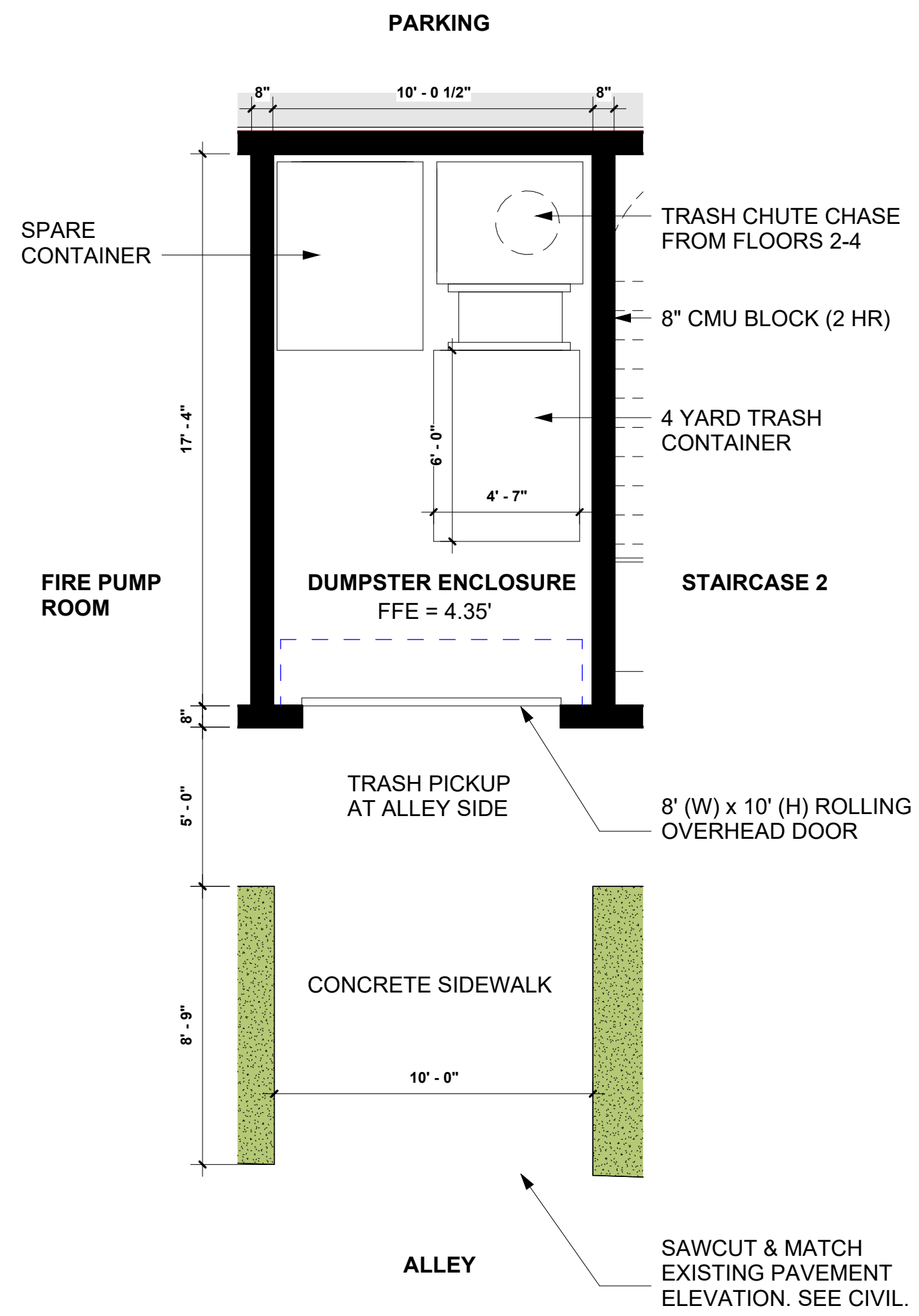


UNCOVERED PAVED AREA (V.U.A) - 1,044 SF
 LANDSCAPED AREA (EXCLUDES 5' LANDSCAPE BUFFERS) - 2,895 SF

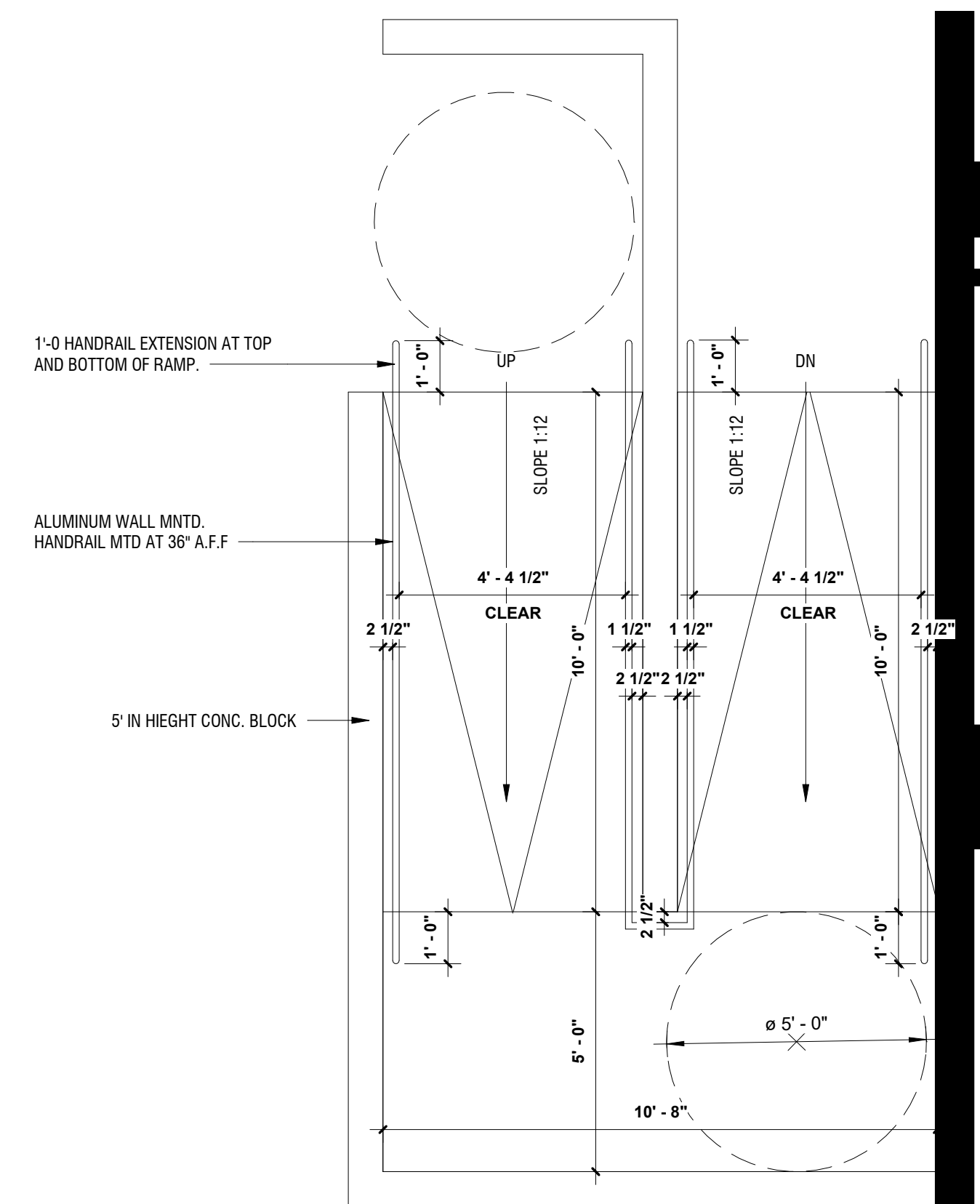
REQUIRED	PROVIDED
1,044 SF x 25% = 261 SF (25%)	2,895 SF

SECTION 4.6(3)(d)(3) GENERAL LANDSCAPE REQUIREMENTS TABLE: LOTS WITH A WIDTH OF MORE THAN 50 FEET: 25 PERCENT OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.

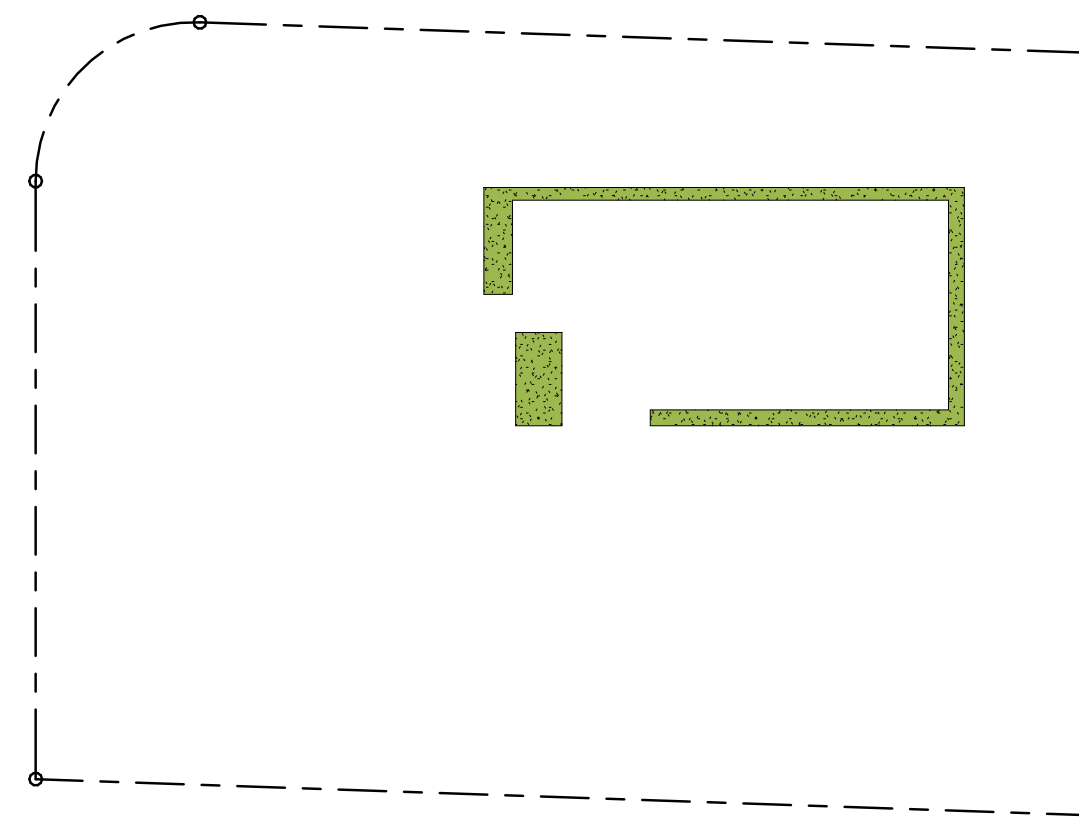
1 VEHICULAR USE AREA
 3/64" = 1'-0"



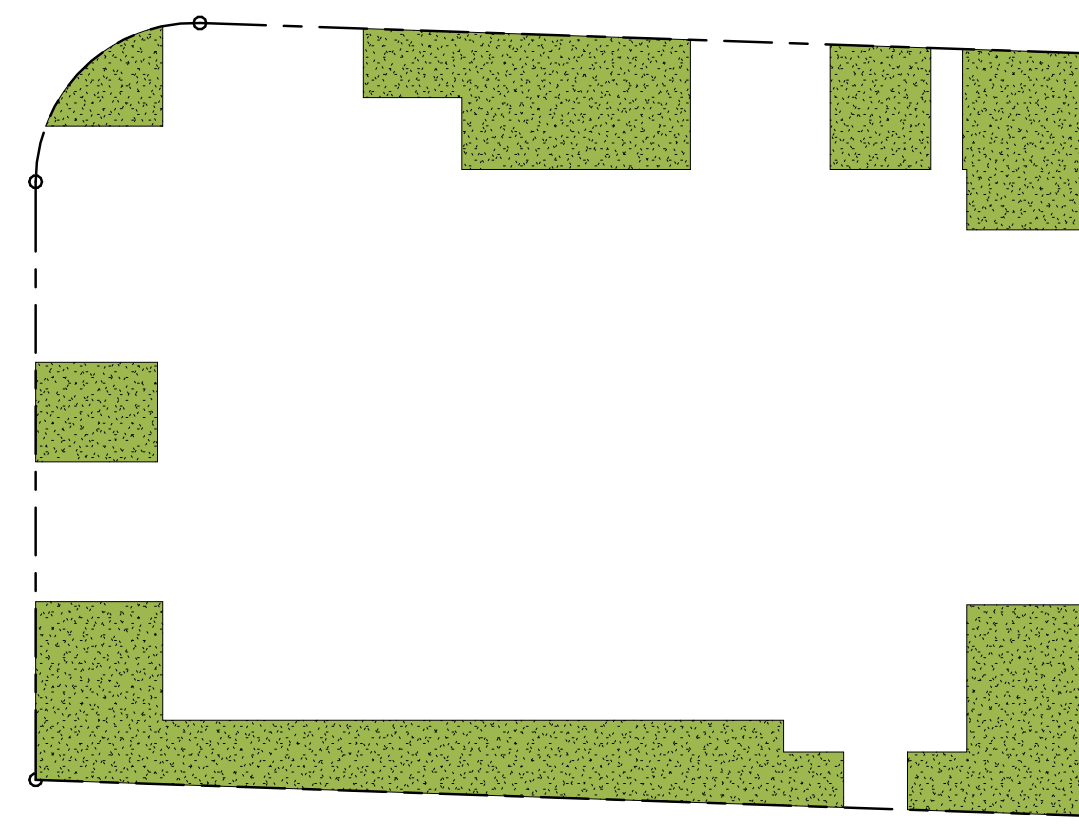
5 ENLARGED DUMPSTER DETAIL
 1/4" = 1'-0"



3 TYPICAL ADA RAMP
 3/8" = 1'-0"



SECOND FLOOR: 530 SF (GREEN AREA)

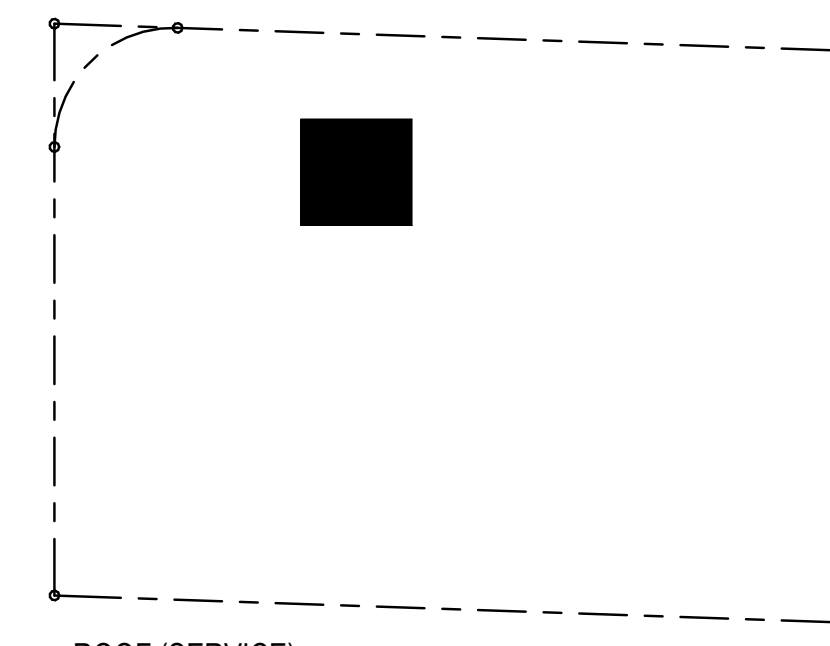


GROUND FLOOR: 4,675 SF (GREEN AREA)

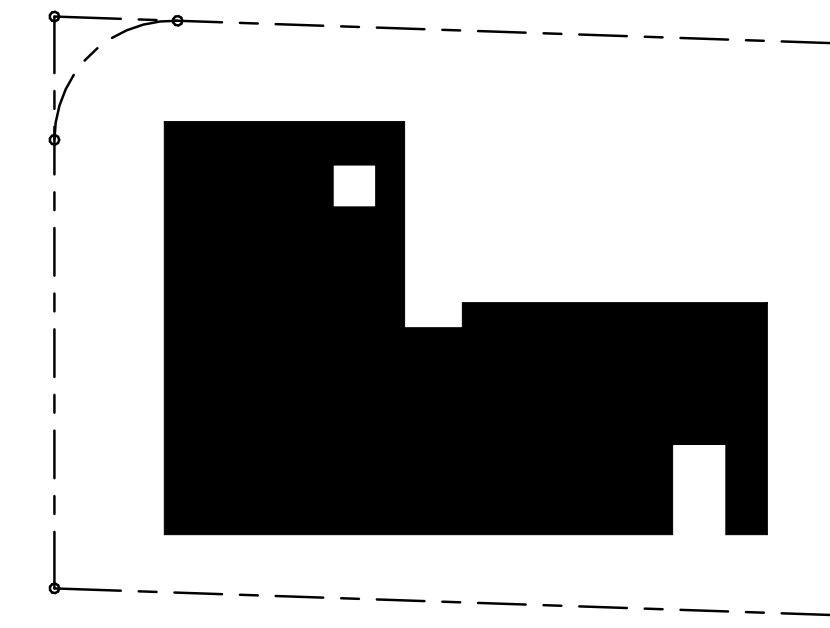
TOTAL LOT AREA : 20,400 SF
 LANDSCAPED AREA

4 OPEN SPACE
 1" = 30'-0"

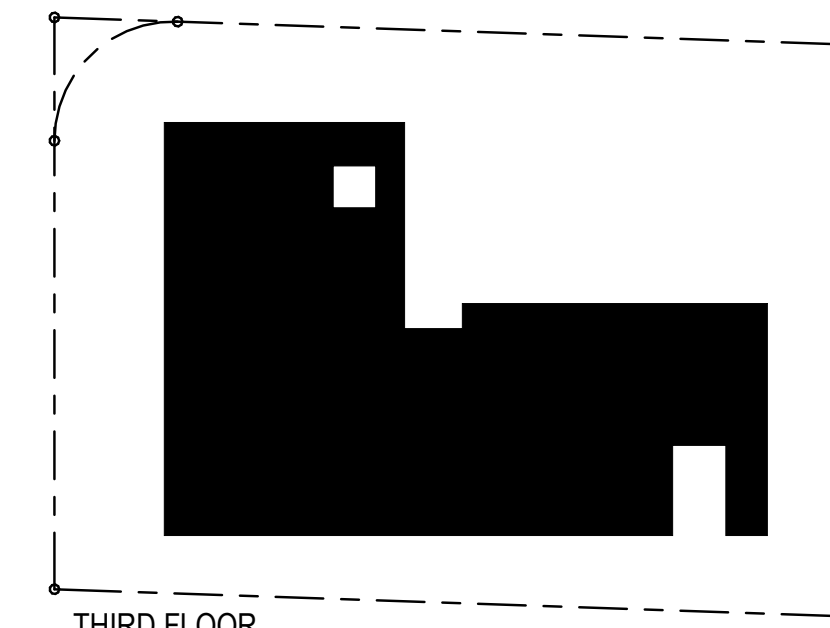
REQUIRED	PROVIDED
20,400 SF x 20% = 4,080 SF (20%)	5,205 SF (26%)



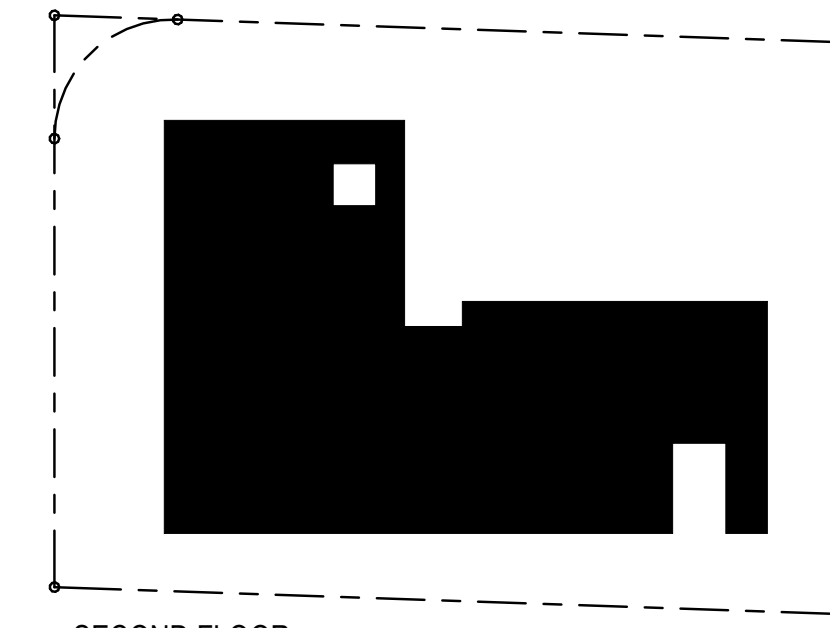
ROOF (SERVICE)
 FAR: 511 SF



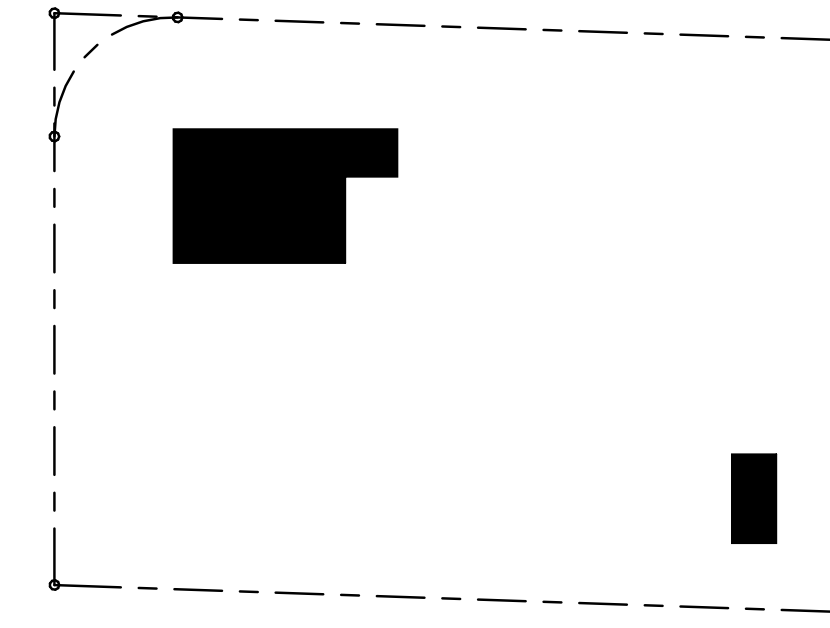
FOURTH FLOOR
 FAR: 7,772 SF



THIRD FLOOR
 FAR: 7,772 SF



SECOND FLOOR
 FAR: 7,772 SF



GROUND FLOOR
 FAR: 1,297 SF

■ FLOOR AREA (EXCLUDES BUILDING SERVICES WATER PUMP, FIRE, ELECTRICAL, MECHANICAL AND DUMPSTER ROOMS)

MAXIMUM ALLOWED	PROVIDED
20,400 SF x 1.25 FAR = 25,500 SF	24,124 SF

2 FLOOR AREA RATIO
 1" = 40'-0"



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SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0009239

MULTI-FAMILY APARTMENTS
 2101 NORTH 16TH AVE. HOLLYWOOD, FL 33020

PROJECT TITLE

DIAGRAMS

SHEET TITLE

REVISIONS

No.	Description	Date

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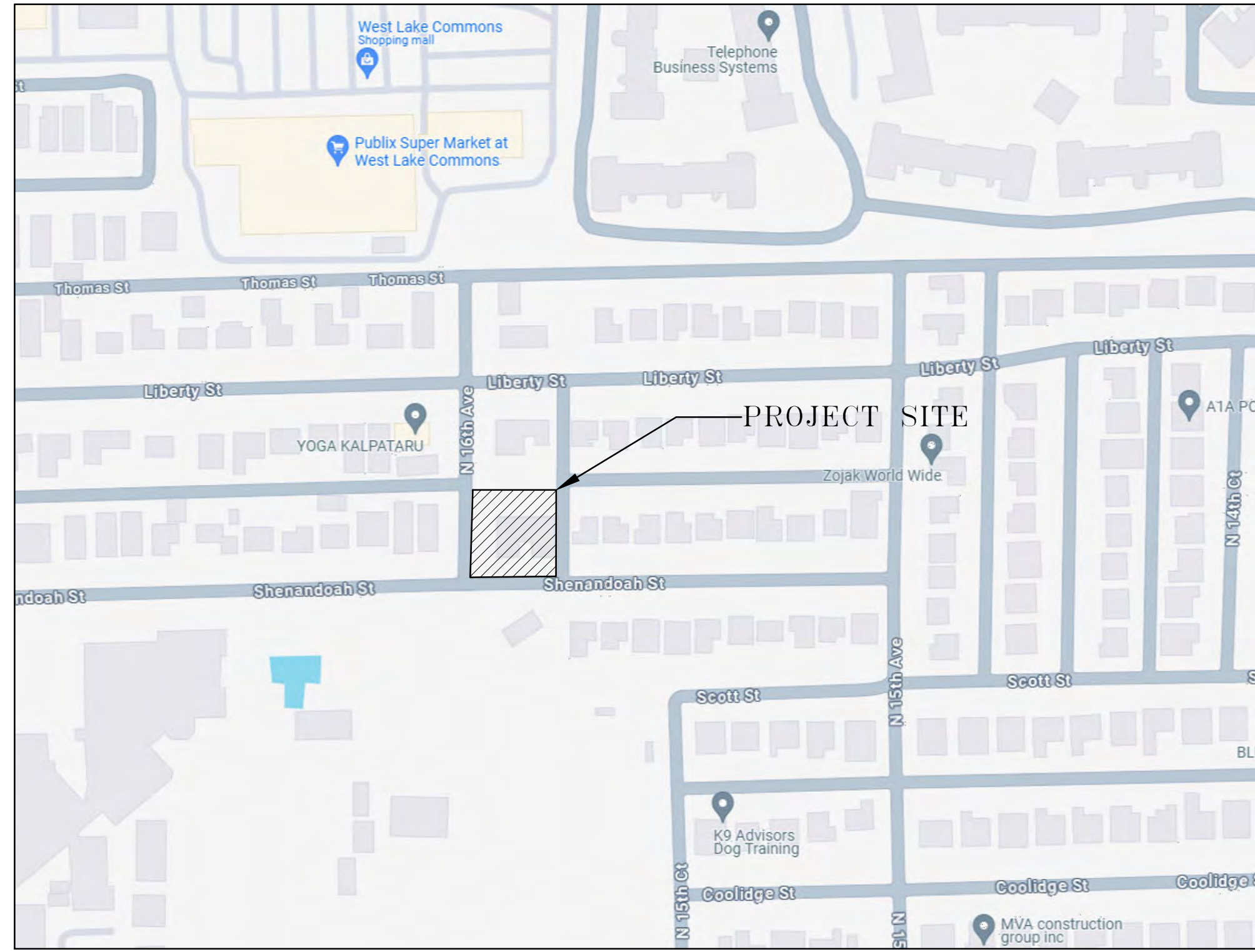
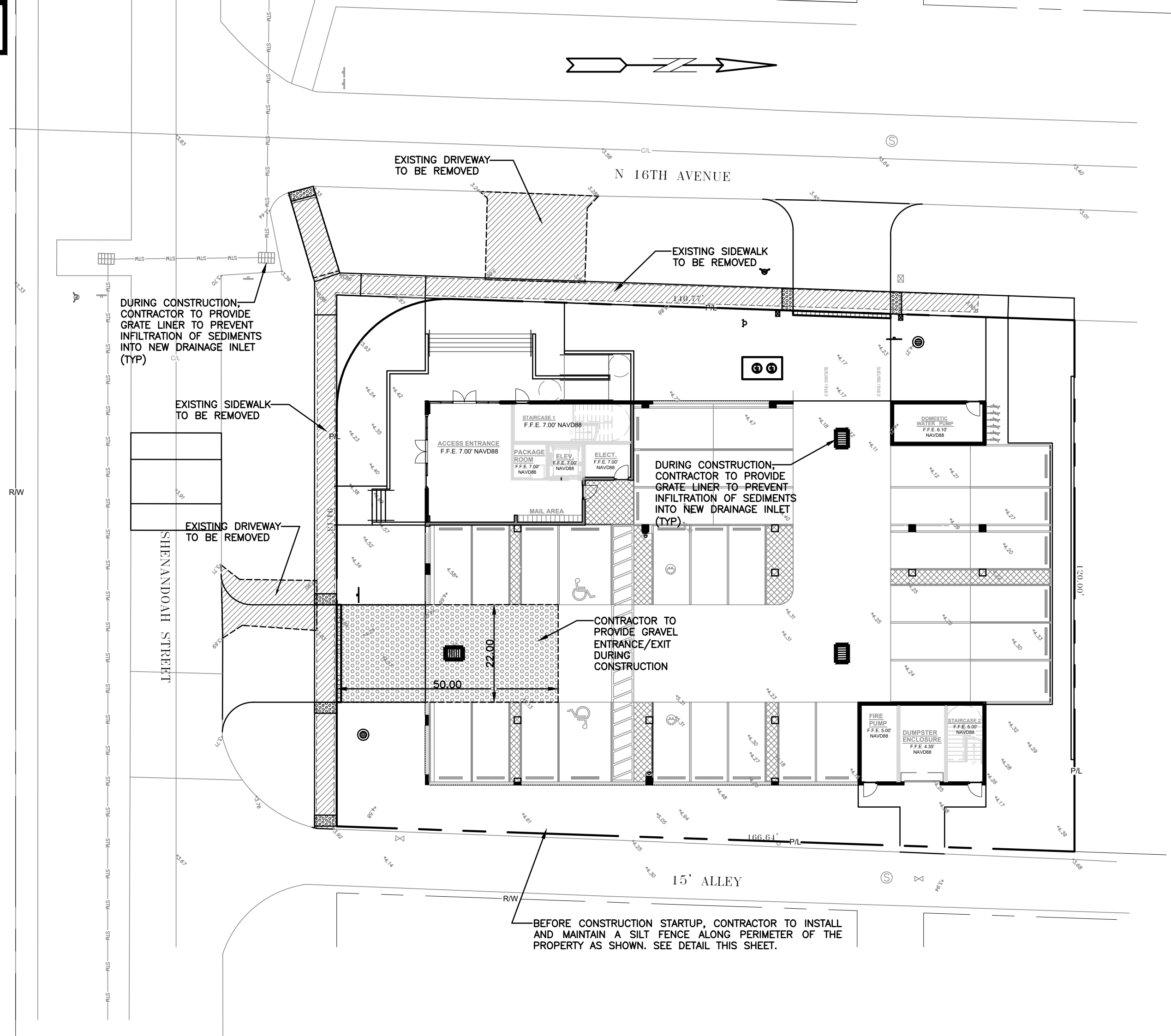
PROJECT No.: 22-263
 DATE: 07-03-2024
 DRAWN BY: MF
 CHECKED BY: JBK

SHEET

A-07

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ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LOCATION MAP
NOT TO SCALE

NO.	DATE	DESCRIPTION

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 wzephyr@zephyr.com
 CA#: 31158

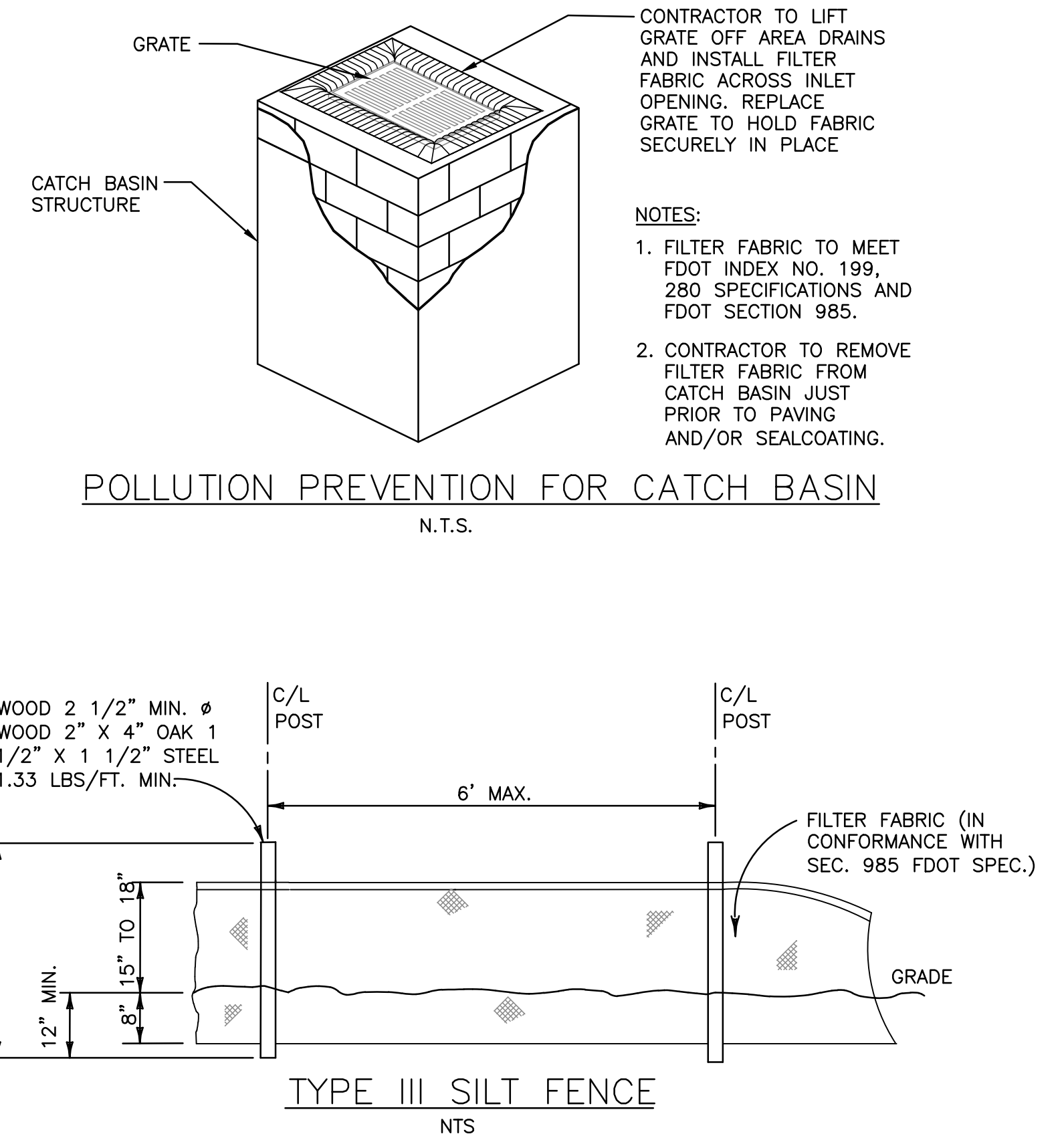
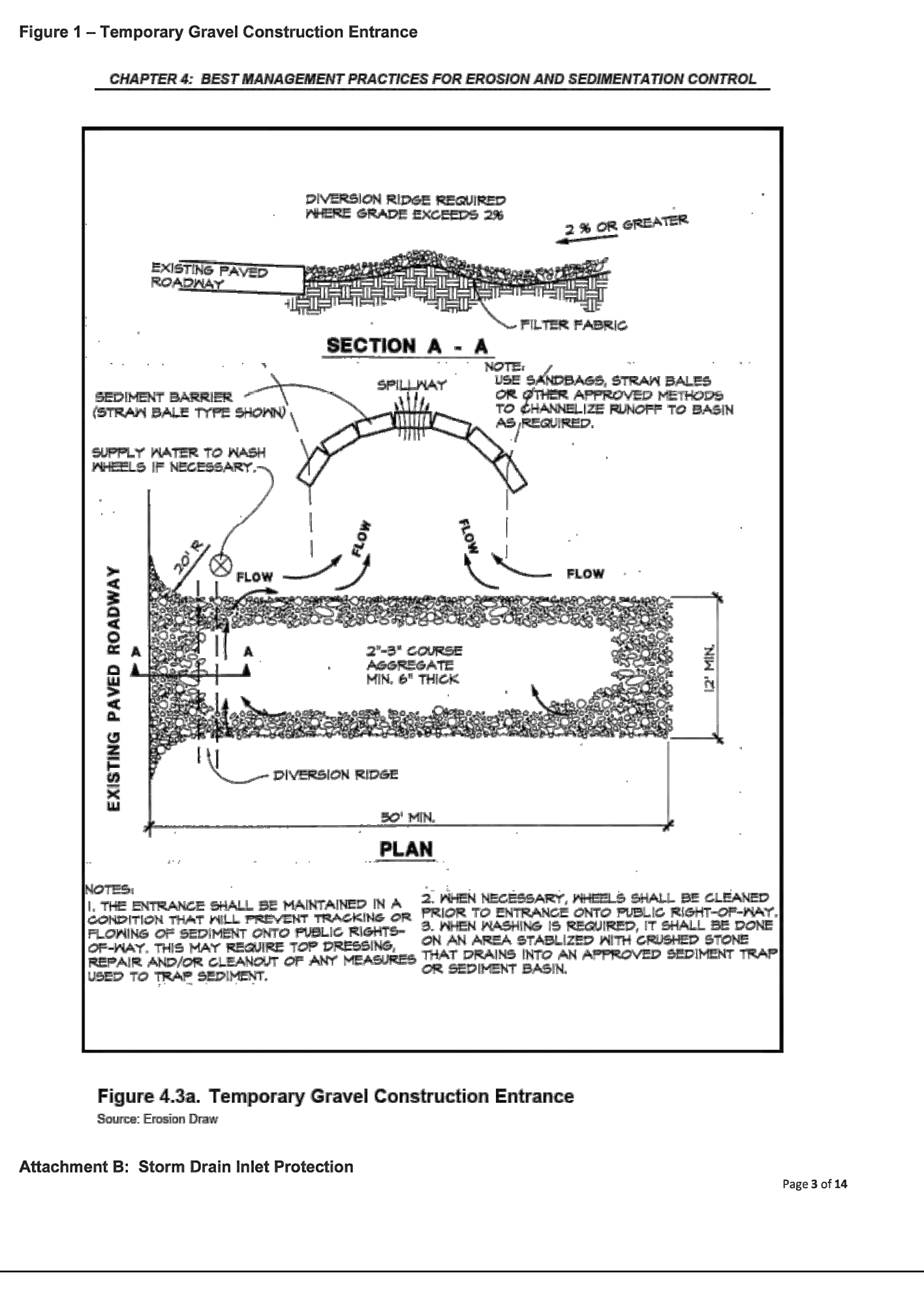
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MULTI-FAMILY APARTMENTS
 2101 NORTH 16th AVE
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 7/26/24
 SCALE: 1"=10'
 SHEET NO.: **C1**
 1 OF 10
 PROJECT NO.: 24-48

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	SOD RESTORATION AREA
	TRENCH RESTORATION AREA
	MILLING & RESURFACING AREA
	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



- 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 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.

EROSION & SEDIMENT CONTROL PLAN
 SCALE: 1"=20'



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LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- 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

NOTE:
ALL FENCES, WALLS, BUSHES, HEDGES,
AND ANY OTHER LANDSCAPING OR PLANT
MATERIAL, WITHIN THE VIEW TRIANGLE
SHALL PROVIDE UNOBSTRUCTED CROSS
VISIBILITY AT A LEVEL BETWEEN 30 INCHES
AND 72 INCHES ABOVE GROUND LEVEL.

FLOOD VENT NOTE:
PROVIDE FLOOD VENTS FOR ALL
ENCLOSED AREAS BELOW
ELEVATION 7.00' NAVD88 PER
FEMA TECHNICAL BULLETIN #1.

- NOTES:
- 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.
 - PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
 - 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.
 - 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.
 - ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
 - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
 - 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.

MILL AND RESURFACING SHALL BE REQUIRED FOR ALL STREETS / ROADWAY ADJACENT TO THE PROJECT SITE FOR FULL WIDTH OF THE ROADWAY.

ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

CONCRETE:
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

ASPHALT:
ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIMEROCK BASE, TACK COAT, AND 1-INCH LAYER OF 5-III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

ALL ALLEYS AND STREETS ABUTTING THE PROPERTY ARE TO BE MILLED AND RESURFACED.

(CONCRETE SIDEWALK TO BE FLUSH)
(CONCRETE SIDEWALK CONTINUOUS AT DRIVEWAY)

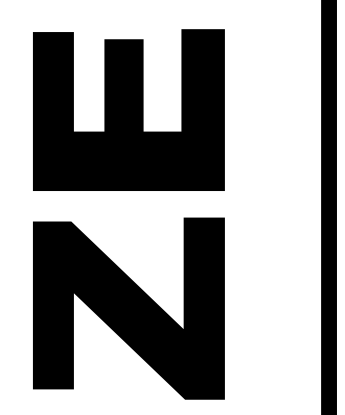
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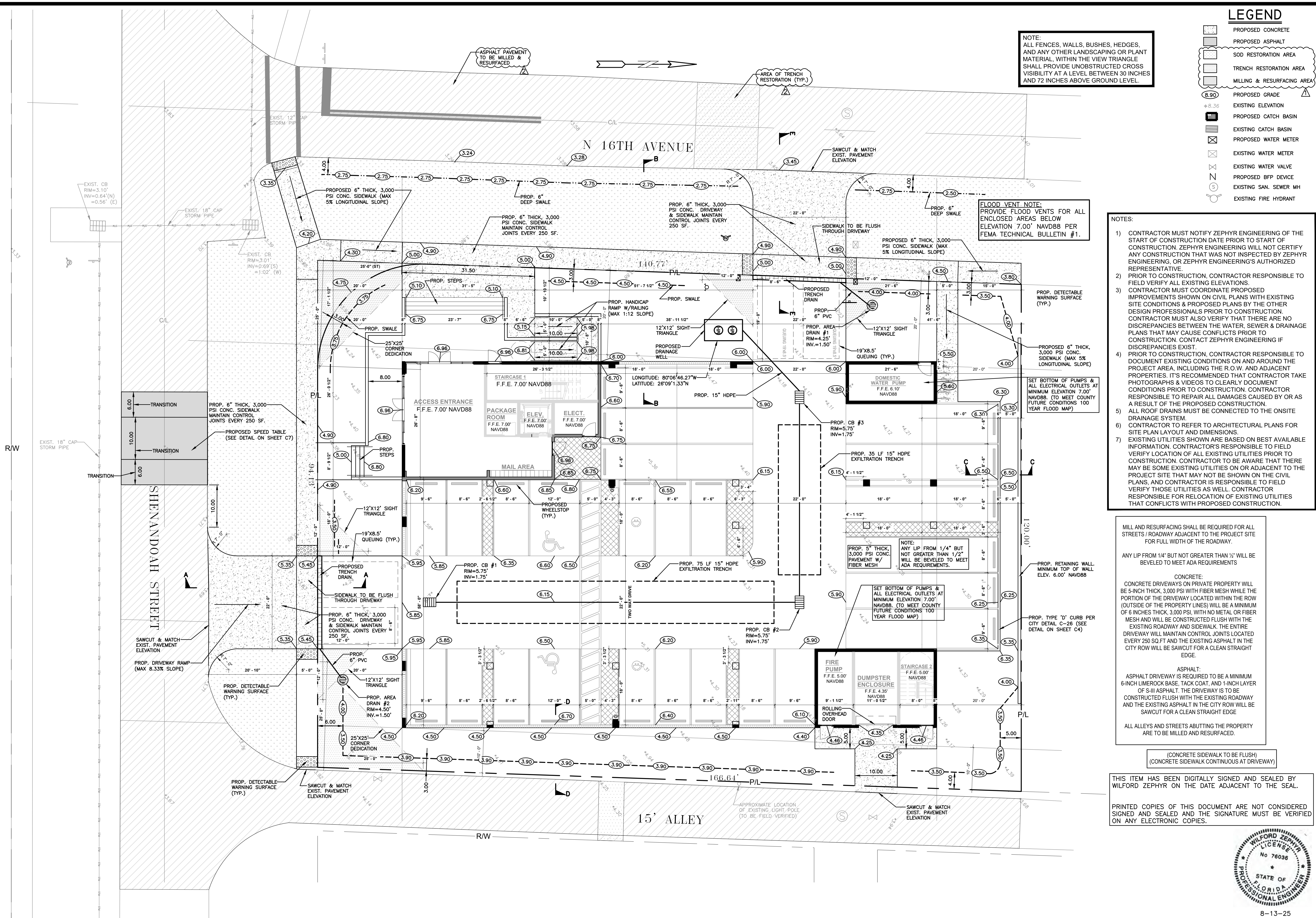
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1	2-14-25			

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MULTI-FAMILY APARTMENTS
2101 NORTH 16th AVE
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 7/26/24
SCALE: 1"=10'
SHEET NO.: C2
2 OF 10
PROJECT NO.: 24-48



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

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

8-13-25

GENERAL CONDITION NOTES :

- 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.
- 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 NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

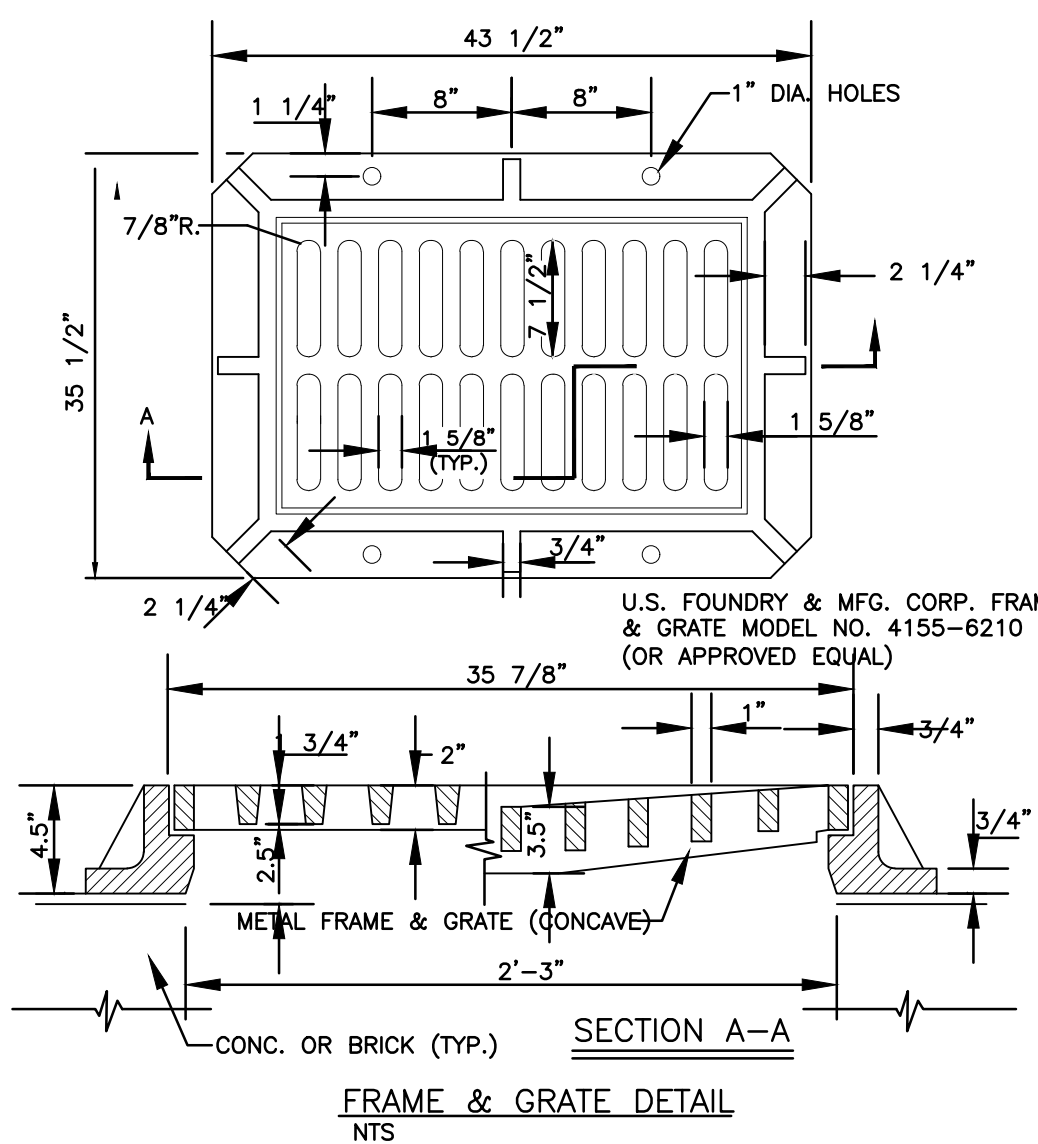
PAVING, GRADING & DRAINAGE NOTES:

- 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.
- ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL 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.
- 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.
- 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...
- 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.
- WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVE LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
- SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
- ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 80% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
- PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- 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.
- 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.

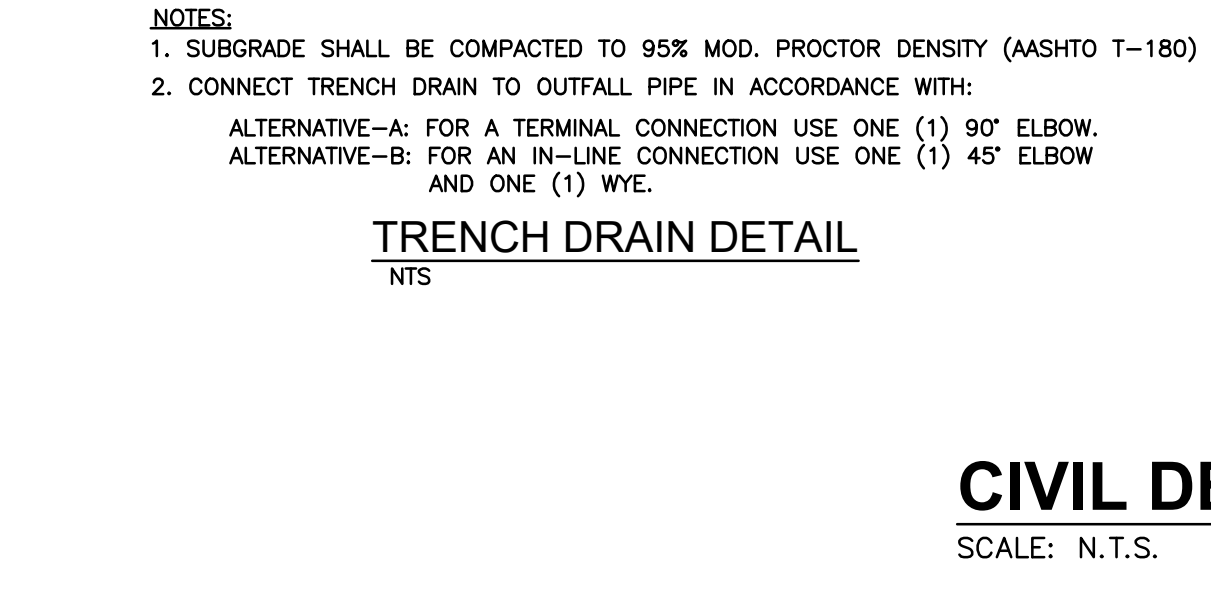
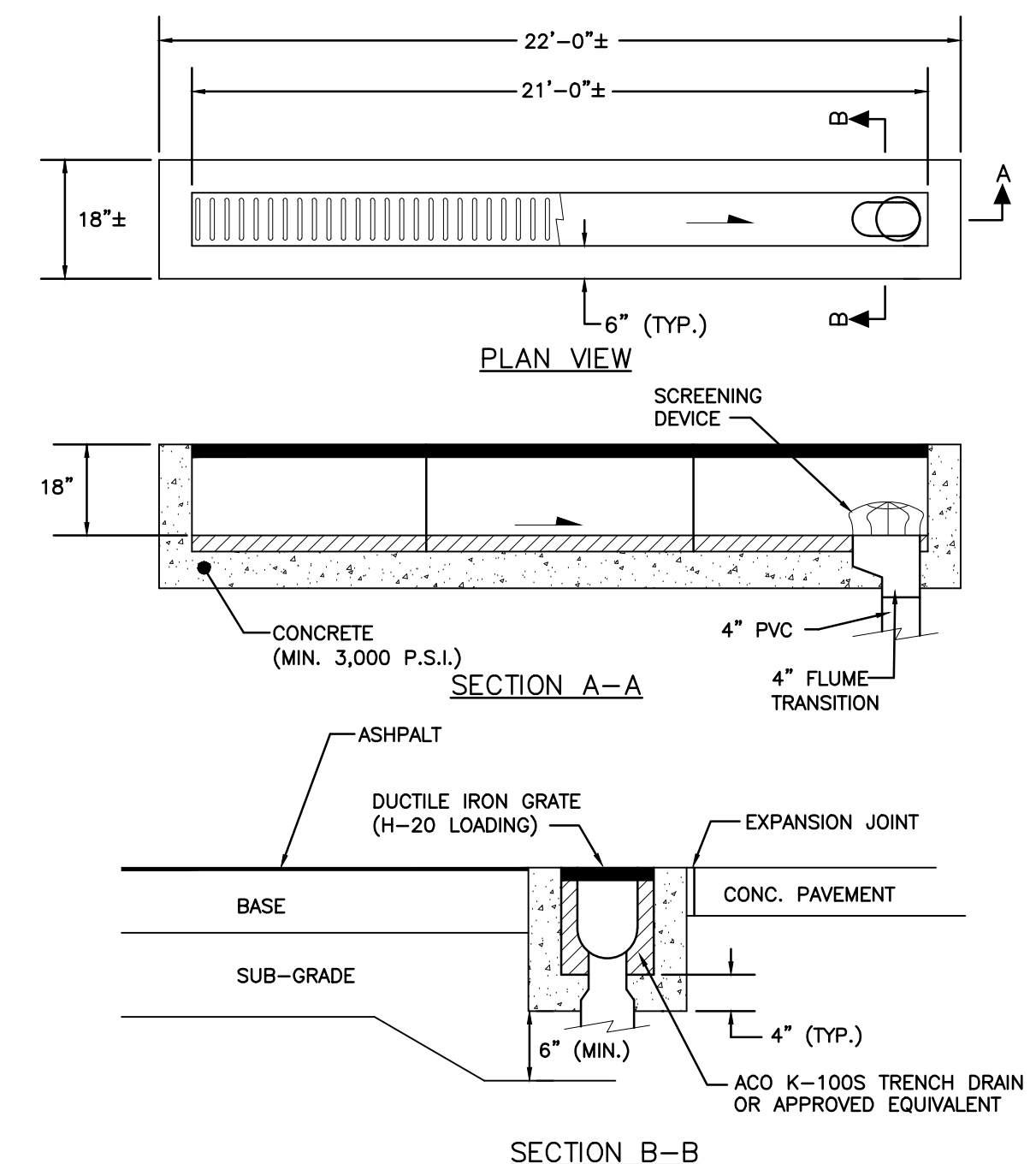
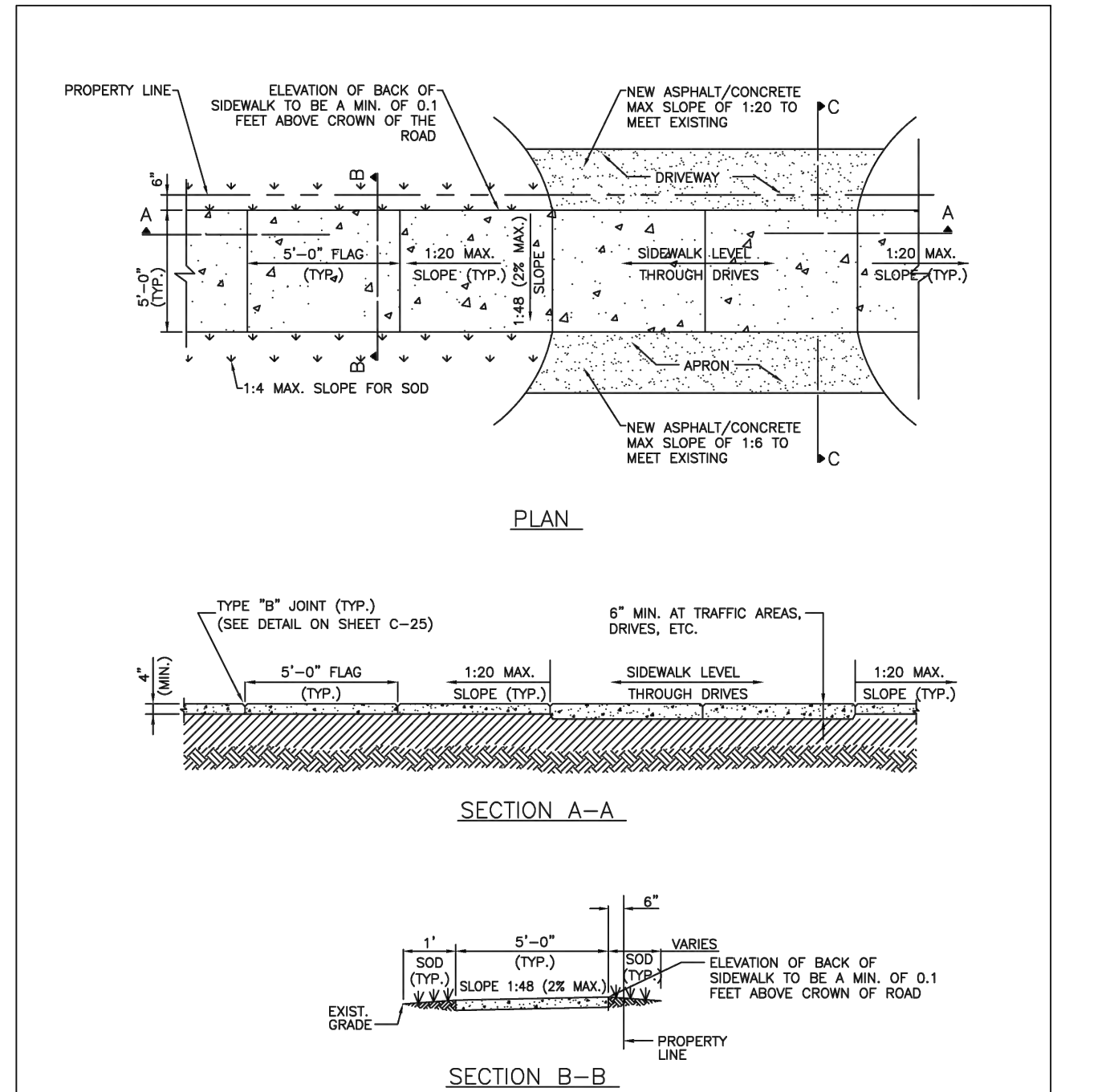
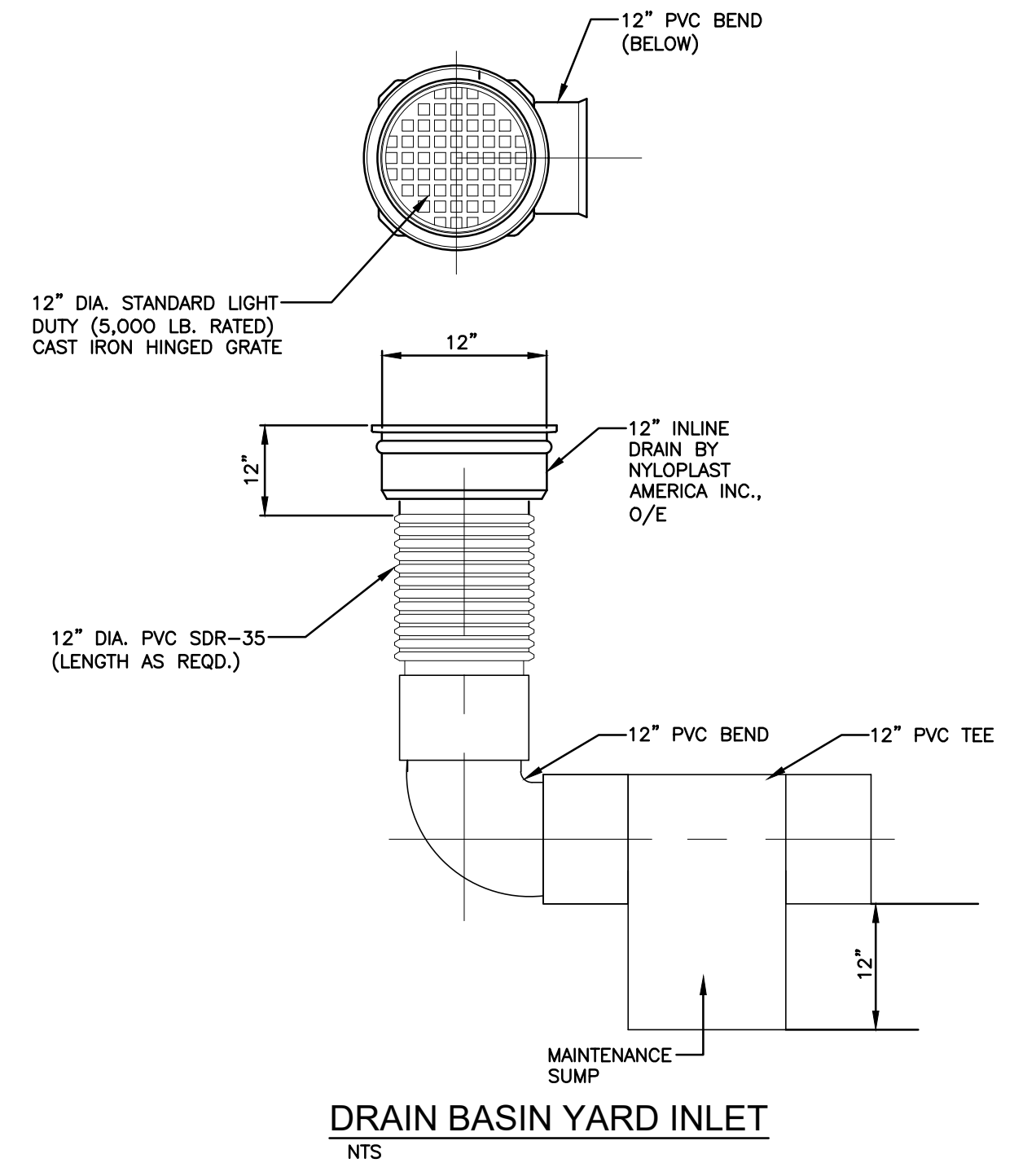
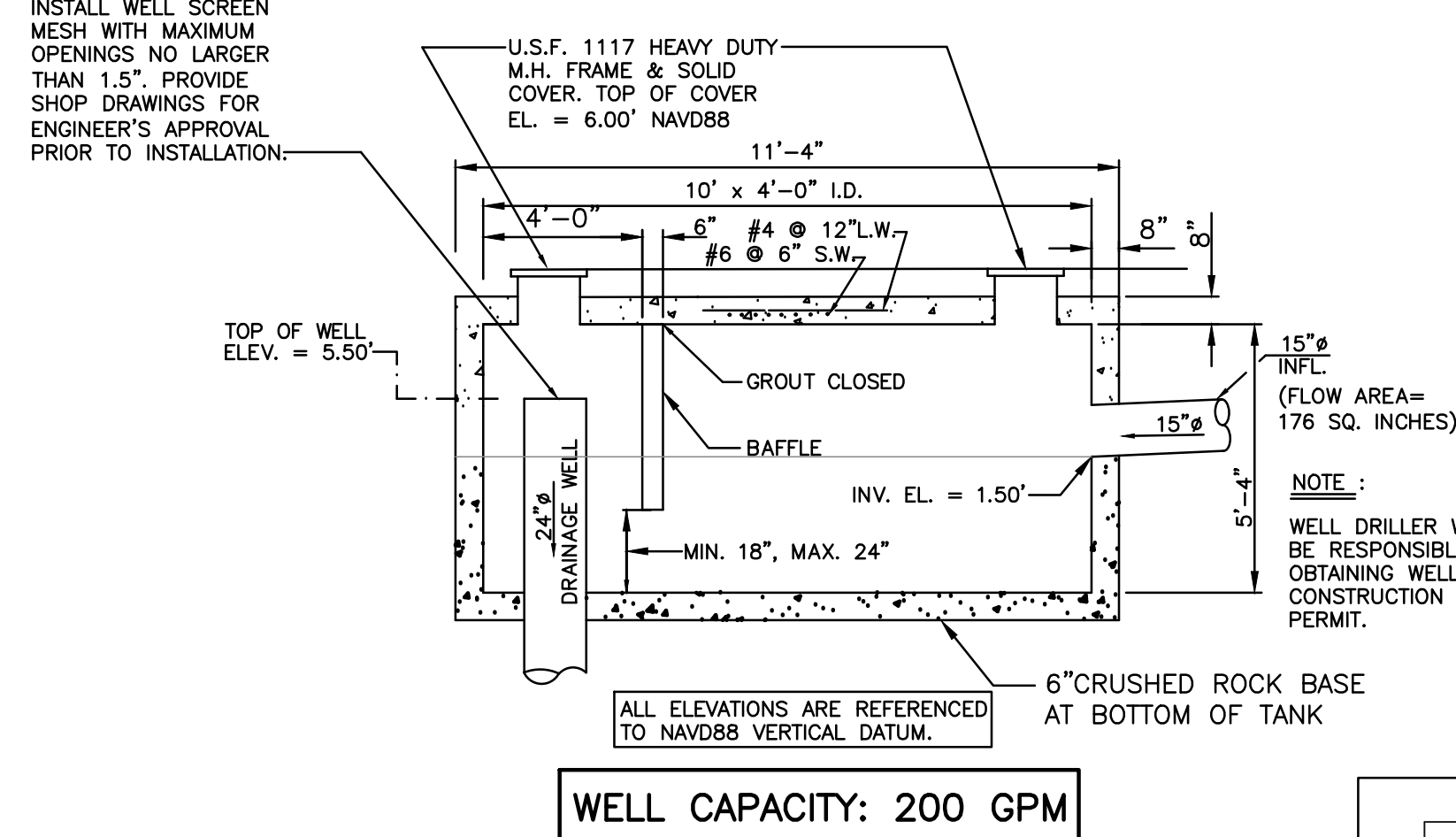
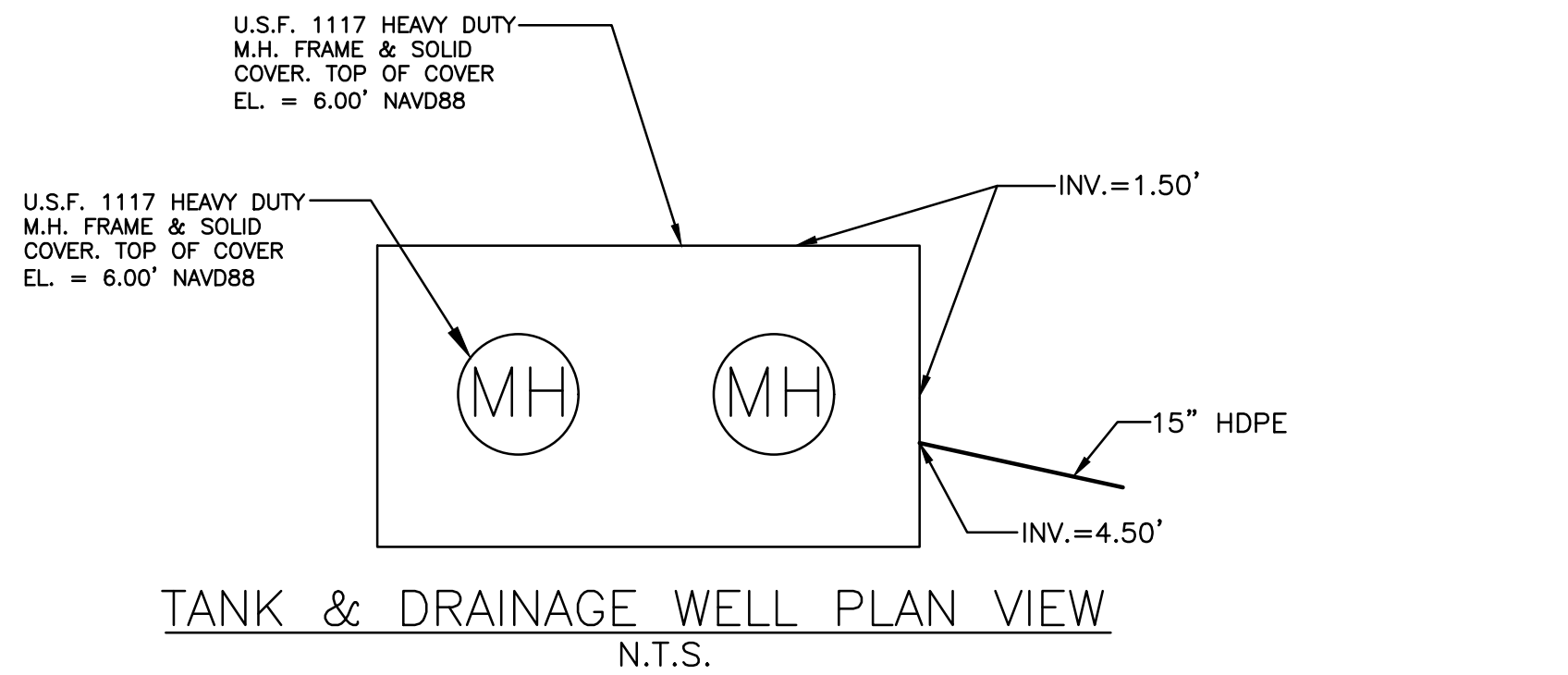
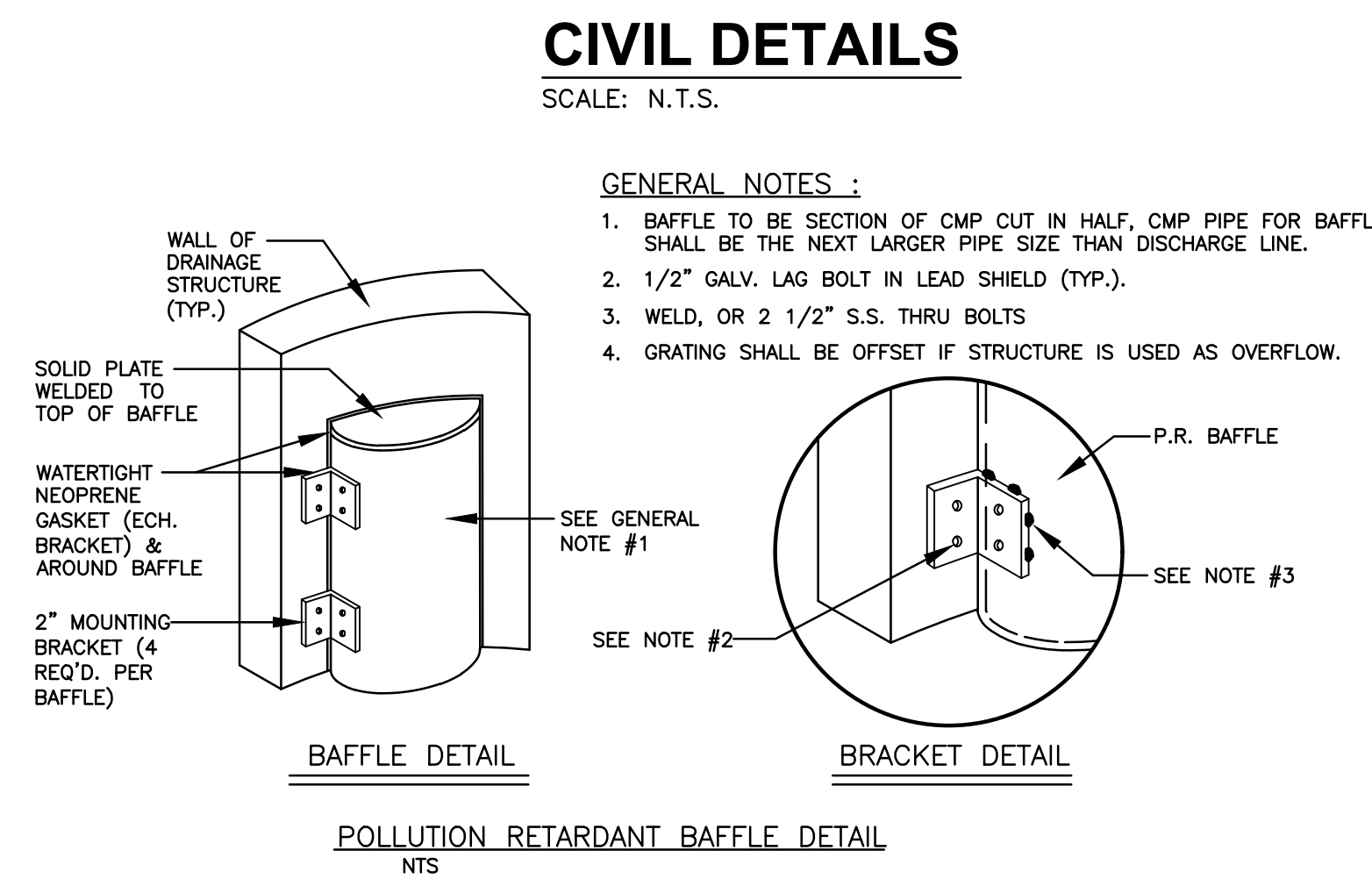
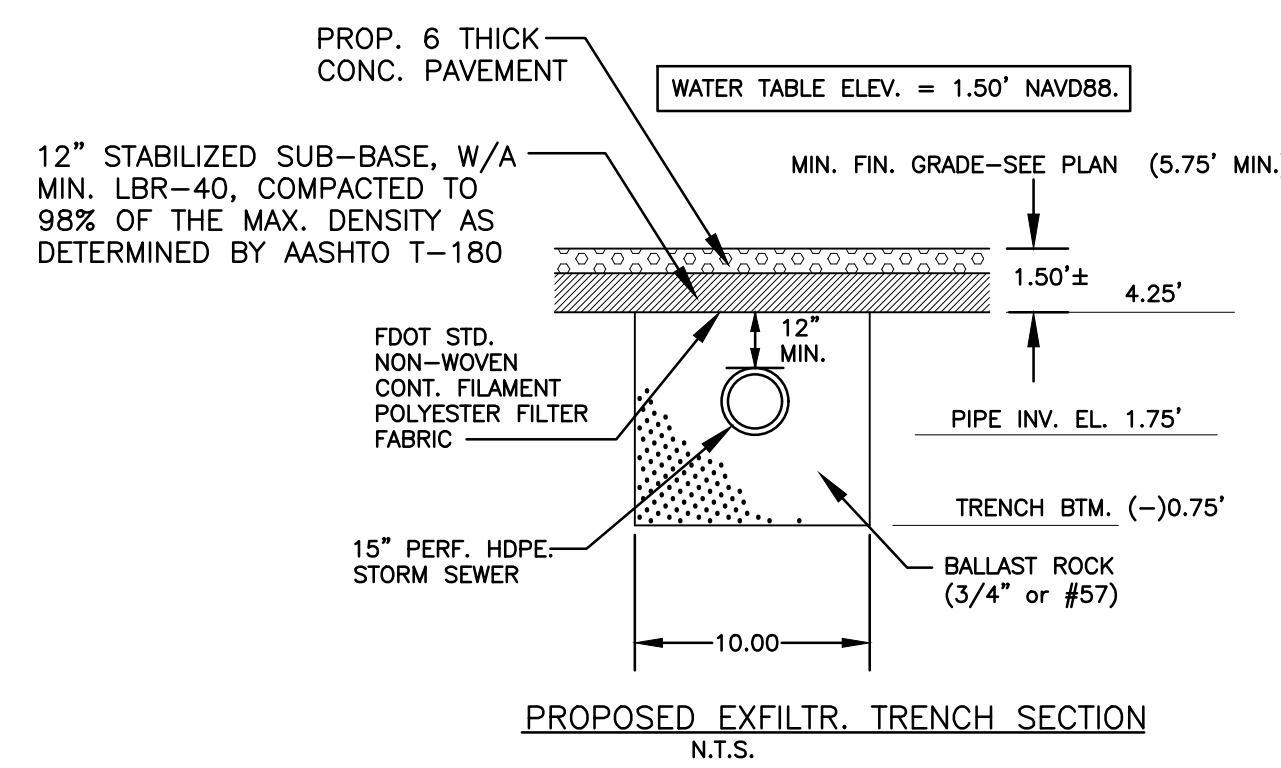
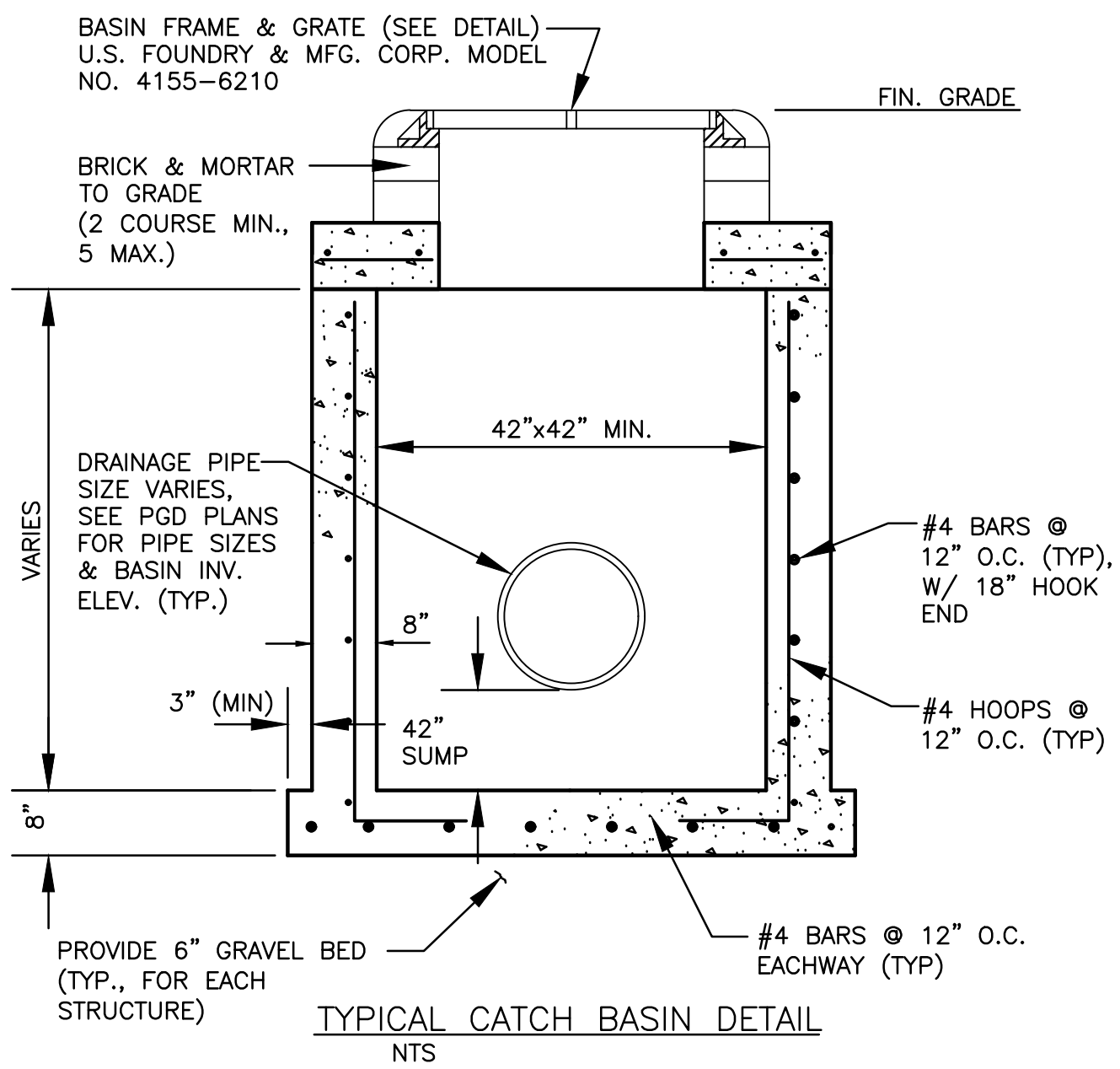
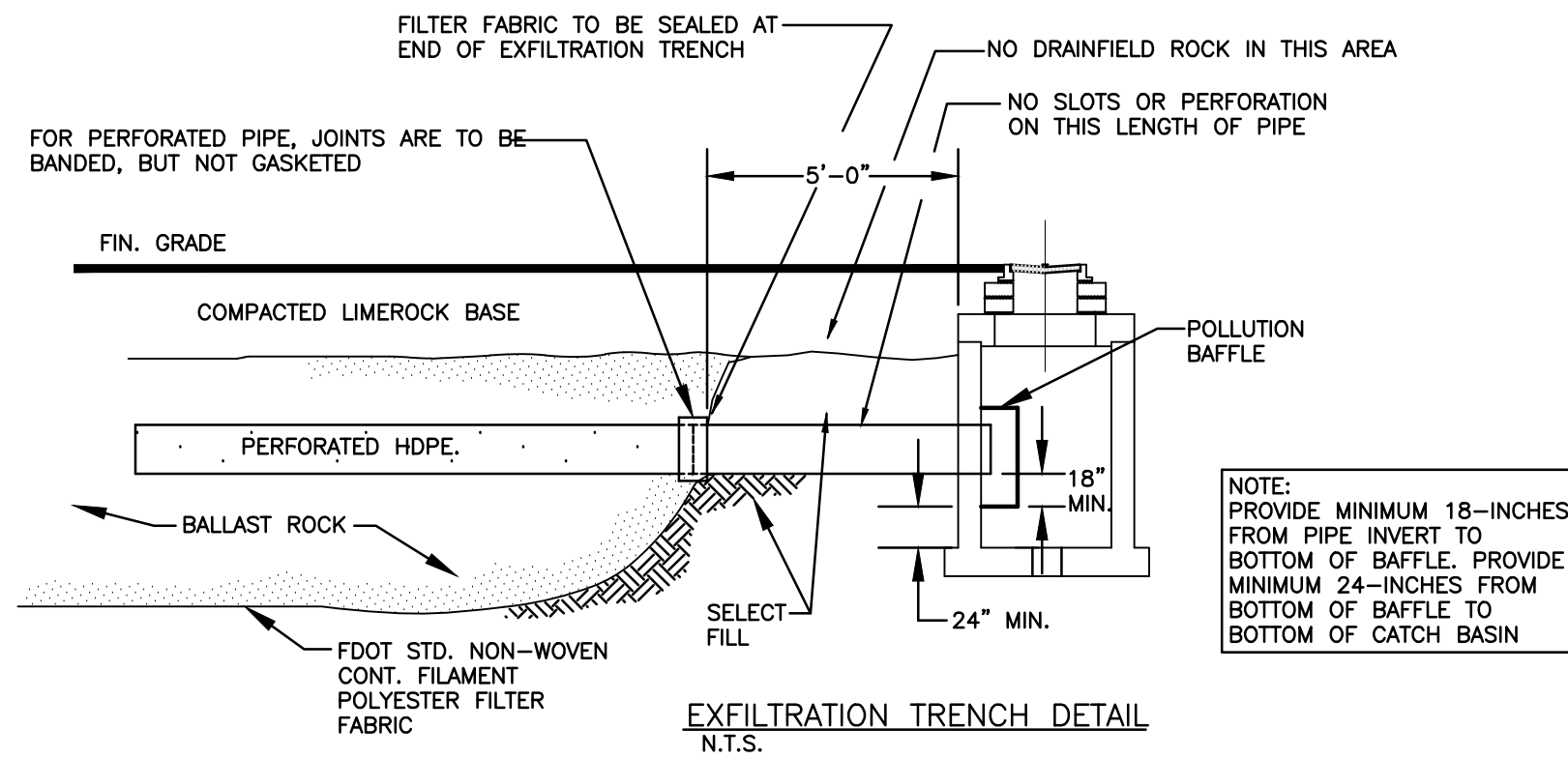
- ASPHALT -
 BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1. PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GAL/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 GAL/S.Y.
 DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

- STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
- 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.
- STOP BARS SHALL BE 24" WHITE.
- ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
- 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



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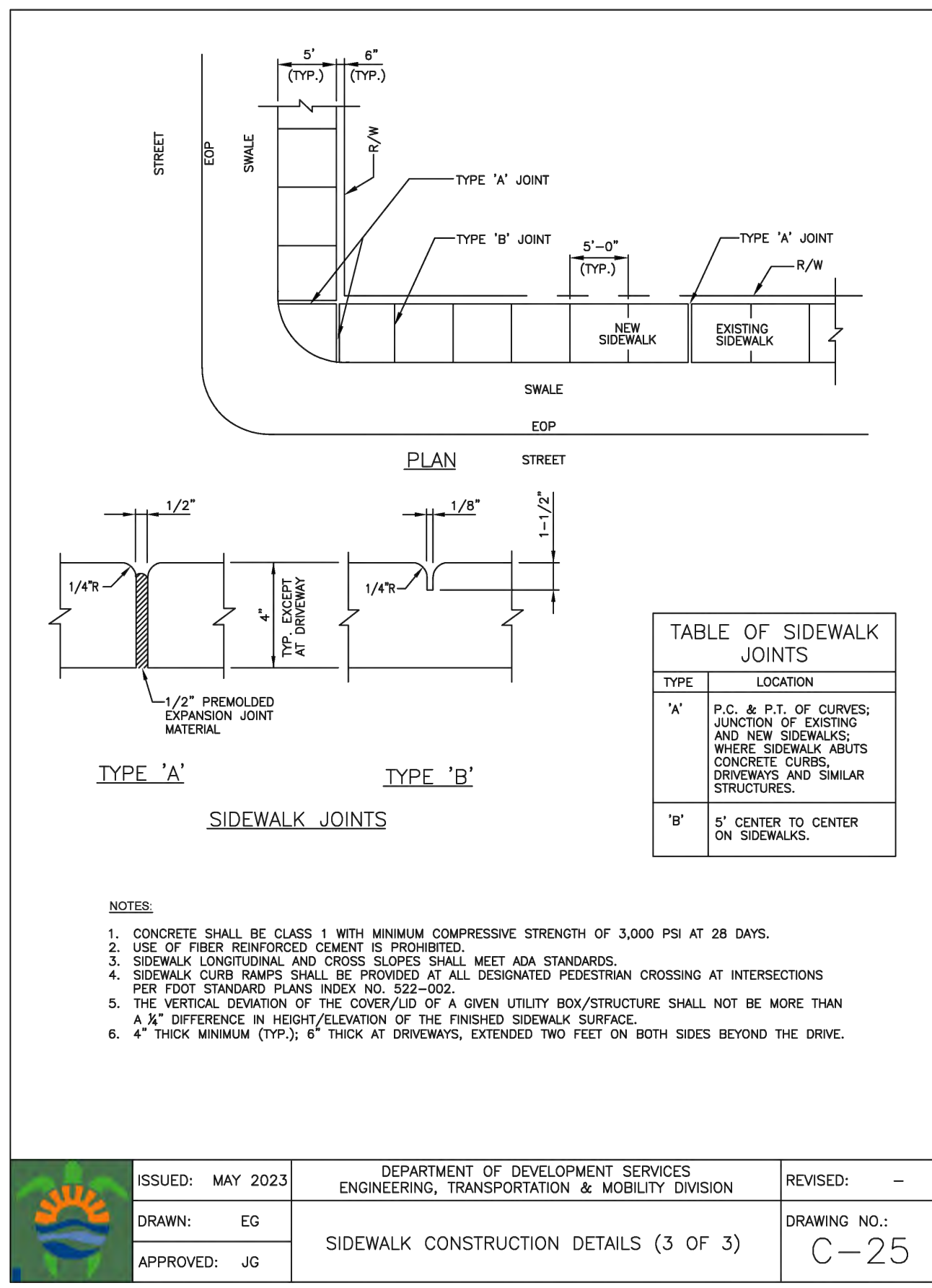
REVISIONS	
NO.	DESCRIPTION

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 (786) 302-7693
 wzephyr@gmail.com
 CA#: 31158

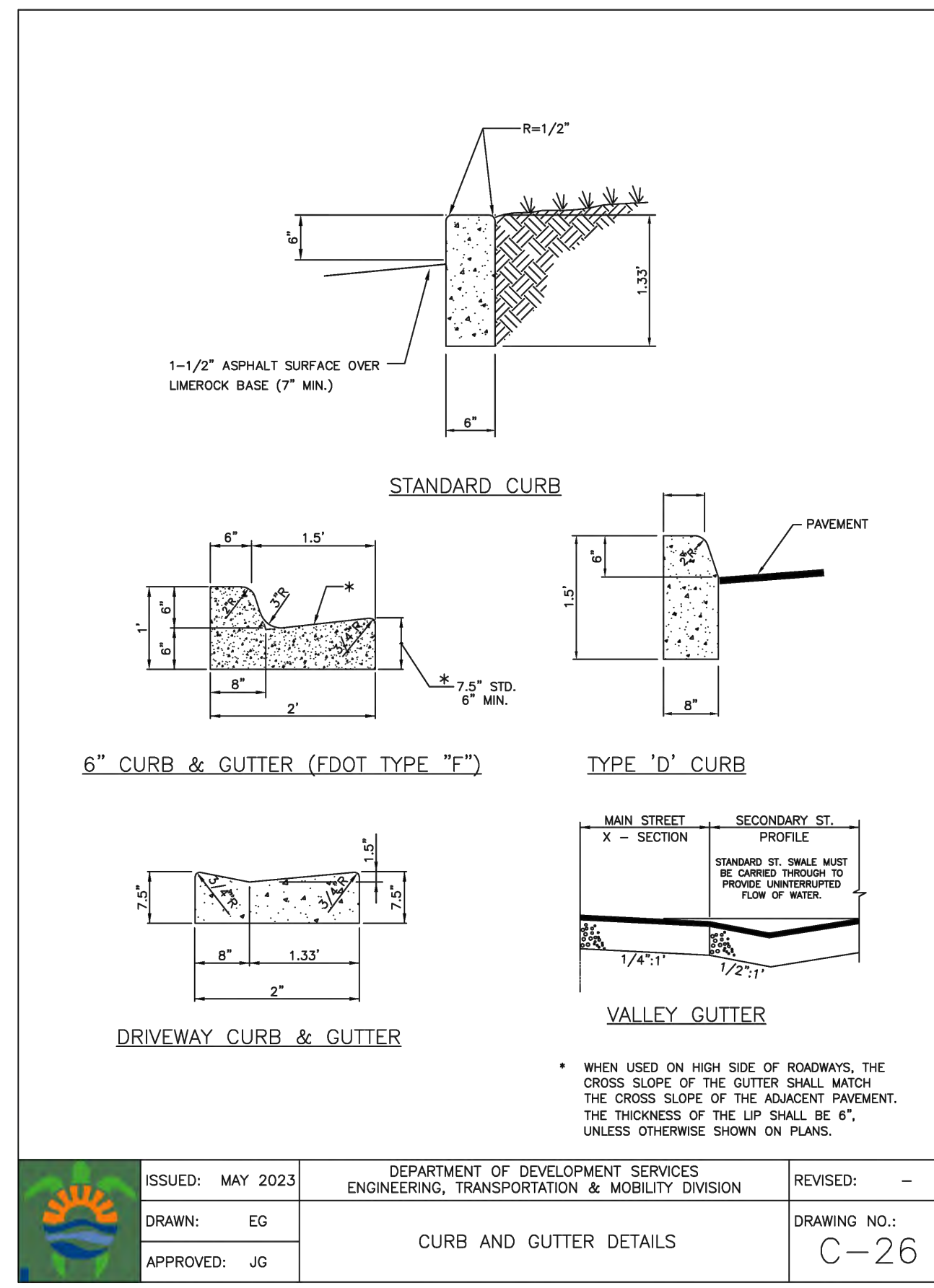
NE

MULTI-FAMILY APARTMENTS
 2101 NORTH 16th AVE
 HOLLYWOOD, FL 33020

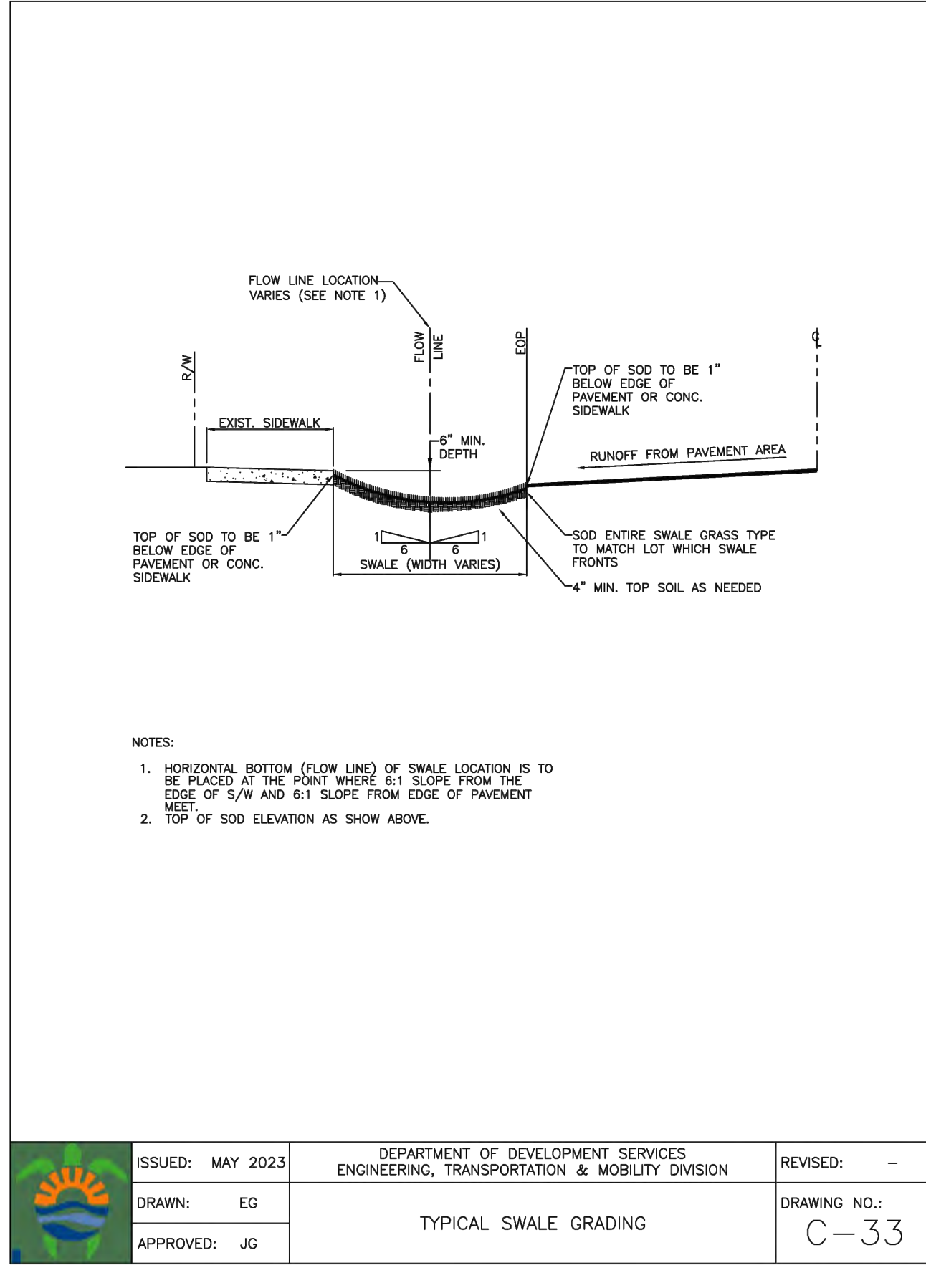
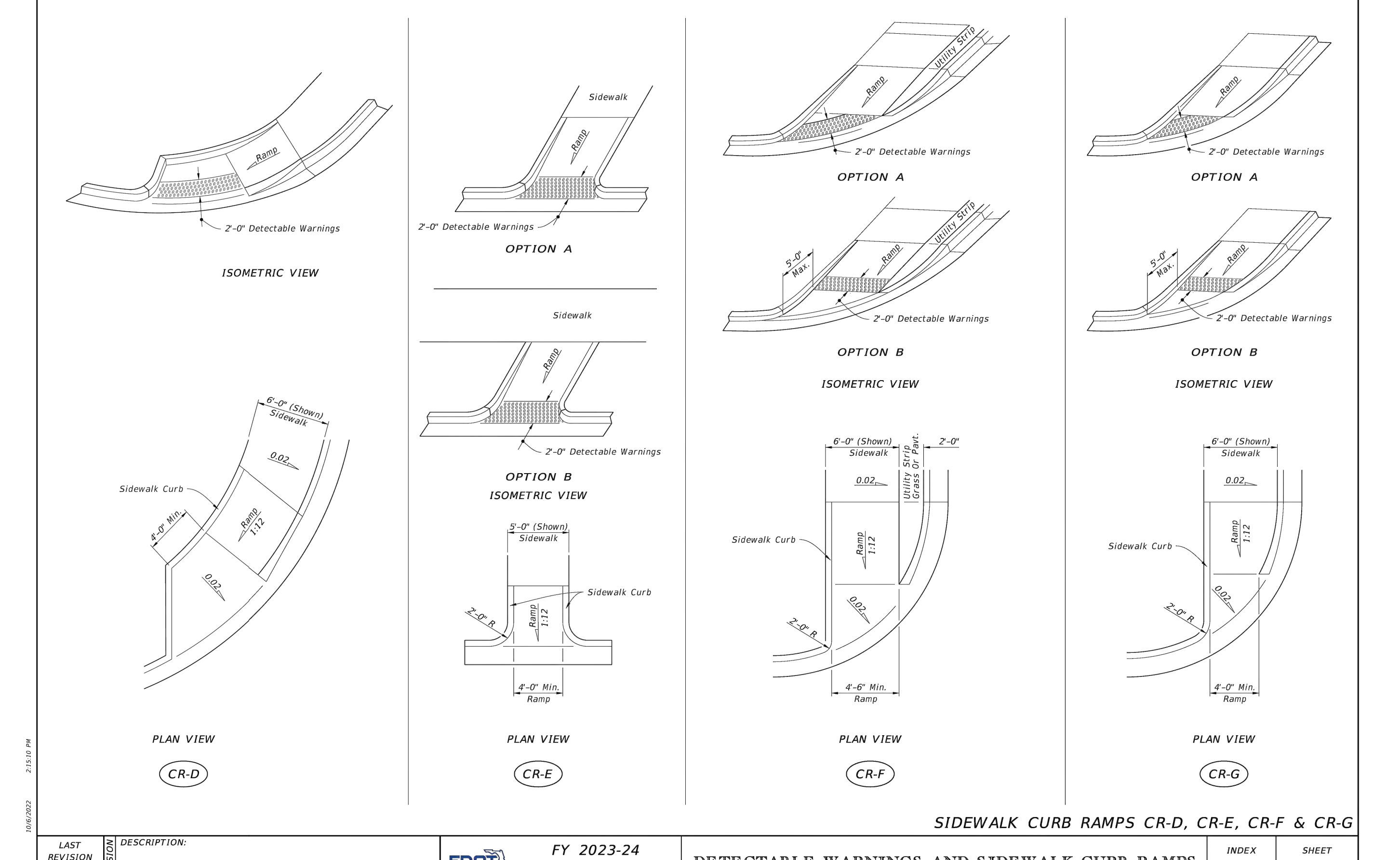
P.E.#:76036
 DATE: 7/26/24
 SCALE: N.T.S.
 SHEET NO.: **C3**
 3 OF 10
 PROJECT NO.: 24-48



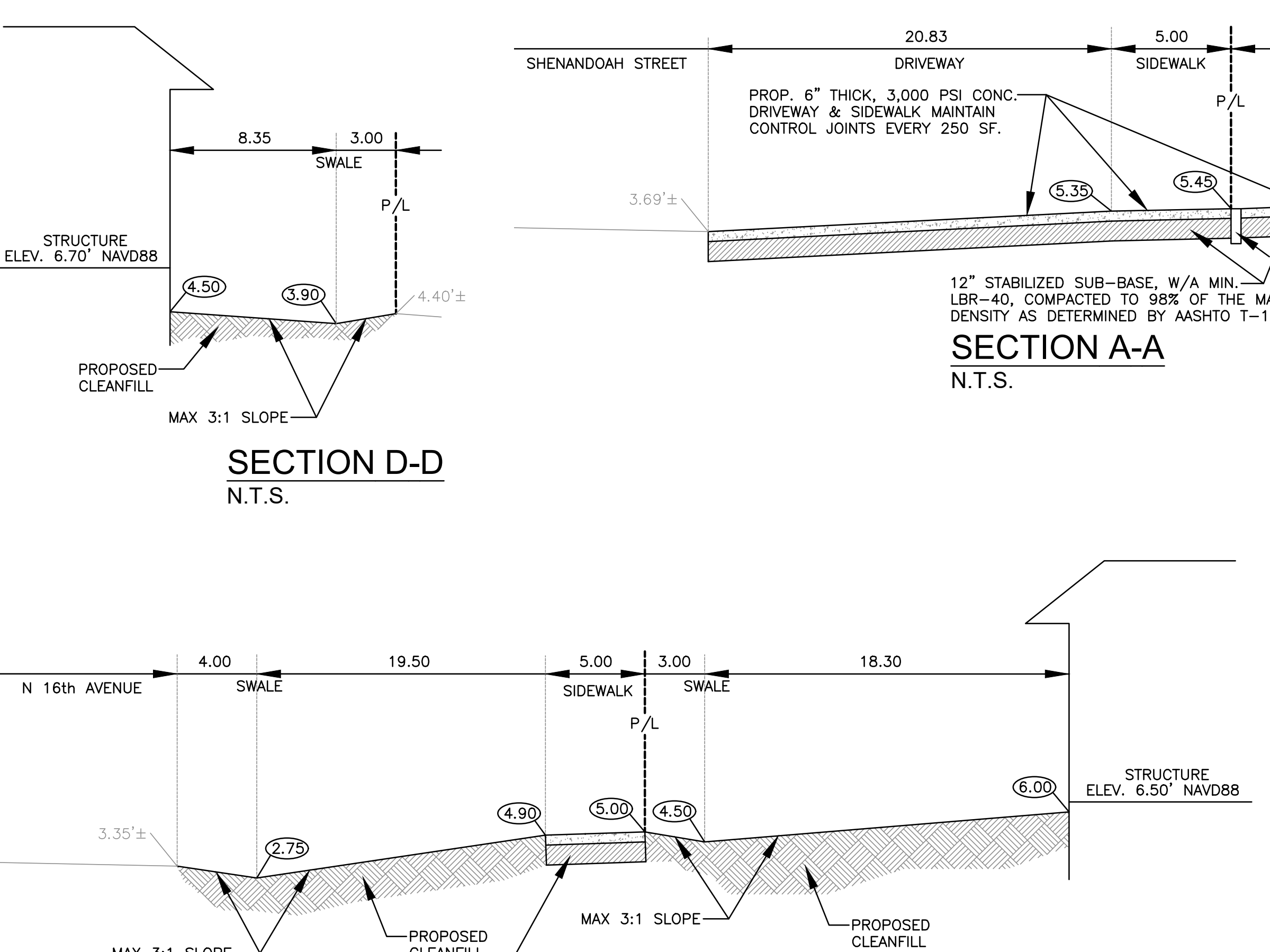
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DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
APPROVED: JG		



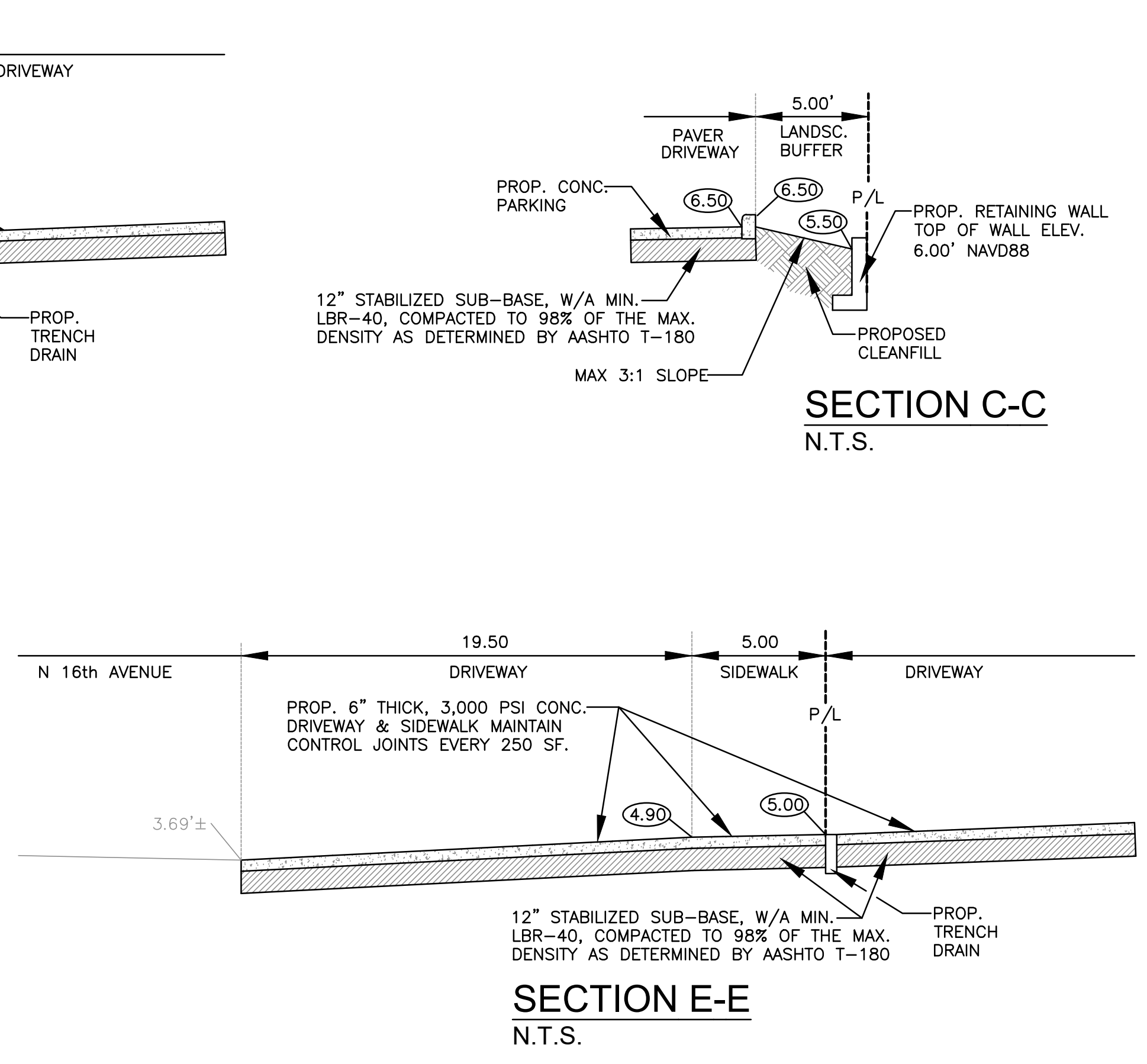
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		



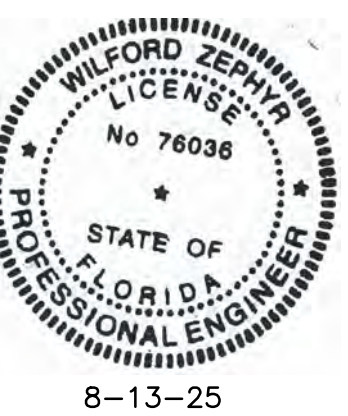
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		

CIVIL DETAILS II
SCALE: N.T.S.

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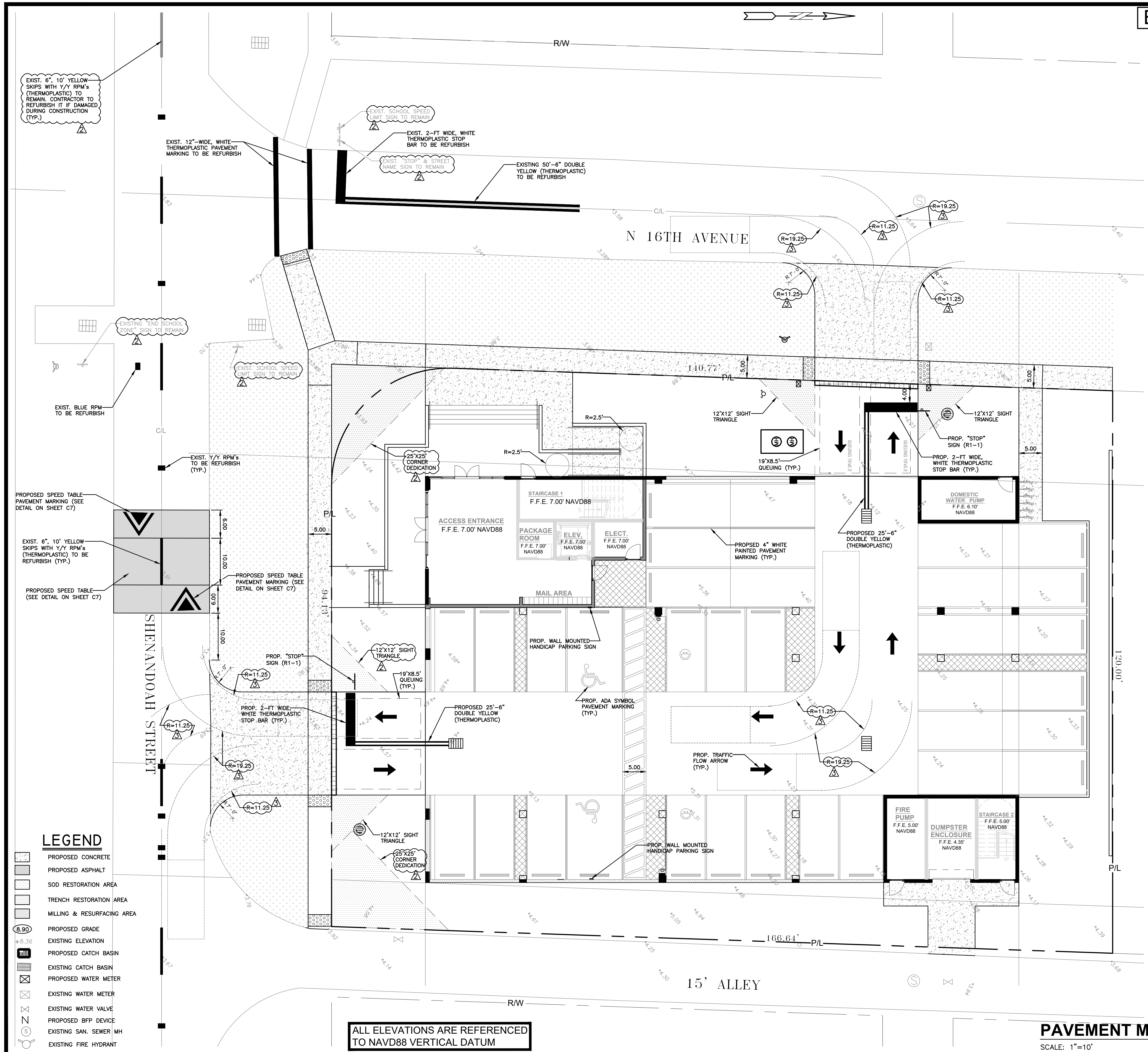
NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	2-14-25		

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2101 NORTH 16th AVE
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P.E.#: 76038
DATE: 7/26/24
SCALE: N.T.S.
SHEET NO.: C4
4 OF 10
PROJECT NO.: 24-48



EXIST. 6" x 10" YELLOW SKIPS WITH Y/Y RPM'S (THERMOPLASTIC) TO REMAIN. CONTRACTOR TO REFINISH IF DAMAGED DURING CONSTRUCTION (TYP.)

EXIST. 12"-WIDE, WHITE THERMOPLASTIC PAVEMENT MARKING TO BE REFINISH

EXIST. SCHOOL SPEED LIMIT SIGN TO REMAIN

EXIST. 2'-FT WIDE, WHITE THERMOPLASTIC STOP BAR TO BE REFINISH

EXIST. STOP & STREET NAME SIGN TO REMAIN

EXISTING 50'-6" DOUBLE YELLOW (THERMOPLASTIC) TO BE REFINISH

EXISTING END SCHOOL ZONE SIGN TO REMAIN

EXIST. SCHOOL SPEED LIMIT SIGN TO REMAIN

EXIST. BLUE RPM TO BE REFINISH

EXIST. Y/Y RPM'S TO BE REFINISH (TYP.)

PROPOSED SPEED TABLE PAVEMENT MARKING (SEE DETAIL ON SHEET C7)

EXIST. 6" x 10" YELLOW SKIPS WITH Y/Y RPM'S (THERMOPLASTIC) TO BE REFINISH (TYP.)

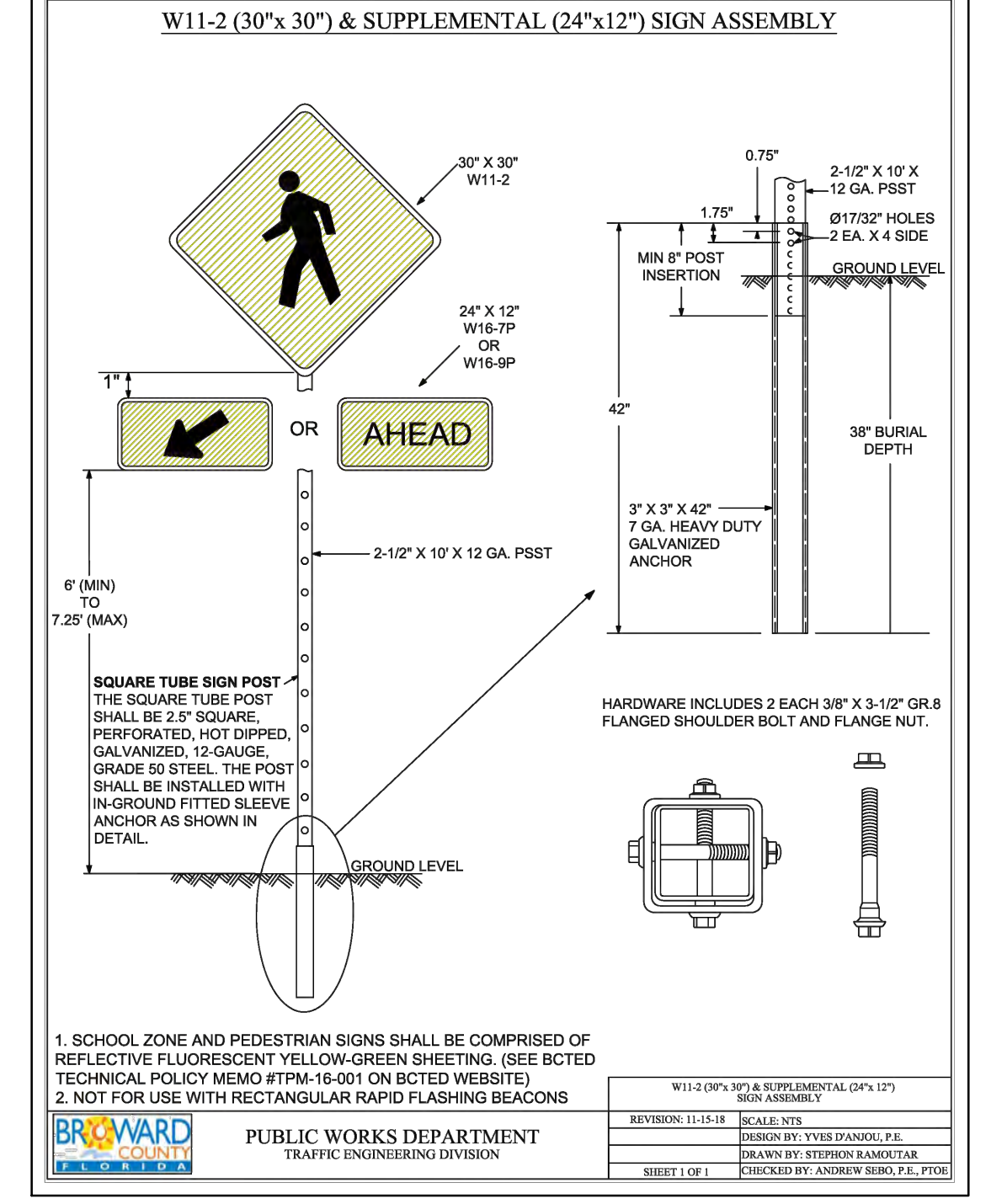
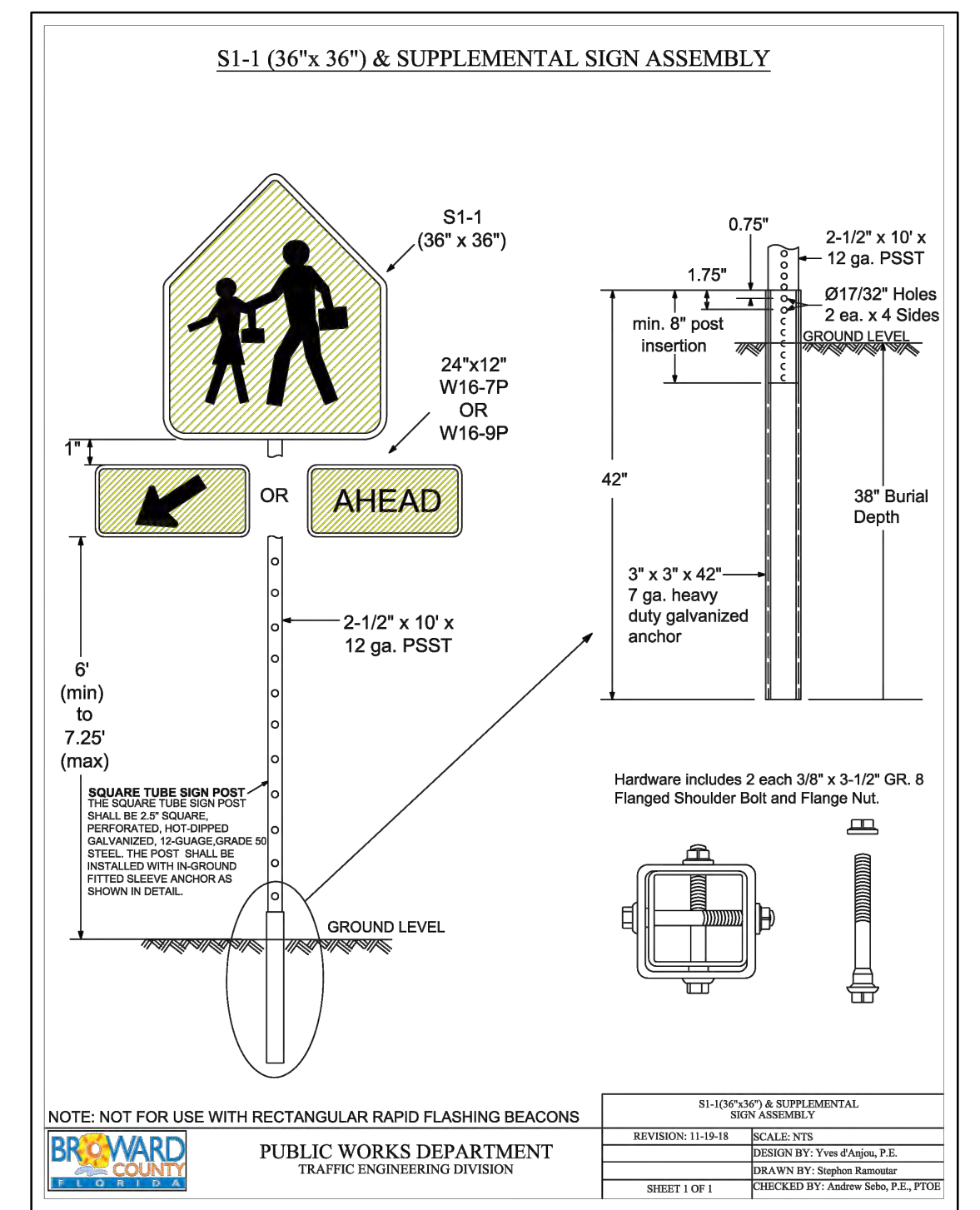
PROPOSED SPEED TABLE PAVEMENT MARKING (SEE DETAIL ON SHEET C7)

SHENANDOAH STREET

15' ALLEY

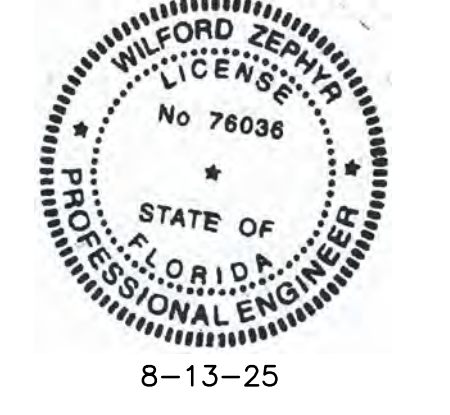
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - SOD RESTORATION AREA
 - TRENCH RESTORATION AREA
 - MILLING & RESURFACING AREA
 - 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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PAVEMENT MARKINGS & SIGNAGE PLAN & DETAILS
SCALE: 1"=10'

REVISIONS

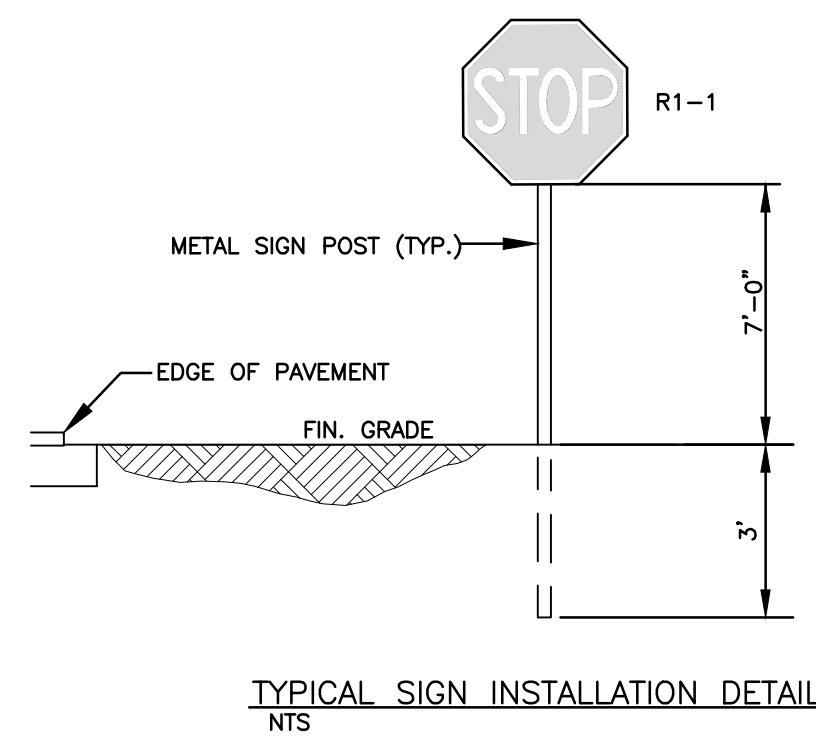
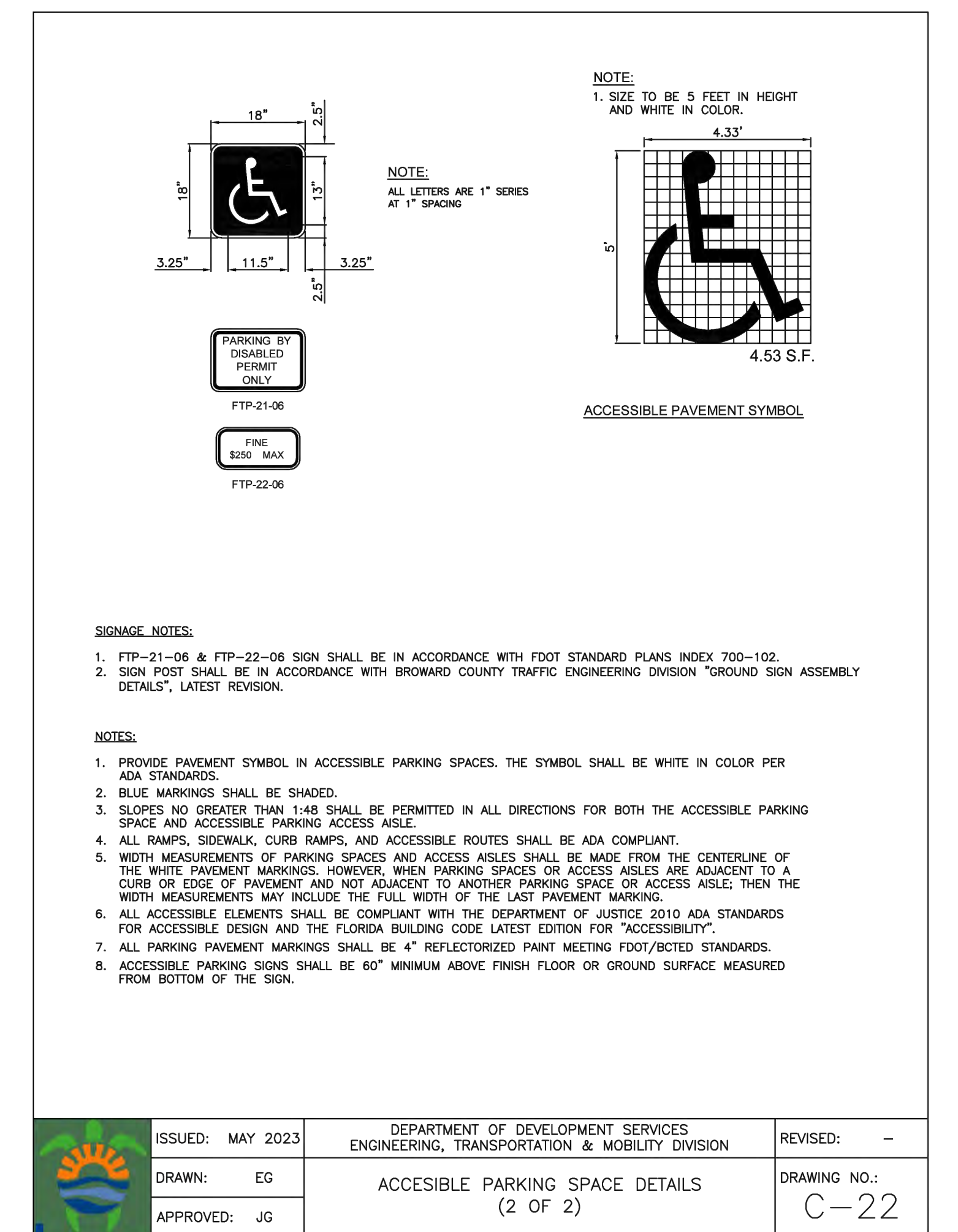
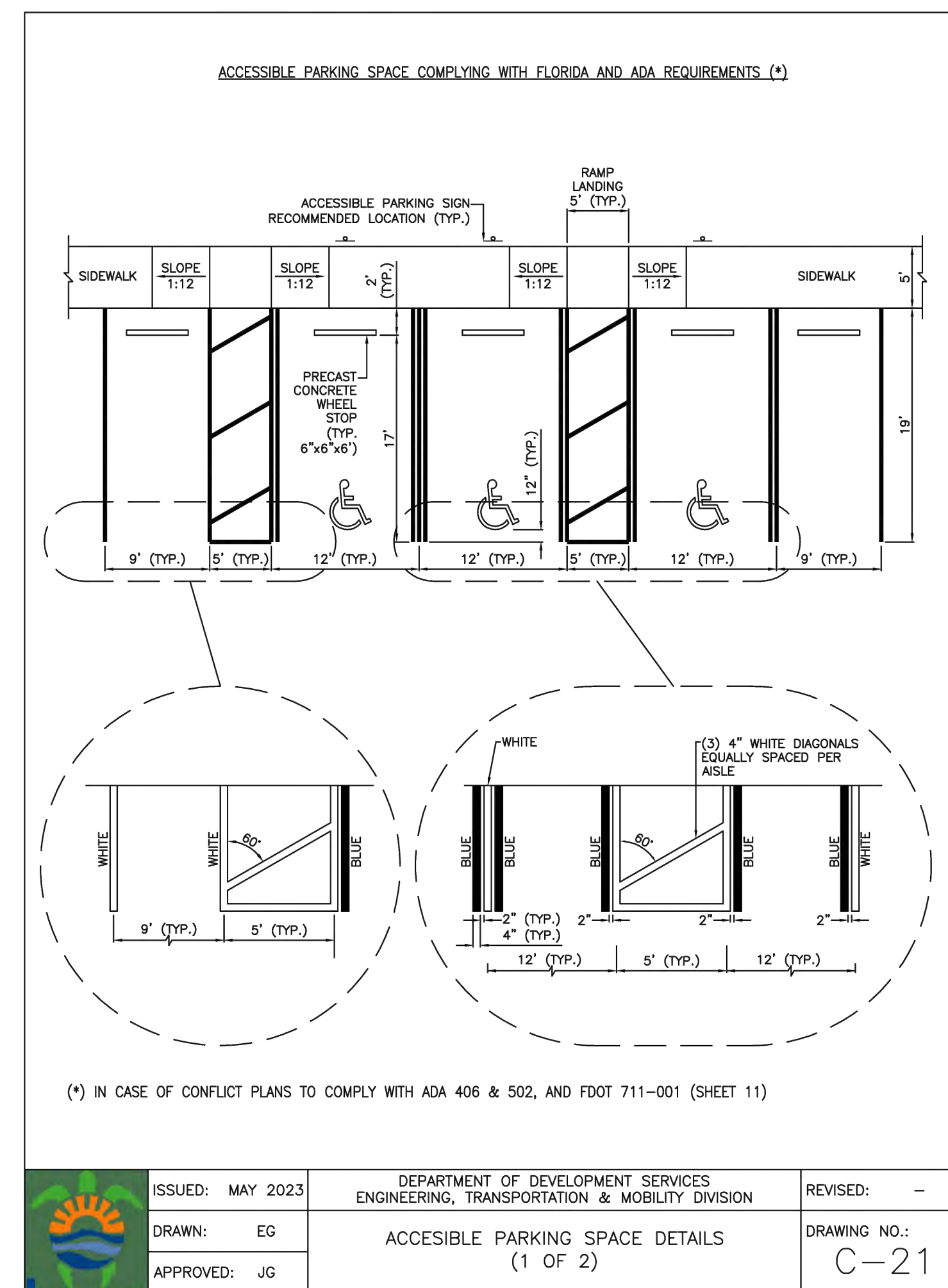
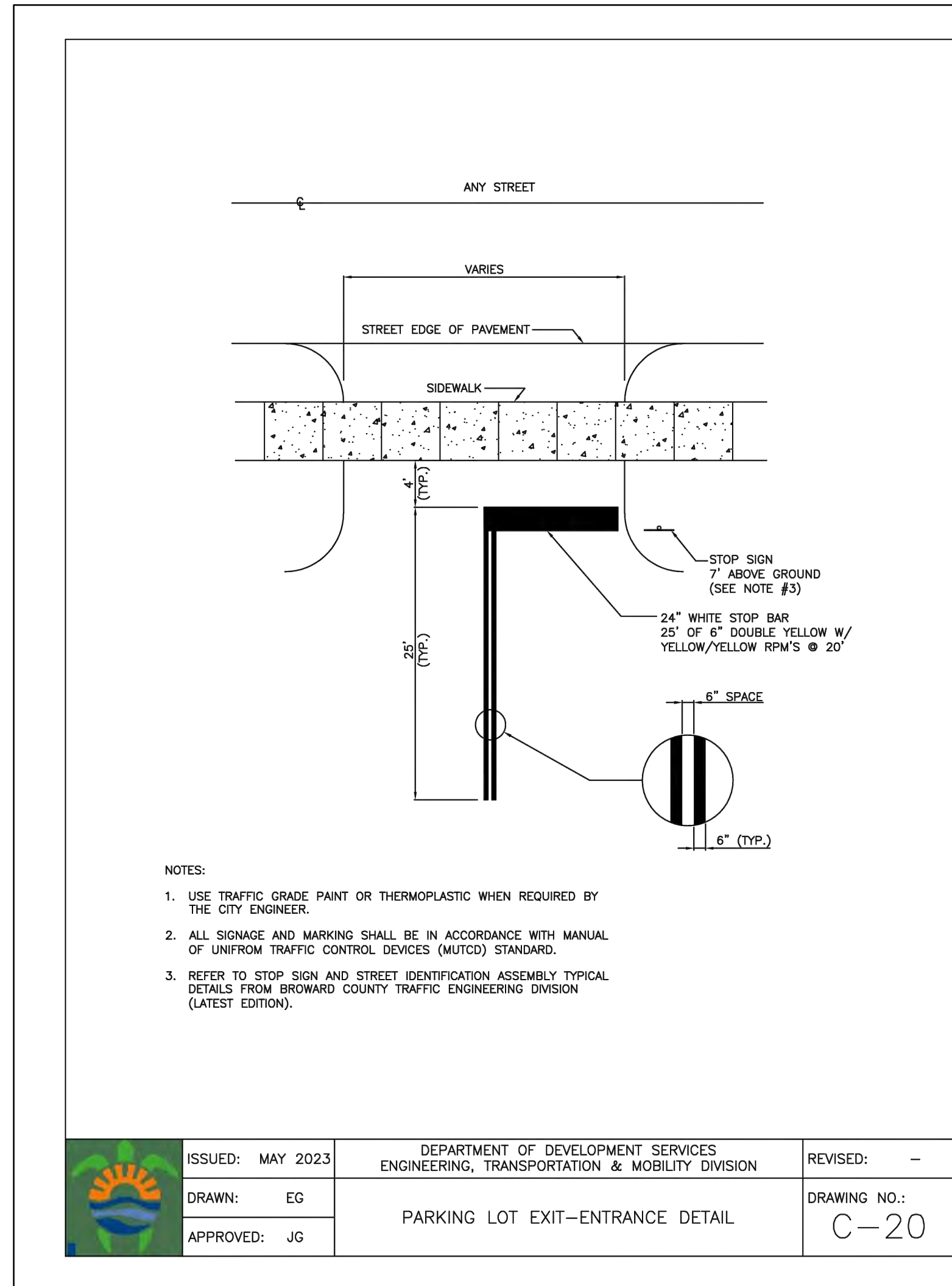
NO.	DATE	DESCRIPTION
1	2-14-25	TAC REVIEW COMMENTS
2	6-20-25	TAC REVIEW COMMENTS
3	8-13-25	TAC REVIEW COMMENTS

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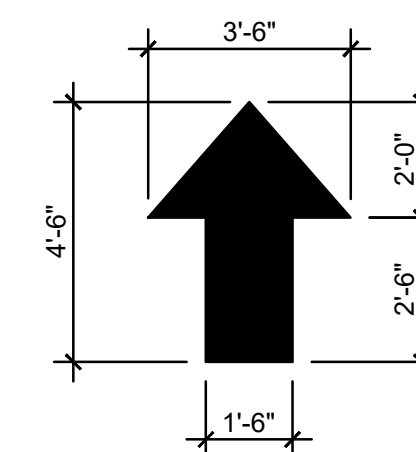
MULTI-FAMILY APARTMENTS
2101 NORTH 16th AVE
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 7/26/24
SCALE: 1"=10'
SHEET NO.: C5
5 OF 10
PROJECT NO.: 24-48



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.



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ONSITE PAVEMENT MARKINGS & SIGNAGE DETAILS
SCALE: N.T.S.

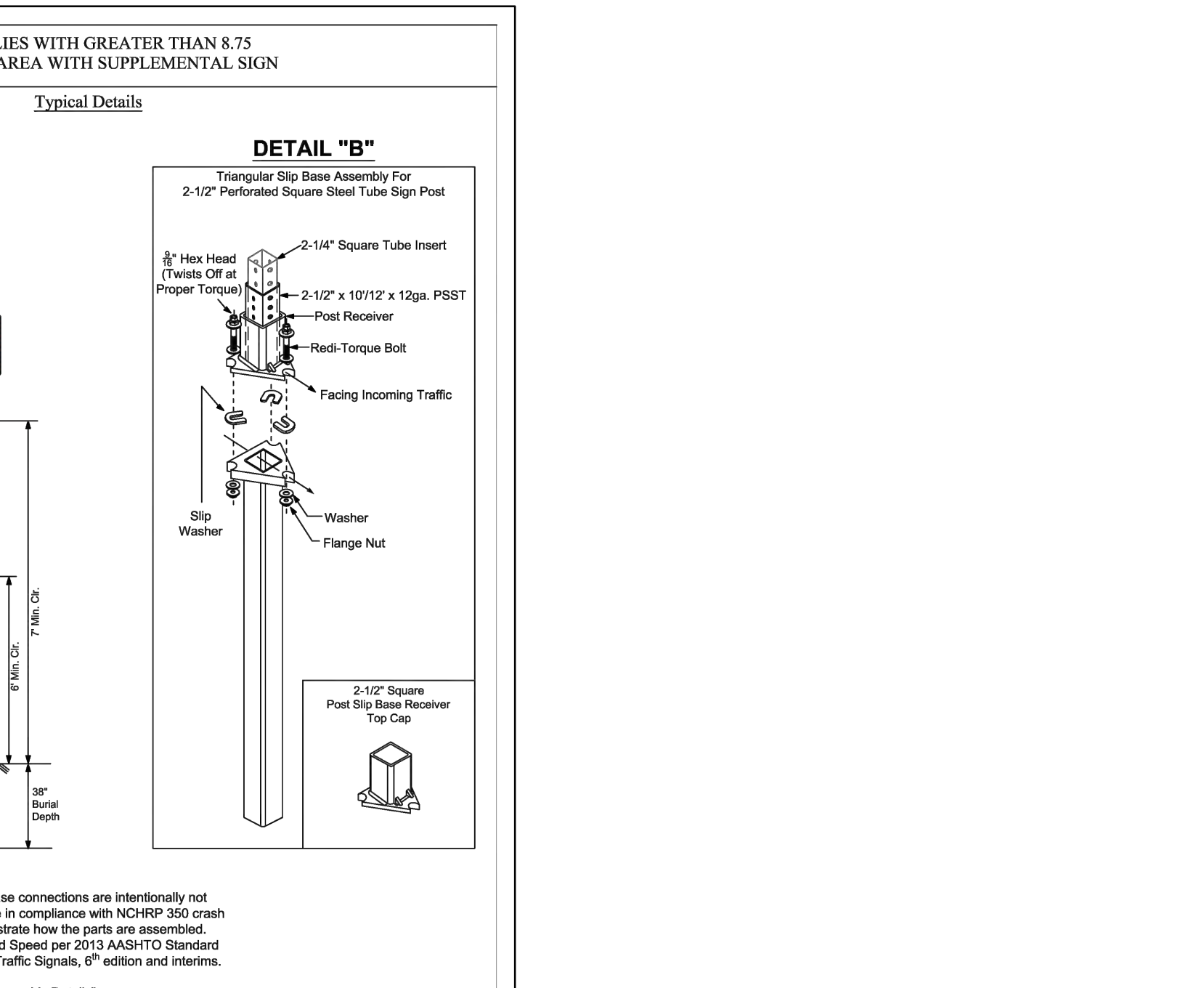
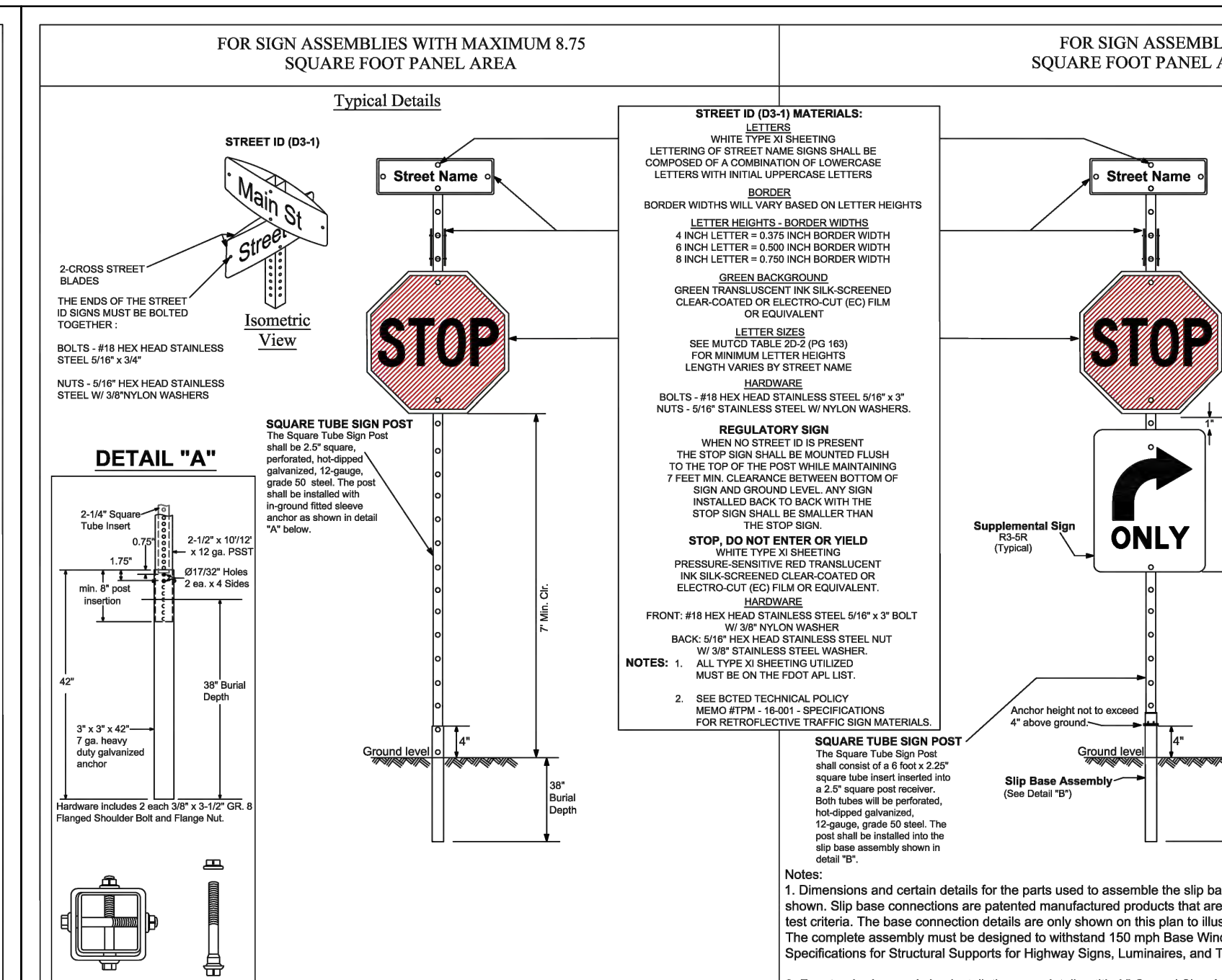
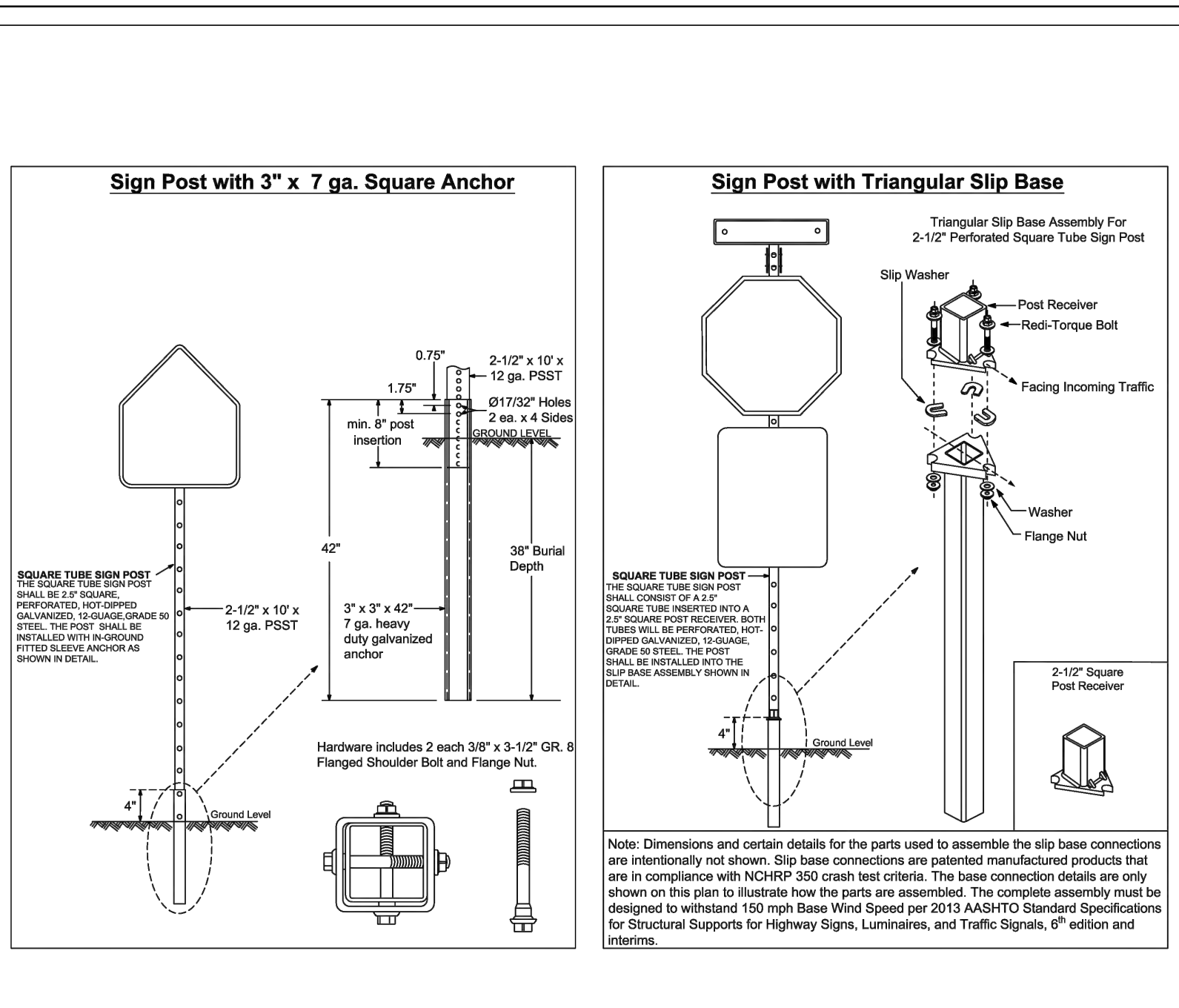
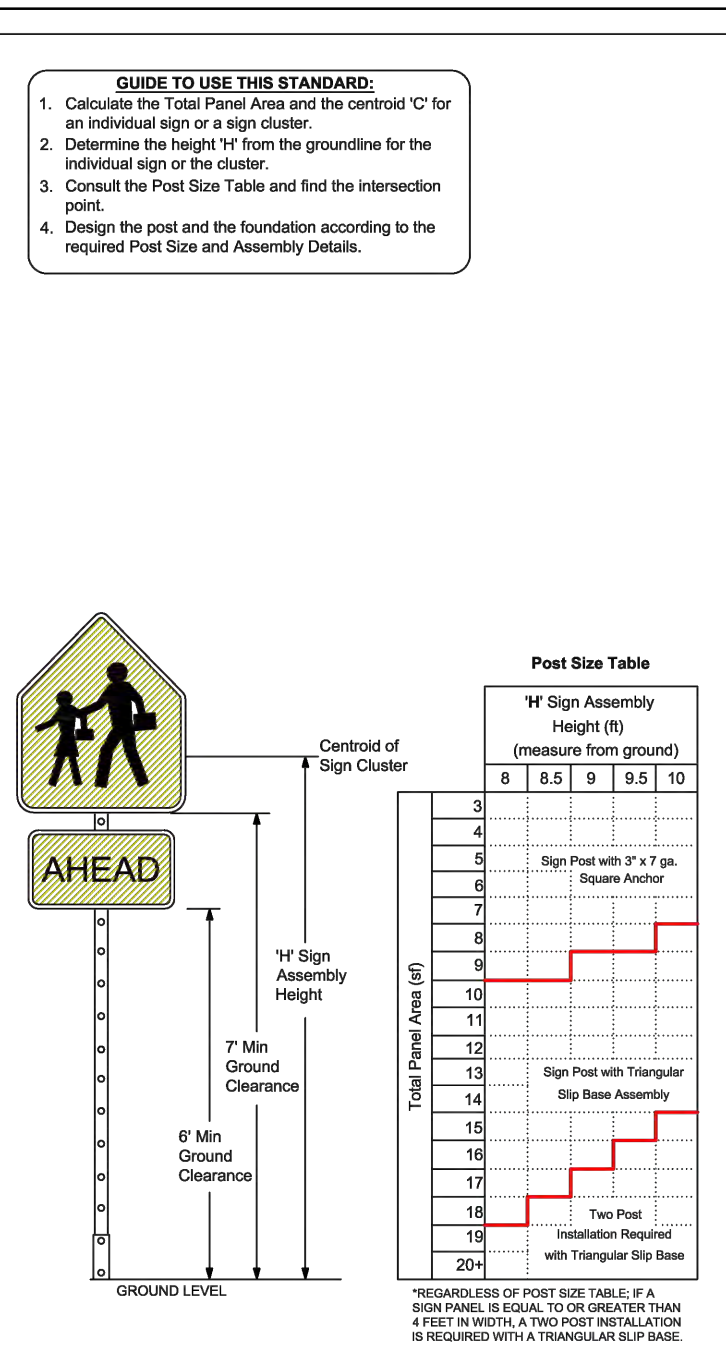
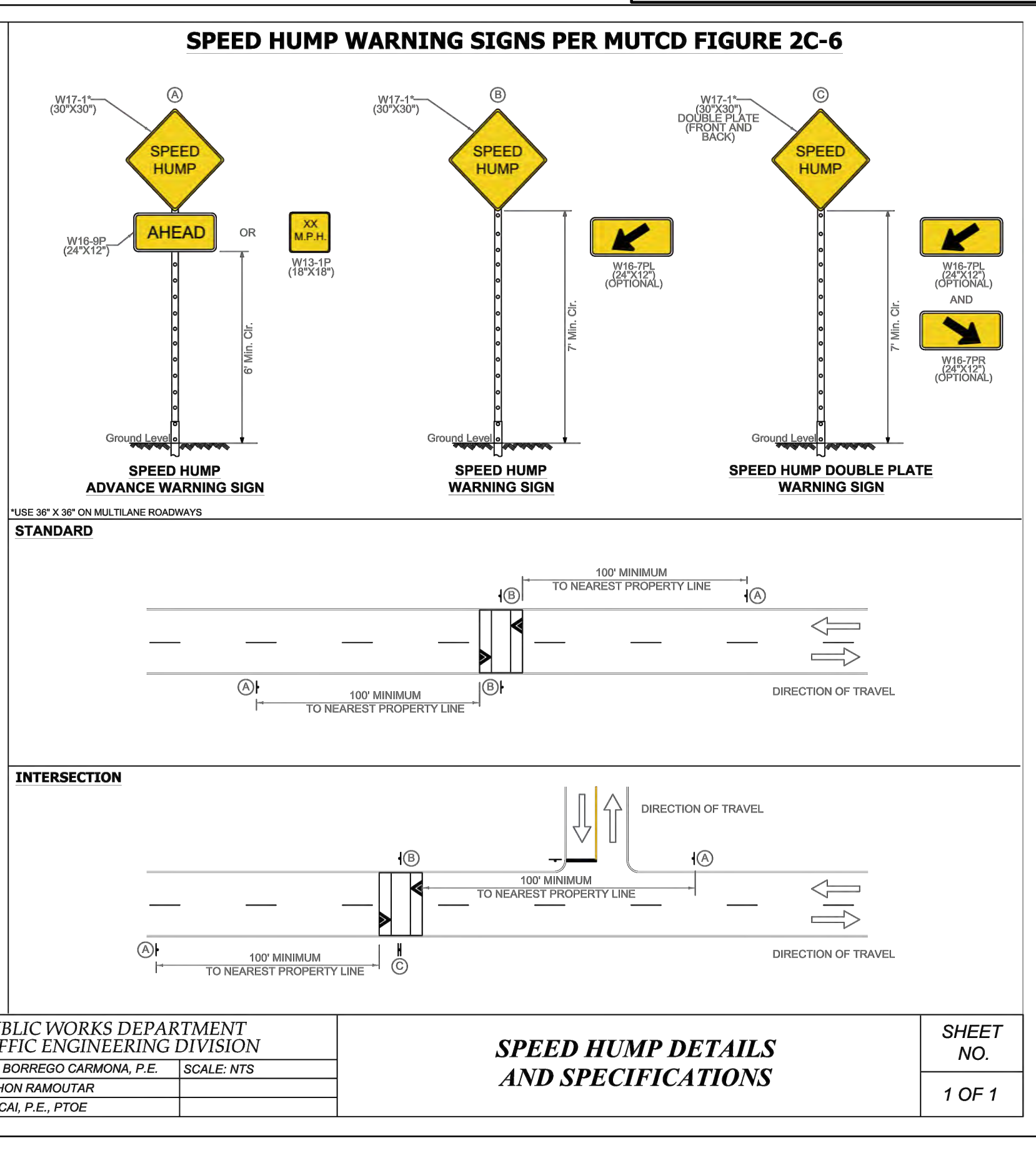
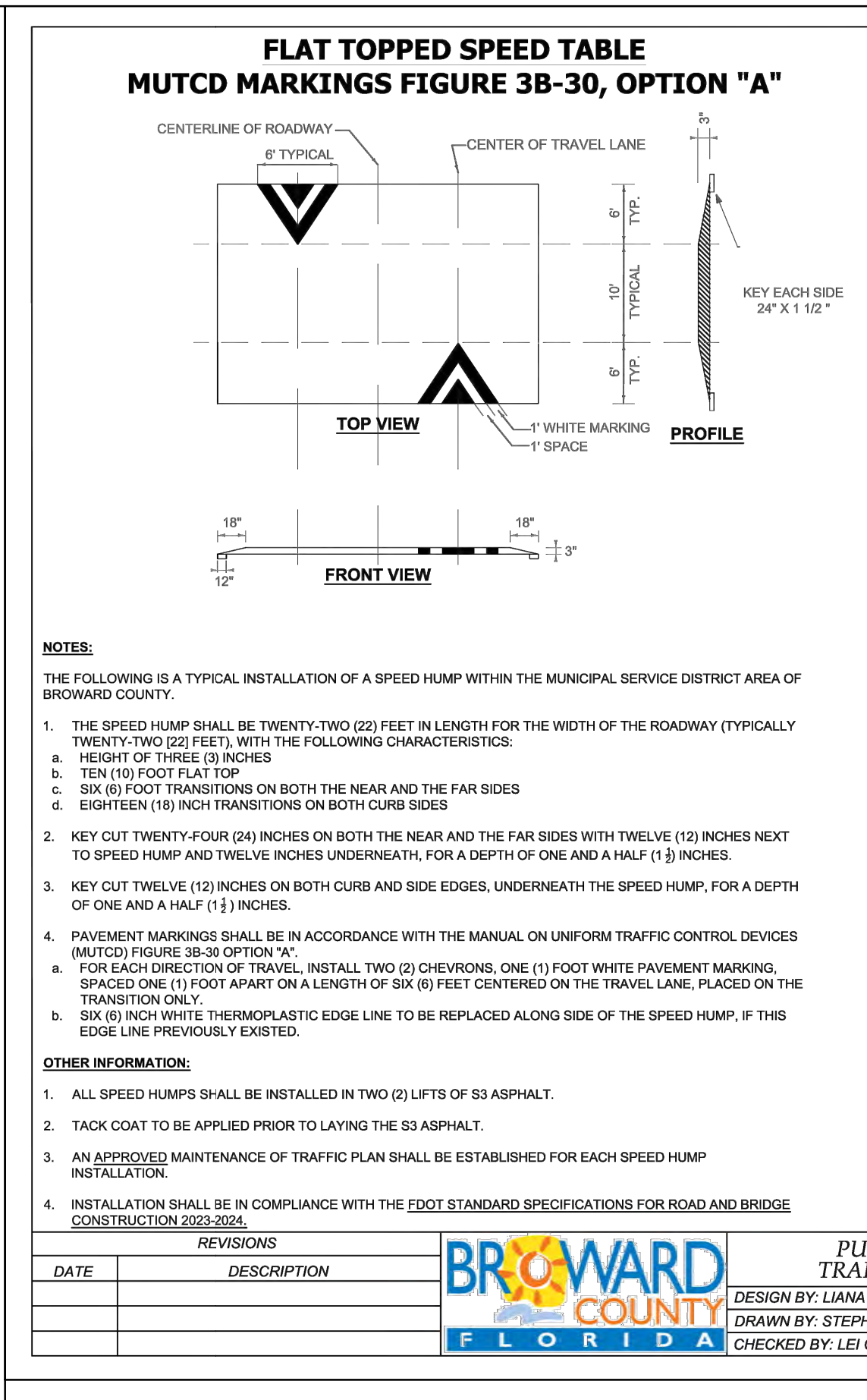
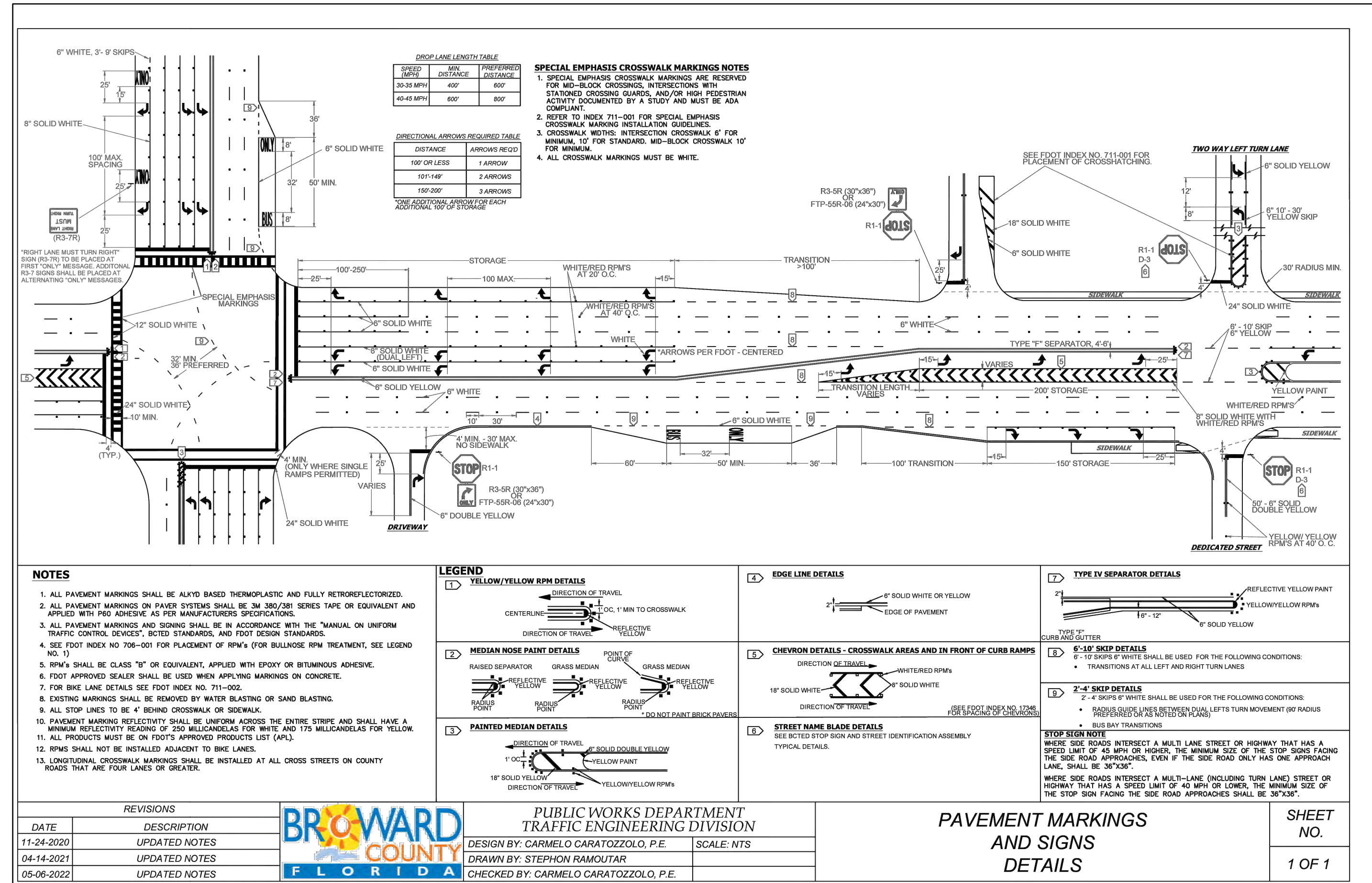
REVISIONS	
NO.	DATE

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2101 NORTH 16th AVE
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P.E.#: 76036
DATE: 7/26/24
SCALE: N.T.S.
SHEET NO.: C6
6 OF 10
PROJECT NO.: 24-48



REVISIONS	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-26-2021	ADDED POST SIZE NOTE
02-05-2022	UPDATED POST BASE HEIGHT

REVISIONS	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES

REVISIONS	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2022	UPDATED SIGN POST NOTES

REVISIONS	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2022	UPDATED SIGN POST NOTES



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R.O.W. PMS DETAILS
 SCALE: N.T.S.

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 HOLLYWOOD, FL 33020

REVISIONS	NO.	DATE	DESCRIPTION
NO. DATE			

P.E. #: 76036
 DATE: 7/26/24
 SCALE: N.T.S.
 SHEET NO.: C7
 7 OF 10
 PROJECT NO.: 24-48

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

LEGEND	
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	SOD RESTORATION AREA
[Pattern]	TRENCH RESTORATION AREA
[Pattern]	MILLING & RESURFACING AREA
(8.90)	PROPOSED GRADE
+8.36	EXISTING ELEVATION
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	EXISTING CATCH BASIN
[Symbol]	PROPOSED WATER METER
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	PROPOSED BFP DEVICE
[Symbol]	EXISTING SAN. SEWER MH
[Symbol]	EXISTING FIRE HYDRANT

REVISIONS		
NO.	DATE	DESCRIPTION
1	2-14-25	TAC REVIEW COMMENTS

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MULTI-FAMILY APARTMENTS
 2101 NORTH 16th AVE
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 7/26/24
 SCALE: 1"=10'
 SHEET NO.: C8
 8 OF 10
 PROJECT NO.: 24-48

NOTE:
 ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL.

NOTE:
 ALL ROADS/ALLEY ADJACENT TO THE PROPERTY ARE TO BE RESURFACED

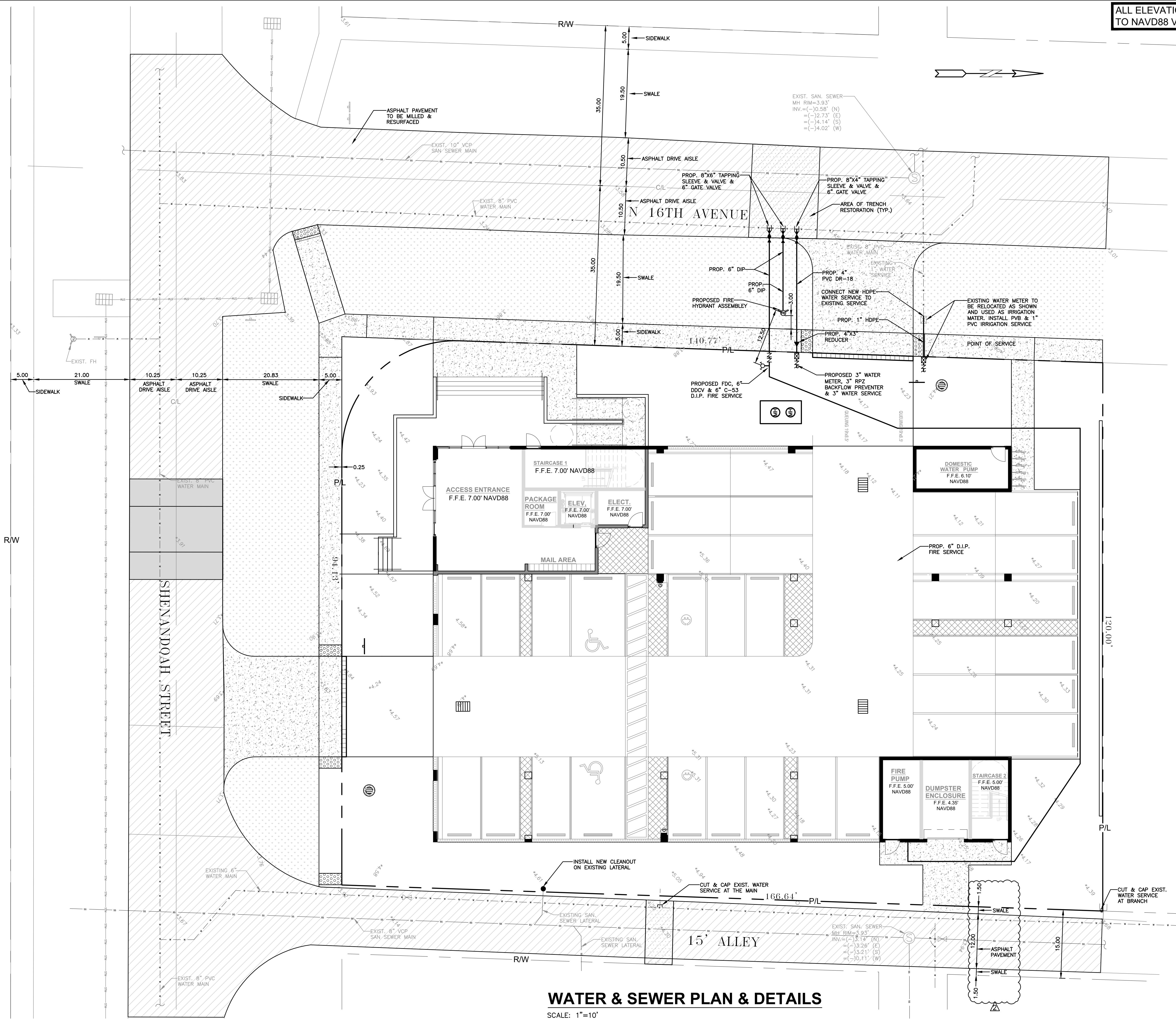
WATER & SEWER DEMAND CALCULATIONS:
 PROJECT INFO:
 • 22 RESIDENTIAL UNITS
WATER DEMAND
 (22 RESIDENTIAL UNITS)X(250 GPD/UNIT)=5,500 GPD
WASTEWATER DEMAND
 (22 RESIDENTIAL UNITS)X(250 GPD/UNIT)=5,500 GPD

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 FIRE HYDRANT SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2021 Ed.), SECTION 16.5.3.1.1.

NOTE:
 SLEEVE SEWER LATERALS THROUGH PROP. EXF. TRENCH SYSTEM.

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WATER & SEWER PLAN & DETAILS
 SCALE: 1"=10'

WATER SYSTEM NOTES:

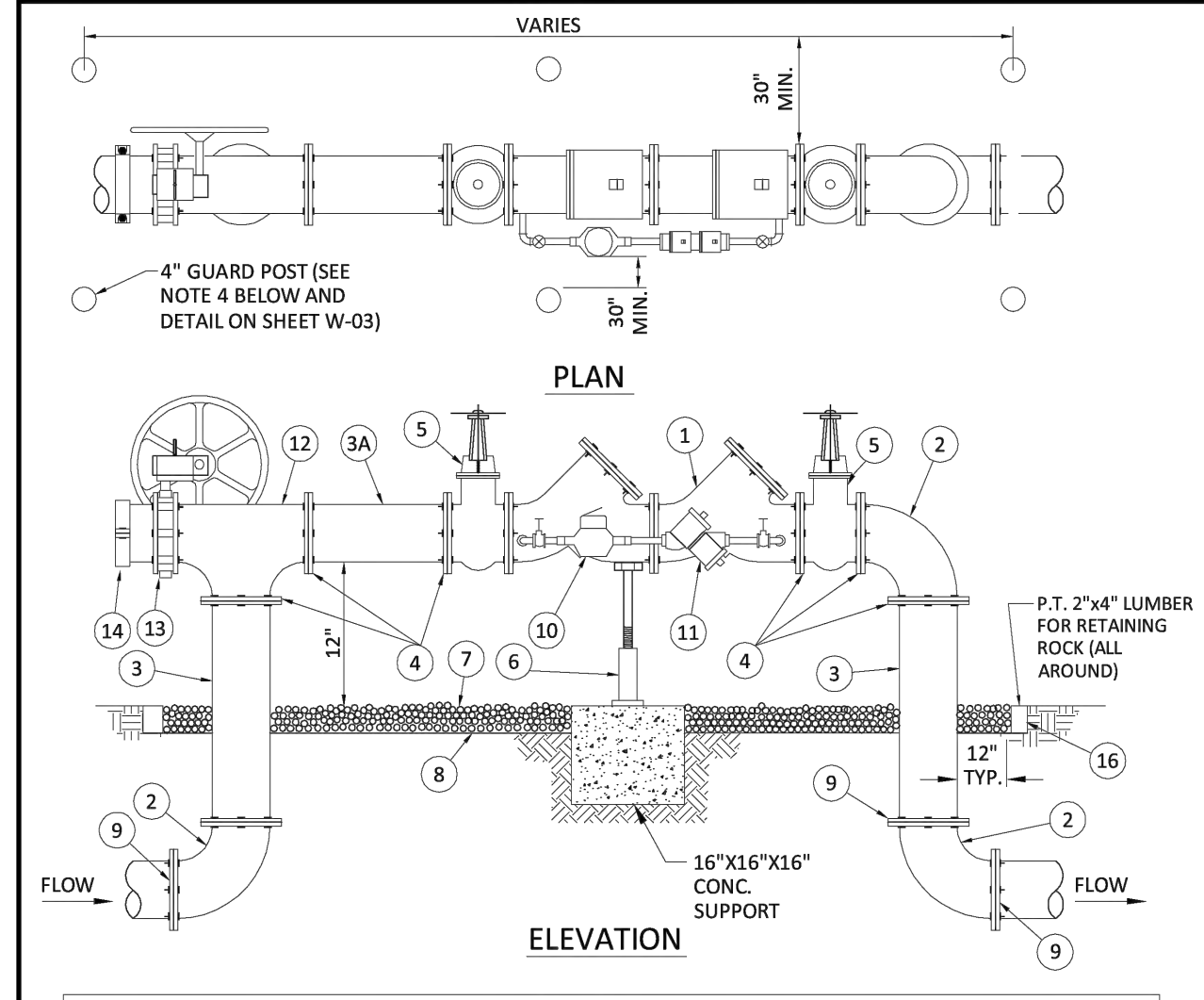
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEEL BODY, AND SOLID STANDARD. THEY SHALL BE STANDARD FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

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

WATER SYSTEM NOTES (CONTINUED):

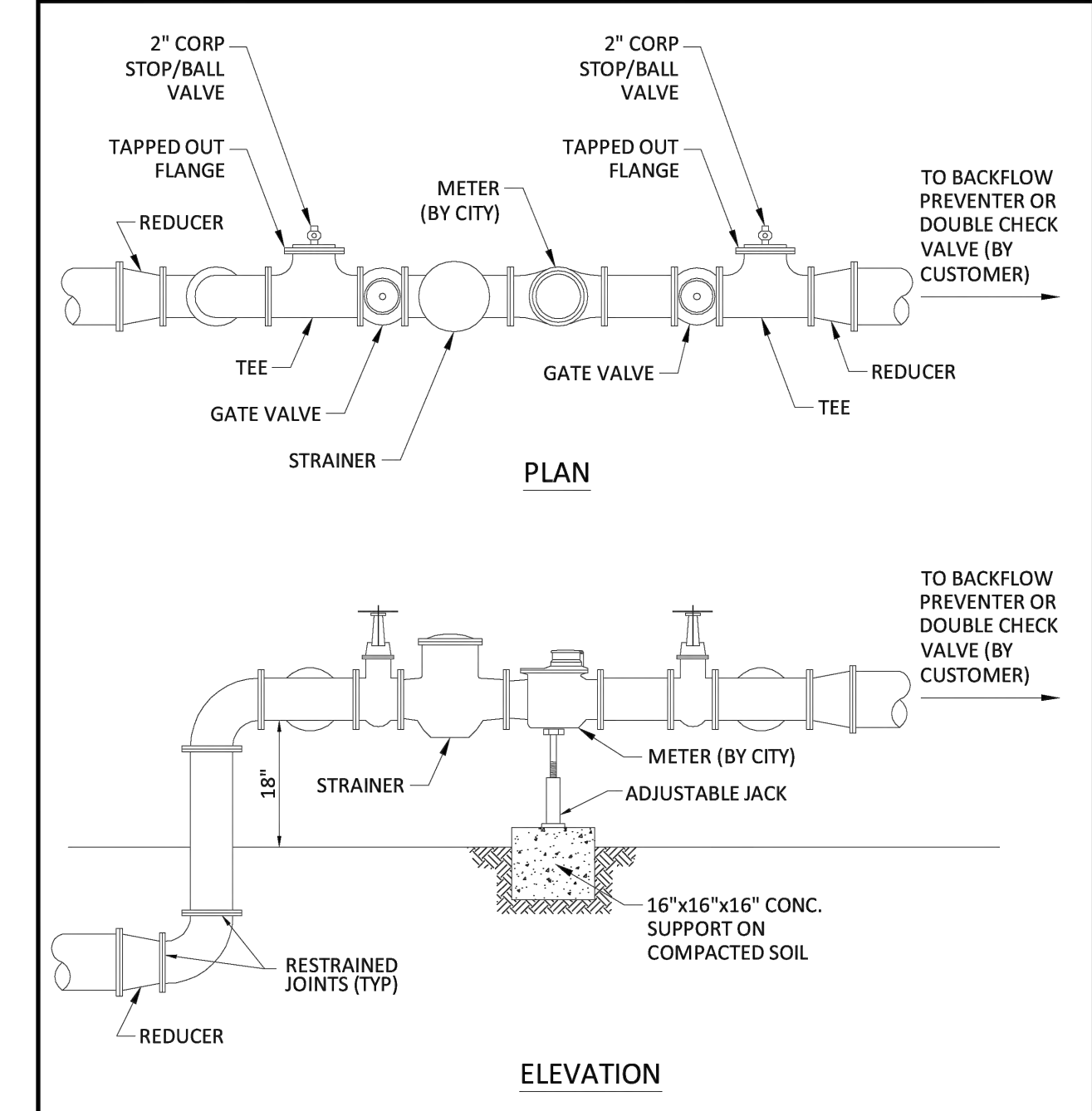
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURER'S RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2.1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM WATER SYSTEM NOTES DRAWING NO. W-02
 APPROVED: XXX



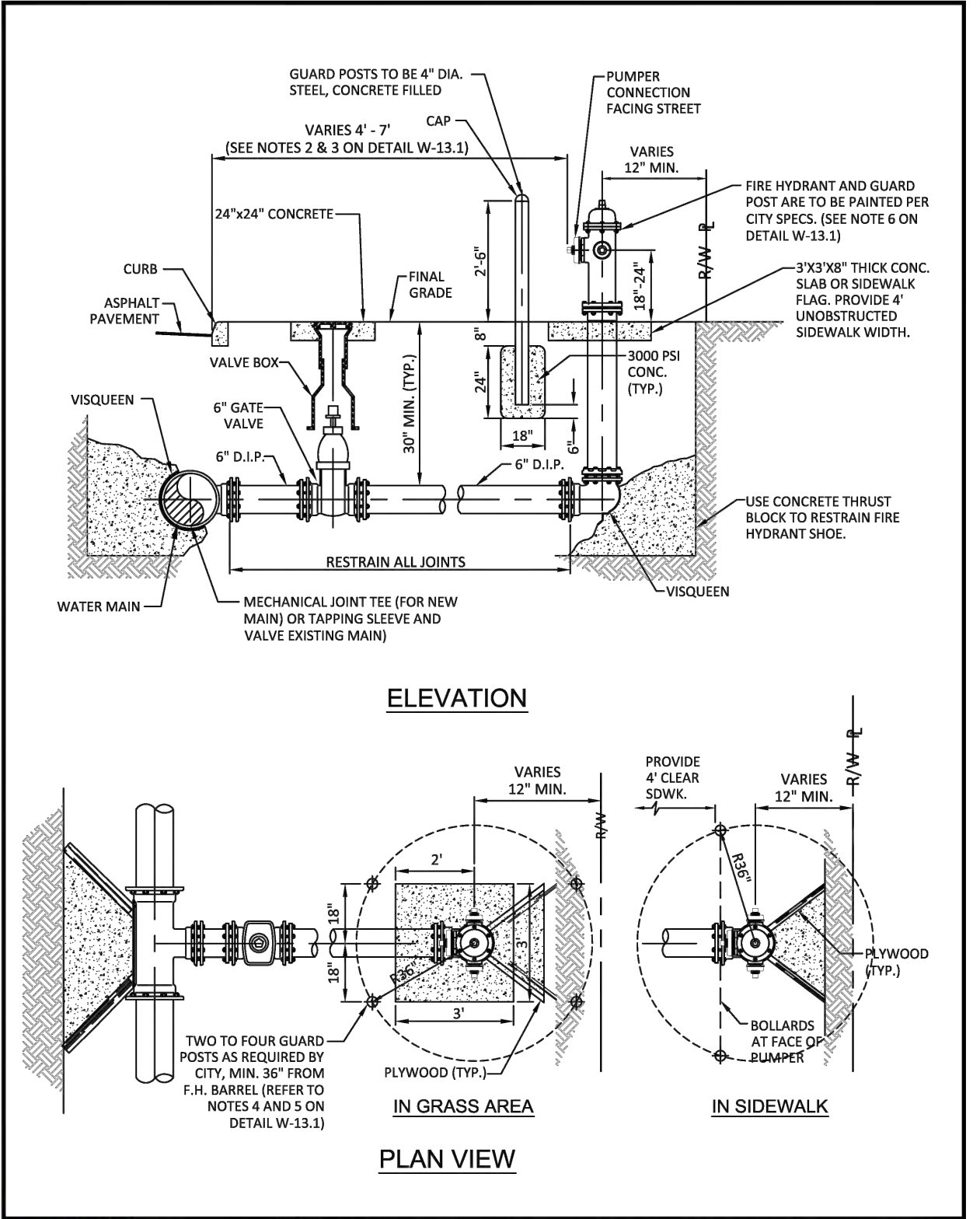
- NOTES:**
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S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



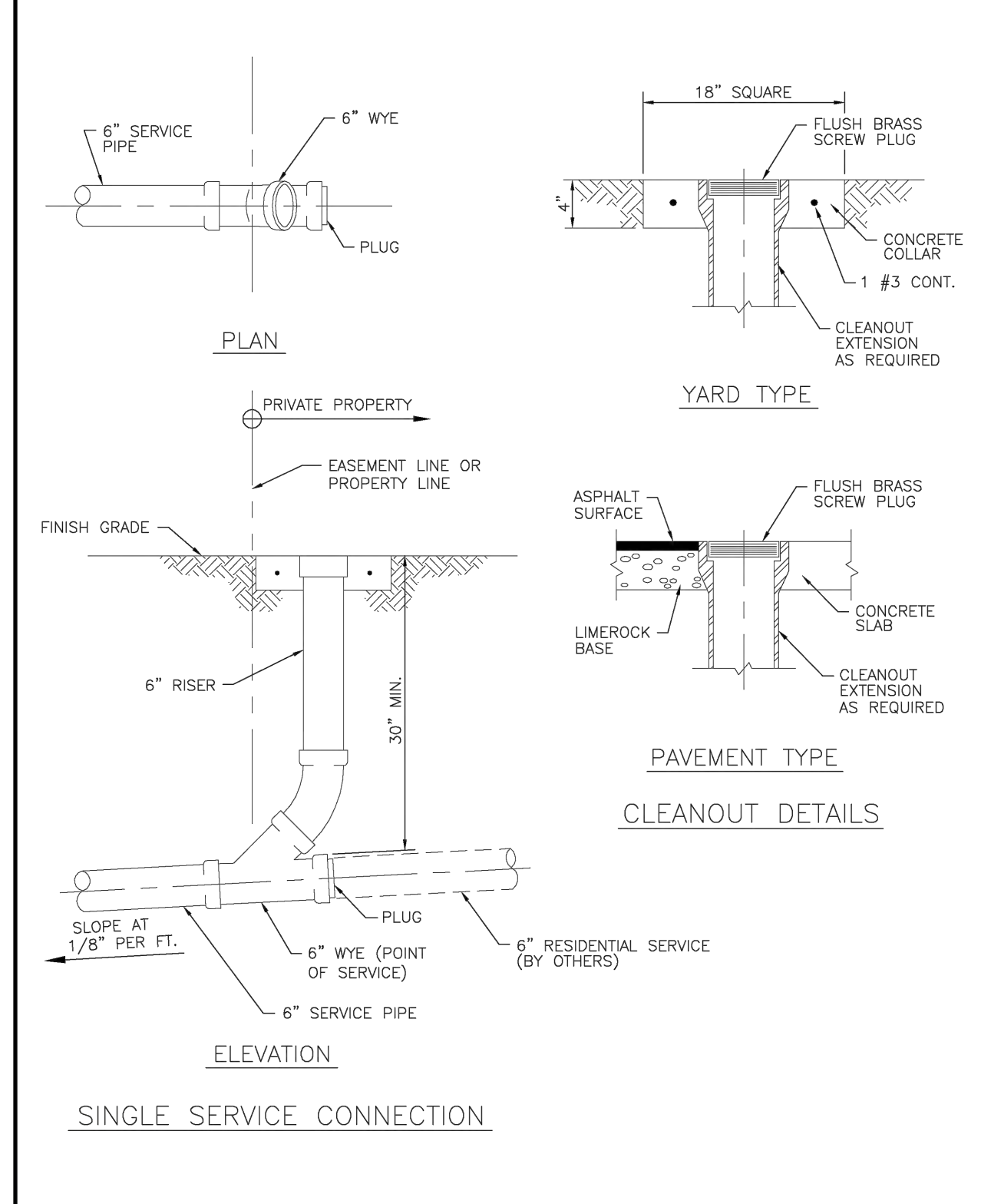
- NOTES:**
- THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
 - THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
 - TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM TYPICAL METER 3" DIAMETER AND LARGER DRAWING NO. W-11
 APPROVED: XXX

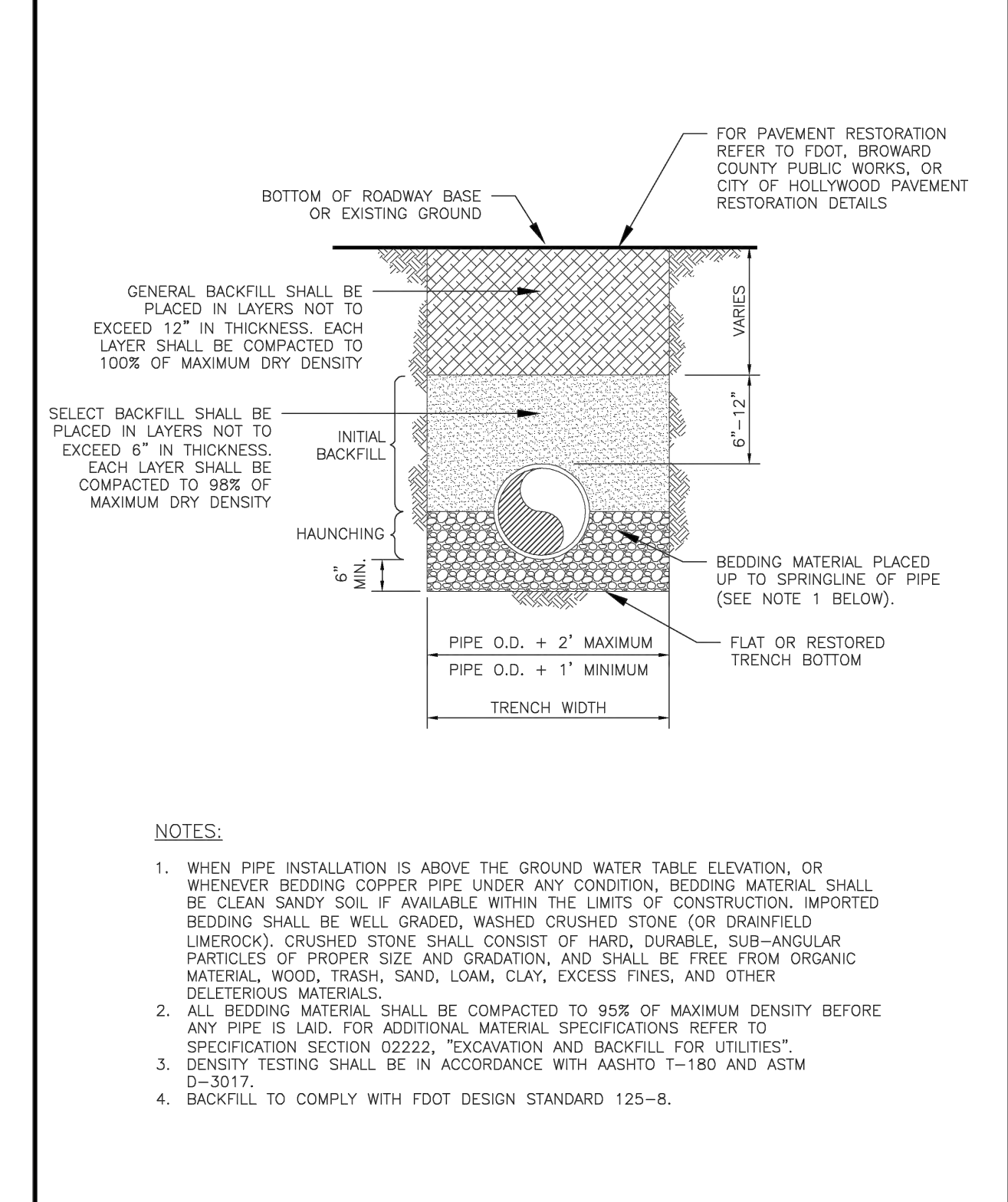


- NOTES:**
- IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
 - FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
 - FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FOOT CLEAR DRIVING ZONE.
 - GUARD POSTS SHALL BE INSTALLED AS 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 Q OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
 - FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
 - 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: 03/05/2019
 DRAWN: EAM TYPICAL FIRE HYDRANT INSTALLATION DRAWING NO. W-13
 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



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



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UTILITIES DETAILS I
 SCALE: N.T.S.

REVISIONS

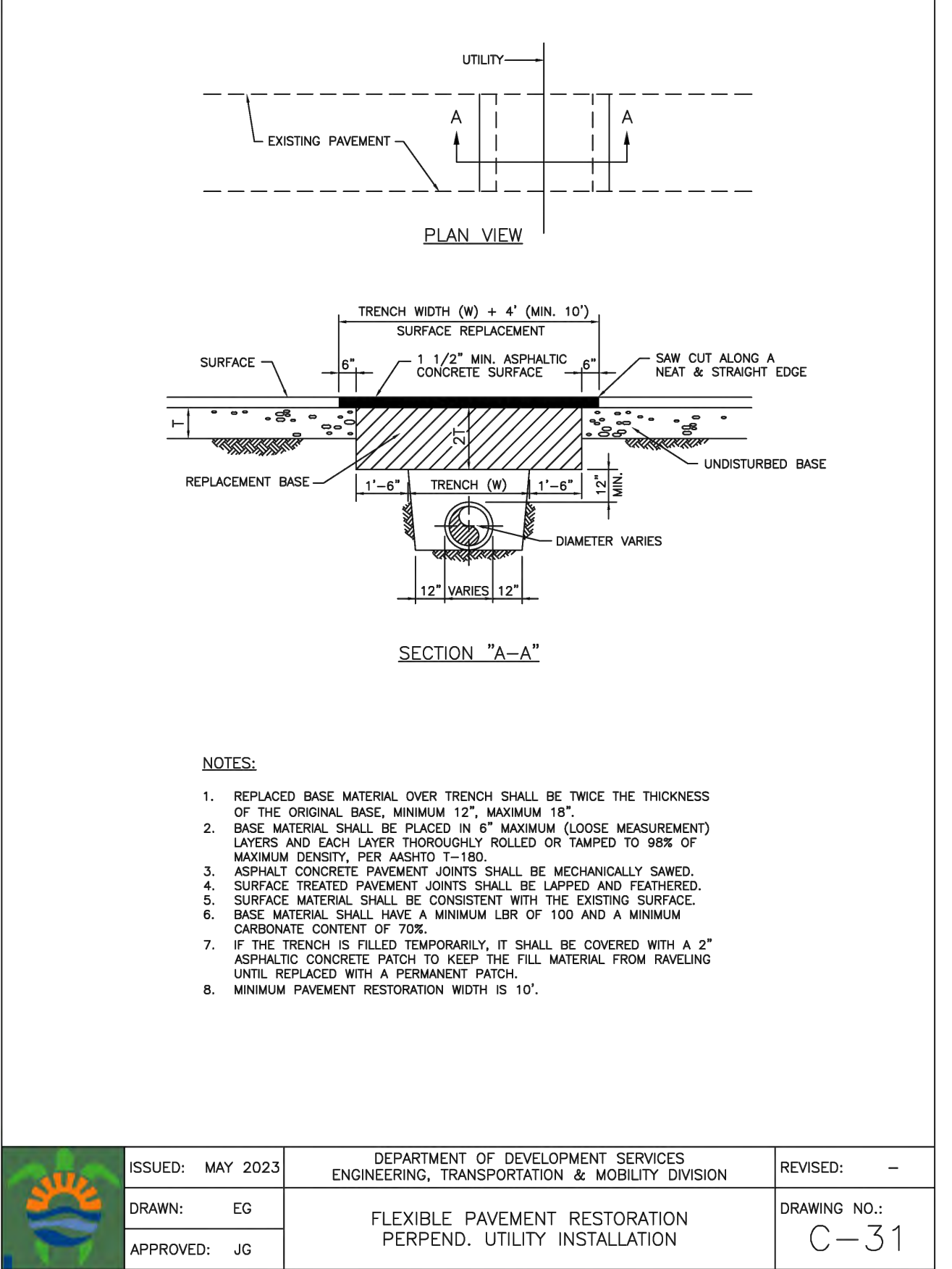
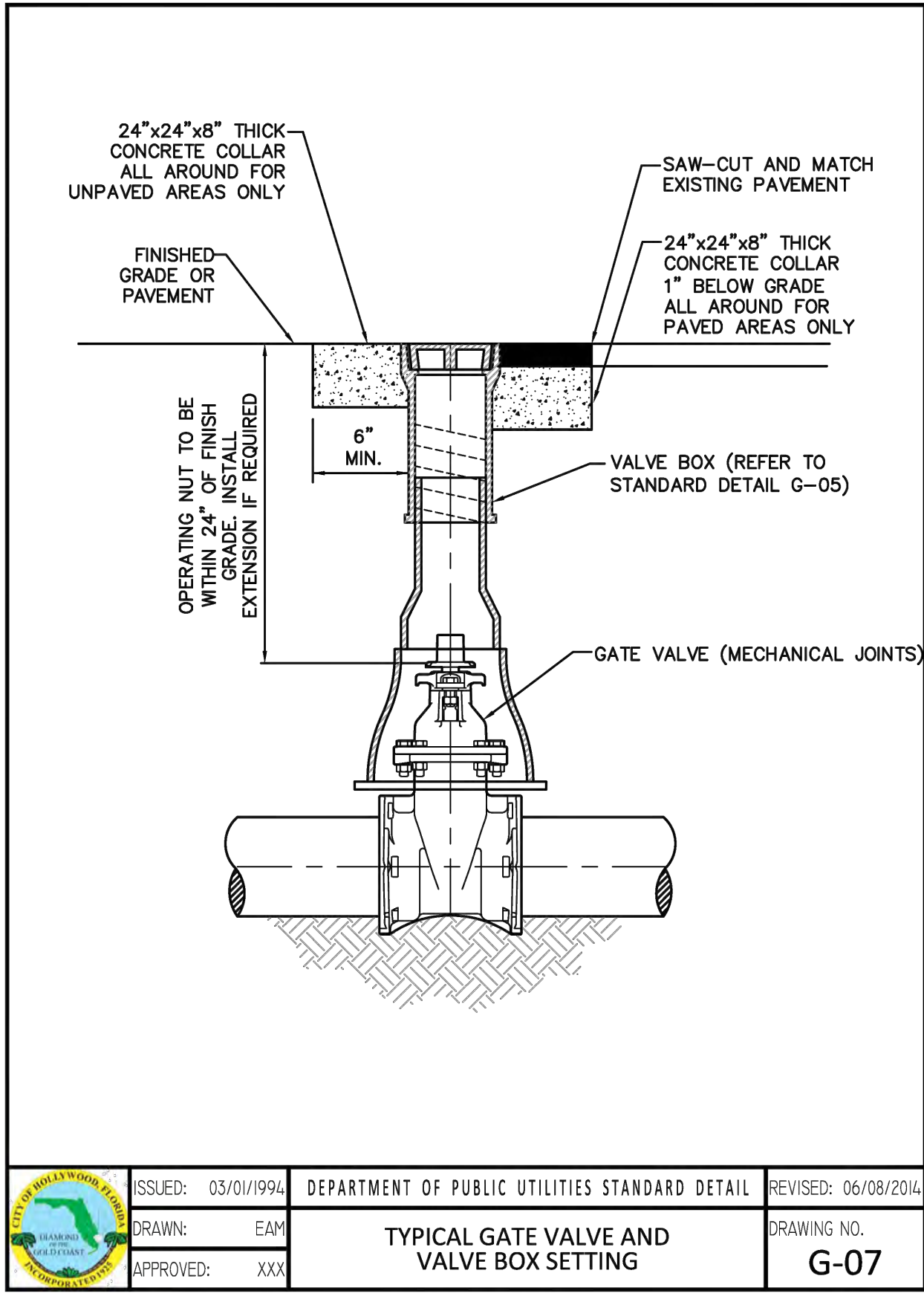
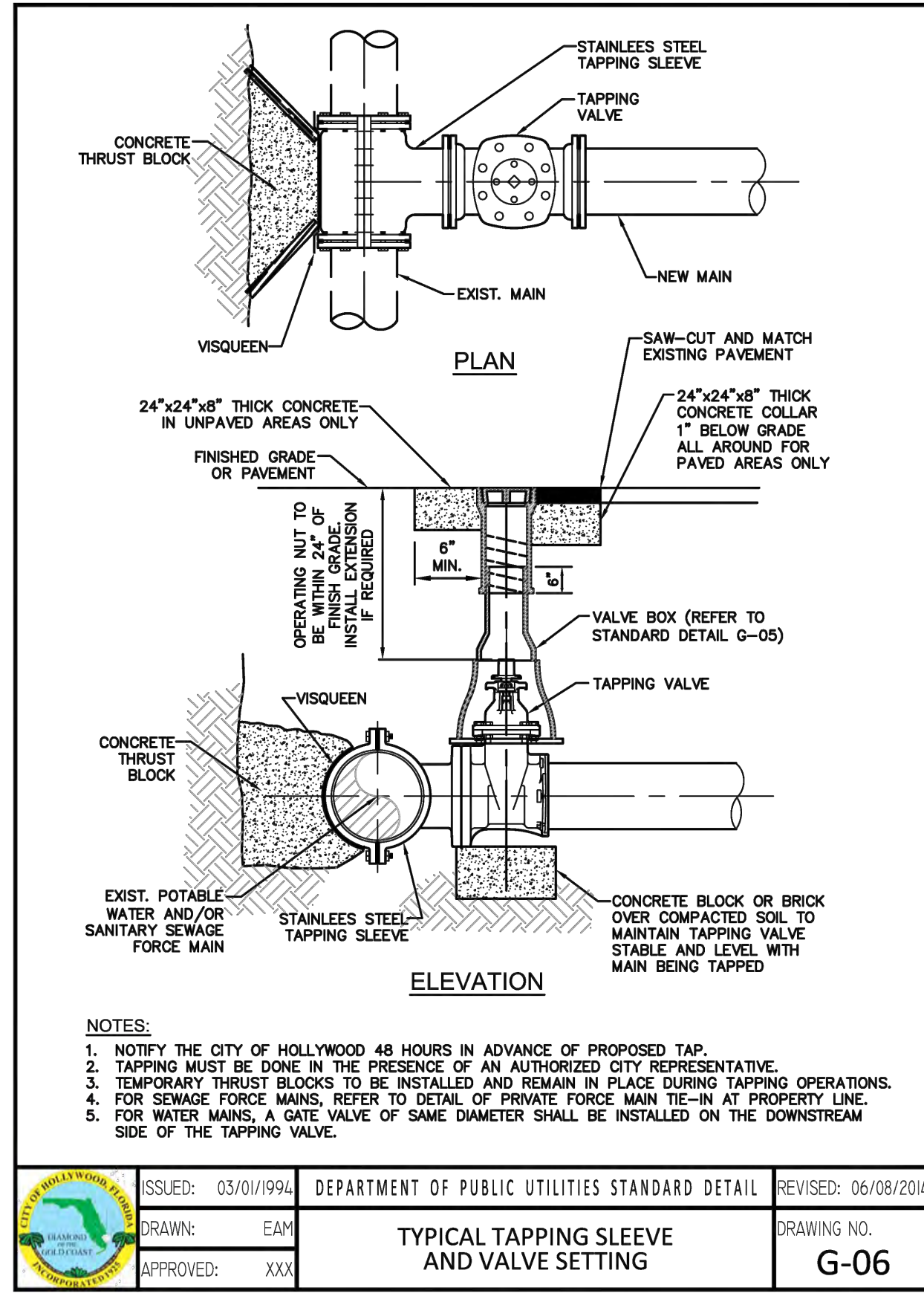
NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyr@gmail.com
 CA #: 311158



MULTI-FAMILY APARTMENTS
 2101 NORTH 16th AVE
 HOLLYWOOD, FL 33020

P.E. #: 76036
 DATE: 7/26/24
 SCALE: N.T.S.
 SHEET NO.: C9
 9 OF 10
 PROJECT NO.: 24-48



NO.	DATE	DESCRIPTION

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

ZE

MULTI-FAMILY APARTMENTS
 2101 NORTH 16th AVE
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 7/26/24
 SCALE: N.T.S.
 SHEET NO.: C10
 10 OF 10
 PROJECT NO.: 24-48



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UTILITIES DETAILS II
 SCALE: N.T.S.



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

September 23, 2025

FIRE FLOW CALCULATIONS
New Multi-Family Development

2101 N 16 Avenue
Hollywood, FL 33020

These calculations are for a four-story building. The total building area is 44,087 SF.

Fire Flow Area = 44,087 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type IIB, which equates to II (000) construction for the above-referenced fire flow area is 4,500 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.

$(4,500 \text{ GPM}) \times 0.75 = 3,375 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(4,500 \text{ GPM}) - (3,375 \text{ GPM}) = 1,125 \text{ GPM}$

Fire flow required = 1,125 GPM

Prepared by:

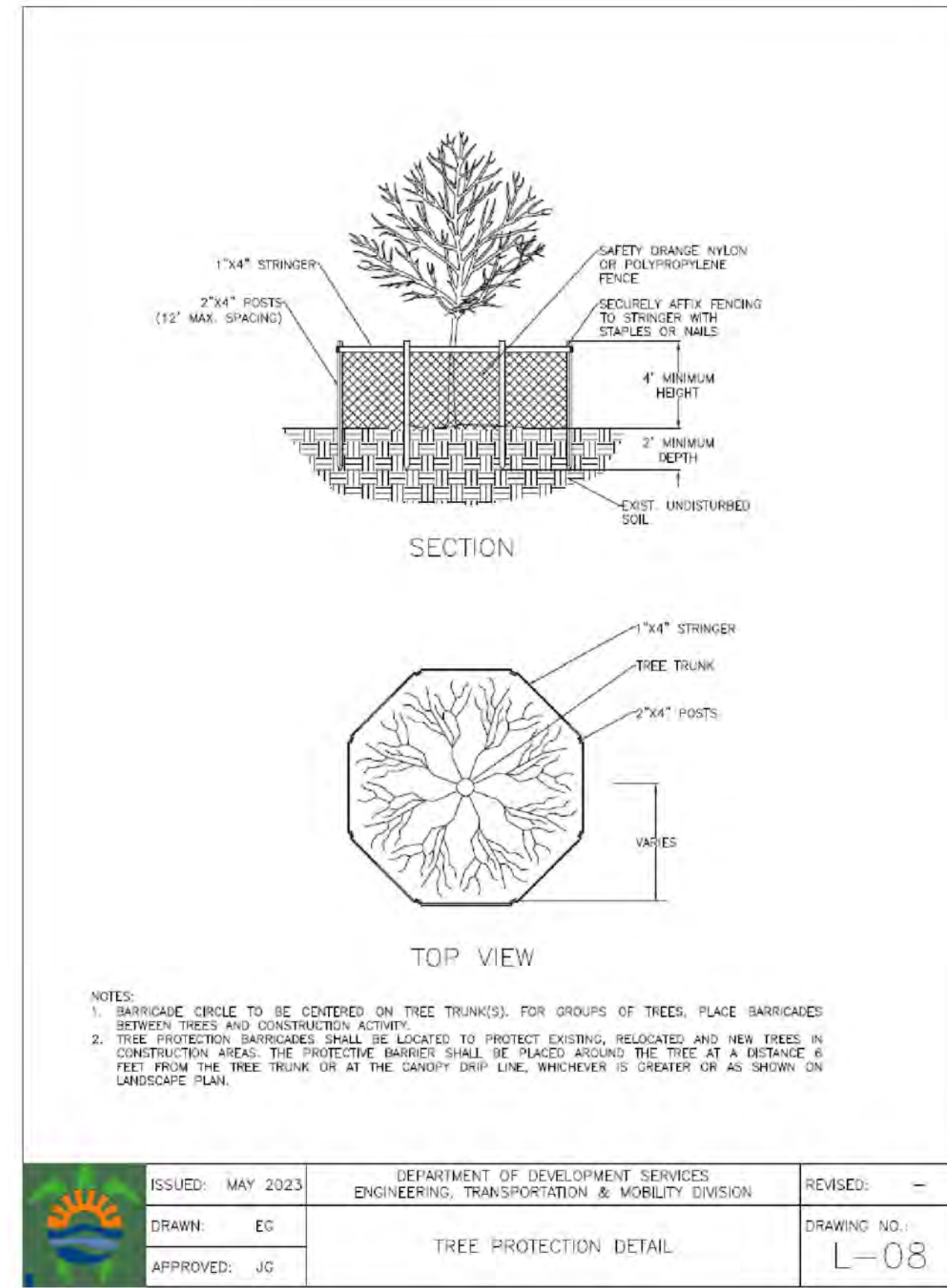


9-23-25

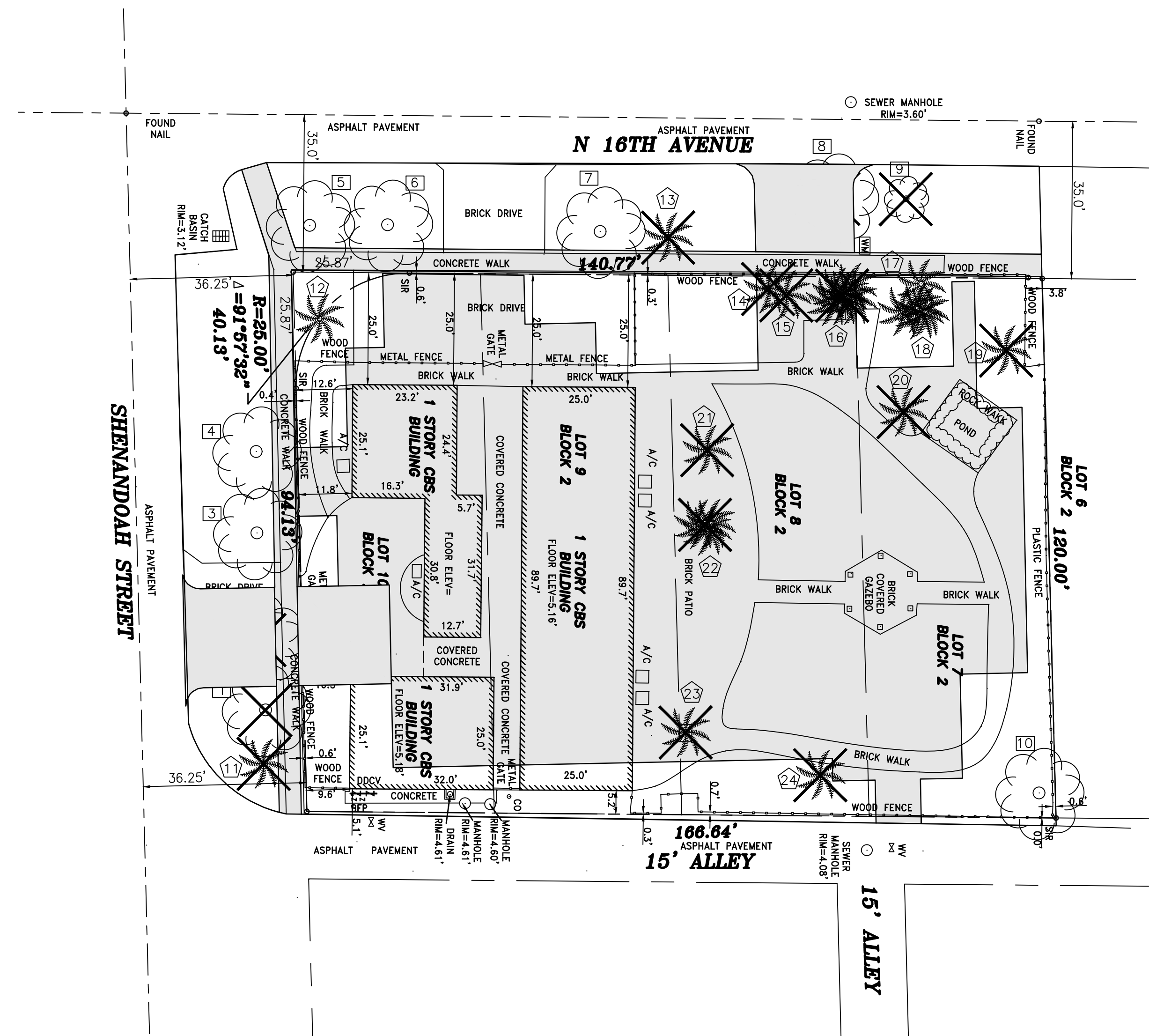
Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Existing Tree / Palm List								
Address: 2101 N. 16th Avenue, Hollywood, FL								
Date: 8/9/2024								
Appraiser: Thomas White, ASLA-ISA Landscape Architect FL #LA1100 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	Bucida buceras / Black Olive	28	20	12	Fair	12		Remove
2	Bucida buceras / Black Olive	28	20	10	Fair	10		Remove
3	Bucida buceras / Black Olive	28	20	13	Fair		13	Remain
4	Bucida buceras / Black Olive	28	20	15	Fair		15	Remain
5	Bursera simarubra / Gumbo Limbo	20	20	21	Good		21	Remain
6	Bursera simarubra / Gumbo Limbo	20	20	4	Good		4	Remain
7	Bursera simarubra / Gumbo Limbo	20	20	5	Good		5	Remain
8	Lysiloma latisiliquum / Tamarind	20	25	22	Poor	22		Remove
9	Lysiloma latisiliquum / Tamarind	20	10	5	Poor	5		Remove
10	Swietenia mahogany / Mahogany	25	20	7	Fair		7	Remain
DBH Removed						49		
Existing Palm List								
Palm #	(Botanical Name / Common Name)	Ht. (Feet)	C.T. (Feet)	DBH (Inches)	Condition	Replacement Palms		Disposition
11	Ptychosperma elegans / Solitaire Palm	15	10	3	Fair	1		Remove
12	Roystonea elata / Cuban-Florida Royal Palm	40	30	13	Fair	1		Remain
13	Adonidia merillii / Christmas Palm	15	10	3	Fair	1		Remove
14	Adonidia merillii / Christmas Palm	15	10	3	Fair	1		Remove
15	Roystonea elata / Cuban-Florida Royal Palm	40	30	15	Fair	1		Remove
16	Adonidia merillii / Christmas Palm, Multi	15	10	3	Fair	1		Remove
17	Adonidia merillii / Christmas Palm	15	10	3	Fair			Remain
18	Adonidia merillii / Christmas Palm, Multi	15	10	3	Fair			Remain
19	Roystonea elata / Cuban-Florida Royal Palm	40	30	13	Fair	1		Remove
20	Roystonea elata / Cuban-Florida Royal Palm	40	30	13	Fair	1		Remove
21	Roystonea elata / Cuban-Florida Royal Palm	40	30	13	Fair	1		Remove
22	Ptychosperma elegans / Solitaire Palm	30	25	3	Fair	1		Remove
23	Ptychosperma elegans / Solitaire Palm	25	20	3	Fair	1		Remove
24	Ptychosperma elegans / Solitaire Palm	25	20	3	Fair	1		Remove
Replacement Palms Required						11		



- Denotes Existing Trees
- Denotes Existing Palms
- Denotes Existing to be Removed

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!

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

REVISIONS	
1	2/28/2025: Outline of Proposed Building Added.

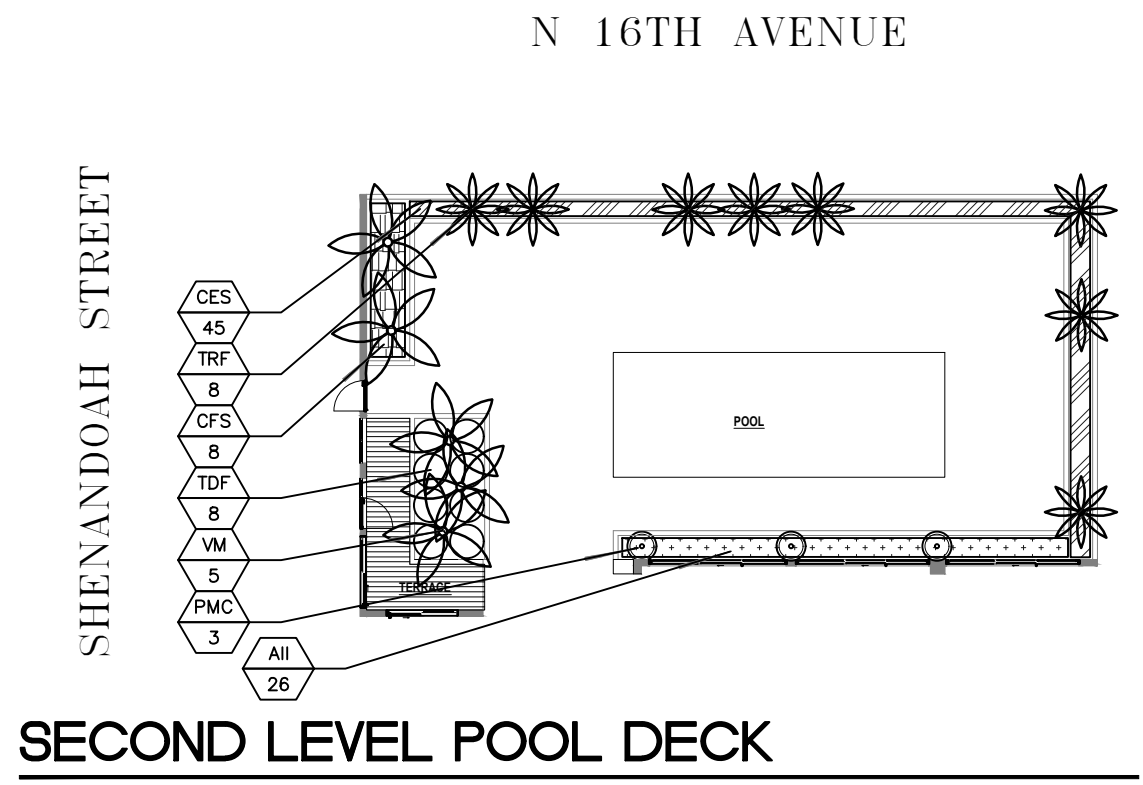
Tree Survey / Disposition Plan
Multi Family Apartments
 2101 N. 16th Avenue
 Hollywood, Florida 33020



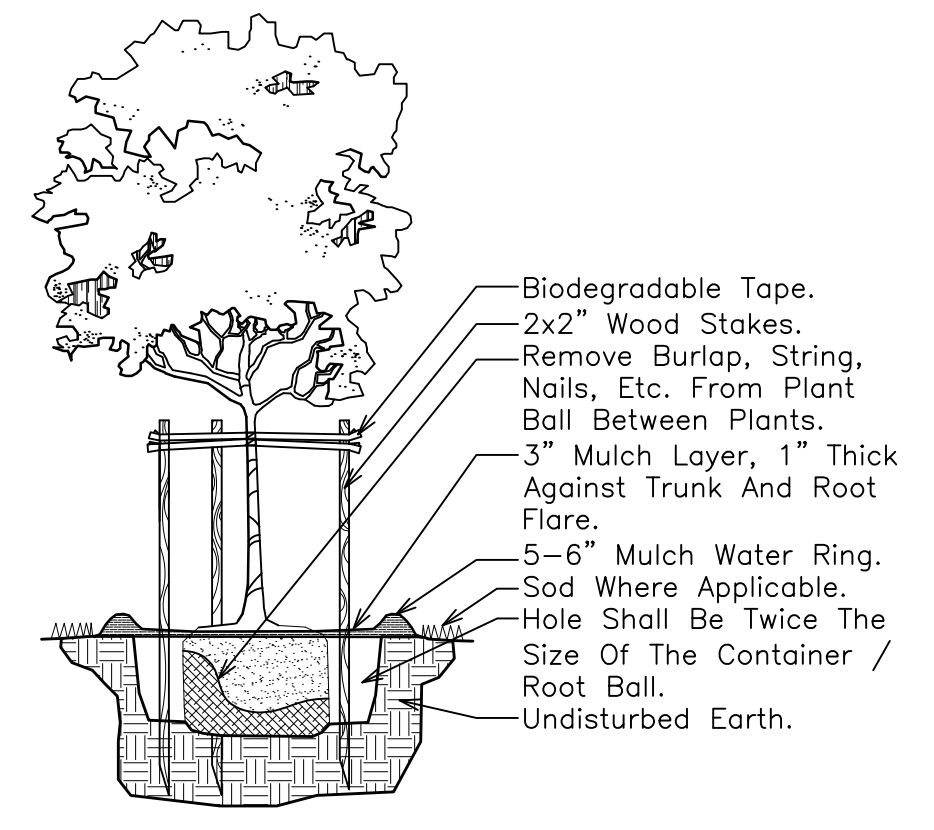
DRAWN: TW
 CHECKED: TW
 DATE: 8-12-2024
 SCALE: 1"=20'
 Sheet No. L-1
 Sheet 1 Of 3

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 gridding, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks 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 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 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.
- Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.



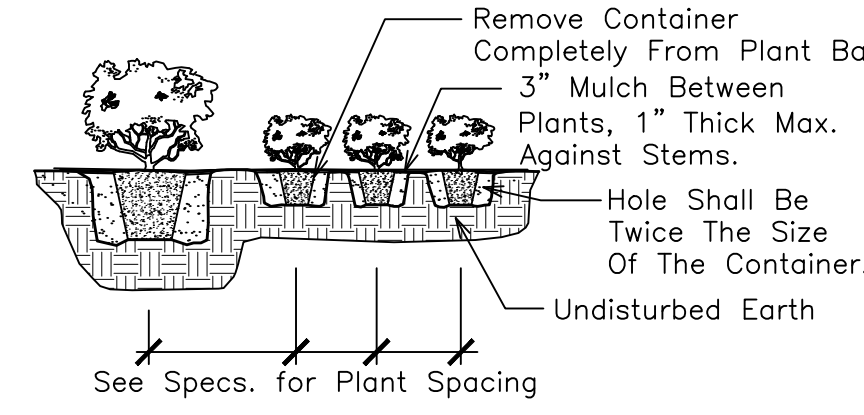
SECOND LEVEL POOL DECK



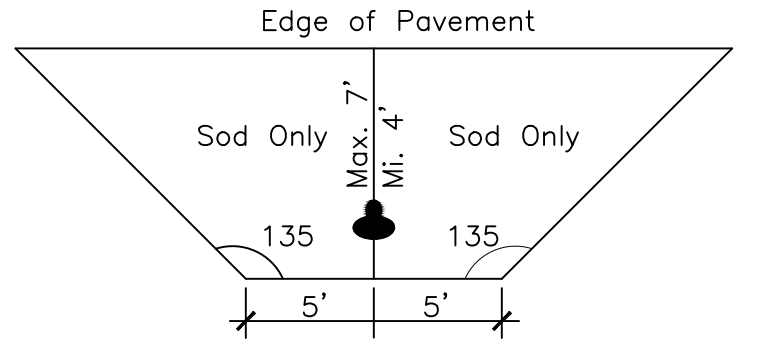
SMALL TREE PLANTING DETAIL

CITY OF HOLLYWOOD PLANTING CALCULATIONS

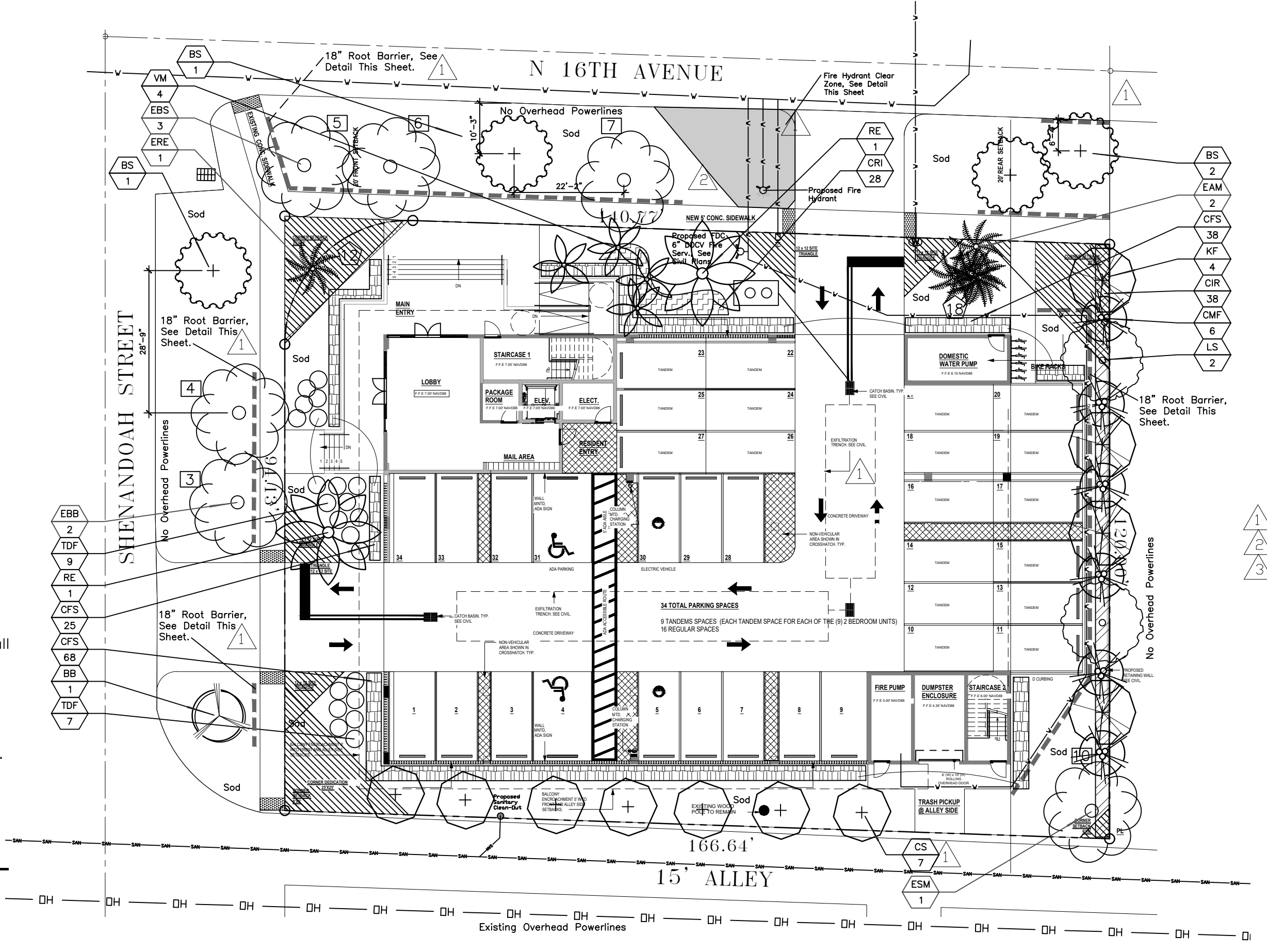
4.6 RAC	Street Trees: One Per 30 LF of Street Frontage	Required	Provided
4.d.(3)1	167 LF N. 16th Avenue		
	120 LF Shenandoah Street		
	287 Total	10	10
4.d.(3)2	5' Landscape Buffer Required and Provided. One Tree per 20 LF		
	120 LF Perimeter of North Boundary	6	6
4.d.(3)5	5' Landscape Buffer Required and Provided. 42" Landscape Element		
	120 LF Perimeter of North Boundary	42" Hedge	42" Hedge
4.d.(3)9	One Tree per every 1,000 square feet of Pervious Area		
	5,309 Square Foot of Pervious (Not Lot) Area	6	6
	Total Trees	22	22



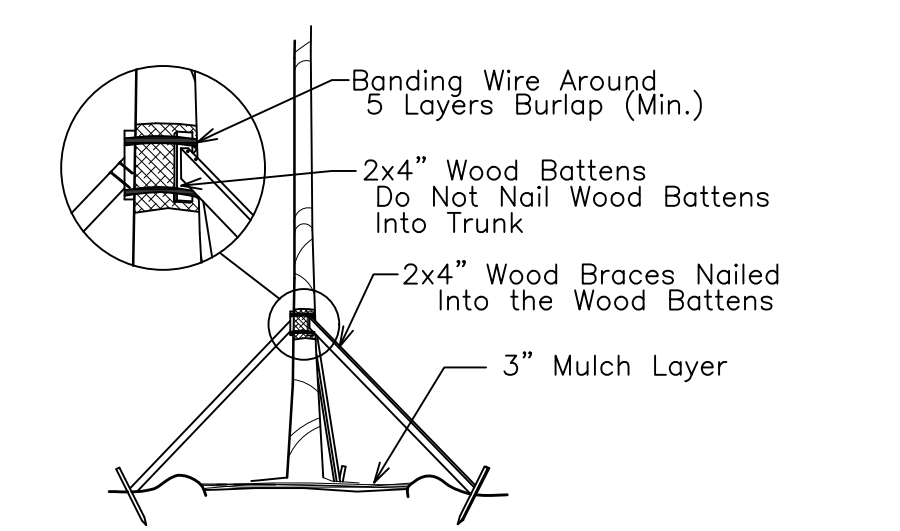
SHRUB PLANTING DETAIL



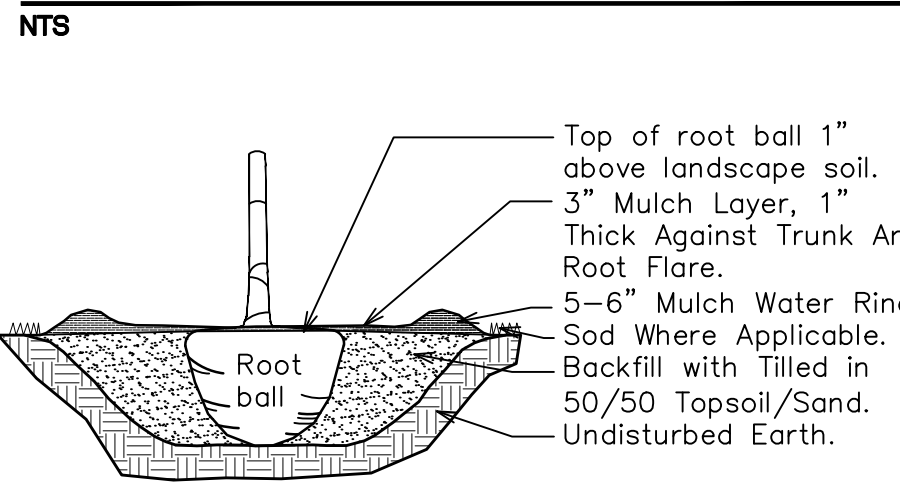
FIRE HYDRANT CLEAR ZONE



GROUND LEVEL



TREE/PALM BRACING DETAIL

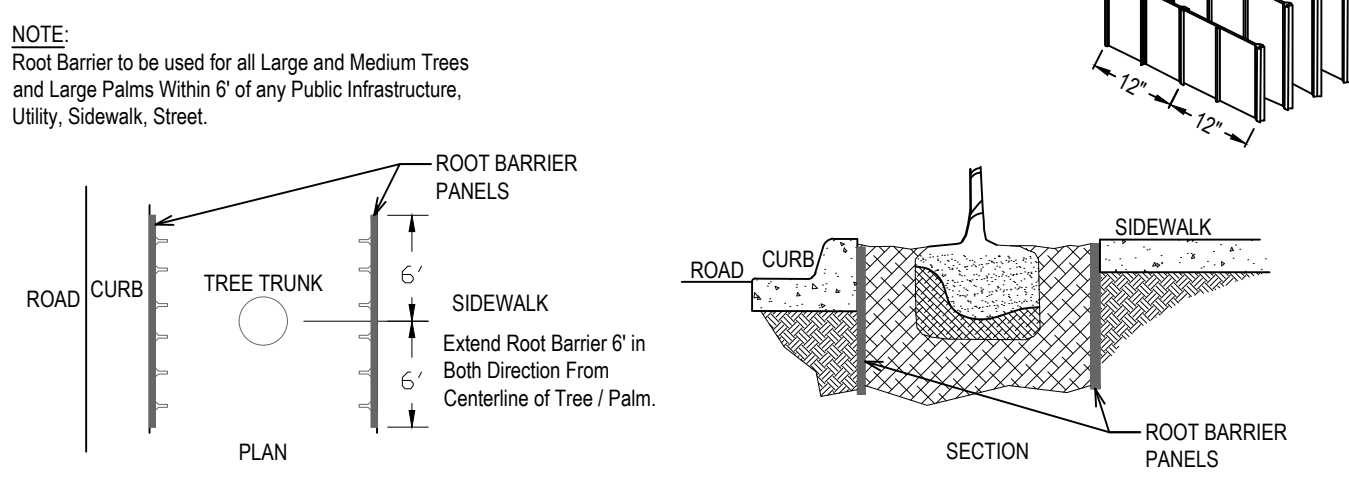


TREE/PALM PLANTING DETAIL



SPECIFICATIONS:
 CPU-SERIES: CPU12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2
 A. THE ROOT BARRIER SHALL BE CPU UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714) 632-7083 OR APPROVED EQUIVALENT.
 B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT OVERTING RISERS PROTRUDING 1/4" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.087" AND ARE PLACED @ 15" ON CENTER, INTERLOCKING, PANEL TO PANEL JOINING SYSTEM DESIGNED TO FOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.
 THICKNESS: 0.087"

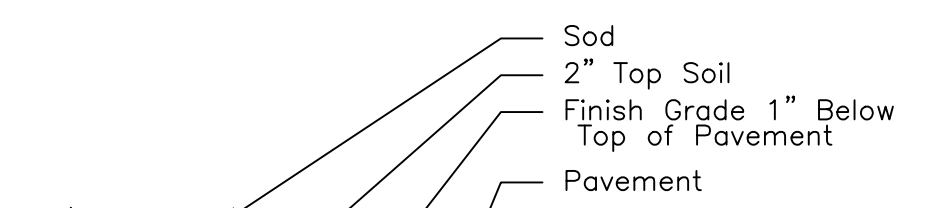
MATERIAL	POLYETHYLENE	
THICKNESS	0.087"	
PROPERTIES:	ASTM TEST METHOD	VALUE POLYETHYLENE COPOLYMER
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	-	-
CANTILEVER BEAM	D747	125,000
TENSILE IMPACT	D1622	PSI 50FT. LBS/IN'
ENVIRONMENTAL STRESS	-	-
CRACK RESISTANCE	D1693	1 HR.
HARDNESS, SHORE D	D2240	88



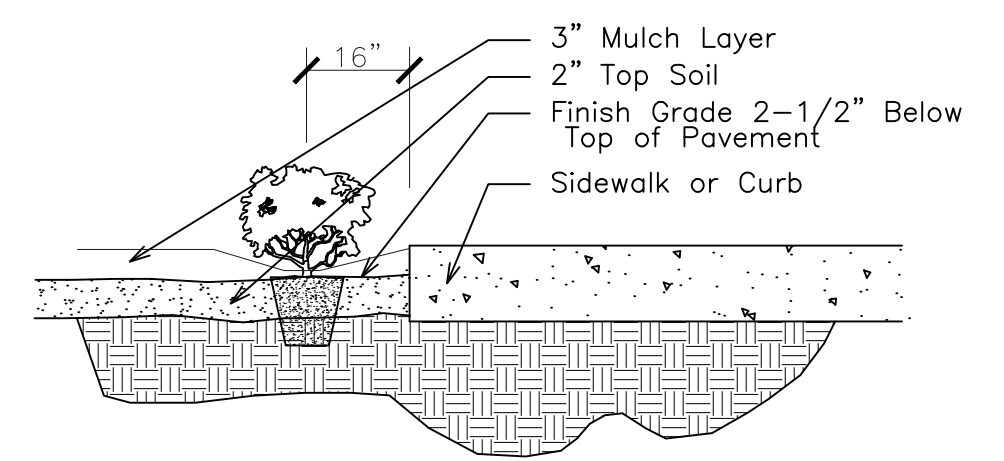
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - TOLERANCES MAY VARY IN ORDER TO MAINTAIN THE INTEGRITY OF POST-CONSUMER MATERIALS AND ASSURE THE MATERIAL STRUCTURE. WE MAKE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIM THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 005-019.

2101-2111 N. 16th Avenue Plant List

Code	Drought	QTY.	Botanical Name / Common Name	Specifications	
EXISTING TREES / PALMS					
EAM	V	2	Adonia merrillii / Christmas Palm, Sng. & Multi	15' OA Ht.	
EBB	V	2	Bucida buceras / Black Olive	28' OA Ht.	
EBS	(N)	3	Bursera simarubra / Gumbo Limbo	20' OA Ht.	
ERE	(N)	1	Roystonia elata / Cuban-Florida Royal Palm	40' OA Ht.	
ESM	(N)	1	Swietenia mahogany / Mahogany	25' OA Ht.	
PROPOSED TREES / PALMS					
BS	(N)	4	Bursera simarubra / Gumbo Limbo	14-16x6-7, 4" DBH, Sng, Trunk	
CS	(N)	7	Cordia sebestena / Orange Gauger	12x5-6, 2" DBH, Sng, Trunk	
KF	(N)	4	Krugiodendron forbesii / Black Ironwood	12x5-6, 2" DBH, Sng, Trunk	
		23	Total Site Trees * EAM Counted 3:1		
		20	Native Trees		
		88%	Native Trees		
MITIGATION TREE LIST					
Code	Drought	QTY.	Botanical Name / Common Name	Specifications	Total DBH
BB	V	1	Bucida buceras / Black Olive Shady Lady	12x5-6, 2" DBH, Sng, Trunk	2
LS	V	2	Lagerstroemia speciosa / Queen's Crape Myrtle	12x5-6, 2" DBH, Sng, Trunk	4
		4	Bursera simarubra / Gumbo Limbo	2" DBH Upgrade	8
			Total DBH Added		14
			Total DBH Removed		49
			DBH Deficiency		35
			Payment Into the Tree Trust Fund @ \$350 per every 2" =		\$6,125
MITIGATION PALM LIST					
Code	Drought	QTY.	Botanical Name / Common Name	Specifications	Total
RE	(N)	2	Roystonia elata / Cuban-Florida Royal Palm	8' GW	2
VM	V	9	Veitchia montgomeryana / Montgomery Palm	8' CT	9
			Total Palms Added		11
			Total Palms Removed		11
			Palms Deficiency		0
ACCENTS / HEDGES / SHRUBS					
All	V	26	Alcantarea imperialis / Imperial Bromeliad	15" x 15", 24" OC	
CES	(N)	45	Conocarpus erectus sericeus / Silver Buttonwood	24" x 24", 24" OC	
CFS	(N)	139	Clusia flava / Small Leaf Clusia	24" x 24", 24" OC	
CIR	(N)	38	Chrysobalanus icaco 'Red Tip' / Coccolum	42-48" x 24-30", 36" OC	
CMF	V	6	Caryota mitis / Fishtail Palm	7-8' OA Ht., FTB	
CRI	(N)	28	Cinrum augustum / Queen Emma' Cinrum	3x3	
PMC	V	3	Podocarpus maki / Podocarpus Columns	5' x 24", FTB	
TDF	(N)	30	Tripsacum dactyloides / Fakahatchee Grass	24-30" x 24-30", 42-48" OC	
TRF	(N)	8	Thrinax radiata / Florida Thatch Palm	6' OA Ht.	
		323	Total Shrubs		
		294	Native Shrubs		
		91%	Native Shrubs		
SOD	M	By GC	S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams	

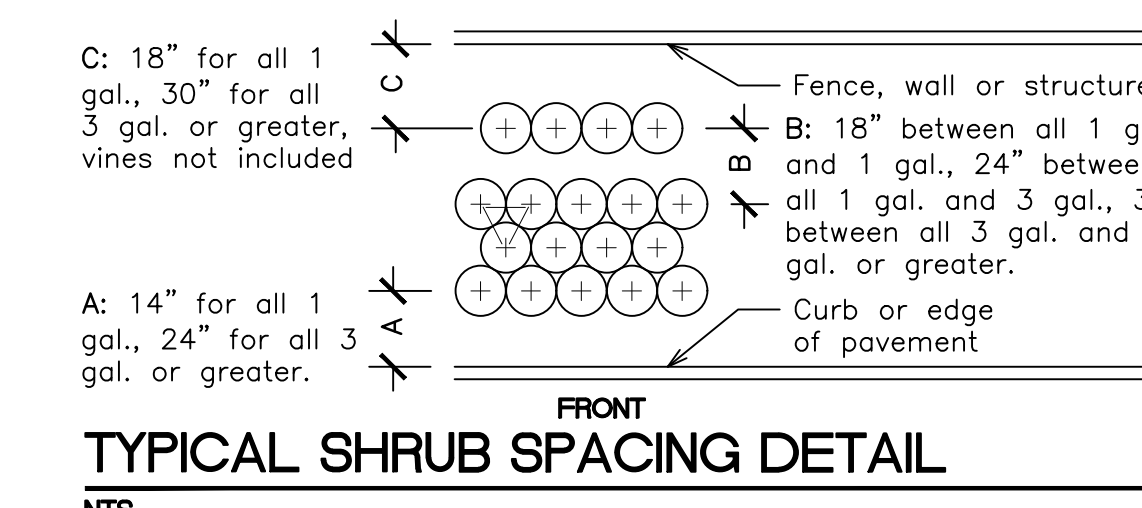


SOD INSTALLATION DETAIL



SHRUB INSTALLATION DETAIL

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!



TYPICAL SHRUB SPACING DETAIL

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

REVISIONS

1	2/28/2025 Existing Tree Numbers Added.
2	6/13/2025 FH Clear Zone Issues
3	7/18/2025 DM and Updated Civil Added

Landscape Permit Plan
Multi Family Apartments
 2101 N. 16th Avenue
 Hollywood, Florida 33020



DRAWN: TW
 CHECKED: TW
 DATE: 8-12-2024
 SCALE: 1"=20'
 Sheet No. **L-2**
 Sheet 2 Of 3