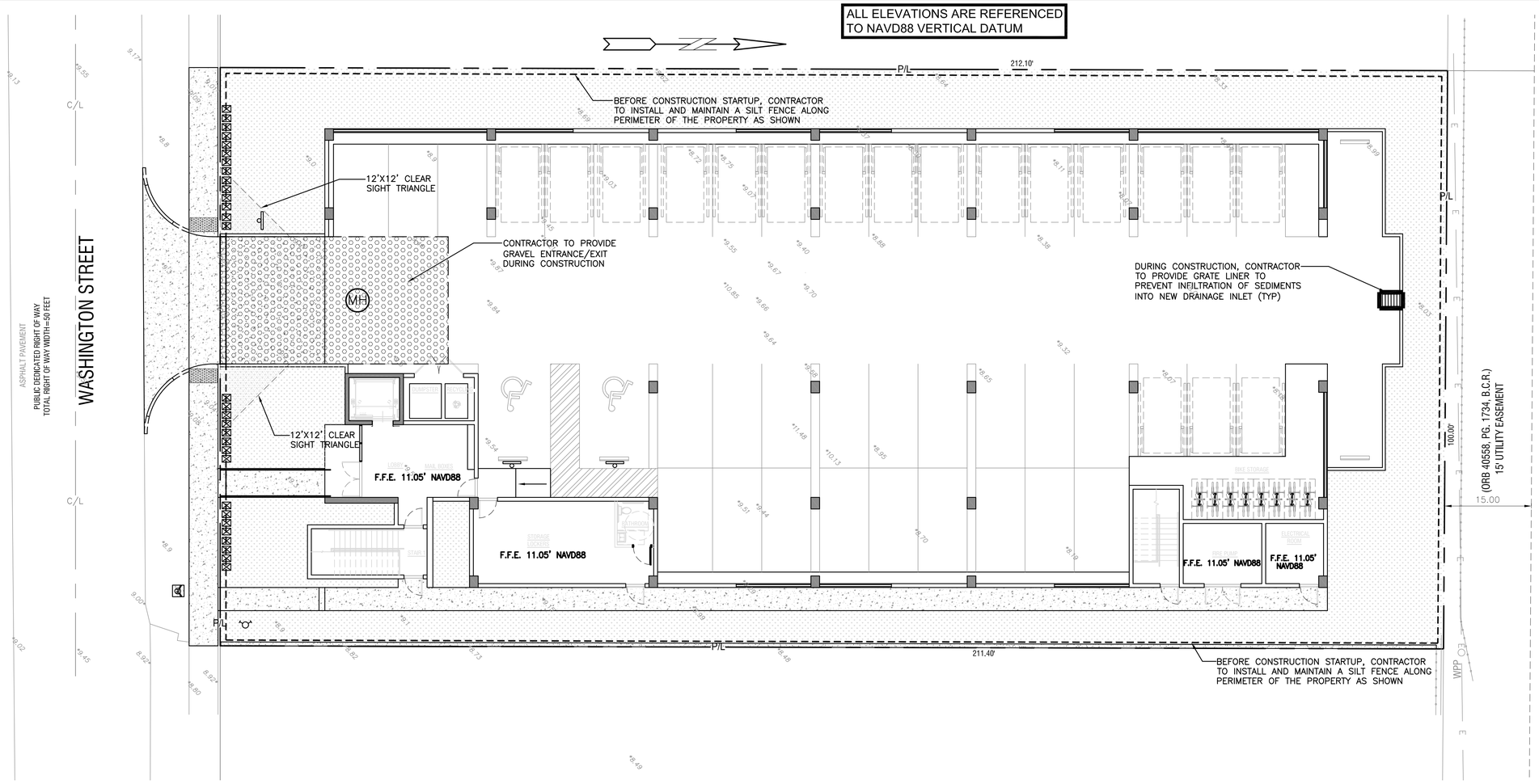


LEGEND

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

BMP NOTES:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

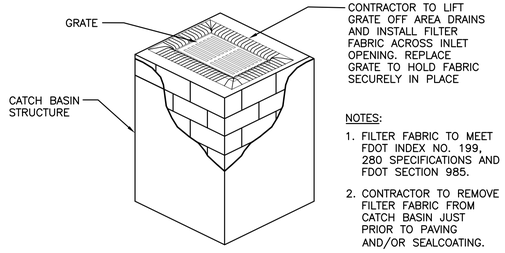
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

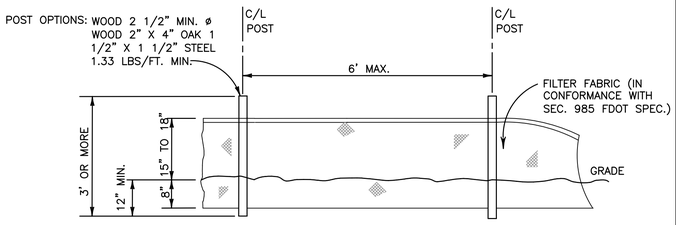


NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



TYPE III SILT FENCE

NTS

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11–13–20

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS		
NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302–7693
wzephyreng@gmail.com
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WASHINGTON APARTMENTS
2323 WASHINGTON STREET
HOLLYWOOD, FL

P.E.#:76036

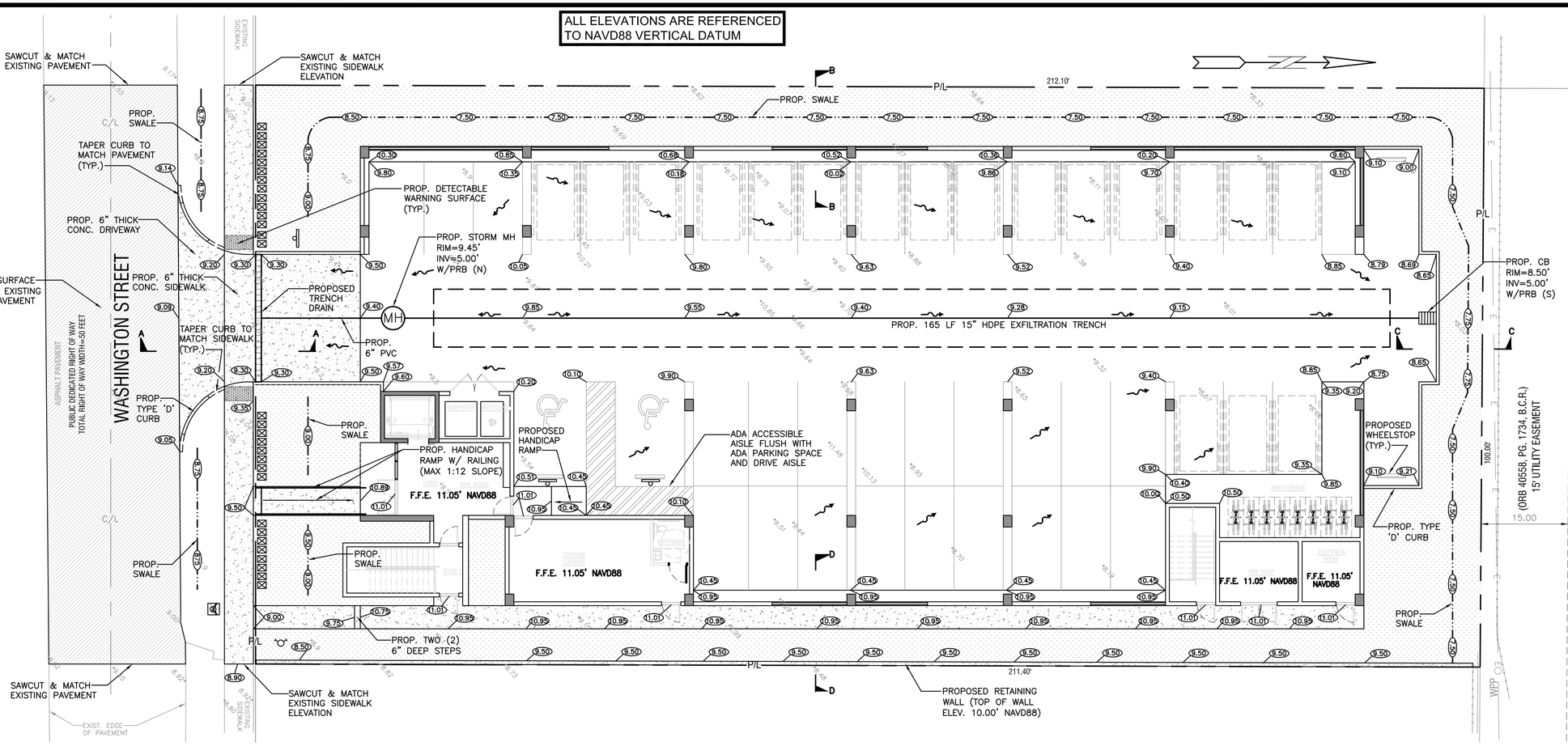
DATE: 11/3/20

SCALE: 1"=10'

SHEET NO.: C1
1 OF 7

PROJECT NO.: 20–70

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

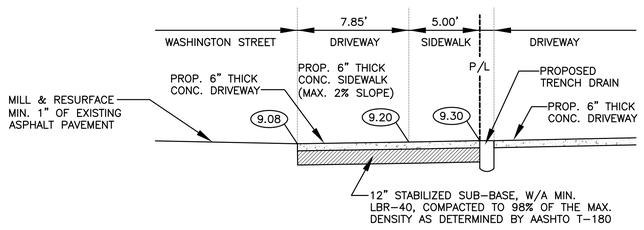


LEGEND

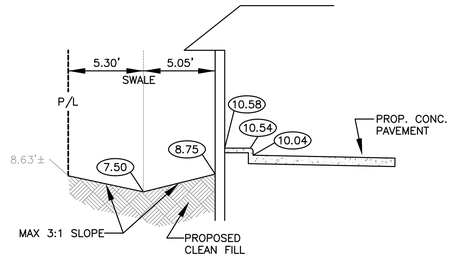
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +9.07 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

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.



TYPICAL SECTION A-A
N.T.S.



TYPICAL SECTION B-B
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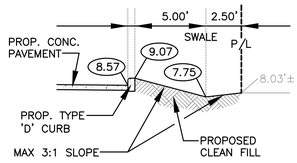
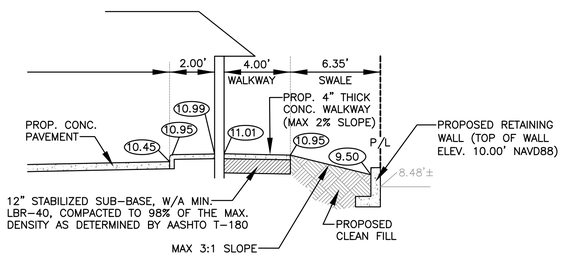


TYPICAL SECTION C-C
N.T.S.



TYPICAL SECTION D-D
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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-13-20

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
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wzephyreng@gmail.com
CA#-31158

WASHINGTON APARTMENTS
2323 WASHINGTON STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 11/3/20
SCALE: 1"=10'
SHEET NO.: C2
2 OF 7
PROJECT NO.: 20-70

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

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 DETER-MINE 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
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION 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 GRADIATION 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
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT –

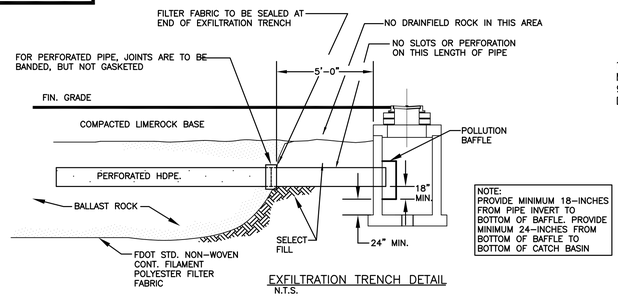
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    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.



EXFILTRATION TRENCH DETAIL
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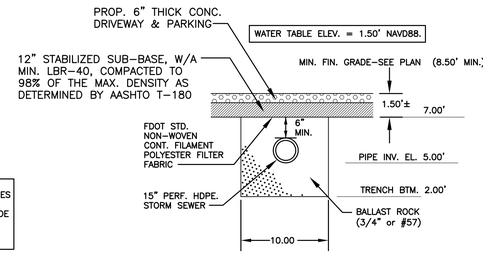
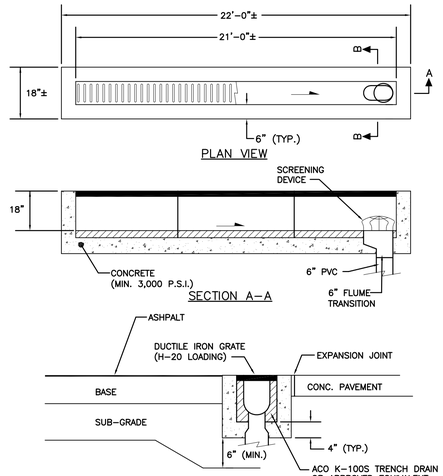


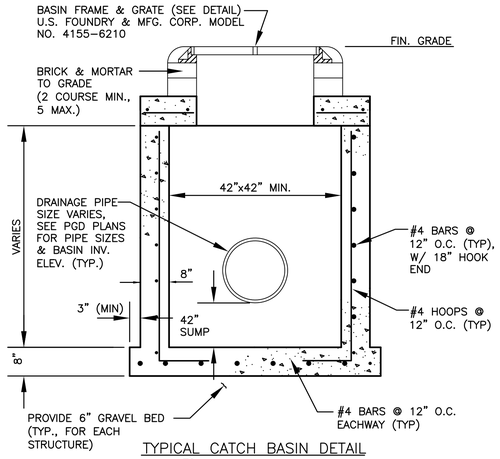
PROPOSED EXFILTR. TRENCH SECTION
N.T.S.



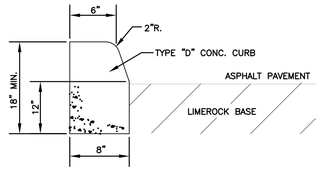
NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:

   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.

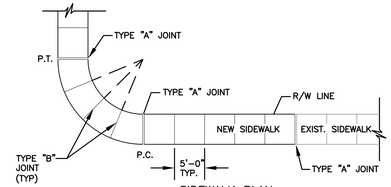
TRENCH DRAIN DETAIL
NTS



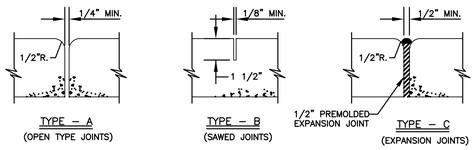
TYPICAL CATCH BASIN DETAIL
NTS



TYPE "D" CONCRETE CURB DETAIL
NTS



SIDEWALK PLAN
N.T.S.



SIDEWALK JOINTS
N.T.S.

TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	"T"
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

NOTES:
1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

TABLE OF SIDEWALK JOINTS

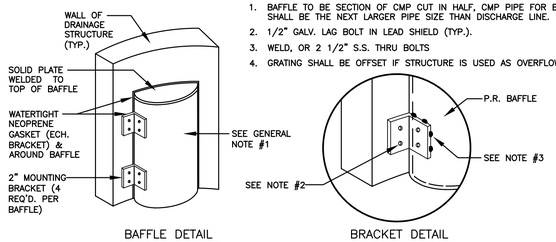
TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILIAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

* INSTALLED AT THE DISCRETION OF THE ENGINEER

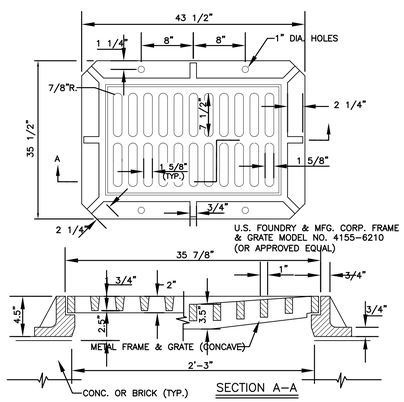
SIDEWALK DETAIL
NTS

GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



POLLUTION RETARDANT BAFFLE DETAIL
NTS



FRAME & GRATE DETAIL
NTS

CIVIL DETAILS

SCALE: N.T.S.

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11-13-20

REVISIONS

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WASHINGTON APARTMENTS
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HOLLYWOOD, FL

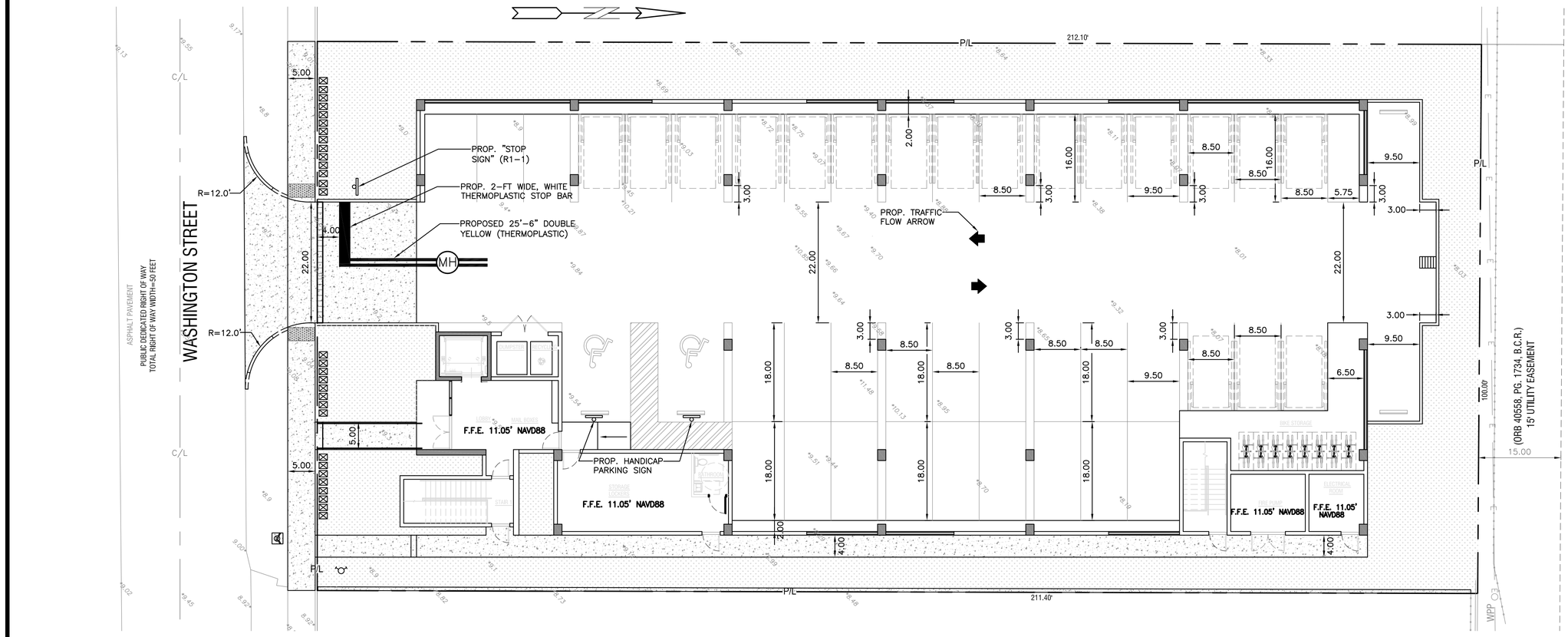
P.E.#:76036

DATE: 11/3/20

SCALE: N.T.S.

SHEET NO.: C3
3 OF 7

PROJECT NO.: 20-70



LEGEND

- PROPOSED CONCRETE
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- 8.90 PROPOSED GRADE
- 8.2' EXISTING ELEVATION
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- EXISTING CATCH BASIN
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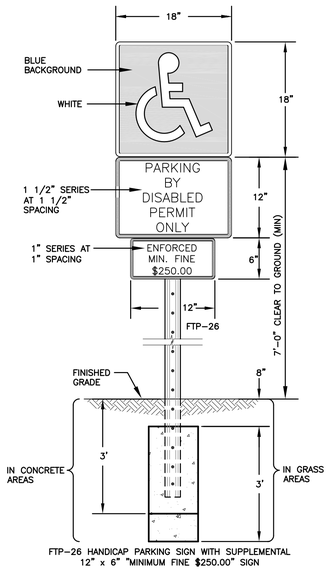
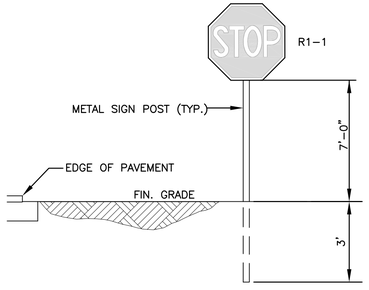
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

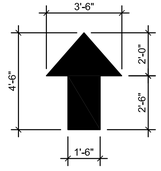
HANDICAP PARKING SIGN DETAIL
NTS



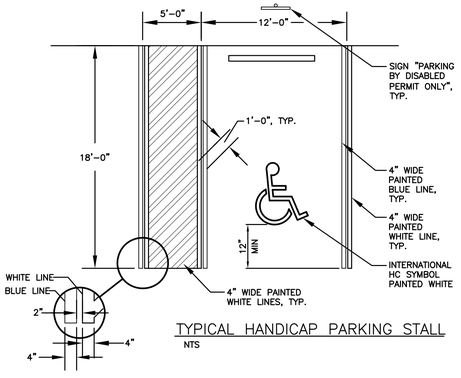
TYPICAL SIGN INSTALLATION DETAIL
NTS

TRAFFIC CONTROL ARROWS: DIRECTIONAL ARROWS PAINTED ON CONCRETE - SEE LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.



TRAFFIC CONTROL ARROWS DETAILS
N.T.S



TYPICAL HANDICAP PARKING STALL
NTS

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-13-20

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS

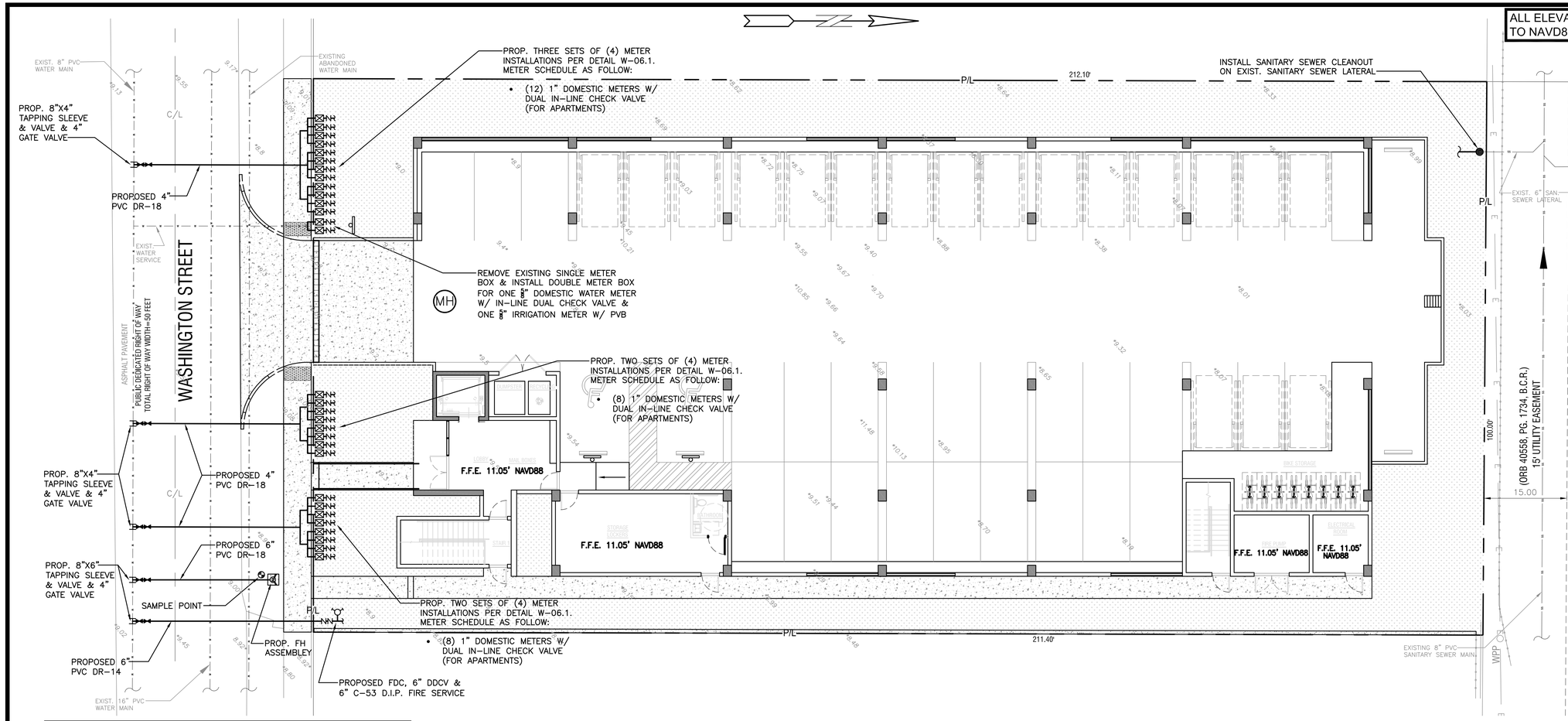
NO.	DATE	DESCRIPTION

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

WASHINGTON APARTMENTS
2323 WASHINGTON STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 11/3/20
SCALE: 1"=10'
SHEET NO.: C4
4 OF 7
PROJECT NO.: 20-70

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LEGEND

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

NO.	DATE	REVISIONS DESCRIPTION

ZEPHYR ENGINEERING
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(786)302-7693
wzephyreng@gmail.com
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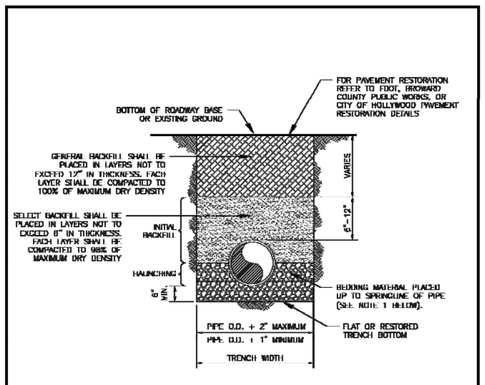
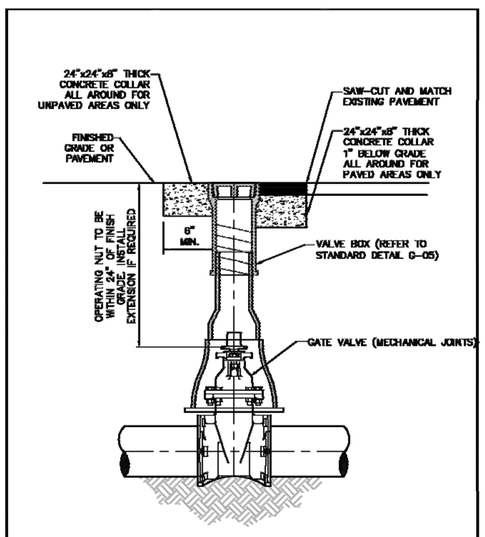


NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER UNSUITABLE MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D 3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS C 02 AND C 03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM HAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 29 RESIDENTIAL UNITS

WATER DEMAND
(29 RESIDENTIAL UNITS)X(141 GPD/UNIT)=**4,089 GPD**

WASTEWATER DEMAND
(29 RESIDENTIAL UNITS)X(100 GPD/UNIT)=**2,900 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)

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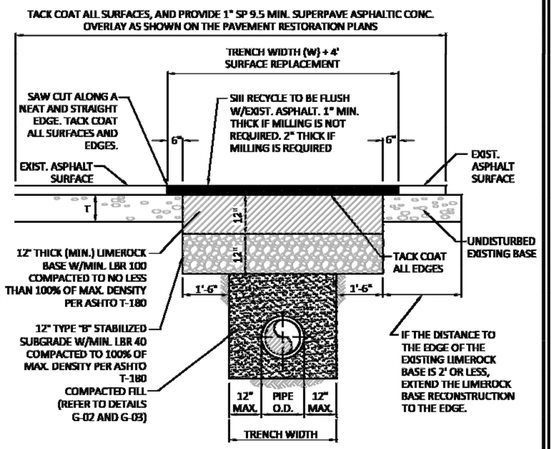
WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-13-20

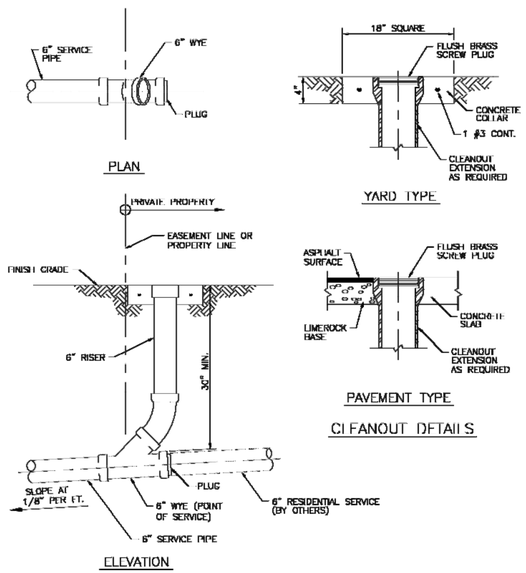
WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'

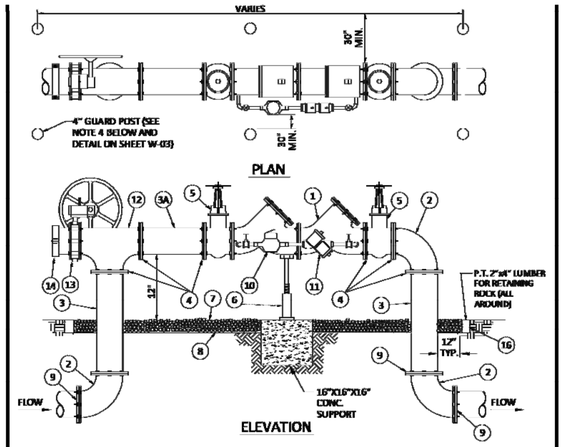
P.E.#:76036
DATE: 11/3/20
SCALE: 1"=10'
SHEET NO.: C5
5 OF 7
PROJECT NO.: 20-70



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		



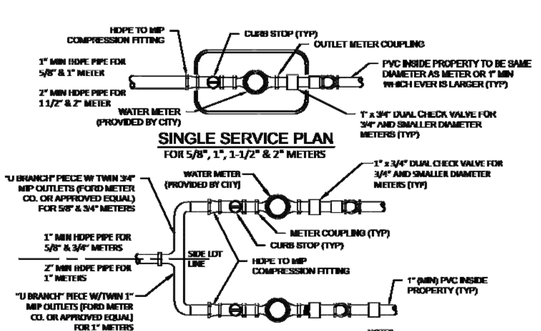
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4",6",8" BEND-90°	9	4	RESTRAINED JOINTS
3	2	4",6",8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4",6",8" D.I.P. SPOOL PIECE(24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4",6",8" FLANGE, D.I.P.	12	1	4", 6", 8" TEE
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	13	1	4", 6" 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK/ANCHORED			
7	N/A	PEA GRAVEL (4" DEEP)	14	1	4", 6", 8" CAP

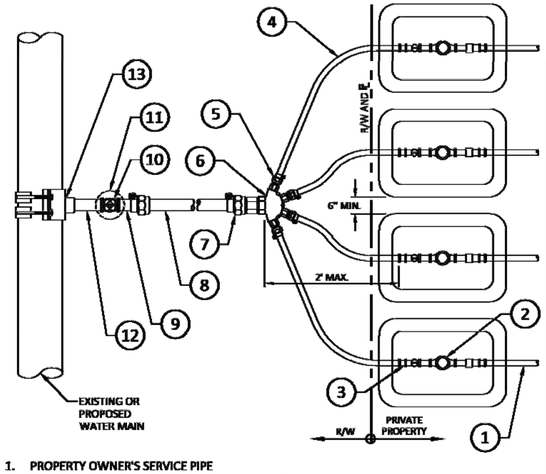
NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO. W-04
APPROVED: XXX		



NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



1. PROPERTY OWNER'S SERVICE PIPE
2. ⅝", ¾" OR 1" METER INSTALLATION (REFER TO "SINGLE SERVICE PLAN" ON STANDARD DETAIL W-06) (TYP. FOR 4)
3. COUPLING W/1" COMPRESSION FOR HDPE X ¾" MIP
4. 1" HDPE SERVICE PIPE TO METER (TYP. FOR 4)
5. COUPLING W/1" MIP X 1" COMPRESSION FOR HDPE (TYP. FOR 4)
6. MULTI-SERVICE "Y" W/SINGLE 2" FIP INLET AND (4)-1" FIP OUTLETS (MULTI SERVICE BRASS Y)
7. COUPLING WITH 2" COMPRESSION FOR HDPE X 2" MIP
8. 2" HDPE WATER SERVICE PIPE
9. COUPLING W/2" BRASS THREAD x 2" COMPRESSION FOR HDPE
10. PROP. 2" GATE VALVE W/2" OPERATING WHEEL
11. PROP. VALVE BOX W/LID AND RISER. FOR UNPAVED AREAS, INSTALL 24"x24"x8" THICK CONC. COLLAR
12. PROPOSED 2" BRASS NIPPLE
13. PROP. DOUBLE STRAP SERVICE SADDLE FOR D.I.P. OR BAND SADDLE FOR PVC
14. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: FAM	METER BANK INSTALLATION FOR FOUR ⅝", ¾" AND/OR 1" METERS	DRAWING NO. W-06.1
APPROVED: XXX		

WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ⅝" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: FAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		

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11-13-20

WATER & SEWER DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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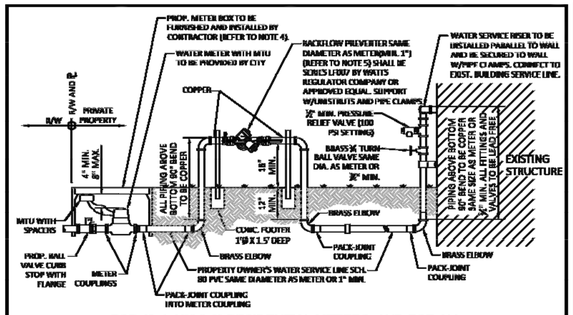
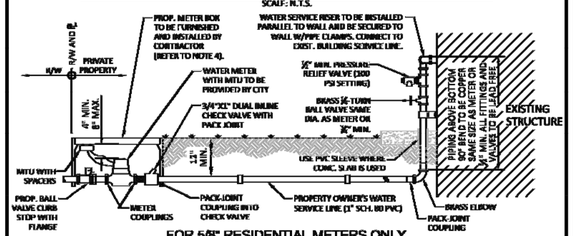
HOLLYWOOD, FL

P.E.#:76036
DATE: 11/3/20
SCALE: N.T.S.
SHEET NO.: C6
6 OF 7
PROJECT NO.: 20-70



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.



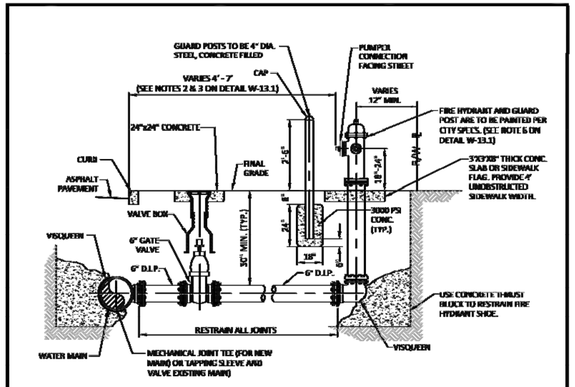
FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

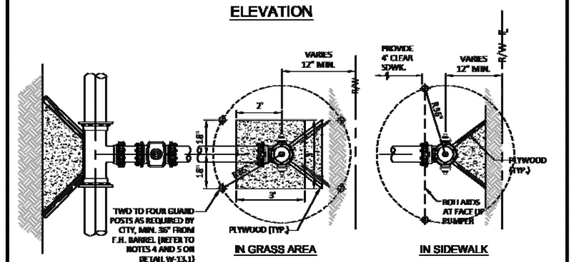
NOTES FOR ALL SERVICES:

1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED. A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY FCSO) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



ELEVATION



PLAN VIEW

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 03/05/2019
DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NO. W-13
APPROVED: XXX		

NOTES:

1. IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
2. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
4. GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6' LEFT/RIGHT OF ℄ OF THE FIRE HYDRANT.EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
5. FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
6. THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL FIRE HYDRANT NOTES	DRAWING NO. W-13.1
APPROVED: XXX		

REVISIONS

NO.	DATE	DESCRIPTION

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HOLLYWOOD, FL

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-13-20

P.E.#:76036

DATE: 11/3/20

SCALE: N.T.S.

SHEET NO.: C7
7 OF 7

PROJECT NO.: 20-70

WATER & SEWER DETAILS II

SCALE: N.T.S.

ZEPHYR ENGINEERING
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

November 6, 2020

Drainage Calculations for Washington Apartments 2323 Washington Street Hollywood, FL 33020

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	4.50' NAVD88
25 YEAR - 3 DAY	10.18' NAVD88	9.82' NAVD88
100 YEAR - 3 DAY	10.52' NAVD88	10.37' NAVD88

Prepared by:

11-7-20

Wilford Zephyr, P.E., LEED AP, CFM

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Project Name:	**Washington Apartments**	**Date:**	**11/06/20**
Project Address:	**2323 Washington Street Hollywood, FL 33020**	**Designed by:**	
ZE Project #: 2020-70		**Wilford Zephyr, P.E.**	

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.486	AC	
Pavement Area:	0.318	AC	
Building Area:	0.038	AC	
Grass Area (Pervious):	0.13	AC	
Lake Area:	0	AC	
Total Pervious Area:	0.13	AC	26.75%
Total Impervious Area:	0.356	AC	73.25%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	9.40 ft
Average Finished Grades:	8.00 ft
Prop. Finished Floor Elev.:	10.90 ft

C Factor

Pervious:	0.6
Impervious:	0.9

C Factor (weighted) = $\frac{0.130\ (0.60) + 0.318\ (\ .90)\ =}{0.448}$ 0.81

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 8.00 ft

Average Depth to Water Table (DWT) = 6.50 ft

Cumulative Water Storage (CWS) = 8.18 IN
(from table below)

Cumulative Soil Moisture Storage

Cumulative Soil Moisture Storage

DWT	NAS	DAS
1.0 '	0.69 ''	0.45 ''
2.0 '	2.50 ''	1.88 ''
3.0 '	6.60 ''	4.95 ''
4.0 '	10.90 ''	8.18 ''

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

Soil Storage (S in inches)

S = CWS X (percentage of total pervious area) = 2.19

Curve Number (CN)

CN = 1000/(S+10) = 82.05

Water Quality Retention/Detention Calculations

Water Quality Calculations

A. For a wet detention system, size system for highes ot first inch of runoff over the entire site or 2.5" times the % impervious area
B. For a dry detention system, size system for 75% of the volume required for a wet detention system
C. For a retention system, size system for 50% of the volume required for a wet detention system

1 IN Over Entire Site

1 IN X 1 ft /12 IN X = First 1" of runoff

1" X .486 acres = 0.486 acre-inches (0.041 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.486 acres - 0.038 acres = 0.448 acres
0.448 acres - 0.130 acres (pervious area) = 0.318 acres
0.318 acres / 0.448 acres X 100% = 70.98% impervious
2.5" X 0.7098 = 1.775" to be treated
1.775" X 0.486 acres = 0.86 acre-inches (0.072 acre-feet)

0.075 acre-ft of storage required for water quality.
Water quality storage provided in proposed
exfiltration trench system.

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$Q = (P-0.2S)^2 / (P + 0.8S)$ $V = Q \times A$ (ft/ 12 in)

Q = direct runoff (inches)
P = rainfall (inches)
S = soil storage (inches)
A = site area (acre)
V = Runoff Volume (ac-ft)

Finished Floor Elevation

$P_{1\ day}$=	100 year, 24 hour event:		14	(inches)
$P_{3\ day}$=	100 year, 72 hour event:		19.03	(inches)
		S=	2.19	(inches)
		A=	0.486	(acre)

Q =	16.63	(inches)
V =	0.67	(ac-ft)

Corresponding Stage = 10.37 ft
Set minimum finished floor elevation at 10.90' NAVD88.

Perimeter Control Elevation

$P_{1\ day}$=	25 year, 24 hour event:		11	(inches)	
$P_{3\ day}$=	25 year, 72 hour event:		14.95	(inches)	
		S=	2.19	(inches)	(see "Soil Storage" sheet
		A=	0.486	(acre)	for calculating "S")

Q =	12.61	(inches)
V =	0.51	(ac-ft)

Corresponding Stage = 9.82 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$Q = (P-0.2S)^2 / (P + 0.8S)$ $V = Q \times A$ (ft/ 12 in)

Q = direct runoff (inches)
P = rainfall (inches)
S = soil storage (inches)
A = site area (acre)
V = Runoff Volume (ac-ft)

5 Year - 1 Hour Storm Event

P=	5 year, 1 hour event:	3.28	(inches)
	S=	2.19	(inches)
	A=	0.486	(acre)
	Q =	1.61	(inches)
	V =	0.07	(ac-ft)

Corresponding Stage = 4.50 ft
Set minimum parking lot elevation at 8.50' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.448 AC

Stage	*(0.130 AC)* *(Lin. 8.00'-9.00')* ***Surface Storage*** **(Landscape)**	*(0.318 AC)* *(Lin. from 8.50'-10.90')* ***Surface Storage*** **(Pavement)**	***Trench Storage***	***Total***
2.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
2.50 '	0.000 AC-FT	0.000 AC-FT	0.013 AC-FT	0.01 AC-FT
3.00 '	0.000 AC-FT	0.000 AC-FT	0.026 AC-FT	0.03 AC-FT
3.50 '	0.000 AC-FT	0.000 AC-FT	0.039 AC-FT	0.04 AC-FT
4.00 '	0.000 AC-FT	0.000 AC-FT	0.052 AC-FT	0.05 AC-FT
4.50 '	0.000 AC-FT	0.000 AC-FT	0.065 AC-FT	0.07 AC-FT
5.00 '	0.000 AC-FT	0.000 AC-FT	0.078 AC-FT	0.08 AC-FT
5.50 '	0.000 AC-FT	0.000 AC-FT	0.091 AC-FT	0.09 AC-FT
6.00 '	0.000 AC-FT	0.000 AC-FT	0.104 AC-FT	0.10 AC-FT
6.50 '	0.000 AC-FT	0.000 AC-FT	0.117 AC-FT	0.12 AC-FT
7.00 '	0.000 AC-FT	0.000 AC-FT	0.130 AC-FT	0.13 AC-FT
7.50 '	0.000 AC-FT	0.000 AC-FT	0.130 AC-FT	0.13 AC-FT
8.00 '	0.000 AC-FT	0.000 AC-FT	0.130 AC-FT	0.13 AC-FT
8.50 '	0.033 AC-FT	0.000 AC-FT	0.130 AC-FT	0.16 AC-FT
9.00 '	0.065 AC-FT	0.080 AC-FT	0.130 AC-FT	0.28 AC-FT
9.50 '	0.130 AC-FT	0.159 AC-FT	0.130 AC-FT	0.42 AC-FT
10.00 '	0.195 AC-FT	0.239 AC-FT	0.130 AC-FT	0.56 AC-FT
10.50 '	0.260 AC-FT	0.318 AC-FT	0.130 AC-FT	0.71 AC-FT
11.00 '	0.325 AC-FT	0.414 AC-FT	0.130 AC-FT	0.87 AC-FT

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
Lowest Catch Basin Elevation = 8.50 ft
Bottom of Exfiltration Trench = 2.00 ft
Top of Exfiltration Trench = 7.00 ft
$EL_{inv.}$ = N/A

H_2 = 6.50 ft

Calculating Exfiltration Trench Length

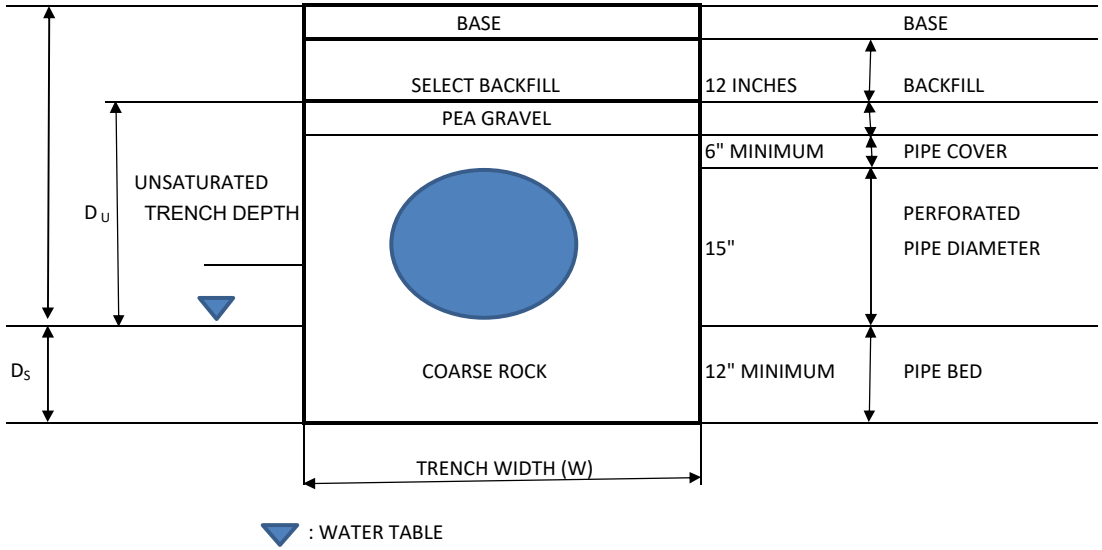
$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench
L_R = length of trench required (ft)
L_P = length of trench provided (ft)
$V_{exft.}$ = volume in exfiltration trench (ac-in)
FS = factor of safety
K =hydraulic conductivity (cfs/ft^2 - ft head)
H_2 = head on saturated surface (ft)
W = trench width (ft)
D_U = unsaturated trench depth (ft)
D_S = saturated trench depth

$$L_R = \frac{FS(V_{exft.})}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

$V_{exft.}$ =	1.56	(0.13 ac-ft)
FS =	2	
K =	0.00012	(assumed value)
H_2 =	6.5	
W =	10	
D_U =	5	
D_S =	0	

L_R = 159.59 ' of exfiltration trench required.

L_P = 165' of exfiltration trench provided.



Project Name:	**Washington Apartments**	**Date:**	**11/06/20**
Project Address:	**2323 Washington Street Hollywood, FL 33020**	**Designed by:**	
ZE Project #: 2020-70		**Wilford Zephyr, P.E.**	

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.486	AC	
Pavement Area:	0.02	AC	
Building Area:	0.045	AC	
Grass Area (Pervious):	0.421	AC	
Lake Area:	0	AC	
Total Pervious Area:	0.421	AC	86.63%
Total Impervious Area:	0.065	AC	13.37%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	9.40 ft
Average Finished Grades:	8.75 ft
Exist. Finished Floor Elev.:	10.16 ft

C Factor

Pervious:	0.6
Impervious:	0.9

C Factor (weighted) = $\frac{0.421\ (0.60) + 0.020\ (\ .90)}{0.441} =$ 0.81

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 8.00 ft

Average Depth to Water Table (DWT) = 6.50 ft

Cumulative Water Storage (CWS) = 8.18 IN
(from table below)

Cumulative Soil Moisture Storage

Cumulative Soil Moisture Storage

DWT	NAS	DAS
1.0 '	0.69 ''	0.45 ''
2.0 '	2.50 ''	1.88 ''
3.0 '	6.60 ''	4.95 ''
4.0 '	10.90 ''	8.18 ''

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

Soil Storage (S in inches)

S = CWS X (percentage of total pervious area) = 7.09

Curve Number (CN)

CN = 1000/(S+10) = 58.53

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$Q = (P-0.2S)^2 / (P + 0.8S)$ $V = Q \times A$ (ft/ 12 in)

Q = direct runoff (inches)
P = rainfall (inches)
S = soil storage (inches)
A = site area (acre)
V = Runoff Volume (ac-ft)

Finished Floor Elevation

$P_{1\ day}$=	100 year, 24 hour event:		14	(inches)
$P_{3\ day}$=	100 year, 72 hour event:		19.03	(inches)
		S=	7.09	(inches)
		A=	0.486	(acre)

Q =	12.56	(inches)
V =	0.51	(ac-ft)

Corresponding Stage = 10.52 ft
Set minimum finished floor elevation at 10.90' NAVD88.

Perimeter Control Elevation

$P_{1\ day}$=	25 year, 24 hour event:		11	(inches)	
$P_{3\ day}$=	25 year, 72 hour event:		14.95	(inches)	
		S=	7.09	(inches)	(see "Soil Storage" sheet
		A=	0.486	(acre)	for calculating "S")

Q =	8.88	(inches)
V =	0.36	(ac-ft)

Corresponding Stage = 10.18 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.441 AC

	(0.421 AC)	*(0.02 AC)*		
	(Lin. 8.75'-10.00')	*(Lin. from 8.75'-10.50')*		
	Surface	***Surface***		
	Storage	***Storage***	***Trench***	
Stage	**(Landscape)**	**(Pavement)**	***Storage***	***Total***
2.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
2.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
3.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
3.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
4.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
4.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
5.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
5.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
6.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
6.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
7.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
7.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
8.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
8.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
9.00 '	0.053 AC-FT	0.003 AC-FT	0.000 AC-FT	0.06 AC-FT
9.50 '	0.158 AC-FT	0.008 AC-FT	0.000 AC-FT	0.17 AC-FT
10.00 '	0.263 AC-FT	0.013 AC-FT	0.000 AC-FT	0.28 AC-FT
10.50 '	0.474 AC-FT	0.023 AC-FT	0.000 AC-FT	0.50 AC-FT
11.00 '	0.684 AC-FT	0.033 AC-FT	0.000 AC-FT	0.72 AC-FT

ZEPHYR ENGINEERING
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

November 6, 2020

FIRE FLOW CALCULATIONS
Washington Apartments

2323 Washington Street
Hollywood, FL 33020

These calculations are for a four-story building, with a total area of 37,041 SF.

Fire Flow Area = 37,041 SF

Per NFPA 18.4,Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 2,000 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

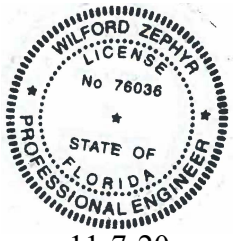
(2,000 GPM)X0.75=1,500 GPM (fire flow credit for automatic sprinkler system)

(2,000 GPM) – (1,500 GPM)=500 GPM

Per NFPA 18.4.5.3.2, The resulting fire flow may not be less than 1,000 GPM

Therefore, fire flow required=1,000 GPM

Prepared by:



11-7-20

Wilford Zephyr, P.E., LEED AP, CFM

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TREE TRANSPLANTING SCOPE OF WORK

Supply the necessary equipment and labor to transplant all trees and palms per plans and specifications to the designated on site areas to be determined by Project Manager (PM) and/or Landscape Architect (LA).

Hours of work operation for the root pruning and tree relocations portion of this project shall be anytime during regular daylight hours between 7:00 AM to 5:00 PM, Monday to Saturday.

Extreme care should be exercised so as not to damage the root system.

Selectively trim the canopy removing dead limbs, cross branching over crowned areas, lower undesirable limbs and open up any unusually thick canopies as per National Arborist Association pruning standards.

Water trees before the root pruning process. Root prune all canopy trees to 90 to 95% of the root system approximately 18" to 2' deep. This is to be done by hand with very sharp hand tools or a root pruning saw, depending on subsoil conditions. Trees are to be root pruned approximately 8" from the center of the tree per every one inch of caliper (measured 4-1/2' from top of root ball). Back fill with existing soil and peat moss, Water in thoroughly and treat with mycorrhizae and a low nitrogen fertilizer and brace using 5 layers of burlap minimum. No nail holes will be permitted directly into the tree bark. See bracing detail on the landscape plans. Fill in the holes and clean the surrounding areas daily. Check the irrigation system for breaks and repair. The existing irrigation system shall be kept in good daily working condition throughout the tree transplanting scope of work.

Trees should be hand watered 4-5 times per week depending on the ground percolation and rainfall. After six to seven weeks, lift the tree using the proper sized equipment. Transport and transplant the tree directly to the transplant area as designated by the PM or LA, carrying it vertically when possible using nylon tree straps with heavily wrapped burlap around the boom. Lifting the trees with steel chains is not allowed and will be just cause to terminate the contract. Water in the transplanted trees to remove all potential air pockets, provide a 6" water ring around each tree, back fill with existing soil and peat moss, fertilize, re-brace and mulch. Again, check the irrigation system for breaks and repair. The existing irrigation system shall be kept in good daily working condition throughout this tree transplanting scope of work.

Holes created from the existing tree removals shall be filled in with a 50/50 topsoil / sand mixture and sod added to match existing sod. All surrounding damaged plant material shall be trimmed to remove all broken branches and disposed of daily off site and in a lawful manner.

Any relocated material that has been declared as dead, dying or badly damaged shall be removed within 48 hours from the time of notice from the PM. Fill in the hole, grade to existing topography and clean the surrounding area.

DPEP personnel shall remove all staking of trees twelve (12) months after final date of transplanting completion.

Contractor is responsible for acquiring and paying for all tree removal and relocation permits.

The contractor is responsible for locating all underground utilities 48 hours prior to the landscape contractor's work start date, and to schedule a review meeting to discuss the utility locations. Call Sunshine State One Call at 1-800-432-4770.

Submit tree removal and relocation plans and specifications to the permitting agency.

TREE TRIMMING / ROOT PRUNING SCOPE OF WORK

TRIMMING: Selectively trim the canopy removing dead limbs, cross branching over crowned areas, lower undesirable limbs and open up any unusually thick canopies. Tree crew must have at least one ISA Certified Arborist at the job site present at all times and supervising all non-certified tree trimmers. All trimming as per ISA and National Arborist Association ANSI-A300 pruning standards.

ROOT PRUNING: Water trees before the root pruning process. Root prune all canopy trees in which the root system may be effected by the new construction. Root prune to approximately 18" deep. This is to be done by hand with very sharp hand tools or a root pruning saw, depending on subsoil conditions. Back fill with existing soil and peat moss, Water in thoroughly and treat with mycorrhizae and a low nitrogen fertilizer. Fill in the holes and clean the surrounding areas daily. Barricade all existing trees as per Existing Tree Protection Detail this sheet. Create a 5-6" mulch water ring as per Tree/Palm Planting Detail this sheet.

The water ring shall be hand watered and completely filled 4 times per week for 6 weeks depending on the ground percolation and rainfall. After six weeks, water ring can be filled 2 times per week for the remaining length of the construction project.

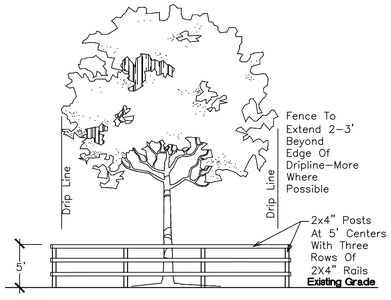
Contractor is responsible for acquiring and paying for all tree permits.

The contractor is responsible for locating all underground utilities prior to the landscape contractor's work start date. Call Sunshine State One Call at 1-800-432-4770.

Thomas White, Certified Arborist FL-5248A
2323 Washington Street, Hollywood

EXISTING TREE LIST

	Scientific name	Common name	DBH (In Inches)	H/Ct	Canopy	Condition	TPZ	Recommendation
1	Quercus virginiana	Live oak	20	30'	40'	Good-Fair	15'	To Remain
2	Quercus virginiana	Live oak	25	30'	40'	Good-Fair		To Be Removed
3	Cupaniopsis anacardiopsis	Carrotwood	5	18'	15'	Poor		To Be Removed
4	Roystonea regia	Royal Palm	12	15'	25'	Good	12'	To Be Relocated
5	Delonix regia	Royal Poinciana	8	30'	20'	Very Poor		To Be Removed
6	Ficus aurea	Strangler Fig	36	30'	30'	Very Poor		To Be Removed
7	Delonix regia	Royal Poinciana	8	30'	20'	Very Poor		To Be Removed
8	Delonix regia	Royal Poinciana	22	50'	40'	Very Poor		To Be Removed
		Caliper Inches Removed	**104**					

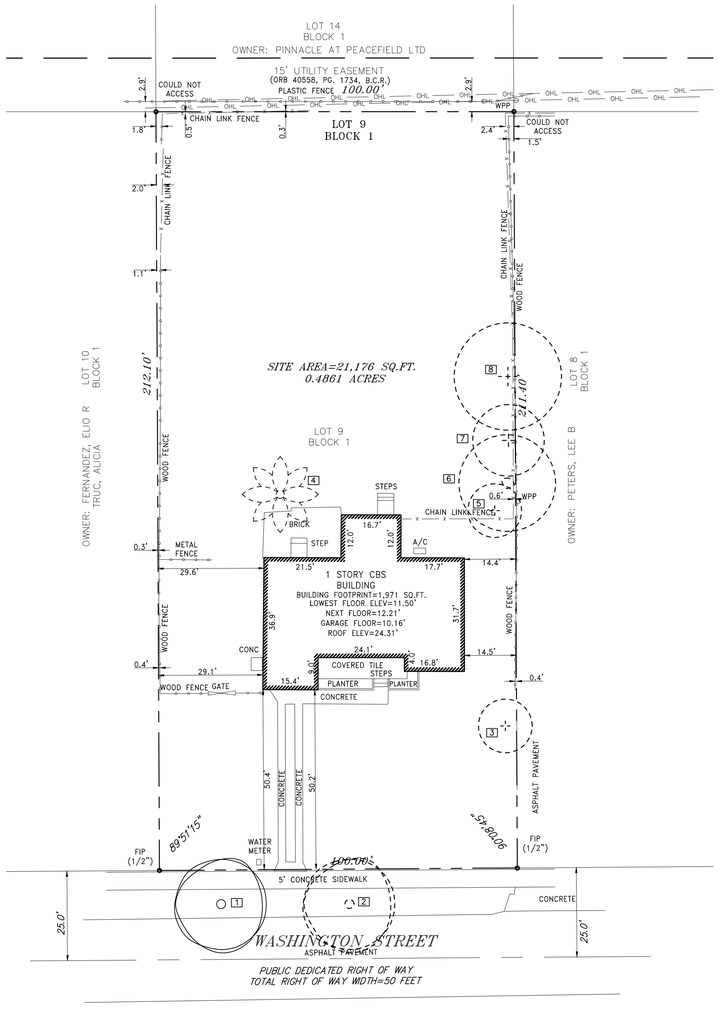


NOTE:
From The Start And Throughout The Duration Of The Project: Contractor To Install A Wood Fence Barrier To Form A Continuous Circle Around The Tree Or All Existing Trees To Remain.

Contractor Shall Take Extra Care During Earthwork And Utility Operations To Protect All Existing Trees And Shall Be Responsible To Replace Any Damaged Trees During Construction.

EXISTING TREE PROTECTION DETAIL

NTS



THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
tcawhite@bellsouth.net
954-253-2265

REVISIONS

Tree Survey
Washington Apartments
2323 Washington Street
Hollywood, Florida 33020

REGISTERED LANDSCAPE ARCHITECT
THOMAS L. WHITE
LA-0001100
STATE OF FLORIDA

DRAWN:
TW
CHECKED:
TW
DATE:
11-5-2020
SCALE: 1"=20'

Sheet No.
L-1
Sheet 1 Of 3

GENERAL PLANTING REQUIREMENTS

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. For City of Fort Lauderdale Utilities call 1-954-828-8000. 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 ½" 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 tilled 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 flair are 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

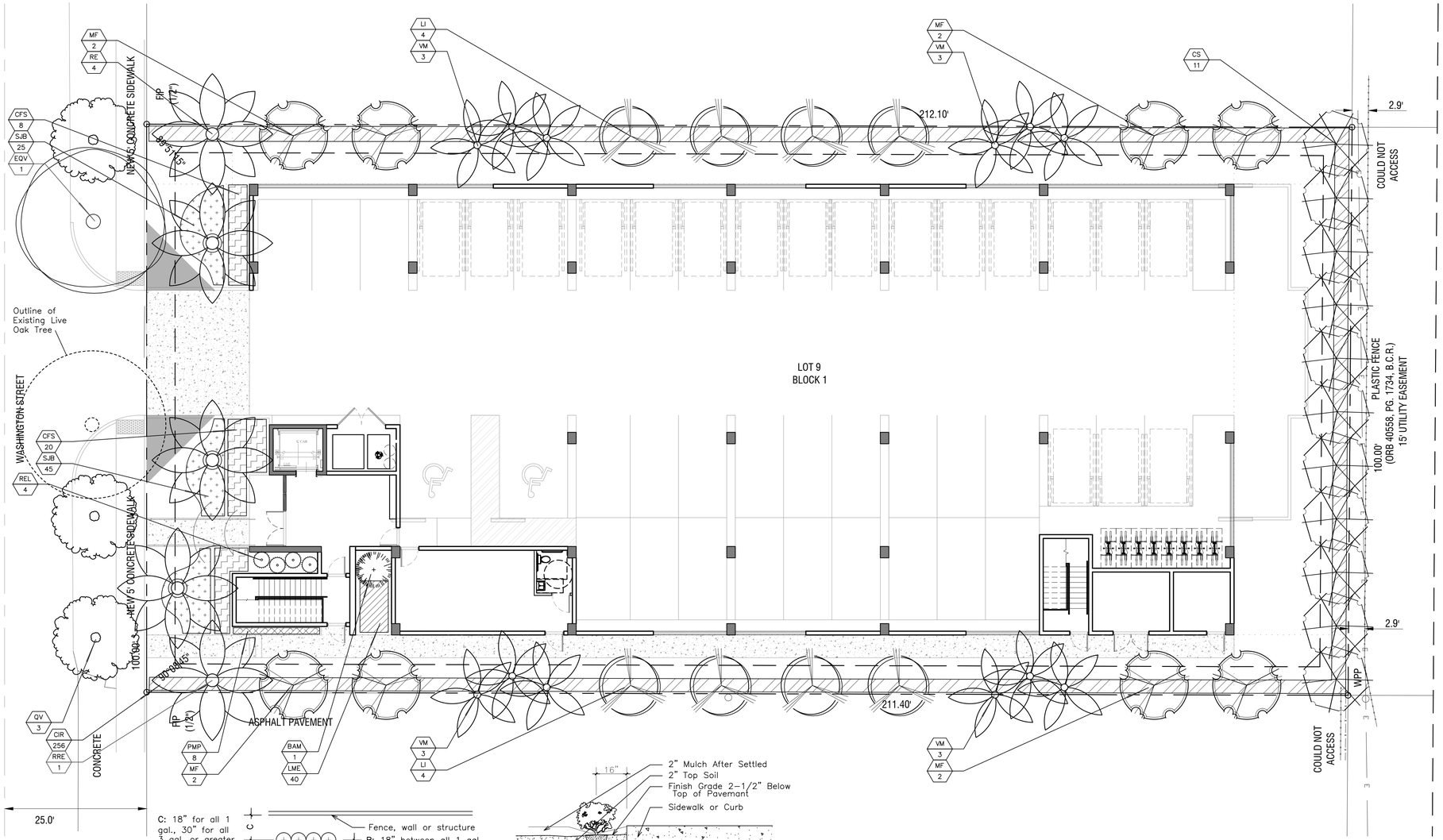
All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

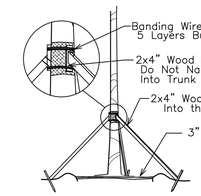
No fertilizers are required.

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.

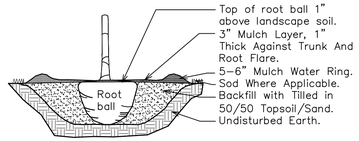
Please refer to the planting details for a graphic representation of the above notes.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days after final acceptance by the owner or owner's representative.

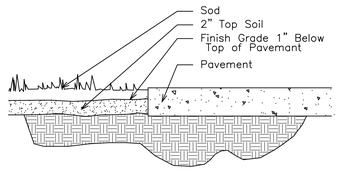




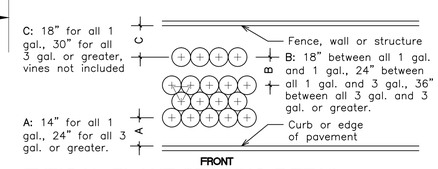
TREE/PALM BRACING DETAIL
NTS



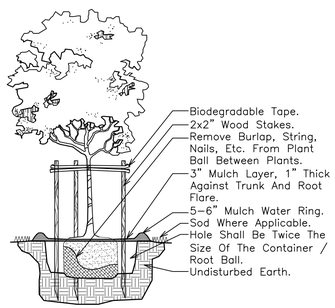
TREE/PALM PLANTING DETAIL
NTS



SOD INSTALLATION DETAIL
NTS

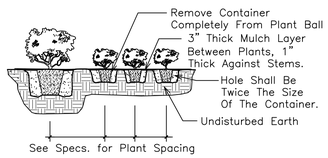


TYPICAL PLANT SPACING DETAIL
NTS



SMALL TREE PLANTING DETAIL
NTS

SHRUB INSTALLATION DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

CITY OF HOLLYWOOD				
SITE PLAN INFORMATION				
Property Use:	Dixie Highway Med Density			
Property Zoning:	DH-2			
Gross Site Area:	21,176.0 Sq. Feet	=	0.49	Acres
Building Area:	13,495.0 Sq. Feet		63.73%	
Uncovered Parking	660.0 Sq. Feet		3.12%	
Driveway/Walks:	1,261.0 Sq. Feet		5.95%	
Total Impervious Areas:	15,416.0 Sq. Feet		72.80%	
Landscape Area:	5,760.0 Sq. Feet	=	27.20%	
Total Pervious Areas:	5,760.0 Sq. Feet			

PLANT LIST

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
EXISTING & RELOCATED TREES/PALMS					
EQV	(N)	V	1	Quercus virginiana / Live Oak (Street Tree)	20" Cal. DBH
RRE	(N)	V	1	Roystonea regia / Florida Royal Palm	15' GW
PROPOSED TREES/PALMS					
CS	(N)	V	11	Cordia sebestena / Orange Geiger (Perimeter Trees)	12'x5-6', 2" Cal. DBH, Sng. Trunk
LI	(N)	V	8	Lagerstroemia indica / Crape Myrtle	12'x5-6', 2" Cal. DBH, Sng. Trunk
MF	(N)	V	8	Quercus virginiana / Live Oak (Street Trees)	12'x5-6', 2" Cal. DBH, Sng. Trunk
QV	(N)	V	3	Quercus virginiana / Live Oak (Street Tree)	12'x5-6', 2" Cal. DBH, Sng. Trunk
RE	(N)	V	4	Roystonea regia / Florida Royal Palm	8' GW
VM		V	12	Veitchia montgomeryana / Montgomery Palm	16' OA Ht.
			40	**Total Site Trees/Palms (VM Counted 3:1)**	
			36	**Native Trees**	
			90%	**Native Trees**	
ACCENTS / SHRUBS / GROUND COVERS					
BAM		V	1	Bambusa ventricosa / Buddha's Belly Bamboo	10' OA Ht., 8 Canes Min.
CFS	(N)	V	28	Clusia flava / Small Leaf Clusia	36"x 24", 30" OC
CIR	(N)	V	256	Chrysobalanus icaco 'Red Tip' / Cocoplum	24"x 24", 24" OC
LME		V	40	Liriope muscari 'eg' / Liriope Evergreen Giant	12"x12", 12" OC
PMP		V	8	Podocarpus macrophyllus / Podocarpus	24"x 24", 24" OC
REL		V	4	Rhapis excelsa / Lady Palm	5' OA Ht., 6 Canes Min.
SJB	(N)	V	70	Stachytarpheta jamaicensis / Native Blue Porterweed	20"x 20", 24" OC
			407	**Total Shrubs**	
			354	**Native Shrubs**	
			87%	**Native Shrubs**	
SOD					
Sod		M	By GC	S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST
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FORT LAUDERDALE, FLORIDA 33306
tcowhite@bellsouth.net
954-253-2265

REVISIONS

Landscape Permit Plan

Washington Apartments

2323 Washington Street
Hollywood, Florida 33020

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA-0001100 STATE OF FLORIDA

DRAWN: TW
CHECKED: TW
DATE: 11-5-2020
SCALE: 1"=10'

Sheet No.
L-2
Sheet 2 Of 3