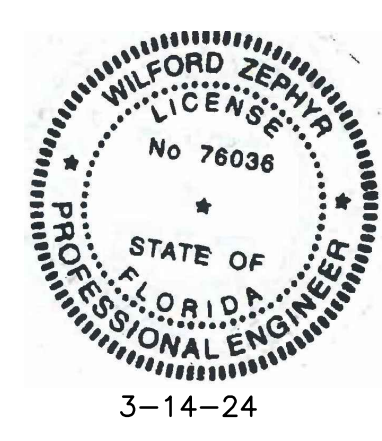


- LEGEND**
- PROPOSED CONCRETE
  - PROPOSED ASPHALT
  - PROPOSED GRADE
  - EXISTING ELEVATION
  - PROPOSED CATCH BASIN
  - EXISTING CATCH BASIN
  - PROPOSED WATER METER
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - PROPOSED BFP DEVICE
  - EXISTING SAN. SEWER MH
  - EXISTING FIRE HYDRANT

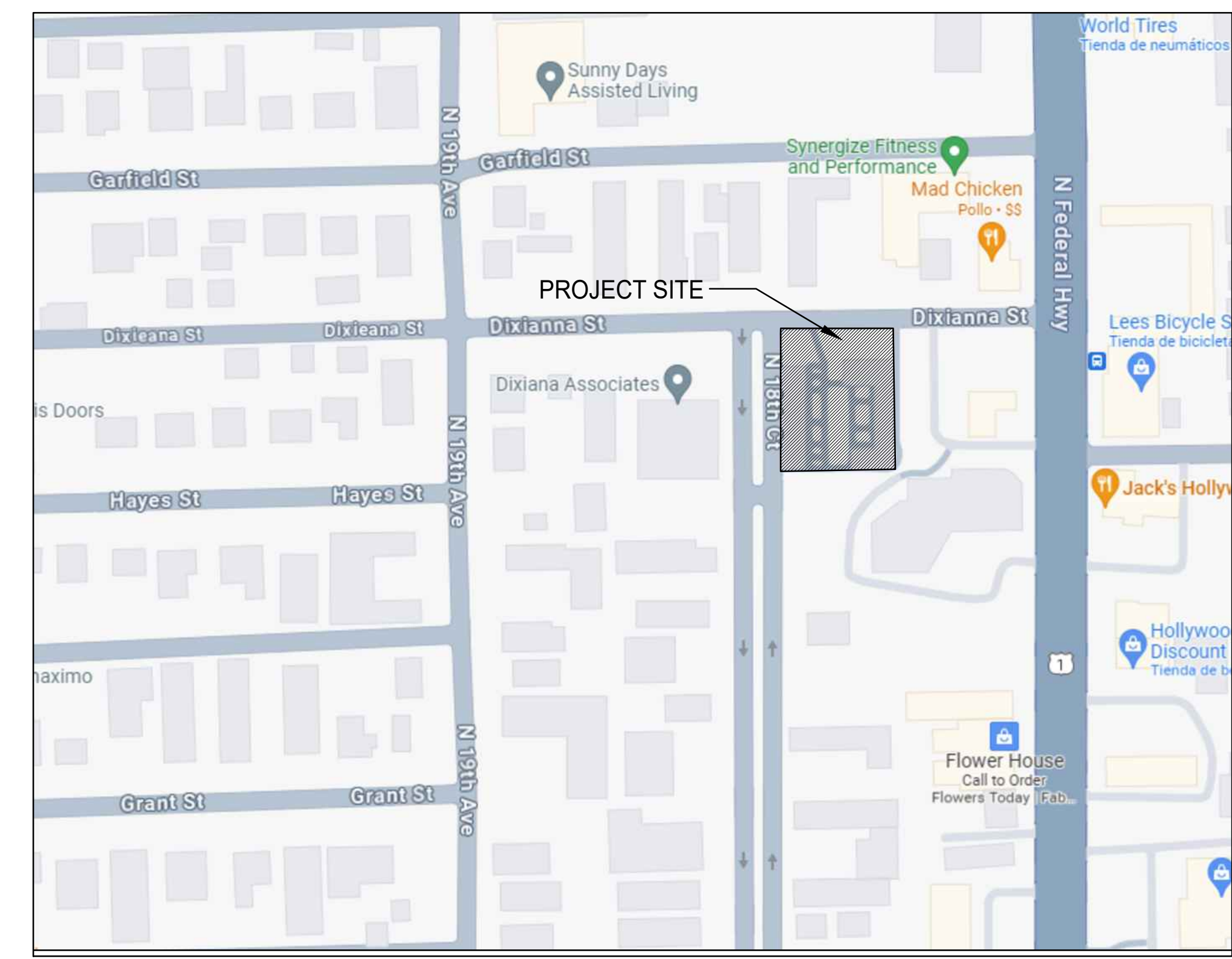


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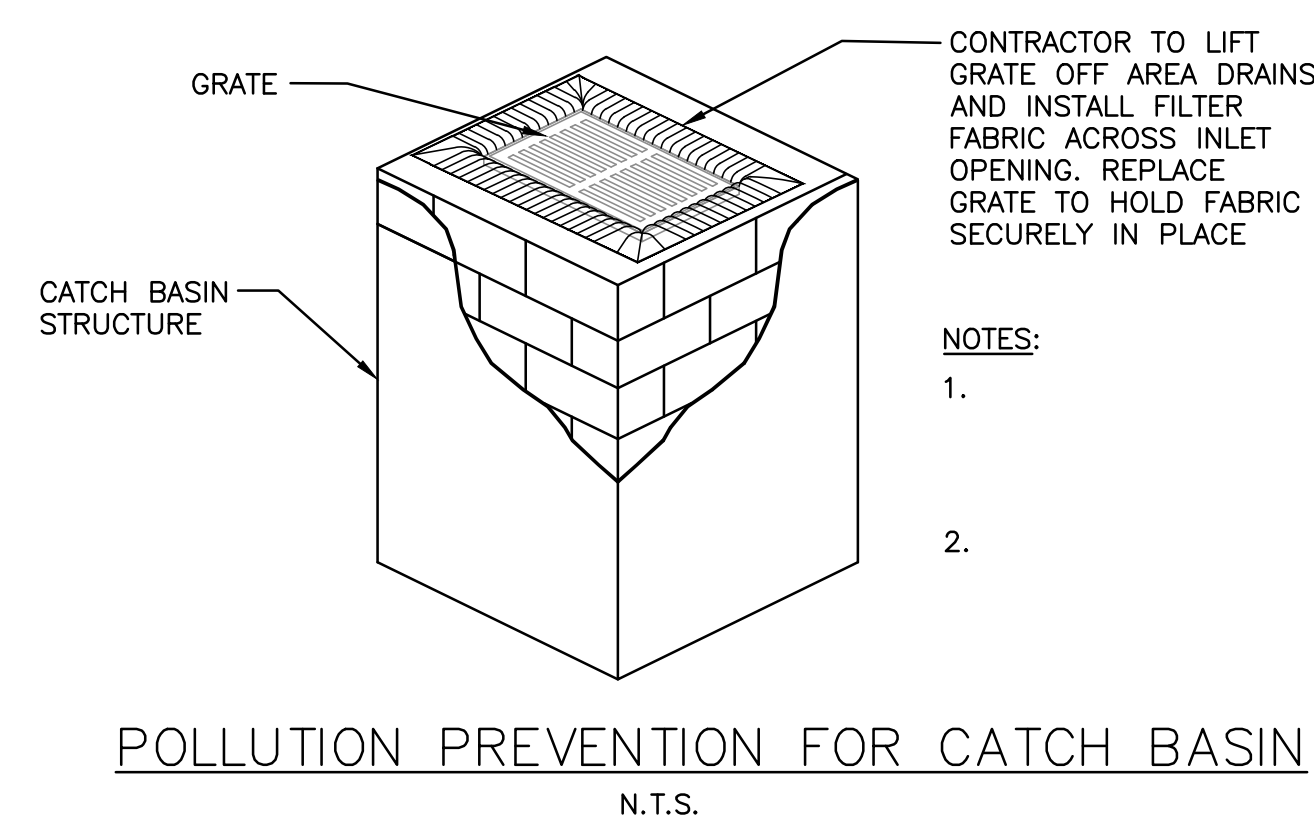
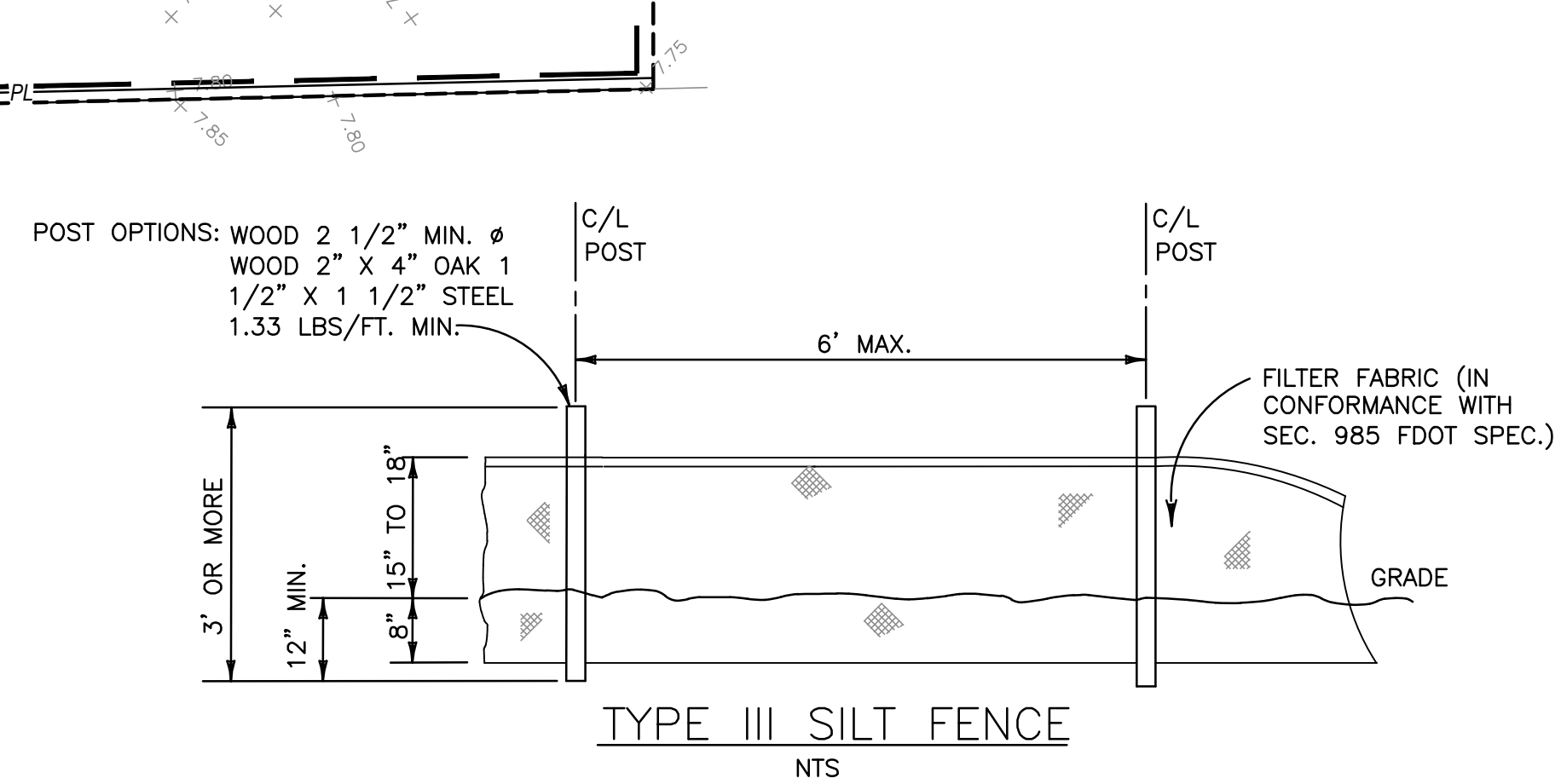
**EROSION & SEDIMENT CONTROL PLAN**

SCALE: 1"=10'



*LOCATION MAP*  
NOT TO SCALE

- BMP NOTES:**
- ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
  - PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
  - SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
  - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
  - PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
  - DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
  - PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
  - CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
  - THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



| REVISIONS |         |                     |
|-----------|---------|---------------------|
| NO.       | DATE    | DESCRIPTION         |
| 1         | 12-1-23 | TAC REVIEW COMMENTS |
|           |         |                     |
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|           |         |                     |
|           |         |                     |
|           |         |                     |

**GUARDIAN PROPERTIES**

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CA# 31158

**DIXIANA APARTMENTS**  
1822 DIXIANA STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 10/23/23

SCALE: N.T.S.

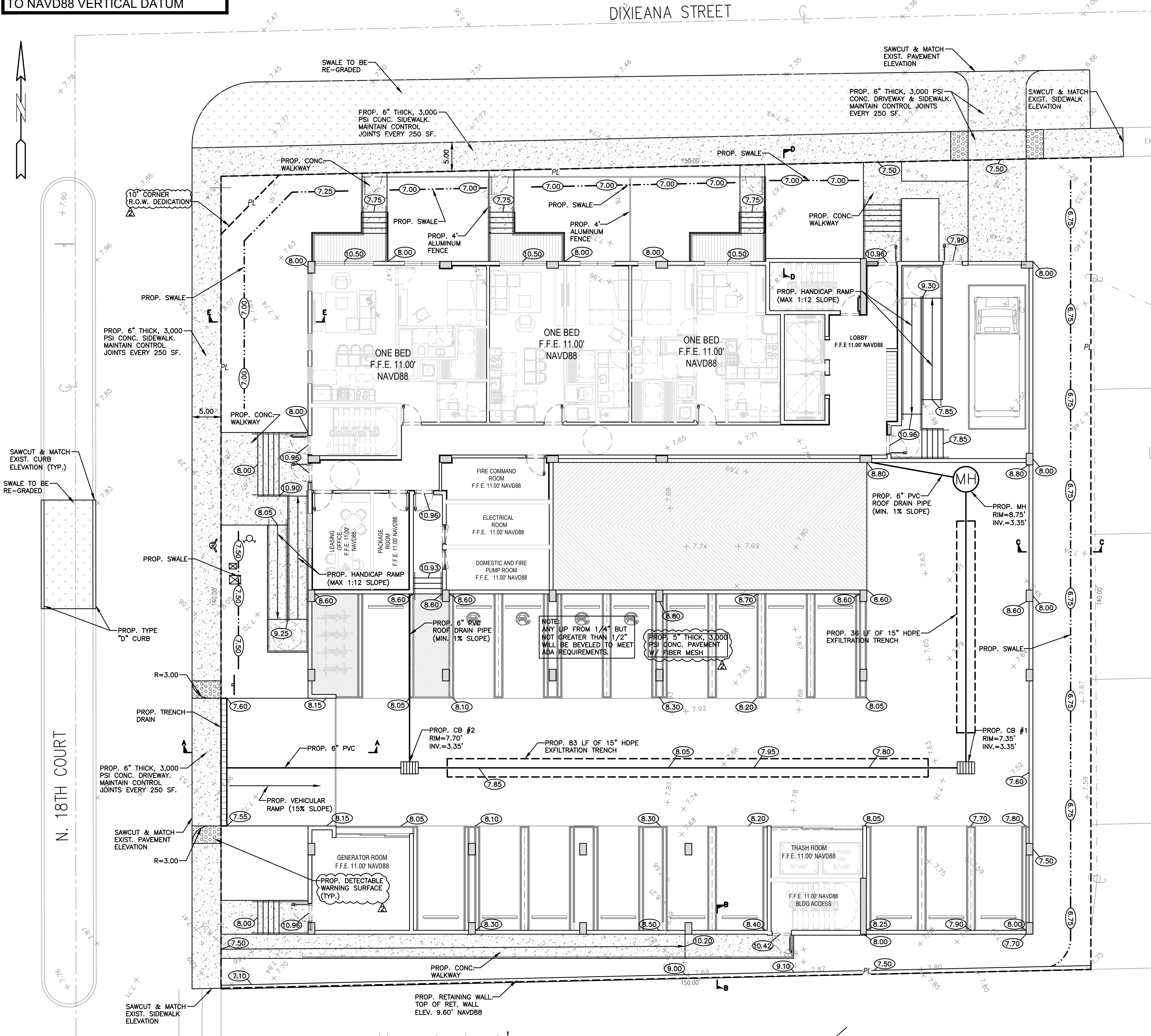
SHEET NO.: **C1**

1 OF 9

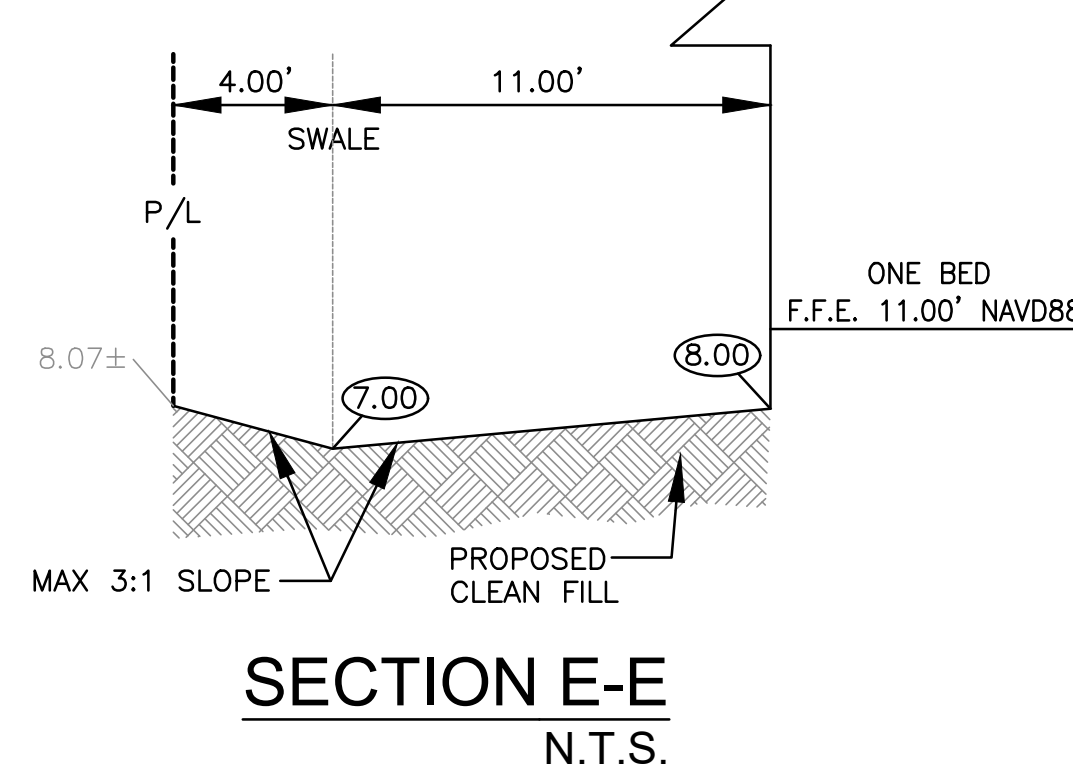
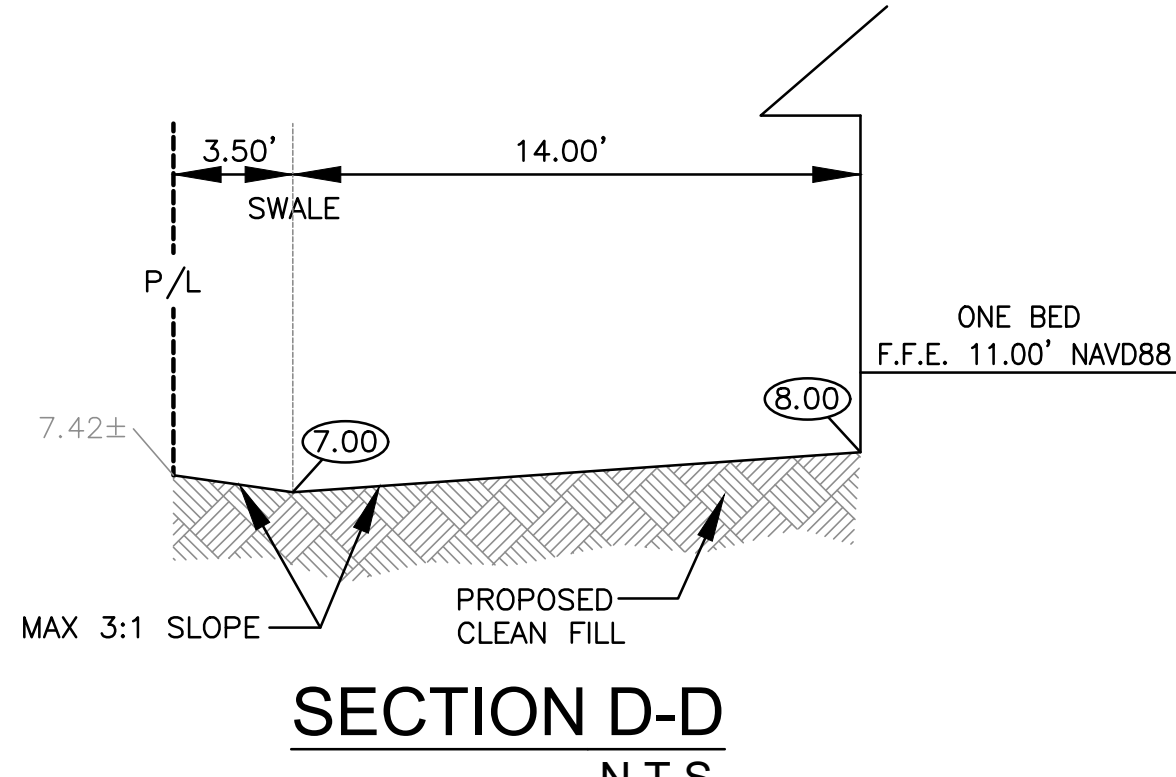
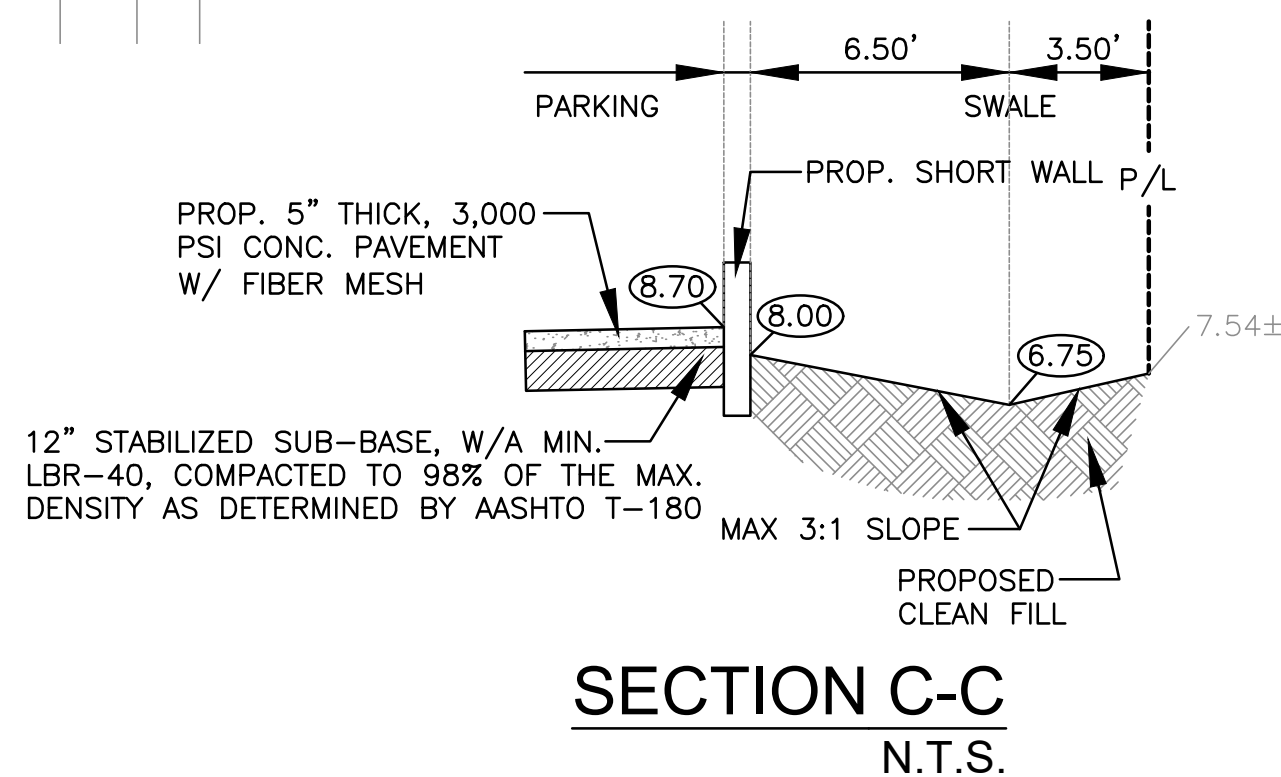
PROJECT NO.: 23-48



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM

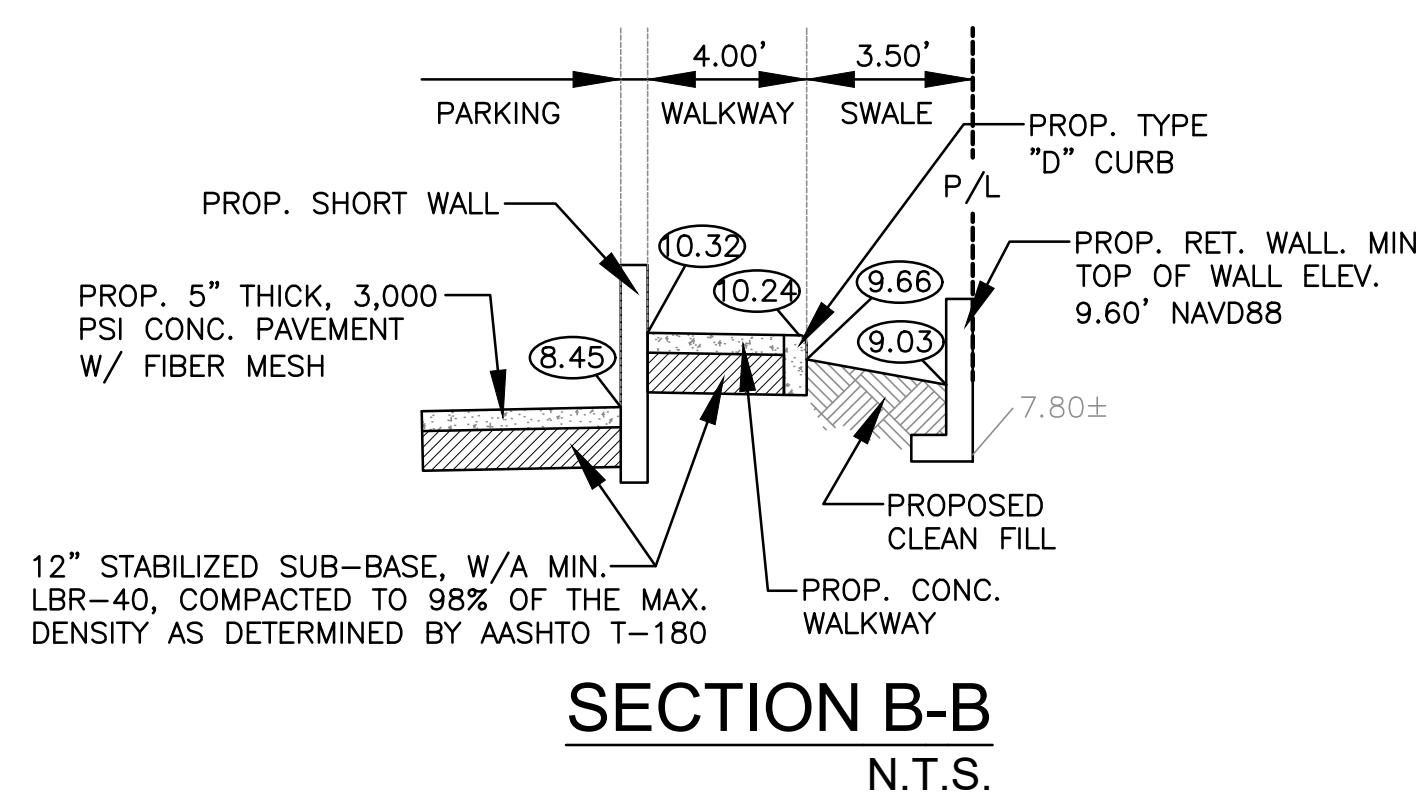
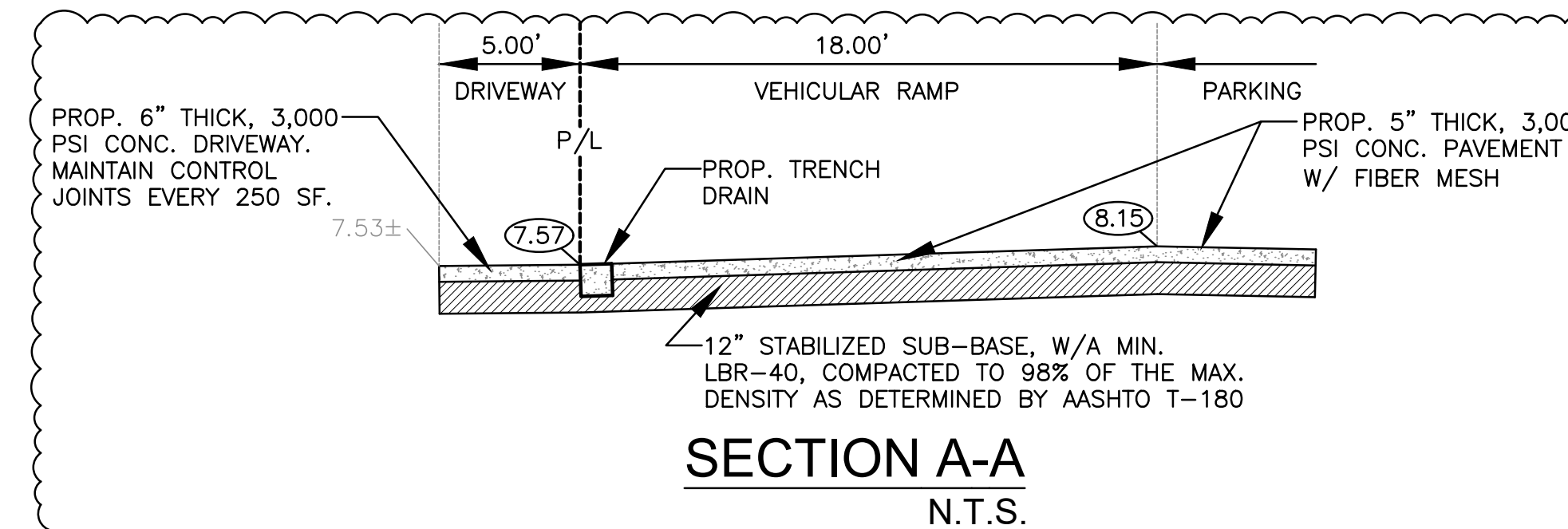


| LEGEND |                        |
|--------|------------------------|
|        | PROPOSED CONCRETE      |
|        | PROPOSED ASPHALT       |
|        | PROPOSED GRADE         |
|        | EXISTING ELEVATION     |
|        | PROPOSED CATCH BASIN   |
|        | EXISTING CATCH BASIN   |
|        | PROPOSED WATER METER   |
|        | EXISTING WATER METER   |
|        | EXISTING WATER VALVE   |
|        | PROPOSED BFP DEVICE    |
|        | EXISTING SAN. SEWER MH |
|        | EXISTING FIRE HYDRANT  |



NOTES:

- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

| REVISIONS |                             |
|-----------|-----------------------------|
| NO.       | DESCRIPTION                 |
| 1         | 12-1-23 TAC REVIEW COMMENTS |
| 1         | 3-14-24 TAC REVIEW COMMENTS |



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**ZE**

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1822 DIXIANA STREET  
HOLLYWOOD, FL 33020

P.E.#:76036  
DATE: 10/23/23  
SCALE: N.T.S.  
SHEET NO.:  
**C2**  
2 OF 9  
PROJECT NO.: 23-48



GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:  
FLORIDA POWER & LIGHT CO., CONSTRUCTION  
BELLSOUTH  
COMCAST  
TECO  
AT&T  
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS  
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE  
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL, NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -  
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III  
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196  
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942  
PVC = POLYVINYLCHLORIDE PIPE  
POMP = PERFORATED CMP, FDOT SECTION 945  
DIP = DUCTILE IRON PIPE  
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

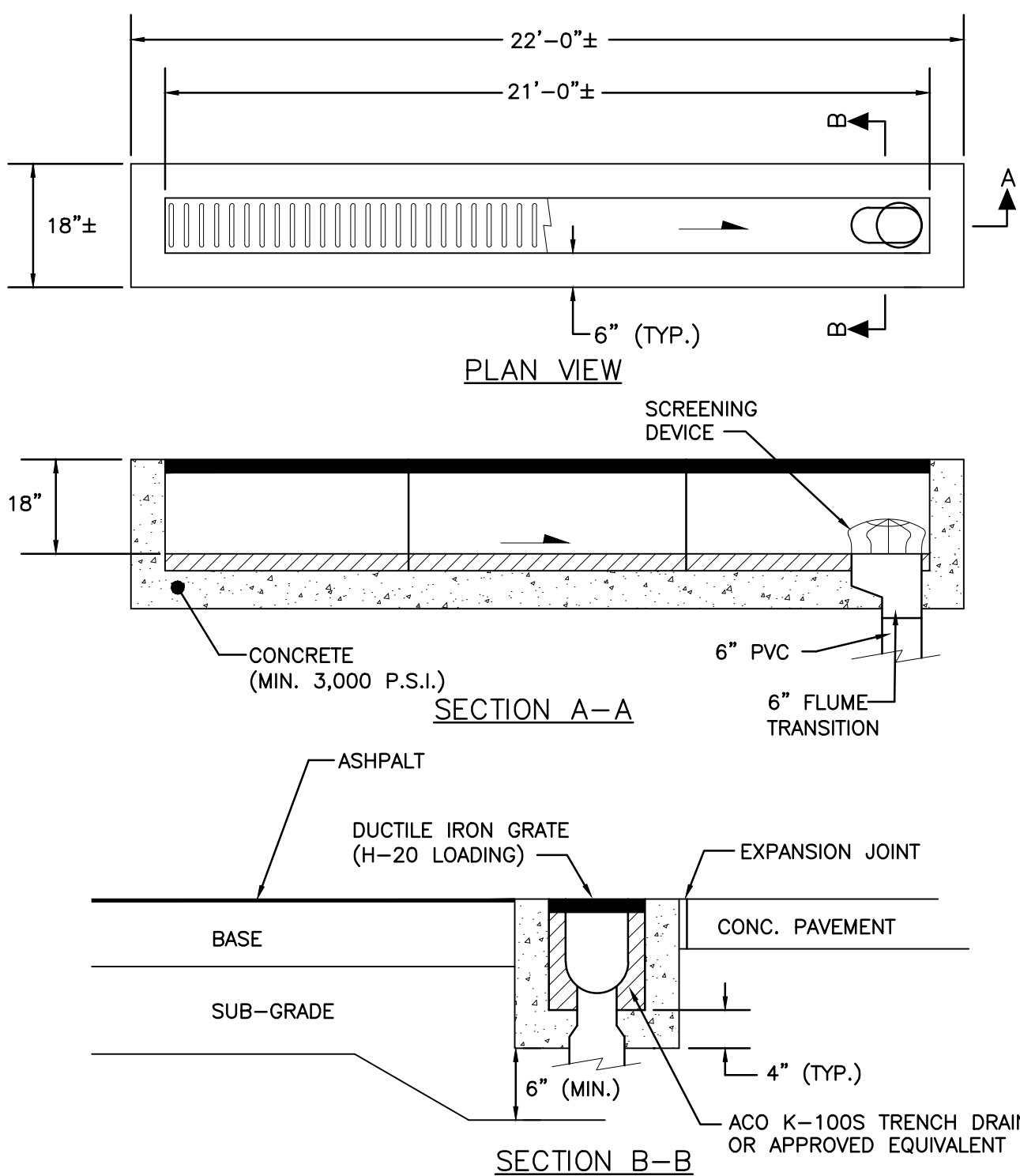
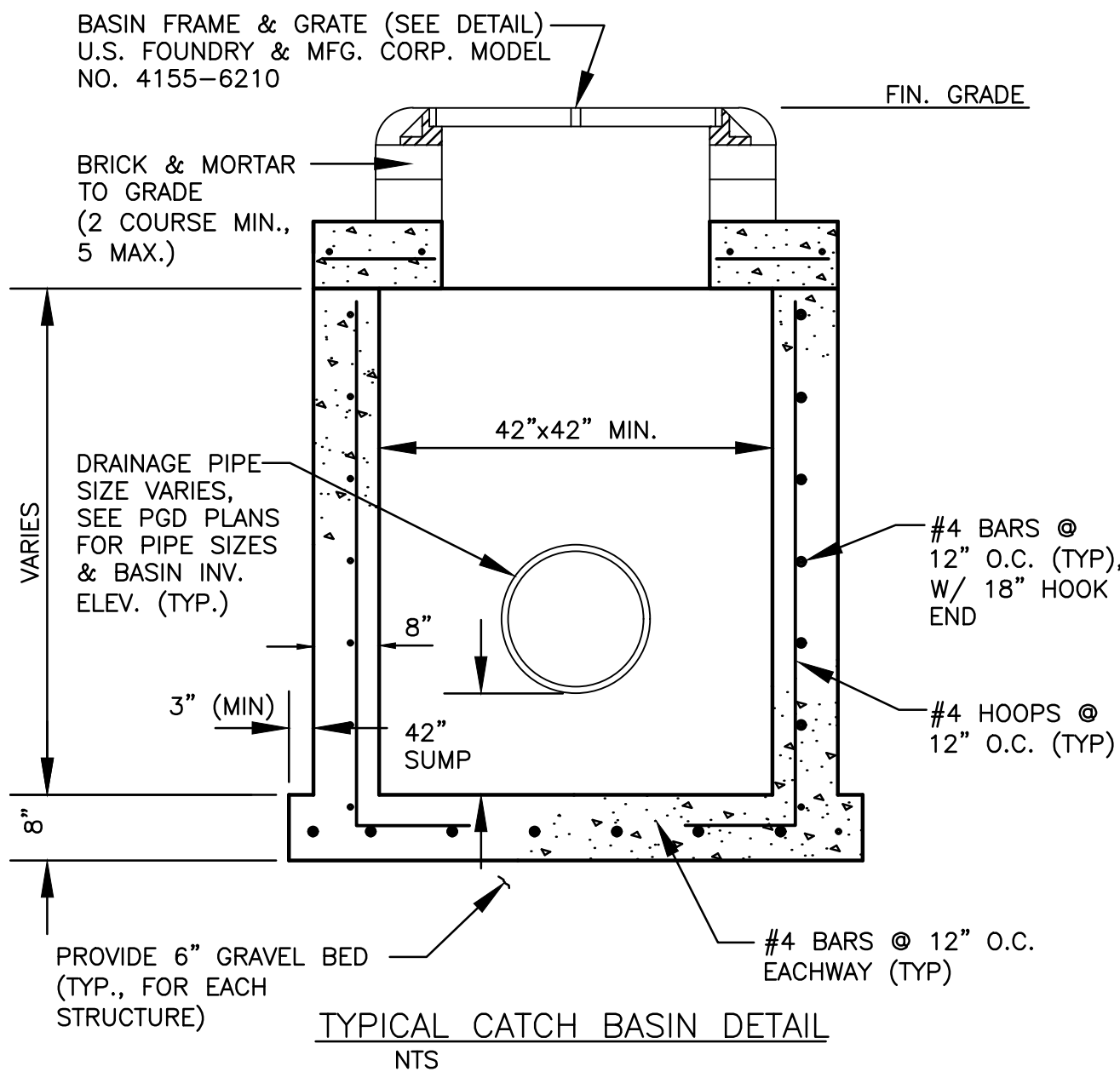
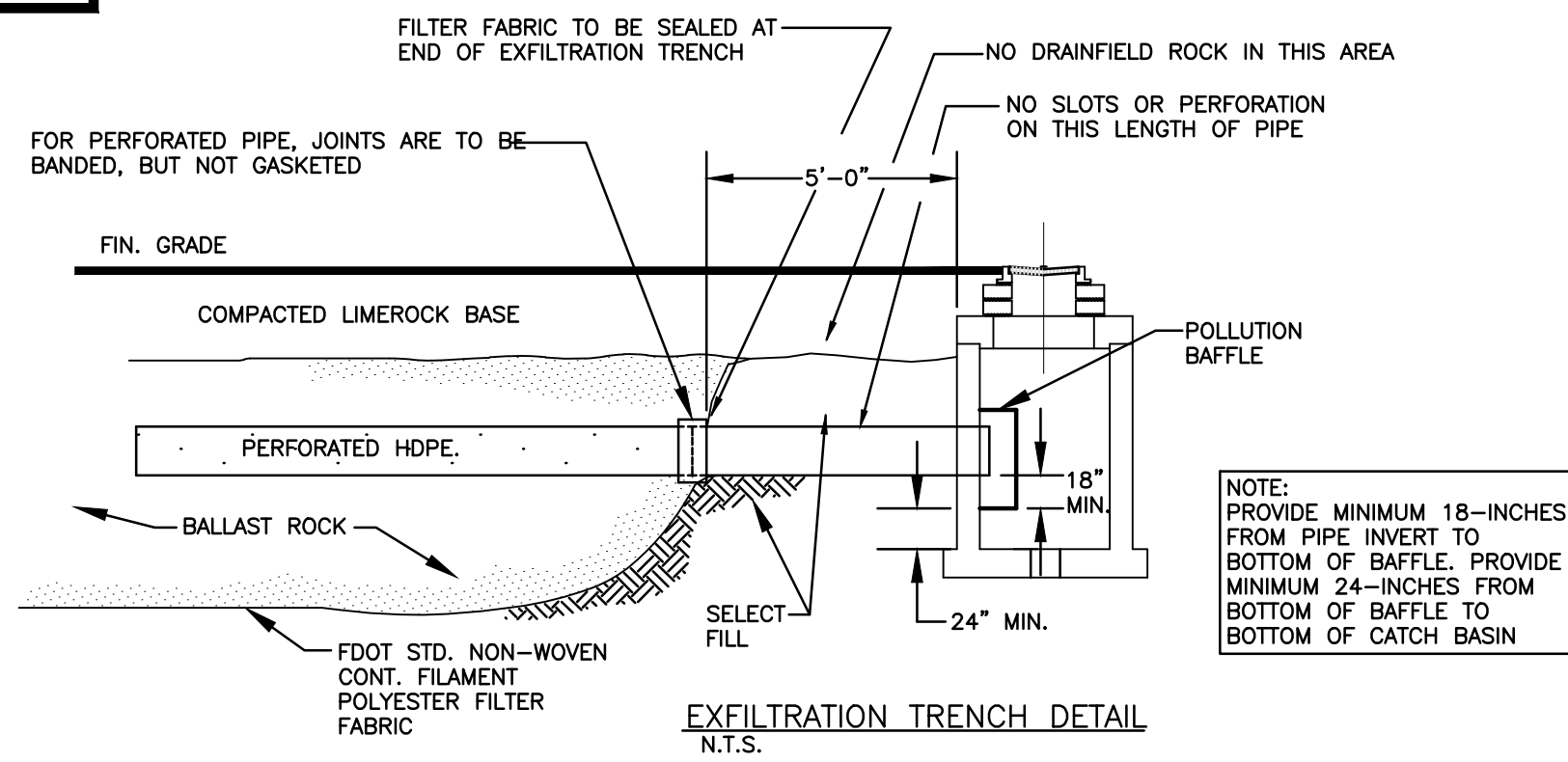
15. ASPHALT -  
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.  
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

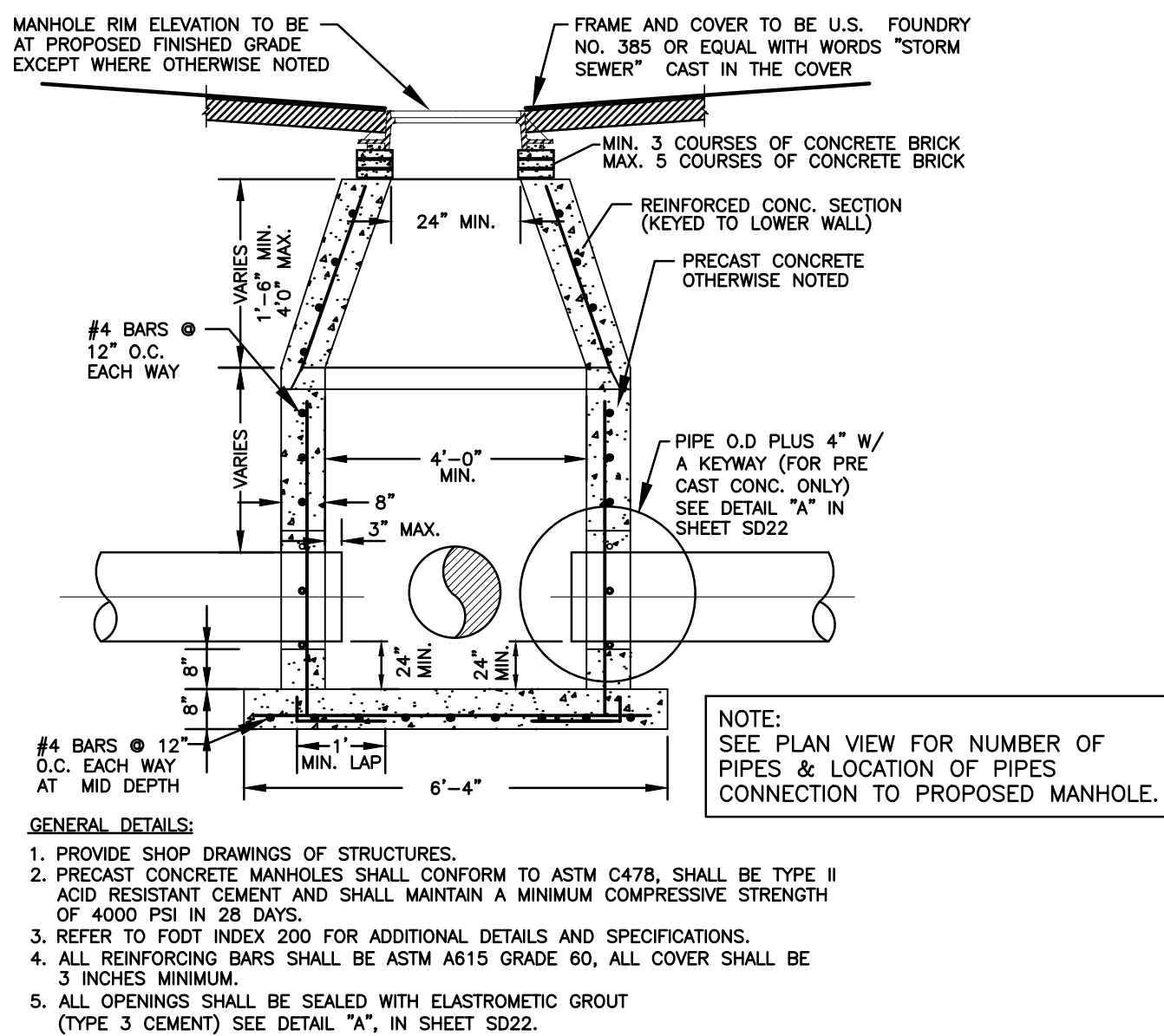
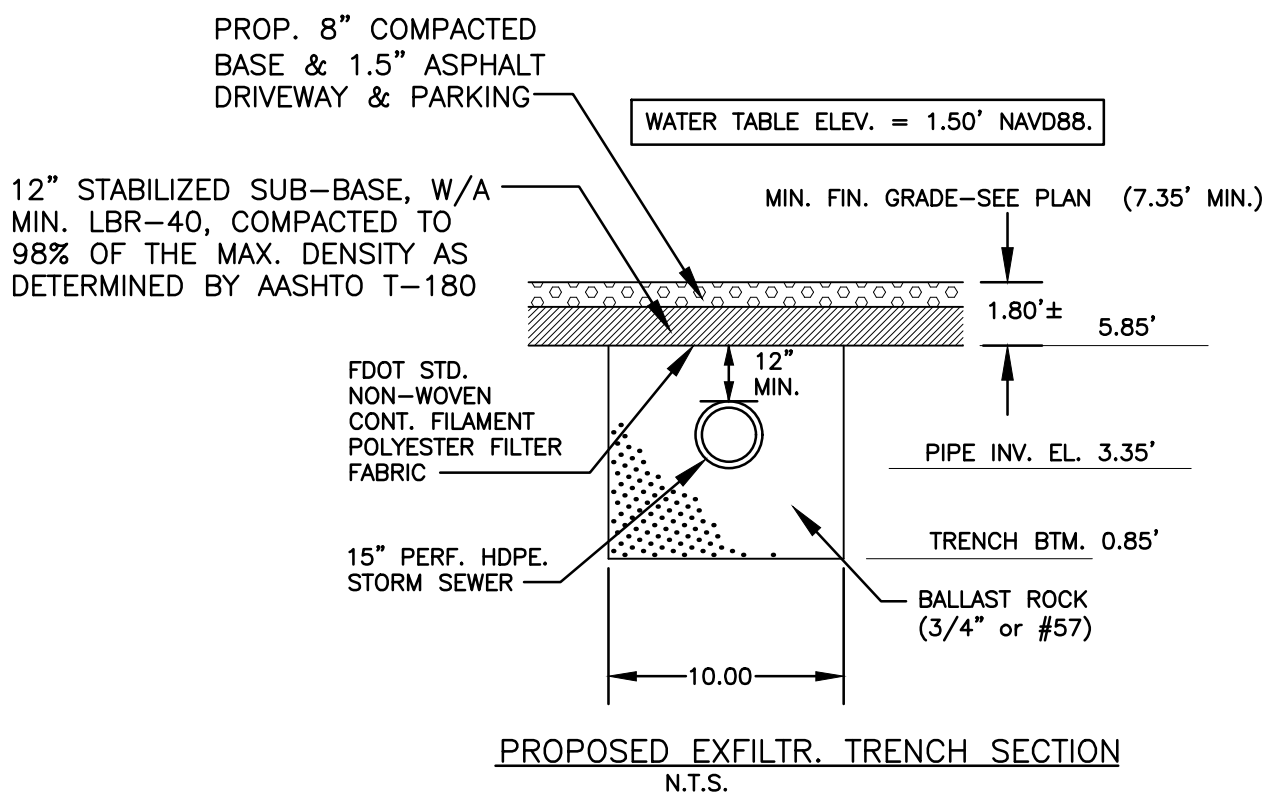
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT, (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

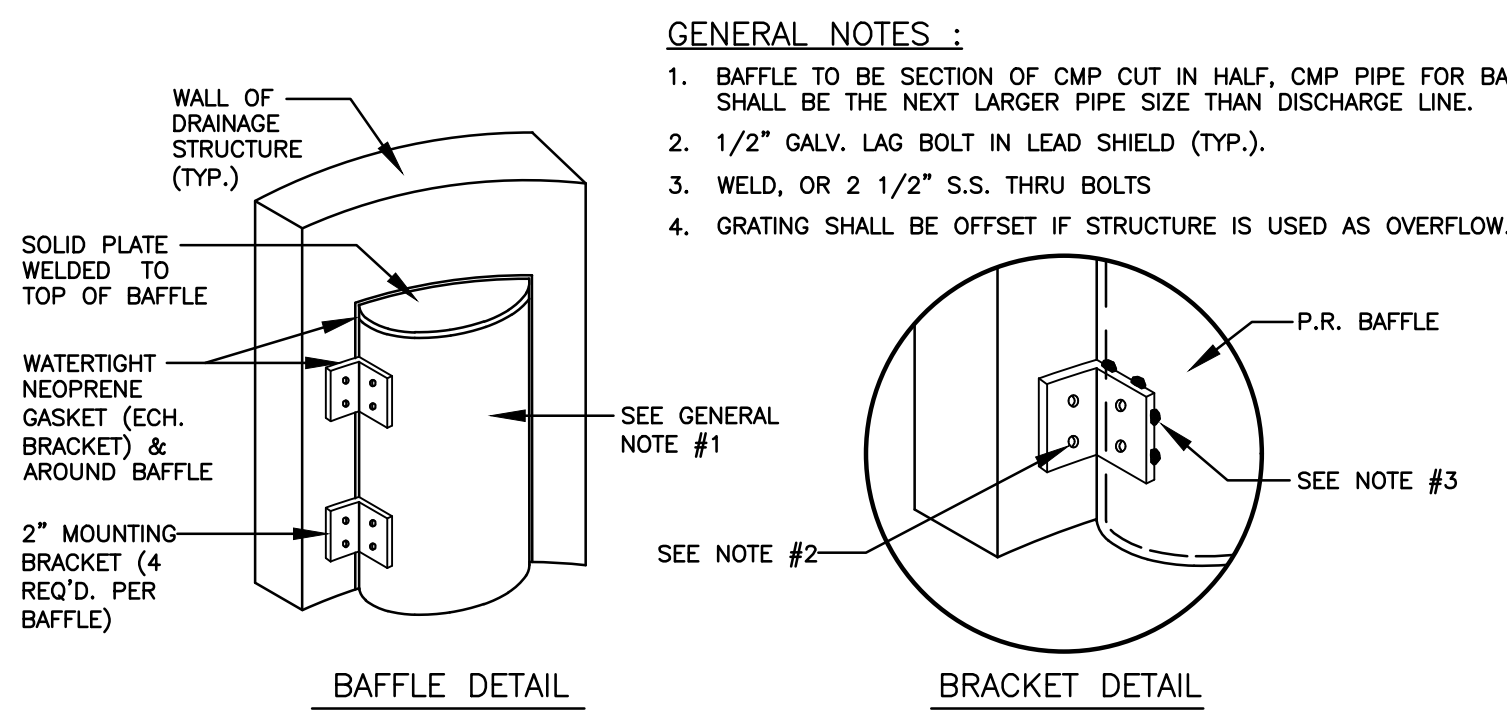


- NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
  2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:  
ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.  
ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

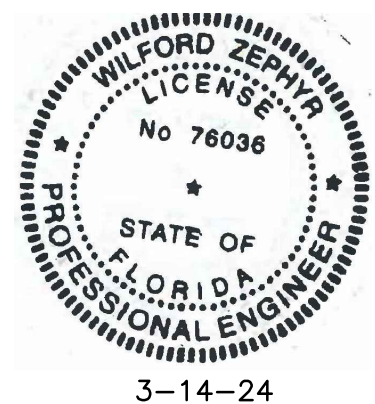
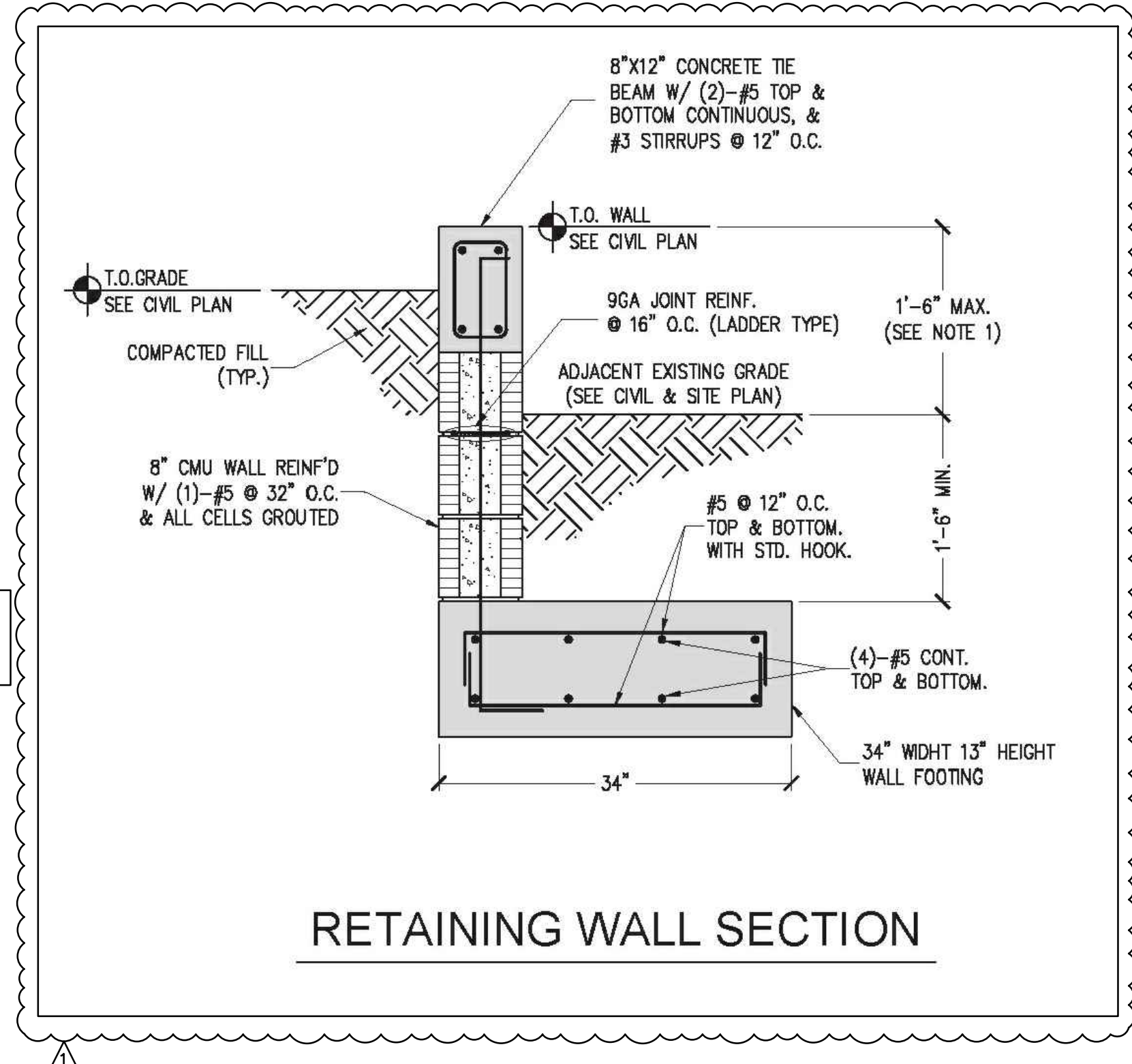
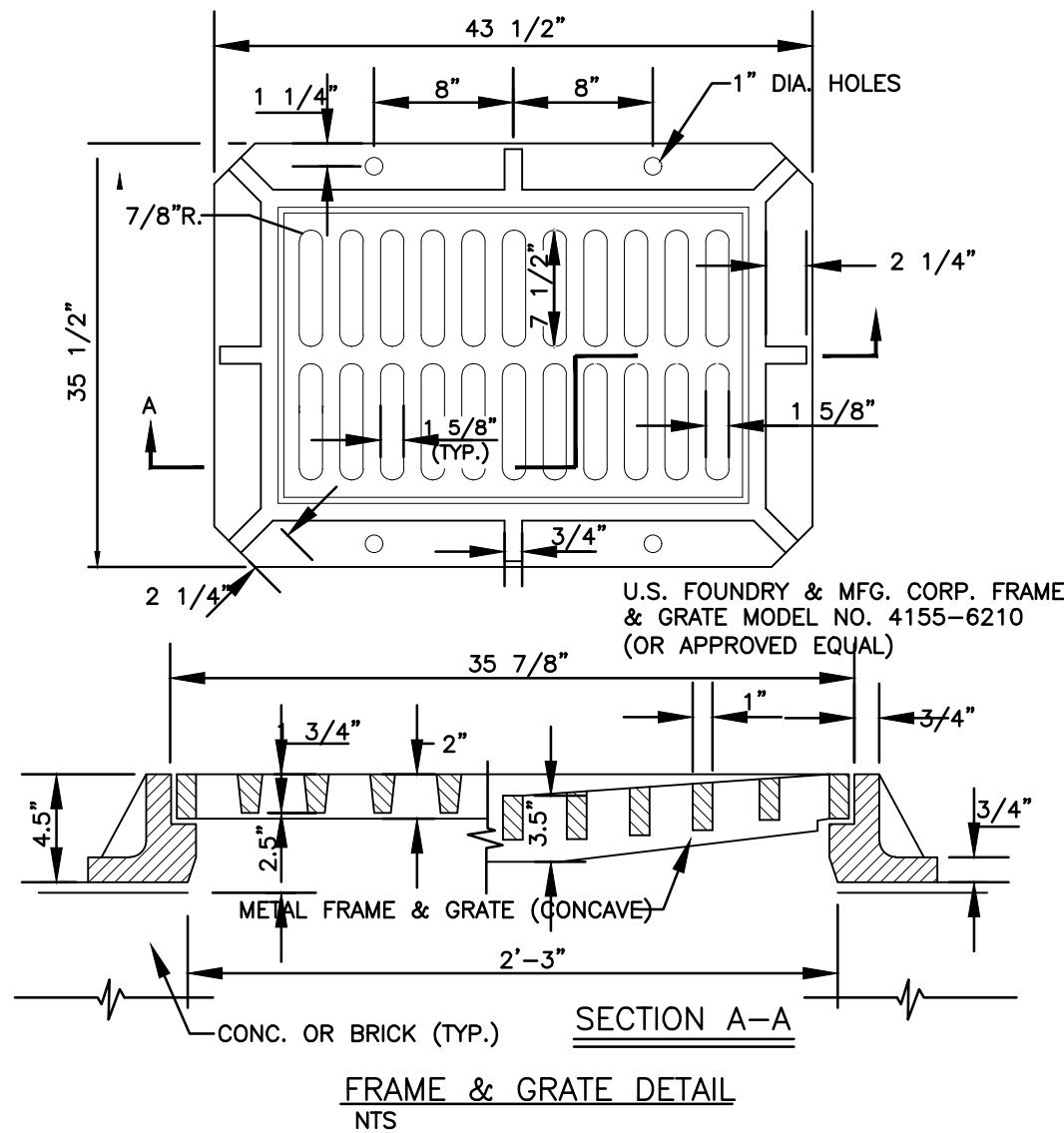
TRENCH DRAIN DETAIL  
NTS



CONCENTRIC PRECAST DRAINAGE MANHOLE (4'-0" MIN. DIA.) DETAIL  
NTS



POLLUTION RETARDANT BAFFLE DETAIL  
NTS



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CIVIL DETAILS I  
SCALE: N.T.S.

| REVISIONS |         | NO.                 | DATE | DESCRIPTION |
|-----------|---------|---------------------|------|-------------|
| 1         | 3-14-24 | TAC REVIEW COMMENTS |      |             |



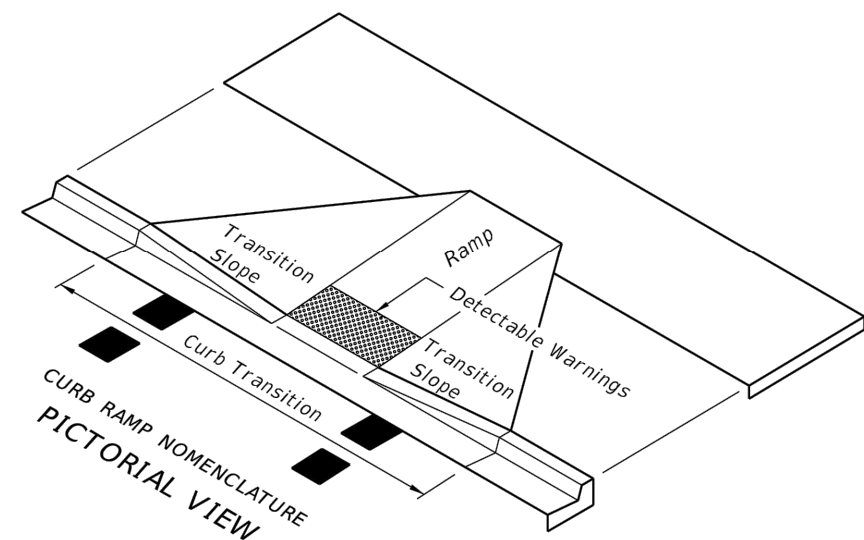
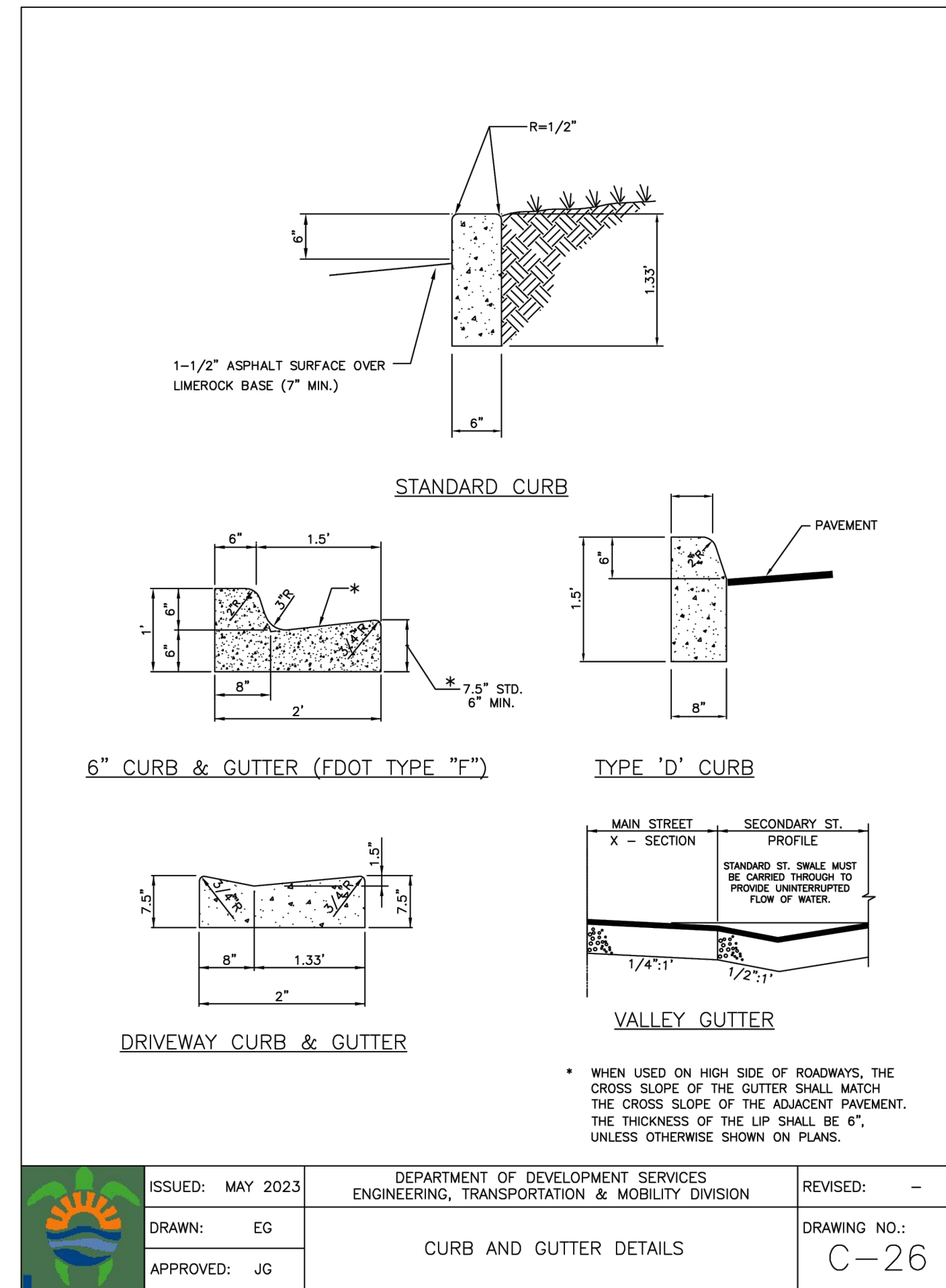
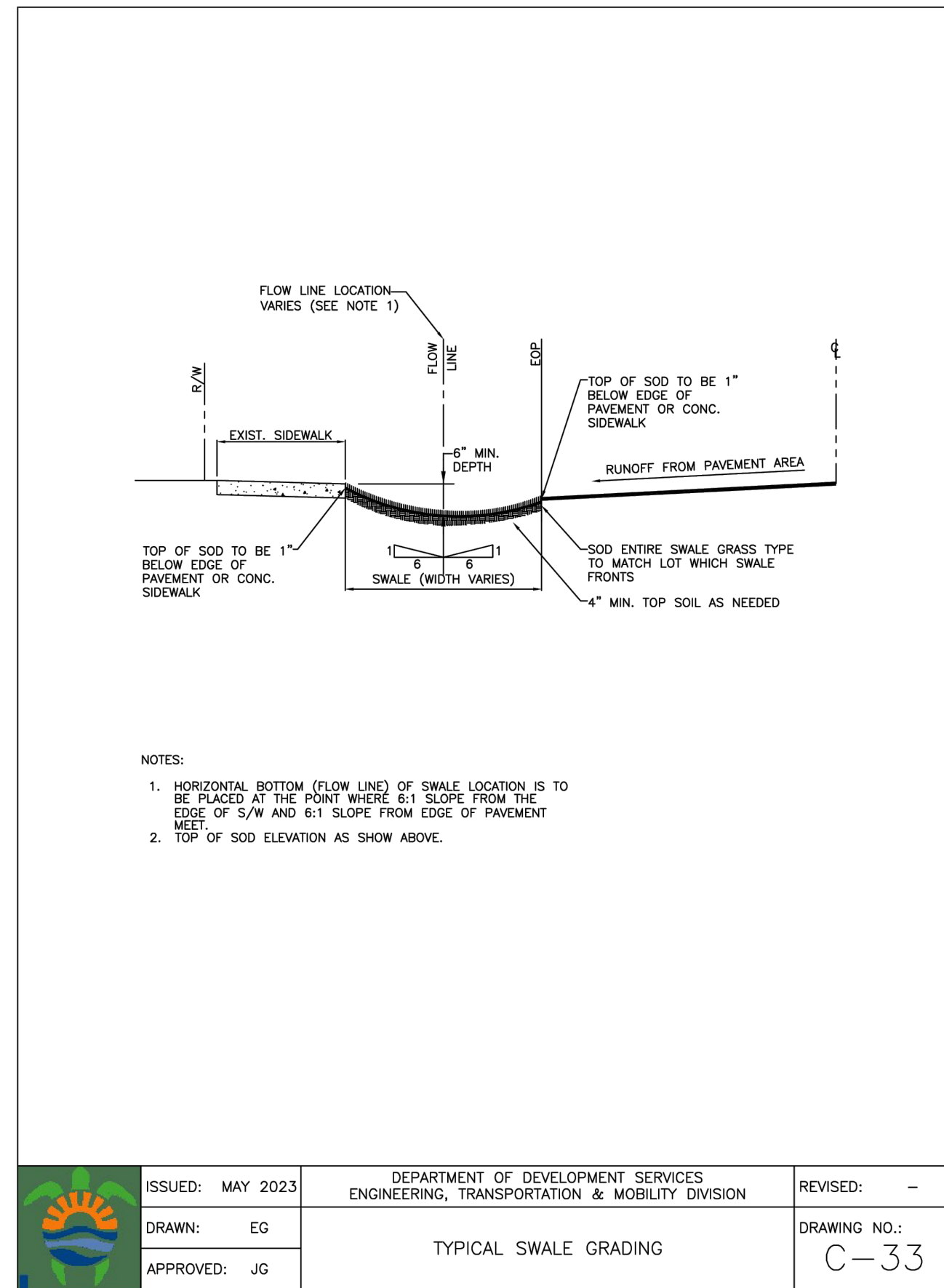
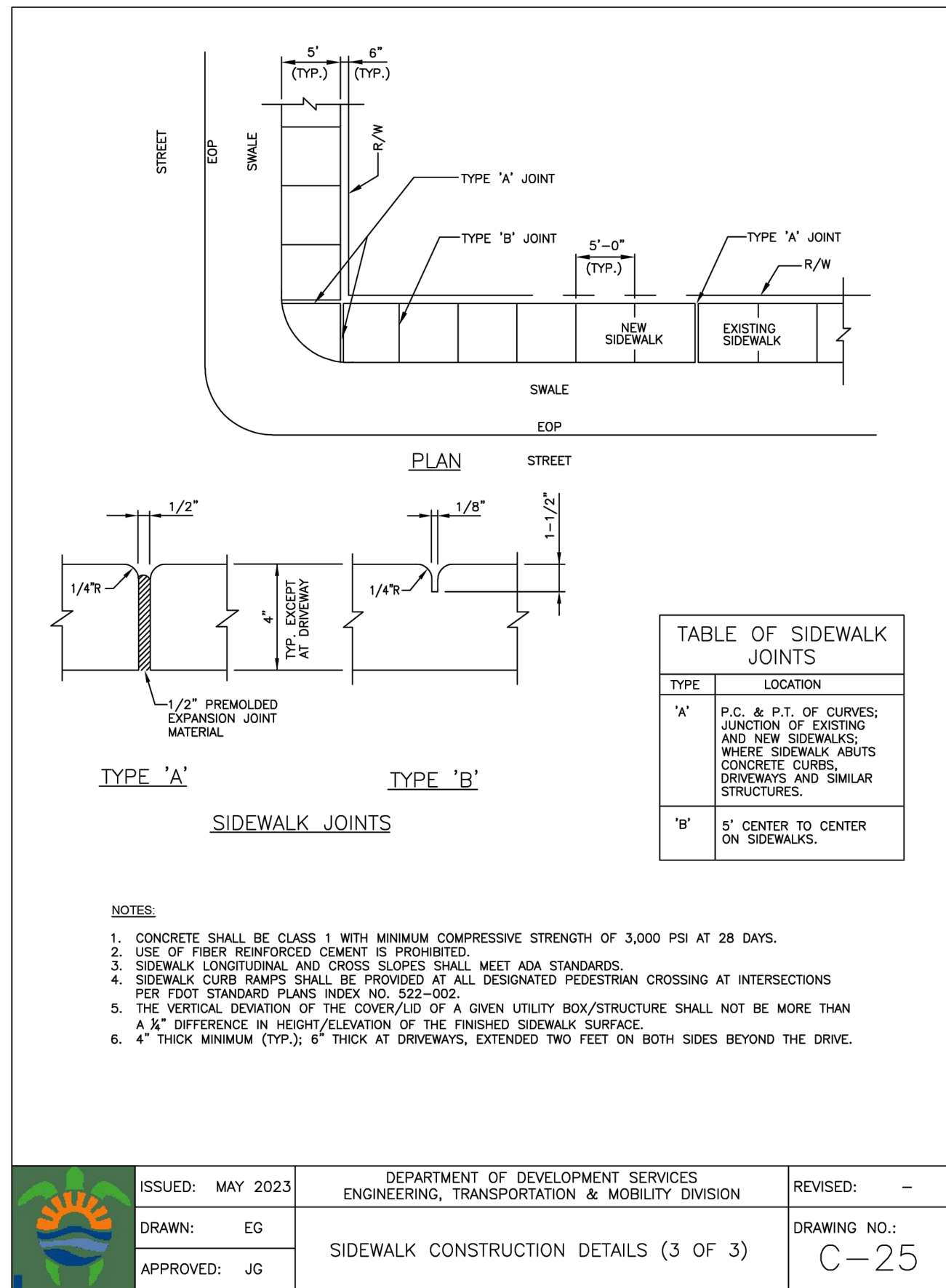
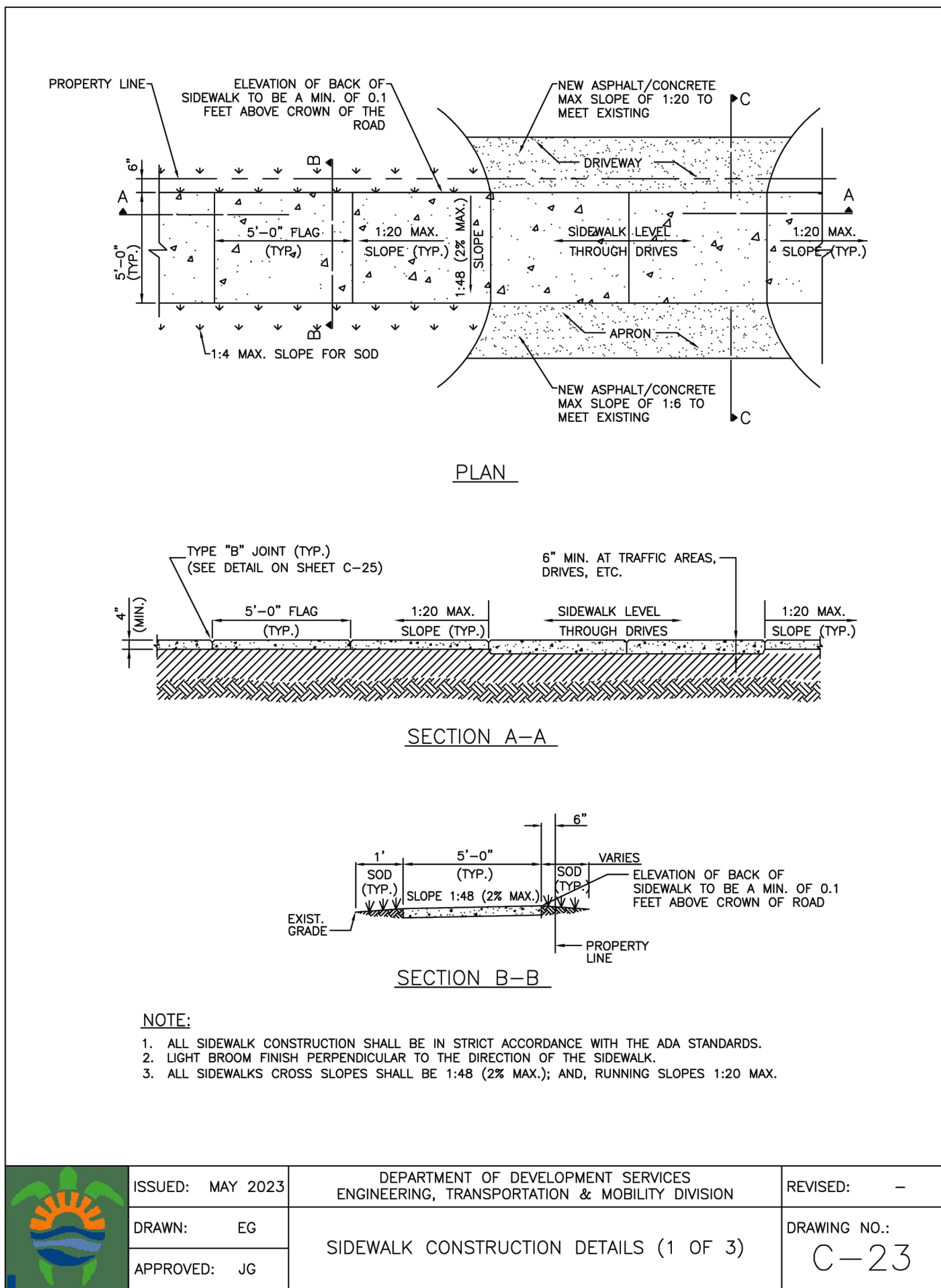
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CA# 31158

**ZE**

DIXIANA APARTMENTS  
1822 DIXIANA STREET  
HOLLYWOOD, FL 33020

P.E.#:76036  
DATE: 10/23/23  
SCALE: N.T.S.  
SHEET NO.:  
C3  
3 OF 9  
PROJECT NO.: 23-48





LEGEND

Detectable Warnings

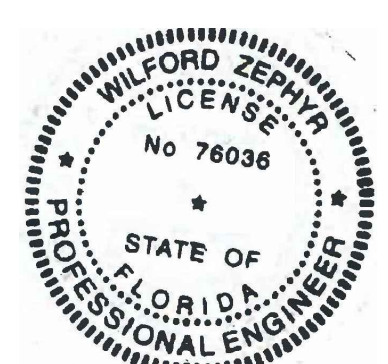
GENERAL NOTES

1. Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMP WITHOUT SIDEWALKS.
2. When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length.
3. If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.
4. All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.
5. Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.
6. Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.
7. Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.
8. Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.
9. When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.
10. Detectable warnings shall be required on sidewalks at:
  - a. Intersecting roads,
  - b. Median Crossings greater than or equal to 6' in width,
  - c. Railroad Crossings,
  - d. Signalized driveways.
11. Detectable Warnings - Acceptance Criteria:
  - a. Color and texture shall be complete and uniform.
  - b. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
  - c. There shall be no more than 4 non-compliant domes in any one square foot.
  - d. Non-compliant domes shall not be adjacent to other non-compliant domes.
  - e. Surfaces shall not deviate more than 0.10" from a true plane.
12. Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.
13. Detectable warnings shall not be installed over grade breaks.

| LAST REVISION | DESCRIPTION | FDOT 2014 DESIGN STANDARDS | INDEX NO. | SHEET NO. |
|---------------|-------------|----------------------------|-----------|-----------|
| 07/01/13      |             |                            | 304       | 1 of 7    |

CIVIL DETAILS II

SCALE: N.T.S.



3-14-24

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| REVISIONS | NO. | DATE    | DESCRIPTION | TAC REVIEW COMMENTS |
|-----------|-----|---------|-------------|---------------------|
|           | 1   | 12-1-23 |             |                     |



ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786)302-7693  
wzephyr@gmail.com  
CA# 31158

DIXIANA APARTMENTS  
1822 DIXIANA STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/23/23

SCALE: N.T.S.

SHEET NO.:

C4

4 OF 9

PROJECT NO.: 23-48



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

| REVISIONS |         |                     |                     |
|-----------|---------|---------------------|---------------------|
| NO.       | DATE    | DESCRIPTION         | TAC REVIEW COMMENTS |
| 1         | 12-1-23 | TAC REVIEW COMMENTS |                     |
| 2         | 3-14-24 | TAC REVIEW COMMENTS |                     |



**ZEPHYR ENGINEERING**  
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CA# 31158

**ZE**

**DIXIANA APARTMENTS**  
1822 DIXIANA STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/23/23

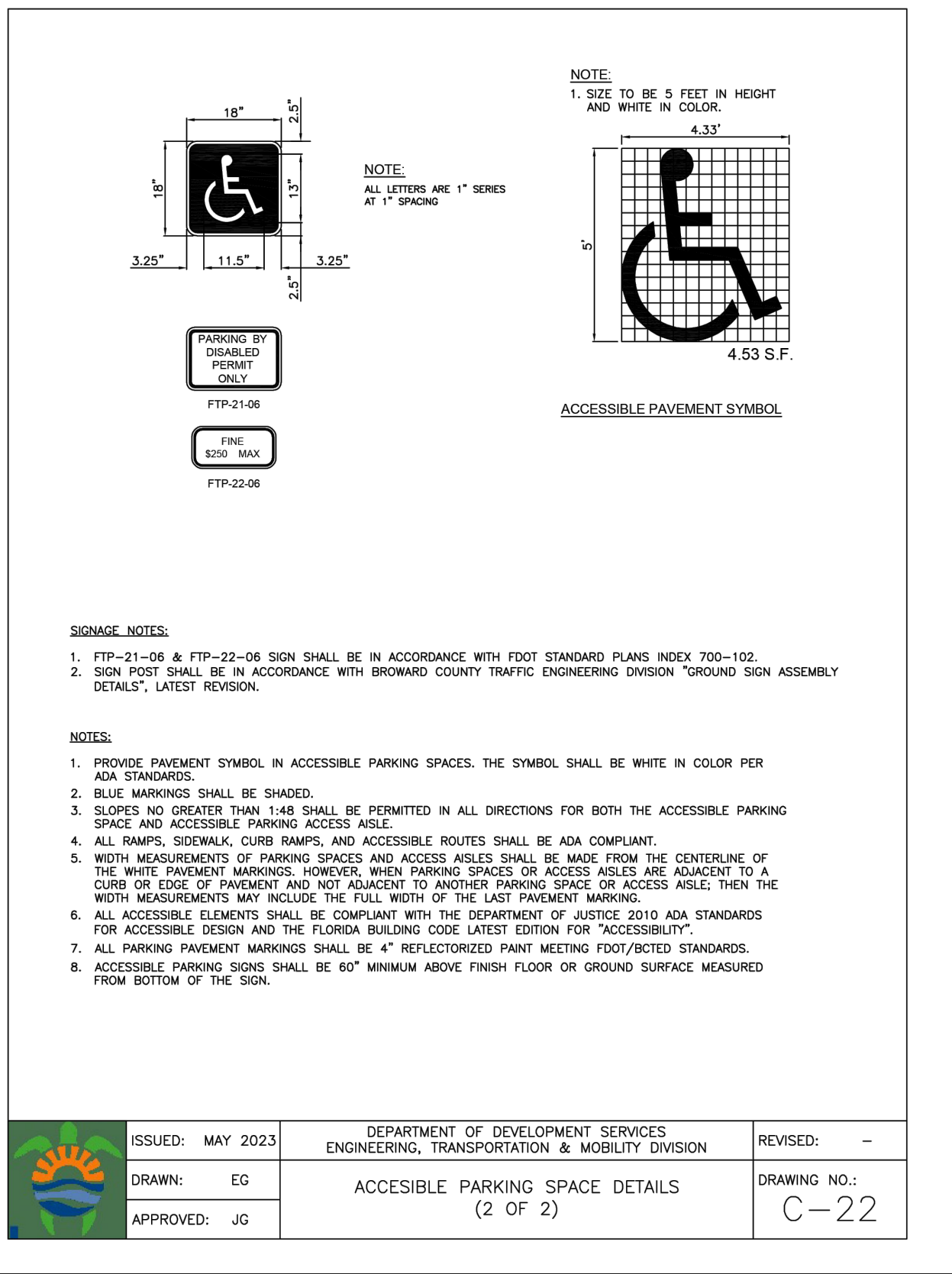
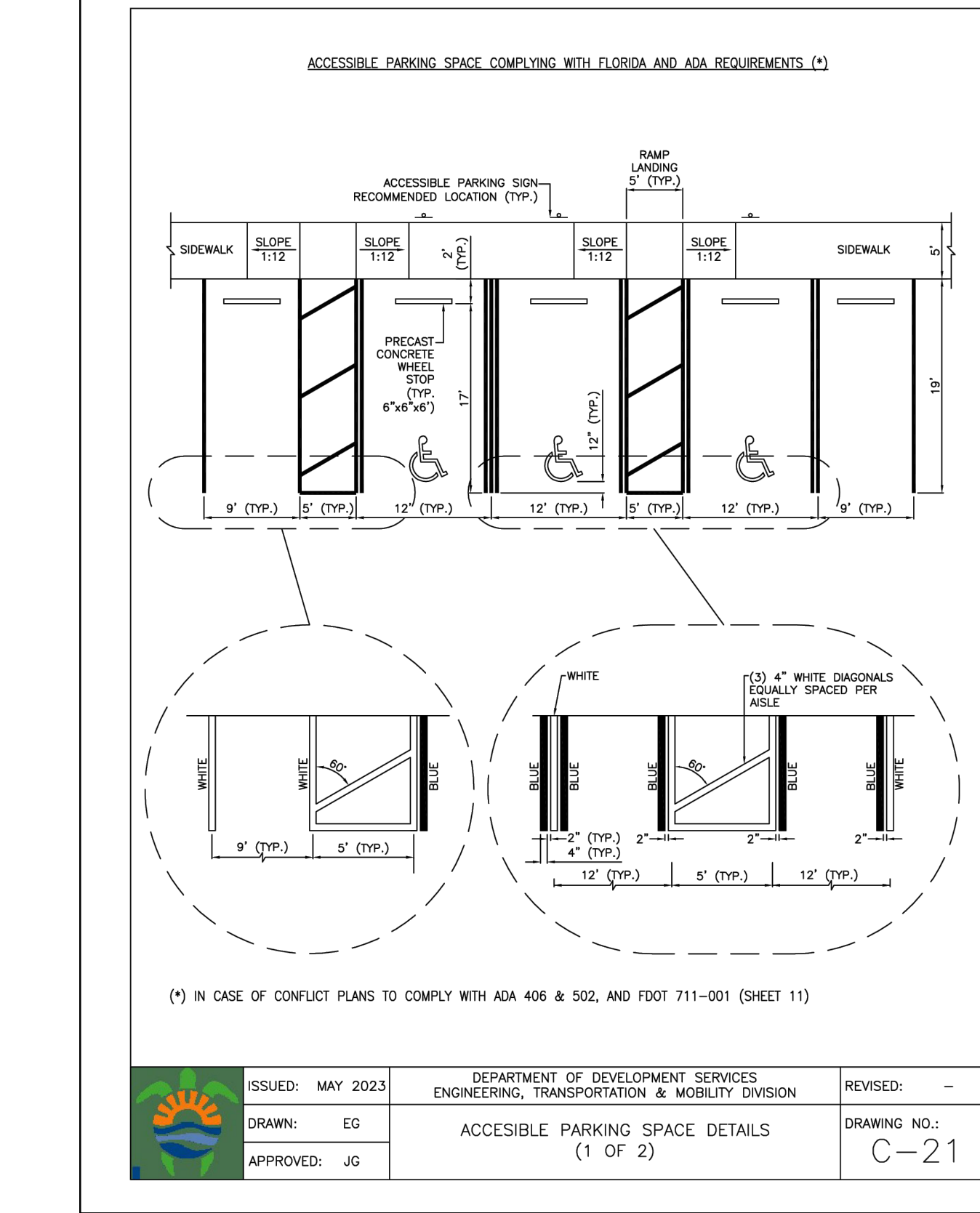
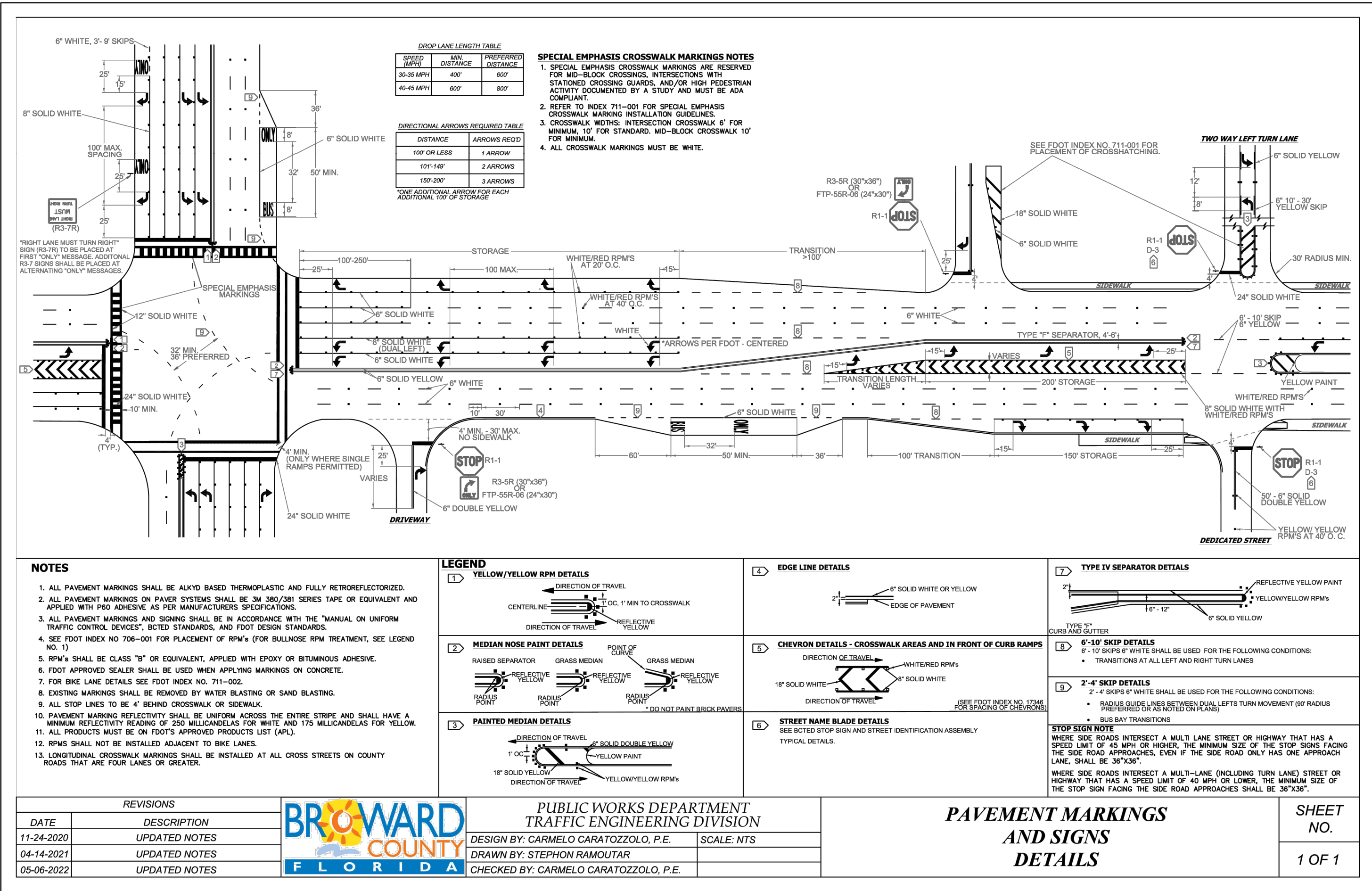
SCALE: N.T.S.

SHEET NO.:

C5

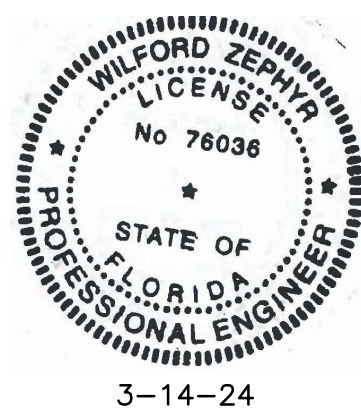
5 OF 9

PROJECT NO.: 23-48



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**PAVEMENT MARKINGS & SIGNAGE PLAN**

SCALE: 1"=20'



| REVISIONS |      |             |
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| NO.       | DATE | DESCRIPTION |
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**ZE**

DIXIANA APARTMENTS  
1822 DIXIANA STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/23/23

SCALE: N.T.S.

SHEET NO.:

C6

6 OF 9

PROJECT NO.: 23-48

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

**Typical Details**

STREET ID (D3-1)

Isometric View

2-CROSS STREET BLADES

THE ENDS OF THE STREET ID RINGS MUST BE BOLTED TOGETHER:

BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"

NUTS - 5/16" HEX HEAD STAINLESS STEEL W/38" NYLON WASHERS

**DETAIL "A"**

2-1/4" Square Tube Insert

2-1/2" x 10/12" x 12 ga. PSST

min. 8" post insertion

Ø17/32" Holes

2 ea. x 4 Sides

38" Burial Depth

7" Min. C/L

4"

Ground Level

Hardware includes 2 each 3/8" x 3-1/2" GR. 8 Flanged Shoulder Bolt and Flange Nut.

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

**Typical Details**

STREET Name

STOP

Supplemental Sign (Typical)

ONLY

Anchor height not to exceed 4" above ground

Slip Base Assembly (See Detail "B")

38" Burial Depth

6" Min. C/L

7" Min. C/L

4"

Ground Level

**STREET ID (D3-1) MATERIALS:**

**LETTERS:**

WHITE TYPE XI SHEETING

LETTERING OF STREET NAME RINGS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

**BORDER:**

BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS

4 INCH LETTER = 0.375 INCH BORDER WIDTH

6 INCH LETTER = 0.500 INCH BORDER WIDTH

8 INCH LETTER = 0.750 INCH BORDER WIDTH

**GREEN BACKGROUND:**

GREEN TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

**LETTER SIZES:**

SEE MUTCD TABLE 2D-2 (PG. 163) FOR MINIMUM LETTER HEIGHTS

LENGTH VARIES BY STREET NAME

**HARDWARE:**

BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"

NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS

**REGULATORY SIGN:**

WHEN NO STREET ID IS PRESENT THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

**STOP, DO NOT ENTER OR YIELD:**

WHITE TYPE XI SHEETING

PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

**HARDWARE:**

FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT

W/38" NYLON WASHER

BACK: 5/16" HEX HEAD STAINLESS STEEL NUT

W/38" STAINLESS STEEL WASHER

**NOTES:**

1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FOOT (A) LIST.

2. SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 - SPECIFICATIONS FOR RETROREFLECTIVE TRAFFIC SIGN MATERIALS.

**SQUARE TUBE SIGN POST:**

The Square Tube Sign Post shall be 2.5" square, perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed with in-ground fitted sleeve anchor as shown in detail "A" below.

**Slip Base Assembly:**

The Slip Base Assembly shall consist of a 4" x 4" x 2-1/2" square post receiver. Both tubes will be perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed into the slip base assembly shown in detail "B".

**Notes:**

1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

2. For standard ground sign installation, see detail entitled "Ground Sign Assembly Details".

| DATE       | REVISIONS                |
|------------|--------------------------|
| 02-28-2020 | ADDED ISOMETRIC VIEW     |
| 02-05-2021 | UPDATED POST BASE HEIGHT |
| 06-22-2023 | UPDATED SIGN POST NOTES  |

**BROWARD COUNTY FLORIDA**

PUBLIC WORKS DEPARTMENT  
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E.  
DRAWN BY: STEPHON RAMOUTAR  
CHECKED BY: CARMELO CARATOZZOLO, P.E.

SCALE: NTS

**STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS**

SHEET NO. 1 OF 1

**GUIDE TO USE THIS STANDARD:**

- Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
- Determine the height 'H' from the groundline for the individual sign or the cluster.
- Consult the Post Size Table and find the intersection point.
- Design the post and the foundation according to the required Post Size and Assembly Details.

**Post Size Table**

| H' Sign Assembly Height (ft) | 8 | 8.5 | 9 | 9.5 | 10 |
|------------------------------|---|-----|---|-----|----|
| 3                            |   |     |   |     |    |
| 4                            |   |     |   |     |    |
| 5                            |   |     |   |     |    |
| 6                            |   |     |   |     |    |
| 7                            |   |     |   |     |    |
| 8                            |   |     |   |     |    |
| 9                            |   |     |   |     |    |
| 10                           |   |     |   |     |    |
| 11                           |   |     |   |     |    |
| 12                           |   |     |   |     |    |
| 13                           |   |     |   |     |    |
| 14                           |   |     |   |     |    |
| 15                           |   |     |   |     |    |
| 16                           |   |     |   |     |    |
| 17                           |   |     |   |     |    |
| 18                           |   |     |   |     |    |
| 19                           |   |     |   |     |    |
| 20+                          |   |     |   |     |    |

Sign Post with 3" x 7 ga. Square Anchor

Slip Base Assembly

Two Post Installation Required with Triangular Slip Base

REGARDLESS OF POST SIZE TABLE, IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

**Sign Post with 3" x 7 ga. Square Anchor**

SQUARE TUBE SIGN POST

THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED GALVANIZED, 12-GAUGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

2-1/2" x 10' x 12 ga. PSST

3" x 3" x 42" 7 ga. heavy duty galvanized anchor

Hardware includes 2 each 3/8" x 3-1/2" GR. 8 Flanged Shoulder Bolt and Flange Nut.

Ø17/32" Holes

2 ea. x 4 Sides

GROUND LEVEL

38" Burial Depth

7" Min. C/L

4"

Ground Level

**Sign Post with Triangular Slip Base**

Triangular Slip Base Assembly For 2-1/2" Perforated Square Tube Sign Post

Slip Washer

Post Receiver

Red-Torque Bolt

Facing Incoming Traffic

Washer

Flange Nut

2-1/2" Square Post Receiver

SQUARE TUBE SIGN POST

THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED GALVANIZED, 12-GAUGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

2-1/2" x 10' x 12 ga. PSST

3" x 3" x 42" 7 ga. heavy duty galvanized anchor

Hardware includes 2 each 3/8" x 3-1/2" GR. 8 Flanged Shoulder Bolt and Flange Nut.

Ø17/32" Holes

2 ea. x 4 Sides

GROUND LEVEL

38" Burial Depth

7" Min. C/L

4"

Ground Level

**Note:** Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

| DATE       | REVISIONS                |
|------------|--------------------------|
| 03-21-2017 | UPDATED POST SIZE        |
| 11-24-2020 | ADDED POST SIZE NOTE     |
| 02-05-2021 | UPDATED POST BASE HEIGHT |

**BROWARD COUNTY FLORIDA**

PUBLIC WORKS DEPARTMENT  
TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES D'ANJOLI, P.E.  
DRAWN BY: STEPHON RAMOUTAR  
CHECKED BY: ANDREW SEBO, P.E., PTOE

SCALE: NTS

**GROUND SIGN ASSEMBLY DETAILS**

SHEET NO. 1 OF 1

**W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY**

30" X 30" W11-2

24" X 12" W16-7P OR W16-9P

2-1/2" X 10' X 12 GA. PSST

MIN 8" POST INSERTION

Ø17/32" HOLES

2 EA. X 4 SIDES

GROUND LEVEL

38" BURIAL DEPTH

7" Min. C/L

4"

Ground Level

Hardware includes 2 each 3/8" x 3-1/2" GR. 8 Flanged Shoulder Bolt and Flange Nut.

**SQUARE TUBE SIGN POST**

THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED, GALVANIZED, 12-GAUGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

**Notes:**

1. SCHOOL ZONE AND PEDESTRIAN SIGNS SHALL BE COMPRISED OF REFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING. (SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 ON BCTED WEBSITE)

2. NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

| DATE     | REVISIONS                           |
|----------|-------------------------------------|
| 11-15-18 | SCALE: NTS                          |
|          | DESIGN BY: YVES D'ANJOLI, P.E.      |
|          | DRAWN BY: STEPHON RAMOUTAR          |
|          | CHECKED BY: ANDREW SEBO, P.E., PTOE |

**BROWARD COUNTY FLORIDA**

PUBLIC WORKS DEPARTMENT  
TRAFFIC ENGINEERING DIVISION

SCALE: NTS

**W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY**

SHEET 1 OF 1

**S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY**

S1-1 (36" x 36")

24"x12" W16-7P OR W16-9P

2-1/2" X 10' X 12 GA. PSST

MIN 8" POST INSERTION

Ø17/32" HOLES

2 EA. X 4 SIDES

GROUND LEVEL

38" BURIAL DEPTH

7" Min. C/L

4"

Ground Level

Hardware includes 2 each 3/8" x 3-1/2" GR. 8 Flanged Shoulder Bolt and Flange Nut.

**SQUARE TUBE SIGN POST**

THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED, GALVANIZED, 12-GAUGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

**Notes:**

NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

| DATE     | REVISIONS                           |
|----------|-------------------------------------|
| 11-15-18 | SCALE: NTS                          |
|          | DESIGN BY: YVES D'ANJOLI, P.E.      |
|          | DRAWN BY: STEPHON RAMOUTAR          |
|          | CHECKED BY: ANDREW SEBO, P.E., PTOE |

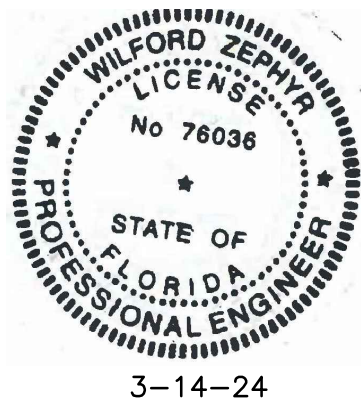
**BROWARD COUNTY FLORIDA**

PUBLIC WORKS DEPARTMENT  
TRAFFIC ENGINEERING DIVISION

SCALE: NTS

**S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY**

SHEET 1 OF 1



3-14-24

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**R.O.W. PMS DETAILS**

SCALE: N.T.S.



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM

## LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

## REVISIONS

| NO. | DATE    | DESCRIPTION         |
|-----|---------|---------------------|
| 1   | 12-1-23 | TAC REVIEW COMMENTS |
| 2   | 3-14-24 | TAC REVIEW COMMENTS |



## ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786)302-7693  
wzephyr@gmail.com  
CA# 31158

DIXIANA APARTMENTS  
1822 DIXIANA STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 10/23/23

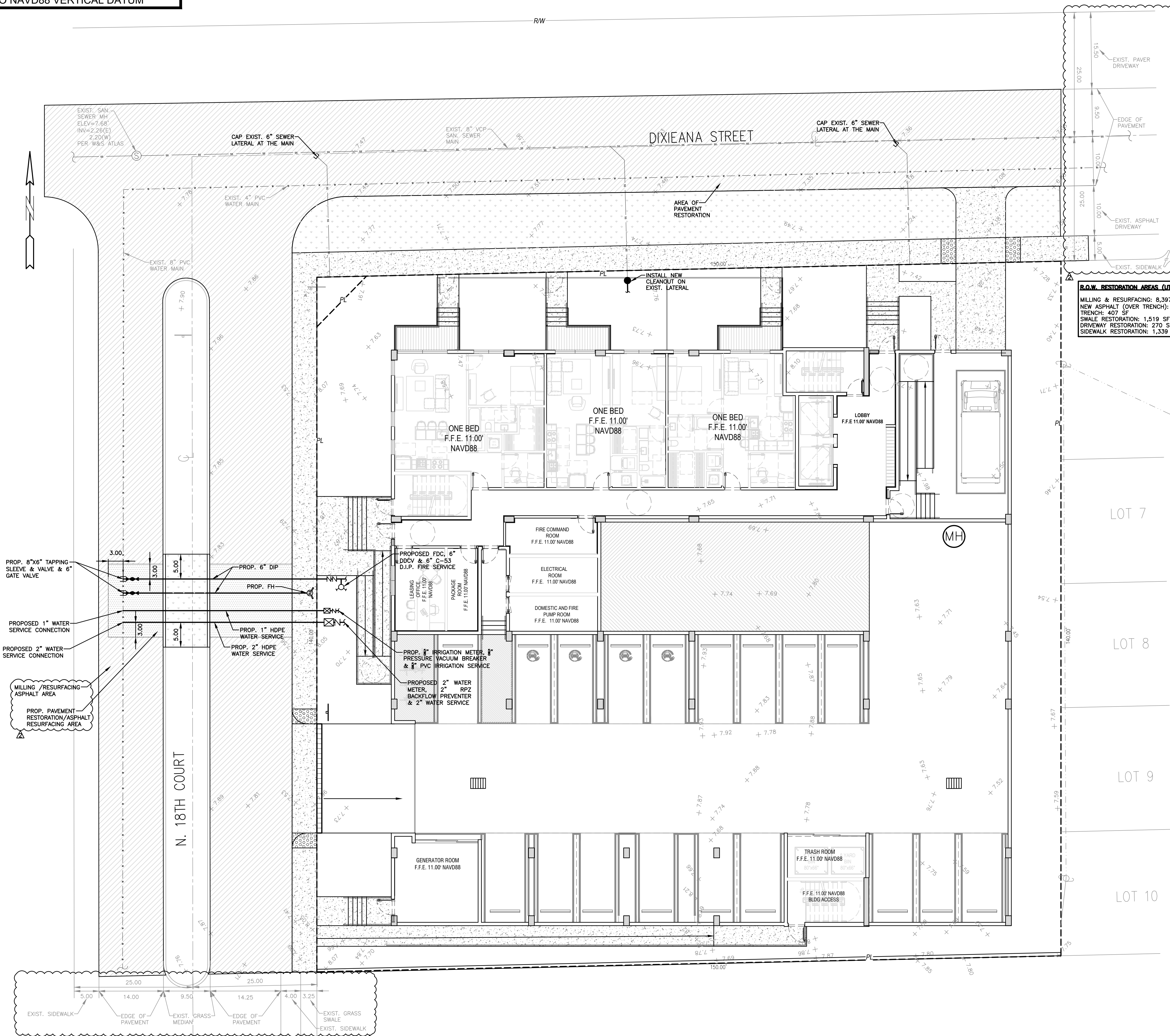
SCALE: N.T.S.

SHEET NO.:

C7

7 OF 9

PROJECT NO.: 23-48



**R.O.W. RESTORATION AREAS (UTILITY CONSTRUCTION):**  
MILLING & RESURFACING: 8,397 SF  
NEW ASPHALT (OVER TRENCH): 407 SF  
TRENCH: 407 SF  
SWALE RESTORATION: 1,519 SF  
DRIVEWAY RESTORATION: 270 SF  
SIDEWALK RESTORATION: 1,339 SF

**NOTE:**  
FULL ROAD WIDTH PAVEMENT MILL AND  
RESURFACING WILL BE REQUIRED FOR  
ALL STREETS/ROADWAY ADJACENT TO  
THE PROJECT SITE

### WATER & SEWER DEMAND CALCULATIONS:

#### PROJECT INFO:

- 70 RESIDENTIAL UNITS

#### WATER DEMAND

(70 RESIDENTIAL UNITS)X(141 GPD/UNIT)=9,870 GPD

#### WASTEWATER DEMAND

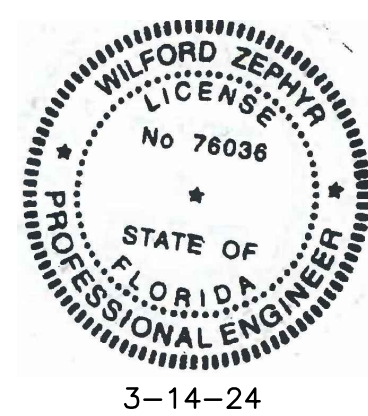
(70 RESIDENTIAL UNITS)X(100 GPD/UNIT)=7,000 GPD

(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING  
DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE  
POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT  
RESIDENTIAL UNIT FACTORS PUBLICATIONS)

### FIRE DEPT. NOTES:

1. UNDERGROUND FIRE MAIN WORK WILL BE  
COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II,  
OR V LICENSE AS DEFINED BY FLORIDA STATUTE  
633.102.

2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE  
IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE  
MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.



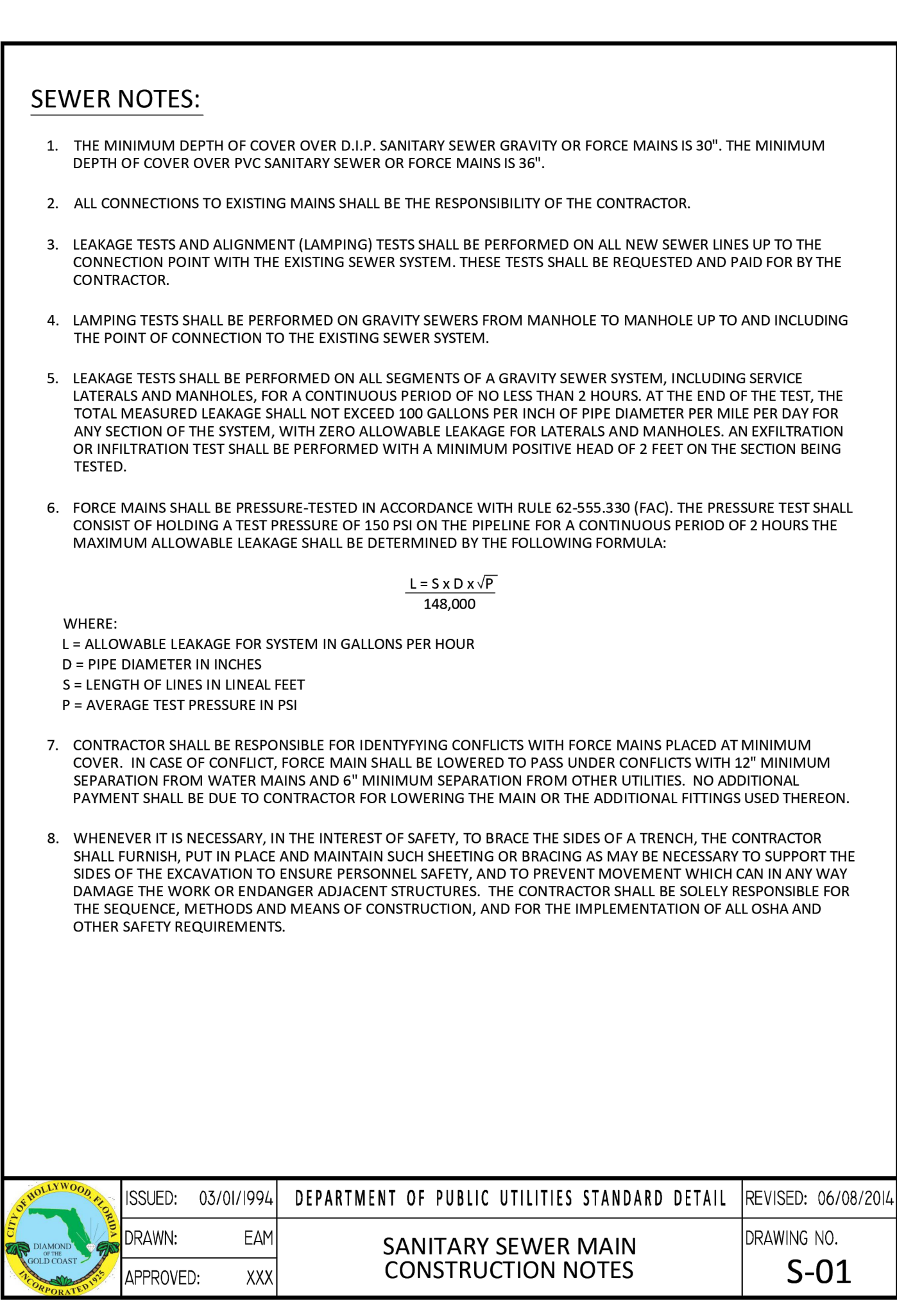
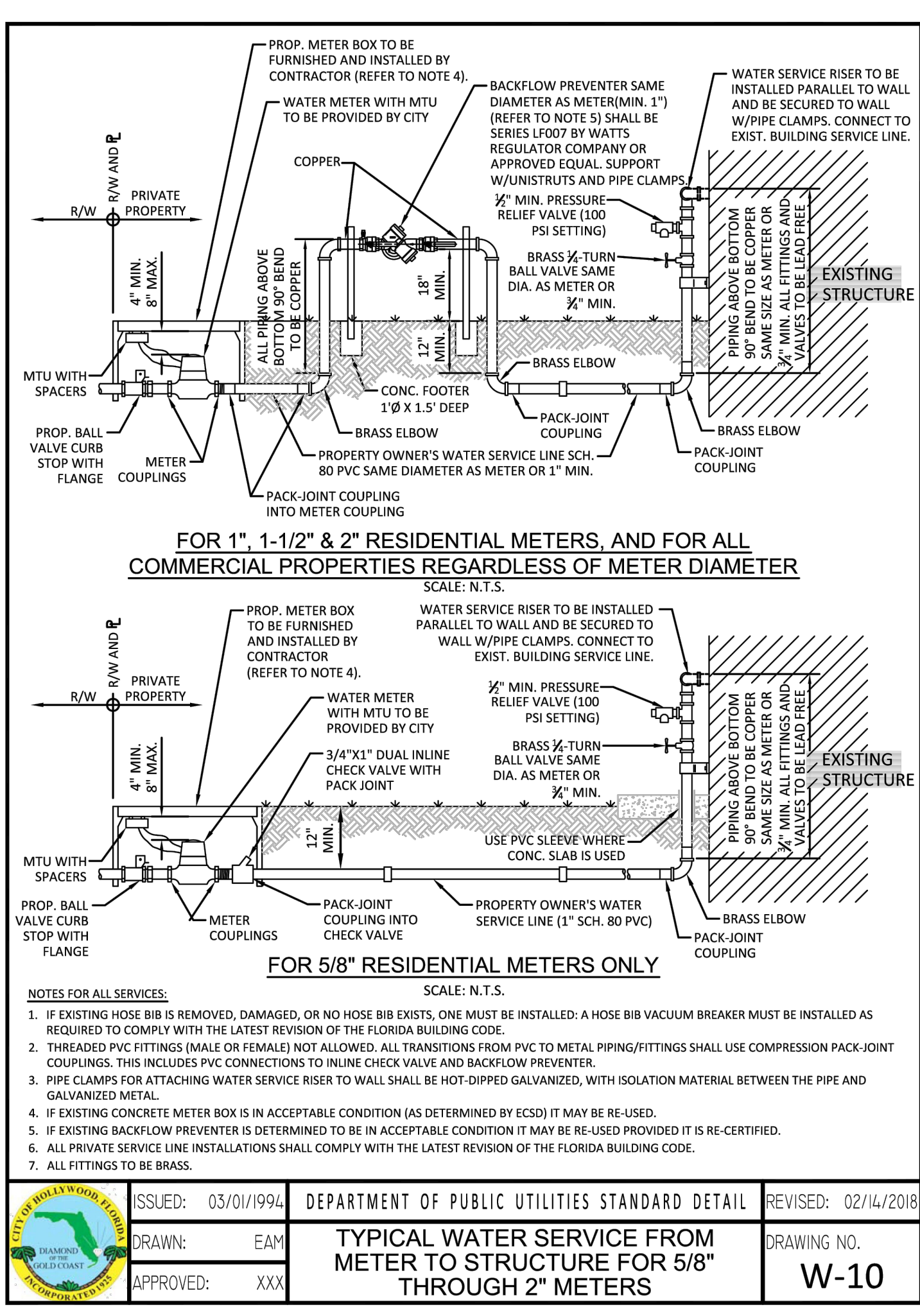
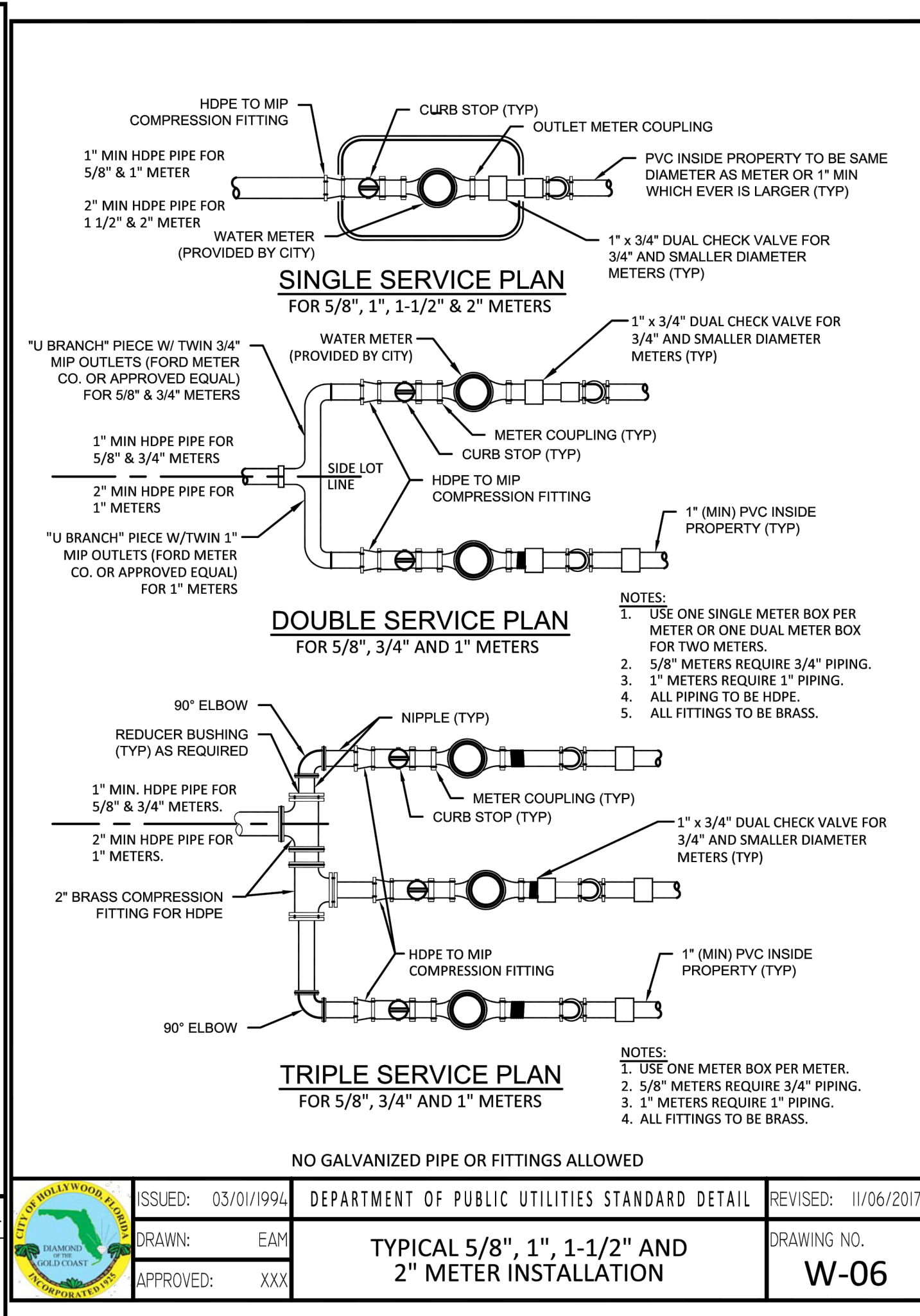
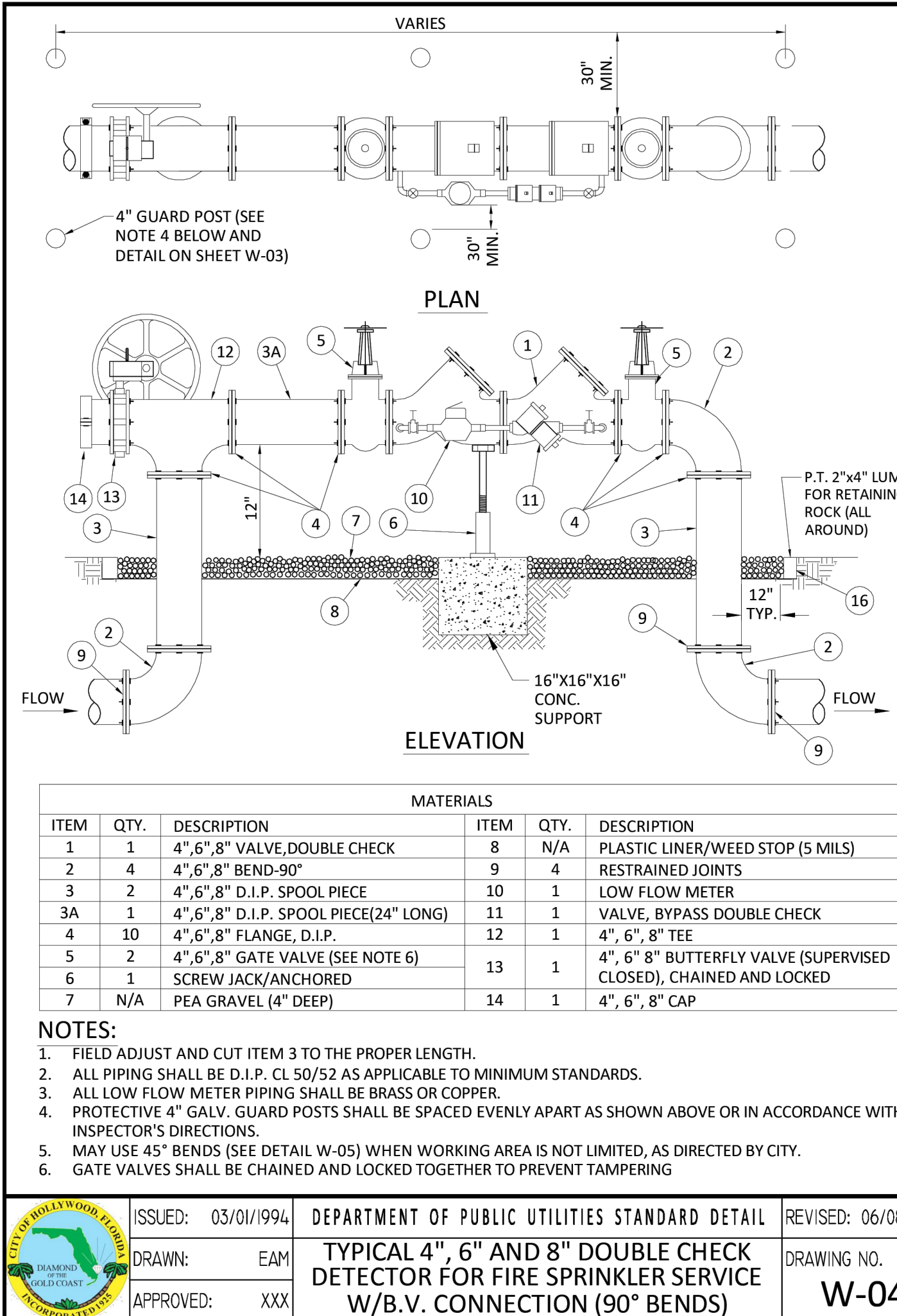
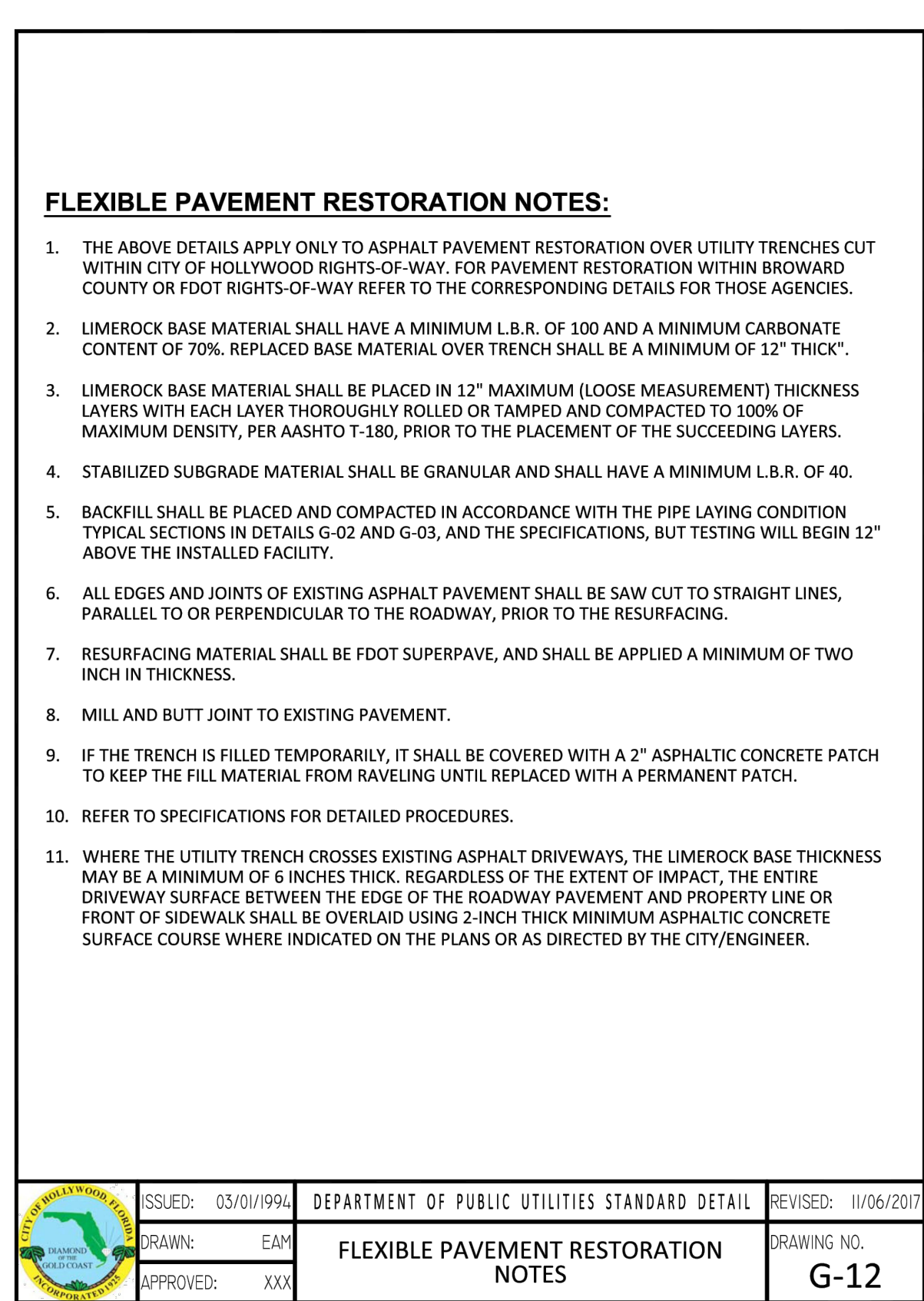
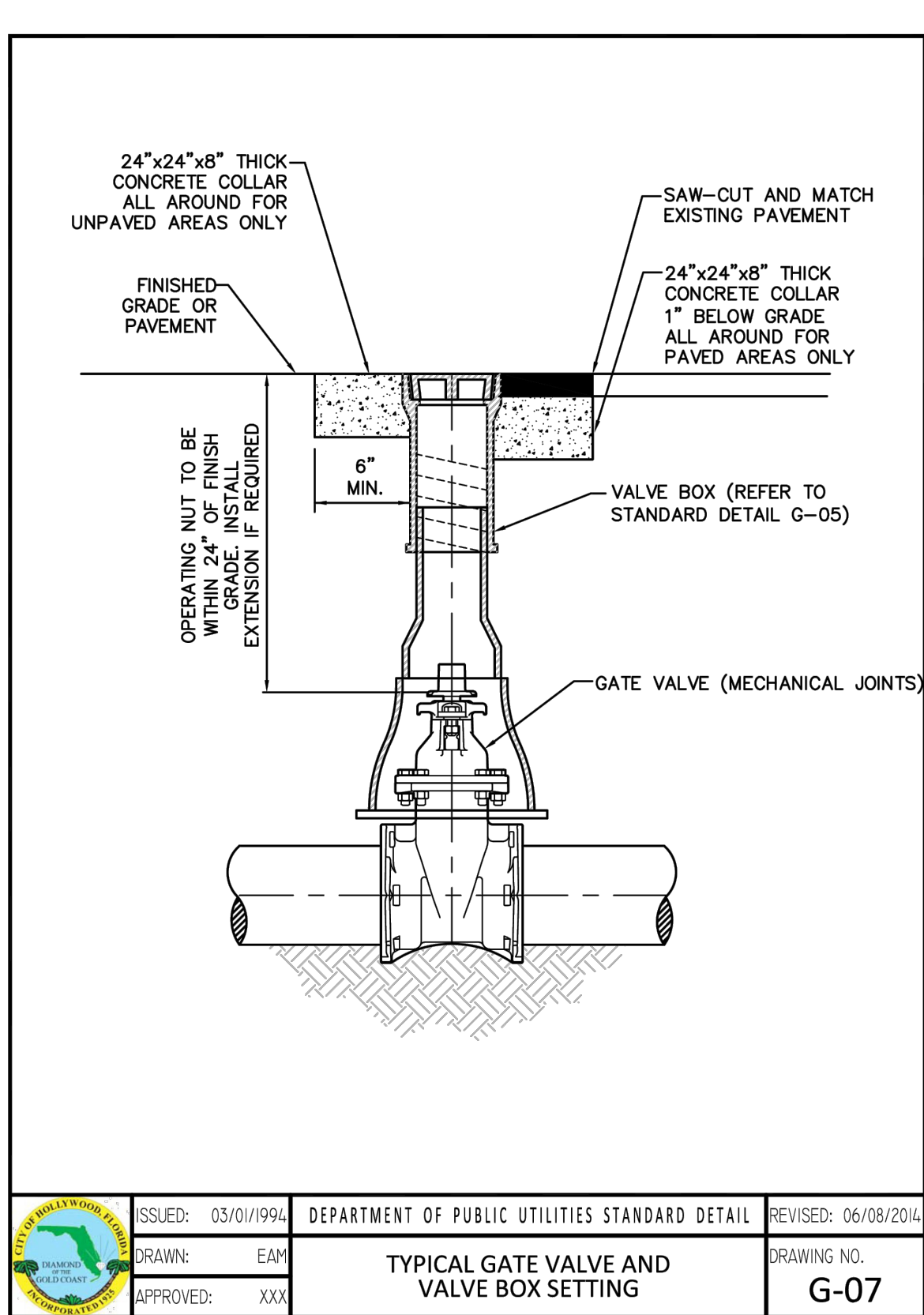
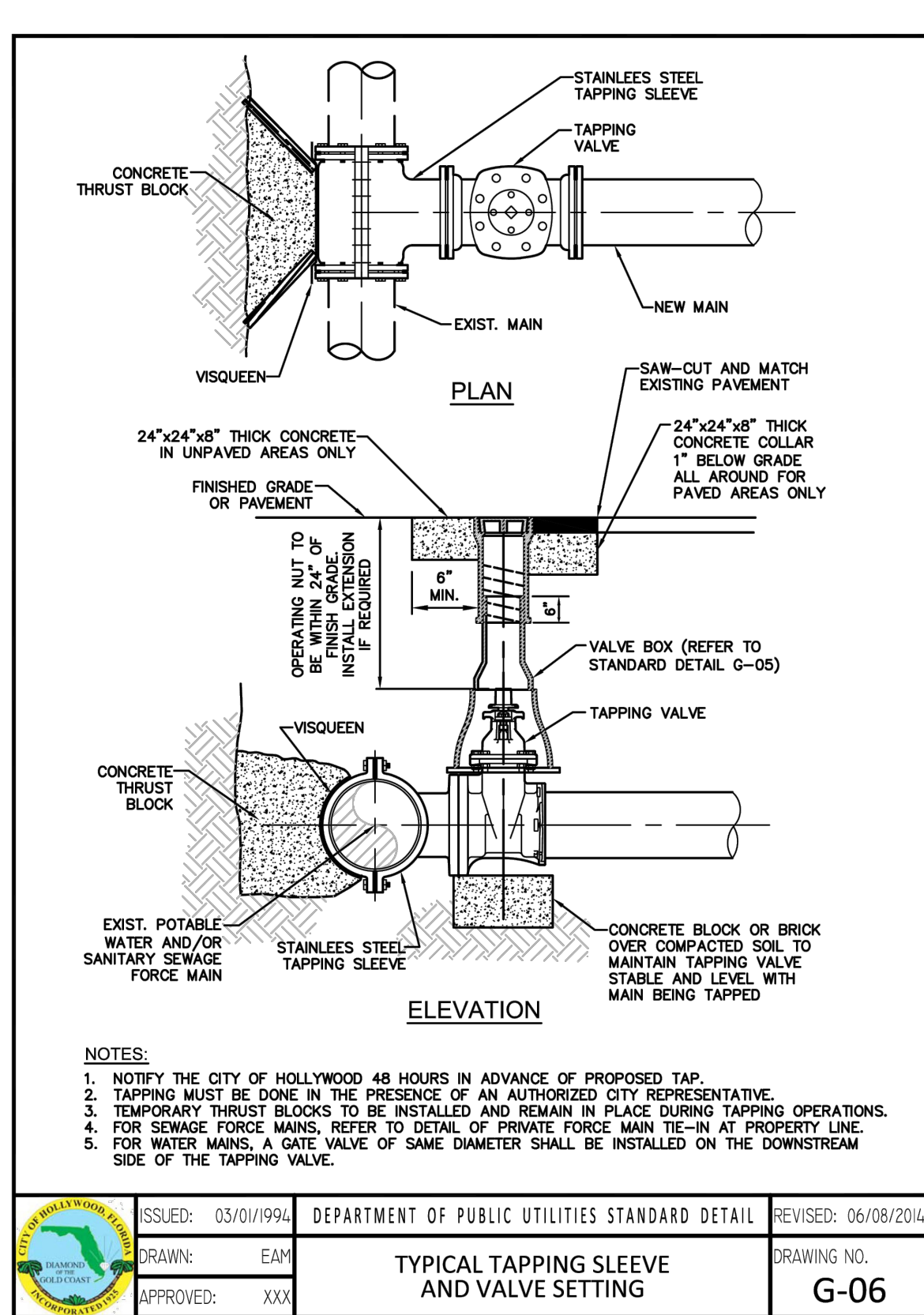
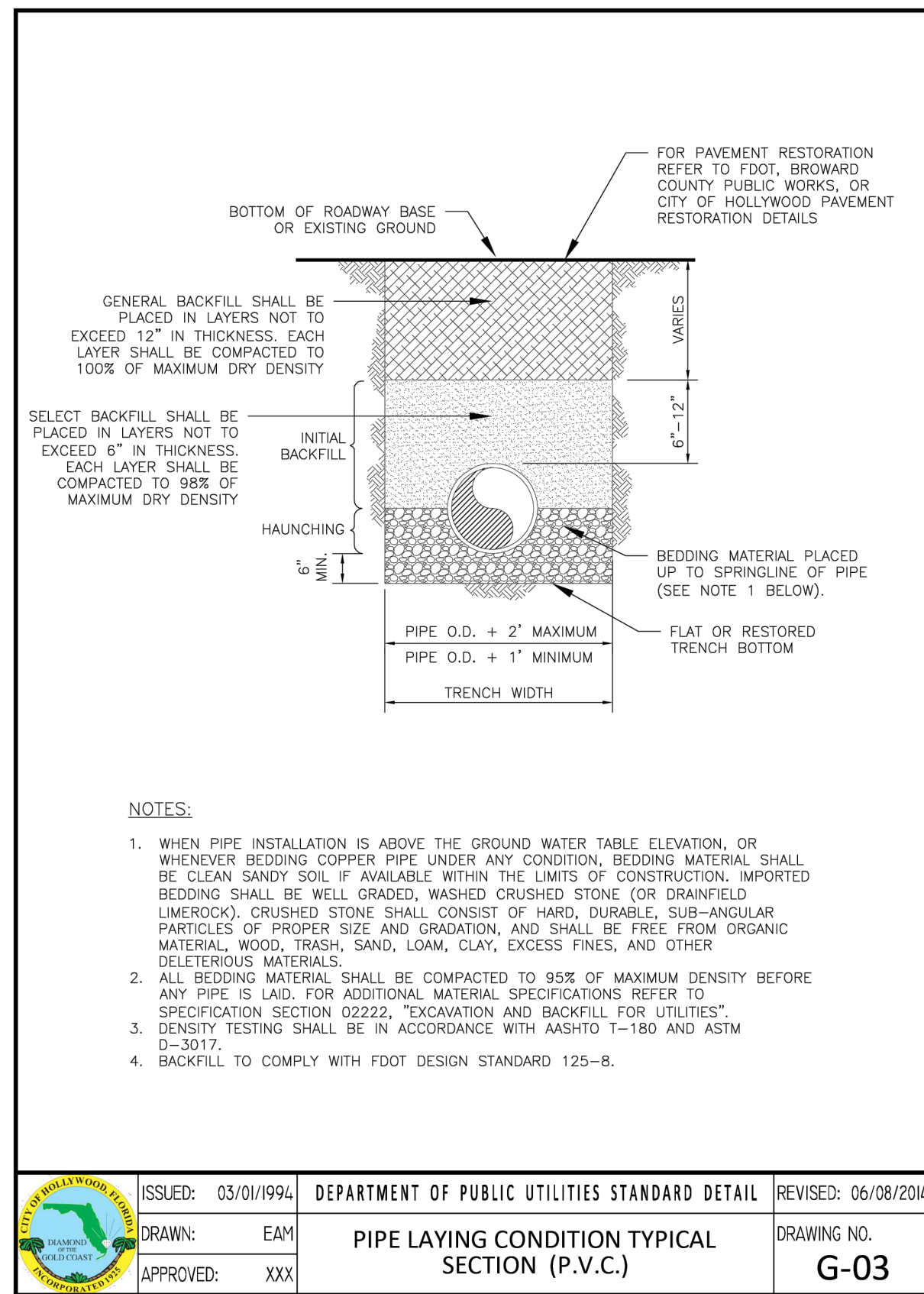
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## WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'





REVISIONS

| NO. | DATE | DESCRIPTION |
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GUARDIAN PROPERTIES

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786)302-7693  
wzephyreng@gmail.com  
CA# 31158

DIXIANA APARTMENTS

1822 DIXIANA STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/23/23

SCALE: N.T.S.

SHEET NO.: C8

8 OF 9

PROJECT NO.: 23-48

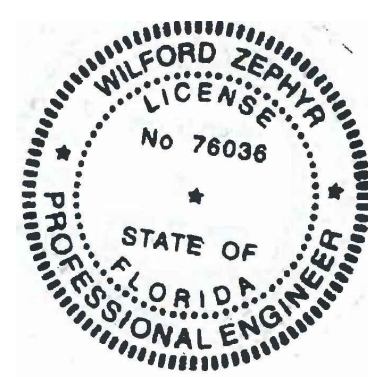
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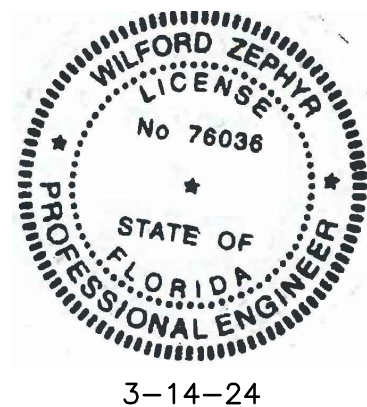
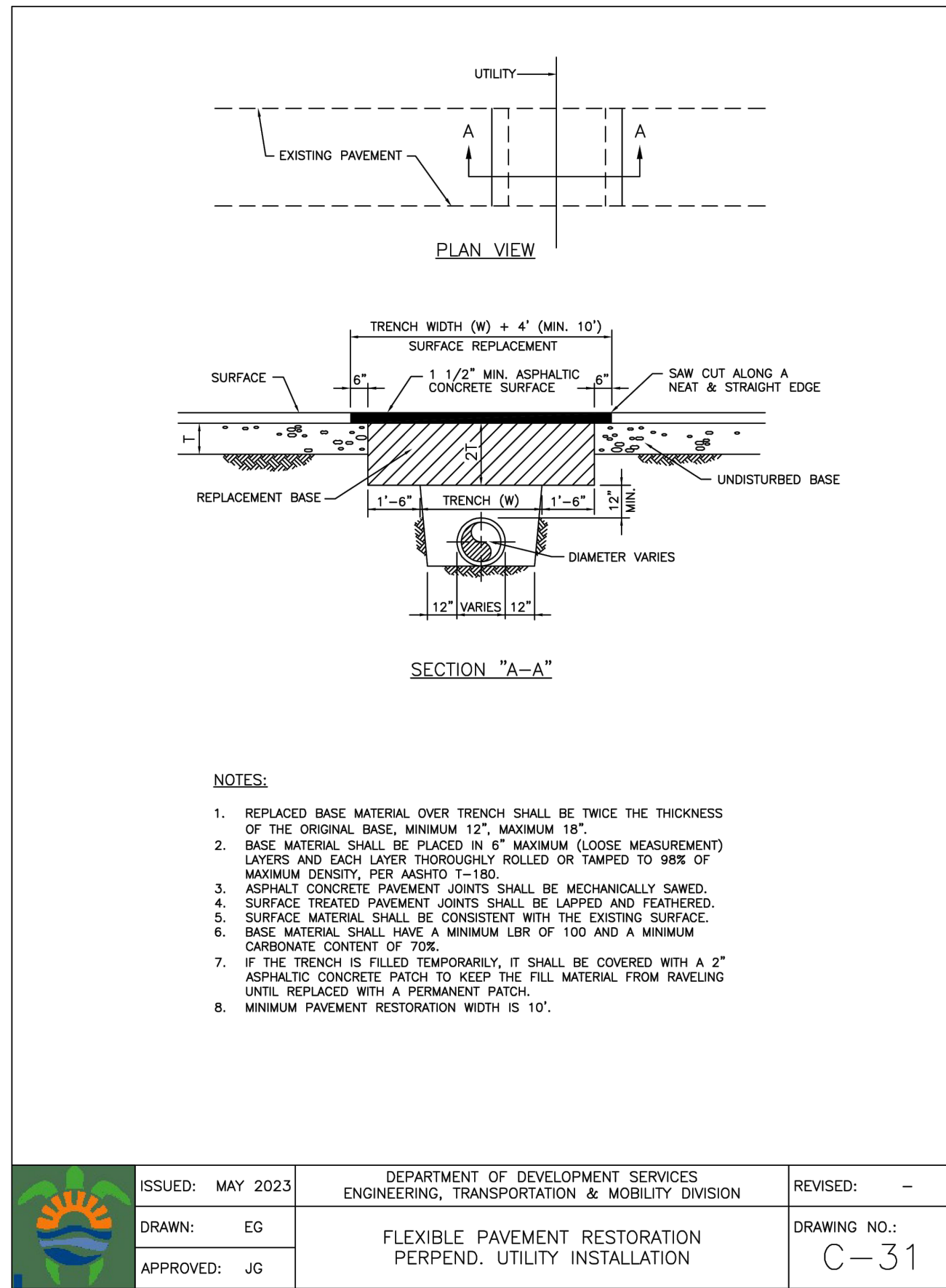
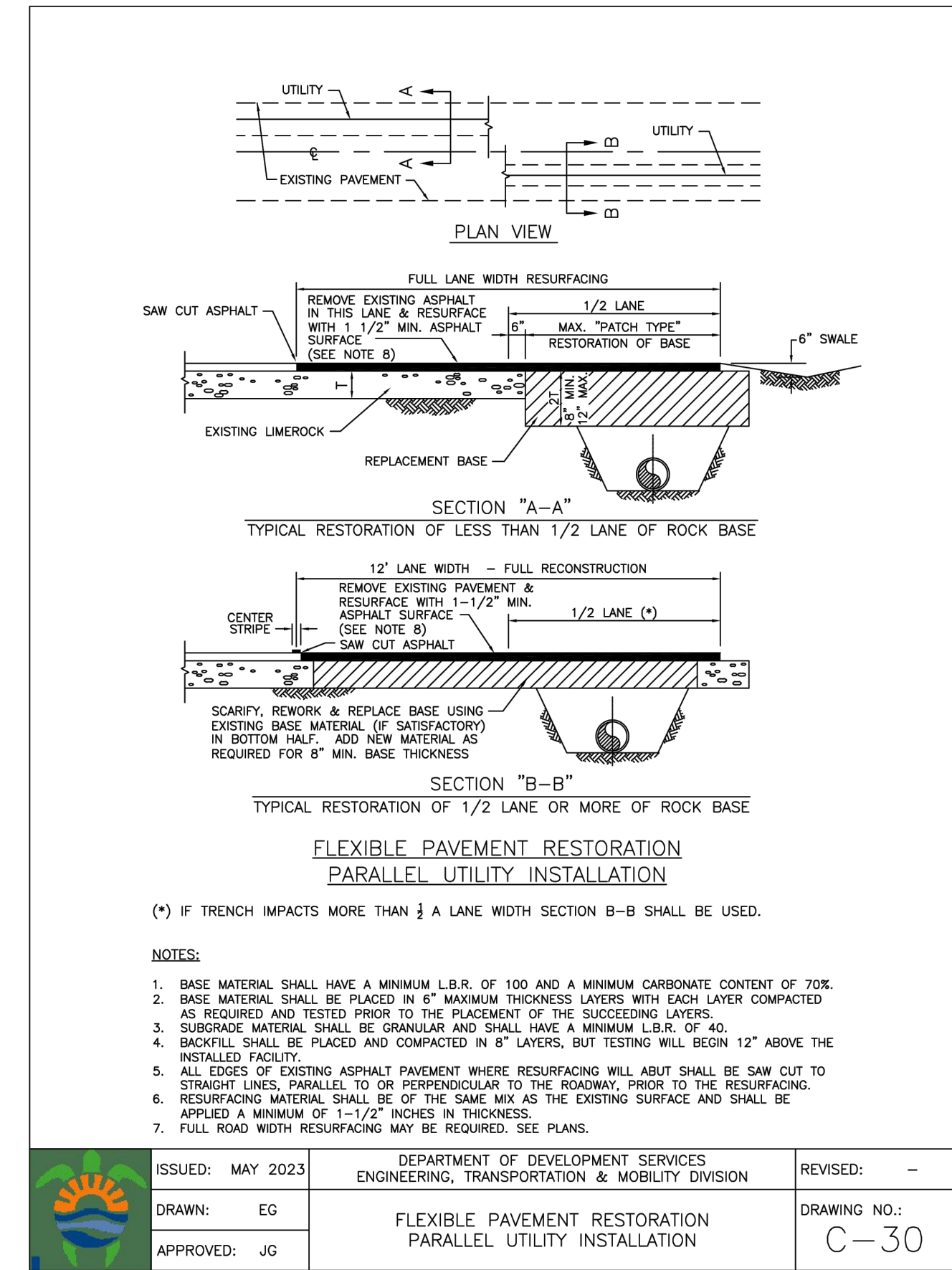
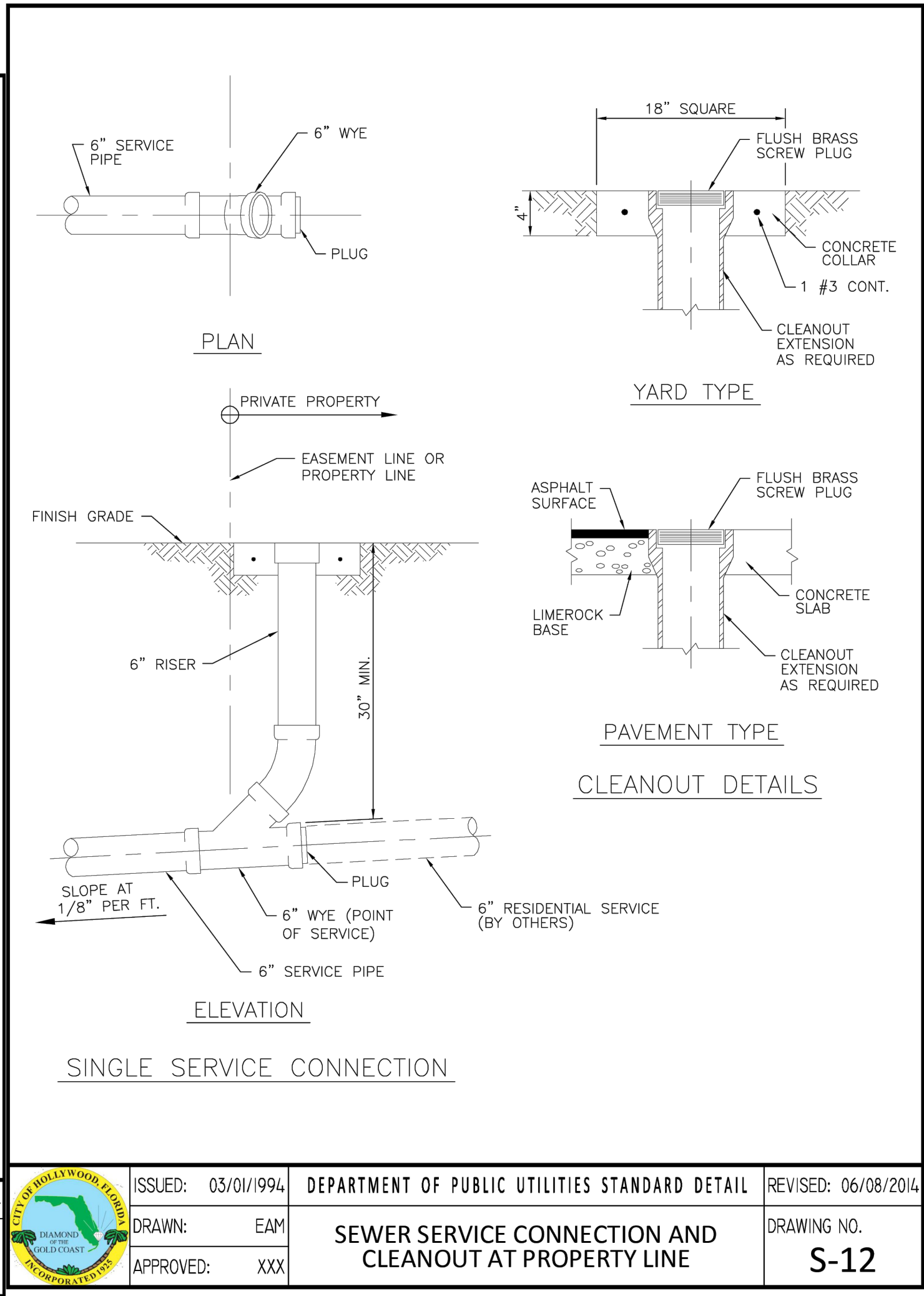
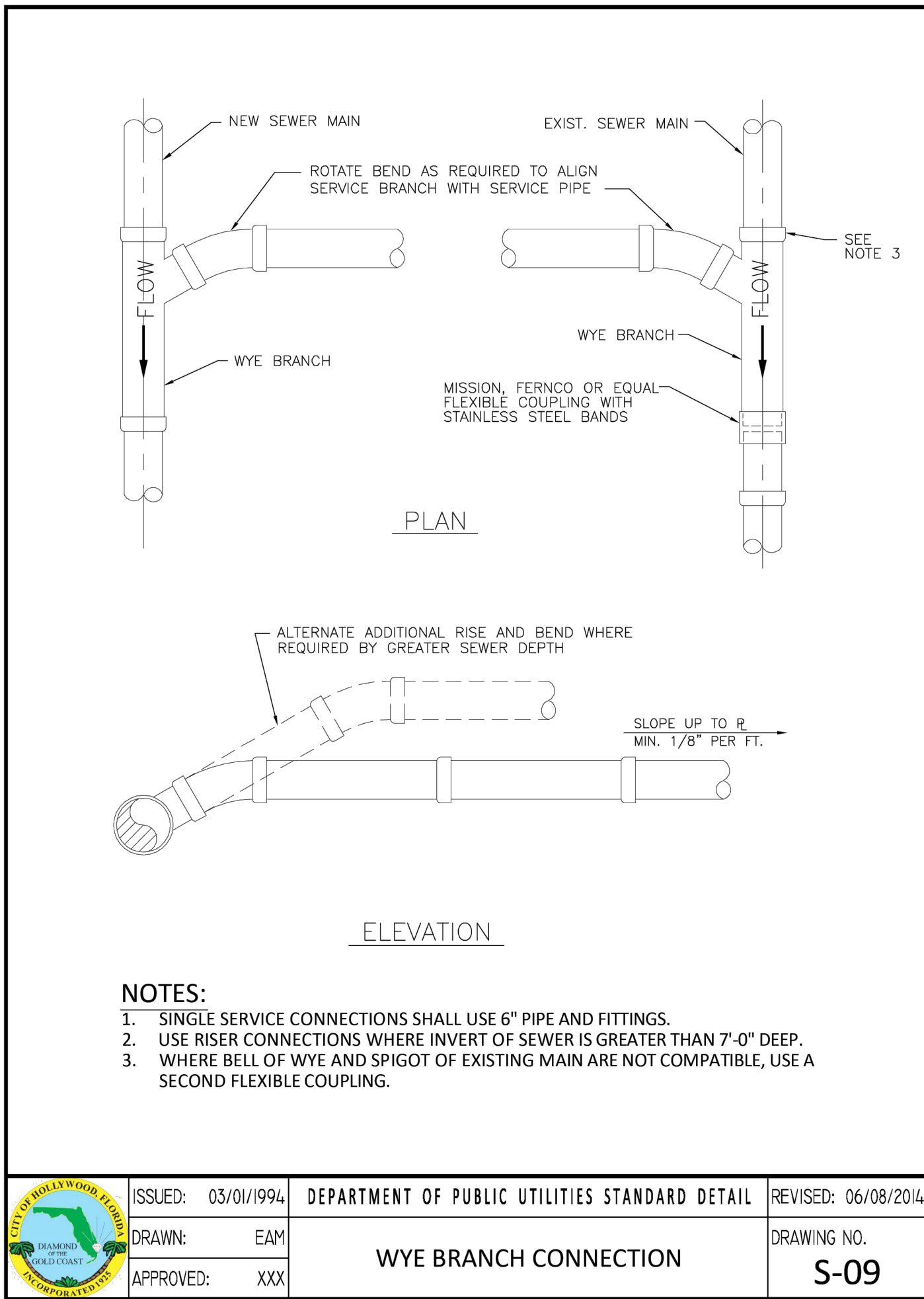
## UTILITIES DETAILS I

SCALE: N.T.S.

3-14-24







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## UTILITIES DETAILS II

SCALE: N.T.S.

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
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**ZEPHYR ENGINEERING**  
 WILFORD ZEPHYR, P.E.  
 HOLLYWOOD, FL  
 (786)302-7693  
 wzephyr@gmail.com  
 CA# 31158

**ZE**

**DIXIANA APARTMENTS**  
 1822 DIXIANA STREET  
 HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/23/23

SCALE: N.T.S.

SHEET NO.:

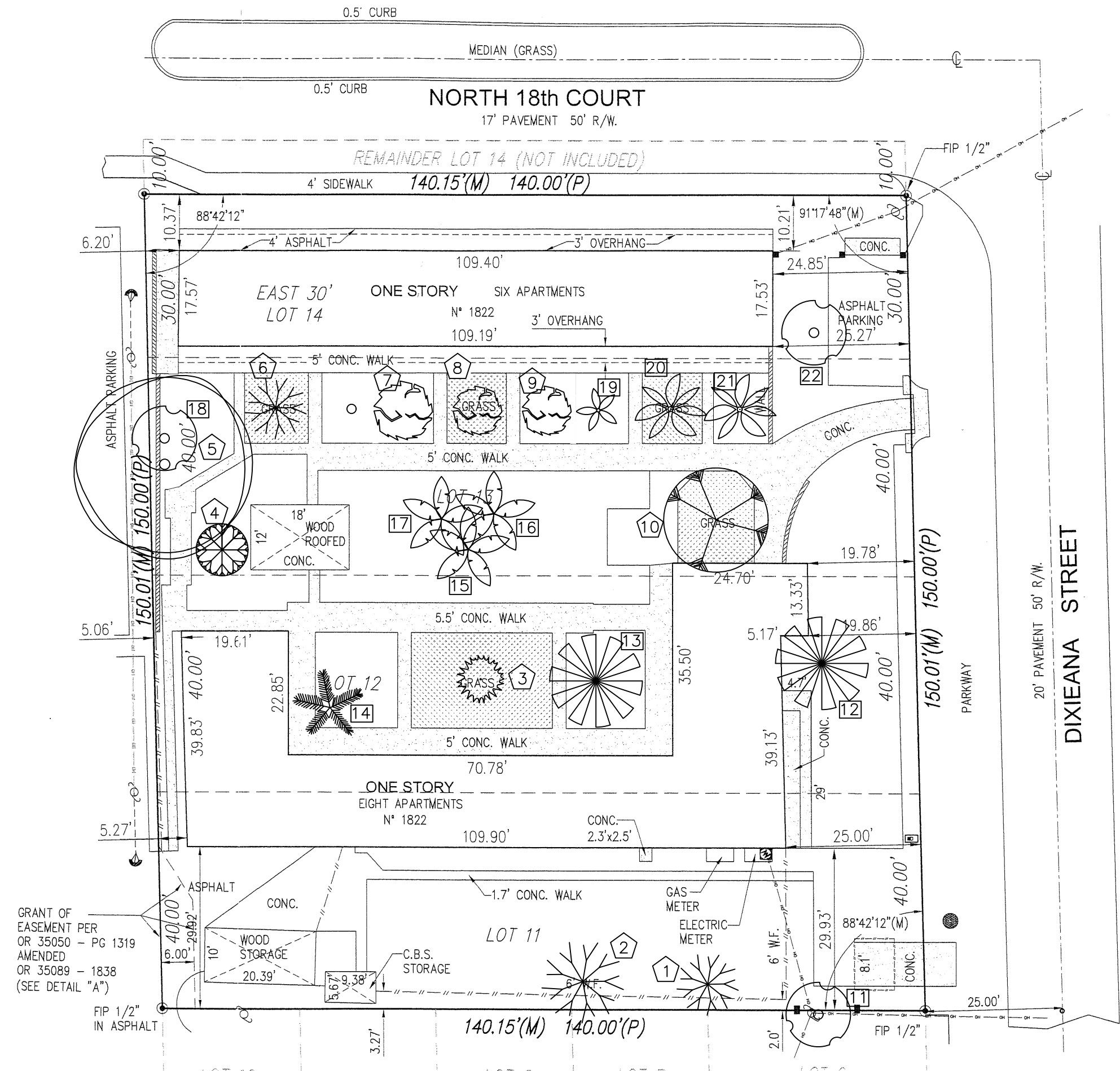
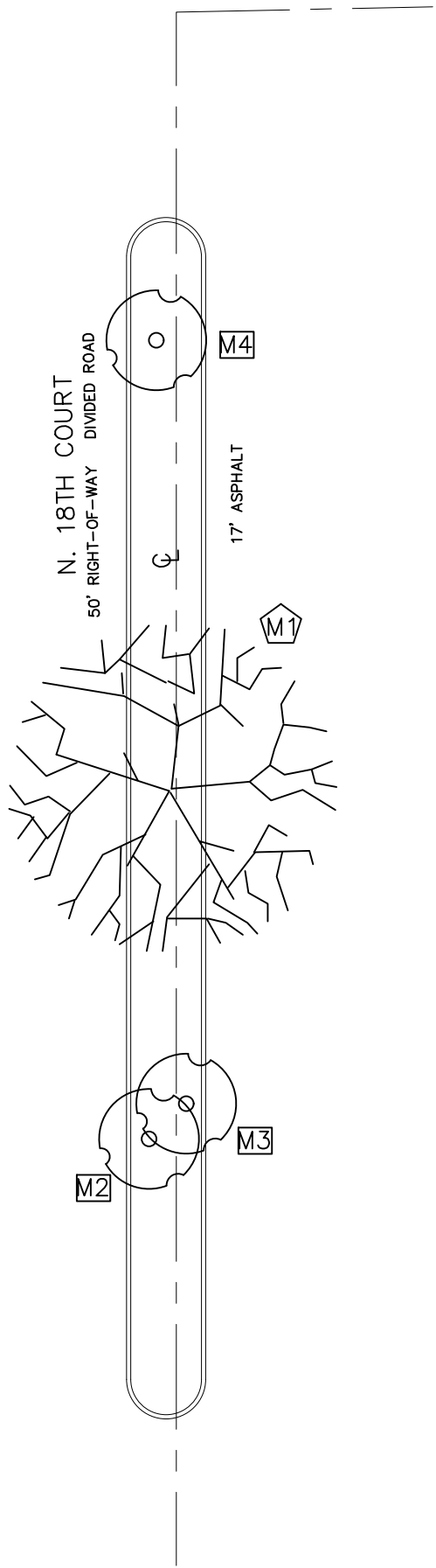
C9

9 OF 9

PROJECT NO.: 23-48



| Existing Tree List                            |  |            |               |              |           |                            |                        |             |
|---|--|------------|---------------|--------------|-----------|----------------------------|------------------------|-------------|
| Address: 1833 Dixieanna Street, Hollywood, FL |  |            |               |              |           |                            |                        |             |
| Date: 10/11/2023                              |  |            |               |              |           |                            |                        |             |
| Appraiser: Thomas White, ASLA-ISA             |  |            |               |              |           |                            |                        |             |
| ISA Arborist FL-5248A                         |  |            |               |              |           |                            |                        |             |
| Tree #  | (Botanical Name / Common Name)                     | Ht. (Feet) | Spread (Feet) | DBH (Inches) | Condition | DBH Removed (Inches)       | DBH To Remain (Inches) | Disposition |
| 1   | Plumeria spp. / Frangipani                         | 8          | 6             | 2            | Fair      | 2                          |                        | Remove      |
| 2   | Plumeria spp. / Frangipani                         | 12         | 18            | 6            | Fair      | 6                          |                        | Remove      |
| 3   | Senna surattensis / Glaucous Cassia                | 8          | 6             | 1            | Fair      | 1                          |                        | Remove      |
| 4   | Cordia sebestena / Orange Geiger                   | 18         | 10            | 3            | Fair      | 3                          |                        | Remove      |
| 5   | Quercus virginiana / Live Oak                      | 35         | 40            | 21           | Poor      | 21                         |                        | Remove      |
| 6   | Plumeria spp. / Frangipani                         | 10         | 8             | 4            | Fair      | 4                          |                        | Remove      |
| 7   | Conocarpus erectus / Green Buttonwood              | 20         | 6             | 5            | Very Poor | 5                          |                        | Remove      |
| 8   | Conocarpus erectus / Green Buttonwood              | 20         | 15            | 16           | Poor      | 16                         |                        | Remove      |
| 9   | Conocarpus erectus / Green Buttonwood              | 20         | 6             | 5            | Poor      | 5                          |                        | Remove      |
| 10  | Conocarpus erectus ser. / Silver Buttonwood, Multi | 20         | 25            | 16           | Fair      | 16                         |                        | Remove      |
| N. 18th Court Median                          |  |            |               |              |           |                            |                        |             |
| M1  | Bucida buceras / Black Olive                       | 30         | 30            | 28           | Poor      | 28                         |                        | Remove      |
|   |  |            |               |              |           | DBH Removed                | 107                    |             |
| Existing Palm List                            |  |            |               |              |           |                            |                        |             |
| Palm #  | (Botanical Name / Common Name)                     | Ht. (Feet) | C.T. (Feet)   | DBH (Inches) | Condition | Replacement Palms          |                        |             |
| 11  | Sabal palmetto / Cabbage Palm                      | 20         | 15            | 3            | Good      | 1                          |                        | Remove      |
| 12  | Dypsis lutescens / Areca Palm                      | 20         | 0             | 16           | Fair      | 1                          |                        | Remove      |
| 13  | Dypsis lutescens / Areca Palm                      | 20         | 0             | 16           | Fair      | 1                          |                        | Remove      |
| 14  | Ptychosperma elegans / Solitaire Palm              | 20         | 15            | 3            | Fair      | 1                          |                        | Remove      |
| 15  | Syagrus romanzoffiana / Queen palm                 | 22         | 16            | 10           | Poor      | 1                          |                        | Remove      |
| 16  | Syagrus romanzoffiana / Queen palm                 | 18         | 12            | 4            | Poor      | 1                          |                        | Remove      |
| 17  | Syagrus romanzoffiana / Queen palm                 | 14         | 8             | 4            | Poor      | 1                          |                        | Remove      |
| 18  | Sabal palmetto / Cabbage Palm                      | 20         | 12            | 4            | Good      | 1                          |                        | Remove      |
| 19  | Wodyetia bifurcata / Foxtail Palm                  | 16         | 12            | 4            | Poor      | 1                          |                        | Remove      |
| 20  | Cocos nucifera / Coconut Palm                      | 20         | 2             | 14           | Good      | 1                          |                        | Remove      |
| 21  | Cocos nucifera / Coconut Palm                      | 20         | 2             | 16           | Good      | 1                          |                        | Remove      |
| 22  | Sabal palmetto / Cabbage Palm                      | 26         | 20            | 12           | Good      | 1                          |                        | Remove      |
| N. 18th Court Median                          |  |            |               |              |           |                            |                        |             |
| M2  | Sabal palmetto / Cabbage Palm                      | 15         | 20            | 8            | Poor      | 1                          |                        | Remove      |
| M3  | Sabal palmetto / Cabbage Palm                      | 15         | 20            | 8            | Poor      | 1                          |                        | Remove      |
| M4  | Sabal palmetto / Cabbage Palm                      | 20         | 25            | 8            | Poor      | 1                          |                        | Remove      |
|   |  |            |               |              |           | Replacement Palms Required | 15                     |             |



Denotes Existing Trees

Denotes Existing Palms

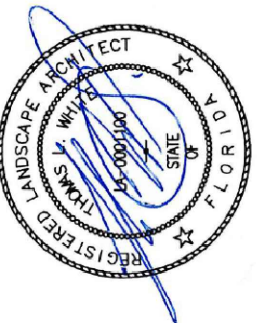
**Sunshine811**

Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

**GUARDIAN**

PROPERTIES



DRAWN: TW  
CHECKED: TW  
DATE: 10-12-2023  
SCALE: 1"=20'

Sheet No.  
**L-1**  
Sheet 1 Of 3

Tree Survey / Disposition Plan

**Dixieanna Apartments**

1822 Dixieanna Street  
Hollywood, Florida 33020

REVISIONS

THOMAS WHITE, ASLA-ISA  
LANDSCAPE ARCHITECT, LEED GREEN  
ASSOCIATE, CERTIFIED ARBORIST  
[tcwhite@bellsouth.net](mailto:tcwhite@bellsouth.net)  
954-253-2265



## GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks  $\frac{1}{2}$ " or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be filled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare is slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.

All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

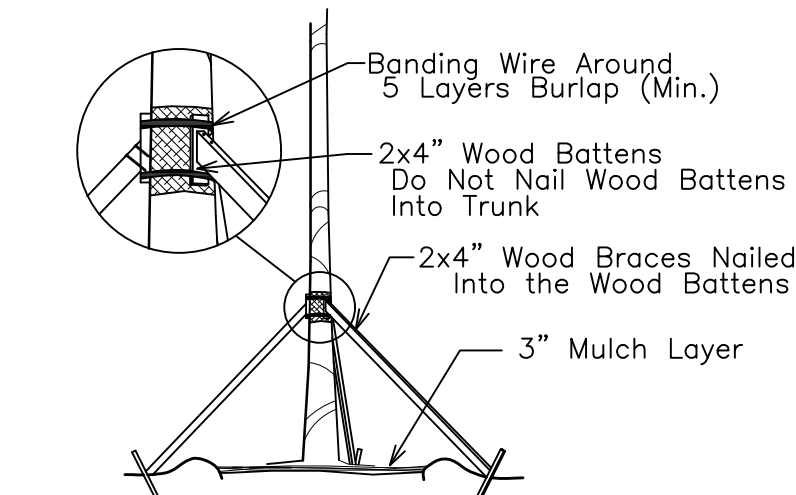
Please refer to the planting details for a graphic representation of the above notes. All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.

No landscape substitutions shall be made without the City of Hollywood approval.

No tree removal or planting allowed until sub permits are fully approved by city.

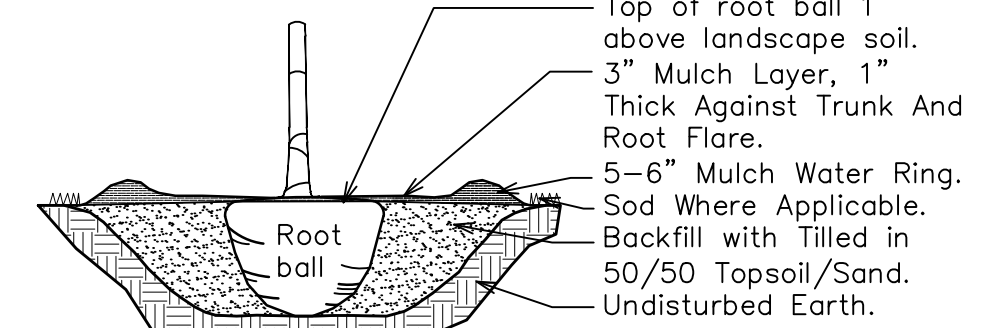
Submit all submittals to owner, general contractor and landscape architect for review.

Proposed landscaping will not adversely affect proposed onsite stormwater runoff retention swales around property perimeter.



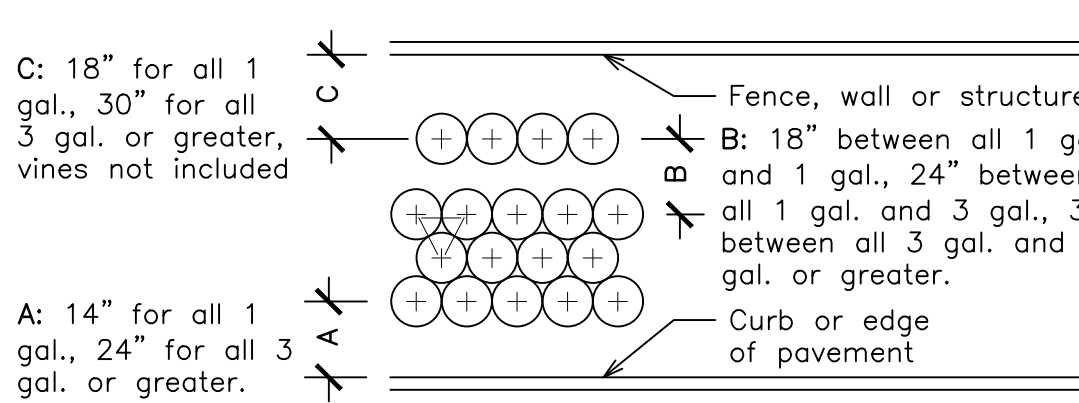
## TREE/PALM BRACING DETAIL

NTS



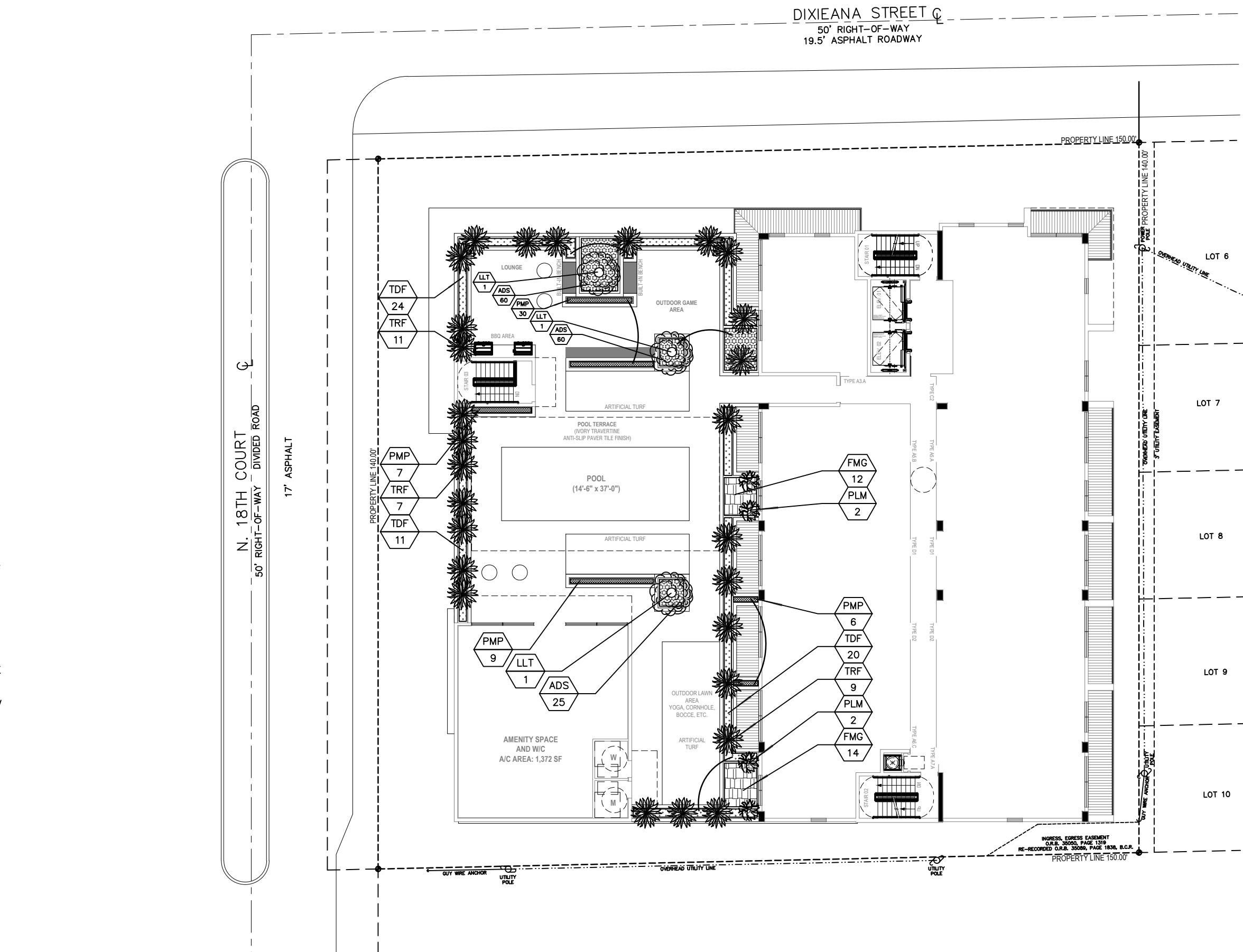
## TREE/PALM PLANTING DETAIL

NTS



## TYPICAL SHRUB SPACING DETAIL

NTS

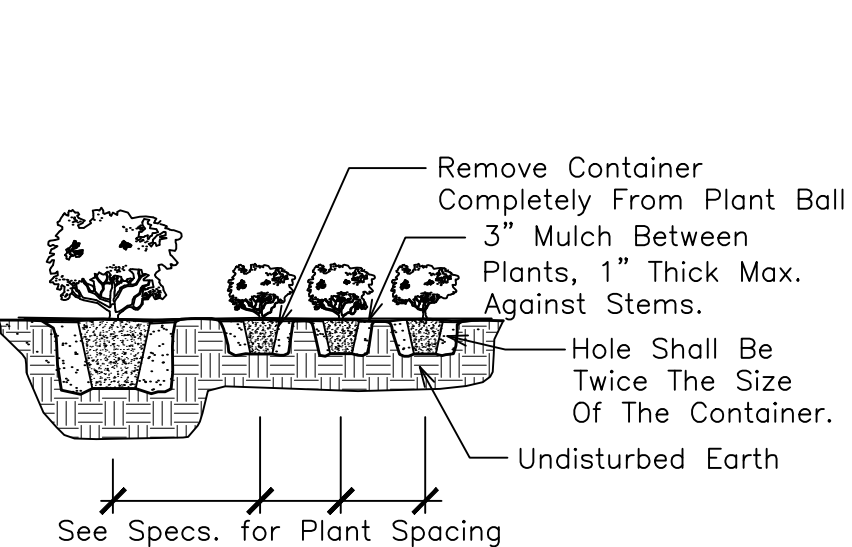


## ROOFTOP POOL AREA

## CITY OF HOLLYWOOD PLANTING CALCULATIONS

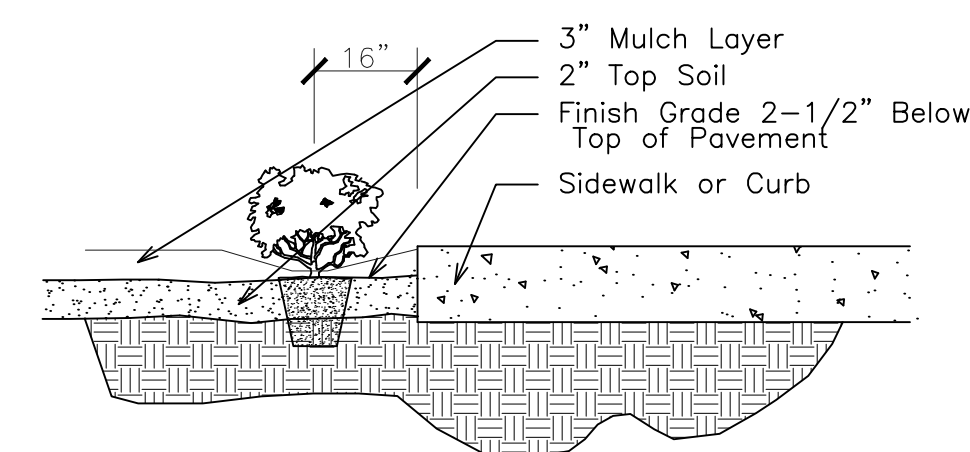
4.6 RAC

| Code     | Street Trees        | One Per 30 LF of Street Frontage             | Required  | Provided  |
|----------|---------------------|--|-----------|-----------|
| 4.d.(3)1 | 150 LF              | Feet of Dixiana Street                       |           |           |
|          | 140 LF              | Feet of North 18th Court                     |           |           |
|          | 290                 | Total  | 10        | 10        |
| 4.d.(3)2 | 5' Landscape Buffer | Required and Provided. One Tree per 20 LF    |           |           |
|          | 290 LF              | Perimeter of South and East Boundaries       | 15        | 15        |
| 4.d.(3)5 | 5' Landscape Buffer | Required and Provided. 42" Landscape Element |           |           |
|          | 290 LF              | Perimeter of South and East Boundaries       | 42" Hedge | 42" Hedge |
| 4.d.(3)9 | One Tree per every  | 1,000 square feet of Pervious Area           |           |           |
|          | 4,340 SF            | of Ground Floor Pervious Area.               | 5         | 5         |
|          |                     | Total Trees                                  | 30        | 30        |



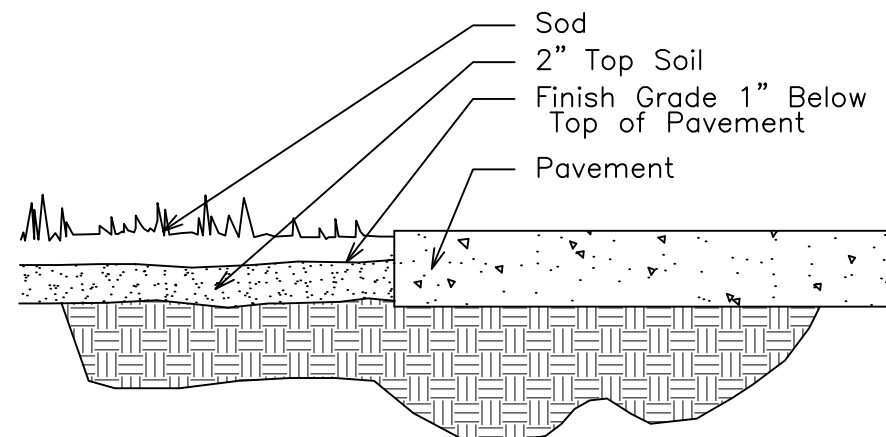
## SHRUB PLANTING DETAIL

NTS



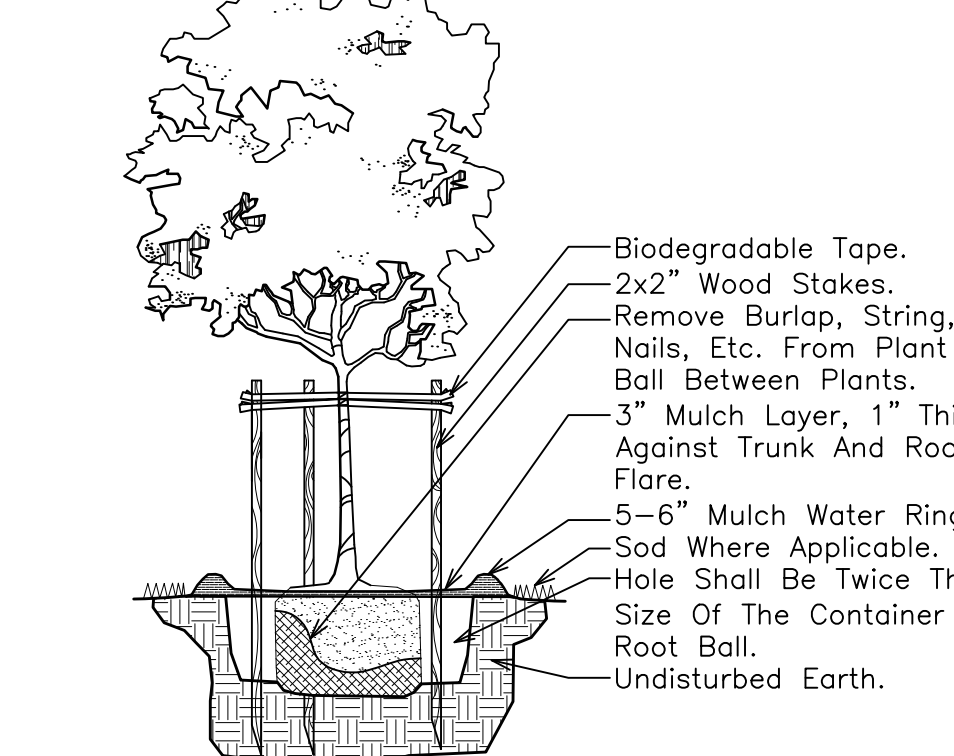
## SHRUB INSTALLATION DETAIL

NTS



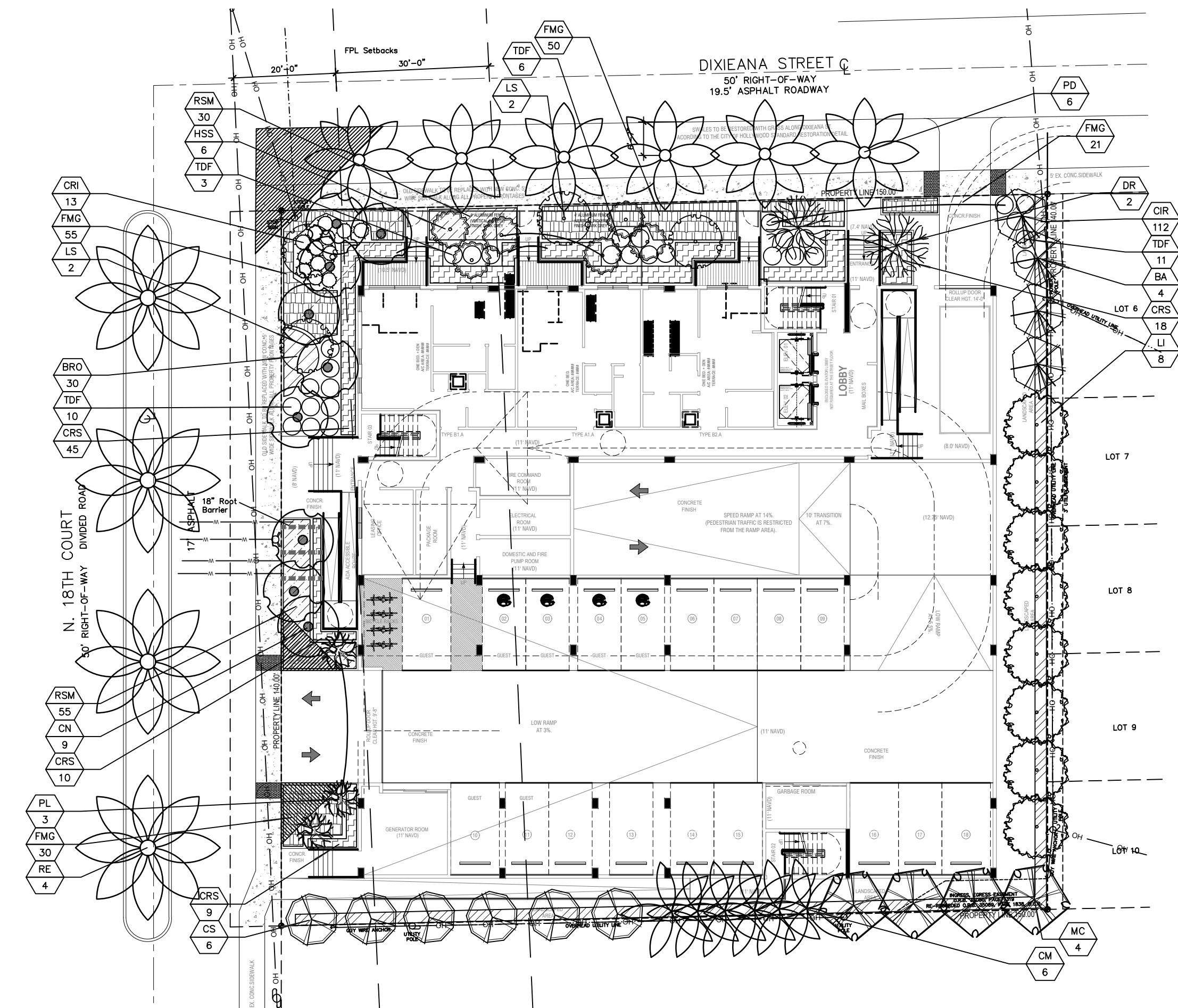
## SOD INSTALLATION DETAIL

NTS



## SMALL TREE PLANTING DETAIL

NTS



## GROUND FLOOR AREA

## 1822 Dixiana Street Plant List

| Code                      | Drought | QTY.  | Botanical Name / Common Name                            | Specifications   |                                |    |
|---------------------------|---------|-------|---|--|--------------------------------|----|
| PROPOSED TREES / PALMS    |         |       |   |  |                                |    |
| BA                        |         | V     | 4   | Bulnesia arborea / Verawood                                      | 12'x5-6', 2' DBH, Sng. Trunk   |    |
| CS                        | (N)     | V     | 6   | Cordia sebestena / Orange Geiger                                 | 12'x5-6', 2' DBH, Sng. Trunk   |    |
| DR                        |         | V     | 2   | Delonix regia / Royal Poinciana                                  | 12'x5-6', 2' DBH, Sng. Trunk   |    |
| LS                        |         | V     | 4   | Lagerstroemia speciosa / Queen's Crape Myrtle                    | 12'x5-6', 2' DBH, Sng. Trunk   |    |
| MC                        | (N)     | V     | 4   | Myrica cerifera / Wax Myrtle                                     | 12'x5-6', 2' DBH, Sng. Trunk   |    |
| PD                        |         | V     | 6   | Phoenix dactylifera / Medjool Date Palm                          | 12' CT                         |    |
| RE                        | (N)     | V     | 4   | Roystonea elata / Cuban-Florida Royal Palm                       | 15-16' GW                      |    |
|                           |         |       | 30  | Total Site Trees   |                                |    |
|                           |         |       | 14  | Native Trees   |                                |    |
|                           |         |       | 47%   | Native Trees   |                                |    |
| MITIGATION TREE LIST      |         |       |   |  |                                |    |
| Code                      | Drought | QTY.  | Botanical Name / Common Name                            | Specifications   | Total                          |    |
| LI                        |         | V     | 8   | Lagerstroemia indica / Crape Myrtle                              | 12'x5-6', 2' DBH, Sng. Trunk   | 16 |
| PL                        |         | V     | 3   | Polyalthia longilolia 'Pendula' / Mast Tree                      | 12'x5-6', 2' DBH, Sng. Trunk   | 6  |
|                           |         |       |   | Total DBH Added  | 22                             |    |
|                           |         |       |   | Total DBH Removed  | 107                            |    |
|                           |         |       |   | DBH Deficiency   | 85                             |    |
|                           |         |       |   | Payment Into the Tree Trust Fund @ \$350 per every 2" = \$14,875 |                                |    |
| MITIGATION PALM LIST      |         |       |   |  |                                |    |
| Code                      | Drought | QTY.  | Botanical Name / Common Name                            | Specifications   | Total                          |    |
| CM                        |         | V     | 6   | Caryota mitis / Fishtail Palm                                    | 14' OA Ht., Multi              | 15 |
| CN                        |         | V     | 9   | Cocos nucifera / Coconut Palm                                    | 12' CT                         | 15 |
|                           |         |       |   | Total Palms Added  | 15                             |    |
|                           |         |       |   | Total Palms Removed  | 15                             |    |
|                           |         |       |   | Palms Deficiency   | 0                              |    |
| ACCENTS / HEDGES / SHRUBS |         |       |   |  |                                |    |
| CIR                       | (N)     | V     | 112   | Chrysobalanus icaco 'Red Tip' / Coccolupum                       | 42-48'x 24-30', 30" OC         |    |
| CRI                       | (N)     | V     | 13  | Cinrum augustum / 'Queen Emma' Cinrum                            | 3'x3'                          |    |
| CRS                       | (N)     | V     | 82  | Clusia rosea / 'Small Leaf' Clusia                               | 48'x 24', 36" OC               |    |
| HSS                       |         | V     | 6   | Hibiscus sp. / Hibiscus Std., Pink & Red                         | 5'6" OA Ht., 2' CT, Sng. Trunk |    |
| LLT                       |         | V     | 3   | Ligustrum lucidum / Tree Ligustrum                               | 8' Ht.x4-5' Spr., Multi        |    |
| PLM                       |         | V     | 4   | Polyalthia longilolia 'Pendula' / Mast Tree                      | 8' OA Ht.                      |    |
| PMP                       |         | V     | 52  | Podocarpus neriifolia / Podocarpus                               | 24"x 18", 20-24" OC            |    |
| TDF                       | (N)     | V     | 85  | Tripsacum dactyloides / Fakahatchee Grass                        | 24-30'x 24-30', 42-48" OC      |    |
| TRF                       | (N)     | V     | 27  | Thrinax radiata / Florida Thatch Palm                            | 6' OA Ht.                      |    |
|                           |         |       | 357   | Total Shrubs   |                                |    |
|                           |         |       | 357   | Native Shrubs  |                                |    |
|                           |         |       | 100%  | Native Shrubs  |                                |    |
| GROUND COVERS / SOD       |         |       |   |  |                                |    |
| ADS                       |         | V     | 145   | Asparagus densiflorus 'Myers' / Foxtail Fern                     | 18" Spr., 24" OC               |    |
| BRO                       |         | V     | 30  | Jasminum volubile / Wax Jasmine                                  | 18" Spr., 24" OC               |    |
| FMG                       |         | V     | 182   | Ficus microcarpa / Green Island Ficus                            | 18" Spr., 24" OC               |    |
| LME                       |         | V     | 28  | Liriope muscari / 'Evergreen Giant' Liriope                      | 12" OA Ht., 10-12" OC          |    |
| RSM                       |         | V     | 85  | Ruellia simplex, Mexican petunia                                 | 15" OA Ht., 18" OC             |    |
| SOD                       | M       | By GC | S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto' | Solid application - no gaps between seams                        |                                |    |

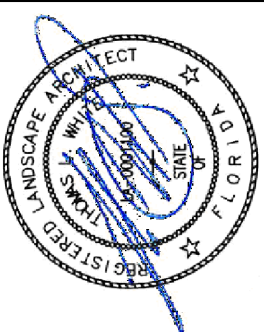


**GUARDIAN**  
PROPERTIES

**Sunshine811**

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
Check positive response codes before you dig!

Landscape Permit Plan  
**Dixieanna Apartments**  
1822 Dixiana Street  
Hollywood, Florida 33020



DRAWN:  
TW  
CHECKED:  
TW  
DATE:  
10-12-2023  
SCALE: 1"=20'

Sheet No.

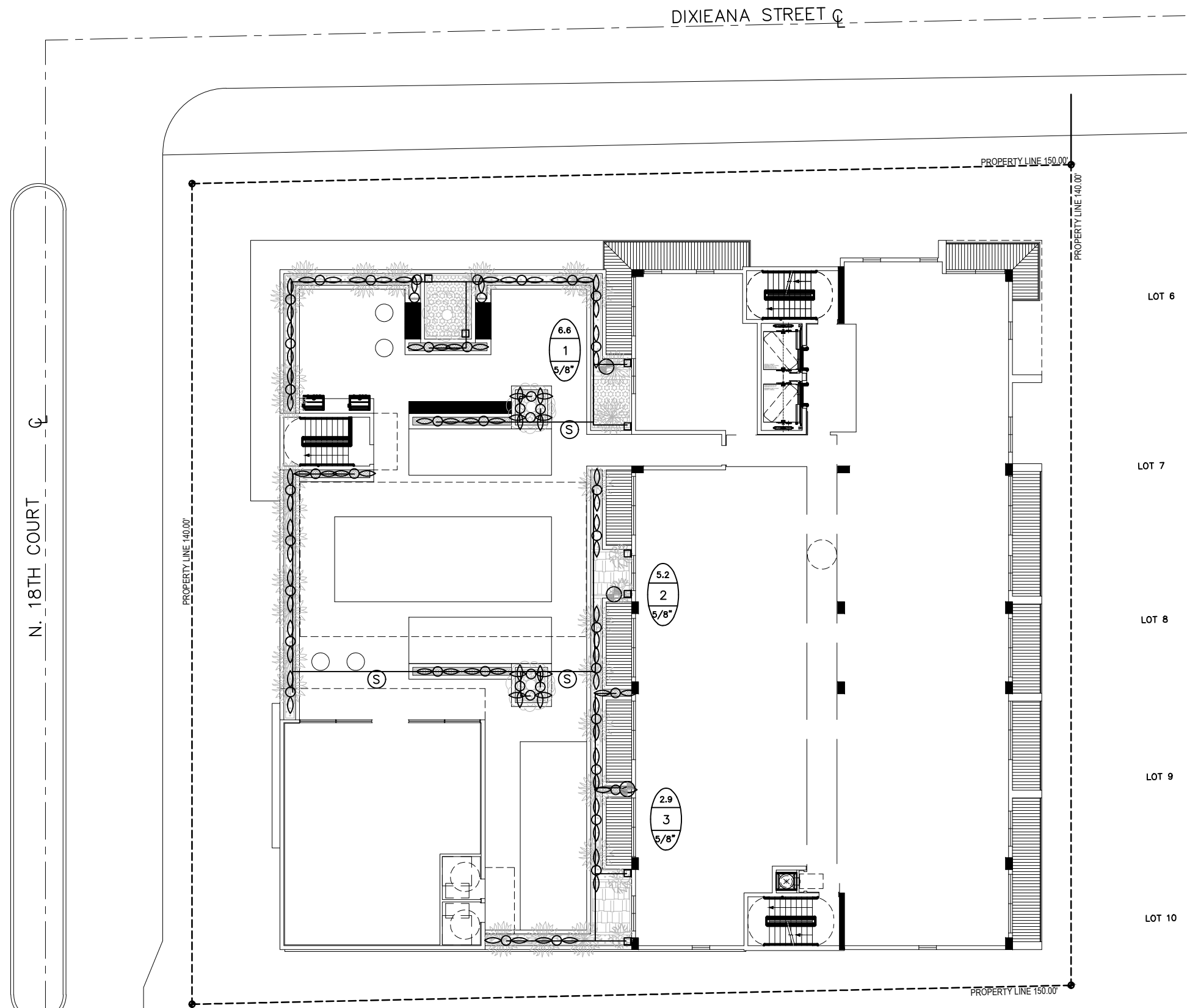
**L-2**  
Sheet 2 Of 2



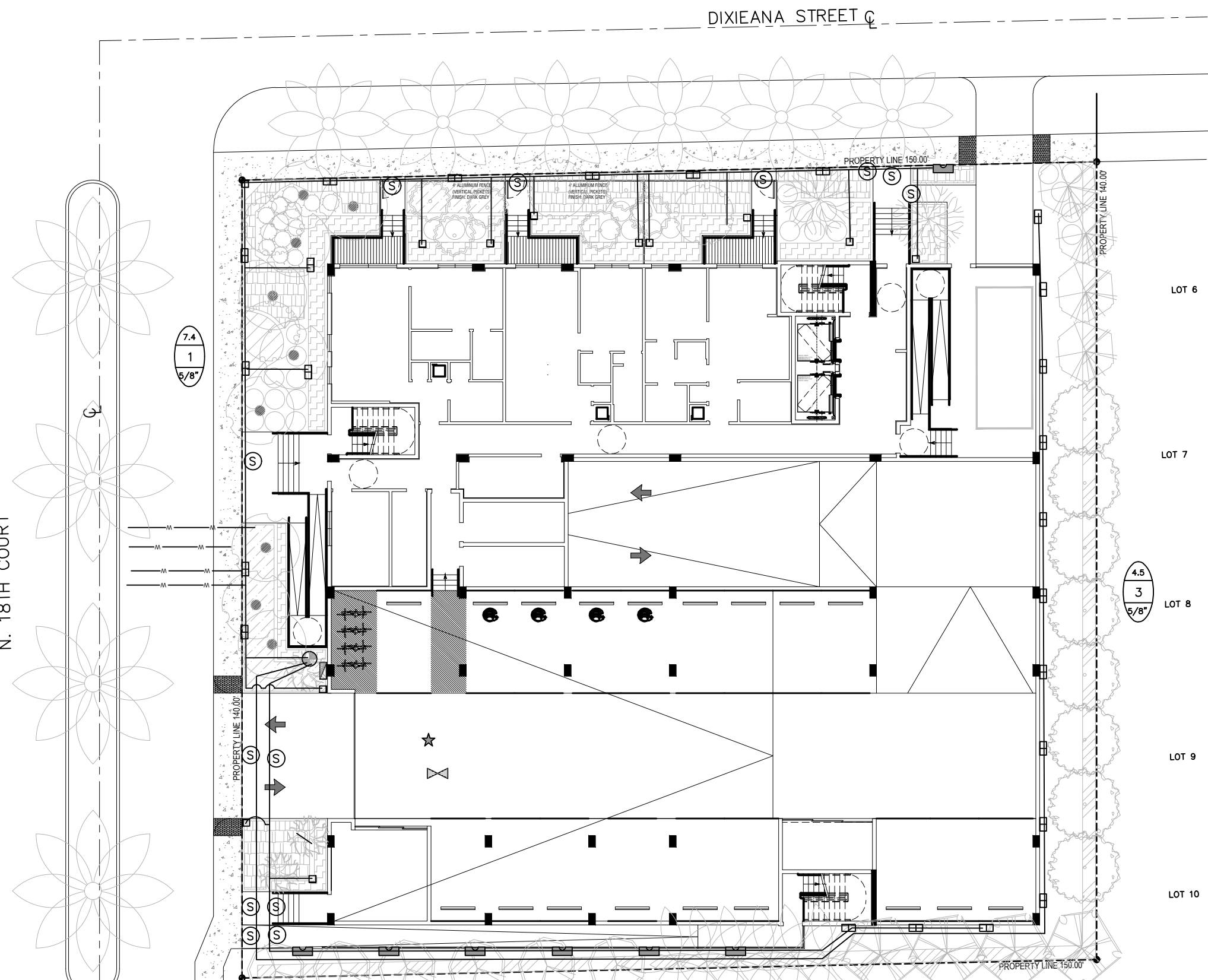
IRRIGATION LEGEND:

- LATERAL ZONE LINES.
- GROUND FLOOR CONTROLLER – Intermatic 4 station controller.  
Mini Klik automatic rain sensor shutoff switch mounted outside on eave of structure.
- GROUND FLOOR ZONE VALVE – Firco 4 Station Indexing.
- ROOFTOP ZONE VALVE – Hunter 2 Station PGV Series Smart Valve Battery Controller.
- PROPOSED 3/4" CITY WATER METER.
- SLEEVES – Sch. 40, 2 Sizes Larger.  
NOTE – Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
- 6" POP-UP SPRAY – Hunter MP Rotator Series: Nozzles as Shown.
- MP800  
6-12'  
Radius
- 90 Q □  
180 H ▢
- SS-530 5 x 30'  
ES-515 5 x 15'
- 6" POP-UP STREAM BUBBLER – Hunter 5-CST-B 5'R.
- 0.0 GPM  
1 ZONE #  
1" VALVE SIZE

ROOFTOP POOL AREA



GROUND FLOOR AREA



IRRIGATION NOTES:

Piping:  
Main Lines: PVC SCH 40 Solvent Weld.  
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.  
All pipe is 3/4 in. unless noted.  
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC. 1-1/4".

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.  
Sleeving under pavement = 24 in. depth, min.  
Suction Line = 24 in. depth, nominal.  
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

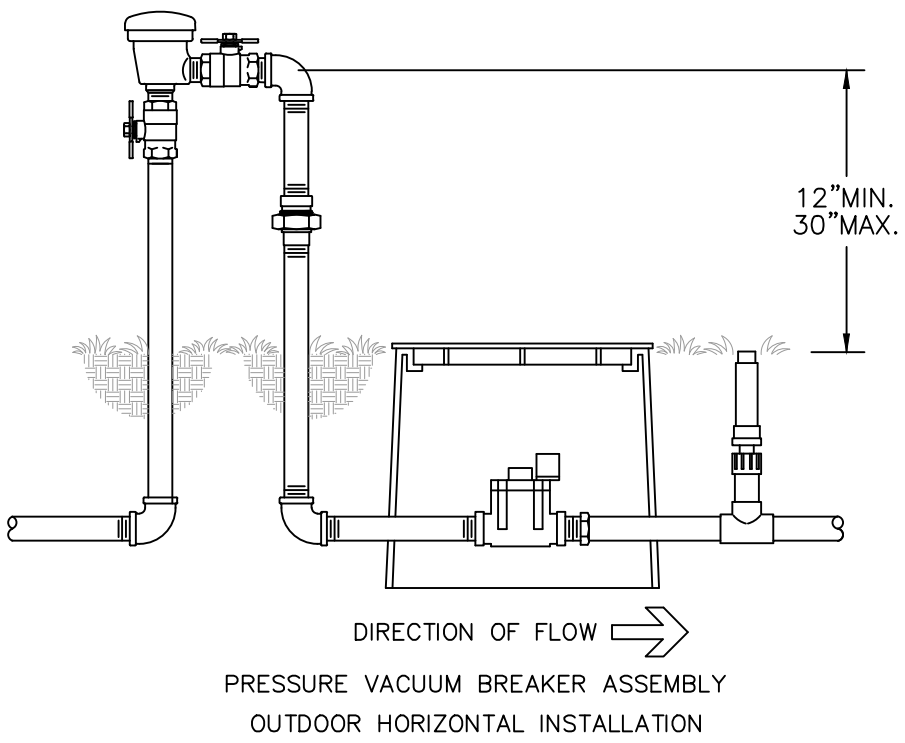
Control Wires: AWG 14 for all hot wires and AWG 12 for common.  
Solid copper type UF UL listed for direct burial.  
Run wires under main.  
Run spares, two min.  
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.  
Common shall be white, hot shall be red or color coded  
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit..

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

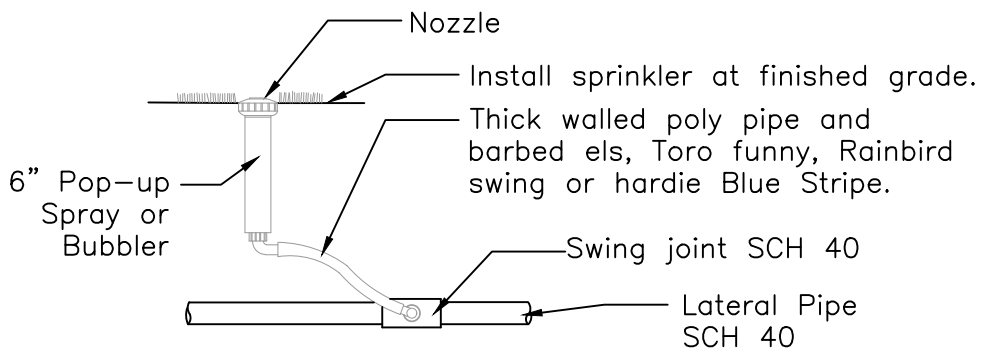
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

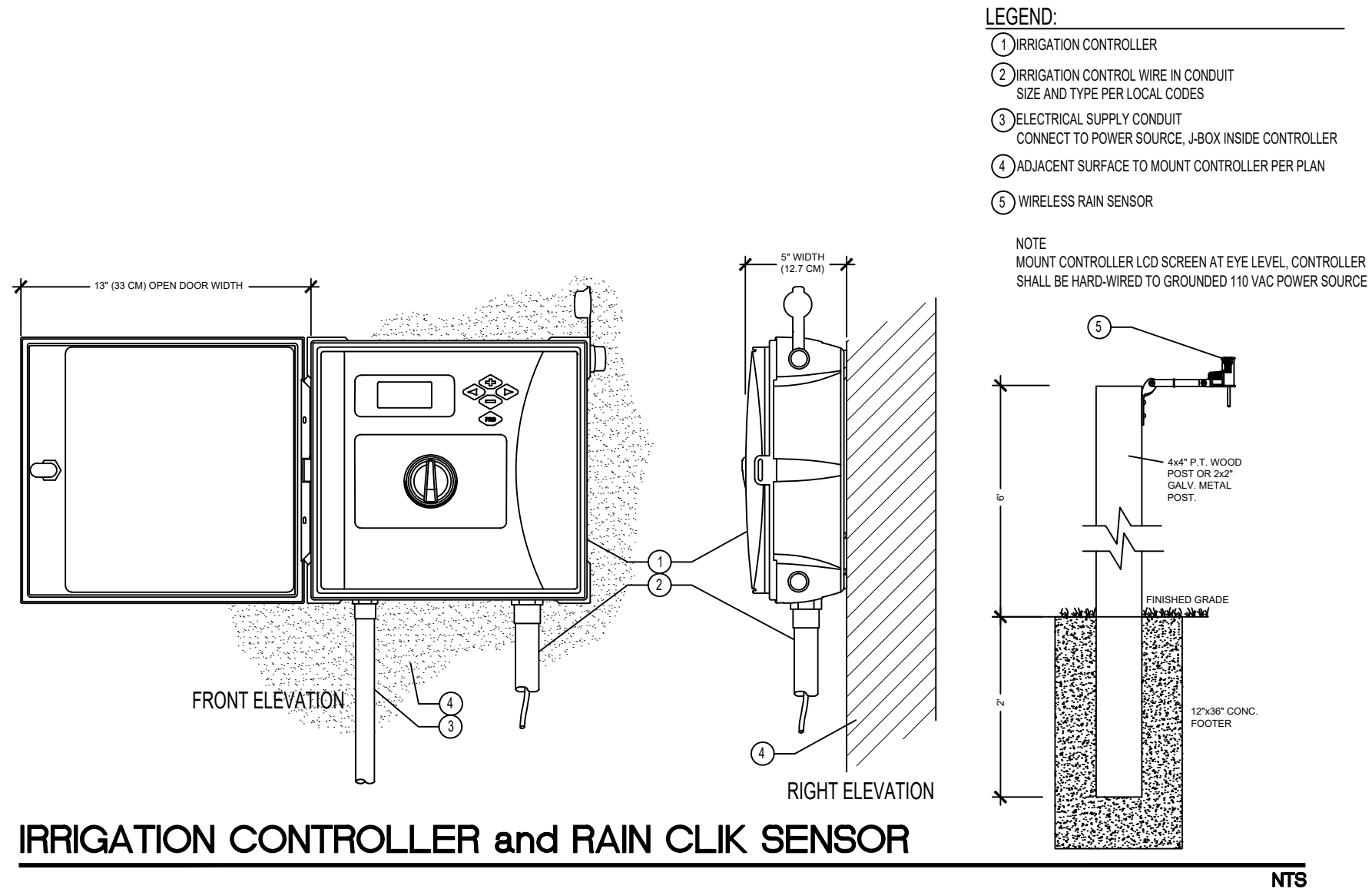
Contractor shall verify all underground utilities prior to commencement of work.



WILKINS MODEL 720A or Approved Equal  
NTS



6" Pop-up Spray / Bubbler Detail  
NTS



IRRIGATION CONTROLLER and RAIN KLIK SENSOR  
NTS

**Sunshine811**

Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.

*Check positive response codes before you dig!*

**GUARDIAN**  
PROPERTIES



Irreign Permit Plan  
**Dixieanna Apartments**  
1822 Dixieanna Street  
Hollywood, Florida 33020

THOMAS WHITE, ASLA-ISA  
LANDSCAPE ARCHITECT, LEED GREEN  
ASSOCIATE, CERTIFIED ARBORIST  
tcwhite@bellsouth.net  
954-253-2265

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |
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DRAWN:  
TW  
CHECKED:  
TW  
DATE:  
10-12-2023  
SCALE: 1"=20'

Sheet No.  
**L-3**  
Sheet 3 Of 3