

# SPECIALTY SURGERY CENTER OF FLORIDA PROPOSED SURGERY CENTER & CLINIC

ORMOND BEACH, FLORIDA

AHCA CLIENT CODE FILE NUMBER 14/14960868  
PROJECT - SUBMISSION NUMBER 101-002

TENANT IMPROVEMENT  
MEDICAL CLINIC - 1545 HAND AVENUE, SUITE #A2  
SURGERY CENTER - 1545 HAND AVENUE, SUITE #A5

## OWNER

PRC ASSOCIATES, LLC  
1671 N. CLYDE MORRIS BLVD., SUITE 100  
DAYTONA BEACH, FLORIDA 32117  
PH: (386) 274-2977  
FAX: (386) 274-2997

## ARCHITECT

GORDON & ASSOCIATES ARCHITECT, LLC  
18848 US Hwy 441, #405  
MOUNT DORA, FL 32757  
PH: (352) 383-6505  
FAX: (352) 589-0685

## ENGINEERS M.E.P.

I.C. THOMASSON ASSOCIATES, INC.  
3030 NORTH ROCKY POINT DRIVE WEST  
SUITE #150  
TAMPA, FLORIDA 33607  
PH: (813) 865-3085  
FAX: (615) 346-3550



THIS DRAWING AND THE DESIGN THEREON IS THE PROPERTY OF GORDON & ASSOCIATES ARCHITECT, LLC. THEIR USE WITHOUT WRITTEN LICENSE IS PROHIBITED. NOT VALID FOR USE UNLESS SEAL IS AFFIXED.  
© 2015

18848 US Highway 441, #405  
Mount Dora, Florida 32757  
Telephone: 352-383-6505  
352-589-0685  
Facsimile: 352-589-0685  
AAZ260202561

**Gordon & Associates**  
ARCHITECT, LLC

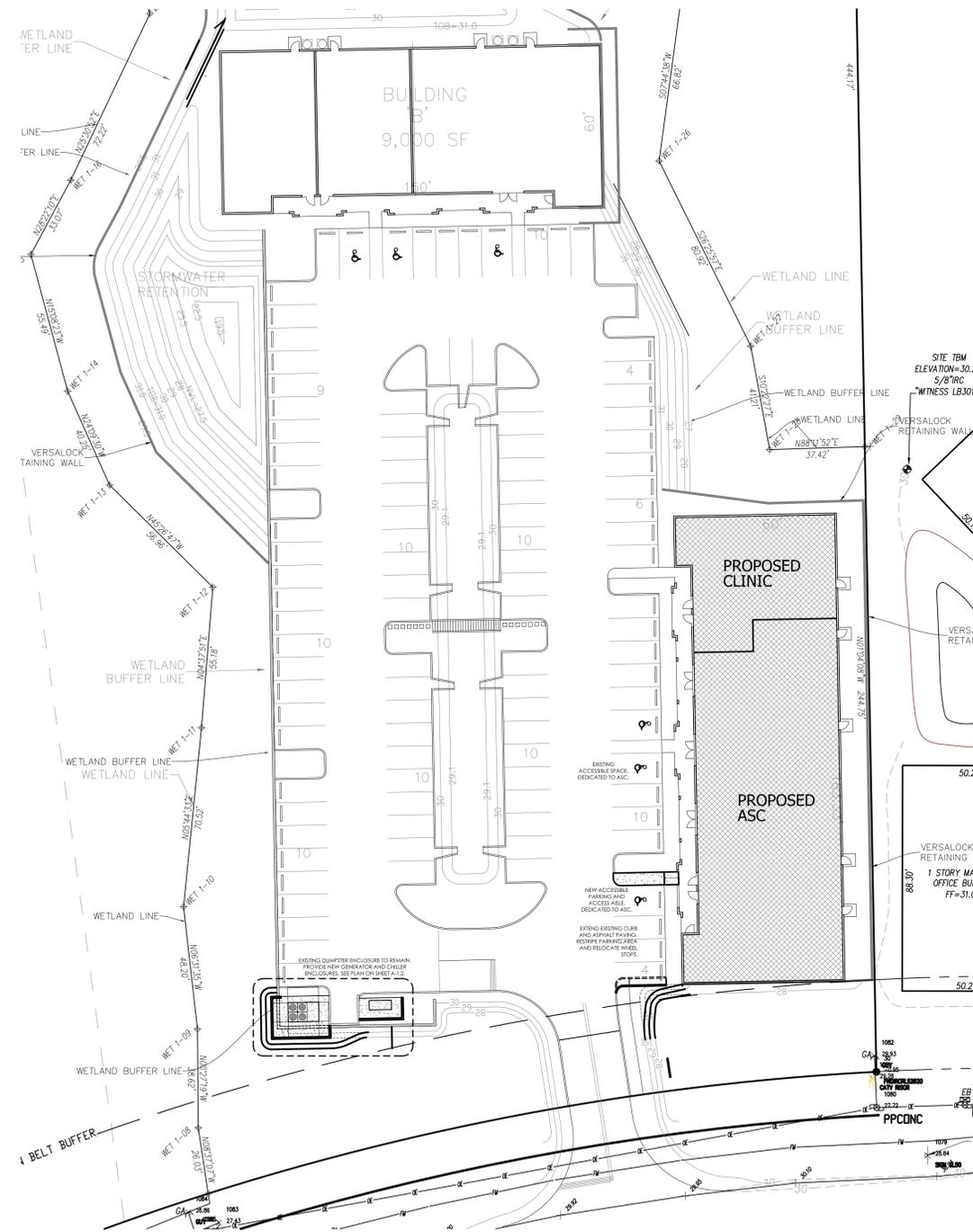
PROJECT NO. 1503  
CONTENTS  
EXISTING SITE PLAN & PROJECT INFORMATION  
**SPECIALTY SURGERY CENTER OF FLORIDA**  
TENANT IMPROVEMENT - SURGERY AND CLINIC  
1545 HAND AVENUE, BUILDING A  
ORMOND BEACH, FLORIDA 32174  
AHCA CLIENT CODE # 1414960868  
PROJECT ID - SUBMITTAL # 101-002

10/28/15  
REVISED

A-1.1

LIST OF CODES AND STANDARDS		
NFPA-10-2007	STANDARD FOR PORTABLE FIRE EXTINGUISHERS	
NFPA-37-2006	STANDARD FOR THE INSTALLATION AND USE OF STATIONARY COMBUSTION ENGINES AND GAS TURBINES	
NFPA-70-2008	NATIONAL ELECTRIC CODE	
NFPA-72-2007	NATIONAL FIRE ALARM CODE	
NFPA-75-2007	STANDARD FOR THE FIRE PROTECTION OF INFORMATION TECHNOLOGY EQUIPMENT	
NFPA-80-2007	STANDARD FOR FIRE DOORS AND FIRE WINDOWS	
NFPA-90A-2009	STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATION SYSTEMS	
NFPA-90B-2009	STANDARD FOR THE INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEMS	
NFPA-99-2005	STANDARD FOR HEALTH CARE FACILITIES	
NFPA-101-2012	LIFE SAFETY CODE	
NFPA-110-2005	STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS	
NFPA-251-2006	STANDARD METHODS OF TESTS OF FIRE ENDURANCE OF BUILDING CONSTRUCTION AND MATERIALS	
NFPA-252-2008	STANDARD METHODS OF FIRE TESTS OF DOOR ASSEMBLIES	
NFPA-253-2006	STANDARD METHOD OF TEST FOR CRITICAL FLUX OF FLOOR COVERING SYSTEM USING A RADIANT HEAT ENERGY SOURCE	
FBC - 2014	FLORIDA BUILDING CODE, 5TH EDITION (2014)	
FFPC - 2014	FLORIDA FIRE PREVENTION CODE, 5TH EDITION	
FBCA - 2014	FLORIDA BUILDING CODE, 5TH EDITION (2014), ACCESSIBILITY	
FGI - 2010	GUIDELINES FOR THE DESIGN AND CONSTRUCTION OF HOSPITALS AND HEALTH CARE FACILITIES - 2010 EDITION	
CMS - 2000	FEDERAL CENTERS FOR MEDICARE & MEDICAID SERVICES REGULATIONS	

PROJECT DATA		
CATEGORY	CONSTRUCTION	FBC 2014 CODE REF.
CONSTRUCTION TYPE (FBC)	TYPE III-B	TABLE 601
SPRINKLERED	YES	
NFPA TYPE	TYPE V (000)	
OCCUPANCY (FBC)	B-BUSINESS	305.1.1
OCCUPANCY (NFPA)	AMBULATORY SURGERY CENTER/ MEDICAL OFFICE	
ALLOWABLE BUILDING AREA	19,000 SF	TABLE 503
<b>SITE DATA</b>		
ZONING JURISDICTION:	ORMOND BEACH, FLORIDA	
ZONING:	CG (COMMERCIAL, GENERAL)	
USE:	MEDICAL OFFICE BUILDING	
<b>AREA DATA</b>		
	NUMBER OF OCCUPANTS	(@1/100 GSF)
AMBULATORY SURGERY CENTER - SUITE # A5		8,100 SF
TOTAL # OF OCCUPANTS @ 1 PERSON / 100GSF =		81 PERSONS
MEDICAL OFFICE - SUITE # A2		2,821 SF
TOTAL # OF OCCUPANTS @ 1 PERSON / 100GSF =		29 PERSONS
TOTAL PROJECT		10,921 SF
TOTAL # OF OCCUPANTS @ 1 PERSON / 100GSF =		110 PERSONS
<b>UL DATA - SMOKE &amp; SMOKE/FIRE SEPERATION</b>		
PARTITION ASSEMBLY:	NEW 1 HR FIRE PARTITIONS	UL# U-465

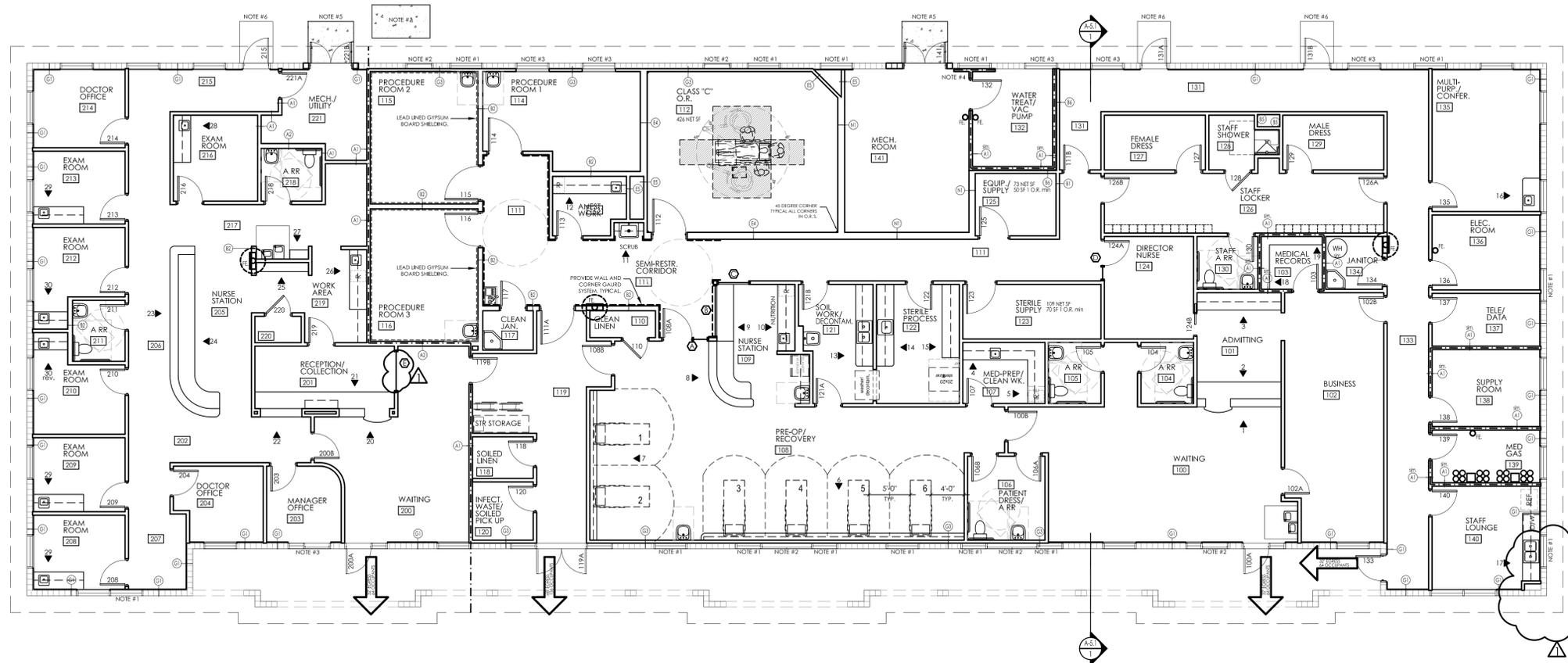


1545 HAND AVENUE, BUILDING A  
ORMOND BEACH, FL 32174  
MEDICAL CLINIC - SUITE #A2  
AMBULATORY SURGERY CENTER - SUITE #A5

## EXISTING SITE PLAN

SCALE: 1" = 30'-0"





# FLOOR PLAN

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



### FLOOR PLAN NOTES:

- NOTE #1 : PROVIDE OPAQUE WHITE WINDOW FILM APPLIED TO THE INTERIOR SIDE OF GLASS. EQUAL TO 3M FASARA OPAQUE WHITE. PROVIDE INSULATION AND FRAMING ACROSS OPENING IN ACCORDANCE WITH PARTITION TYPE INDICATED ON PLANS.
- NOTE #2 : PROVIDE OPAQUE WHITE WINDOW FILM APPLIED TO THE INTERIOR SIDE OF GLASS. EQUAL TO 3M FASARA OPAQUE WHITE. REMOVE PUSH/PULL DOOR HARDWARE AND STORE FOR OWNER. CHANGE OUT LOCK CYLINDERS TO MATCH PROJECT KEYING. DOORS ARE TO BE CLOSED AND LOCKED. PROVIDE INSULATION AND FRAMING ACROSS OPENING IN ACCORDANCE WITH PARTITION TYPE INDICATED ON PLANS.
- NOTE #3 : PROVIDE 'FROSTED' SEMI-OPAQUE WINDOW FILM APPLIED TO THE INTERIOR SIDE OF GLASS. EQUAL TO 3M FASARA 'ESSEN'.
- NOTE #4 : PROVIDE RATED WALL PARTION UL #U415 AT EXTERIOR OPENING. PARTITION TO EXTEND 8" MINIMUM PAST JAMBS OF WINDOW OPENING.
- NOTE #5 : PROVIDE NEW 5'-4"W x 5'-0"D x 4" EXTERIOR CONCRETE PAD WITH 12" THICKENED EDGE AT PERIMETER. REINFORCE WITH W1.4 x W1.4 - 6x6 W.W.F LOCATED IN THE TOP THIRD OF SLAB DEPTH. TOP OF SLAB 1" BELOW INTERIOR SLAB.
- NOTE #6 : EXISTING CONCRETE SLAB ON GRADE TO REMAIN.
- NOTE #7 : PROVIDE NEW 4" EXTERIOR CONCRETE MECHANICAL PAD WITH 12" THICKENED EDGE AT PERIMETER. COORDINATE SIZE AND LOCATION OF PAD WITH CONDENSING UNIT CLEARANCE REQUIREMENTS. REINFORCE WITH W1.4 x W1.4 - 6x6 W.W.F LOCATED IN THE TOP THIRD OF SLAB DEPTH.

### SYMBOL LEGEND:

- WALL CABINET FIRE EXTINGUISHER
- WALL MOUNTED FIRE EXTINGUISHER
- SECTION / DETAIL MARK
- SPECIAL WALL TYPE (SEE SHEET A-6.1)
- NEW INTERIOR WALLS
- INTERIOR ELEVATION TARGET (SEE A10 SERIES DRAWINGS)
- (FBO) ITEM TO BE FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR

### KEY

- 1 HOUR FIRE WALL (U-906 AND U-465)

GENERAL NOTE: ALL PARTITIONS ARE TYPE B1 UNLESS INDICATED OTHERWISE. SEE A6.1 FOR PARTITION TYPES.



THIS DRAWING AND THE DESIGN THEREON IS THE PROPERTY OF GORDON & ASSOCIATES ARCHITECT, LLC. THEIR USE WITHOUT WRITTEN LICENSE IS PROHIBITED. NOT VALID FOR USE UNLESS SEAL IS AFFIXED.  
© 2015

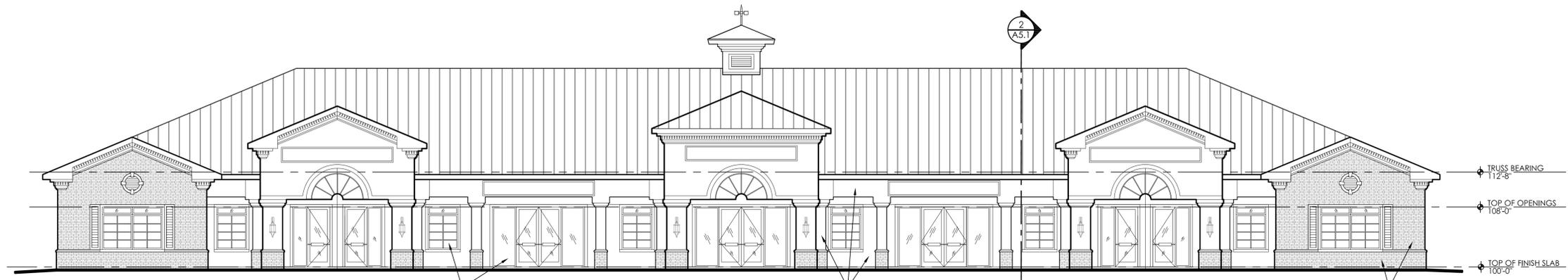
18848 US Highway 441, # 405  
Mount Dora, Florida 32757  
Telephone 352-385-6805  
Facsimile 352-389-0685  
JAG26292581

**Gordon & Associates**  
ARCHITECT, LLC

PROJECT NO. 1503  
CONTENTS  
FLOOR PLAN  
**SPECIALTY SURGERY CENTER OF FLORIDA**  
TENANT IMPROVEMENT - SURGERY AND CLINIC  
1545 HAND AVENUE, BUILDING A  
ORMOND BEACH, FLORIDA 32174  
AIFCA CLIENT CODE # 141/1906088  
PROJECT ID - SUBMITTAL # 101-002

10/28/15  
REVISIONS  
11/2/17 (2015)

A-3.1

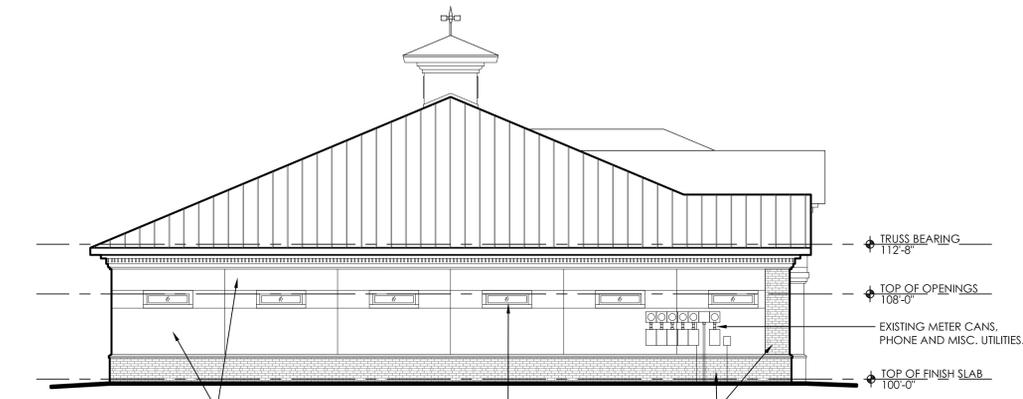


1  
A4.1 EXISTING WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

ALL EXISTING WINDOWS AND STOREFRONT SYSTEMS TO BE INSPECTED AND PERIMETER SEALANT TO BE REPLACED TO ENSURE WEATHER TIGHT SEAL.

REPAINT ALL EXISTING STUCCO FINISH WITH ELASTOMERIC PAINT AS SPECIFIED. COLOR MATCH NEW PAINT TO EXISTING. TYPICAL.

PROVIDE CLEAR SILICONE SEALANT OVER EXISTING BRICK VENEER FINISH. TYPICAL.

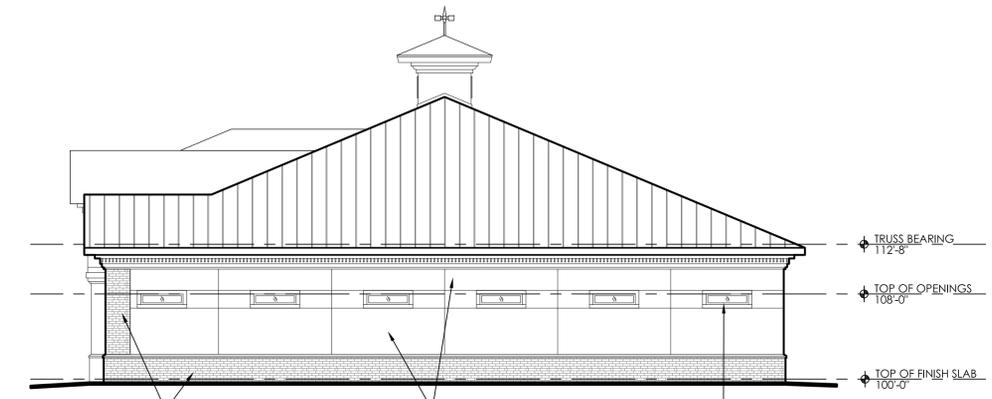


2  
A4.1 EXISTING NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

REPAINT ALL EXISTING STUCCO FINISH WITH ELASTOMERIC PAINT AS SPECIFIED. COLOR MATCH NEW PAINT TO EXISTING. TYPICAL.

ALL EXISTING WINDOWS ATO BE INSPECTED AND PERIMETER SEALANT TO BE REPLACED TO ENSURE WEATHER TIGHT SEAL.

PROVIDE CLEAR SILICONE SEALANT OVER EXISTING BRICK VENEER FINISH. TYPICAL.

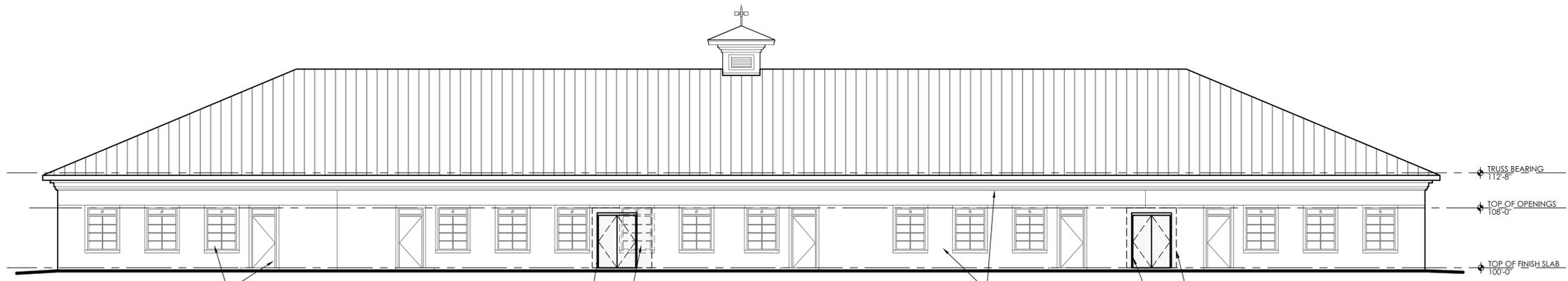


3  
A4.1 EXISTING SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

PROVIDE CLEAR SILICONE SEALANT OVER EXISTING BRICK VENEER FINISH. TYPICAL.

REPAINT ALL EXISTING STUCCO FINISH WITH ELASTOMERIC PAINT AS SPECIFIED. COLOR MATCH NEW PAINT TO EXISTING. TYPICAL.

ALL EXISTING WINDOWS ATO BE INSPECTED AND PERIMETER SEALANT TO BE REPLACED TO ENSURE WEATHER TIGHT SEAL.



4  
A4.1 EXISTING EAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

ALL EXISTING WINDOWS AND ENTRY SYSTEMS TO BE INSPECTED AND PERIMETER SEALANT TO BE REPLACED TO ENSURE WEATHER TIGHT SEAL.

NEW EXTERIOR HM DOOR AND FRAME SYSTEM. PAINT TO MATCH EXISTING WALL COLOR.

REMOVE EXISTING WINDOW AND CMU. INFILL OPENING WITH REINFORCED 8" CMU WITH FILLED CELL JAMBS AND PRECAST LINTEL AT NEW DOOR OPENING. PATCH EXTERIOR STUCCO FINISH.

REPAINT ALL EXISTING STUCCO FINISH WITH ELASTOMERIC PAINT AS SPECIFIED. COLOR MATCH NEW PAINT TO EXISTING. TYPICAL.

NEW EXTERIOR HM DOOR AND FRAME SYSTEM. PAINT TO MATCH EXISTING WALL COLOR.

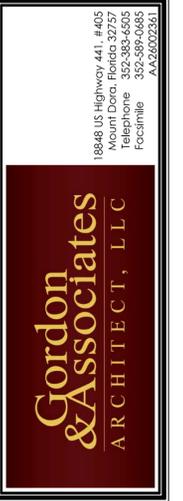
REMOVE EXISTING CMU. PROVIDE FILLED, REINFORCED 8" CMU JAMB EACH SIDE AND PRECAST LINTEL OVER OPENING. PATCH EXTERIOR STUCCO FINISH.



SEAL

THIS DRAWING AND THE DESIGN THEREON IS THE PROPERTY OF GORDON & ASSOCIATES ARCHITECT, L.L.C. THEIR USE WITHOUT WRITTEN LICENSE IS PROHIBITED. NOT VALID FOR USE UNLESS SEAL IS AFFIXED.  
© 2015

18848 US Highway 441, #405  
Mount Dora, Florida 32757  
Telephone 352-383-6505  
Focimille 352-589-0685  
AA28200236

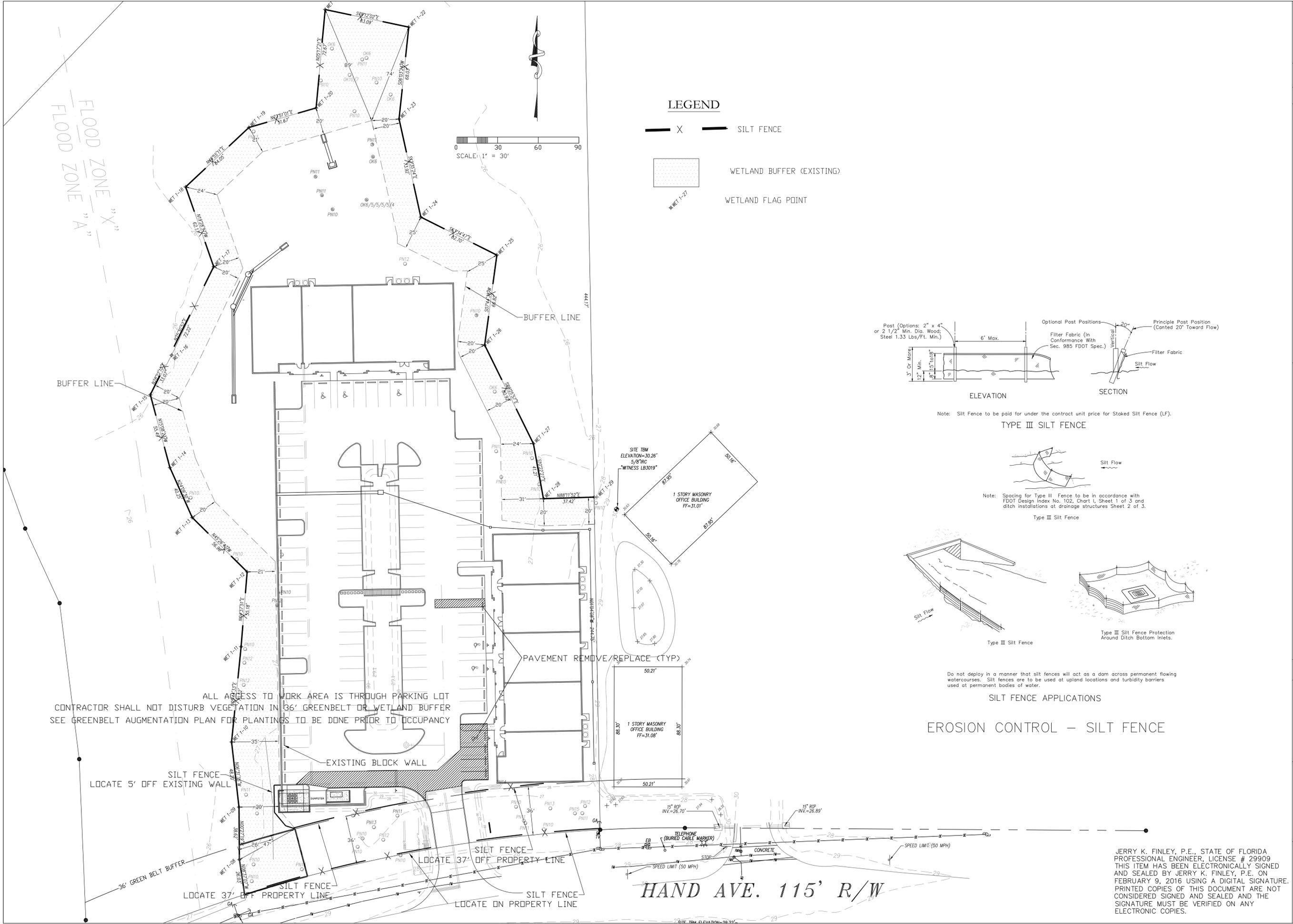


PROJECT NO. 1503  
EXISTING BUILDING ELEVATIONS  
SPECIALTY SURGERY CENTER OF FLORIDA  
TENANT IMPROVEMENT - SURGERY AND CLINIC  
AFLCA CLIENT CODE # 1414906868  
PROJECT ID - SUBMITTAL # 10149062  
1545 HAND AVENUE, BUILDING A  
ORMOND BEACH, FLORIDA 32174

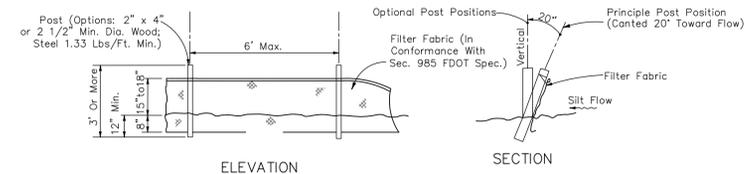
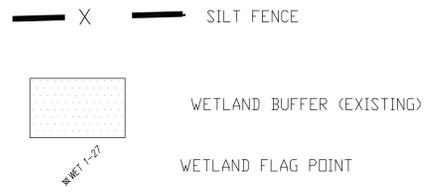
10/28/15  
REVISIONS

A-4.1



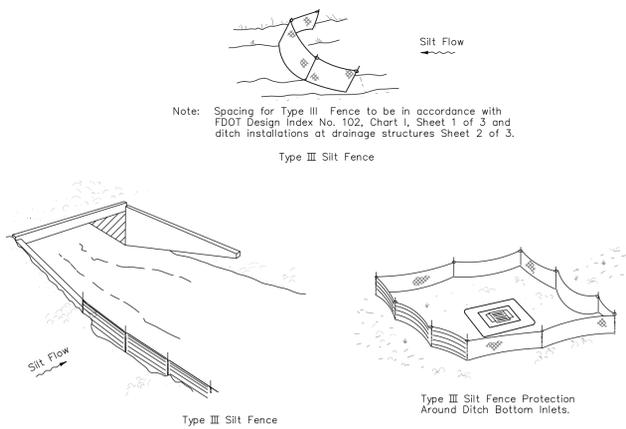


**LEGEND**



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

**TYPE III SILT FENCE**



Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

**SILT FENCE APPLICATIONS**

**EROSION CONTROL – SILT FENCE**

ALL ACCESS TO WORK AREA IS THROUGH PARKING LOT  
CONTRACTOR SHALL NOT DISTURB VEGETATION IN 36' GREENBELT OR WETLAND BUFFER  
SEE GREENBELT AUGMENTATION PLAN FOR PLANTINGS TO BE DONE PRIOR TO OCCUPANCY

SILT FENCE  
LOCATE 5' OFF EXISTING WALL

SILT FENCE  
LOCATE 37' OFF PROPERTY LINE

SILT FENCE  
LOCATE 37' OFF PROPERTY LINE

SILT FENCE  
LOCATE ON PROPERTY LINE

**HAND AVE. 115' R/W**

JERRY K. FINLEY, P.E., STATE OF FLORIDA  
PROFESSIONAL ENGINEER, LICENSE # 29909  
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED  
AND SEALED BY JERRY K. FINLEY, P.E. ON  
FEBRUARY 9, 2016 USING A DIGITAL SIGNATURE.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

NO.	DATE	DESCRIPTION
	1 1/14/15	SUBMITTAL
2	2/9/16	RESUBMIT TO CITY
<b>FINLEY ENGINEERING GROUP</b> CERTIFICATE OF AUTHORIZATION NUMBER 8081 ENGINEERING@FINLEYENGINEERS.COM		
5531 South Ridgewood Avenue, Unit 1 Port Orange, Florida 32127 (386)756-8676		
<b>SPECIALTY SURGERY CENTER OF FLORIDA</b>		
PROJECT NUMBER FEG# 1535		
JERRY K. FINLEY, P.E. P.E. # 29909		
SHEET TITLE <b>DEMOLITION &amp; EROSION CONTROL PLAN</b>		
SHEET <div style="font-size: 2em; font-weight: bold; text-align: center;">2</div>		



**GENERAL PROJECT NOTES**

ALL PLANT MATERIAL THAT IS INSTALLED MUST BE FLORIDA NO.1 GRADE OR BETTER ACCORDING TO THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

ANY VARIATIONS FROM THE APPROVED LANDSCAPE PLAN MUST BE INITIALLY REVIEWED BY THIS LANDSCAPE ARCHITECT PRIOR TO ANY PROPOSED REVISIONS TO THE LANDSCAPE PLANTING PLAN. FAILURE TO COMPLY WITH THIS PROCEDURE MAY RESULT IN REQUIRED MITIGATION AND/OR DELAY OF THIS PROJECT.

ALL FILL DIRT TO BE PLACED IN THE PROPOSED LANDSCAPE AREAS AND/OR BERMS, MUST HAVE A pH RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, AND MATCH NATIVE EXISTING SOILS.

CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE AND MUST BE PARALLEL TO PARKING LOTS, WALKWAYS, AND/OR STRUCTURES UNLESS INTENTIONALLY DESIGNED TO MEANDER.

BAHIA ARGENTINE SOLID SOD IS TO BE USED IN ALL OPEN SODDED AREAS. ALL OPEN SPACE AREAS, INCLUDING BUT NOT LIMITED TO ALL DISTURBED AREAS, RETENTION AREAS, AREAS SUBJECT TO POSSIBLE EROSION, RIGHT-OF-WAYS (R.O.W.), ETC., SHALL HAVE BAHIA 'ARGENTINE' SOLID SOD OR SOLID BERMUDA SOD. ALSO, REFERENCE AND SEE CIVIL ENGINEERING DWGS FOR SODDING LIMITATIONS OF SOD AT WET AND/OR DRY RETENTION AREAS, AND THE EDGE OF PAVEMENTS AND R.O.W.

THERE IS AN EXISTING AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. THE SYSTEM SHALL BE RETAINED AND MODIFIED TO IRRIGATE 100% OF THE SITE WITH A MINIMUM 50% OVERLAP. LOCAL CITY ORDINANCES SHALL BE FOLLOWED FOR INSTALLATION.

ALL IRRIGATION BACK-FLOW DEVICES WILL BE VISUALLY SCREENED WITH LANDSCAPING AND PAINTED BLACK AND/OR NILE GREEN. MODIFY ALL SHRUB PLANTINGS AND IRRIGATION HEAD LAYOUT FOR EXISTING TREE AND PALMS ON SITE DESIGNED TO REMAIN.

A MINIMUM TWO-FOOT (2') GRASS RING SHALL BE INSTALLED AROUND EACH CATCH BASIN LOCATED WITHIN ANY LANDSCAPE AREA. THE CONTRACTOR IS TO BE SURE THAT NO MULCH CAN FLOW INTO THESE BASINS.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PROPOSED TREES AND SHRUBS TO BE PRESERVED. NO VEHICLES OR MATERIALS SHALL BE PLACED UNDER OR AROUND THESE TREES TO REMAIN.

ALL EXISTING SHRUBS, GROUND COVERS AND TREES NOT SHOWN TO REMAIN ARE TO BE REMOVED ALONG WITH THEIR ROOT SYSTEM. ALL UNDERBRUSH, STUMPS AND DEAD BRANCHES ARE TO BE REMOVED ON ALL EXISTING REMAINING TREES AND PALMS, ESPECIALLY IN THE GREENBELT AREA. THE PROPOSED PLANT MATERIAL IS TO BE USED TO SUPPLEMENT THE EXISTING GREENBELT PLANTINGS.

ALL EXISTING HARDSCAPE SURFACES WHICH ARE SHOWN TO BE REMOVED, SHALL HAVE THEIR LIMEROCK AND/OR COMPACTED BASES REMOVED DOWN TO THE NATIVE SOIL BASE.

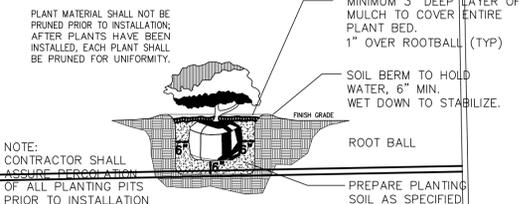
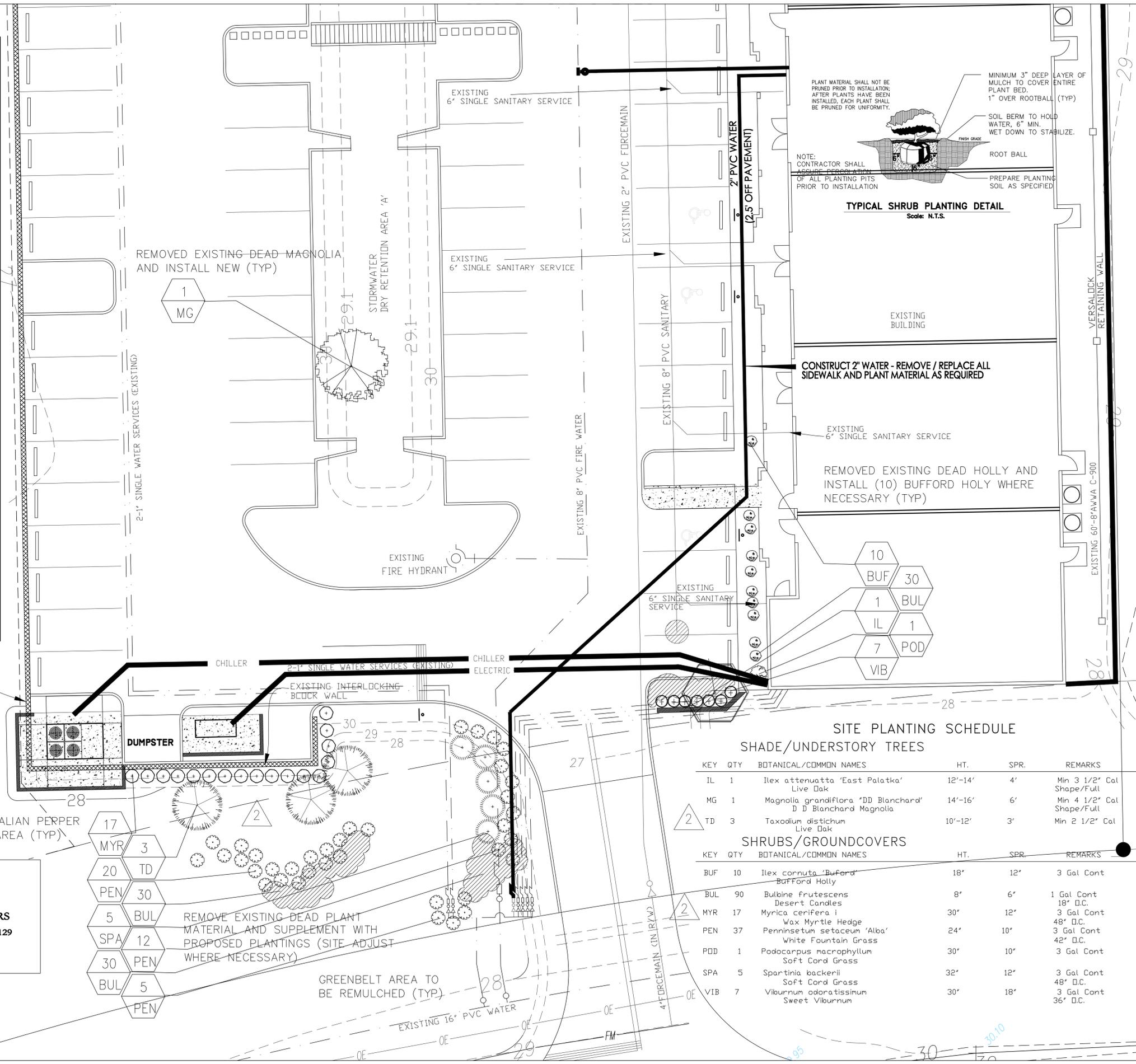
THE LOCATION OF ALL REQUIRED TREES AND SHRUBS MUST NOT CONFLICT WITH THE LIGHTING FIXTURES, SIGNS, UNDERGROUND AND OVERHEAD UTILITIES, FIRE HYDRANTS, ETC.

ALL TREES NOT LOCATED WITHIN A MULCHED PLANTING BED SHALL HAVE A MINIMUM FOUR-FOOT (4') MULCH RING INSTALLED AROUND THE TRUNK AREA. TREES SHALL BE PLANTED A MINIMUM OF FIVE-FOOT (5') FROM BACK OF CURB OR SIDEWALK (TYP).

SEE ENGINEER'S PLAN FOR ALL EXISTING AND PROPOSED EASEMENTS, COVENANTS, R.O.W., BUFFER DIMENSIONS, AND ALL SITE LAYOUT DIMENSIONING.



**THE STERN DESIGN GROUP, P.A.**  
**LANDSCAPE ARCHITECTS • LAND PLANNERS**  
 1685 PROMENADE CIRCLE, PORT ORANGE, FLORIDA 32129  
 (386) 788-3788 FAX (386) 788-3880  
 STERN.DESIGN.GROUP@ATT.NET



**TYPICAL SHRUB PLANTING DETAIL**  
 Scale: N.T.S.

**SITE PLANTING SCHEDULE**

**SHADE/UNDERSTORY TREES**

KEY	QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
IL	1	Ilex attenuata 'East Palatka' Live Oak	12'-14'	4'	Min 3 1/2' Cal Shape/Full
MG	1	Magnolia grandiflora 'DD Blanchard' D D Blanchard Magnolia	14'-16'	6'	Min 4 1/2' Cal Shape/Full
TD	3	Taxodium distichum Live Oak	10'-12'	3'	Min 2 1/2' Cal Shape/Full

**SHRUBS/GROUNDCOVERS**

KEY	QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
BUF	10	Ilex cornuta 'Buford' Bufford Holly	18"	12"	3 Gal Cont
BUL	90	Bulbine frutescens Desert Candles	8"	6"	1 Gal Cont 18" D.C.
MYR	17	Myrica cerifera i Wax Myrtle Hedge	30"	12"	3 Gal Cont 48" D.C.
PEN	37	Pennisetum setaceum 'Alba' White Fountain Grass	24"	10"	3 Gal Cont 42" D.C.
PDD	1	Podocarpus macrophyllum Soft Cord Grass	30"	10"	3 Gal Cont
SPA	5	Spartina backerii Soft Cord Grass	32"	12"	3 Gal Cont 48" D.C.
VIB	7	Viburnum odoratissimum Sweet Viburnum	30"	18"	3 Gal Cont 36" D.C.

**FINLEY ENGINEERING GROUP**  
 CERTIFICATE OF AUTHORIZATION NUMBER 0861  
 JFINLEY@FINLEYENGINEERS.COM  
 5531 South Ridgewood Avenue, Unit 1  
 Port Orange, Florida 32127  
 (386) 754-8676

**SPECIALTY SURGERY CENTER OF FLORIDA**

PROJECT NUMBER: PEG# 1335

JAN B STERN, RLA  
 LA # 0001160

**SHEET TITLE**  
 LANDSCAPE MODIFICATION PLAN

**SHEET**  
 7

**GENERAL PROJECT NOTES**

ALL PLANT MATERIAL THAT IS INSTALLED MUST BE FLORIDA NO.1 GRADE OR BETTER ACCORDING TO THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

ANY VARIATIONS FROM THE APPROVED LANDSCAPE PLAN MUST BE INITIALLY REVIEWED BY THIS LANDSCAPE ARCHITECT PRIOR TO ANY PROPOSED REVISIONS TO THE LANDSCAPE PLANTING PLAN. FAILURE TO COMPLY WITH THIS PROCEDURE MAY RESULT IN REQUIRED MITIGATION AND/OR DELAY OF THIS PROJECT.

ALL FILL DIRT TO BE PLACED IN THE PROPOSED LANDSCAPE AREAS AND/OR BERMS, MUST HAVE A pH RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, AND MATCH NATIVE EXISTING SOILS.

CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE AND MUST BE PARALLEL TO PARKING LOTS, WALKWAYS, AND/OR STRUCTURES UNLESS INTENTIONALLY DESIGNED TO MEANDER.

BAHIA ARGENTINE SOLID SOD IS TO BE USED IN ALL OPEN SODDED AREAS. ALL OPEN SPACE AREAS, INCLUDING BUT NOT LIMITED TO ALL DISTURBED AREAS, RETENTION AREAS, AREAS SUBJECT TO POSSIBLE EROSION, RIGHT-OF-WAYS (R.O.W.), ETC., SHALL HAVE BAHIA 'ARGENTINE' SOLID SOD OR SOLID BERMUDA SOD. ALSO, REFERENCE AND SEE CIVIL ENGINEERING DWGS FOR SODDING LIMITATIONS OF SOD AT WET AND/OR DRY RETENTION AREAS, AND THE EDGE OF PAVEMENTS AND R.O.W.

THERE IS AN EXISTING AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. THE SYSTEM SHALL BE RETAINED AND MODIFIED TO IRRIGATE 100% OF THE SITE WITH A MINIMUM 50% OVERLAP. LOCAL CITY ORDINANCES SHALL BE FOLLOWED FOR INSTALLATION.

ALL IRRIGATION BACK-FLOW DEVICES WILL BE VISUALLY SCREENED WITH LANDSCAPING AND PAINTED BLACK AND/OR NILE GREEN. MODIFY ALL SHRUB PLANTINGS AND IRRIGATION HEAD LAYOUT FOR EXISTING TREE AND PALMS ON SITE DESIGNED TO REMAIN.

A MINIMUM TWO-FOOT (2') GRASS RING SHALL BE INSTALLED AROUND EACH CATCH BASIN LOCATED WITHIN ANY LANDSCAPE AREA. THE CONTRACTOR IS TO BE SURE THAT NO MULCH CAN FLOW INTO THESE BASINS.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PROPOSED TREES AND SHRUBS TO BE PRESERVED. NO VEHICLES OR MATERIALS SHALL BE PLACED UNDER OR AROUND THESE TREES TO REMAIN.

ALL EXISTING SHRUBS, GROUND COVERS AND TREES NOT SHOWN TO REMAIN ARE TO BE REMOVED ALONG WITH THEIR ROOT SYSTEM. ALL UNDERBRUSH, STUMPS AND DEAD BRANCHES ARE TO BE REMOVED ON ALL EXISTING REMAINING TREES AND PALMS, ESPECIALLY IN THE GREENBELT AREA. THE PROPOSED PLANT MATERIAL IS TO BE USED TO SUPPLEMENT THE EXISTING GREENBELT PLANTINGS.

ALL EXISTING HARDSCAPE SURFACES WHICH ARE SHOWN TO BE REMOVED, SHALL HAVE THEIR LIMEROCK AND/OR COMPACTED BASES REMOVED DOWN TO THE NATIVE SOIL BASE.

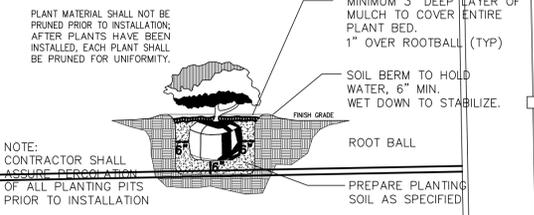
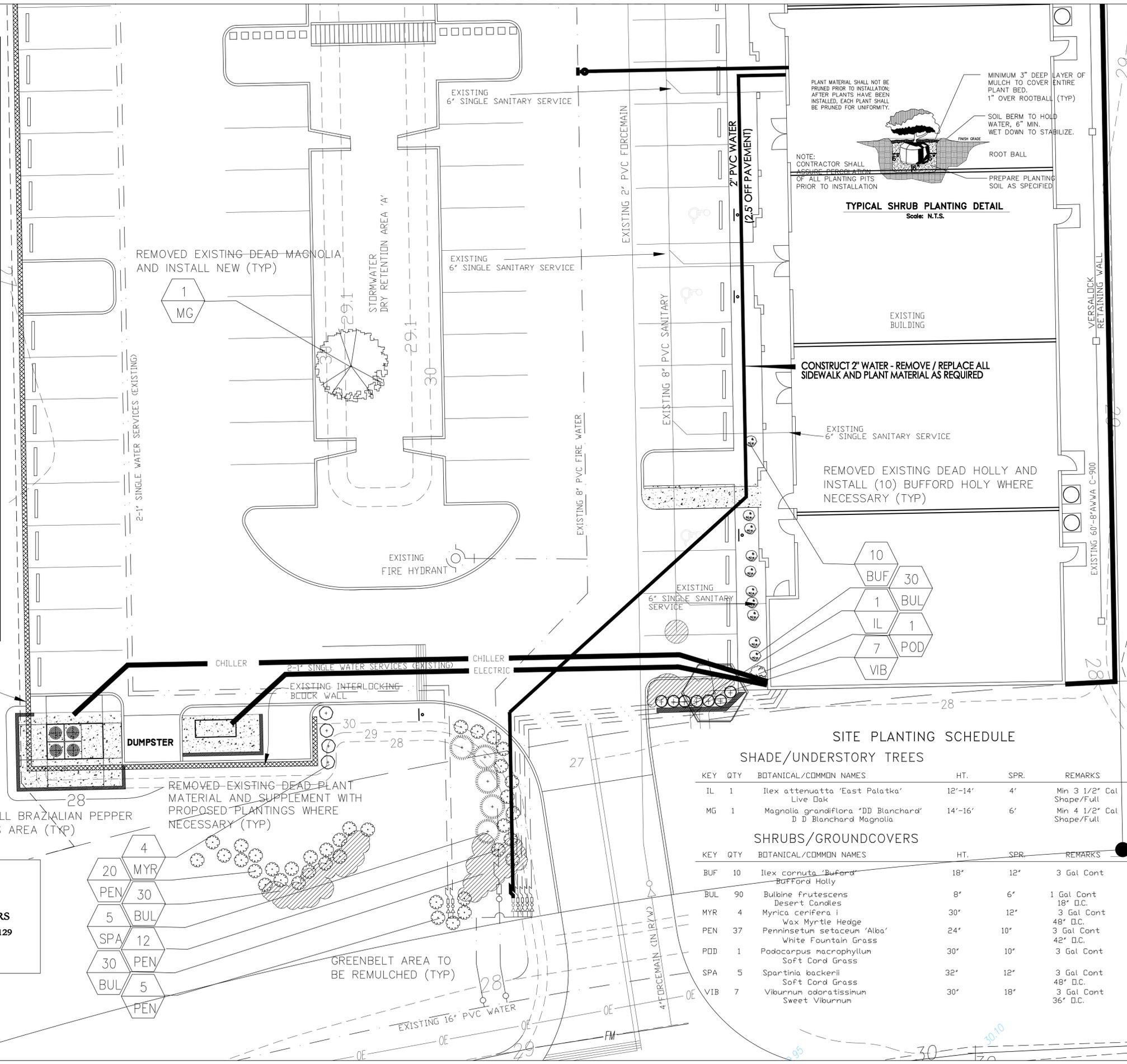
THE LOCATION OF ALL REQUIRED TREES AND SHRUBS MUST NOT CONFLICT WITH THE LIGHTING FIXTURES, SIGNS, UNDERGROUND AND OVERHEAD UTILITIES, FIRE HYDRANTS, ETC.

ALL TREES NOT LOCATED WITHIN A MULCHED PLANTING BED SHALL HAVE A MINIMUM FOUR-FOOT (4') MULCH RING INSTALLED AROUND THE TRUNK AREA. TREES SHALL BE PLANTED A MINIMUM OF FIVE-FEET (5') FROM BACK OF CURB OR SIDEWALK (TYP).

SEE ENGINEER'S PLAN FOR ALL EXISTING AND PROPOSED EASEMENTS, COVENANTS, R.O.W., BUFFER DIMENSIONS, AND ALL SITE LAYOUT DIMENSIONING.



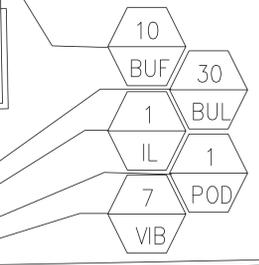
**THE STERN DESIGN GROUP, P.A.**  
**LANDSCAPE ARCHITECTS • LAND PLANNERS**  
 1685 PROMENADE CIRCLE, PORT ORANGE, FLORIDA 32129  
 (386) 788-3788 FAX (386) 788-3880  
 STERN.DESIGN.GROUP@ATT.NET



**TYPICAL SHRUB PLANTING DETAIL**  
 Scale: N.T.S.

**CONSTRUCT 2\"/>**

REMOVED EXISTING DEAD HOLLY AND INSTALL (10) BUFFORD HOLY WHERE NECESSARY (TYP)



**SITE PLANTING SCHEDULE**

SHADE/UNDERSTORY TREES					
KEY	QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
IL	1	Ilex attenuata 'East Palatka' Live Oak	12'-14'	4'	Min 3 1/2' Cal Shape/Full
MG	1	Magnolia grandiflora 'DD Blanchard' D D Blanchard Magnolia	14'-16'	6'	Min 4 1/2' Cal Shape/Full
SHRUBS/GROUNDCOVERS					
KEY	QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
BUF	10	Ilex cornuta 'Buford' BuffFord Holly	18"	12"	3 Gal Cont
BUL	90	Bulbine frutescens Desert Candles	8"	6"	1 Gal Cont 18" D.C.
MYR	4	Myrica cerifera i Wax Myrtle Hedge	30"	12"	3 Gal Cont 48" D.C.
PEN	37	Pennisetum setaceum 'Alba' White Fountain Grass	24"	10"	3 Gal Cont 42" D.C.
PDD	1	Podocarpus macrophyllum Soft Cord Grass	30"	10"	3 Gal Cont
SPA	5	Spartina backerii Soft Cord Grass	32"	12"	3 Gal Cont 48" D.C.
VIB	7	Viburnum odoratissimum Sweet Viburnum	30"	18"	3 Gal Cont 36" D.C.

NO.	DATE	DESCRIPTION
1	10/15/15	PRELIM TO RECORDS

**FINLEY ENGINEERING GROUP**  
 CERTIFICATE OF AUTHORIZATION NUMBER 0861  
 JFINLEY@FINLEYENGINEERS.COM  
 5531 South Ridgewood Avenue, Unit 1  
 Port Orange, Florida 32127  
 (386) 754-8676

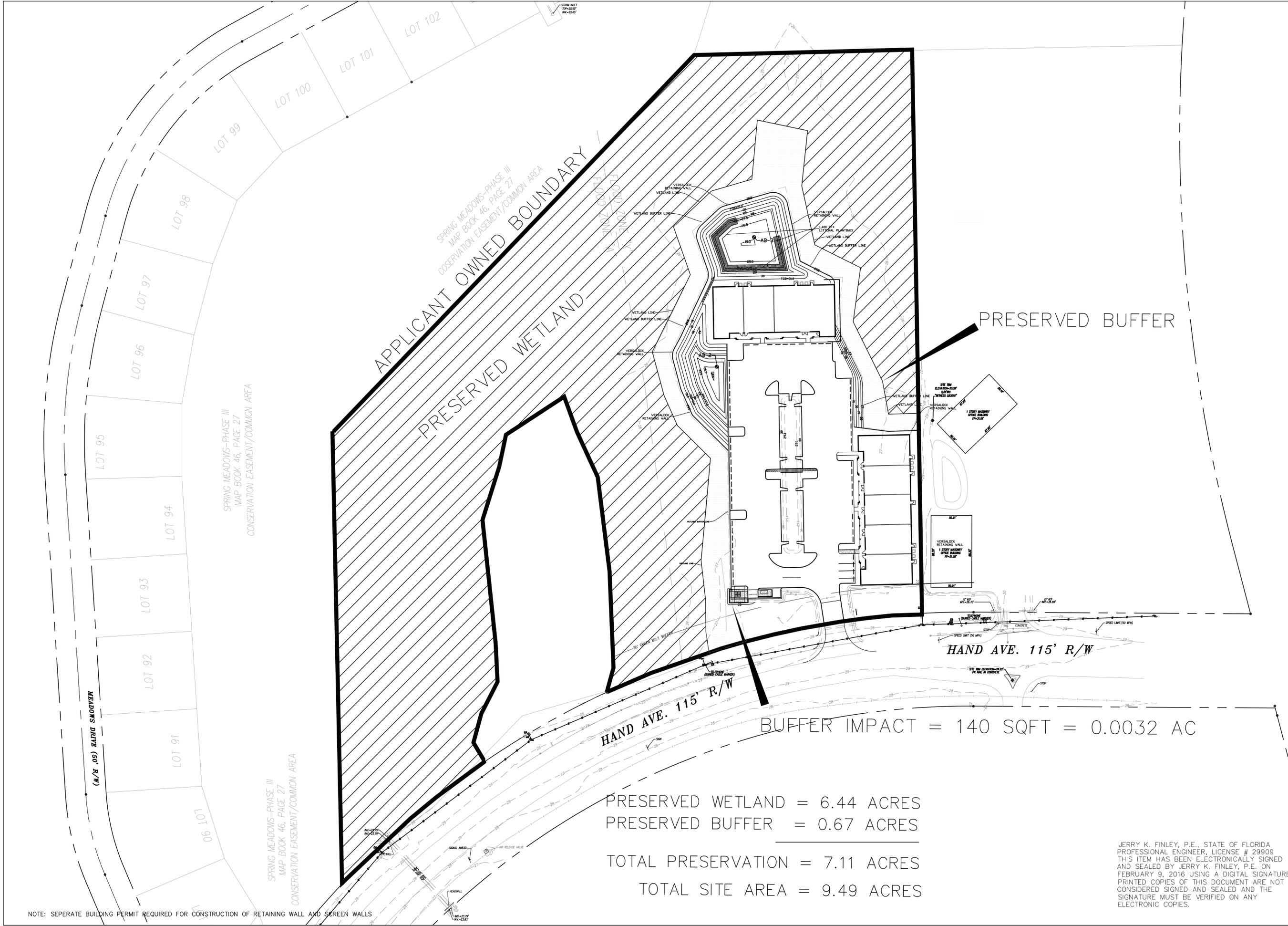
**SPECIALTY SURGERY CENTER OF FLORIDA**

PROJECT NUMBER  
 PB# 1335

JAN B STERN, RLA  
 LA # 0001160

**SHEET TITLE**  
**LANDSCAPE MODIFICATION PLAN**

**SHEET**



NOTE: SEPERATE BUILDING PERMIT REQUIRED FOR CONSTRUCTION OF RETAINING WALL AND SCREEN WALLS

PRESERVED WETLAND = 6.44 ACRES  
 PRESERVED BUFFER = 0.67 ACRES  
 TOTAL PRESERVATION = 7.11 ACRES  
 TOTAL SITE AREA = 9.49 ACRES

BUFFER IMPACT = 140 SQFT = 0.0032 AC

JERRY K. FINLEY, P.E., STATE OF FLORIDA  
 PROFESSIONAL ENGINEER, LICENSE # 29909  
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED  
 AND SEALED BY JERRY K. FINLEY, P.E. ON  
 FEBRUARY 9, 2016 USING A DIGITAL SIGNATURE.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT  
 CONSIDERED SIGNED AND SEALED AND THE  
 SIGNATURE MUST BE VERIFIED ON ANY  
 ELECTRONIC COPIES.

NO.	DATE	DESCRIPTION
1	1/14/16	SUBMIT TO CITY
2	2/9/16	RESUBMIT TO CITY

**FINLEY ENGINEERING GROUP**  
 CERTIFICATE OF AUTHORIZATION NUMBER 8081  
 JFINLEY@FINLEYENGINEERS.COM  
 5531 South Ridgewood Avenue, Unit 1  
 Port Orange, Florida 32127  
 (386)756-8676

**SPECIALTY SURGERY CENTER  
 OF FLORIDA**

PROJECT NUMBER  
FEG# 1535

JERRY K. FINLEY, P.E.  
 P.E. # 29909

SHEET TITLE  
 PRESERVATION  
 PLAN

SHEET  
**C-8**