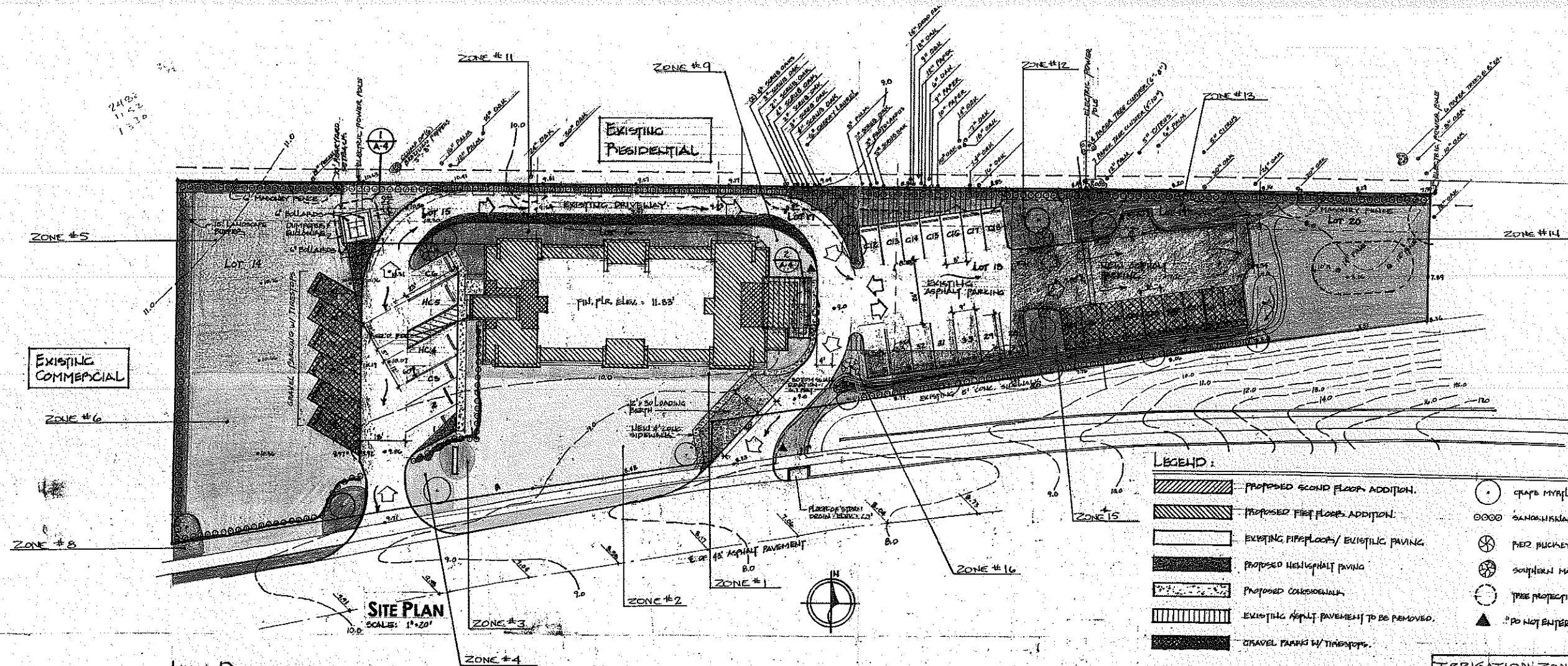




#### LEGEND:

- PROPOSED SECOND FLOOR ADDITION.
- PROPOSED FIRST FLOOR ADDITION.
- EXISTING PIPELINES/ EXISTING PAVING.
- PROPOSED NEW ASPHALT PAVING.
- PROPOSED CONCERNED WALK.
- EXISTING ASPHALT PAVEMENT TO BE REMOVED.
- GRAVEL PARKING W/ TRIMMINGS.

- GRAPE MYRTLE (LAGUNOXYMIA INDICA)
- SANDALWOOD VIBURNUM (SANDALWOOD VIBURNUM)
- PIER BUCKEYE (BUTIRIDACEAE), (ABSCISSA PAVIA)
- SOUTHERN MAGNOLIA, (MAGNOLIA GRANDIFLORA)
- TREE PROTECTION (SEE DETAILS SHEET A-1-A)
- "DO NOT ENTER" SIGNAGE PER FOOT STANDARDS

#### LEGAL DESCRIPTION:

LOTS 14-20, INCLUSIVE, BLOCK 7, OF AYALA'S ADDITION TO WELLSWOOD, THIRD SECTION, ACCORDING TO MAP ON PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 41, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THAT PART OF SAID LOTS GRANTED FOR RIGHT-OF-WAY FOR BUFFALO AVENUE AS SHOWN BY INSTRUMENT RECORDED IN D.P. BOOK 302, PAGES 10 AND 11, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

#### SITE DATA:

**BUILDING SQUARE FOOTAGE:** EXISTING FIRST FLOOR - 2272 S.F.  
FIRST FLOOR ADDITION - 3527 S.F.  
TOTAL NEW FIRST FLOOR - 5801 S.F.  
EXISTING SECOND FLOOR - 4631 S.F.  
SECOND FLOOR ADDITION - 406 S.F.  
TOTAL NEW 2ND FLOOR - 5037 S.F.  
TOTAL BUILDING S.F. = 10,838 S.F.

**BUILDING USE:** GENERAL OFFICE/ BANQUET TO RESEARCH & DEVELOPMENT

**PARKING:** (6.5 spaces/1000 sq. ft.) 3.3 x 10.66 = 35 SPACES  
35 PARKING SPACES REQUIRED  
35 PARKING SPACES PROVIDED  
65% COMPACT SPACES ALLOWED = 23 COMPACT SPACES  
23 COMPACT SPACES ALLOWED  
18 COMPACT SPACES PROVIDED

**SITE:** 46,413.29 S.F. (1.066 ACRES)

**IMPERVIOUS SURFACE:** EXISTING IMPERVIOUS SURFACE - 15,312.4 S.F.  
EXISTING V.I.A. - 10,634.4 S.F.  
EXISTING BUILD. - 4,738 S.F.  
NEW V.I.A. - 1,330 S.F.  
NEW BLDG. - 987.4 S.F.  
PROPOSED NEW V.I.A. - 12,654.4 S.F.  
PROPOSED NEW BLDG. FOOTPRINT - 5,725.4 S.F.  
TOTAL IMPERVIOUS SURFACE PROPOSED - 18,359.8 S.F.

#### DUMPSTER:

1. LOCATE DUMPSTERS IN THE REAR OF DUMPSTER 11.0 FEET FROM THE REAR WALL, PROVIDING 9' CLEAR FROM THE DUMPSTER TO THE REAR OF THE FRONT WALL OF THE ENCLOSURE.
2. PROVIDE PILES ON THE GATES W/ CORRESPONDING HOLES IN PAVEMENT TO HOLD GATES OPEN DURING TRASH PICK-UP.
3. DUMPSTER ENCLOSURE MUST BE A MIN. 6' HIGH & CONSTRUCTED OF THE SAME MATERIAL AS FRONT OF BLDG. SEE DETAILS SHEET A-2

A TRACT OF LAND CONSISTING OF PART EACH OF LOTS 15 AND 16, BLOCK 7, AYALA'S ADDITION TO WELLSWOOD SUBDIVISION, THIRD SECTION, AS PER MAP OF PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 41, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF SAID LOT 15, RUN NORTH 17 DEG. ON MIN. 25 SEC. EAST A DISTANCE OF 31.83 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 15, WHICH POINT IS 16.09 FEET NORTH OF THE 25 SEC. CORNER OF SAID LOT 15, RUN THENCE NORTH 85 DEG. 03 MIN. 15 SEC. EAST A DISTANCE OF 70.26 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 16, WHICH POINT IS 22.17 FEET SOUTH OF THE 25 SEC. CORNER OF SAID LOT 16; RUN THENCE SOUTH 85 DEG. 03 MIN. 03 SEC. WEST A DISTANCE OF 141.14 FEET TO A POINT OF BEGINNING.

TOGETHER WITH ALL IMPROVEMENTS THEREON.

#### LANDSCAPING:

- 8' MIN. LANDSCAPE BUFFER ALONG V.I.A.
- 1 TREE/ 1500 S.F. OF V.I.A. = 9 TREES
- 1 TREE/ 40 L.F. V.I.A. ADJUTING P.O.W. = 270' x 40' = 7.4 OR 8 TREES.
- 20% OF V.I.A. MUST BE GREENSPACE. [AREA: 2667 SF PROVIDED = 7287 SF]
- 50% OF TREES IN V.I.A.
- SPECIFICATIONS: TREES - MIN. 2" CALIPER, 8'-10' HEIGHT, 5'-6' SPREAD, 30-40% CANOPY COVER.
- SHRUBS - 3'-4' HEIGHT, 2'-3' SPREAD, 3-CAL. CONTAINERS, PLANTED 3' O.C.
- LOW VOLUME IRRIGATION SYSTEM W/ RAIN GAUGE, RESERVOIR, 50% OF GREENSPACE MAY BE IRRIGATED SOD.
- TREE PROTECTION REQ'D. = MIN. 10' PROTECTIVE RADIUS.

**STORMWATER MANAGEMENT:** EXPANSION OF EXISTING DEVELOPED SITE - 3000 SF OF NEW IMPERVIOUS AREA IS ALLOWED W/ NO PROTECTION OR DETENTION REQUIRED.

#### ZONING:

BUFFERING - WHERE ADJACENT TO RESIDENTIAL USE, A 6' MASONRY WALL & 15' LANDSCAPE BUFFER ARE REQ'D.

#### BUILDING:

**CONSTRUCTION TYPE:** TYPE II-B, SPRINKLED  
**OCCUPANCY GROUP:** BUSINESS  
**BUILDING HEIGHT:** MAX HEIGHT ALLOWED = 45'  
ACTUAL HEIGHT = 34'-6 1/2"  
**LEVEL OF ALTERATION:** LEVEL 3  
**OCCUPANCY LOAD:** FIRST FLOOR = 1 PERSON/ 100 SF @ 5,801 SF = 58 PERSONS  
SECOND FLOOR = 1 PERSON/ 100 SF @ 5,037 SF = 50 PERSONS  
TOTAL OCCUPANCY LOAD = 108 PERSONS

#### SIGNAGE:

1. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS WILL COMPLY W/ THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR DESIGN & INSTALLATION
2. FOR ACCESSIBLE SPACES, STRIPING, & SIGNAGE SHALL COMPLY W/ FOOT INDEX # 1746 & INDEX # 1755.
3. THE SLOPE OF THE H.C. PARKING SPACES AND LOADING AISLE WILL NOT EXCEED 2% IN ALL DIRECTIONS.
4. COMPACT SPACES SHALL BE DESIGNATED ON PAVEMENT PER SIGNAGE - LOT #

#### ADDITION & RENOVATION FOR:

**PEGASUS IMAGING CORPORATION**  
1725 MARTIN LUTHER KING BLVD.  
TAMPA, FLORIDA

#### ARCHITECT: 'ERRY M. DARBY

1210 E. COLUMBUS DRIVE  
TAMPA, FL 33605  
LICENSE NO.: AR 0015296

#### IRRIGATION ZONE / COLOR CHART

- ZONE #1
- ZONE #2
- ZONE #3
- ZONE #4
- ZONE #5
- ZONE #6
- ZONE #7 - BUBBLERS AT WEST SIDE
- ZONE #8
- ZONE #9
- ZONE #10 - BUBBLERS AT EAST SIDE
- ZONE #11
- ZONE #12
- ZONE #13
- ZONE #14
- ZONE #15
- ZONE #16

ATHENA MIHAELARAS Office: 813.891.1970



**SUNSCAPE Landscape Services, Inc.**  
Landscape Construction • Nursery • Maintenance  
13025 Memorial Highway  
Tampa, FL 33635-9670  
Fax: 813.891.1902  
Cell: 813.891.4801  
Atlanta: 404.399.0000  
www.sunscapelandscape.com

**IRRIGATION AS-BUILT 11/2011**