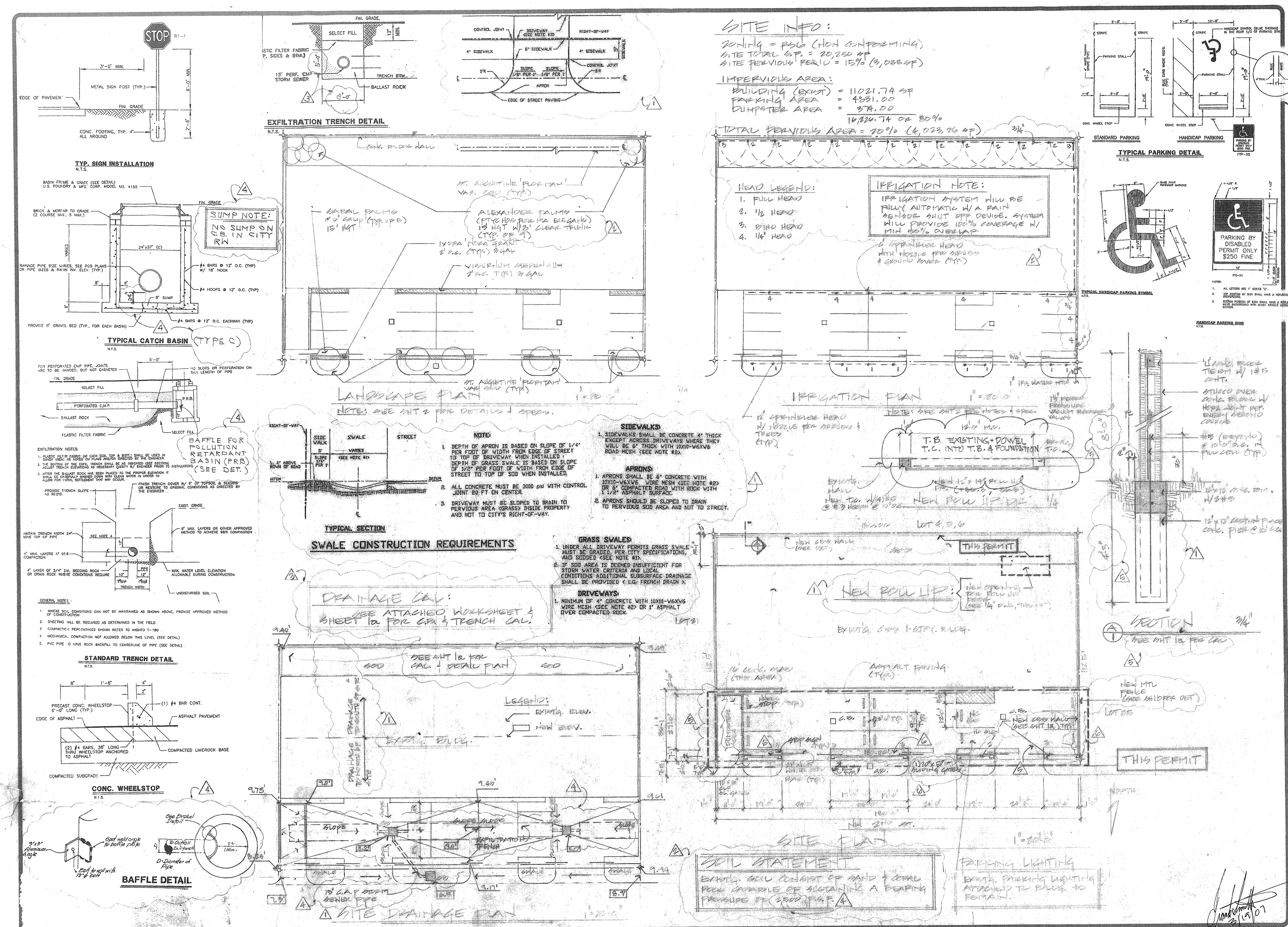
TYP. SIGN INSTALLATION
N.T.S.
EXFILTRATION TRENCH DETAIL
N.T.S.
TYPICAL CATCH BASIN (TYPE C)
N.T.S.
SUMP NOTE:
NO SUMP ON C.B. IN CITY RW
LANDSCAPE PLAN
NOTE: SEE SHT 2 FOR DETAILS & SPECS.
IRRIGATION PLAN
1" = 20'-0"
IRRIGATION NOTE:
IRRIGATION SYSTEM WILL BE FULLY AUTOMATIC W/A RAIN SENSOR SHUT OFF DEVICE, SYSTEM WILL PROVIDE 100% COVERAGE W/ MIN 50% OVERLAP.
HEAD LEGEND:
1. FULL HEAD
2. 1/2 HEAD
3. BIRD HEAD
4. 1/4 HEAD
SITE INFO:
ZONING = RS6 (NON CONFORMING)
SITE TOTAL S.F. = 20,250 SF
SITE PERVIOUS PERIV = 15% (3,038 SF)
IMPERVIOUS AREA:
BUILDING (EXIST) = 11021.74 SF
PARKING AREA = 4881.00
DUMPSTER AREA = 374.00
16,276.74 OR 80%
TOTAL PERVIOUS AREA = 20% (4,023.26 SF)
TYPICAL PARKING DETAIL
N.T.S.
STANDARD PARKING
HANDICAP PARKING
TYPICAL HANDICAP PARKING SYMBOL
N.T.S.
HANDICAP PARKING SIGN
N.T.S.
PARKING BY DISABLED PERMIT ONLY $250 FINE
NOTES:
1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK GRADE LEGEND AND BORDER.
SITE PLAN
1" = 20'-0"
SECTION
SEE SHT 1a FOR CAL
SWALE CONSTRUCTION REQUIREMENTS
TYPICAL SECTION
NOTE:
1. DEPTH OF APRON IS BASED ON SLOPE OF 1/4" PER FOOT OF WIDTH FROM EDGE OF STREET TO TOP OF DRIVEWAY WHEN INSTALLED. DEPTH OF GRASS SWALE IS BASED ON SLOPE OF 1/2" PER FOOT OF WIDTH FROM EDGE OF STREET TO TOP OF SOD WHEN INSTALLED.
2. ALL CONCRETE MUST BE 3000 psi WITH CONTROL JOINT 20 FT ON CENTER.
3. DRIVEWAY MUST BE SLOPED TO DRAIN TO PERVIOUS AREA (GRASS) INSIDE PROPERTY AND NOT TO CITY'S RIGHT-OF-WAY.
SIDEWALKS:
1. SIDEWALKS SHALL BE CONCRETE 4" THICK EXCEPT ACROSS DRIVEWAYS WHERE THEY WILL BE 6" THICK WITH 10X10-W6XW6 ROAD MESH (SEE NOTE #2).
APRONS:
1. APRONS SHALL BE 6" CONCRETE WITH 10X10-W6XW6 WIRE MESH (SEE NOTE #2) OR 6" COMPACTED ROAD WITH ROCK WITH 1 1/2" ASPHALT SURFACE.
2. APRONS SHOULD BE SLOPED TO DRAIN TO PERVIOUS SOD AREA AND NOT TO STREET.
GRASS SWALES:
1. UNDER ALL DRIVEWAY PERMITS GRASS SWALE MUST BE GRADED, PER CITY SPECIFICATIONS, AND SODDED (SEE NOTE #1).
2. IF SOD AREA IS DEEMED INSUFFICIENT FOR STORM WATER CRITERIA AND LOCAL CONDITIONS ADDITIONAL SUBSURFACE DRAINAGE SHALL BE PROVIDED (E.G. FRENCH DRAIN).
DRIVEWAYS:
1. MINIMUM OF 4" CONCRETE WITH 10X10-W6XW6 WIRE MESH (SEE NOTE #2) OR 1" ASPHALT OVER COMPACTED ROCK.
DRAINAGE CAL:
SEE ATTACHED WORKSHEET & SHEET 1a FOR C.P. & TRENCH CAL.
STANDARD TRENCH DETAIL
N.T.S.
CONC. WHEELSTOP
N.T.S.
BAFFLE DETAIL
SITE DRAINAGE PLAN
1" = 20'-0"
SOIL STATEMENT
EXISTING SOIL CONSIST OF SAND & CORAL ROCK CAPABLE OF SUSTAINING A BEARING PRESSURE OF (2,500 PSF).
PARKING LIGHTING
EXISTING PARKING LIGHTING ATTACHED TO BLDG TO REMAIN.
NEW BOW UP
NEW CONC WALL (SEE DET)
THIS PERMIT
EXISTING BLDG.
ASPHALT PAVING (TYP.)
NEW MTL FENCE (SEE SHT 1b FOR DET)
LOT 6
NORTH
REVISIONS
BY
GENERAL CONTRACTOR CGC 041929
ROOFING CC 0060162
ARCHITECT AR 0012630
J.F. SMITH DESIGN & BUILD INC.
2145 Davie Boulevard, #204 - Fort Lauderdale, Florida 33312 Fax (954) 316-9033
(954) 316-9919
SITE IMPROVEMENTS FOR: IMPERIAL VILLAGE
1897-1899 N.W. 2nd STREET
HALLANDALE, FL
DRAWN
CHECKED
DATE FEB. 4 2005
SCALE AS SHOWN
JOB NO.
SHEET 1 OF 2 SHEETS