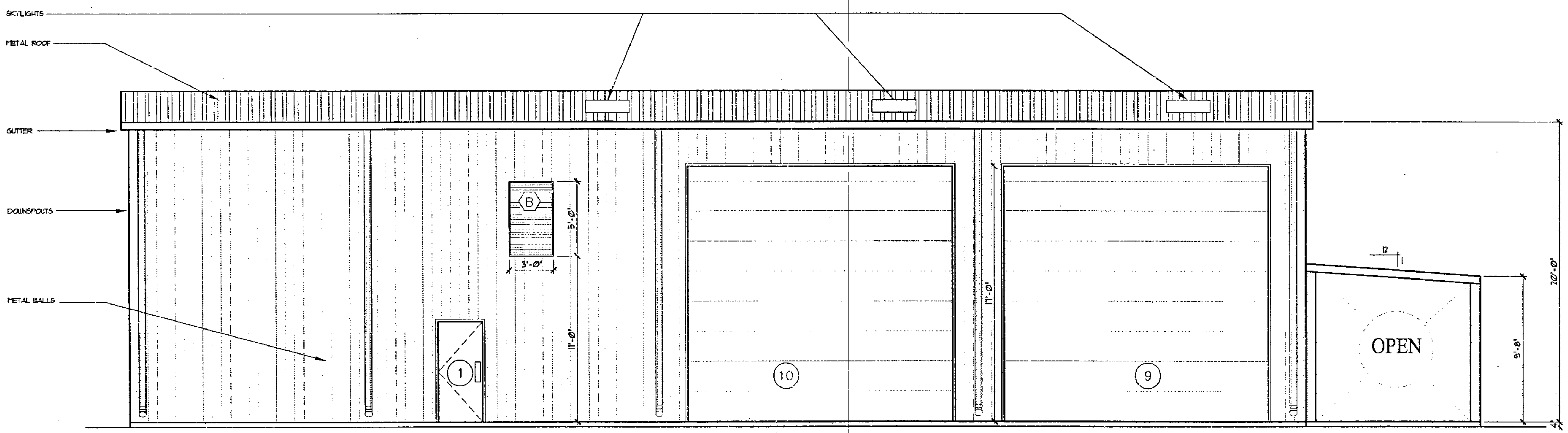

NORTH ELEVATION

SCALE = 1/4"= 1'-0"

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ARCHITECTURE • LANDSCAPE ARCHITECTURE • INTERIOR DESIGN
www.BUMPUSANDASSOCIATES.com
603 FRONT STREET
CELEBRATION, FLORIDA 34747
Ph. (407) • 566 • 0200
Fax (407) • 566 • 0222
AA C002051 LC 26000235 AR 0008045

Approved By:
Daniel L. Bumpus
AR 0008045
Date

MAINTENANCE BUILDING

OMNI WASTE
OSCEOLA COUNTY, FLORIDA

DSGN: DB	CHKD: XX
DRWN: FAL	APVD: DLB

DATE: 2-14-07
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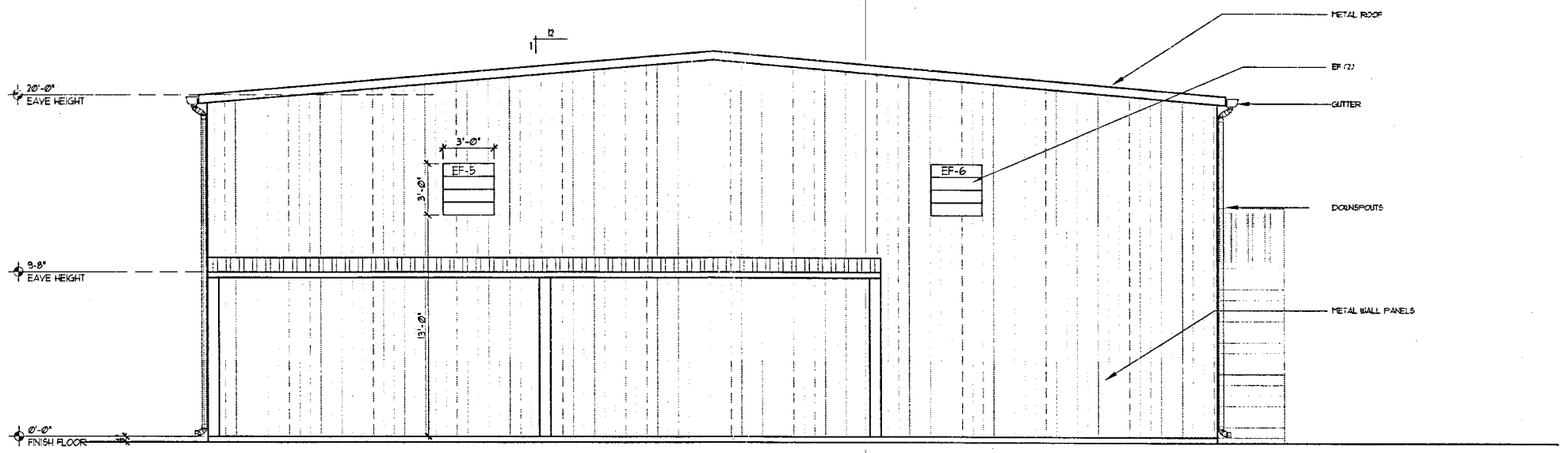

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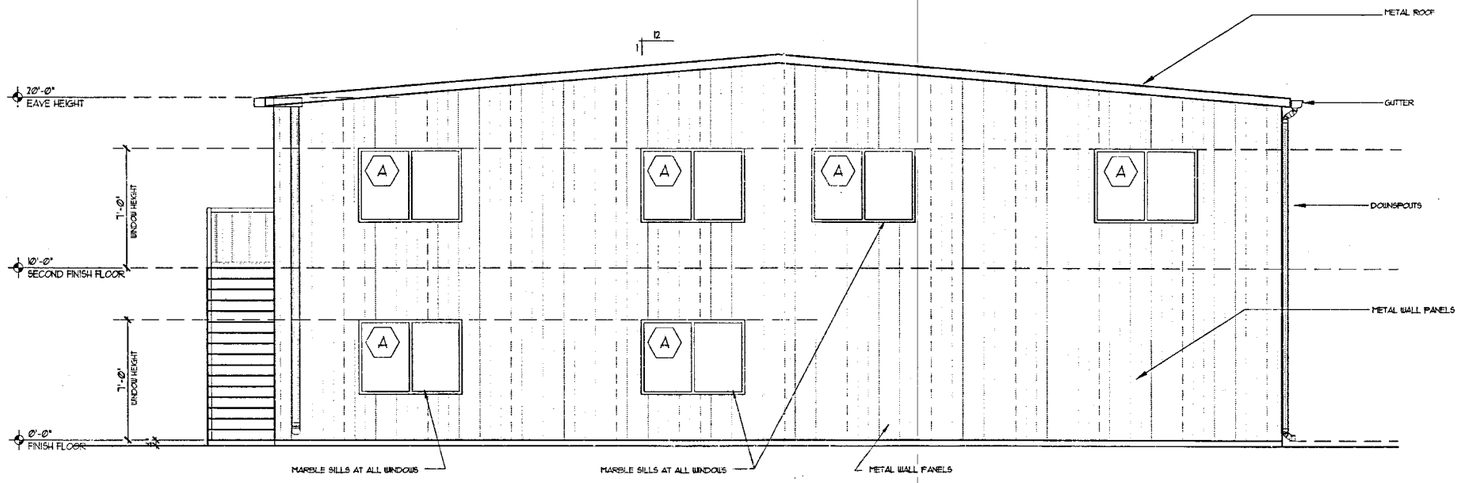

EAST ELEVATION

SCALE = 1/4"= 1'-0"

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ARCHITECTURE • LANDSCAPE ARCHITECTURE • INTERIOR DESIGN
www.BUMPUSANDASSOCIATES.com
603 FRONT STREET
CELEBRATION, FLORIDA 34747
AA C000051
LC 26000235
Ph (407) 566-0700
Fax (407) 566-0722
AR 0008045

Approved By:

Daniel L. Bumpus
AR 0008045

Date

MAINTENANCE BUILDING

OMNI WASTE
OSCEOLA COUNTY, FLORIDA

DRWN DB	CHKD XX
DRWN FAL	APVD DLB
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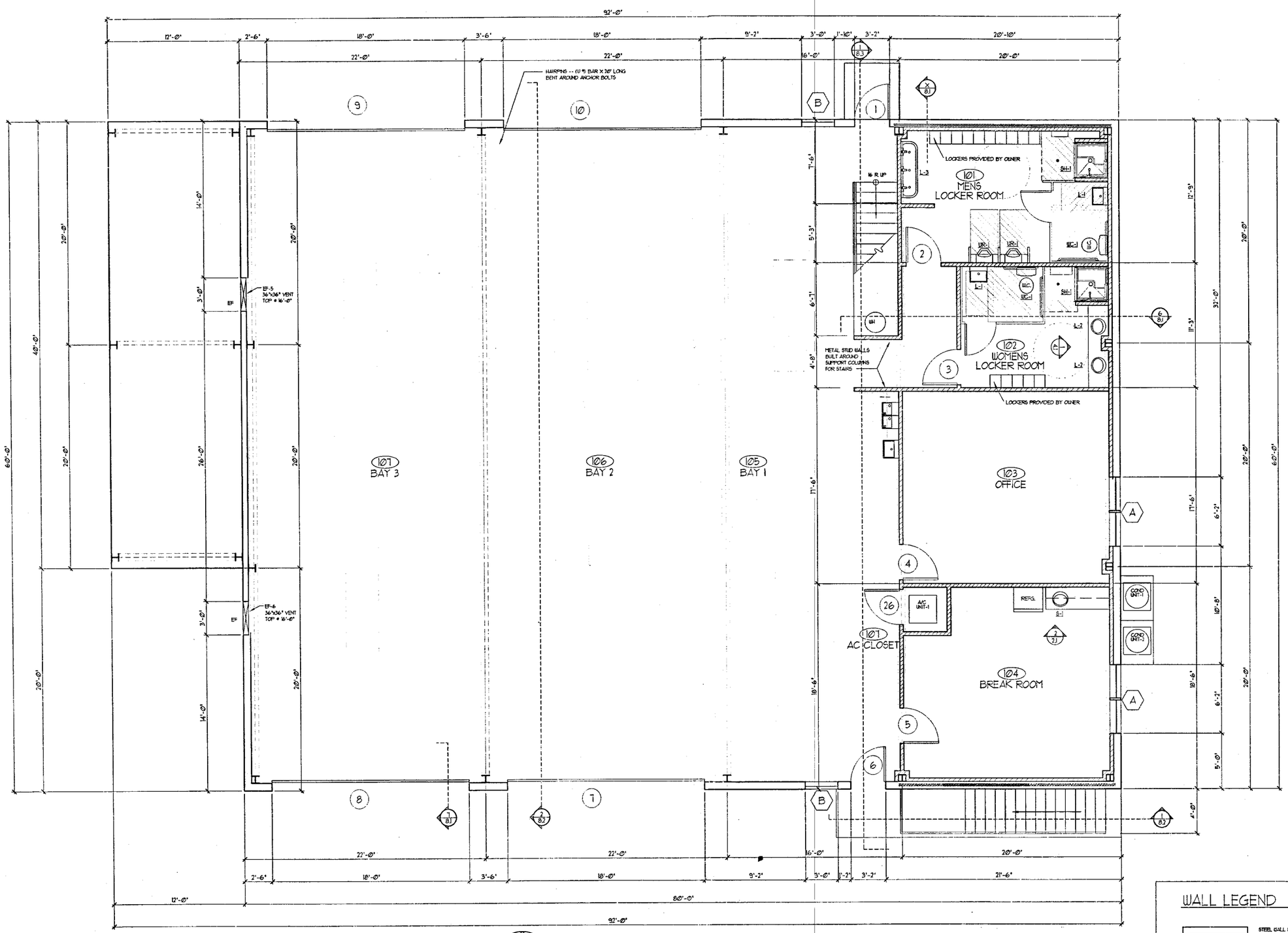

FIRST FLOOR PLAN

SCALE = 1/4"=1'-0"

WALL LEGEND

STEEL STUD WALL SYSTEM

3-5/8" METAL STUD WALLS @ 1/2" GYP SHT

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BUMPUS AND ASSOCIATES, INC.
ARCHITECTURE ✦ LANDSCAPE ARCHITECTURE ✦ INTERIOR DESIGN
www.BUMPUSANDASSOCIATES.com
Ph. (407) - 556 - 1200
Fax (407) - 556 - 1222
601 FRONT STREET
CELEBRATION, FLORIDA 34747
LC 26000255
AR 0008045
AA C002851

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Daniel L. Bumpus
AR 0008045

Date

MAINTENANCE BUILDING

OMNI WASTE
OSCEOLA COUNTY, FLORIDA

DSGN	DB
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DRWN	FAL
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DATE	2-14-07
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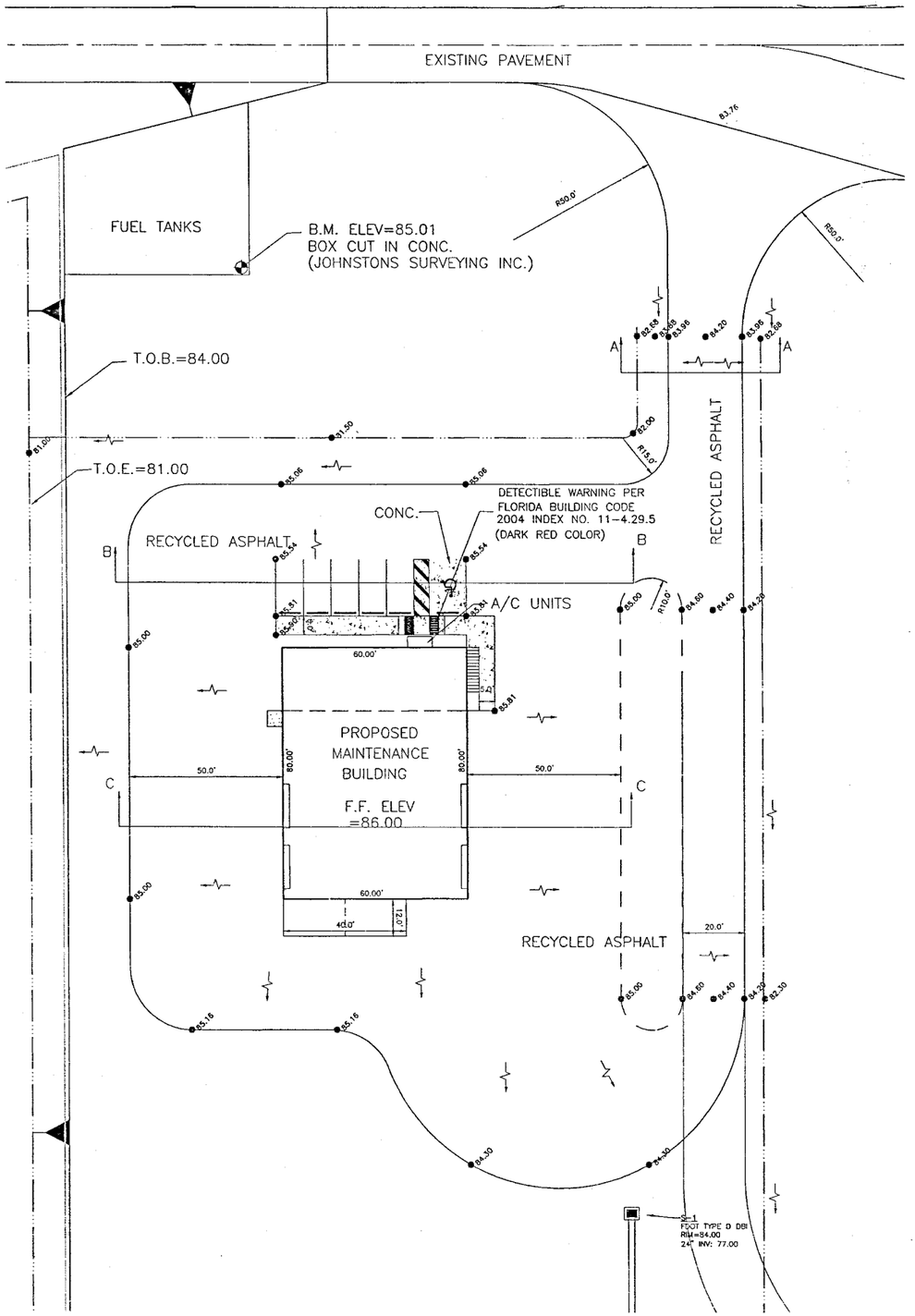

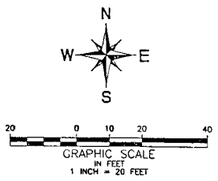

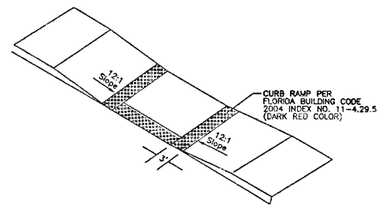

SIDEWALK RAMP DETAIL

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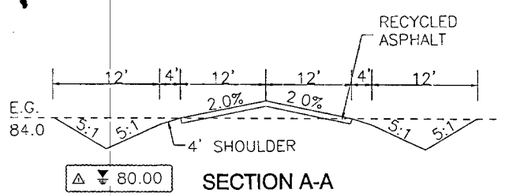

SECTION A-A

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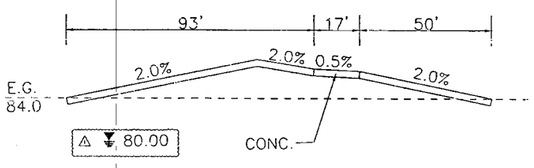

SECTION B-B

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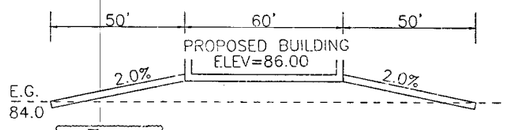

SECTION C-C

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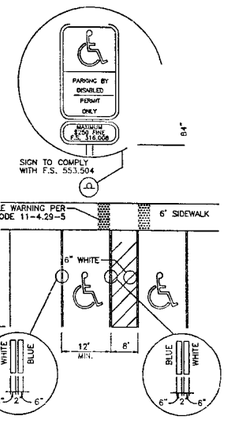
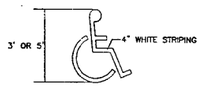
SEASON. HIGH WATER TABLE





HANDICAP PARKING DETAIL

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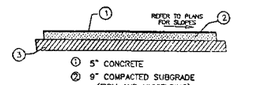

HANDICAP PAVEMENT SECTION

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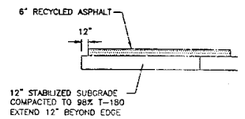

TYPICAL PAVEMENT DETAIL

N.T.S.

OSCEOLA CO. CU 00-00035
OSCEOLA CO. CDP 03-0025
OSCEOLA CO. DP 07-0120

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1 OSCEOLA COUNTY	2-12-08
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Job No. 07-1683
Scale AS SHOWN
Section 14
Township 26S
Range 32E

DATE: 7/24/2007
F.B.: ---
PAGE: ---
DESIGN: ---
DRAWN: MAK
CHECKED: DMR

PAVING AND GRADING PLAN
OAK HAMMOCK MAINTENANCE FACILITY

FRANKLIN, HART & REID
CIVIL ENGINEERS - LAND SURVEYORS
FL Reg. No. 6538 LB No. 6605
1365 East Vine Street, Kissimmee FL. 34744
Telephone (407) 846-1216 Fax (407) 343-0324
e-mail: engineering@fhreid.com

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