

CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

\*5750 MELALEUCA LANE  
GREENACRES, FL, 33463



S + A Project No. 24048

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**Song + Associates**

Architecture • Planning • Interior Design

95% CONSTRUCTION DOCUMENTS

TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLETE AND COMPLY WITH "THE FLORIDA BUILDING CODE", THE "FLORIDA FIRE PREVENTION CODE", AND OTHER APPLICABLE CODES AND REGULATIONS. AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC CH. 105 AND 633 FLORIDA STATUTES.

Seal:

**DESIGN BUILDER**

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## GENERAL NOTES

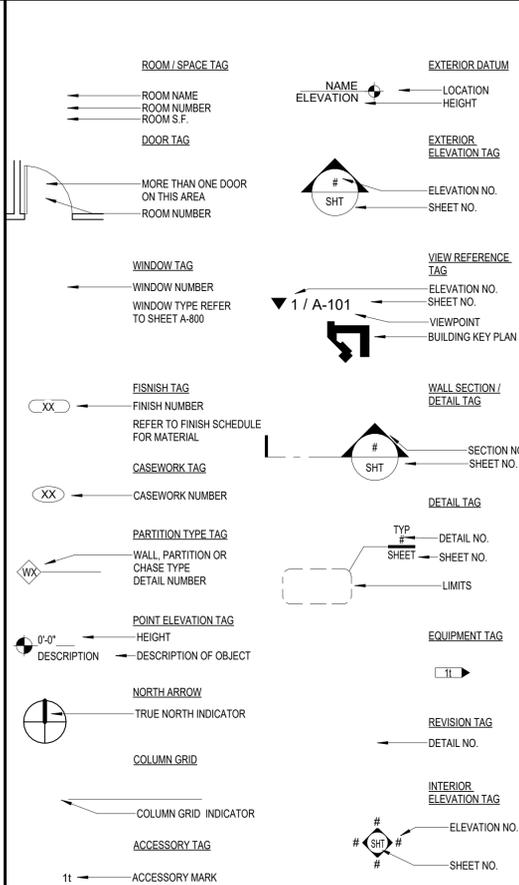
- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL FIELD CONDITIONS PRIOR TO SUBMITTAL OF A BID PROPOSAL. ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION FOR CLARIFICATION AND DIRECTION.
- SECTIONS SHOWN ARE INTENDED TO SHOW THE SPECIFIC CONSTRUCTION WHERE INDEXED AS WELL AS ESTABLISH THE GENERAL CONSTRUCTION DETAILS FOR SECTIONS THROUGHOUT THE PROJECT WHICH DO NOT HAVE SPECIFIC SECTIONS DRAWN. THE MOST SIMILAR SECTION SHALL BE ADAPTED TO ANY SECTION NOT DETAIL. ANY SPECIFIC QUESTIONS CONCERNING CONSTRUCTION NOT ADEQUATELY COVERED BY THE ABOVE SHOULD BE DIRECTED TO THE PROJECT MANAGER.
- UNLESS OTHERWISE NOTED AS EXISTING OR RELOCATED, ALL CONSTRUCTION IS TO BE ASSUMED NEW AND FURNISHED AND INSTALLED (PROVIDED) BY THE CONTRACTOR.
- ALL NEW WALLS ARE TO EXTEND TO THE UNDERSIDE OF DECK ABOVE (UNLESS NOTED OTHERWISE) AND BE SEALED AT THE TOP AND BOTTOM FOR SOUND AND SMOKE. PROVIDE FIRE SAFING INSULATION AS REQUIRED TO MAINTAIN INDICATED FIRE RATING.
- REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND TECHNOLOGY DRAWINGS FOR NOTES PERTAINING TO THEIR PARTICULAR TRADES AND FIELD. CHECK AGAINST ANY CONFLICTS BETWEEN DRAWINGS. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND REPORT TO ARCHITECT ANY UNFORESEEN CONFLICTS BETWEEN EXISTING CONDITIONS AND NEW WORK.
- ANY AREAS OR SPACES NOT CLEARLY DEFINED OR INDICATED BY NOTES SHALL BE OF SAME MATERIAL AND FINISH AS AREAS OF SIMILAR USE ELSEWHERE IN THE BUILDING.
- WALL AND CEILING FINISHES SHALL INCLUDE PROJECTIONS, BEAM ENCLOSURES, RECESSES, BULKHEADS, PILASTERS AND/OR OTHER ENCLOSURES.
- ALL APPURTENANCES BUILT INTO OR THROUGH WALLS, INCLUDING DOORS, DUCTS, WINDOWS, LOUVERS, GRILLES, MECHANICAL WORK, ETC., SHALL FIT SNUGLY AND BE THOROUGHLY SEALED AROUND PERIMETERS. WORK AT EXTERIOR WALLS SHALL BE FLASHED OR OTHERWISE WATERPROOF SEALED.
- FIELD CHECK ROUGH AND/OR FINISH DIMENSIONS FOR ACCURATE FITTING OF CABINETS, COUNTERS, MILLWORK, LOCKERS, DOORS, WINDOWS, LOUVERS, FIXTURES, SHELVING, GATES AND ALL OTHER INSTALLATIONS PRIOR TO SHOP OR FACTORY FABRICATIONS. PROVIDE AND INSTALL NECESSARY FILLER STRIPS, SCRIBE STRIPS, BASES, CLOSURES, FINISHES AND TRIM TO COMPLETE SUCH INSTALLATIONS.
- CONTRACTOR SHALL TIME ALL DELIVERY OF MATERIALS.
- REFER TO DEMOLITION DRAWINGS FOR DISPOSITION OF FIXTURES, EQUIPMENT, ACCESSORIES, FURNISHINGS OR OTHER MATERIAL REMOVED AS TO DISCARD, SALVAGE OR RE-USE.
- PROVIDE NEW CONCRETE FLOOR SLAB TO MATCH EXISTING IN ALL AREAS DISTURBED BY DEMOLITION OR NEW CONSTRUCTION.
- CONCRETE GENERAL - UNLESS OTHERWISE NOTED, ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS AND RECOMMENDATIONS OF SPECIFICATION FOR "STRUCTURAL CONCRETE FOR BUILDINGS", ACI-301-99 MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI. MAXIMUM W/C RATIO SHALL BE 0.6, AGGREGATE SHALL BE #57 OR LARGER. MINIMUM COMPRESSIVE STRENGTH FOR GROUT AT 28 DAYS SHALL BE 2500 PSI.
- FOOTINGS TO BEAR ON UNDISTURBED SOIL (LOCAL SAND), WHICH HAS AN ASSUMED BEARING CAPACITY IN EXCESS OF 2000 PSF. AREA BELOW FOOTINGS SHALL BE FREE OF ALL VEGETATION, STUMPS, ROOTS, OR FOREIGN MATERIAL. BEARING STRATA SHALL BE COMPACTED TO 98% MODIFIED PROCTER IN ACCORDANCE WITH D-1557.
- METAL: ALL NEW EXPOSED STEEL TO BE HOT DIPPED GALVANIZED, PRIMED AND PAINTED. ALL METALS USED ON THE ROOFS ARE TO BE STAINLESS STEEL. THIS INCLUDES COPING CAP, FLASHINGS, DOWNSPOUTS & COLLECTOR BOXES.
- ISOLATE DISSIMILAR METAL MATERIALS.
- CONSULT PLUMBING, HVAC, ELECTRICAL AND TECHNOLOGY DRAWINGS FOR LOCATIONS AND DESCRIPTIONS OF ACCESS PANELS, LOUVER OPENINGS, VENTILATORS, GRILLES, VALVE CABINETS, FIRE DAMPERS OR OTHER APPURTENANCES AFFECTING WALLS, CEILINGS OR FLOORS AND PROVIDE NECESSARY LINTELS, SUPPORT OR ANCHORING.
- EQUIPMENT REQUIRING WATER, WASTE AND/OR GAS TO FUNCTION SHALL BE SUPPLIED WITH WATER, WASTE AND/OR GAS REGARDLESS WHETHER INDICATED ON THE PLANS OR NOT.
- ELECTRIC SWITCHES, OUTLETS, THERMOSTATS, CLOCKS, CONTROLS, SPEAKER, FLAGPOLE HOLDERS, OR OTHER WALL MOUNTED ACCESSORIES SHALL BE INSTALLED IN AREAS UNOBSTRUCTED BY CABINETS, COUNTER, TACK AND MARKER BOARDS, FIXTURES, SHELVING OR OTHER FURNISHINGS OR EQUIPMENT DESIGNATED FOR SPACES SHOWN ON DRAWINGS. ITEMS FOR WALL MOUNTING NOT TO BE INSTALLED ON, THROUGH OR INTO ANY EQUIPMENT OTHER THAN WALLS EXCEPT WHERE CALLED FOR, BACKING, AS MAY BE REQUIRED FOR SUPPORT, SHALL BE INCLUDED IN SCOPE OF WORK.
- ELECTRICAL OUTLETS, CLOCKS, P.A. SPEAKERS OR OTHER DEVICES SHOWN ON THE ARCHITECTURAL DRAWINGS SERVE TO ALERT OTHER SUB-CONTRACTORS OF PRESENCE OF SUCH DEVICE. CONSULT THE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AND ADVISE ARCHITECT OF ANY CONFLICT OF LOCATION OR TYPE OF DEVICES SHOWN.
- ELECTRIC SWITCHES, THERMOSTATS OR OTHER ELECTRONIC CONTROLS IN THE SAME VICINITY SHALL BE MOUNTED AT THE SAME HEIGHT FROM FLOOR ACCORDING TO CODE.
- ELECTRICAL OUTLETS SHOWN ON THE ARCHITECTURAL PLAN AND/OR ELEVATIONS BUT NOT SHOWN ON THE ELECTRICAL PLANS ARE IN THE CONTRACT. ALTERNATELY, ELECTRICAL OUTLETS SHOWN ON THE ELECTRICAL PLANS BUT NOT ON THE ARCHITECTURAL PLANS ARE IN THE CONTRACT.
- EQUIPMENT REQUIRING ELECTRICITY TO FUNCTION SHALL BE SUPPLIED WITH ELECTRICITY WHETHER INDICATED ON THE PLANS OR NOT.
- EMERGENCY LIGHTING TO BE VERIFIED FOR COMPLIANCE FOR ALL "PATHS OF EGRESS". ADDITIONAL LIGHTING IS TO BE PROVIDED FOR COMPLIANCE AS NECESSARY.
- ALL DIMENSIONS FOR NEW WORK ARE TO FACE OF STUDS, FACE OF CMU OR CONCRETE AND CENTERLINES OF COLUMNS, UNLESS OTHERWISE INDICATED. ALL DIMENSIONS TO EXISTING ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
- UPON COMPLETION OF THE WORK, PROPERTY AND ADJACENT AREAS SHALL BE LEFT CLEAN AND SATISFACTORY TO THE OWNER AND THE ARCHITECT.
- GENERAL CONTRACTOR AND SUBS SHALL TAKE ALL MEANS NECESSARY TO PROVIDE A SAFE AND SECURE CONSTRUCTION BOUNDARY/ LIMIT OF CONSTRUCTION.
- A PRE-CONSTRUCTION COORDINATION MEETING SHALL BE HELD WITH CONTRACTOR, OWNER AND ARCHITECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE A LIST OF ALL SUB-CONTRACTORS TO THE ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- GENERAL AND ALL SUB-CONTRACTOR, SHALL VISIT THE SITE AND PRECISELY EXAMINE THE EXISTING STRUCTURE, SURFACE, CONDITIONS AND EXTEND OF WORK INVOLVED. AFTER EXAMINATION A DEMOLITION SCHEDULE SHALL BE PREPARED AND SUBMITTED IN WRITING TO THE OWNER AND THE ARCHITECT FOR THEIR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL ORDINANCES.
- EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ANY EXISTING STRUCTURE. EXTREME CAUTION SHALL BE EXERCISED TO ENSURE THAT NO OCCURS ABSOLUTELY TO ANY OF THE EXISTING EQUIPMENT FURNITURE, OR EXISTING STRUCTURE TO REMAIN. METHODS SHALL BE IN PLACE TO PREVENT ANY DEBRIS FROM FALLING ONTO LOWER LEVELS AT ALL TIMES. WORK SHALL BE CONFINED EXCLUSIVELY WITHIN THE BUILDING BOUNDARY IDENTIFIED. DEMOLITION CONTRACTOR SHALL REPLACE OR REPAIR ANY DAMAGE TO ADJOINING SURFACES, FINISHES OR STRUCTURE CAUSED BY CONSTRUCTION OPERATIONS/ ACTIVITY.
- ALL MATERIAL REMOVED UNDER THIS CONTRACT, WHICH IS NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. TO CONVEY MATERIALS, USE MOVABLE, COVERED, DEBRIS BOXES, DO NOT STORE/ PERMIT DEBRIS TO ACCUMULATE ON SITE.
- UPON COMPLETION OF THE WORK, ADJACENT AREAS AND THE PROPERTY SHALL BE LEFT CLEAN AND SATISFACTORY TO THE LOCAL AUTHORITIES. THE OWNER, AND THE ARCHITECT. THE SITE SHALL BE CLEANED DAILY.
- ALL DEBRIS REMOVAL FREQUENCY AND LOCATION AND STAGING SHALL BE COORDINATED WITH OWNER.

## ABBREVIATIONS AND TERMS

LISTED HERE AND USED THROUGHOUT THE DRAWINGS ARE SONG + ASSOCIATES, INC. OFFICE STANDARDS FOR CONSTRUCTION TERMINOLOGY. OTHER ACCEPTED ENGLISH ABBREVIATIONS OTHER THAN THE FOLLOWING MAY BE USED.

@	AT	LT	WT
AMB	ANCHOR BOLT	MAINT	MAINTENANCE
A.F.	ACCESS FLOOR	MANUF	MANUFACTURER
ACT	ACOUSTICAL CEILING TILE	MAS	MASONRY
AFF	ABOVE FINISH FLOOR	MATL	MATERIAL
AHU	AIR HANDLER UNIT	MAX	MAXIMUM
ALUM	ALUMINUM	MB	MARKER BOARD
ASB	ASBESTOS	MECH	MECHANICAL
ASPH	ASPHALT	MEZZ	MEZZANINE
B.U.R.	BUILT-UP ROOF	MH	MANHOLE
BD	BOARD	MIN	MINIMUM
BITUM	BITUMINOUS	MO	MASONRY OPENING
BLDG	BUILDING	MSL	MEAN SEA LEVEL
BLK(G)	BLOCK(ING)	MTL	METAL
BM	BEAM	N/A	NOT APPLICABLE
BRG	BEARING	NC	NON-COMBUSTIBLE
BTM	BOTTOM	NIC	NOT IN CONTRACT
C.B.	CATCH BASIN	NO / #	NUMBER
C.I.P	CAST IN PLACE	NTS	NOT TO SCALE
CAB	CABINET	O TO O	OUT TO OUT
CJ	CONTROL JOINT	OA	OVERALL
CKT	CIRCUIT	OC	ON CENTER
CL	CENTER LINE	OCC	OCCUPANCY
CLG	CEILING	OD	OUTSIDE DIMENSION
CLR	CLEAR	OPNG	OPENING
CM	CONCRETE MONUMENT	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	PBD	PARTICLE BOARD
COL	COLUMN	PL	PLASTIC
CONC	CONCRETE	PL	PROPERTY LINE
CONN	CONNECT(ION)	PLMB	PLUMBING
CONT	CONTINUOUS	PLYWD	PLYWOOD
CORR	CORRIDOR	PPG	POLISHED PLATE GLASS
CP	CEMENT PLASTER	PR	PAIR
CPT	CARPET	PRFB	PREFABRICATED
CSK	COUNTERSUNK	PROJ	PROJECTION PERPENDICULAR
CT	CERAMIC TILE	PT	PRESSURE TREATED
CU	COPPER	PTD	PAINTED
D.F.	DRINKING FOUNTAIN	PTD	PAPER TOWEL DISPENSER
DEMO	DEMOLITION	PTN	PARTITION
DET	DETAIL	PTW	PAPER TOWEL WASTE
DIA	DIAMETER	QT	QUARRY TILE
DIAG	DIAGONAL	R	RISER
DIM	DIMENSION	RAD	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DISTRN	DISTRIBUTION	RD	ROOF DRAIN
DN	DOWN	RECMD	RECOMMENDED
DP	DAMP PROOFING	REF	REFERENCE
DR	DOOR	REINF	REINFORCED
DS	DOWNSPOUT	RENO	RENOVATION
DVTL	DOVETAIL	REQD	REQUIRED
DW	GYPSUM DRYWALL	RESIL	RESILIENT
DWG	DRAWINGS	REV	REVISION
EA	EACH	RI	RIDGE
ECS	EXPOSED CONSTRUCTION	RM	ROOM
EIFS	EXTERIOR INSULATION FINISHING SYSTEM	RO	ROUGH OPENING
EJ	EXPANSION JOINT	ROW	RIGHT OF WAY
EL	ELEVATOR	RP	REFERENCE POINT
ELEC	ELECTRICAL(A)	RWL	RAIN WATER LEADER
ELEV	ELEVATION	SW	SIDEWALK
ENT	ENTRANCE	SC	SOLID CORE
EQ	EQUAL	SCFW	SOLID CORE FLUSH WOOD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	SCW	SOLID CORE WOOD
EWC	ELECTRICAL WATER COOLER	SEAL	SEALANT
EXIST	EXISTING	SECT	SECTION
EXP	EXPOSED	SF	SQUARE FOOT
EXPN	EXPANSION	SHWR	SHOWER
EXT	EXTERIOR	SM	SHEET METAL
FACP	FIRE ALARM CONTROL PANEL	SND	SANITARY NAPKIN DISPOSAL
FATP	FIRE ALARM TRANSCIEVER PANEL	SP	SPACE
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	SQ	SQUARE
FE	FIRE EXTINGUISHER	SS	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STL	STEEL
FHC	FIRE HOSE CABINET	STRUCT	STRUCTURAL
FIN	FINISHED	SUSP	SUSPENDED
FLM	FULL LENGTH MIRROR	T	TREAD
FLR	FLOOR	T&B	TOP & BOTTOM
FOB	FACE OF BLOCK	T&G	TONGUE & GROOVE
FOS	FACE OF SLAB	TB	TACK BOARD
FOW	FACE OF WALL	TBM	TEMPORARY BENCH MARK
FFPG	FIREPROOFING	TE	TELEPHONE
FR	FRAME	TEXT	TEXTURED
FT	FOOT	TEXT	TEXTURED
FTG	FOOTING	THRESH	THRESHOLD
FURN	FURNISH	TMPD	TEMPERED
FV	FIELD VERIFY	TMPD GL	TEMPERED GLASS
GA	GAUGE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOF	TOP OF FOOTING
GB	GRAB BAR	TOG	TOP OF GRADE
GE	GRATE ELEVATION	TOP	TOP OF PAVING
GFI	GROUND FAULT INTERRUPT	TOS	TOP OF STEEL
GI	GALVANIZED IRON	TPH	TOILET PAPER HOLDER
GND	GROUND	TPY	TYPICAL
GS	GRAVEL STOP	UG	UNDERGROUND
GWB	GYPSUM WALLBOARD	UL	UNDERWRITERS LAB
GYP	GYPSUM	UNO	UNLESS NOTED OTHERWISE
HACP	HANDICAPPED	UR	URINAL
HC	CONCRETE HARDENED & SEALED	VB	VINYL BASE
HC	HOSE CONNECTION	VCT	VINYL COMPOSITION - TILE
HDW	HARDWARE	VERT	VERTICAL
HGT	HEIGHT	VEST	VESTIBULE
HID	HIGH INTENSITY DISCHARGE	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	VP	VENEER PLASTER
HORIZ	HORIZONTAL	VQ	VALLEY
HP	HANDRAIL	WVC	VINYL WALL COVERING
HR	HANDRAIL	W	WITH
I.D.	INSIDE DIMENSION	WC	WATER CLOSED
IAW	IN ACCORDANCE WITH	WD	WINDOW DIMENSION
ID	INSIDE DIAMETER	WD	WOOD
IE	INVERT ELEVATION	WDW	WINDOW
IN	INCH	WH	WATER HEATER
INSUL	INSULATION	WP	WORKING POINT
INV	INVERT	WP(G)	WATERPROOFING
JAN	JANITOR	WWF	WELDED WIRE FABRIC
JT	JOINT		
LIR	LIMEROCK		
LAM	LAMINATED		
LBS	POUNDS		
LF	LINEAR FEET		
LG	LENGTH		
LLV	LONG LEG VERTICAL		
LP	LOW POINT		

## DRAWING SYMBOLS AND INDICATORS



## MATERIALS PATTERN LEGEND

ELEVATION	SECTION	PLAN	
			EARTH FILL MATERIAL
			POROUS FILL (STONE, GRAVEL, ETC.)
			CAST IN PLACE CONCRETE
			PRECAST CONCRETE CAST STONE
			BRICK
			CONCRETE MASONRY UNIT (LARGE SCALE)
			CONCRETE MASONRY UNIT (SMALL SCALE)
			STEEL (LARGE SCALE)
			ALUMINUM (LARGE SCALE)
			STONE VENEER
			METAL (SMALL SCALE)
			ROUGH WOOD (CONTINUOUS)
			ROUGH WOOD (INTERMITTANT BLOCKING)
			WOOD FINISH
			PLYWOOD (LARGE SCALE)
			PLYWOOD (SMALL SCALE)
			PARTICLE BOARD
			INSULATION (BATH)
			RIGID INSULATION (ROOF OR WALL)
			CERAMIC TILE
			PLASTER, SAND, CEMENT, GROUT, GYPSUM BOARD
			MARBLE
			GLASS

## SCOPE OF WORK

THE CONSTRUCTION OF A NEW EMERGENCY OPERATIONS CENTER (EOC) FOR THE CITY OF GREENACRES ON A PROPOSED PROJECT SITE THAT IS COMPRISED OF VACANT LAND EAST AND ADJACENT TO THE EXISTING PUBLIC WORKS FACILITY (LOCATED AT 5750 MELALEUCA LANE) WHICH IS APPROXIMATELY 8.7 ACRES IN SIZE. THE PROJECT SITE WILL HOUSE THE NEW EMERGENCY OPERATIONS CENTER, NEW DATA CENTER AND INFORMATION TECHNOLOGY DEPARTMENT, FIRE RESCUE ADMINISTRATION AND TRAINING, PUBLIC WORKS ADMINISTRATION, VEHICLE MAINTENANCE BAYS, STORAGE AND SUPPORT SPACE. THE MAIN BUILDING IS APPROXIMATELY 40,000 SF, TWO STORIES IN HEIGHT WITH THE POTENTIAL TO BE EXPANDED TO THREE STORIES IN THE FUTURE. A PORTION OF THE BUILDING WILL PROVIDE THREE (3) HIGH-BAYS FOR VEHICLE MAINTENANCE INCLUDING FIRE TRUCKS AND ONE (1) HIGH-BAY DEDICATED TO VEHICLE STORAGE FOR THE ADDITIONAL FIRE TRUCKS AND APPARATUS. STORAGE SPACES ARE ALLOCATED FOR EOC SUPPLIES AND FIRE RESCUE STORAGE INCLUDING EQUIPMENT, BUNKER GEAR, AND MEDICAL SUPPLY. SITE ELEMENTS ARE TO INCLUDE A FUELING STATION FOR USE BY CITY FLEET VEHICLES, TRAINING APPARATUS AND DRIVING PAD FOR FIRE RESCUE TRAINING, PARKING AND DRIVES WITHIN A SECURED PERIMETER, AND SHADED AREA FOR FIRE TRAINING. THE EXISTING TRASH DUMPSTER LOCATION WILL BE EXPANDED, AND VEHICLE WASH EQUIPMENT AREA WILL BE INSTALLED.

### APPLICABLE CODES

- TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS & PROJECT MANUAL ARE COMPLETE, AND COMPLY WITH THE "FLORIDA BUILDING CODE", THE "FLORIDA FIRE PREVENTION CODE", AND OTHER APPLICABLE CODES AND REGULATIONS.
- THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWINGS CODES AND STANDARD. SHOULD THERE BE A CONFLICT BETWEEN ANY CODE REQUIREMENTS, COMPLY WITH THE REQUIREMENT THAT PROVIDES THE GRATES DEGREE OF LIFE SAFETY.
  - FBC (FLORIDA BUILDING CODE), 8TH EDITION 2023.
    - FBC - BUILDING
    - FBC - ACCESSIBILITY
    - FBC - ENERGY CONSERVATION
    - FBC - MECHANICAL
    - FBC - FUEL GAS
    - FBC - PLUMBING
  - FLORIDA FIRE PREVENTION CODE - 633.14, 8TH EDITION, 2023
    - NFPA 101 - 2021
    - NFPA 10 - 2018
  - ASCE 7 - 22: AMERICAN SOCIETY OF CIVIL ENGINEERS
  - UL FIRE RESISTANCE DIRECTORY
  - ASTM (AMERICAN SOCIETY FOR TESTING & MATERIALS)
  - ACI 318 - 19' BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
  - AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN
  - ASIS SPECIFICATION FOR THE DESIGN OF COLD - FORMED STEEL STRUCTURAL MEMBERS
  - ASHRAE (AMERICAN SOCIETY OF HEATING, REFRIGERATION & AIR CONDITIONING ENGINEERS)
  - DISTRICT LIFE CYCLE COST CONTAINMENT GUIDELINES & MASTER SPECIFICATIONS
  - FLORIDA ADMINISTRATIVE CODE, 69A-58 - 2020

### VICINITY MAP

### LOCATION MAP

REVISION DATE

Date: 2/19/26  
S+A Project No: 24048  
Owner Project No:  
Drawn By: xx  
Checked By: xx  
Phase: 95% CONSTRUCTION DOCUMENTS  
Sheet Title: GENERAL NOTES, VICINITY MAP, & LEGEND  
Sheet #: G-100



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\*5750 MELALEUCA LANE  
GREENACRES, FL, 33463

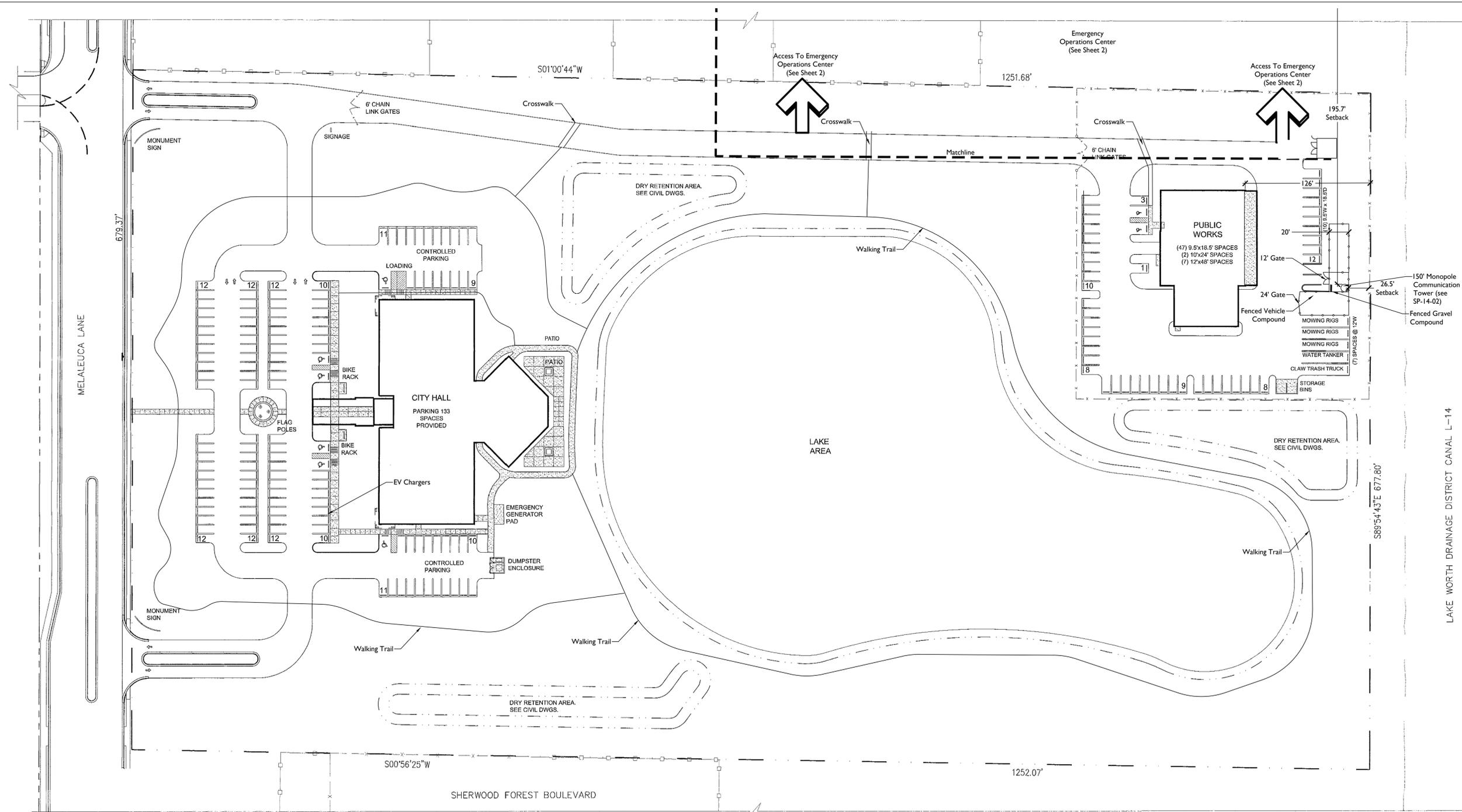


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Phase: 95% CONSTRUCTION DOCUMENTS

Sheet Title: GENERAL NOTES, VICINITY MAP, & LEGEND  
Sheet #: G-100

G-100



**Parking Data**

**City Hall** = 26,500 GSF  
 26,500 GSF = 1 Space / 200 GSF = 133 Spaces  
 Total Required= 133 Spaces  
 Total Provided= 133 Spaces

**Public Works** = 10,490 GSF  
 10,490 GSF = 1 Space / 200 GSF = 53 Spaces  
 Total Required= 53 Spaces  
 47 Standard Spaces Provided  
 9 Truck Spaces Provided  
 Total Provided= 56 Spaces

**Emergency Operations Center** = 38,917 GSF  
 Storage/Maintenance = (14,050 sf) (1 space/2,000 GSF) = 7 spaces  
 Office/Assembly (23,313 sf) (1 space/200 GSF) = 117 spaces  
 Generator and Mechanical Rooms (2,554 sf) (not parked) = 0 spaces  
 Total Required= 124 Spaces  
 Total Provided= 81 Spaces

Total ADA Parking Required= 8 Spaces  
 Total ADA Parking Provided= 12 Spaces

Total Parking Required= **310 Spaces\***  
 Total Parking Provided= **270 Spaces**

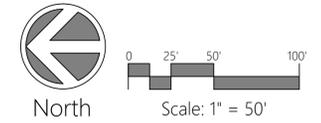
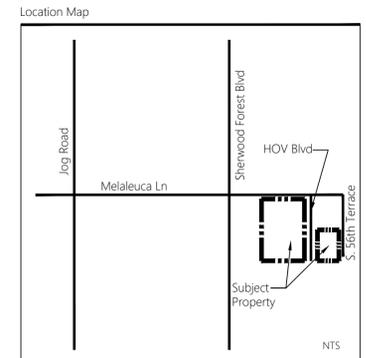
\*Reduction of 40 Spaces per Shared Parking Study

**Building Tabular Data**

Total Building Square Footage	75,907 SF
City Hall	26,500 SF
Public Works	10,490 SF
Emergency Operations Center	38,917 SF
Storage/Maintenance	14,050 SF
Office/Assembly	23,313 SF
Generator/Mechanical	2,554 SF
FAR	0.06

**Overall Site Data**

<b>City Hall Parcel:</b>			
Pervious Area:	689,532 SF	22.67 Acres	81.21%
Impervious Area:	123,026 SF	2.82 Acres	14.46%
Building Area:	36,990 SF	0.94 Acres	4.8%
Total Impervious Area:	160,016 SF	3.67 Acres	18.77%
Total Site Area:	849,408 SF	19.50 Acres	100%
<b>EOC Parcel:</b>			
Pervious Area:	45,842 SF	1.05 Acres	10.7%
Landscape Area:			
Lake Area:	100,517 SF	2.31 Acres	23.7%
Preservation Area:	121,241 SF	2.78 Acres	28.4%
Total Pervious Area:	267,600 SF	6.14 Acres	62.8%
Buildings:	28,565 SF	0.66 Acres	6.7%
Sidewalks:	8,272 SF	0.19 Acres	1.9%
Vehicular Use Area:	121,706 SF	2.79 Acres	28.6%
Total Impervious Area:	158,543 SF	3.64 Acres	37.2%
Total Site Area:	428,143 SF	9.78 Acres	100%
Total Overall Site Area:	1,246,252 SF	28.61 Acres	100%



\*\*\*Site Plan Base shown on Sheet 1 is from SP-04-04 prepared by PGAL; and includes revisions prepared by Kimley Horn to add Communications Tower per approved Case # SP-14-02; and the addition of the EOC Building through SP-04-04A

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 License #: ARXXXXX  
 Consultants:

**Morton**  
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 1101 N.W. 11th St., Suite 1011 The Wood Center, Ft. Lauderdale, FL 33309  
 (954) 580-0000 | info@mortonva.com

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**CITY OF GREENACRES**

**EMERGENCY OPERATIONS CENTER**  
 5750 MELALEUCA LANE  
 GREENACRES, FL, 33463

Key Plan:

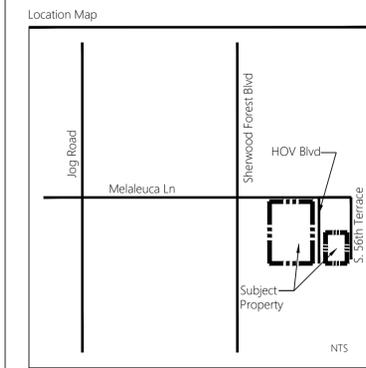
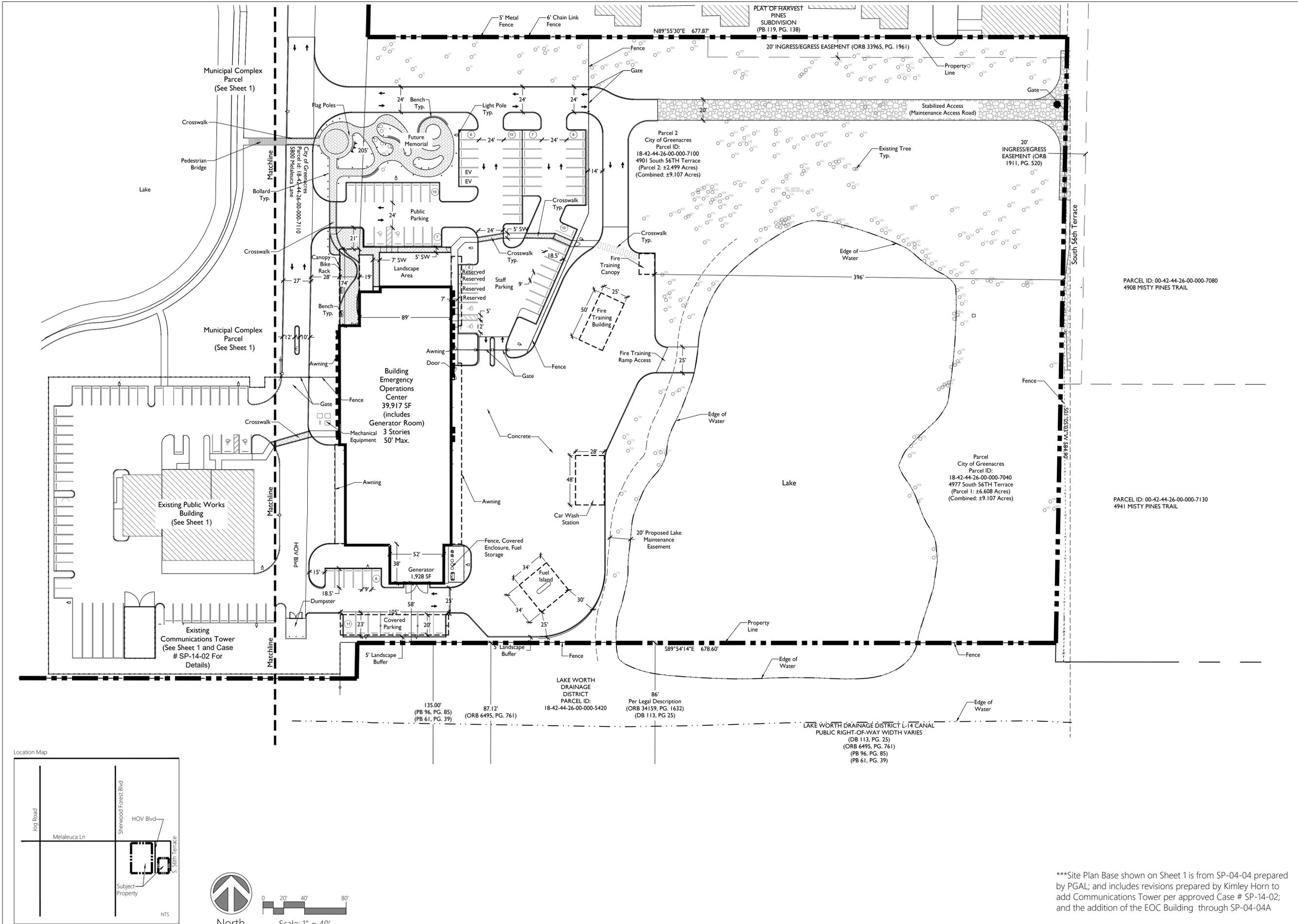
REVISION	DATE

Date: 10/3/25  
 S+A Project No.: 24048  
 Owner Project No.:  
 Drawn By: JZ  
 Checked By: AA  
 Phase: DESIGN DEVELOPMENT

Sheet Title: **SITE PLAN**

Sheet #: **SP1**

General Note: Site Utilities Shown For Coordination Only. See Civil Drawings for Exact Locations.



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 Key Plan: 

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 S+A Project No: 24048  
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 Checked By: AA  
 Phase: DESIGN DEVELOPMENT

Sheet Title:  
**SITE PLAN**

\*\*\*Site Plan Base shown on Sheet 1 is from SP-04-04 prepared by PGAL; and includes revisions prepared by Kimley Horn to add Communications Tower per approved Case # SP-14-02; and the addition of the EOC Building through SP-04-04A



NORTH WEST VIEW



NORTH EAST VIEW



NORTH EAST MEMORIAL VIEW



WEST MEMORIAL VIEW

宋

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Key Plan: 

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Date: 2/19/26

S+A Project No.: 24048

Owner Project No.:

Drawn By: MG

Checked By: JC

Phase:  
95% CONSTRUCTION DOCUMENTS

Sheet Title:

ISOMETRIC VIEWS

Sheet #:

G-102

DISCLAIMER: CONCEPTUAL RENDERINGS ARE FOR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL REFER TO SHEET ID-101 FOR MATERIAL SPECIFICATIONS AND THE FINISH SCHEDULE, AS WELL AS THE INTERIOR ELEVATIONS ON THE ID-700 SERIES SHEETS.



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GREENACRES, FL, 33463

Key Plan:



REVISION	DATE

Date: 2/19/26

S+A Project No: 24048

Owner Project No:

Drawn By: XX

Checked By: XX

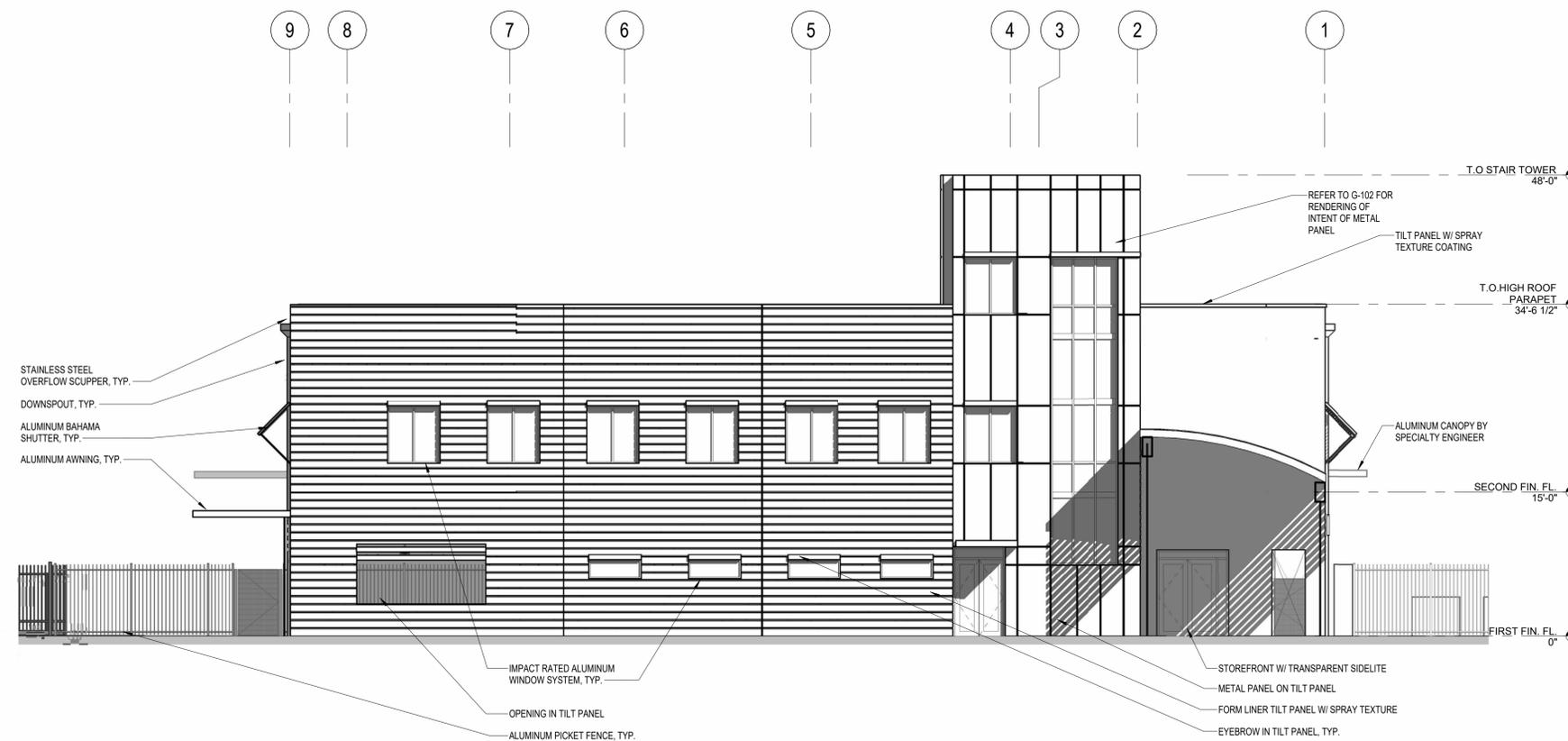
Phase: 95% CONSTRUCTION DOCUMENTS

Sheet Title:

EXTERIOR ELEVATIONS

Sheet #:

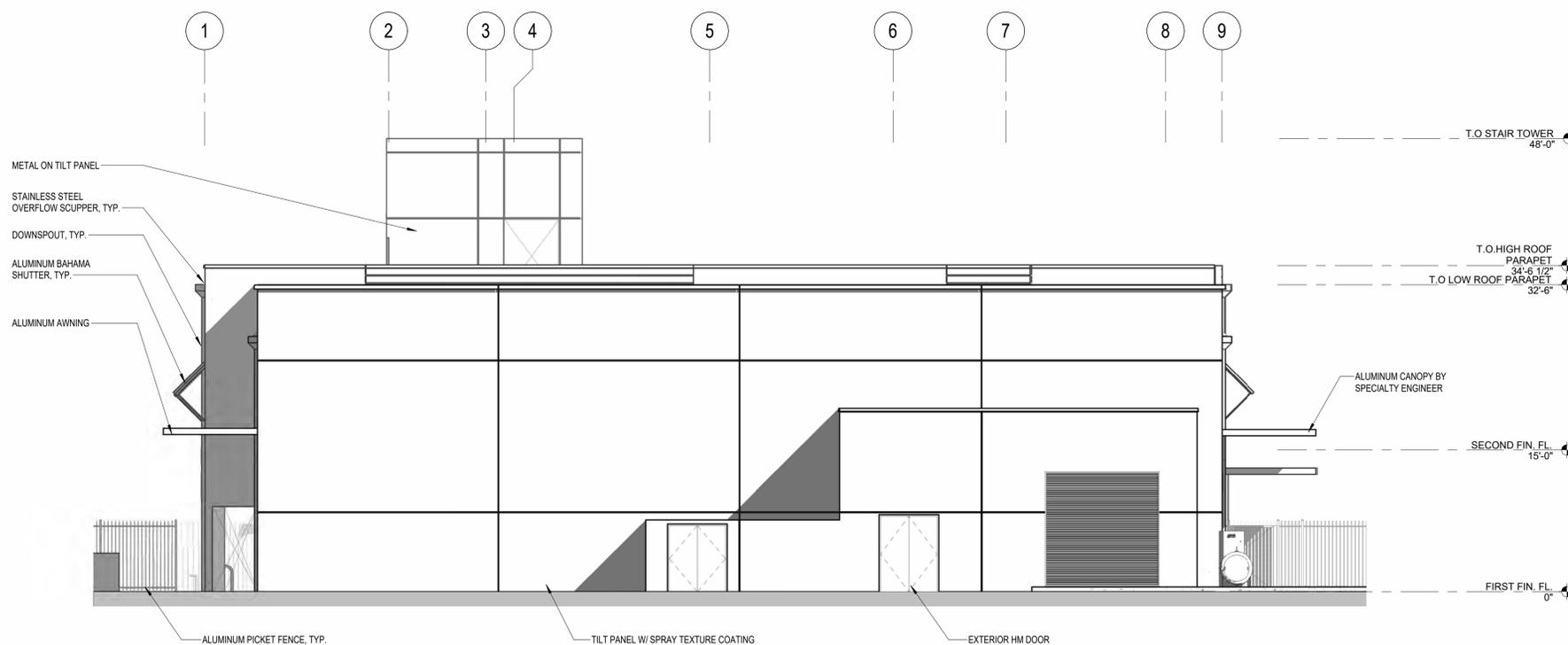
A-501



EXTERIOR ELEVATION - NORTH FACADE

1

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH FACADE

2

SCALE: 1/8" = 1'-0"



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GREENACRES, FL, 33463

Key Plan:



REVISION	DATE

Date: 2/19/26

S+A Project No.: 24048

Owner Project No.:

Drawn By: XX

Checked By: XX

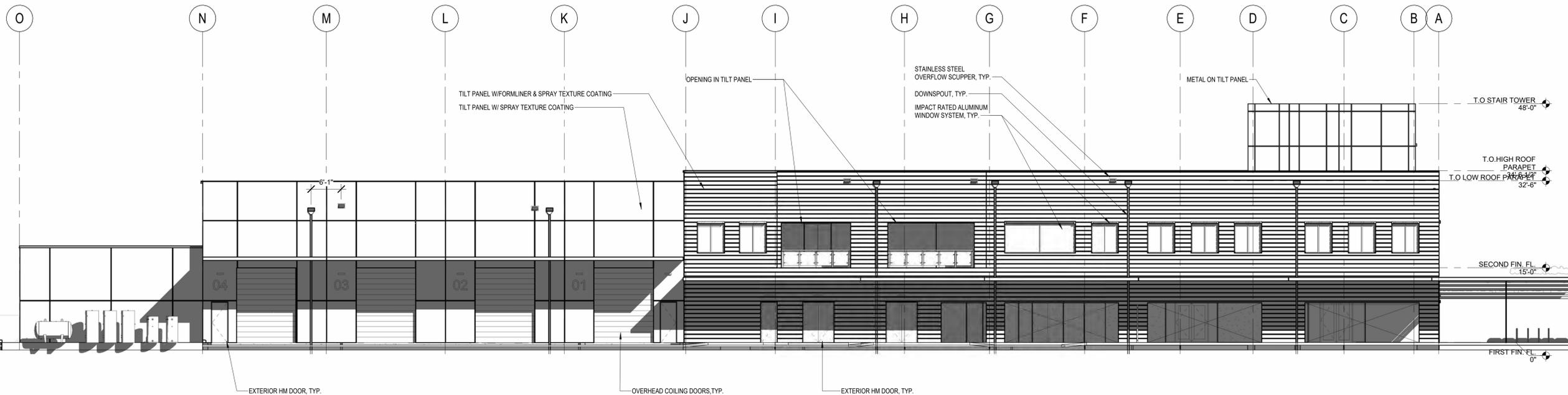
Phase: 95% CONSTRUCTION DOCUMENTS

Sheet Title:

EXTERIOR ELEVATIONS

Sheet #:

A-502



EXTERIOR ELEVATION - EAST FACADE

1

SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATION - WEST FACADE

2

SCALE: 3/32" = 1'-0"



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EMERGENCY OPERATIONS CENTER

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Key Plan:



REVISION	DATE

Date: 2/19/26

S+A Project No: 24048

Owner Project No:

Drawn By: Author

Checked By: Checker

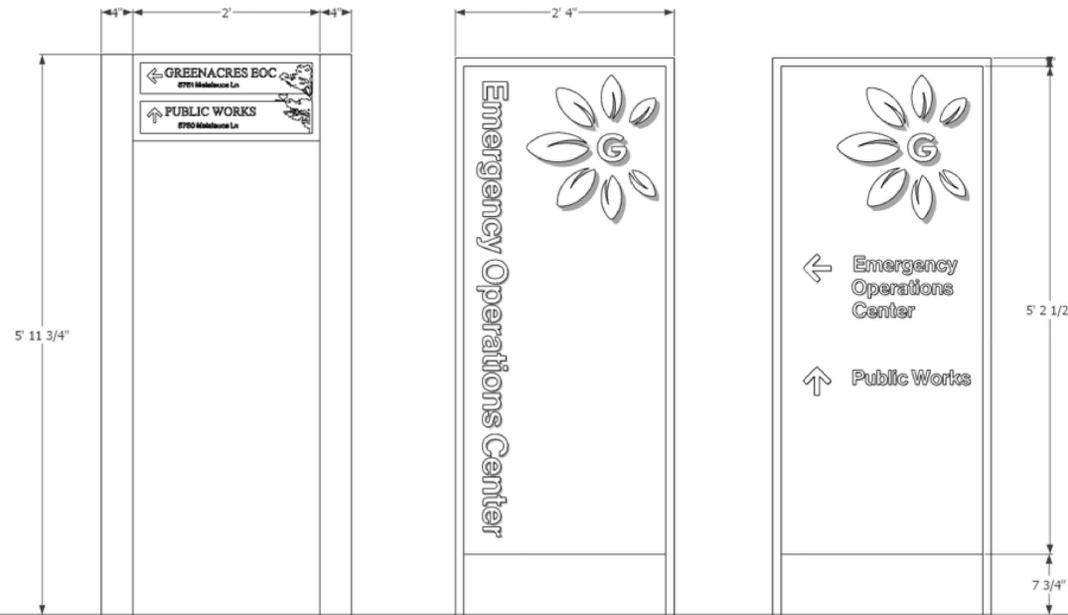
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95% CONSTRUCTION DOCUMENTS

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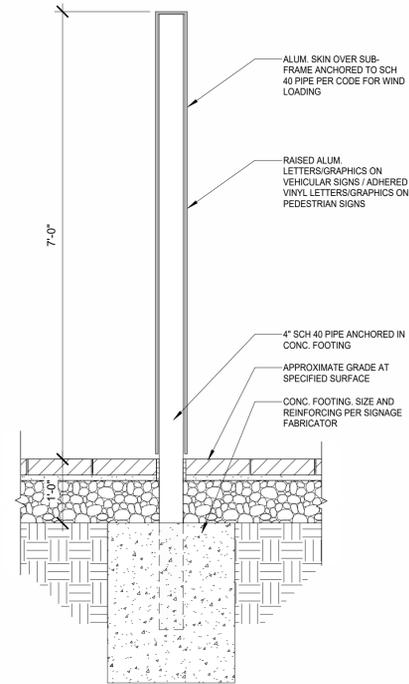
WAYFINDING SIGNAGE

Sheet #:

A-951



Option 1: Existing Style      Option 2: Vertical Text      Option 3: Horizontal Text



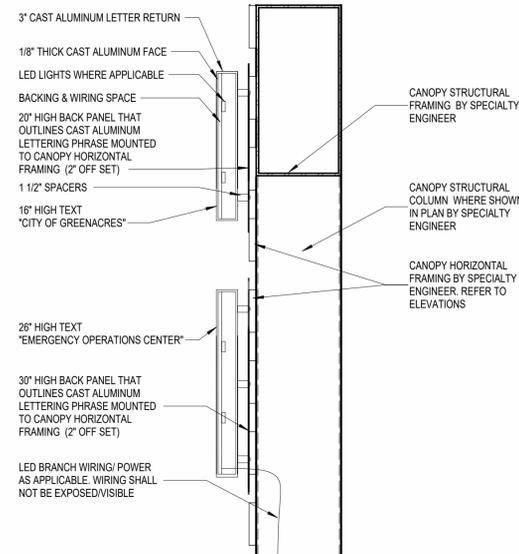
WAYFINDING SIGNAGE 1

SCALE: 3/4" = 1'-0"



MAIN CANOPY SIGNAGE- WEST 4

SCALE: 3/16" = 1'-0"



MAIN CANOPY SIGNAGE DETAIL 5

SCALE: 1" = 1'-0"



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REVISION	DATE

Date: 2/19/26  
S+A Project No: 24048  
Owner Project No:  
Drawn By: XX  
Checked By: XX  
Phase:  
95% CONSTRUCTION DOCUMENTS

Sheet Title:  
**LIFE SAFETY OVERALL FLOOR PLANS**

Sheet #:

**LS-200**

### GENERAL NOTES

- SEAL ALL OPENINGS AND PENETRATIONS TO RESIST THE MIGRATION OR PASSAGE OF SMOKE AND GASES.
- SPECIFIC EXCEPTIONS TO THE LISTED RATINGS MAY BE PERMITTED WHERE INDICATED.
- FIRE RESISTANT ASSEMBLIES, MATERIALS, PROPERTIES AND THICKNESS REQUIRED, SHALL COMPLY WITH THOSE WHICH HAVE SUCCESSFULLY BEEN PERFORMED UNDER TESTS MADE BY A RECOGNIZED LABORATORY PER ASTM E119 OR BASED ON CALCULATIONS PERMITTED BY THE FBC AND BUILDING OFFICIAL.
- SEE REFLECTED CEILING PLANS FOR REMAINDER OF LIGHTING

### LIFE SAFETY LEGEND

**ROOM NAME** ROOM / SPACE TAG  
0000 ROOM NAME  
XX XX SF ROOM NUMBER  
1XXX OCCUPANT LOAD FACTOR  
OCCUPANT LOAD

**DOOR TAG**  
FR DOOR FIRE RATING IN MINUTES

**FIRE EXTINGUISHERS**  
FEC FIRE EXTINGUISHER CABINET WITH CLASS 2-A-10B-C EXTINGUISHER UNLESS OTHERWISE INDICATED OR SPECIFIED. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED.  
FEC/B FIRE EXTINGUISHER CABINET WITH CLASS 2-A-10B-C EXTINGUISHER AND FIRE BLANKET. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 50' UNLESS OTHERWISE INDICATED.  
FEC/K FIRE EXTINGUISHER CABINET WITH CLASS K FIRE EXTINGUISHER AND FIRE BLANKET. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 30' UNLESS OTHERWISE INDICATED.  
FE FIRE EXTINGUISHER ON WALL-MOUNTED BRACKET CLASS 2-A-10-B-C UNLESS OTHERWISE INDICATED OR SPECIFIED AS A, B, C OR K. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED.

**FIRE ALARM & PROTECTION DEVICES (VERIFY LOCATIONS WITH ELECTRICAL DRAWINGS)**  
FACP FIRE ALARM CONTROL PANEL  
FAAP FIRE ALARM ANNUNCIATOR PANEL  
GMP GENERATOR MONITORING PANEL  
FD FIRE DEPARTMENT ACCESS

**EGRESS**  
REQ/PROV REQUIRED EGRESS CAPACITY OF DOORS & EXIT (# OF OCCUPANTS)  
PROVIDED EGRESS CAPACITY OF DOORS & EXIT (# OF OCCUPANTS)

**TRAVEL DISTANCE**  
TD # DISTANCE IN FEET FROM AN OCCUPIABLE POINT 12" FROM WALL TO THE NEAREST EXIT

**EGRESS TYPES**  
P PRIMARY MEANS OF EGRESS (NOT SHOWN FOR SPACES WITH ONLY A PRIMARY EGRESS REQUIREMENT)  
S SECONDARY MEANS OF EGRESS, IF REQUIRED

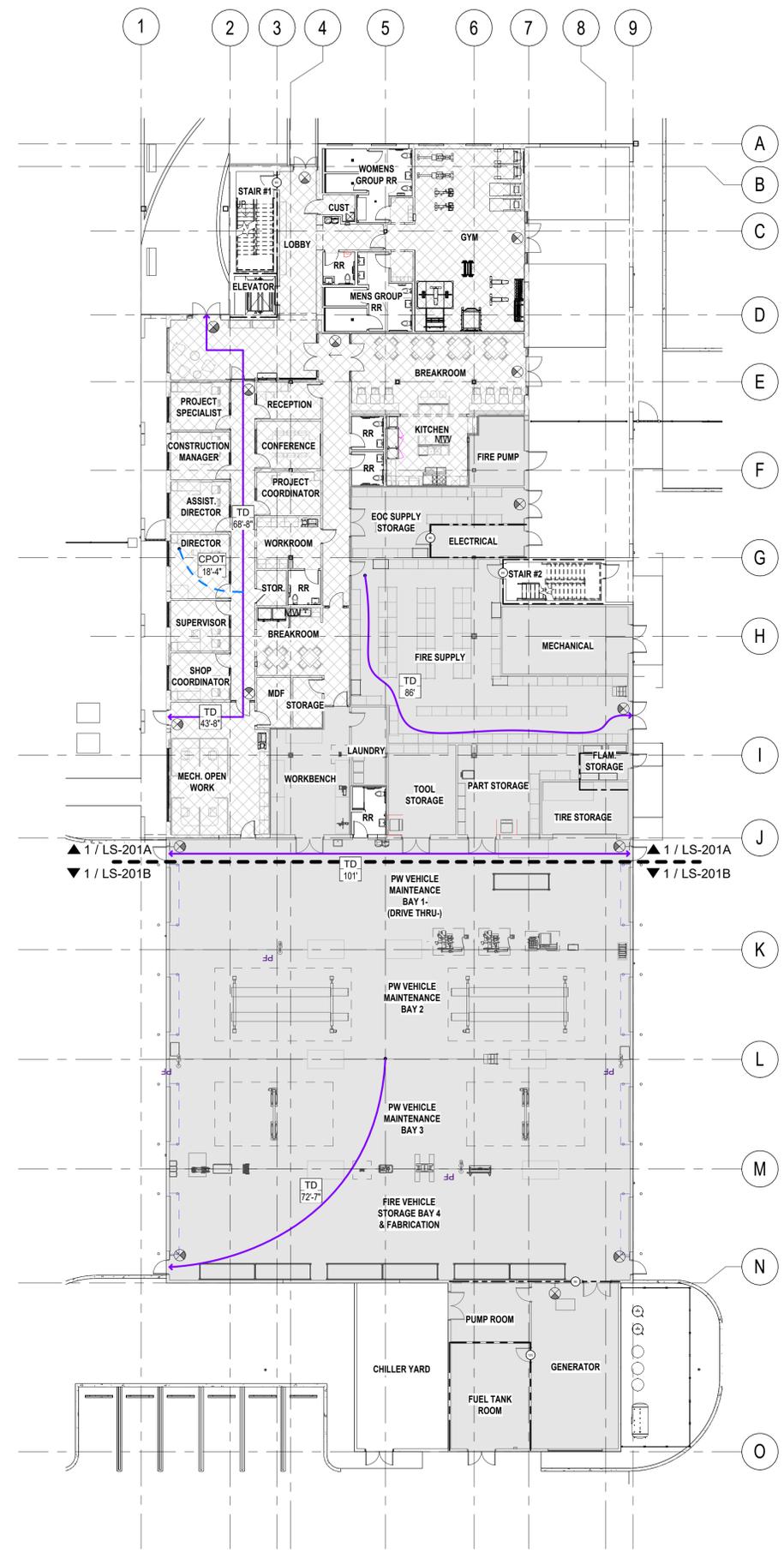
**LIGHTED EXIT SIGNS**  
Single Faced Darkened Area indicates face of sign viewed.  
Double Faced Darkened Area indicates face of sign viewed.  
Single Faced Arrow indicates direction(s) to exit.  
Double Faced Arrow indicates direction(s) to exit.

**LIGHTED WALL MOUNTED EXIT SIGN** - SINGLE FACED DARKENED AREA INDICATES FACE OF SIGN VIEWED

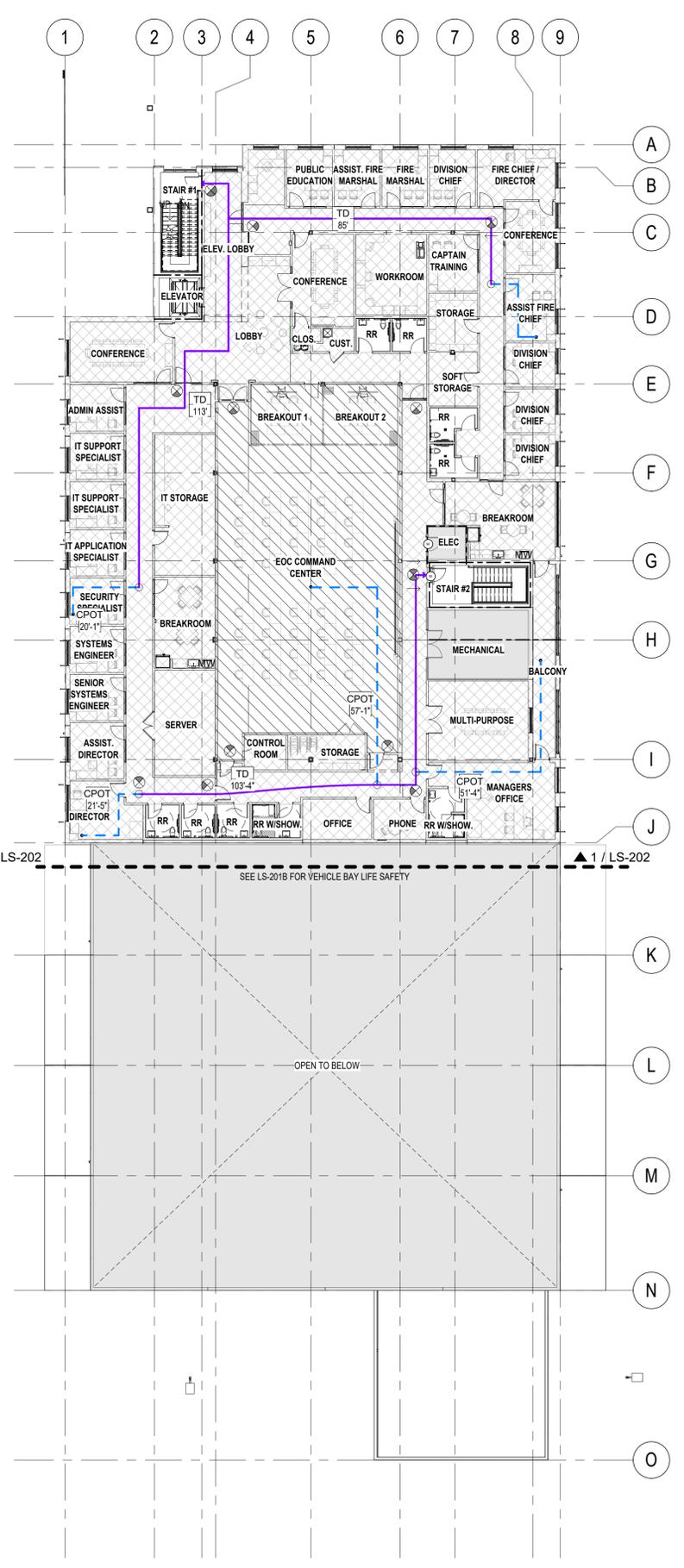
**EMERGENCY DUAL HEAD LIGHTING UNIT WITH BATTERY PACK**  
2'X2' LAY-IN EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS  
1'X4' LAY-IN EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS  
NO EXIT SIGN - WALL MOUNTED - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS  
RECESSED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS  
SURFACE MOUNTED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS  
SUSPENDED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS

**FIRE ALARM & PROTECTION DEVICES (VERIFY LOCATIONS WITH ELECTRICAL DRAWINGS)**  
H FIRE ALARM HORN  
L FIRE ALARM STROBE  
F FIRE ALARM PULL STATION  
A ANSUL FIRE PROTECTION SYSTEM PULL STATION  
E MASTER CONTROL SWITCH  
HD HEAT DETECTOR  
SD SMOKE DETECTOR

**GRAPHIC LEGEND** DESCRIPTION: WALL AND PARTITIONS  
NON-FIRE RATED  
1 HR FIRE RATED EXIT ACCESS (CORRIDOR) PROTECTION. ALL PENETRATING DOORS HEREIN SHALL HAVE A 20-MINUTE FIRE RESISTANCE RATING, EXCEPT AT HAZARD SEPARATION (SEE BELOW) ALL SIDELIGHTS, TRANSOMS, WINDOWS, VISION LITES, AND OPENINGS, INCLUDING FRAMES, SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING.  
SMOKE PARTITION ALL JOINTS, WALL OPENINGS AND PENETRATIONS HEREIN SHALL BE PROTECTED AGAINST THE PASSAGE OF SMOKE. ALL DOORS HEREIN SHALL BE SELF-CLOSING.  
1 HR FIRE RATED HAZARD SEPARATION ALL DOORS AND PENETRATIONS HORIZONTALLY THRU SEPARATION SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING EXCEPT AT STAIRS & SHAFTS. ALL DOORS AND PENETRATIONS INTO STAIRS AND SHAFTS SHALL HAVE A 60-MINUTE FIRE RESISTANCE RATING. ADDITIONAL PENETRATION OF STAIR SHAFTS IS NOT PERMITTED EXCEPT AS SPECIFICALLY EXCEPTED.  
2 HR FIRE RATED HAZARD AND EXIT SEPARATION ALL DOORS AND OPENINGS SHALL BE PROTECTED BY A 90-MINUTE FIRE-RESISTANT RATING. ADDITIONAL PENETRATIONS OF STAIR SHAFTS AND EXIT PASSAGeways IS NOT PERMITTED EXCEPT AS SPECIFICALLY EXCEPTED.  
3 HR FIRE RATED HAZARD AND EXIT SEPARATION ALL DOORS AND PENETRATIONS SHALL HAVE A 180-MINUTE FIRE-RESISTANCE RATING.  
4 HOUR FIRE RATED BUILDING SEPARATION ALL PENETRATIONS SHALL BE PROTECTED WITH TWO (2) SETS OF 180-MINUTE DOORS.  
I.D. - TRAVEL DISTANCE FROM MOST REMOTE POINT  
C.P. - COMMON PATH OF TRAVEL



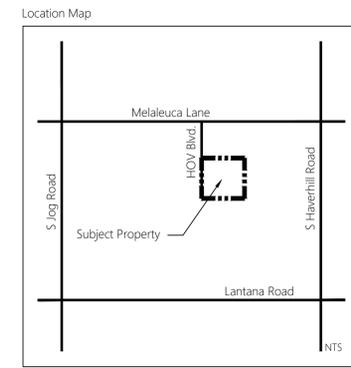
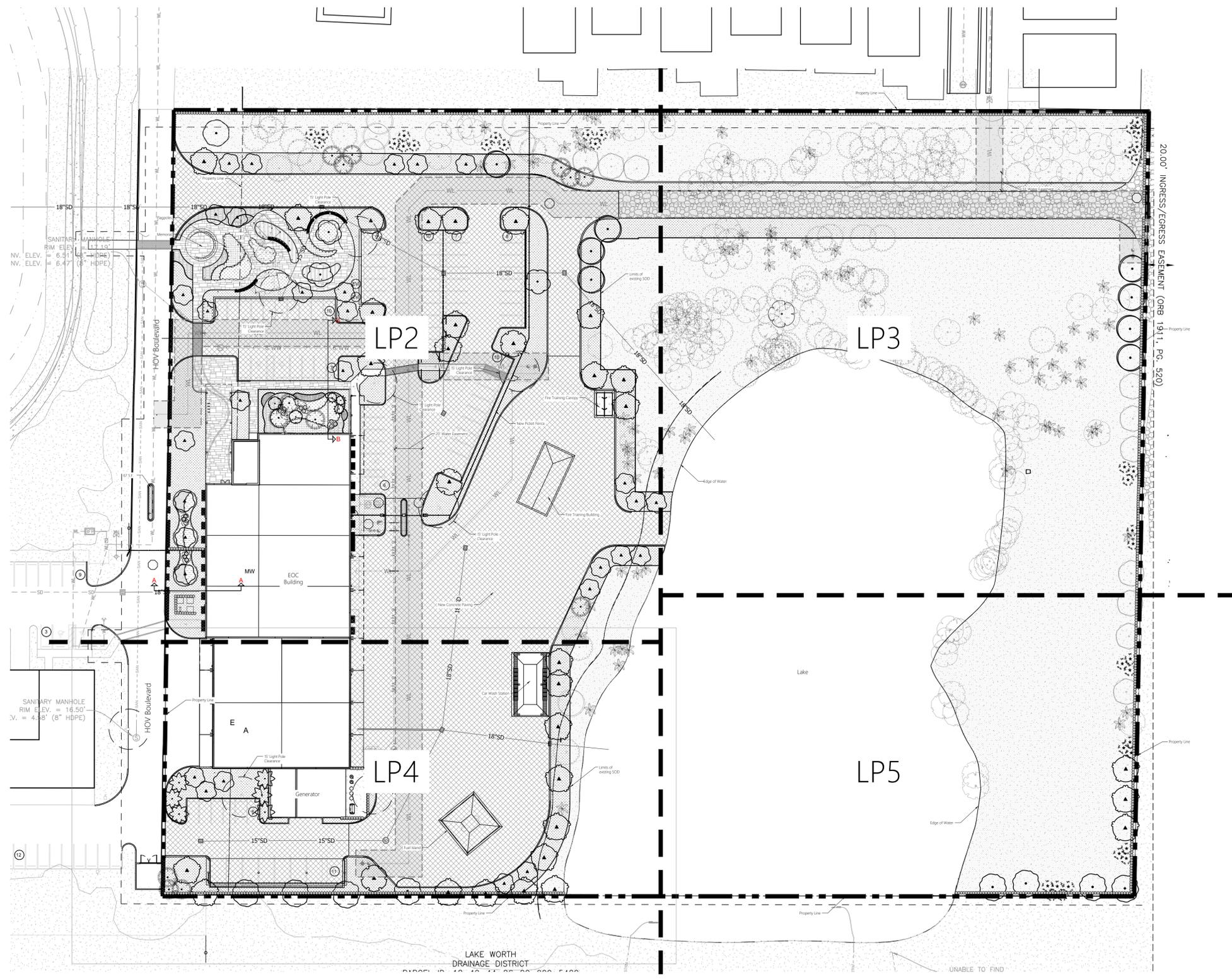
LIFE SAFETY FIRST FLOOR PLAN 1  
SCALE: 1/16" = 1'-0"



LIFE SAFETY SECOND FLOOR PLAN 2  
SCALE: 1/16" = 1'-0"

DATE: 10/20/2025 11:42:00 AM

# City of Greenacres EOC Building



## DRAWING INDEX

- LP1 Landscape Index
- LP2 Landscape Plan
- LP3 Landscape Plan
- LP4 Landscape Plan
- LP5 Landscape Plan
- LP6 Landscape Calculations
- LP7 VUA Exhibit
- LP8 VUA Exhibit
- LP9 Landscape Details
- LP10 Landscape Specifications
- TD1 Tree Disposition Plan
- TD2 Tree Disposition Plan
- TD3 Tree Disposition Plan

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Name: MICHELLE DUCHENE  
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Consultants:  
  
 PLANNING & LANDSCAPE ARCHITECTURE  
 2103 Bca Blvd., Suite 100 | West Palm Beach, FL 33411

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**CITY OF GREENACRES**



**EMERGENCY OPERATIONS CENTER**

5750 MELALEUCA LANE  
 GREENACRES, FL, 33463

Key Plan: 

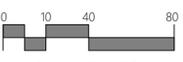
REVISION	DATE

Date: 12/2/25  
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 Owner Project No.:  
 Drawn By: JAM  
 Checked By: MD

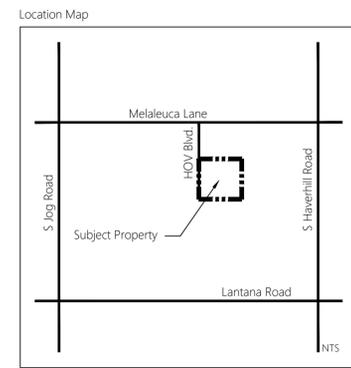
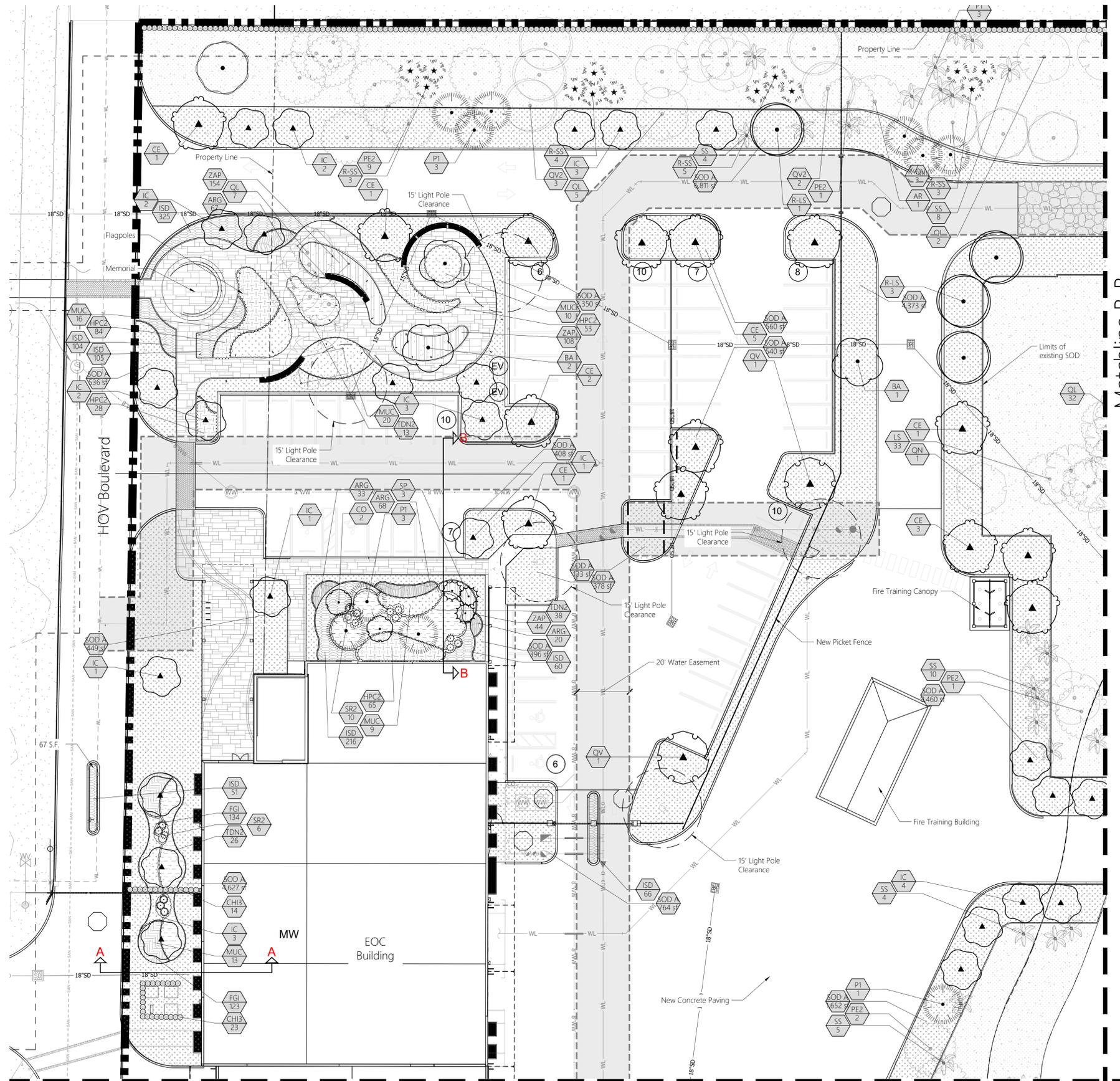
Phase:  
 50% CONSTRUCTION DOCUMENTS

Sheet Title:  
 Landscape Index

Sheet #:  
 LP  
 1 Of 10

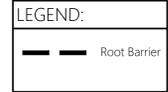
North  Scale: 1" = 40'  

DATE: 10/20/25 9:45:51 PM



**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>CANOPY TREES</b>		
CE		Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Croch
P1		Pinus elliotti densa / Slash Pine Single Straight Trunk
QV		Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Croch
<b>EXISTING TREES/PALMS</b>		
AR		Acer rubrum / Red Maple
AG		Amnonia glabra / Pond Apple
BS2		Bursera simaruba / Gumbo Limbo
CP		Coccoloba pubescens / Grandleaf Seagrape
FB		Ficus benjamina / Weeping Fig
LS		Liquidambar styraciflua / Sweet Gum
PE2		Pinus elliotti / Slash Pine
OL		Quercus laurifolia / Laurel-leaved Oak
QN		Quercus nigra / Water Oak
QV2		Quercus virginiana / Southern Live Oak
SS		Sabal palmetto / Cabbage Palmetto
<b>RELOCATED TREES/PALMS</b>		
R-BS		Bursera simaruba / Gumbo Limbo
R-JE		Juniperus virginiana / Eastern Redcedar
R-LS		Liquidambar styraciflua / Sweet Gum
R-QV		Quercus virginiana / Relocated Southern Live Oak Relocated from on Site Using Best Industry Standards, See Tree Disposition Plan for Original Location
R-SS		Sabal palmetto / Cabbage Palmetto
<b>UNDERSTORY TREES</b>		
IC		Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Croch
<b>FLOWERING TREES</b>		
BA		Buthesia arborea / Verawood Single Straight Trunk
CO		Cordia sebestena / Orange Geiger Tree Single Straight Trunk
<b>PALM TREES</b>		
SP		Sabal palmetto / Cabbage Palmetto Slagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
VM		Veitchia montgomeryana / Single Montgomery Palm Single Trunk, Matched
<b>SHRUBS</b>		
CH3		Chrysalanthus icaco / Coco Plum Full to Base
SR2		Serenoa repens 'Cinerea' / Silver Saw Palmetto Silver Form
<b>SHRUB AREAS</b>		
HPC2		Hamelia patens 'Compacta' / Dwarf Firebush Full
MUC		Muhlenbergia capillaris / Pink Muhly Grass Full
TDN2		Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full
<b>GROUND COVERS</b>		
ARG		Arachis glabrata / Perennial Peanut Full
FGI		Ficus microcarpa 'Green Island' / Green Island Ficus Full
ISD		Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full
SOD A		Stenolophum secundatum / St. Augustine Grass Solid Sod, Slagger Seams, Contract to Verify Quantity Prior to Bid, Sod all Disturbed Areas
ZAP		Zamia pumila / Coonlees Cycad Full



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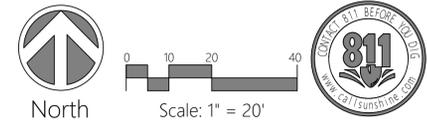
**EMERGENCY OPERATIONS CENTER**  
 5750 MELALEUCA LANE  
 GREENACRES, FL, 33463  
 Key Plan:

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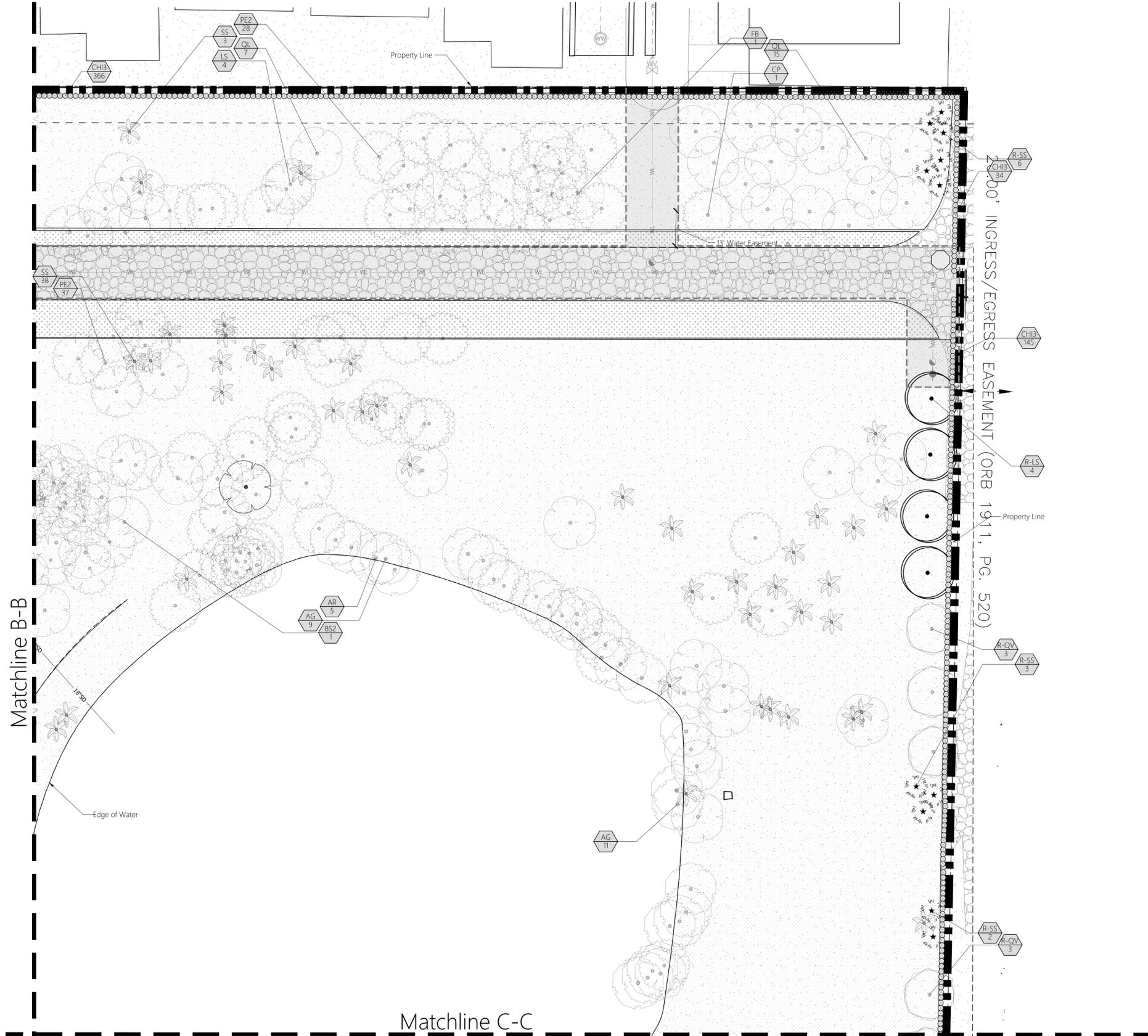
Date: 12/2/25  
 S+A Project No.: 24048  
 Owner Project No.:  
 Drawn By: JAM  
 Checked By: MD  
 Phase:  
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Sheet Title:  
 Landscape Plan

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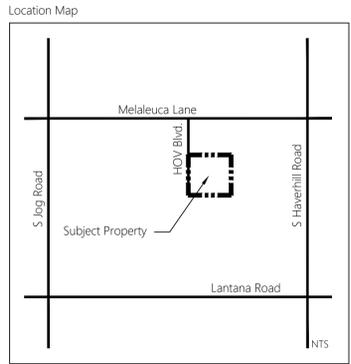
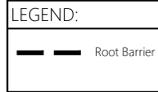


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**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>CANOPY TREES</b>		
	CE	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Croch
	P1	Pinus elliotii densa / Slash Pine Single Straight Trunk
	QV	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Croch
<b>EXISTING TREES/PALMS</b>		
	AR	Acer rubrum / Red Maple
	AG	Annona glabra / Pond Apple
	BS2	Bursera simaruba / Gumbo Limbo
	CP	Coccoloba pubescens / Grandleaf Seagrape
	FB	Ficus benjamina / Weeping Fig
	LS	Liquidambar styraciflua / Sweet Gum
	PE2	Pinus elliotii / Slash Pine
	QL	Quercus laurifolia / Laurel-leaved Oak
	QN	Quercus nigra / Water Oak
	QV2	Quercus virginiana / Southern Live Oak
	SS	Sabal palmetto / Cabbage Palmetto
<b>RELOCATED TREES/PALMS</b>		
	R-BS	Bursera simaruba / Gumbo Limbo
	R-JE	Juniperus virginiana / Eastern Redcedar
	R-LS	Liquidambar styraciflua / Sweet Gum
	R-QV	Quercus virginiana / Relocated Southern Live Oak Relocated from on Site Using Best Industry Standards, See Tree Disposition Plan for Original Location
	R-SS	Sabal palmetto / Cabbage Palmetto
<b>UNDERSTORY TREES</b>		
	IC	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Croch
<b>FLOWERING TREES</b>		
	BA	Bauhinia arborea / Venawood Single Straight Trunk
	CO	Cordia sebestena / Orange Geiger Tree Single Straight Trunk
<b>PALM TREES</b>		
	SP	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
	VM	Veitchia montgomeryana / Single Montgomery Palm Single Trunk, Matched
<b>SHRUBS</b>		
	CH3	Chrysobalanus icaco / Coco Plum Full to Base
	SR2	Serezea repens 'Cinerea' / Silver Saw Palmetto Silver Form
<b>SHRUB AREAS</b>		
	HPC2	Hamelia patens 'Compacta' / Dwarf Firebush Full
	MUC	Muhlenbergia capillaris / Pink Muhly Grass Full
	TDN2	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full
<b>GROUND COVERS</b>		
	ARG	Arachis glabrata / Perennial Peanut Full
	FGI	Ficus microcarpa 'Green Island' / Green Island Ficus Full
	ISD	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full
	SOD A	Stenotaphrum secundatum / St. Augustine Grass Solid Soil, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Spot all Disturbed Areas
	ZAP	Zamia pumila / Coontie Cycad Full



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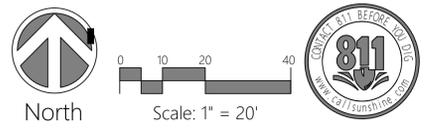
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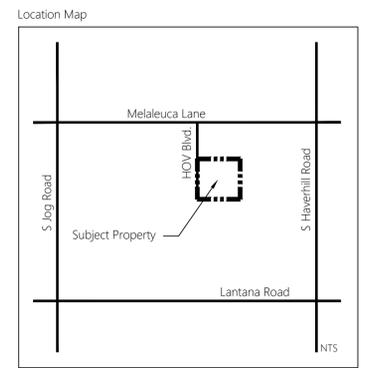
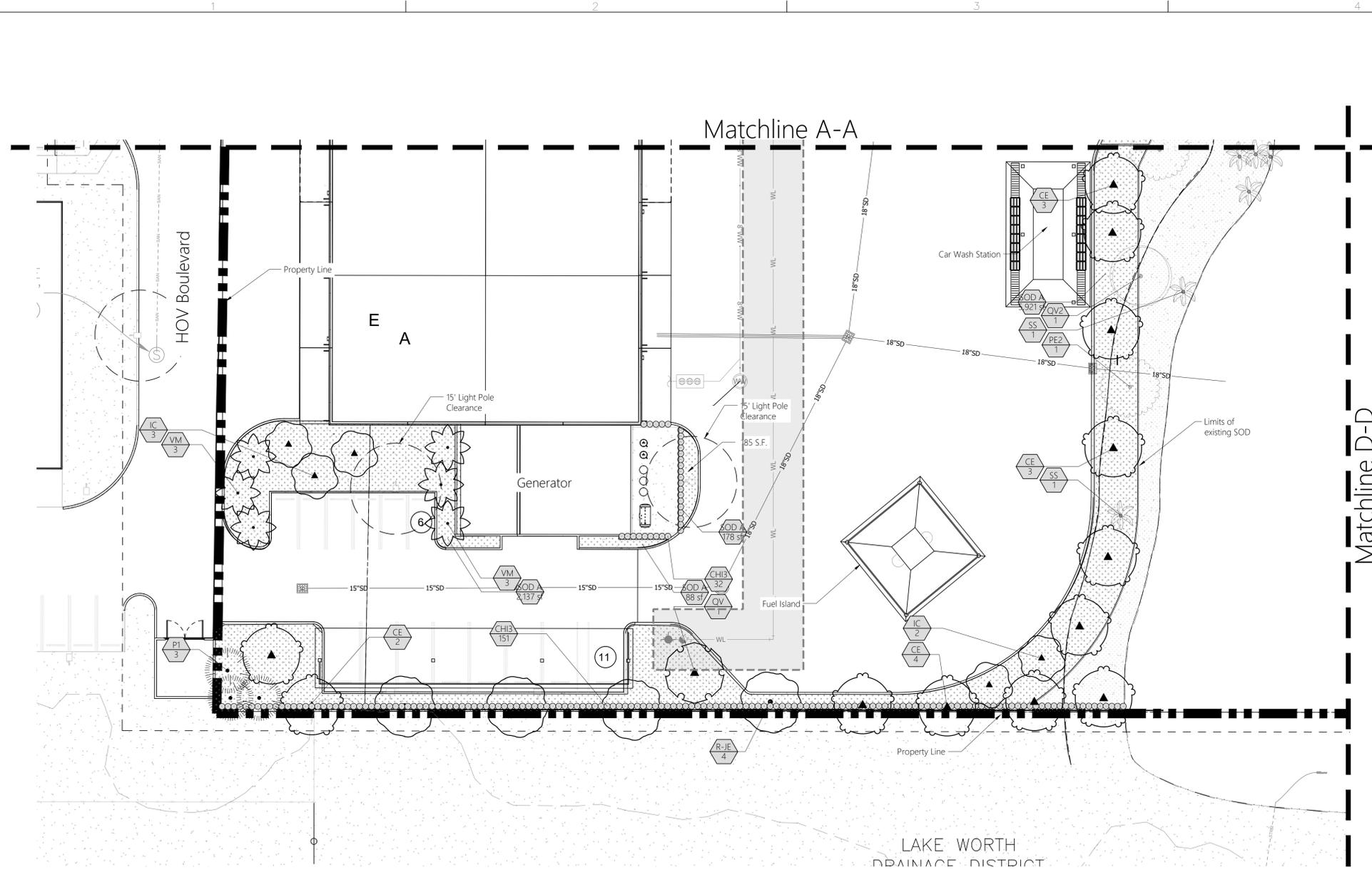
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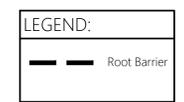


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**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>CANOPY TREES</b>		
	CE	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Croch
	P1	Pinus Elliotti densa / Slash Pine Single Straight Trunk
	QV	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Croch
<b>EXISTING TREES/PALMS</b>		
	AR	Acer rubrum / Red Maple
	AG	Annona glabra / Pond Apple
	BSZ	Bursera simaruba / Gumbo Limbo
	CP	Coccoloba pubescens / Grandleaf Seagrape
	FB	Ficus benjamina / Weeping Fig
	LS	Liquidambar styraciflua / Sweet Gum
	PE2	Pinus Elliotti / Slash Pine
	QL	Quercus laurifolia / Laurel-leaved Oak
	QN	Quercus nigra / Water Oak
	QV2	Quercus virginiana / Southern Live Oak
	SS	Sabal palmetto / Cabbage Palmetto
<b>RELOCATED TREES/PALMS</b>		
	R-BB	Bursera simaruba / Gumbo Limbo
	R-JE	Juniperus virginiana / Eastern Redcedar
	R-LS	Liquidambar styraciflua / Sweet Gum
	R-QV	Quercus virginiana / Relocated Southern Live Oak Relocated from on Site Using Best Industry Standards, See Tree Disposition Plan for Original Location
	R-SS	Sabal palmetto / Cabbage Palmetto
<b>UNDERSTORY TREES</b>		
	IC	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Croch
<b>FLOWERING TREES</b>		
	BA	Bunisia arborea / Varwood Single Straight Trunk
	CO	Cordia sebestena / Orange Geiger Tree Single Straight Trunk
<b>PALM TREES</b>		
	SP	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
	VM	Veitchia montgomeryana / Single Montgomery Palm Single Trunk, Matched
<b>SHRUBS</b>		
	CH3	Chrysobalanus icaco / Coco Plum Full to Base
	SR2	Serenca repens 'Cinerea' / Silver Saw Palmetto Silver Form
<b>SHRUB AREAS</b>		
	HPC2	Hamelia patens 'Compacta' / Dwarf Firebush Full
	MUC	Muhlenbergia capillaris / Pink Muhly Grass Full
	TDN2	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full
<b>GROUND COVERS</b>		
	ARG	Arachis glabrata / Perennial Peanut Full
	FGI	Ficus microcarpa 'Green Island' / Green Island Ficus Full
	ISD	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full
	SOD A	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contract to Verify Quantity Prior to Bid, Sod all Disturbed Areas
	ZAP	Zamia pumila / Coonle Cypress Full



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 Consultants:

**Morton**  
 PLANNING & LANDSCAPE ARCHITECTURE  
 210 S.W. 1st St., Suite 1000, Ft. Lauderdale, FL 33301



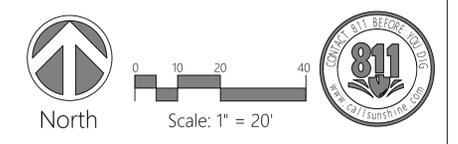
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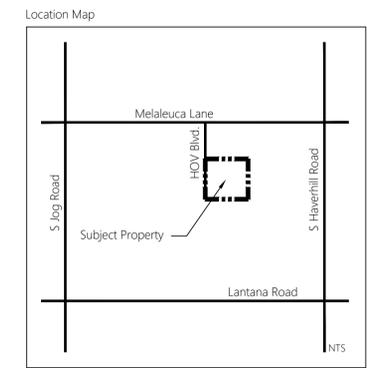
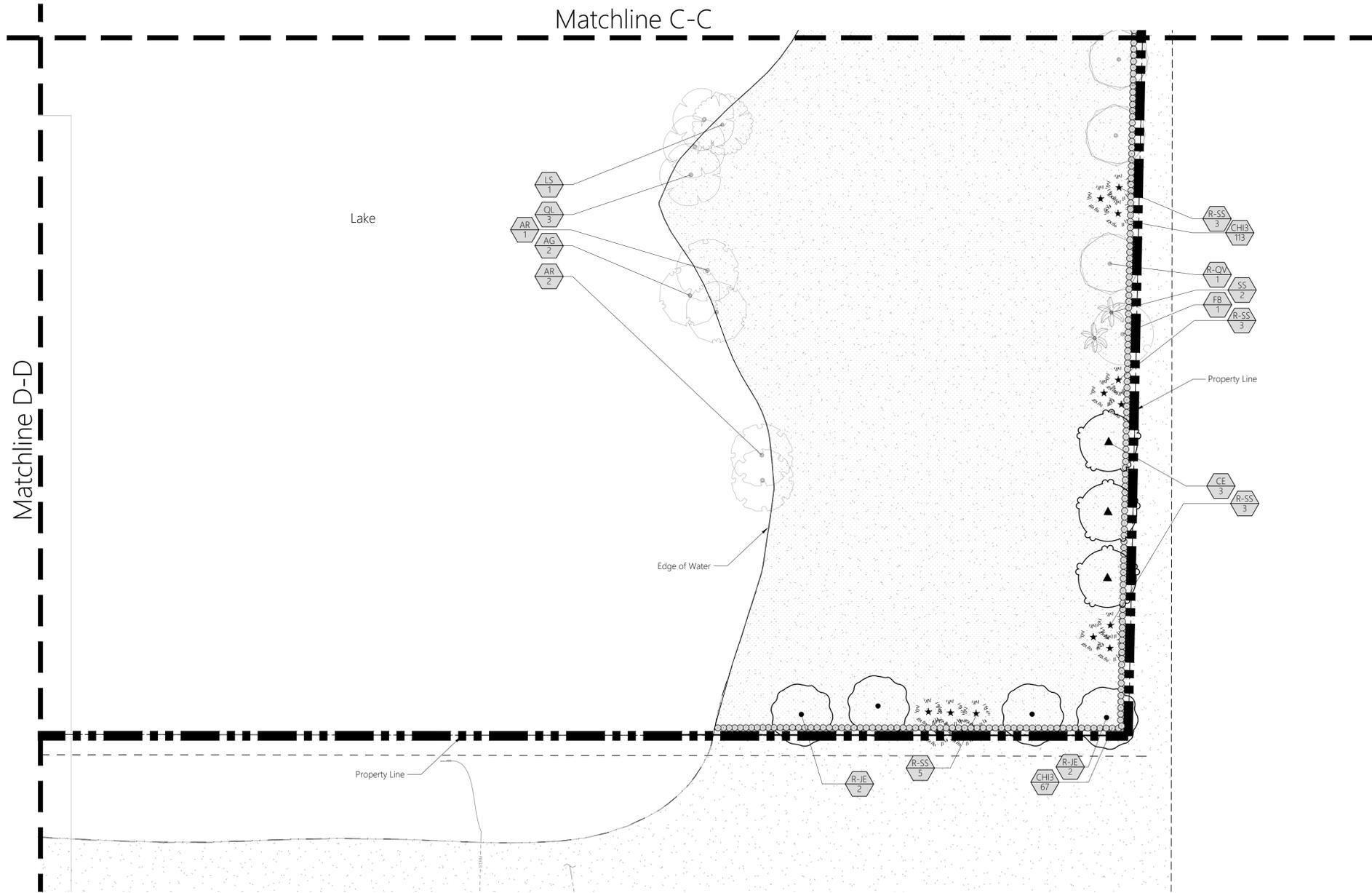
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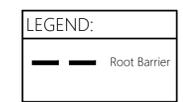


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**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>CANOPY TREES</b>		
	CE	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Croch
	P1	Pinus elliottii densa / Slash Pine Single Straight Trunk
	QV	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Croch
<b>EXISTING TREES/PALMS</b>		
	AR	Acer rubrum / Red Maple
	AG	Annona glabra / Pond Apple
	BS2	Bursera simaruba / Gumbo Limbo
	CP	Coccoloba pubescens / Grandleaf Seagrape
	FB	Ficus benjamina / Weeping Fig
	LS	Liquidambar styraciflua / Sweet Gum
	PE2	Pinus elliottii / Slash Pine
	QL	Quercus laurifolia / Laurel-leaved Oak
	QN	Quercus nigra / Water Oak
	QV2	Quercus virginiana / Southern Live Oak
	SS	Sabal palmetto / Cabbage Palmetto
<b>RELOCATED TREES/PALMS</b>		
	R-BS	Bursera simaruba / Gumbo Limbo
	R-JE	Juniperus virginiana / Eastern Redcedar
	R-LS	Liquidambar styraciflua / Sweet Gum
	R-QV	Quercus virginiana / Relocated Southern Live Oak Relocated from on Site Using Best Industry Standards, See Tree Disposition Plan for Original Location
	R-SS	Sabal palmetto / Cabbage Palmetto
<b>UNDERSTORY TREES</b>		
	IC	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Croch
<b>FLOWERING TREES</b>		
	BA	Bulnesia arborea / Verawood Single Straight Trunk
	CO	Cordia sebestena / Orange Geiger Tree Single Straight Trunk
<b>PALM TREES</b>		
	SP	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
	VM	Vacthisia montgomeryana / Single Montgomery Palm Single Trunk, Matched
<b>SHRUBS</b>		
	CH3	Chrysobalanus icaco / Coco Plum Full to Base
	SR2	Serenoa repens 'Cinerea' / Silver Saw Palmetto Silver Form
<b>SHRUB AREAS</b>		
	HPC2	Hamelia patens 'Compacta' / Dwarf Firebush Full
	MUC	Muhlenbergia capitaris / Pink Muhly Grass Full
	TDN2	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full
<b>GROUND COVERS</b>		
	ARG	Arachis glabrata / Perennial Peanut Full
	FGI	Ficus microcarpa 'Green Island' / Green Island Ficus Full
	ISD	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full
	SOD A	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas
	ZAP	Zamia pumila / Coonle Cycad Full



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**CITY OF GREENACRES**



**EMERGENCY OPERATIONS CENTER**

5750 MELALEUCA LANE  
 GREENACRES, FL, 33463

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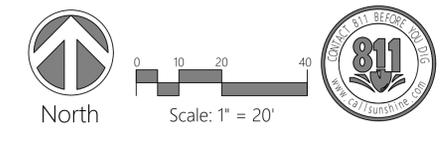
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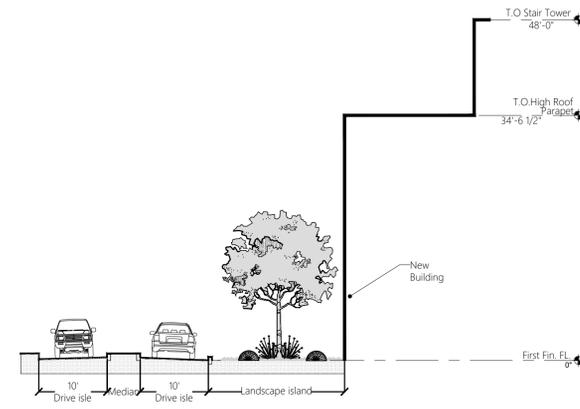
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
<b>CANOPY TREES</b>									
	CE	29	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	12' OA	4'	4' CT Min.	2.5" CAL	Native	Low
	P1	13	Pinus elliottii densa / Slash Pine Single Straight Trunk	12' OA	3'-5'	4' CT Min.	2.5" CAL	Native	Low
	QV	3	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	12' OA	4'	4' CT Min.	2.5" CAL	Native	Low
<b>EXISTING TREES/PALMS</b>									
	AR	9	Acer rubrum / Red Maple	Existing				Native	Low
	AG	22	Annona glabra / Pond Apple	Existing				Native	Medium
	BS2	1	Bursera simaruba / Gumbo Limbo	Existing				Native	Low
	CP	1	Coccoloba pubescens / Gandleaf Seagrape	Existing					
	FB	2	Ficus benjamina / Weeping Fig	Existing					
	LS	38	Liquidambar styraciflua / Sweet Gum	Existing					
	PE2	79	Pinus elliottii / Slash Pine	Existing				Native	Low
	QL	71	Quercus laurifolia / Laurel-leaved Oak	Existing				Native	Low
	QN	1	Quercus nigra / Water Oak	Existing					
	QV2	6	Quercus virginiana / Southern Live Oak	Existing				Native	Low
	SS	76	Sabal palmetto / Cabbage Palmetto	Existing				Native	Low
<b>RELOCATED TREES/PALMS</b>									
	R-BS	1	Bursera simaruba / Gumbo Limbo	Existing	Existing	Existing	Existing	Native	Low
	R-JE	8	Juniperus virginiana / Eastern Redcedar	Existing	Existing	Existing	Existing		
	R-LS	8	Liquidambar styraciflua / Sweet Gum	Existing	Existing	Existing	Existing		
	R-QV	10	Quercus virginiana / Relocated Southern Live Oak Relocated from on Site Using Best Industry Standards, See Tree Disposition Plan for Original Location	Existing	Existing	Existing	Existing	Native	Low
	R-SS	38	Sabal palmetto / Cabbage Palmetto	Existing	Existing	Existing	Existing	Native	Low
<b>UNDERSTORY TREES</b>									
	IC	30	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	12' OA	4'	4' CT Min.	2.5" CAL	Native	Low
<b>FLOWERING TREES</b>									
	BA	3	Bulnesia arborea / Verawood Single Straight Trunk	12' OA	4'	4' CT Min.	2.5" CAL	Native	Low
	CO	2	Cordia sebestena / Orange Geiger Tree Single Straight Trunk	12' OA	3'	4' CT Min.	2.5" CAL	Native	Low
<b>PALM TREES</b>									
	SP	3	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8'-16' CT	N/A	8'-16' CT	N/A	Native	Low
	VM	6	Veitchia montgomeryana / Single Montgomery Palm Single Trunk, Matched	10' CT	10'	10' CT	N/A	Non-Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
<b>SHRUBS</b>								
	CHI3	943	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.	Native	Low
	SR2	16	Serenoa repens 'Cinerea' / Silver Saw Palmetto Silver Form	18"	18"	36" o.c.	Native	Low
<b>SHRUB AREAS</b>								
	HPC2	230	Hamelia patens 'Compacta' / Dwarf Firebush Full	18"	18"	24" o.c.	Native	Low
	MUC	68	Muhlenbergia capillaris / Pink Muhly Grass Full	24"	24"	48" o.c.	Native	Low
	TDN2	77	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	48" o.c.	Native	Low
<b>GROUND COVERS</b>								
	ARG	188	Arachis glabrata / Perennial Peanut Full	4"	12"	14" o.c.	Non-Native	Low
	FGI	257	Ficus microcarpa 'Green Island' / Green Island Ficus Full	8"-10"	6"	12" o.c.	Native	Low
	ISD	927	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	14" o.c.	Native	Low
	SOD A	41,761 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contract to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High
	ZAP	306	Zamia pumila / Coontie Cycad Full	12"	12"	18" o.c.	Native	Low

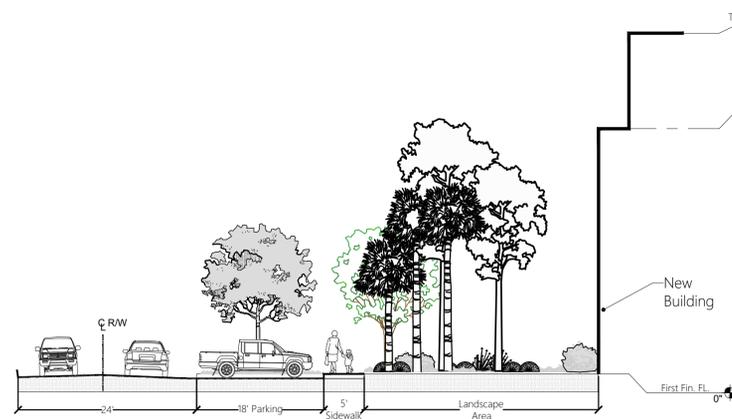
Automatic Irrigation System Note:  
All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor.



Section A-A  
N.T.S.

LANDSCAPE CALCULATIONS			
ZONING: Commercial	REQUIREMENT	REQUIRED	PROVIDED
<b>TOTAL SITE AREA</b>			426,143 S.F.
Building Area			28,565 S.F.
Sidewalks			8,272 S.F.
Impervious Areas	Building Foundation and Sidewalks Excluded		
Pervious Area / Landscape Area			121,706 S.F.
Lake Area			45,842 S.F.
Preservation Area			100,517 S.F.
			121,241 S.F.

LANDSCAPE REQUIREMENTS CHART				
	REQUIREMENT	REQUIRED	PROVIDED	
<b>NORTH - 10' TYPE D BUFFER</b>				
Trees	679 L.F.	25' O.C.	27	27+
Shrubs	679 L.F.	2' O.C.	340	340+
<b>SOUTH - 10' TYPE D BUFFER</b>				
Trees	385 L.F.	25' O.C.	15	15
Shrubs	385 L.F.	2' O.C.	193	193+
<b>EAST - 10' TYPE D BUFFER</b>				
Trees	585 L.F.	25' O.C.	23	23
Shrubs	585 L.F.	2' O.C.	293	293
<b>WEST - 10' TYPE C BUFFER</b>				
Trees	L.F.	30' O.C.	0	0
Shrubs	L.F.	2' O.C.	0	0
<b>INTERIOR</b>				
VUA AREA	94506 L.F.			
Parking Area Landscape Area		10% of VUA	9,451 S.F.	36,867 S.F.
Parking Area Trees	9,451 S.F.	1/100 S.F.	95	95
<b>OVERALL</b>				
Native Trees	85	50% of Required	43	43+
Palm Trees (3:1 Substitution)	85	30% Max Sub	25 (76 Palms)	41 Trees (123 Palms)
		<b>CATEGORY</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
		<b>TOTAL TREES</b>	<b>85</b>	<b>85+</b>
		<b>TOTAL SHRUBS</b>	<b>826</b>	<b>1,334</b>



Section B-B  
N.T.S.

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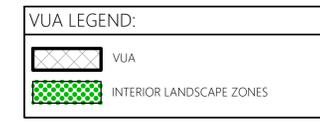
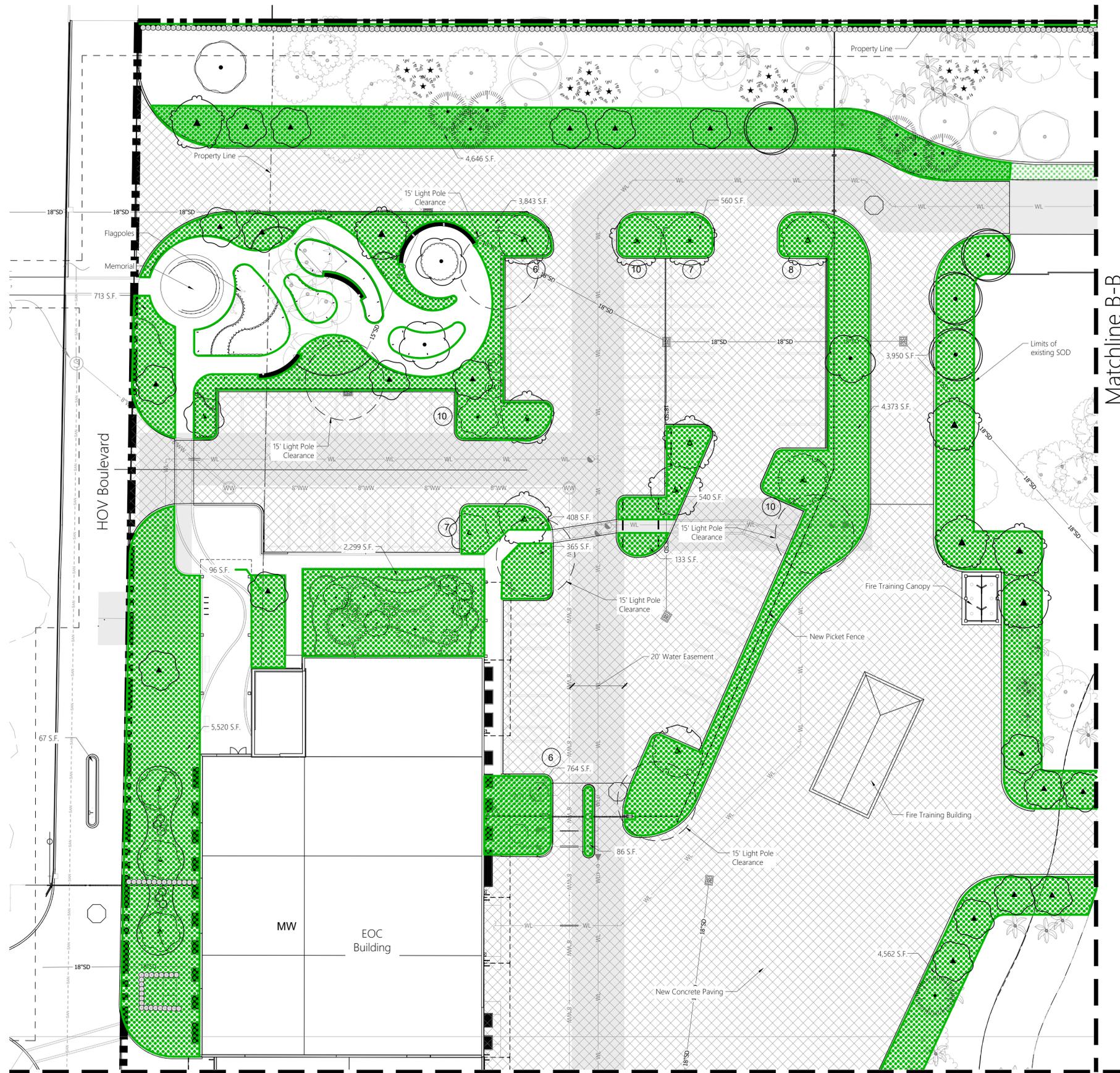
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**Song + Associates**  
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**CITY OF GREENACRES**

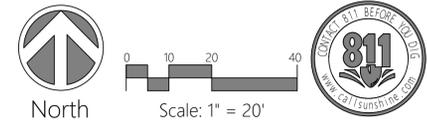
**EMERGENCY OPERATIONS CENTER**  
 5750 MELALEUCA LANE  
 GREENACRES, FL, 33463  
 Key Plan:

REVISION	DATE

Date: 12/2/25  
 S+A Project No.: 24048  
 Owner Project No.:  
 Drawn By: JAM  
 Checked By: MD  
 Phase: 50% CONSTRUCTION DOCUMENTS

Sheet Title: VUA Exhibit

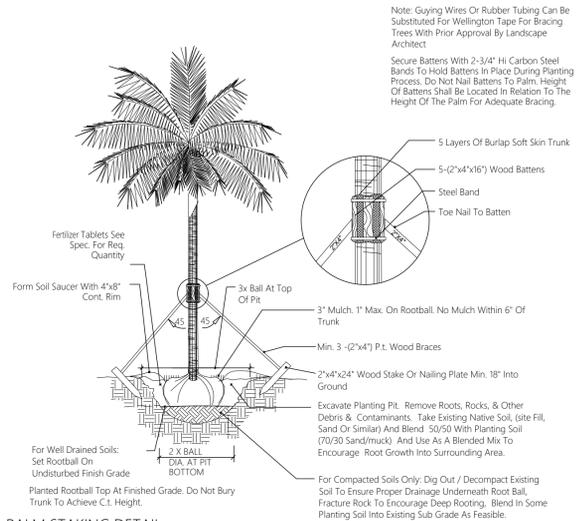
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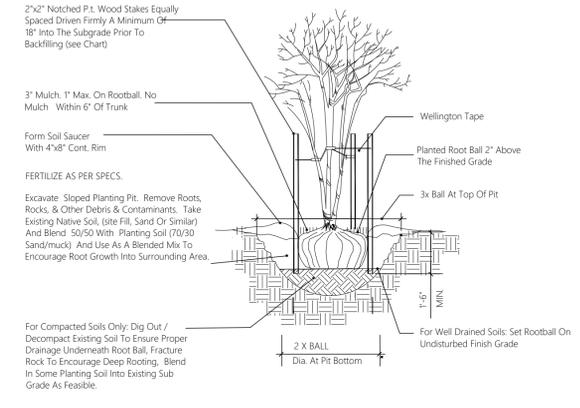
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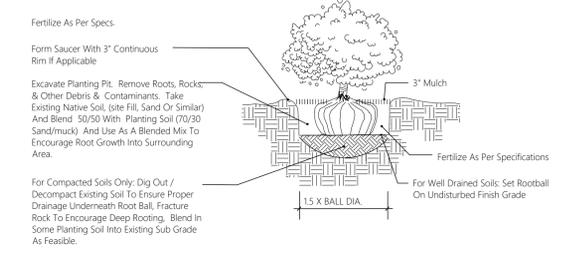




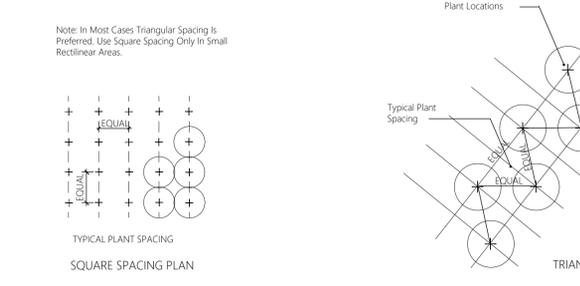
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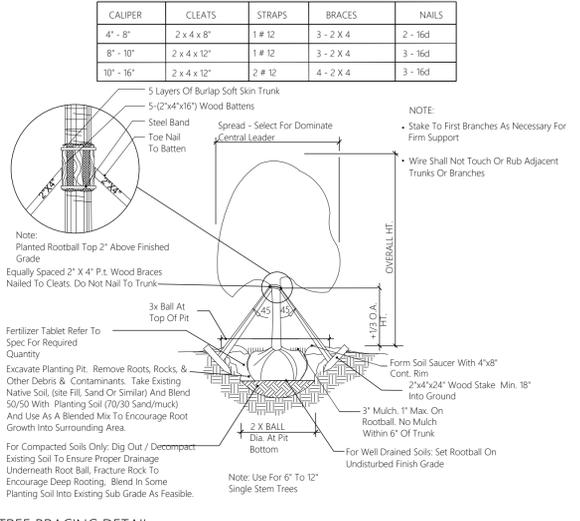
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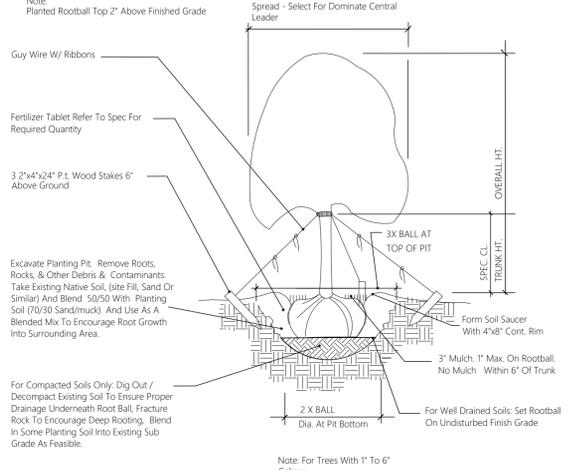
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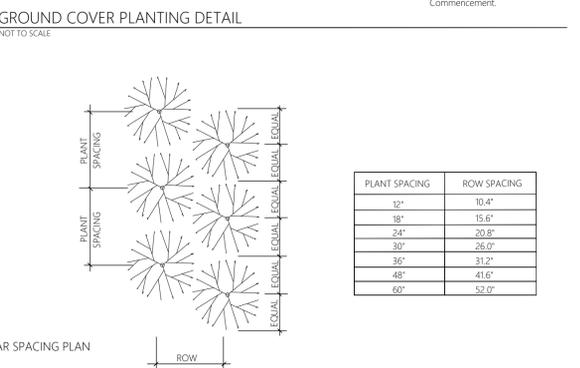
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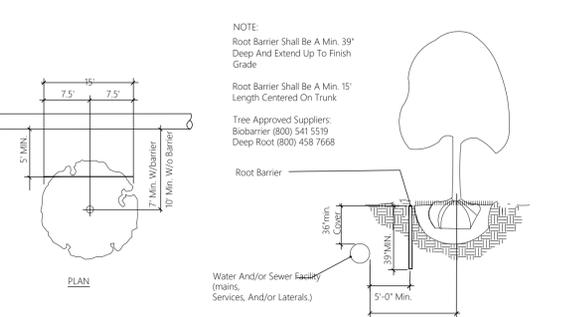
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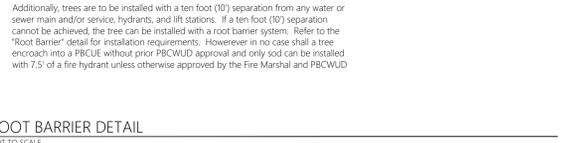
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**GROUND COVER PLANTING DETAIL**  
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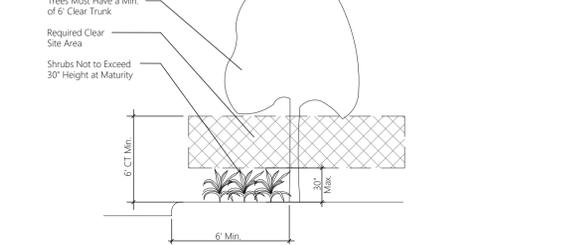
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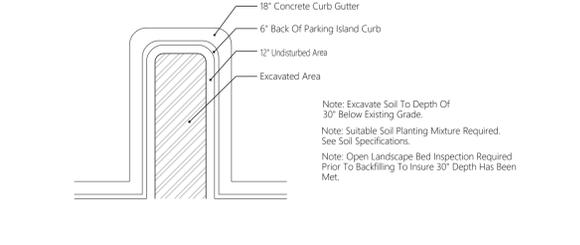
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**LANDSCAPE NOTES**



**SAFE SIGHT PLANTING DETAIL**  
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**PARKING ISLAND EXCAVATION DETAIL**  
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**CITY OF GREENACRES**

**EMERGENCY OPERATIONS CENTER**  
5750 MELALEUCA LANE  
GREENACRES, FL, 33463  
Key Plan:

REVISION	DATE

Date: 12/2/25  
S+A Project No.: 24048  
Owner Project No.:  
Drawn By: JAM  
Checked By: MD

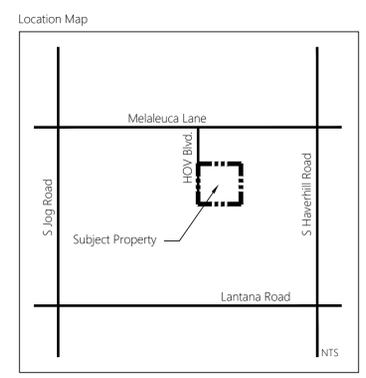
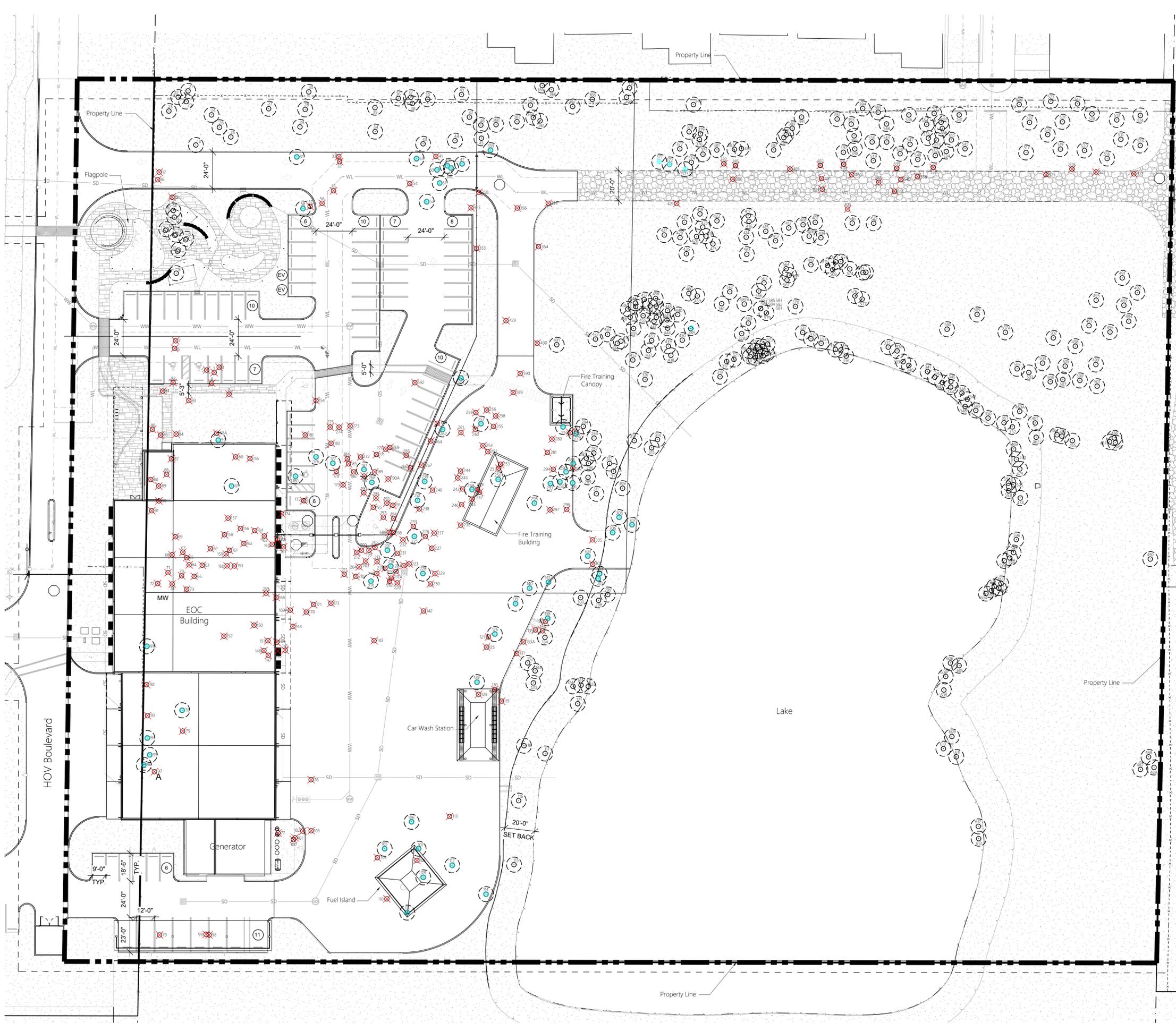
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Sheet Title: Landscape Details

Sheet #: LP 10 Of 10



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**SYMBOL KEY**

	Tree/Palm to be Preserved
	Tree/Palm to be Relocated (Refer to Landscape Plan for Final Location)
	Tree/Palm to be Removed

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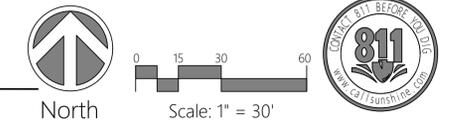
**CITY OF GREENACRES**  
  
**EMERGENCY OPERATIONS CENTER**  
 5750 MELALEUCA LANE  
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 Key Plan:

REVISION	DATE

Date: 12/2/25  
 S+A Project No.: 24048  
 Owner Project No.:  
 Drawn By: JAM  
 Checked By: MD  
 Phase:  
 50% CONSTRUCTION DOCUMENTS

Sheet Title:  
**Tree Disposition Plan**

Sheet #:  
 TD  
 1 Of 3



DATE: 10/20/25 5:45:51 PM

Tag #	Species Name (Common)	Species Name (Botanical)	DBH (Inches)	Proposed Disposition
1	Slash Pine	<i>Pinus elliottii</i>	18	Remove
2	Laurel Oak	<i>Quercus laurifolia</i>	7,4	Remove
3	Slash Pine	<i>Pinus elliottii</i>	19	Remove
4	Laurel Oak	<i>Quercus laurifolia</i>	7,6	Remove
5	Laurel Oak	<i>Quercus laurifolia</i>	10	Remove
6	Slash Pine	<i>Pinus elliottii</i>	9	Remove
7	Slash Pine	<i>Pinus elliottii</i>	5	Remove
8	Laurel Oak	<i>Quercus laurifolia</i>	11	Preserve
9	Laurel Oak	<i>Quercus laurifolia</i>	12	Preserve
10	Laurel Oak	<i>Quercus laurifolia</i>	8,5	Preserve
11	Laurel Oak	<i>Quercus laurifolia</i>	13	Preserve
12	Laurel Oak	<i>Quercus laurifolia</i>	14	Preserve
13	Laurel Oak	<i>Quercus laurifolia</i>	16	Preserve
14	Laurel Oak	<i>Quercus laurifolia</i>	4	Preserve
15	Laurel Oak	<i>Quercus laurifolia</i>	12	Remove
16	Laurel Oak	<i>Quercus laurifolia</i>	13	Remove
17	Laurel Oak	<i>Quercus laurifolia</i>	7	Remove
18	Slash Pine	<i>Pinus elliottii</i>	5	Preserve
20	Slash Pine	<i>Pinus elliottii</i>	3	Preserve
21	Slash Pine	<i>Pinus elliottii</i>	16	Preserve
22	Slash Pine	<i>Pinus elliottii</i>	14	Preserve
23	Slash Pine	<i>Pinus elliottii</i>	11	Preserve
24	Slash Pine	<i>Pinus elliottii</i>	16	Preserve
25	Slash Pine	<i>Pinus elliottii</i>	10	Preserve
26	Slash Pine	<i>Pinus elliottii</i>	16	Preserve
27	Slash Pine	<i>Pinus elliottii</i>	12	Preserve
28	Live Oak	<i>Quercus virginiana</i>	16	Preserve
29	Live Oak	<i>Quercus virginiana</i>	16	Preserve
30	Live Oak	<i>Quercus virginiana</i>	15	Preserve
31	Live Oak	<i>Quercus virginiana</i>	14	Relocate
32	Laurel Oak	<i>Quercus laurifolia</i>	18	Remove
33	Laurel Oak	<i>Quercus laurifolia</i>	18	Remove
34	Laurel Oak	<i>Quercus laurifolia</i>	10	Preserve
35	Laurel Oak	<i>Quercus laurifolia</i>	15	Preserve
36	Laurel Oak	<i>Quercus laurifolia</i>	12	Preserve
37	Laurel Oak	<i>Quercus laurifolia</i>	16	Preserve
38	Laurel Oak	<i>Quercus laurifolia</i>	16	Preserve
39	Sabal Palm	<i>Sabal palmetto</i>	9'	Preserve
40	Sabal Palm	<i>Sabal palmetto</i>	10'	Preserve
41	Live Oak	<i>Quercus virginiana</i>	6,5,4	Remove
42	Live Oak	<i>Quercus virginiana</i>	10	Preserve
43	Live Oak	<i>Quercus virginiana</i>	16	Preserve
44	Sabal Palm	<i>Sabal palmetto</i>	9'	Preserve
45	Sabal Palm	<i>Sabal palmetto</i>	9'	Preserve
46	Slash Pine	<i>Pinus elliottii</i>	6	Preserve
47	Sabal Palm	<i>Sabal palmetto</i>	8' 8"	Relocate
48	Sabal Palm	<i>Sabal palmetto</i>	7'	Relocate
49	Sabal Palm	<i>Sabal palmetto</i>	5'	Relocate
50	Sabal Palm	<i>Sabal palmetto</i>	6'	Relocate
51	Sabal Palm	<i>Sabal palmetto</i>	8' 8"	Relocate
52	Sabal Palm	<i>Sabal palmetto</i>	9'	Relocate
53	Sabal Palm	<i>Sabal palmetto</i>	8'	Relocate
54	Laurel Oak	<i>Quercus laurifolia</i>	13	Remove
55	Washington Palm	<i>Washingtonia robusta</i>	21"	Remove
56	Washington Palm	<i>Washingtonia robusta</i>	20"	Remove
57	Washington Palm	<i>Washingtonia robusta</i>	20"	Remove
58	Sabal Palm	<i>Sabal palmetto</i>	10'	Relocate
59	Sabal Palm	<i>Sabal palmetto</i>	9'	Relocate
60	Slash Pine	<i>Pinus elliottii</i>	16	Remove
61	Live Oak	<i>Quercus virginiana</i>	11	Relocate
62	Slash Pine	<i>Pinus elliottii</i>	15	Remove
63	Laurel Oak	<i>Quercus laurifolia</i>	7	Remove
64	Laurel Oak	<i>Quercus laurifolia</i>	7	Remove
65	Laurel Oak	<i>Quercus laurifolia</i>	10	Remove
66	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
67	Laurel Oak	<i>Quercus laurifolia</i>	4	Remove
68	Laurel Oak	<i>Quercus laurifolia</i>	10	Remove
69	Laurel Oak	<i>Quercus laurifolia</i>	10	Remove
70	Laurel Oak	<i>Quercus laurifolia</i>	10	Remove
71	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
72	Laurel Oak	<i>Quercus laurifolia</i>	6	Remove
73	Laurel Oak	<i>Quercus laurifolia</i>	12,10	Remove
74	Laurel Oak	<i>Quercus laurifolia</i>	7	Remove
75	Slash Pine	<i>Pinus elliottii</i>	15	Remove
76	Live Oak	<i>Quercus virginiana</i>	38	Remove
77	Laurel Oak	<i>Quercus laurifolia</i>	7,7	Remove
78	Sabal Palm	<i>Sabal palmetto</i>	9'	Relocate
79	Slash Pine	<i>Pinus elliottii</i>	10	Remove
80	Slash Pine	<i>Pinus elliottii</i>	10	Remove
81	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
82	Laurel Oak	<i>Quercus laurifolia</i>	12	Remove
83	Laurel Oak	<i>Quercus laurifolia</i>	7	Remove
84	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
85	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
86	Laurel Oak	<i>Quercus laurifolia</i>	6	Remove
87	Laurel Oak	<i>Quercus laurifolia</i>	4	Remove
88	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
89	Laurel Oak	<i>Quercus laurifolia</i>	3	Remove
90	Weeping Fig	<i>Ficus benjamina</i>	20	Relocate
91	Slash Pine	<i>Pinus elliottii</i>	10	Remove
91a	Live Oak	<i>Quercus virginiana</i>	14	Relocate
92	Slash Pine	<i>Pinus elliottii</i>	13	Remove
93	Slash Pine	<i>Pinus elliottii</i>	11	Remove
94	Sabal Palm	<i>Sabal palmetto</i>	10'	Relocate
95	Sabal Palm	<i>Sabal palmetto</i>	9'	Relocate
96	Sabal Palm	<i>Sabal palmetto</i>	10'	Relocate
97	Slash Pine	<i>Pinus elliottii</i>	10	Remove
98	Laurel Oak	<i>Quercus laurifolia</i>	13	Remove
99	Laurel Oak	<i>Quercus laurifolia</i>	12	Remove

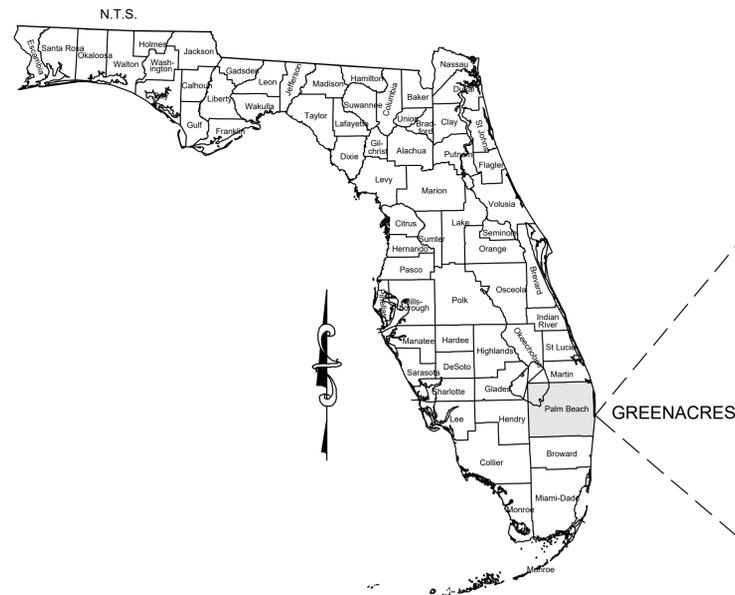
Tag #	Species Name (Common)	Species Name (Botanical)	DBH (Inches)	Proposed Disposition
100	Slash Pine	<i>Pinus elliottii</i>	11	Remove
101	Slash Pine	<i>Pinus elliottii</i>	6	Remove
102	Slash Pine	<i>Pinus elliottii</i>	4	Remove
103	Laurel Oak	<i>Quercus laurifolia</i>	12	Remove
104	Slash Pine	<i>Pinus elliottii</i>	10	Remove
105	Sabal Palm	<i>Sabal palmetto</i>	9'	Relocate
106	Live Oak	<i>Quercus virginiana</i>	7	Relocate
107	Live Oak	<i>Quercus virginiana</i>	1	Relocate
108	Slash Pine	<i>Pinus elliottii</i>	7	Remove
109	Sabal Palm	<i>Sabal palmetto</i>	9'	Relocate
110	Slash Pine	<i>Pinus elliottii</i>	8	Remove
111	Live Oak	<i>Quercus virginiana</i>	18	Relocate
112	Live Oak	<i>Quercus virginiana</i>	11	Relocate
113	Slash Pine	<i>Pinus elliottii</i>	16	Remove
114	Live Oak	<i>Quercus virginiana</i>	14	Relocate
115	Sabal Palm	<i>Sabal palmetto</i>	2'	Preserve
116	Slash Pine	<i>Pinus elliottii</i>	10	Preserve
117	Sabal Palm	<i>Sabal palmetto</i>	10'	Preserve
118	Live Oak	<i>Quercus virginiana</i>	10	Preserve
119	Slash Pine	<i>Pinus elliottii</i>	14	Remove
120	Slash Pine	<i>Pinus elliottii</i>	14	Preserve
121	Sabal Palm	<i>Sabal palmetto</i>	12'	Preserve
122	Sabal Palm	<i>Sabal palmetto</i>	11'	Preserve
123	Sabal Palm	<i>Sabal palmetto</i>	12'	Preserve
124	Sabal Palm	<i>Sabal palmetto</i>	12'	Preserve
125	Sweetgum	<i>Liquidambar styraciflua</i>	10	Remove
126	Live Oak	<i>Quercus virginiana</i>	8	Relocate
127	Red Maple	<i>Acer rubrum</i>	2,2,1	Remove
128	Sweetgum	<i>Liquidambar styraciflua</i>	1	Relocate
129	Sweetgum	<i>Liquidambar styraciflua</i>	4,3	Remove
130	Slash Pine	<i>Pinus elliottii</i>	10	Remove
131	Slash Pine	<i>Pinus elliottii</i>	22	Remove
132	Slash Pine	<i>Pinus elliottii</i>	14	Preserve
133	Sabal Palm	<i>Sabal palmetto</i>	7'	Preserve
134	Sabal Palm	<i>Sabal palmetto</i>	9'	Preserve
135	Slash Pine	<i>Pinus elliottii</i>	12	Remove
136	Slash Pine	<i>Pinus elliottii</i>	6	Remove
137	Slash Pine	<i>Pinus elliottii</i>	12	Remove
138	Sabal Palm	<i>Sabal palmetto</i>	12'	Relocate
139	Live Oak	<i>Quercus virginiana</i>	23	Relocate
140	Sabal Palm	<i>Sabal palmetto</i>	10'	Relocate
141	Sabal Palm	<i>Sabal palmetto</i>	14'	Relocate
142	Slash Pine	<i>Pinus elliottii</i>	16	Remove
143	Avocado	<i>Persea americana</i>	12	Remove
144	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
145	Laurel Oak	<i>Quercus laurifolia</i>	4	Remove
146	Laurel Oak	<i>Quercus laurifolia</i>	3	Remove
147	Laurel Oak	<i>Quercus laurifolia</i>	4	Remove
148	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
149	Laurel Oak	<i>Quercus laurifolia</i>	6	Remove
150	Laurel Oak	<i>Quercus laurifolia</i>	4,3,1	Remove
151	Laurel Oak	<i>Quercus laurifolia</i>	14	Remove
152	Laurel Oak	<i>Quercus laurifolia</i>	12	Remove
153	Laurel Oak	<i>Quercus laurifolia</i>	15	Remove
154	Laurel Oak	<i>Quercus laurifolia</i>	21	Remove
155	Laurel Oak	<i>Quercus laurifolia</i>	14	Remove
156	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
157	Laurel Oak	<i>Quercus laurifolia</i>	6	Remove
158	Laurel Oak	<i>Quercus laurifolia</i>	6	Remove
159	Laurel Oak	<i>Quercus laurifolia</i>	10	Remove
160	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
161	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
162	Laurel Oak	<i>Quercus laurifolia</i>	6	Remove
163	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
164	Laurel Oak	<i>Quercus laurifolia</i>	11	Remove
165	Laurel Oak	<i>Quercus laurifolia</i>	15	Remove
166	Slash Pine	<i>Pinus elliottii</i>	16	Remove
167	Laurel Oak	<i>Quercus laurifolia</i>	12	Remove
168	Red Maple	<i>Acer rubrum</i>	12	Remove
169	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
170	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
171	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
173	Laurel Oak	<i>Quercus laurifolia</i>	16	Remove
174	Slash Pine	<i>Pinus elliottii</i>	16	Remove
175	Slash Pine	<i>Pinus elliottii</i>	12	Remove
176	Red Cedar	<i>Juniperus virginiana</i>	2	Relocate
177	Red Cedar	<i>Juniperus virginiana</i>	4	Relocate
178	Red Cedar	<i>Juniperus virginiana</i>	8	Remove
179	Red Cedar	<i>Juniperus virginiana</i>	10	Remove
180	Red Cedar	<i>Juniperus virginiana</i>	6	Relocate
181	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
182	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
184	Slash Pine	<i>Pinus elliottii</i>	6	Remove
185	Red Cedar	<i>Juniperus virginiana</i>	9	Remove
186	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
187	Red Cedar	<i>Juniperus virginiana</i>	5	Relocate
188	Laurel Oak	<i>Quercus laurifolia</i>	8	Remove
189	Red Cedar	<i>Juniperus virginiana</i>	7	Remove
190	Laurel Oak	<i>Quercus laurifolia</i>	7	Remove
191	Laurel Oak	<i>Quercus laurifolia</i>	11	Remove
192	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
193	Laurel Oak	<i>Quercus laurifolia</i>	3,2	Remove
194	Laurel Oak	<i>Quercus laurifolia</i>	4	Remove
195	Laurel Oak	<i>Quercus laurifolia</i>	6	Remove
197	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
198	Slash Pine	<i>Pinus elliottii</i>	5	Remove
199	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
200	Laurel Oak	<i>Quercus laurifolia</i>	16	Remove
201	Sabal Palm	<i>Sabal palmetto</i>	9'	Relocate
202	Laurel Oak	<i>Quercus laurifolia</i>	3	Remove

Tag #	Species Name (Common)	Species Name (Botanical)	DBH (Inches)	Proposed Disposition
203	Slash Pine	<i>Pinus elliottii</i>	2	Remove
204	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
210	Slash Pine	<i>Pinus elliottii</i>	8	Remove
211	Slash Pine	<i>Pinus elliottii</i>	10	Remove
212	Laurel Oak	<i>Quercus laurifolia</i>	4	Remove
213	Sweetgum	<i>Liquidambar styraciflua</i>	13	Remove
214	Laurel Oak	<i>Quercus laurifolia</i>	9	Remove
215	Sweetgum	<i>Liquidambar styraciflua</i>	3	Relocate
216	Sweetgum	<i>Liquidambar styraciflua</i>	9	Remove
217	Sweetgum	<i>Liquidambar styraciflua</i>	7	Remove
218	Sweetgum	<i>Liquidambar styraciflua</i>	5	Relocate
219	Sweetgum	<i>Liquidambar styraciflua</i>	11	Remove
220	Laurel Oak	<i>Quercus laurifolia</i>	16,17	Remove
223	Laurel Oak	<i>Quercus laurifolia</i>	9	Remove
224	Sweetgum	<i>Liquidambar styraciflua</i>	12	Remove
225	Sweetgum	<i>Liquidambar styraciflua</i>	6	Relocate
226	Sweetgum	<i>Liquidambar styraciflua</i>	8, 14	Remove
227	Laurel Oak	<i>Quercus laurifolia</i>	13	Remove
228	Sweetgum	<i>Liquidambar styraciflua</i>	5	Relocate
229	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
230	Laurel Oak	<i>Quercus laurifolia</i>	3	Remove
231	Laurel Oak	<i>Quercus laurifolia</i>	6	Remove
232	Laurel Oak	<i>Quercus laurifolia</i>	9	Remove
233	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
236	Laurel Oak	<i>Quercus laurifolia</i>	40	Remove
237	Laurel Oak	<i>Quercus laurifolia</i>	7	Remove
238	Laurel Oak	<i>Quercus laurifolia</i>	10	Remove
239	Sabal Palm	<i>Sabal palmetto</i>	7'	Relocate
240	Sweetgum	<i>Liquidambar styraciflua</i>	10	Remove
241	Sabal Palm	<i>Sabal palmetto</i>	12'	Relocate
242	Slash Pine	<i>Pinus elliottii</i>	15	Remove
243	Laurel Oak	<i>Quercus laurifolia</i>	15	Remove
244	Laurel Oak	<i>Quercus laurifolia</i>	14	Remove
245	Laurel Oak	<i>Quercus laurifolia</i>	15	Remove
246	Slash Pine	<i>Pinus elliottii</i>	17	Remove
247	Laurel Oak	<i>Quercus laurifolia</i>	10	Remove
248	Sabal Palm	<i>Sabal palmetto</i>	7'	Relocate
249	Sweetgum	<i>Liquidambar styraciflua</i>	9	Remove
250	Sweetgum	<i>Liquidambar styraciflua</i>	4	Relocate
251	Sweetgum	<i>Liquidambar styraciflua</i>	11	Remove
252	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
253	Laurel Oak	<i>Quercus laurifolia</i>	24	Remove
254	Slash Pine	<i>Pinus elliottii</i>	9	Remove
255	Slash Pine	<i>Pinus elliottii</i>	8	Remove
256	Slash Pine	<i>Pinus elliottii</i>	14	Remove
257	Sabal Palm	<i>Sabal palmetto</i>	8'	Relocate
258	Slash Pine	<i>Pinus elliottii</i>	12	Remove
259	Laurel Oak	<i>Quercus laurifolia</i>	2	Remove
260	Laurel Oak	<i>Quercus laurifolia</i>	5	Remove
261	Red Cedar	<i>Juniperus virginiana</i> </		

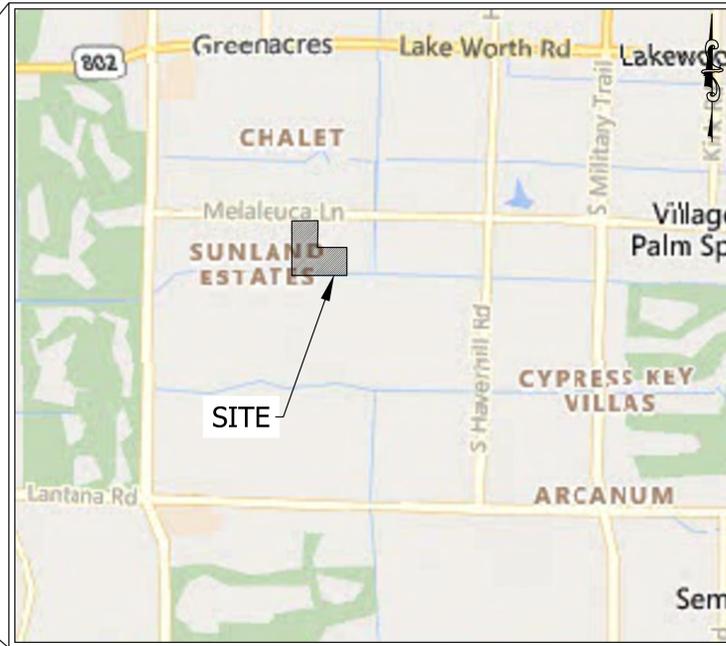


# CITY OF GREENACRES EMERGENCY OPERATIONS CENTER CIVIL ENGINEERING PLANS

PREPARED FOR:  
CITY OF GREENACRES  
5800 MELALEUCA LANE  
GREENACRES, FL 33463



LOCATION MAP



PROJECT LOCATED IN  
SECTION 26 / TOWNSHIP 44 SOUTH / RANGE 42 EAST  
PALM BEACH COUNTY, FL

SHEET INDEX		
SHEET NUMBER	SHEET NAME	SHEET TITLE
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES
3	C-3	DEMOLITION PLAN
4	C-4	EROSION & SEDIMENTATION CONTROL PLAN
5	C-5	PAVING AND GRADING PLAN
6	C-6	DRAINAGE PLAN
7	C-7	UTILITY PLAN
8	C-8	SIGNING, MARKING, AND DIMENSION PLAN
9	C-9	FIRE ACCESS PLAN
10	C-10	SITE CROSS SECTIONS
11	C-11	CONSTRUCTION DETAILS
12	C-12	CONSTRUCTION DETAILS
13	C-13	PBCWUD WATER DETAILS
14	C-14	PBCWUD WATER DETAILS
15	C-15	PBCWUD WATER DETAILS
16	C-16	PBCWUD WATER DETAILS
17	C-17	PBCWUD WATER DETAILS
18	C-18	PBCWUD WATER DETAILS
19	C-19	PBCWUD SEWER DETAILS
20	C-20	PBCWUD SEWER DETAILS
21	C-21	PBCWUD SEWER DETAILS
22	C-22	PBCWUD SEWER DETAILS
23	C-23	PBCWUD SEWER DETAILS
24	C-24	PBCWUD SEWER DETAILS

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE

VERTICAL DATUM:  
NORTH AMERICAN VERTICAL DATUM OF 1988  
(NAVD88)

HORIZONTAL DATUM:  
NORTH AMERICAN DATUM OF 1983, FLORIDA STATE  
PLANES, EAST ZONE, U.S. FEET (NAD83)



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CITY OF GREENACRES



EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE  
GREENACRES, FL, 33463

Key Plan:

REVISION	DATE

Date: 12/4/25  
S+A Project No.: 24048  
Owner Project No.:  
Drawn By: ZNW  
Checked By: AWS

Phase:  
50% CONSTRUCTION DOCUMENTS

Sheet Title:

COVER SHEET

Sheet #:

C-1

**GENERAL CONSTRUCTION NOTES**

- STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS. LATEST PRINTING AND AMENDMENTS THERETO THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER SPECIFICATIONS NOT COVERED BY THE GOVERNING AUTHORITIES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
- EXAMINATION OF PLANS: PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE WITH THE STANDARDS AND SPECIFICATIONS REFERENCED TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- EXAMINATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING THEMSELVES AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRICAL POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE. CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK, FAILURE BY THE CONTRACTOR TO TAKE THESE THEMSELVES WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE THEM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
- SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT. THE SUBSURFACE INFORMATION WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S USE. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
- TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
- COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, THEY SHALL IMMEDIATELY REPORT THIS TO THE OWNER FOR ACTION.
- PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE OWNER AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING THEIR ACTIVITIES ON THE PROJECT.
- PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE OWNER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED.
- APPROVED PLANS: THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES.
- BONDS; PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY EMPLOYED AND PAID DIRECTLY BY THE OWNER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTION: THE GOVERNING AUTHORITIES AND/OR THE OWNER WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION. THE COSTS FOR INSPECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION SERVICES.
- SHOP DRAWINGS: THE CONTRACTOR SHALL HAVE PREPARED, REVIEW, AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS.
- SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER SHALL PROVIDE THE BOUNDARY AND TWO BENCHMARKS FOR USE IN THE HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE COSTS ASSOCIATED WITH THE CONSTRUCTION STAKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES. HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
- PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, THE CONTRACTOR SHALL CONTACT (811) AT LEAST 48 HOURS PRIOR TO EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE OWNER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR EXISTING UTILITIES IN ADVANCE OF THEIR ACTIVITIES. THE CONTRACTOR SHALL IN ORDER THAT THEY MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES, AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE OWNER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
- DAMAGE TO EXISTING FACILITIES: ALL EXISTING UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
- FIRE AND SAFETY SYSTEMS: THE CONTRACTOR SHALL NOT REMOVE, DISABLE, OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITIES.
- TRENCH SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
- ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
- PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
- WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR THEIR USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR THEIR USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH PURCHASING THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER BARBED OR OTHERWISE, IS TO BE REMOVED OR RELOCATED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERRECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA

- SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE THEIR PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
- CONDITION OF SITE DURING CONSTRUCTION: THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE OWNER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
- EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- CLEAN UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK PRIOR TO ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
- REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REBUILT OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
- DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.

**DIMENSION CONTROL NOTES**

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
  - ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE. ALL CURB RADIUS SHALL BE 3.0 MINIMUM UNLESS NOTED OTHERWISE.
  - THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS AND FOR DETAILED DIMENSIONING OF ENTRANCE FEATURES.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXIST' OR EXIST' PORCHES, TRUCK DOCKS, ENTRANCE LOCATIONS, DOWNSPOUTS AND FOUNDATION DIMENSIONS.
- DEMOLITION NOTES**
- ALL WORK SHALL CONFORM TO THE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS.
  - PRIOR TO COMMENCING DEMOLITION, THE CONTRACTOR SHALL HAVE IN HIS POSSESSION ALL NECESSARY PERMITS AND LICENSES TO PERFORM THE WORK.
  - THE CONTRACTOR SHALL HAVE ONE (1) SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES.
  - ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE PROPERLY DISPOSED OFF SITE IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS.
  - TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS FOR ACCESS TO AND FROM THE SITE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING DEMOLITION WORK.
  - EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.

**EROSION & SEDIMENTATION CONTROL NOTES**

- EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ANY CHANGES TO THE SWPPP SHALL SUPERSEDE THE EROSION CONTROL PLAN. THE SWPPP IS TO BE KEPT ON-SITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS AS NECESSARY FOR COMPLIANCE WITH THE NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND MAINTAINING COMPLIANCE WITH THE GENERAL PERMIT.
- PRIOR TO COMMENCING ANY CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE AND NECESSARY PERMETER CONTROLS SHALL BE INSTALLED.
- THE STABILIZED CONSTRUCTION ENTRANCE HAS BEEN SHOWN ARBITRARILY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY (IN COMPLIANCE WITH ALL MUNICIPAL REGULATIONS) TO DETERMINE THE LOCATION(S) OF PROJECT INGRESS/EGRESS POINTS. HOWEVER ALL ENTRANCES AT ALL TIMES SHALL BE PREPARED IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAILS (SEE EROSION CONTROL DETAILS) AND CONTINUOUSLY MAINTAINED UNTIL FINAL PAVING IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, ROUTINE INSPECTION AND/OR MAINTENANCE OF EROSION CONTROL DEVICES.
- THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATION COVERAGE HAS BEEN ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT.
- ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO COMPLY WITH THE SWPPP AND STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT THEIR EXPENSE.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR AT LEAST FOURTEEN DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDDED/SODDED WITHIN SEVEN DAYS IN ACCORDANCE WITH THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDDED/SODDED AREAS AS NECESSARY UNTIL 70% VEGETATION IS ESTABLISHED IN ACCORDANCE WITH THE PLANS.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EROSION CONTROL MEASURES ONCE FINAL GROUND STABILIZATION IS ACHIEVED AND THE PROJECT IS COMPLETED.

**STORM DRAINAGE NOTES**

- TRENCH SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
- LOCATION OF EXISTING UTILITIES: THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.
- PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
- LOCATION OF PROPOSED DRAINAGE IMPROVEMENTS: THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
- PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED IN THE PLANS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
- PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED IN THE PLANS, ALL PIPES FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:  
3" THROUGH 15": PVC SCHEDULE 40, SDR-35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), IN-12.
- EMBEDMENT: EMBEDMENT FOR STORM DRAINAGE PIPE, PUBLIC AND PRIVATE, SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
- BENDS & WYES: PREFABRICATED BENDS AND WYES SHALL BE USED ON ALL PIPE CONNECTIONS AND JUNCTIONS.
- GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
- CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
- ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH THE BUILDING PLANS FOR DOWNSPOUT CONNECTIONS.
- STORM DRAINAGE STRUCTURES: STORM DRAINAGE STRUCTURES (INLETS, JUNCTION BOXES, ETC.) ON PUBLIC LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' STANDARD DETAILS. UNLESS

- OTHERWISE NOTED, STRUCTURES ON PRIVATE LINES ARE TO BE PRECAST STRUCTURES MANUFACTURED BY APPROVED PROVIDER, OR APPROVED EQUIVALENT.
- ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR TO MATCH THE FINISHED GRADE.
- PRIVATE CURB INLETS: PRIVATE CURB INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS, APPROVED PROVIDER, OR APPROVED EQUIVALENT.
- PRIVATE GRATE INLETS: PRIVATE GRATE INLETS SHALL BE PER APPROVED PROVIDER OR APPROVED EQUIVALENT.

**WATER AND SEWER NOTES**

- THE CONTRACTOR SHALL INSTALL WATER AND SEWER LINES SO AS TO AVOID CONFLICTS WITH OTHER UTILITIES. WATER AND SANITARY SEWER SEPARATIONS SHALL BE MAINTAINED PER LOCAL UTILITY AUTHORITY OR GOVERNING AUTHORITIES' REGULATIONS (WHICHEVER IS MORE STRINGENT).
- THE CONTRACTOR SHALL INSTALL ALL GRAVITY LINES (SANITARY SEWER, STORM SEWER AND FRENCH DRAINS) BEFORE INSTALLATION OF WATER LINES AND APPURTENANCES.
- IF GROUNDWATER IS ENCOUNTERED WHEN LAYING UTILITY LINES, 3/4" WASHED ROCK MUST BE PLACED 6" BELOW AND 6" ABOVE THE UTILITY LINE.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE LOCAL UTILITY AUTHORITY.
- THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING ON ALL UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE APPLICABLE FIRE DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL VALVE BOXES, HYDRANTS, SEWER CLEAN OUTS AND MANHOLE RINGS TO FINAL GRADE.
- CONTRACTOR TO COORDINATE FINAL LOCATION OF ELECTRIC, TELEPHONE, AND GAS SERVICE WITH EACH RESPECTIVE UTILITY COMPANY, AND SHALL INCLUDE ALL ASSOCIATED COSTS IN BID.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ON-SITE POWER POLES AS REQUIRED TO COMPLETE THE WORK.
- PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL REFERENCE MEP PLANS FOR ACTUAL BUILDING SERVICE SUB-OUT LOCATIONS.
- IN THE EVENT THAT EXISTING UTILITIES SUCH AS WATER, GAS, TELEPHONE, ELECTRIC, ETC., MUST BE TAKEN OUT OF SERVICE TO FACILITATE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING IN AREAS ADJACENT TO GAS LINES, UNDERGROUND ELECTRIC CABLE, FIBER OPTIC CABLE AND UNDERGROUND TELEPHONE CABLES.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE RESPECTIVE UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING OR REPAIRING THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL WATER LINES SHALL COMPLY WITH THE GOVERNING AUTHORITIES' REGULATIONS. WATER PIPE MATERIALS TO BE USED ON THIS PROJECT, UNLESS NOTED OTHERWISE, ARE PVC, CLASS 150, DR-18, AWWA C900.
- CORROSION STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- WATER AND SANITARY SEWER LINES SHALL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS MAY BE MADE BY THE ENGINEER TO MAKE THE LINES MORE CONVENIENT TO INSTALL OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISINFECTING, CHLORINATION AND FLUSHING REQUIREMENTS. THIS SHALL INCLUDE PROVIDING TEMPORARY ISOLATION VALVES, PLUGS, INJECTION PORTS, FLUSHING VALVES, TOOLS AND EQUIPMENT NECESSARY TO COMPLETE THE TASK. THE CONTRACTOR SHALL CONTACT THE WATER UTILITY 48 HOURS PRIOR TO FLUSHING OF WATER LINES.
- ALL WATER LINE FITTINGS ARE TO BE DUCTILE IRON MECHANICAL JOINTS.
- HORIZONTAL BLOCKING HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED PER UTILITY AUTHORITY STANDARDS AND MUST BE IN ACCORDANCE WITH THE APPLICABLE DETAILS. CONCRETE BLOCKING SHALL BE PLACED AT ALL VALVES, BENDS, TEES AND PULGES. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. ANY EXISTING TRUSS BLOCKS OR RESTRAINTS SHALL BE REMOVED BY THE UTILITY CONTRACTOR TO ALLOW HIS WORK TO PROCEED. THE REPLACEMENT, WHERE REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE.
- TOP OF WATER LINES (DOMESTIC AND FIRE) SHALL BE INSTALLED WITH A MINIMUM COVER OF 36 INCHES, UNLESS NOTED OTHERWISE IN THE PLANS. IN THE EVENT THAT MINIMUM COVER CANNOT BE ACHIEVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED.
- CONTRACTOR SHALL CONDUCT A PRESSURE TEST ON ALL FIRE PROTECTION LINES TO THE SATISFACTION OF THE FIRE MARSHAL.
- ALL VALVES AT THE END OF A LINE SHALL BE PLUGGED AND BLOCKED.
- FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH THE CURRENTLY PUBLISHED DESIGN STANDARDS.
- FIRE HYDRANT ASSEMBLY BID ITEMS WILL INCLUDE THE FIRE HYDRANT, THE PIPE EXTENSION FROM THE TEE, AND ALL NECESSARY FITTINGS INCLUDING THE 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS SHALL BE PER THE APPROVED MATERIALS LIST.
- UPON COMPLETION OF SANITARY SEWER LINE CONSTRUCTION, THE CONTRACTOR SHALL HAVE THE LINES TESTED, INCLUDING MANHOLE TEST, AIR TEST, AND A T.V. INSPECTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL FOLLOW BUILDING INSPECTION RULES REGARDING THE MATERIALS AND INSTALLATION OF THE PRIVATE WATER AND SANITARY SEWER LINES.
- SANITARY SEWER PIPE MATERIALS TO BE USED ON THIS PROJECT, UNLESS NOTED OTHERWISE, ARE SDR-35 PVC, USE SDR-26 WHERE DEPTHS EXCEED 12" OR WHERE SEWER PIPE IS LESS THAN 10" HORIZONTALLY FROM WATER PIPE. ALL SANITARY SEWER PIPE AND FITTINGS SHALL CONFORM TO ASTM D3034. REFER TO CITY SPECIFICATIONS FOR UTILITY CROSSING REQUIREMENTS.
- TRENCH BACKFILL COMPACTION SHALL BE TESTED AT THE RATE OF ONE (1) TEST PER 100 LINEAR FEET PER 12 INCH LIFT (LOSSE). TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER TEST LOCATION OF PREVIOUS LIFT.
- WHERE CONNECTING DISTANCE BETWEEN MANHOLES EXCEEDS 100 FEET, A MINIMUM OF TWO (2) TESTS PER LIFT SHALL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES INCURRED IN THE INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPENSATION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES.
- CONTRACTOR SHALL VERIFY ALL THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. ANY DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED TO THE ENGINEER FOR RECONCILIATION.
- CONTRACTOR SHALL USE OSHA APPROVED CONFINED SPACE ENTRY PROCEDURES WHEN ENTERING SANITARY SEWER MANHOLES. THE SAFETY EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE OSHA CERTIFIED. PERSONS WORKING IN THESE AREAS SHALL BE TRAINED IN THE PROPER USE OF THE SAFETY EQUIPMENT.
- STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES, AND TESTING FOR ALL IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, AND LATEST PRINTING AND AMENDMENTS THERETO, UNLESS OTHERWISE NOTED.
- TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURE THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT.
- PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
- MAINTENANCE BOND: UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE GOVERNING AUTHORITY, THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE GOVERNING AUTHORITY IN ACCORDANCE WITH THEIR STANDARD FORM.
- RECORD PLANS: THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION DOCUMENTS. UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS-BUILT LOCATION.
- SANITARY SEWER MAINS: ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35 ASTM D 3034, UNLESS OTHERWISE NOTED.
- TRENCHES: TRENCHES SHALL BE BACKFILLED WITH MATERIAL IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD SPECIFICATIONS AND DETAILS.
- WATER CROSSINGS: ALL SANITARY SEWER MAINS SHALL HAVE ONE (1) JOINT CENTERED ON EITHER SIDE OF WATER MAINS WHERE A CROSSING OCCURS.
- DEBRIS: SANITARY SEWER LINES SHALL BE KEPT CLEAR OF BROKEN CONCRETE DIRT OF ANY OTHER DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.
- SANITARY SEWER SERVICES: THE CONTRACTOR SHALL VERIFY THE SIZE AND EXACT LOCATION OF SANITARY SEWER SERVICES WITH THE BUILDING PLANS. THE CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF EACH SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, THE CONTRACTOR SHALL MARK THE LOCATION OF SEWER SERVICE ON THE CURB IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS.
- TESTING: ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS FOR ACCEPTANCE.

**GRADING NOTES**

- GEOTECHNICAL REPORT: SITE PREPARATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE NOTES ON THE GRADING PLAN, THE GEOTECHNICAL REPORT SHALL GOVERN.
- TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED FOR THE PROJECT.
- EXISTING CONDITIONS: PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS, INCLUDING GRADES AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
- UNDISTURBED AREAS: PRIOR TO COMMENCING GRADING, GRADING OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREA(S) OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED.
- EROSION CONTROL: EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING, STRIPPING AND GRADING OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.
- PROPOSED GRADES: THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ARE TO FINISHED GRADE. THE PROPOSED CONTOURS ARE APPROXIMATE. THE PROPOSED SPOT ELEVATIONS AND GRADIENTS ARE TO BE USED IN THE EVENT OF ANY DISCREPANCY WITH THE PROPOSED CONTOURS. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE.
- ACCESSIBLE ROUTES/PARKING: SIDEWALKS AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH FBC AND ADA STANDARDS WITH A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- GRADES BETWEEN BUILDING AND CURB: REFER TO THE ARCHITECT PLANS FOR DETAILED GRADING INFORMATION BETWEEN THE BUILDING AND CURB.
- STRIPPING AND DEBRIS REMOVAL: THE BUILDING PAD(S), AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS AND OTHER ORGANIC MATERIAL. THE DEPTH OF THE STRIPPING SHALL BE BASED ON THE DEPTH OF SURFACE SOIL CONTAINING ORGANIC MATERIAL. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF SITE. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON THE SITE APPROVED BY THE DEVELOPER.
- PROOF-ROLLING: AFTER COMPLETION OF THE NECESSARY STRIPPING, CLEARING AND EXCAVATION AND PRIOR TO RECEIVING FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS AND OTHER PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK OR SIMILAR EQUIPMENT WEIGHING APPROXIMATELY 10 TONS TO CHECK FOR POCKETS OF SOFT OR LOOSE MATERIAL. THE PROOF-ROLLING PROCEDURES SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR DESIGNATED REPRESENTATIVE. ANY UNDESIRABLE MATERIAL EXPOSED FROM PROOF-ROLLING SHALL BE REMOVED. PRIOR TO THE PLACEMENT OF ANY FILL, THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED.
- CONTROLLED FILL: ALL SOILS USED FOR CONTROLLED FILL SHALL BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. THE FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT DEPTH SHALL NOT EXCEED 8". EACH LAYER SHALL BE PROPERLY PLACED, MIXED, SPREAD AND COMPACTED IN ACCORDANCE WITH THE LOCAL COMPACTOR SPECIFICATIONS.
- FILL COMPACTION: FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- BUILDING PADS: THE BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- LANDSCAPE AREAS: REFER TO THE LANDSCAPE PLAN FOR SOIL REQUIREMENTS IN LANDSCAPE AREA.
- TESTING: TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED AT A MINIMUM IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.

**PAVING NOTES**

- STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- CONSTRUCTION REPORT: SUBGRADE PREPARATION AND PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND SUPPLEMENTS AND/OR AMENDMENTS THERETO.
- PAVEMENT WARRANTY: THE CONTRACTOR SHALL PROVIDE A TWO (2) YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON ALL PAVEMENT SURFACES.
- PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBGRADE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- PAVEMENT SUBGRADE PREPARATION: PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- SAND CUSHION PROHIBITED: THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED.
- CONCRETE PAVEMENT DESIGN: ALL ON SITE CONCRETE PAVEMENTS SHALL BE THE THICKESS, COMPRESSIVE STRENGTH (28 DAYS) AND REINFORCEMENT AS SHOWN ON THE PAVING PLANS AND DETAILS. HAND PLACED CONCRETE SHALL HAVE A WATER-CEMENT RATIO TO PRODUCE A MINIMUM OF 3 TO MAXIMUM OF 6 INCH SLUMP AND CONTAIN PERCENT-ENTRAINED AIR RANGING FROM 3 TO 6.
- WEATHER CONDITIONS FOR CONCRETE PLACEMENT: CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 36 DEGREES AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR RAIN IS IMMINENT.
- PAVEMENT PAVEMENT CURING: CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS.
- JOINT LAYOUT: CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE (1) WEEK PRIOR TO PLACING PAVEMENT. JOINTS SHALL BE SPACED AS FOLLOWS:  
CONTRACTOR JOINT SPACING: 12" ON CENTER SPACED, 14" LONG, 3/4" DIAMETER DOWELS SHALL HAVE A MAXIMUM JOINT SPACING OF LESS THAN 30 TIMES THE THICKNESS OF THE CONCRETE PAVEMENT OR 15 FEET, WHICHEVER IS SMALLER (PER THE GEOTECH REPORT).
- SAW CUTTING: SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.
- JOINT SEALING: ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN BY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNERBON SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT. THE CONTRACTOR SHALL SUBMIT SEALANT SPECIFICATIONS/COLOR TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
- PAVEMENT REMOVAL: BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- CONNECTION TO EXISTING PAVEMENT: PROPOSED PAVEMENT AND/OR CURBS SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- PAVEMENT MARKINGS:  
a. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)."  
b. FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' LOCAL CODES.  
c. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND STATE AND LOCAL CODES.
- PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDLUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED EARLIER THAN 7 DAYS PRIOR TO THE STORE OPENING. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
- CONDUIT: CONTRACTOR SHALL REFER TO THE SITE MEP PLAN AND LANDSCAPE IRRIGATION PLAN FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- ACCESSIBLE ROUTES: SIDEWALKS, CROSSWALKS AND RAMPS ALONG ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING FLOORING CODE (FBC) AND ADA STANDARDS. PAVEMENT AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- TESTING: TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED AT A MINIMUM IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF



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CITY OF GREENACRES



EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE  
GREENACRES, FL, 33463

Key Plan:

REVISION	DATE

Date: 12/4/25

S+A Project No.: 24048

Owner Project No.:

Drawn By: ZNW

Checked By: AWS

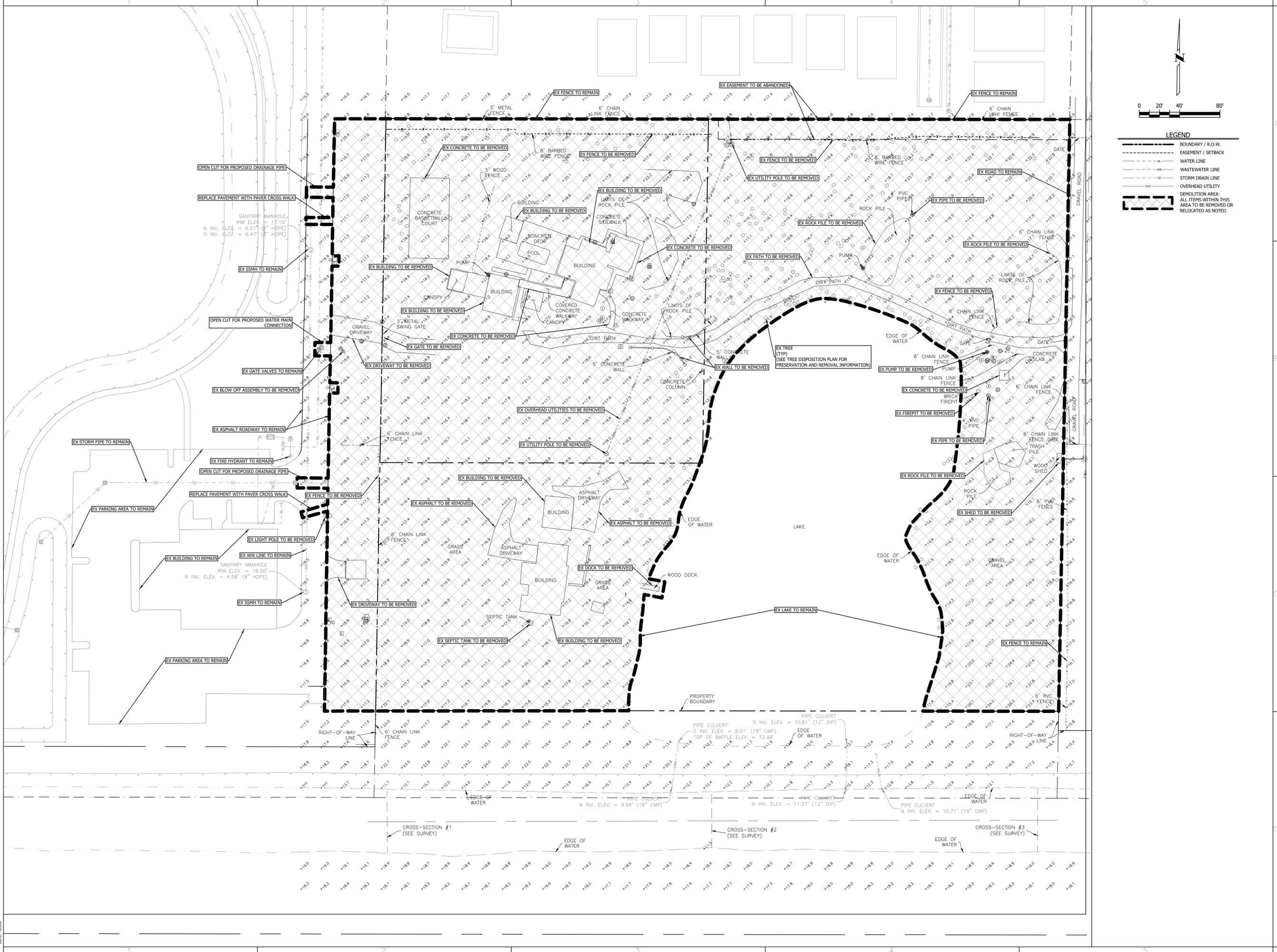
Phase: 50% CONSTRUCTION DOCUMENTS

Sheet Title:

DEMOLITION PLAN

Sheet #:

C-3



**LEGEND**

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- WATER LINE
- WASTEWATER LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY
- DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED



DATE: 02/28



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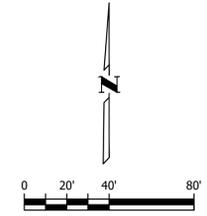
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Fax: 561-655-1482

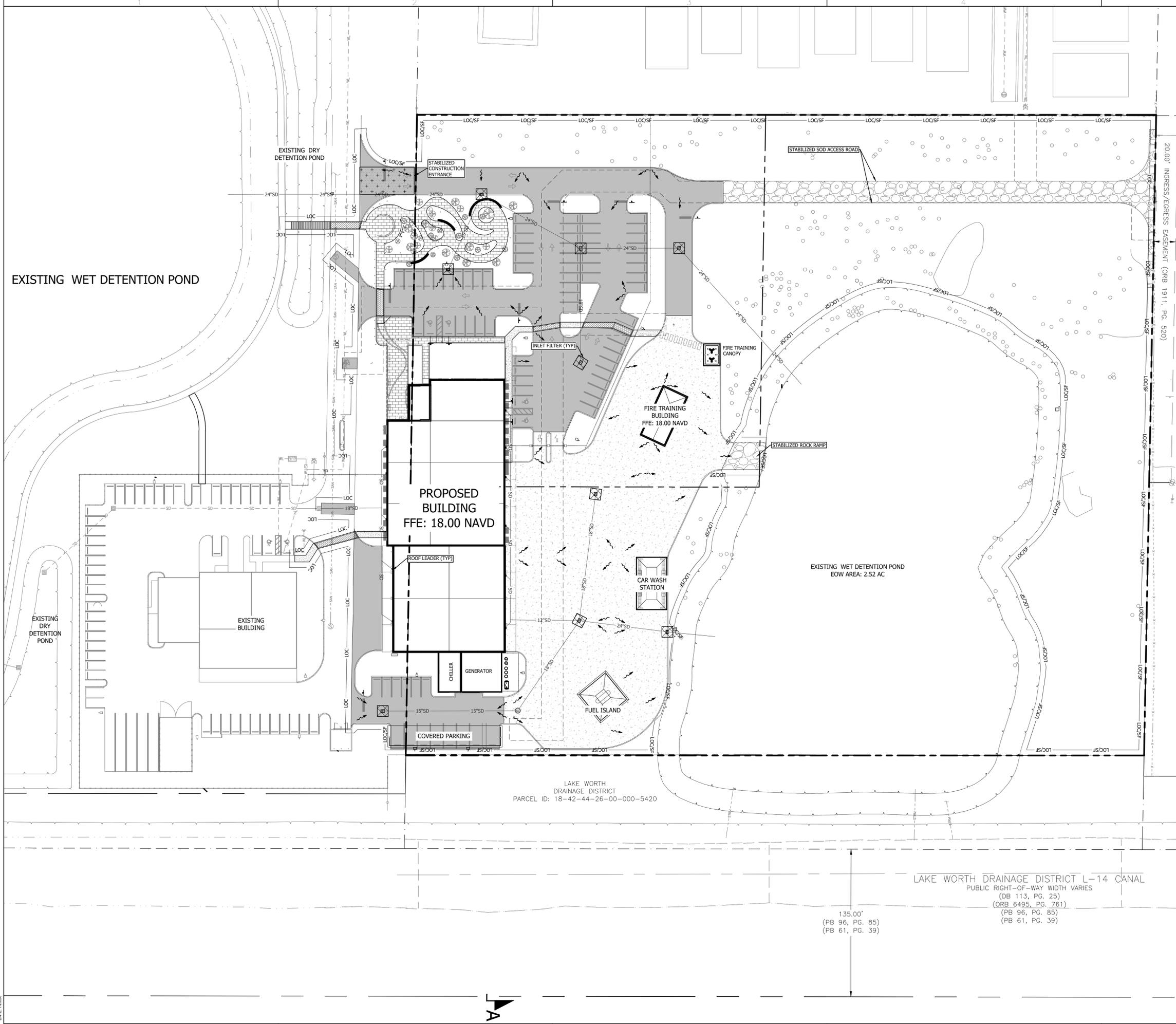
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Seal:



**LEGEND**

	BOUNDARY / R.O.W.
	LIMITS OF CONSTRUCTION AND SILT FENCE
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET FILTER
	STABILIZED CONSTRUCTION ENTRANCE



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Date: 12/4/25  
 S+A Project No.: 24048  
 Owner Project No.:  
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 Checked By: AWS  
 Phase:  
 50% CONSTRUCTION DOCUMENTS

Sheet Title:

EROSION & SEDIMENTATION CONTROL PLAN

Sheet #:

C-4

DATE: 02/28



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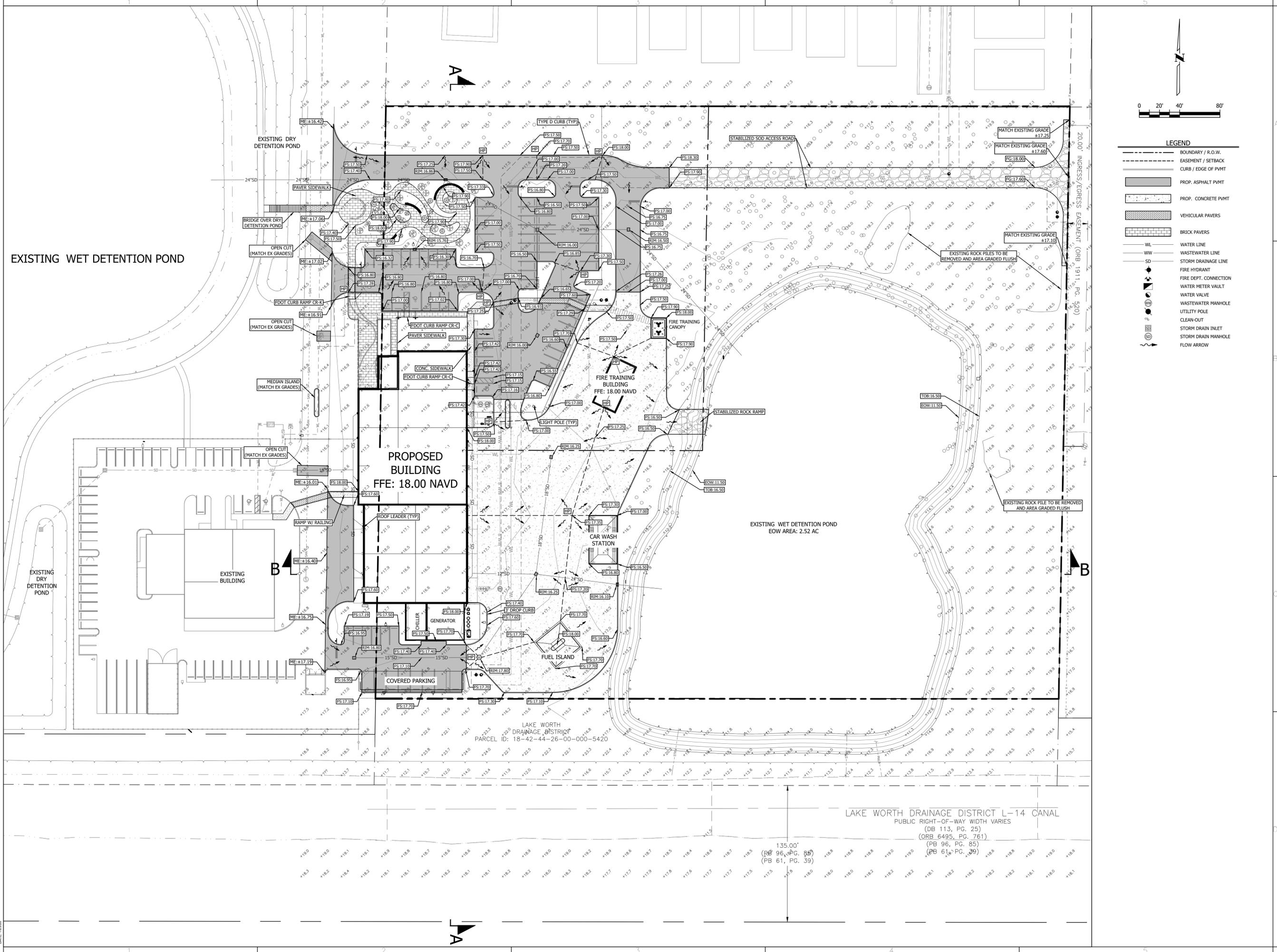
Phase:  
50% CONSTRUCTION DOCUMENTS

Sheet Title:

PAVING AND GRADING PLAN

Sheet #:

C-5



- LEGEND**
- BOUNDARY / R.O.W.
  - - - EASEMENT / SETBACK
  - CURB / EDGE OF PAVT
  - ▒ PROP. ASPHALT PAVT
  - ▒ PROP. CONCRETE PAVT
  - ▒ VEHICULAR PAVERS
  - ▒ BRICK PAVERS
  - WL WATER LINE
  - WW WASTEWATER LINE
  - SD STORM DRAINAGE LINE
  - FH FIRE HYDRANT
  - FDC FIRE DEPT. CONNECTION
  - WMV WATER METER VAULT
  - WV WATER VALVE
  - WWMH WASTEWATER MANHOLE
  - UP UTILITY POLE
  - CO CLEAN-OUT
  - SDI STORM DRAIN INLET
  - SDMH STORM DRAIN MANHOLE
  - FLOW ARROW

LAKE WORTH DRAINAGE DISTRICT L-14 CANAL

PUBLIC RIGHT-OF-WAY WIDTH VARIES

(DB 113, PG. 25)

(ORB 6495, PG. 761)

(PB 96, PG. 85)

(PB 61, PG. 39)

135.00'  
(R 96, PG. 85)  
(PB 61, PG. 39)

DATE: 02/28

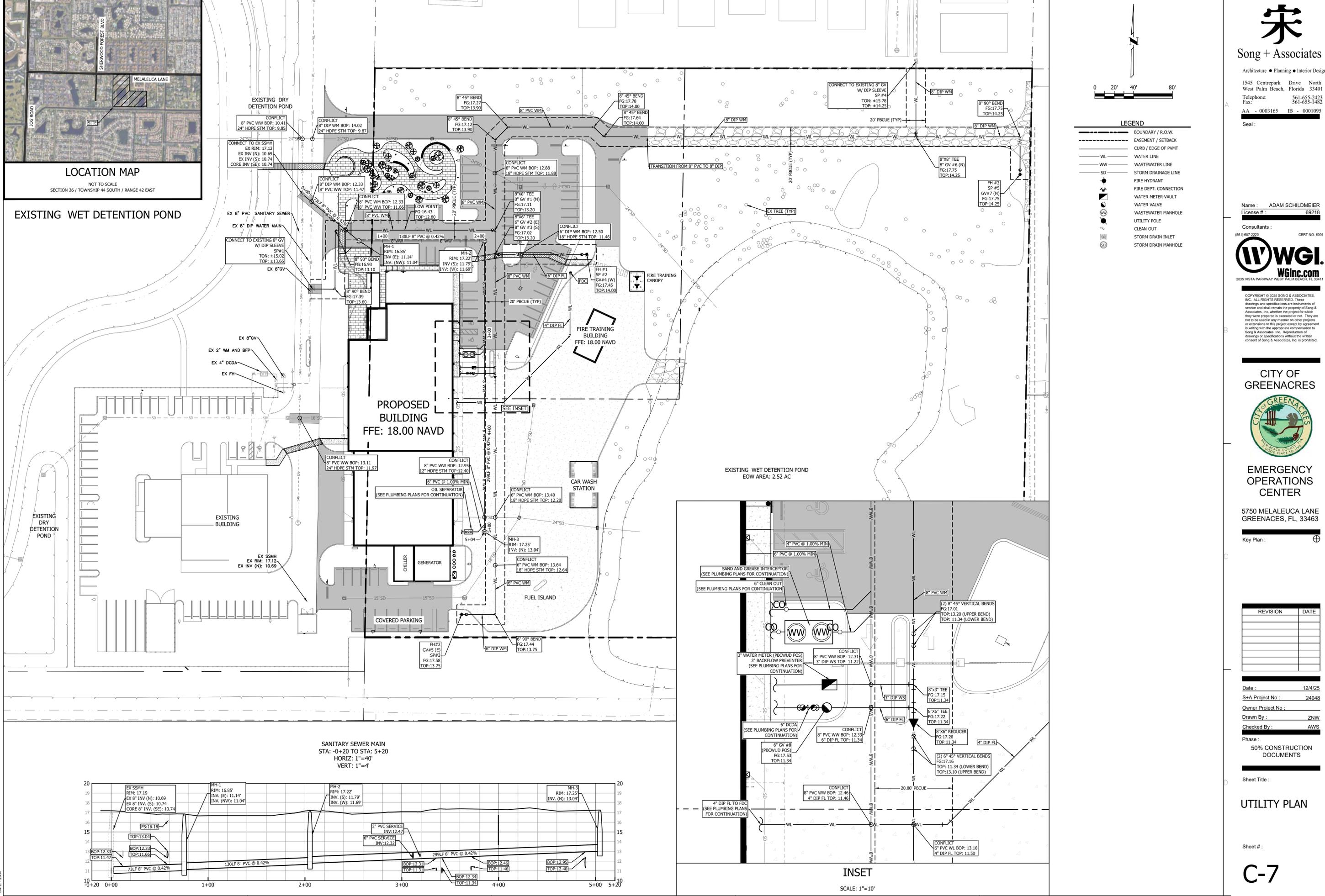




**LOCATION MAP**

NOT TO SCALE  
SECTION 26 / TOWNSHIP 44 SOUTH / RANGE 42 EAST

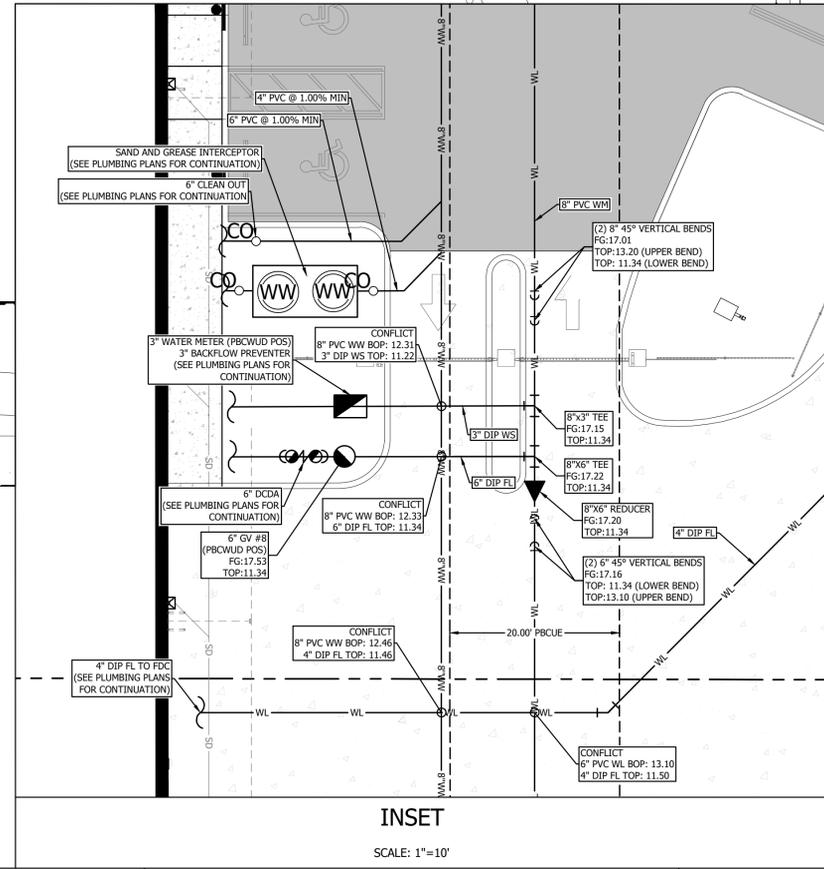
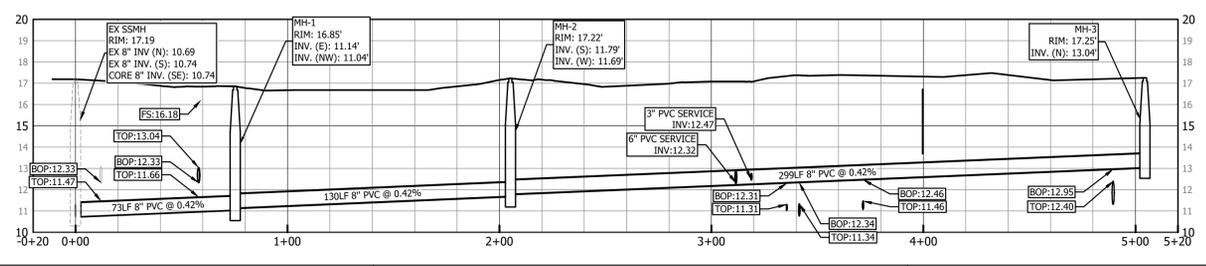
**EXISTING WET DETENTION POND**



**LEGEND**

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PAVT
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- ◆ FIRE HYDRANT
- ◆ FIRE DEPT. CONNECTION
- ◆ WATER METER VAULT
- ◆ WATER VALVE
- ◆ UTILITY POLE
- ◆ CLEAN-OUT
- ◆ STORM DRAIN INLET
- ◆ STORM DRAIN MANHOLE

**SANITARY SEWER MAIN**  
STA: -0+20 TO STA: 5+20  
HORIZ: 1"=40'  
VERT: 1"=4'



**INSET**

SCALE: 1"=10'

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**CITY OF GREENACRES**



**EMERGENCY OPERATIONS CENTER**

5750 MELALEUCA LANE  
GREENACRES, FL, 33463

Key Plan: Ⓡ

REVISION	DATE

Date: 12/4/25  
S+A Project No: 24048  
Owner Project No:  
Drawn By: ZNW  
Checked By: AWS  
Phase: 50% CONSTRUCTION DOCUMENTS

**UTILITY PLAN**

Sheet #:

**C-7**



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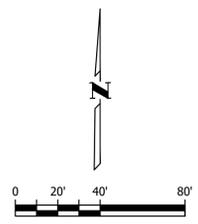
Phase:  
50% CONSTRUCTION DOCUMENTS

Sheet Title:

SIGNING,  
MARKING, AND  
DIMENSION PLAN

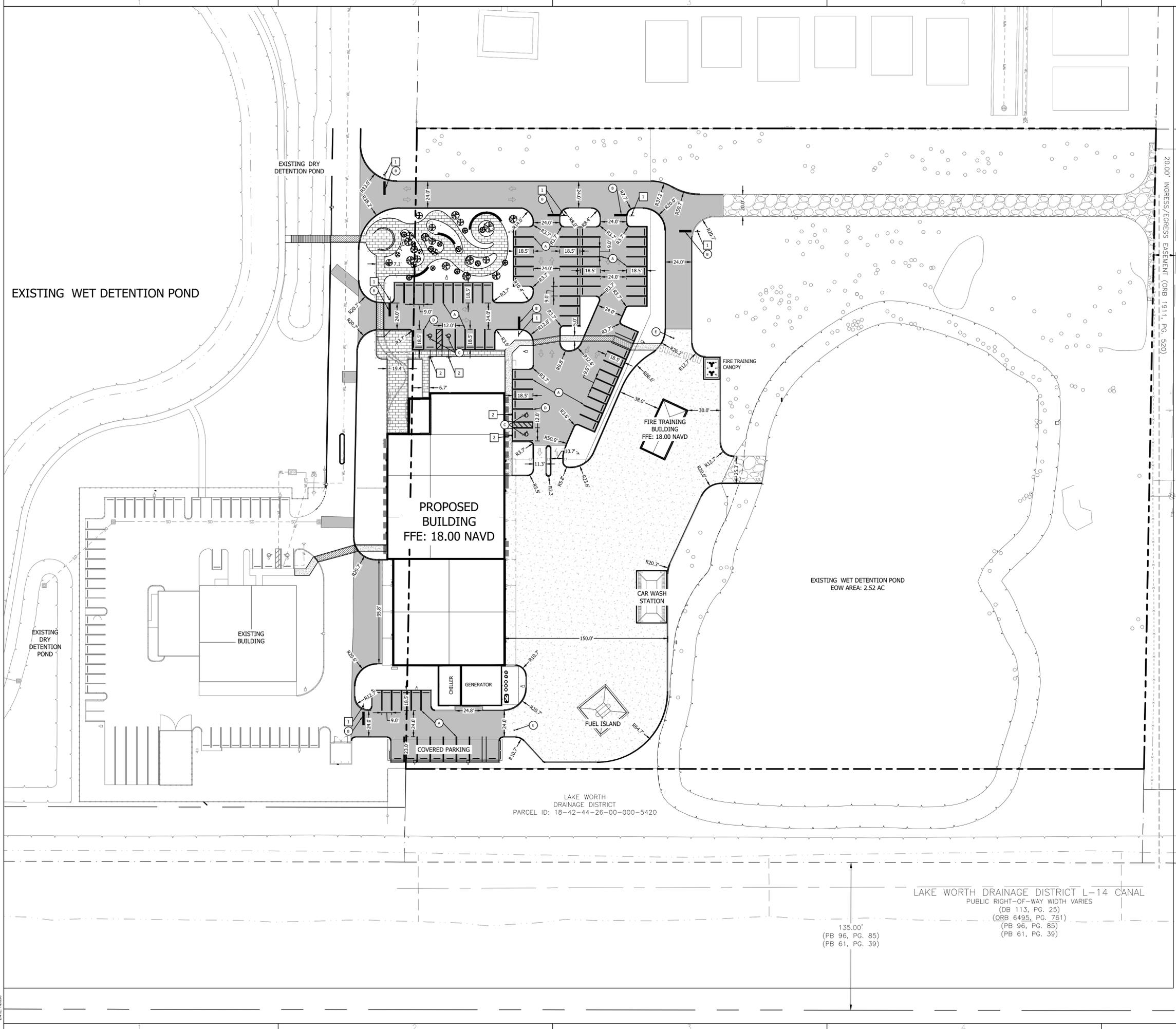
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C-8

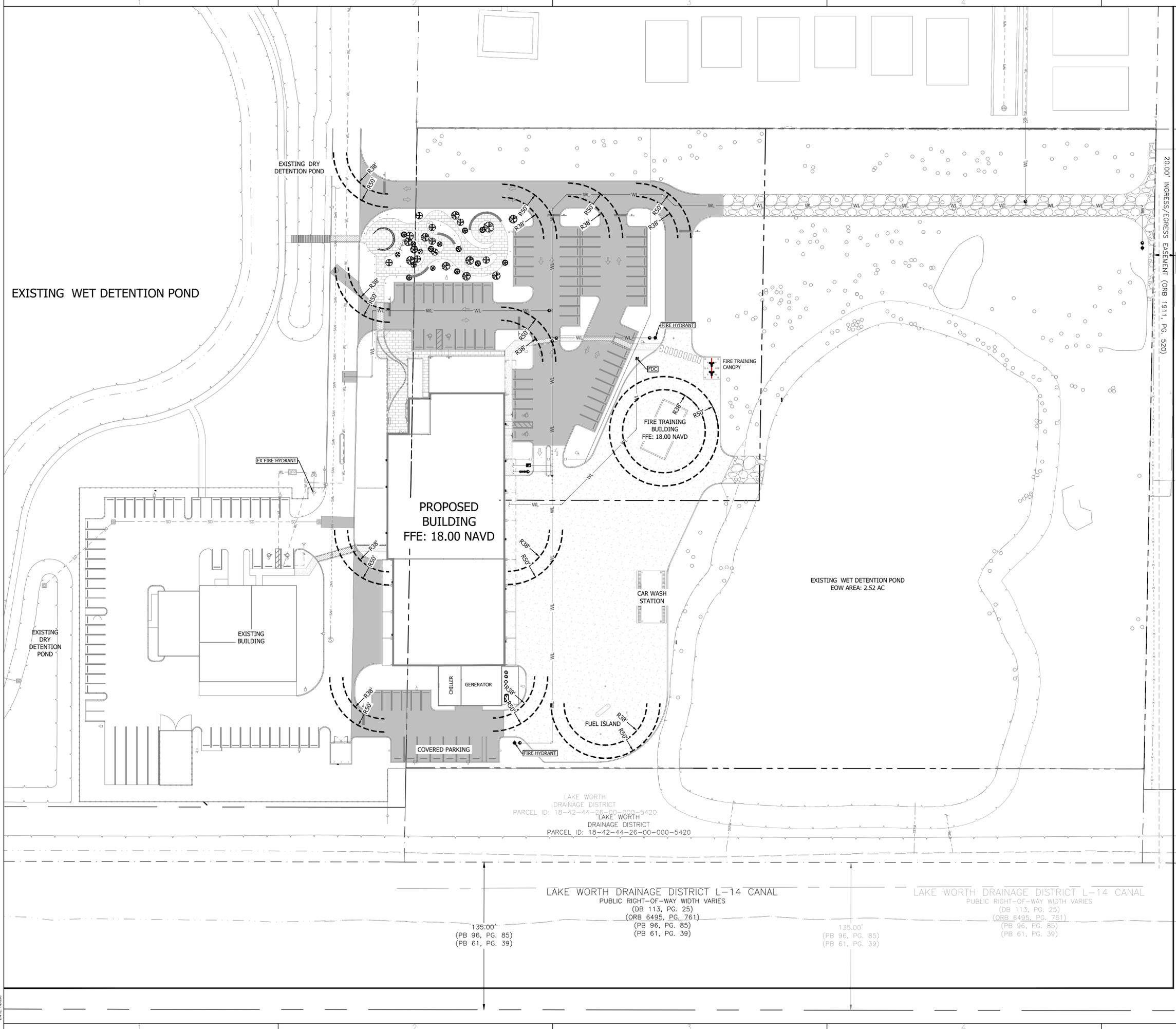


PAVEMENT MARKING NOTES	
A	4" WHITE
B	24" WHITE STOP BAR
C	ADA PARKING SYMBOL
D	4" BLUE
E	BLUE RPM

SIGN NOTES	
1	R1-1 STOP SIGN (30"x30") 
2	FTP-25 ADA SIGNAGE 



DATE: 12/28



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Key Plan:

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Date: 12/4/25

S+A Project No.: 24048

Owner Project No.:

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FIRE ACCESS PLAN

Sheet #:

C-9

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Date: 12/4/25

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Phase:  
50% CONSTRUCTION DOCUMENTS

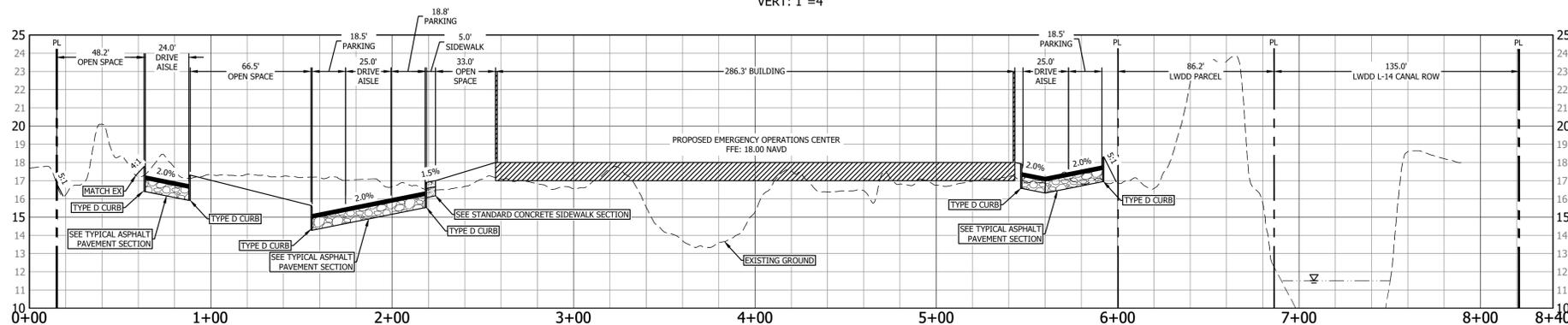
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SITE CROSS SECTIONS

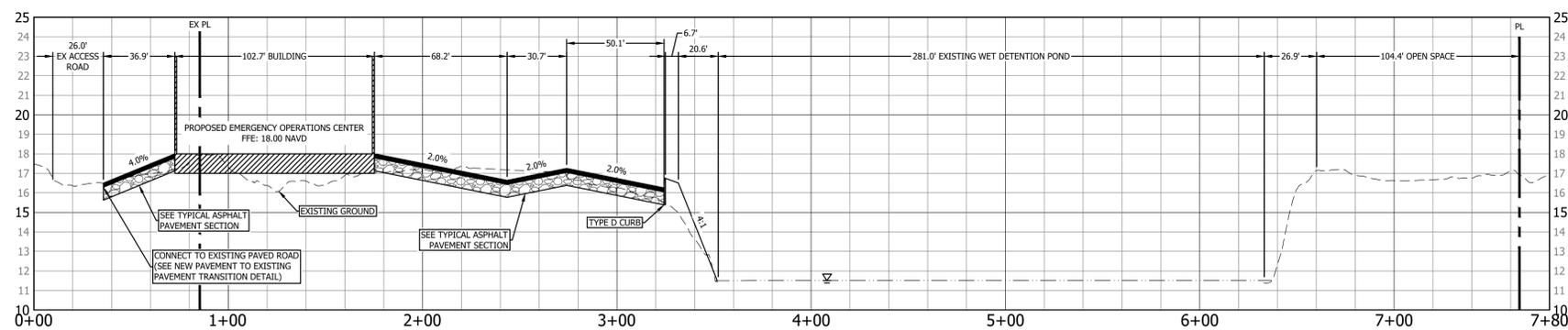
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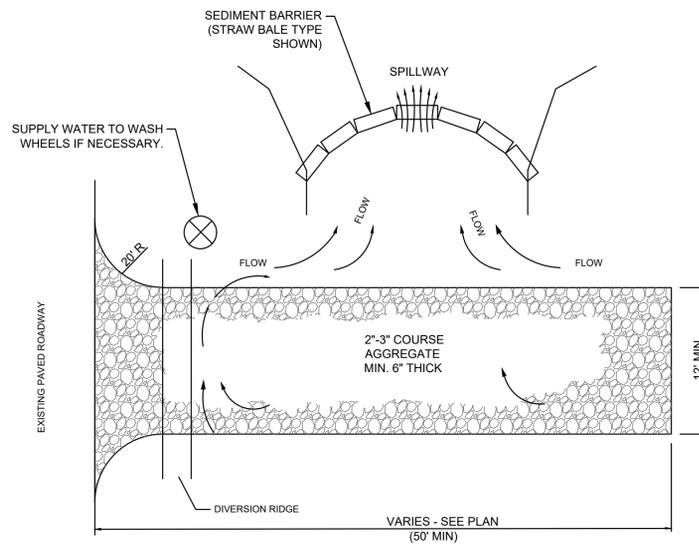
SECTION A-A (NORTH SOUTH)  
STA: 0+00 TO STA: 8+40  
HORIZ: 1"=40'  
VERT: 1"=4'



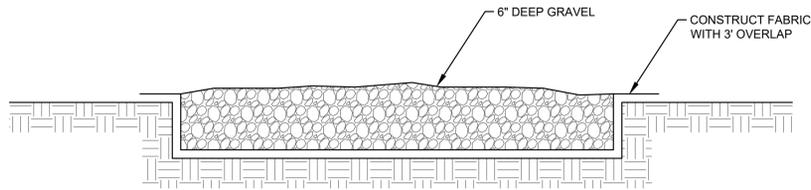
SECTION B-B (EAST WEST)  
STA: 0+00 TO STA: 7+80  
HORIZ: 1"=40'  
VERT: 1"=4'



DATE: 02/28

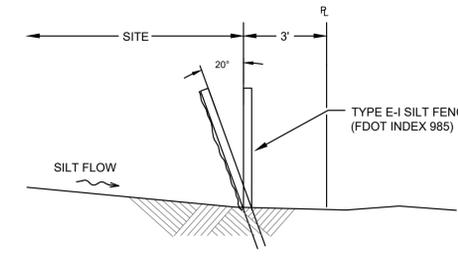


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



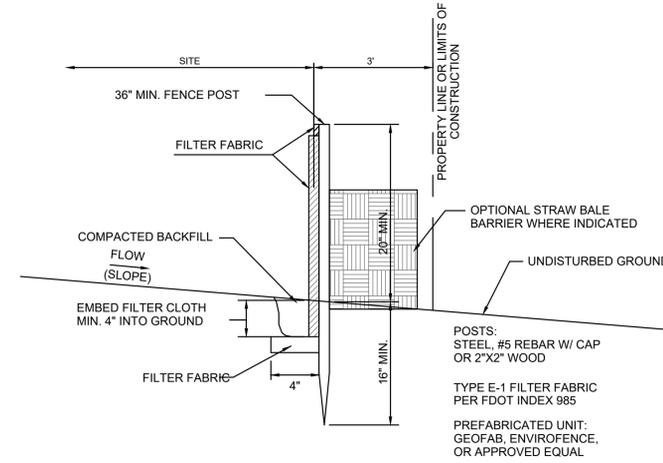
**TEMPORARY CONSTRUCTION ENTRANCE**

SCALE: NONE



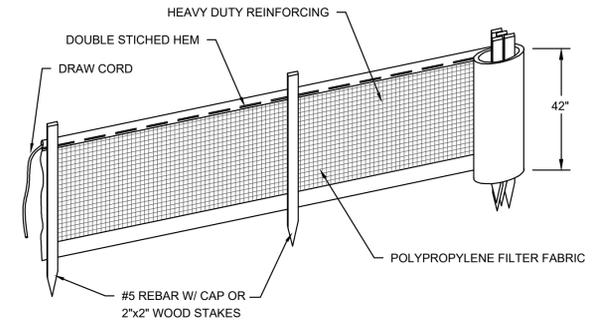
**SILT FENCE**

SCALE: NONE



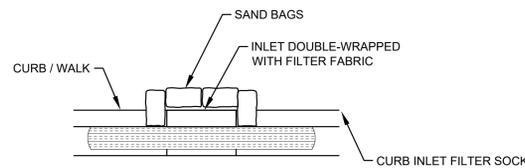
**SILT FENCE INSTALLATION**

SCALE: NONE



NOTES:

1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES SPACED EVERY 24" AT TOP AND BOTTOM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
4. SILT FENCE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
6. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
7. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
8. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.

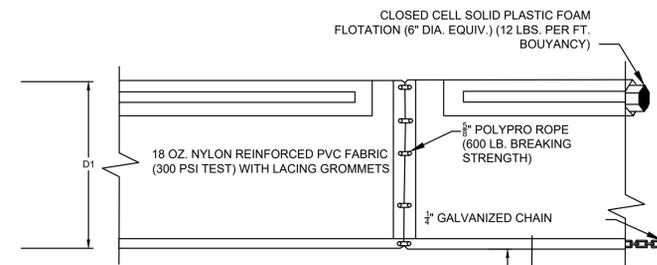


NOTES:

1. CURB INLET SOCK SHALL NOT BE ABOVE THE SIDEWALK IF OPEN TO PEDESTRIANS.

**CURB INLET PROTECTION**

SCALE: NONE



D1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).  
 D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').  
 CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.  
 TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALL FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTES:

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH. NUMBER AND SPACING OF ANCHORS DEPENDANT ON CURRENT VELOCITIES.
2. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
3. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
4. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.
5. FOR ADDITIONAL DETAILS SEE FDOT INDEX NO. 103.

**FLOATING TURBIDITY BARRIER**

N.T.S.

宋

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CITY OF GREENACRES



EMERGENCY OPERATIONS CENTER

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Key Plan:

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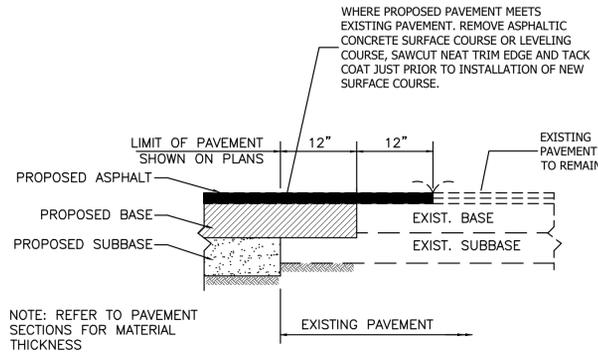
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50% CONSTRUCTION DOCUMENTS

Sheet #:

CONSTRUCTION DETAILS

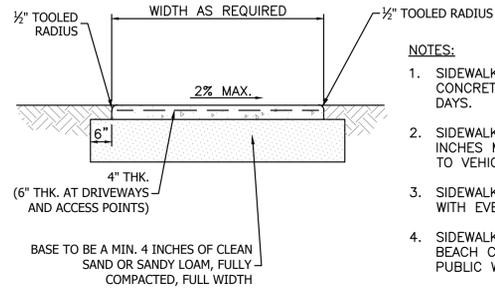
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C-11



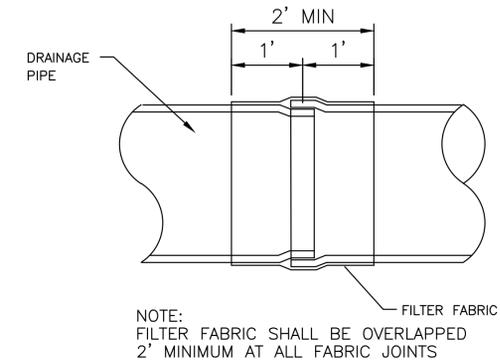
**NEW PAVEMENT SECTION TO EXISTING PAVEMENT TRANSITION**

SCALE: NONE



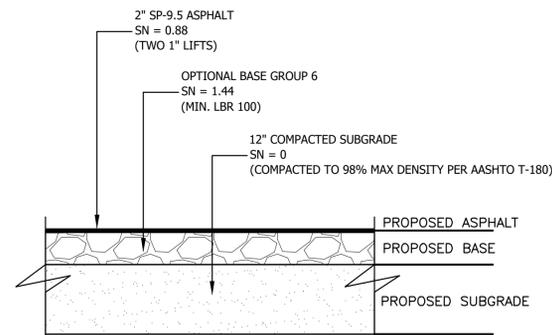
**STANDARD CONCRETE SIDEWALK SECTION**

SCALE: NONE



**FILTER FABRIC PIPE JOINT WRAP DETAIL**

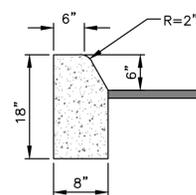
SCALE: NONE



NOTE:  
1. FOOT PAVEMENT STRUCTURE  
NUMBER: 2" X 0.44 + 8" X  
0.18 = 2.32

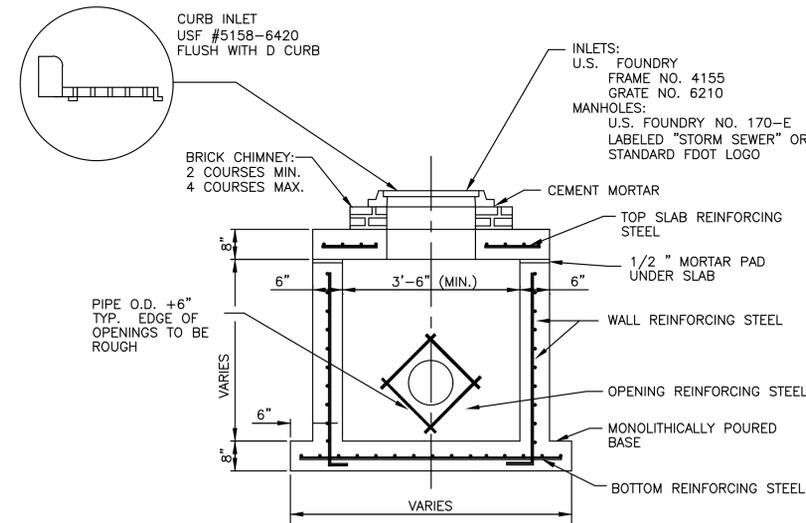
**TYPICAL ASPHALT PAVEMENT SECTION**

SCALE: NONE



**TYPE "D" CURB**

SCALE: NONE



NOTES:

1. ALL INLET GRATES AND MANHOLE LIDS MUST HAVE LOCKING CHAINS (FDOT INDEX 201).
2. BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
3. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
4. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
5. BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS MATTER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS

TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

6. BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
7. WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. SEE PAVEMENT SPECIFICATIONS FOR COMPACTION AND STABILIZATION REQUIREMENTS OF SUBGRADE.
8. WHERE PAVEMENT WILL NOT BE CONSTRUCTED OVER THE PIPE THE REMAINING FILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
9. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.
10. ALL MANHOLES AND INLETS TO HAVE A MINIMUM SUMP OF 1'

**TYPICAL MANHOLE AND INLET DETAIL**

SCALE: NONE

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EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE  
GREENACRES, FL, 33463

Key Plan:

REVISION	DATE

Date: 12/4/25

S+A Project No.: 24048

Owner Project No.:

Drawn By: ZNW

Checked By: AWS

Phase:

50% CONSTRUCTION DOCUMENTS

Sheet Title:

CONSTRUCTION DETAILS

Sheet #:

C-12