

PROPOSED 2-STORY STRUCTURE FOR: WINDSOR PLACE RETIREMENT HOME 1850 N.E. 26TH STREET Wilton Manors , Florida 33305

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SEAL: AR NO. 95832

09/2/2022

RALPH E. TAIT DATE

**PROPOSED 2-STORY STRUCTURE FOR:
WINDSOR PLACE RETIREMENT HOME**
 1850 NORTH EAST 26TH STREET
 WILTON MANORS, FLORIDA 33305
 CLIENT:

TYPE OF CONSTRUCTION III-B (SPRINKLED PROPOSED)
 SPRINKLED EXISTING NOT IN SCOPE OF WORK
 OCCUPANCY: I-1 INSTITUTIONAL GROUP (CONDITION-2)
 FLORIDA BUILDING CODE: BUILDING (FBC-B), 2020, 7TH EDITION
 FLORIDA BUILDING CODE: EXISTING (FBC-EX), 2020, 7TH EDITION
 FLORIDA BUILDING CODE: ENERGY CONSERVATION (FBC-E), 2020, 7TH EDITION
 FLORIDA BUILDING CODE: MECHANICAL (FBC-M), 2020, 7TH EDITION
 FLORIDA BUILDING CODE: PLUMBING (FBC-P), 2020, 7TH EDITION
 FLORIDA FIRE PREVENTION CODE: (FFPC), 2020, 7TH EDITION (INCORPORATING NFPA 1 AND 101, 2018 EDITION)
 NATIONAL ELECTRIC CODE (NEC), 2014 EDITION
 ALTERATION LEVEL II (FBC-EX) 603, CHS 7 & 8
 (WORK AREA DESIGN METHODOLOGY (FBC-EX) 301.3.2 CHS 6 - 13)

NOTE:
 SCOPE OF WORK SHALL CONSIST OF THE DEMOLITION OF THE EXISTING ONE STORY DINING AREA AND REPLACE W/ THE CONSTRUCTION OF A PROPOSED TWO STORY BUILDING. THE 1ST FLOOR WILL CONSIST OF THE DINING AREA, THE 2ND FLOOR WILL CONSIST OF GENERAL OFFICE SPACES AND PRIVATE RESTROOMS W/ SHOWERS. THERE WILL NOT BE ANY ADDITIONAL RESIDENTIAL UNITS ADDED TO THE 2ND FLOOR IN THIS SCOPE OF WORK. THERE WILL NOT BE ANY FOOD PREPARATION PERFORMED IN THE PROPOSED 1ST FLOOR DINING AREA. ALL FOOD PREPARATION IS PERFORMED IN THE EXISTING KITCHEN WHICH SHALL REMAIN AS IS AND NOT IN THE SCOPE OF WORK. ALL OTHER PORTIONS OF THE EXISTING BUILDING SHALL REMAIN AS IS & NOT IN THE SCOPE OF WORK.
 THERE SHALL NOT BE ANY WORK BEING DONE IN THE PUBLIC R.O.W.

1 BUILDING DATA / APPLICABLE CODES	2 SCOPE OF WORK	3 SHEET INDEX
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 11820 Miramar Parkway, Suite 121 Miramar, Florida 33025 (P) 954-592-2841 (Fax) 954-392-7502 Email: rtait@rtarchitectinc.com www.rtarchitectinc.com ARCHITECT OF RECORD	Charles Mitchell, P.E. 924 N Federal Hwy Hollywood, Florida 33023 305-336-5069 CIVIL ENGINEER	 Herb Hodgman President Landscape Architect 412 North Andrews Avenue Fort Lauderdale, Florida 33301 954.462.0704 hh@hettroy.com hettroy.com LANDSCAPE ARCHITECT	GT Surveying, Inc. 1660 Southern Blvd. Unit - K West Palm Beach, Florida 33406 Office: 561-753-0353 Fax: 561-753-0342 SURVEYOR
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4 DESIGN TEAM	5 NOT USED
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6 NOT USED		
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REV	DATE	DESCRIPTION
1	10/14/2021	BUILDING DEPARTMENT COMMENT
2	10/15/2022	IRC COMMENTS
3	08/04/2022	CITY PLANNER COMMENTS
4	09/2/2022	CITY PLANNER COMMENTS

DESIGN
 DELIVERABLE: PERMIT SET
 ISSUE DATE: 03/10/2021

PROJECT NUMBER: 21-005
 DRAWN BY: RET
 CHECKED BY: RET
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SHEET TITLE:

SHEET NUMBER:
T-100

NE 26TH STREET
70' RW TOTAL PER PLAT

EXISTING 2-STORY PORTION OF BUILDING SHALL
REMAIN AS IS & NOT IN SCOPE OF WORK

140.33'

EXIST. GREASE TRAP LID SHALL
REMAIN. G.C. SHALL VERIFY LOCATION
IN FIELD

ADJACENT ONE STORY BUILDING
INSURANCE AGENCY
OCCUPANCY = BUSINESS

RS-5 ADJACENT ZONING

100.00'

EXIST. 1-STORY DINING HALL
SHALL BE DEMOLISHED

EXIST. STAIR SHALL
BE DEMOLISHED

EXIST. SHED SHALL
BE DEMOLISHED

WATERWAY
R=40.00
Re=46.98/07.55'
Ch=59.62/29.92'
L=62.92'

EXIST. STAIR TO
REMAIN

EXIST. DUMPSTER ENCLOSURE
SHALL BE DEMOLISHED

140.33'

NE 19TH AVENUE

CENTER LINE

50' RW TOTAL PER PLAT

100.00'

RS-5 ADJACENT ZONING

ADJACENT ONE STORY BUILDING
SINGLE FAMILY RESIDENCE
OCCUPANCY = RESIDENTIAL

UTILITY
POLE

EXISTING 2-STORY PORTION OF BUILDING SHALL
REMAIN AS IS & NOT IN SCOPE OF WORK



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WINDSOR PLACE RETIREMENT HOME**

1850 NORTH EAST 26TH STREET
WILTON MANORS, FLORIDA 33305

CLIENT:

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1	10/14/2021	BUILDING DEPARTMENT COMMENT
2	04/25/2022	DRG COMMENTS
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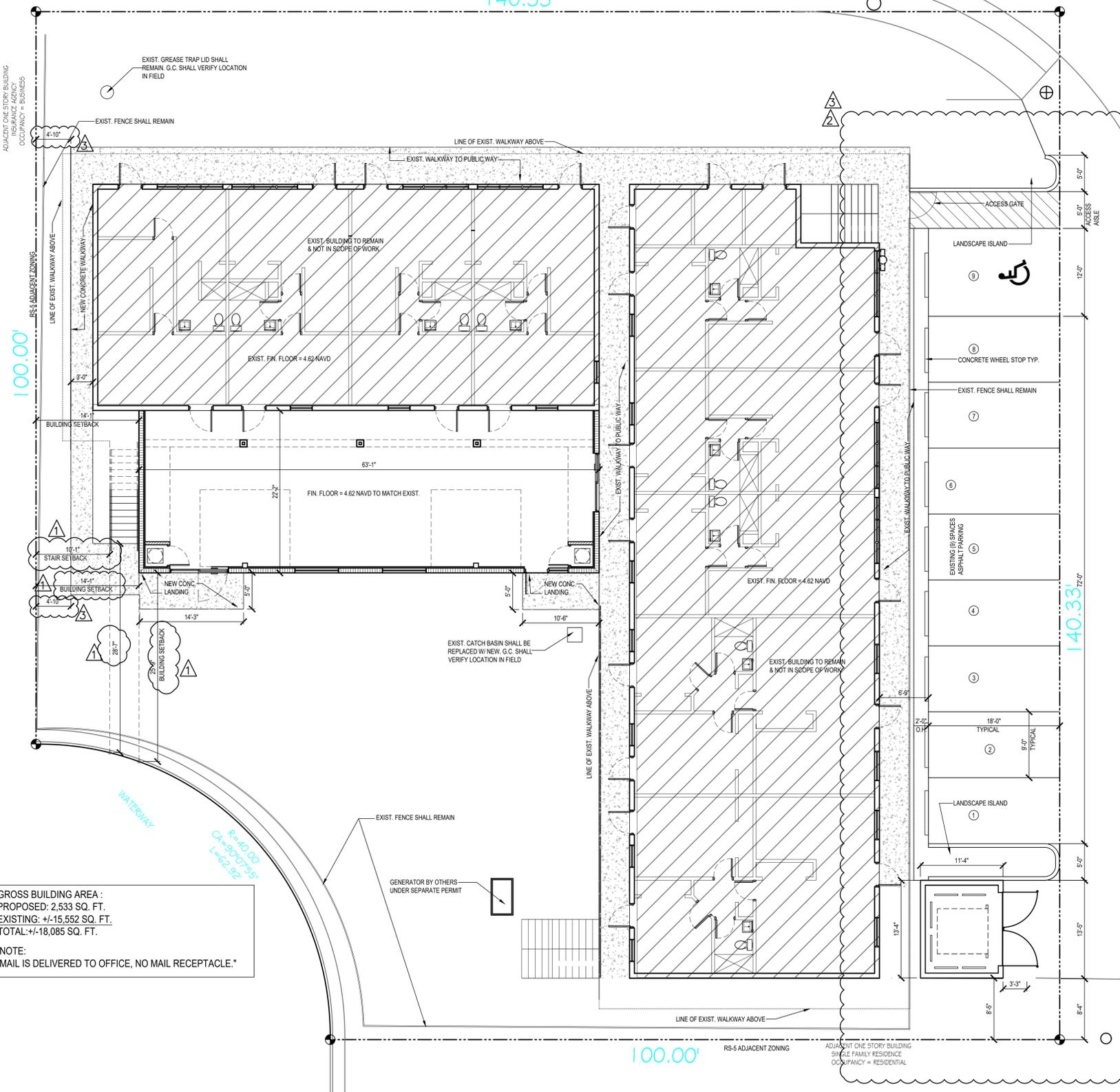
SHEET NUMBER:

AS-100

NE 26TH STREET
70' R/W TOTAL PER PLAT

EDGE OF ASPHALT ROAD

140.33'



GROSS BUILDING AREA :
PROPOSED: 2,533 SQ. FT.
EXISTING: +/-15,552 SQ. FT.
TOTAL: +/-18,085 SQ. FT.
NOTE:
MAIL IS DELIVERED TO OFFICE, NO MAIL RECEPTACLE."

R=40.00
CA=50.00
L=62.32

PROJECT SCOPE OF WORK:
DEMOLISH EXISTING DINING AREA
NEW TWO STORY BUILDING FOR DINING AREA
AND FOUR OFFICES

FACILITY EXISTING NUMBER OF BEDS = 80 BEDS
EMPLOYEES/STAFF MEMBERS WORK IN FACILITY
AT ONE TIME = 4 PERSONS

2 SCOPE OF WORK / BUILDING DATA

ALL OF LOT 78 AND THAT PORTION OF LOT 77 LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH BOUNDARY OF SAID LOT 77, SAID POINT BEING 80.83 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 77, THENCE SOUTH AT A RIGHT ANGLE TO THE SAID NORTH BOUNDARY, A DISTANCE OF 100 FEET TO THE SOUTH BOUNDARY OF SAID LOT 77, ALL IN MIDDLE RIVER MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3 LEGAL DESCRIPTION

DEVELOPMENT STANDARD		
RM-16 ZONING	REQUIRED	PROVIDED
GROSS DENSITY (MAX.)	16 UNITS/GROSS ACRE	NO NEW ROOM
LOT AREA (MIN.)	7,000 SQ. FT.	+/-18,405 SQ. FT. OR .42 AC
LOT WIDTH (MIN.)	75 FT.	140.33'
FRONT YARDS (MIN.)	20 FT.	EXIST. BUILDING
SIDE YARDS (MIN.)	GREATER OF 1/2 BLDG. HEIGHT OR 7.5 FEET, PROVIDED SUM OF SIDE YARDS SHALL BE MIN. 20% OF LOT WIDTH	14'-1" SETBACK TO PROPOSED ADDITION. 10'-1" TO PROPOSED EXTERIOR STAIR
REAR YARDS (MIN.)	GREATER OF 25 FT. OR HEIGHT OF BLDG.	25'-9" TO PROPOSED ADDITION
HEIGHT (MAX.)	3-STORIES	19'-0" TOP OF PARAPET
FLOOR AREA (MIN.)	EFFICIENCY: 400 SQ.F.T ALL OTHER UNITS 600 SQ. FT	NO NEW ROOM
LOT COVERAGE (MAX.)	NONE	
LOT PERVIOUS AREA (MIN.)	40% OR 7,362 SQ.FT.	40% OR 7,362 SQ. FT.
FLOOR AREA (MAX.)	N/A	2,533 SQ. FT. PROPOSED ADDITION +/-15,552 SQ. FT. EXISTING BUILDING: TOTAL FLOOR AREA: +/-18,085 SQ. FT.

BUILDING FOOTPRINT:
EXISTING INCLUDING STAIRS: +/-5,935 SQ. FT.
PROPOSED INCLUDING STAIR: 1,470 SQ. FT.
+/-7,405 SQ. FT. OR 40.3% OF SITE AREA
EXIST. PEDESTRIAN WALKWAY: 2,108 SQ. FT. OR 11.4% OF SITE

EXISTING PARKING AREA/VUA: +/-1,379 SQ. FT. OR 7.5% OF SITE
DUMPSTER: 151 SQ. FT. OR 0.8% OF SITE
LANDSCAPE AREA: +/-7,362 SQ. FT. OR 40% OF SITE
GROSS PROJECT AREA ALLOCATED FOR COMMON OPEN SPACE = 9,379 SQ. FT.

PROPOSED LANDSCAPE ANALYSIS
IMPERVIOUS AREA: 11,043 SQ. FT. (60%)
PERVIOUS AREA: 7,362 SQ. FT. (40%)

EXISTING LANDSCAPE ANALYSIS
IMPERVIOUS AREA: ±12,566 SQ. FT. (68.27%)
PERVIOUS AREA: ±5,839 SQ. FT. (31.73%)

PARKING SPACES	PARKING ANALYSIS		
	EXISTING: 9 SPACE INCLUDING (1) HANDICAP PARKING SPACE	PROPOSED INCLUDING (1) HANDICAP PARKING SPACE	REQUIRED 29 SPACES INCLUDING (2) HANDICAP PARKING SPACE
REQUIRED: ONE SPACE PER THREE (3) PATIENT BEDS AND ONE SPACE PER TWO (2) EMPLOYEES AND STAFF MEMBERS. NOTE: RESIDENTS DO NOT HAVE CARS. NO ADDITIONAL BEDS ARE BEING ADDED.			

CONDITIONAL USE = ASSISTED LIVING FACILITY



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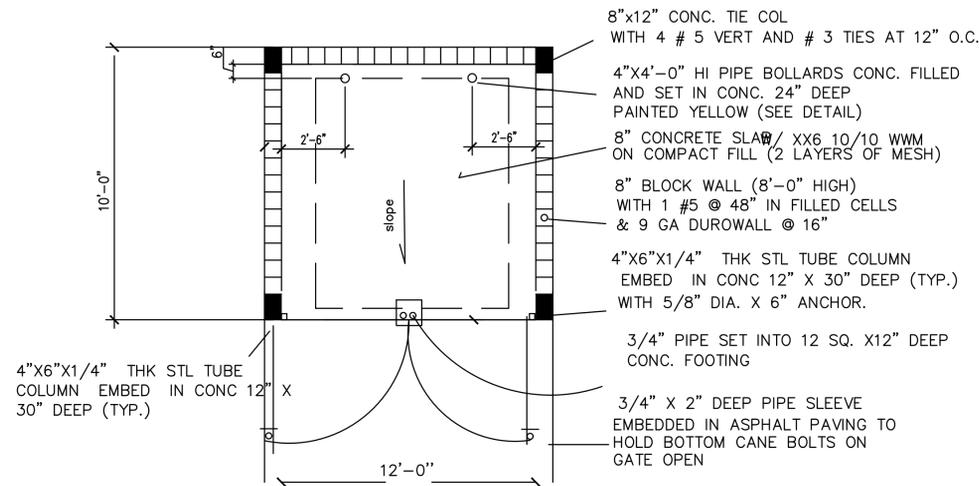
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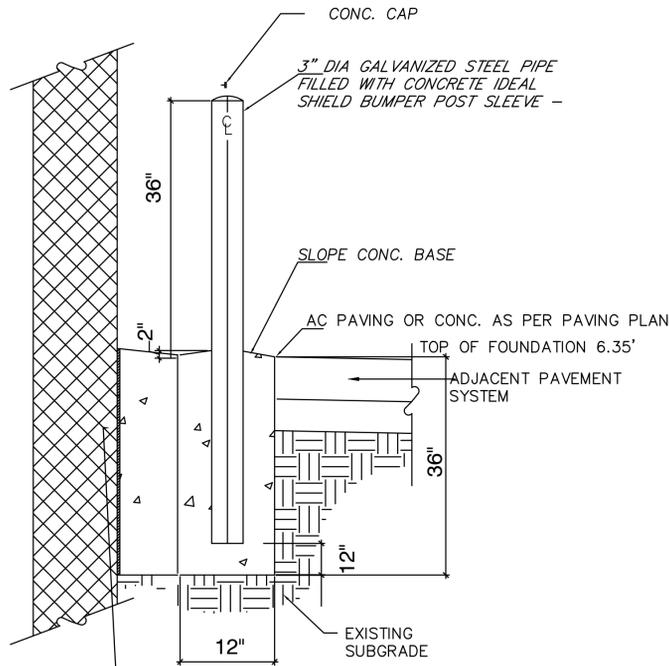
TYPICAL DUMPSTER TOP OF T.B = 6'-0"



NOTE:
DUMPSTER ENCLOSURE SHALL BE FINISH SMOOTH
STUCCO-PAINTED
DUMPSTER GATES SHALL BE PAINTED TO MATCH THE BUILDING

DUMPSTER ENCLOSURE PLAN

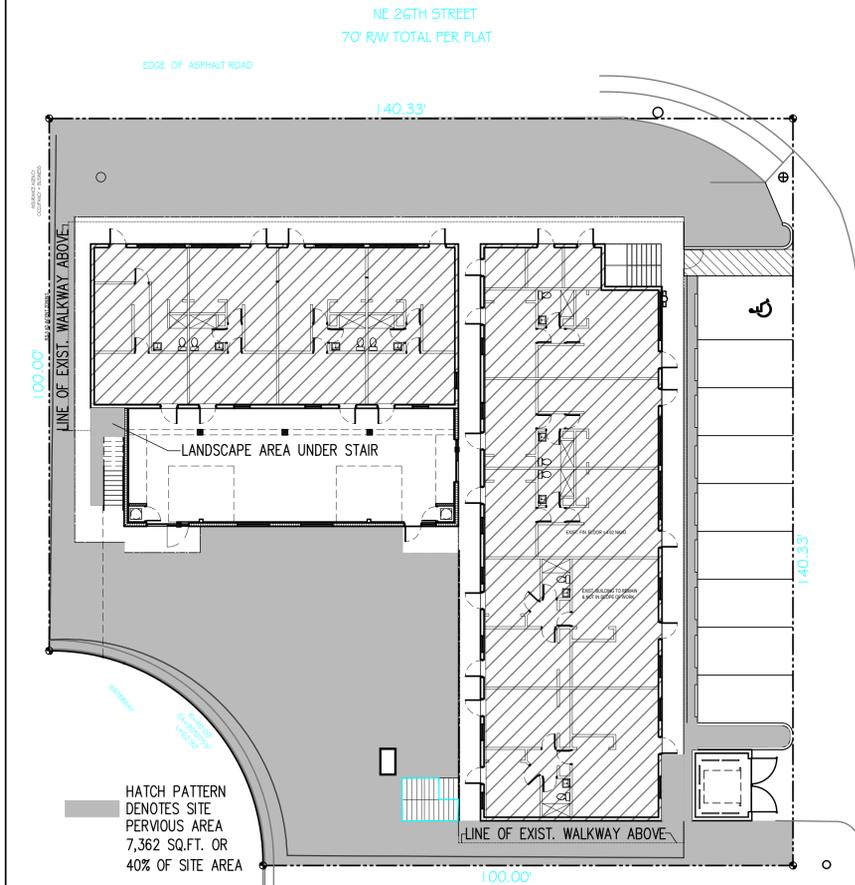
SCALE: -----1/2"=1'-0"



GUARD POST BOLLARD

SCALE: -----1/2"=1'-0"

NEW BUILDING
(AT BUILDING
EXTEND FOOTING TO
BUILDING FACE
RELOCATING
EXPANSION JOINT
ALONG BUILDING)



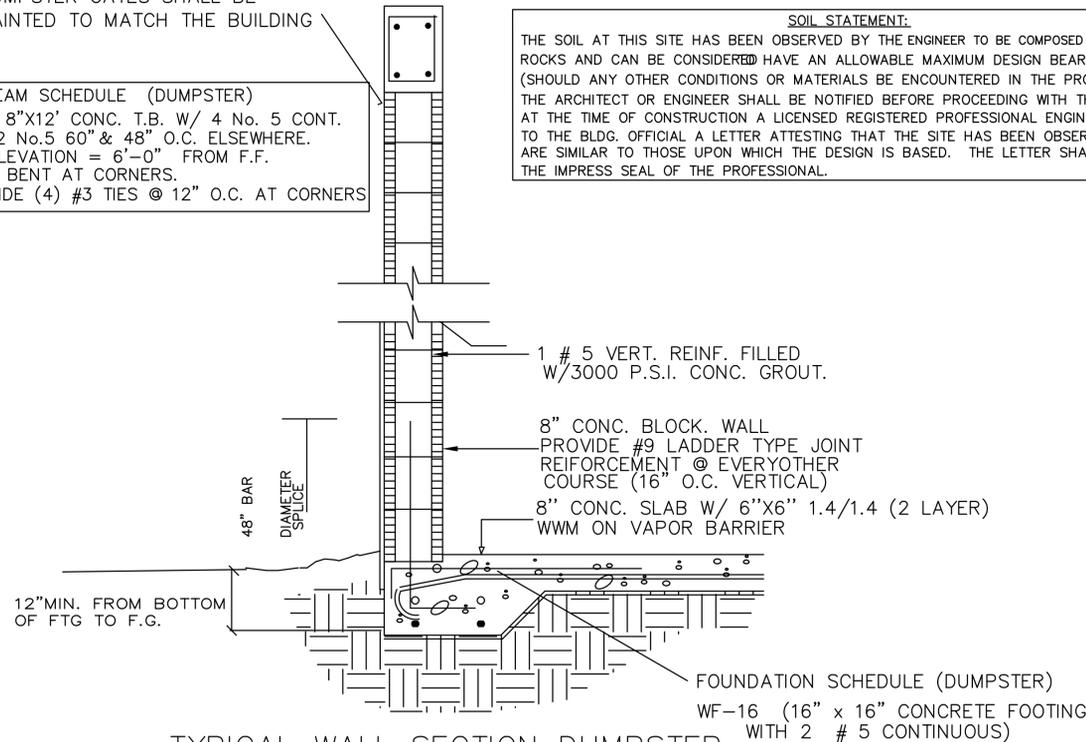
2 LANDSCAPED AREA SITE PLAN

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

DUMPSTER ENCLOSURE SHALL BE FINISH SMOOTH
STUCCO-PAINTED
DUMPSTER GATES SHALL BE
PAINTED TO MATCH THE BUILDING

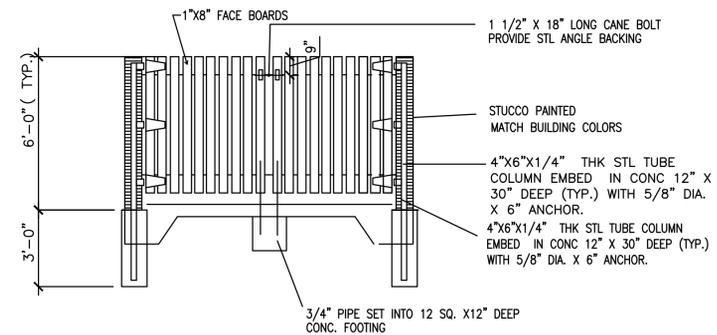
TIE BEAM SCHEDULE (DUMPSTER)
T.B.= 8"x12' CONC. T.B. W/ 4 No. 5 CONT.
AND 2 No.5 60" & 48" O.C. ELSEWHERE.
TB. ELEVATION = 6'-0" FROM F.F.
LONG BENT AT CORNERS.
PROVIDE (4) #3 TIES @ 12" O.C. AT CORNERS

SOIL STATEMENT:
THE SOIL AT THIS SITE HAS BEEN OBSERVED BY THE ENGINEER TO BE COMPOSED OF SAND AND ROCKS AND CAN BE CONSIDERED HAVE AN ALLOWABLE MAXIMUM DESIGN BEARING CAPACITY OF 2,000 P.S.F. (SHOULD ANY OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK).
AT THE TIME OF CONSTRUCTION A LICENSED REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BLDG. OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITION ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED. THE LETTER SHALL BE SIGNED, SEALED AND BEAR THE IMPRESS SEAL OF THE PROFESSIONAL.



TYPICAL WALL SECTION DUMPSTER

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



DUMPSTER ELEVATION / SPECIFICATIONS



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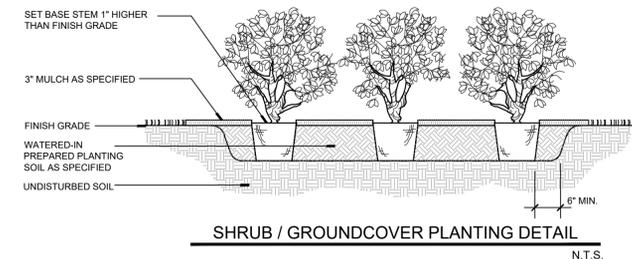
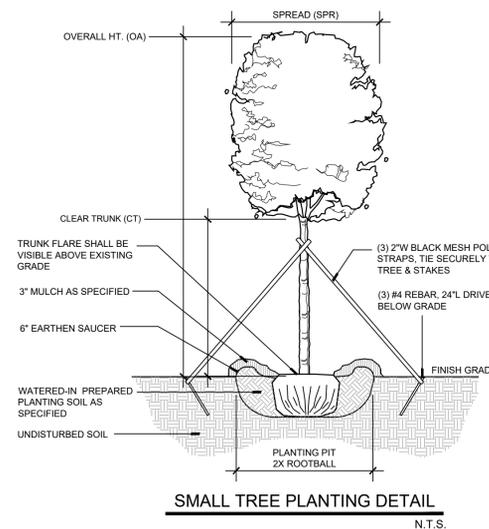
AS-102

2	CITY COMMENTS	4/6/22
1	SITE PLAN	12/8/21
	REVISIONS	Date

LANDSCAPE CALCULATIONS WINDSOR PLACE RETIREMENT HOME				
SITE AREA	18,405 SQ. FT.			
	REQUIRED	PROVIDED	EXISTING	TOTAL
MIN. LANDSCAPE REQUIRED FOR PARCEL				
15% PERVIOUS : 18,405 X .15 = 2,761 SQ. FT.	2,761 SQ. FT.	7,170 SQ. FT.	7,170 SQ. FT.	7,170 SQ. FT.
PERIMETER BUFFER TREES 1/30' - 280' / 30 = 9.33	10 TREES	4 TREES	7 TREES	11 TREES
VUA 1,890 SQ. FT. X .20 = 378 SQ. FT. VUA LANDSCAPE AREA				
VUA TREES 1 / 1000 SQ. FT. 378/1000 = 0.378 TREES	1 TREE	1 TREES	2 TREES	3 TREES
TOTAL TREES (3 SPECIES)	10 TREES (3)	6 TREES (1)	12 TREES (5)	18 TREES
60% NATIVE REQUIRED 10 X .60 = 6 TREES	6 TREES	6 TREES	2 TREES	8 TREES
50% PALMS @ 3:1	8 PALMS	0 PALMS	24 PALMS	24 PALMS
CABAGE PALM 3 / 3 = 1 TREE				
COCONUT PALM 19 / 3 = 6 TREES				
2 MANGO				
3 AVOCADO				
1 QUEEN PALM 1 / 3 = 0 TREE				
5 CHRISTMAS 5 / 3 = 1 TREE				
10 TREES X 20 SHRUBS = 200 SHRUBS	200 SHRUBS			
TOTAL SHRUBS	200 SHRUBS	279 SHRUBS	16 SHRUBS	295 SHRUBS
VUA 1,890 SQ. FT. X .20 = 378 SQ. FT. VUA LANDSCAPE AREA	378 SQ. FT.			
VUA TOTAL SHRUBS	378 SQ. FT.	94 SHRUBS		94 SHRUBS

PLANT NOTES

- ALL PLANTS TO BE FLORIDA NO. 1 GRADE OR BETTER.
- NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO RECEIVE 100% IRRIGATION COVERAGE WITH A MINIMUM 50% OVERLAP BY AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE. USE OF NONPOTABLE WATER (IF AVAILABLE) SHALL BE USED FROM A RUST FREE SOURCE.
- QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN(S). WHEN DISCREPANCIES OCCUR BETWEEN THE PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- ALL SHRUB AND GROUND COVER BEDS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN AND SET IN A PERPENDICULAR LINE WHEN ABUTTING PAVEMENT OR BUILDINGS.
- ALL PROPOSED TREES AND PALMS TO BE STAKED AND GUYED AS INDICATED ON DETAILS.
- ALL PLANTING AREAS TO RECEIVE 3" LAYER OF GRADE B SHREDDED EUCALYPTUS MULCH. TOP OF MULCH SHALL BE 2" BELOW ANY ADJACENT PAVEMENT.
- ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% MUCK / 50% SAND PLANTING MIXTURE.
- FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS AS FOLLOWS:
SOD 8-8-8
ANNUALS / GROUND COVER OSMOCOTE SIERRA BLEND 14-14-14
SHRUBS, TREES, PALMS AGRIFORM 20-10-5- TABLETS
- ALL SOD SHALL BE SOLID WEED-FREE PANELS, LAID ON ONE INCH DEPTH OF TOPSOIL WITH STAGGERED JOINTS.
- ALL EXISTING TREES TO REMAIN SHALL RECEIVE A MIN. 12" MULCH RING.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON THREE SIDES WITH APPROVED HEDGE.
- ALL TREES PLANTED ADJACENT TO OVERHEAD POWER LINES SHALL CONFORM TO F.P.L. 'RIGHT TREE RIGHT PLACE' GUIDELINES.
- LANDSCAPE SHALL NOT OBSCURE FIRE HYDRANTS OR STANDPIPES.
- ALL EXISTING TREES ON SITE IN THE VICINITY OF NEW CONSTRUCTION SHALL BE PROTECTED. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS.



Windsor Place Retirement Home
 1850 N.E. 26th Street, Wilton Manors, FL 33305
LANDSCAPE CALCULATIONS


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Herbert C. Hodgman
 LA0001074

Drawn: HH
 Project No: 20081
 CAD File No: 20081
 Date: 12/7/2021
 Scale: 1"=10'-0"
 Drawing No.

L-2

LANDSCAPE DATA:

VEHICULAR USE AREA (VUA) LANDSCAPE REQUIREMENTS.

AT LEAST TWENTY (20) PER CENT OF THE VEHICULAR USE AREA SHALL BE MAINTAINED AS LANDSCAPED AREA. FOR PURPOSES OF CALCULATING VUA LANDSCAPING, ALL LANDSCAPING WITHIN FIVE (5) FEET OF A VUA SHALL BE COUNTED TOWARDS MEETING THE VUA LANDSCAPING REQUIREMENTS, EVEN IF SUCH LANDSCAPED AREA IS USED TO MEET THE PERIMETER LANDSCAPING REQUIREMENTS OF SECTION 150-030. ALL VUA LANDSCAPING SHALL COUNT TOWARDS THE TOTAL SITE LANDSCAPING REQUIREMENT.

ONE TREE AND SIX (6) SHRUBS SHALL BE REQUIRED FOR EVERY ONE THOUSAND (1,000) SQUARE FEET, OR FRACTION THEREOF, OF VUA.

(1) THE FIRST TWENTY-FIVE (25) PER CENT, OR FRACTION THEREOF, OF THE REQUIRED TREES SHALL BE SHADE SPECIES WITH A MINIMUM HEIGHT OF TWELVE (12) FEET AND WITH A THREE (3) INCH MINIMUM TRUNK DIAMETER AT FOUR AND ONE-HALF (4½) FEET ABOVE THE GROUND, AND SHALL BE EVENLY DISTRIBUTED BETWEEN INTERIOR AND PERIMETER VUA LANDSCAPE AREAS.

(2) TWENTY-FIVE (25) PER CENT OF THE REQUIRED TREES SHALL BE SHADE SPECIES WITH A MINIMUM HEIGHT OF EIGHT (8) FEET WITH A TWO (2) INCH MINIMUM TRUNK DIAMETER AT FOUR AND ONE-HALF (4½) FEET ABOVE THE GROUND.

(3) TWENTY (20) PER CENT OF THE REQUIRED TREES SHALL BE CONSPICUOUSLY FLOWERING SPECIES WITH A MINIMUM HEIGHT OF TEN (10) FEET.

(4) THIRTY (30) PER CENT OF THE REQUIRED TREES MAY COMPRISE ANY COMBINATION OF APPROVED SHADE, FLOWERING OR PALM TREES.

(5) PALM TREES MAY BE SUBSTITUTED FOR SHADE TREES AT A RATIO OF THREE (3) PALM TREES TO ONE SHADE TREE, PROVIDED NO MORE THAN FIFTY (50) PER CENT OF ALL TREES WITHIN THE VUA MAY BE PALMS.

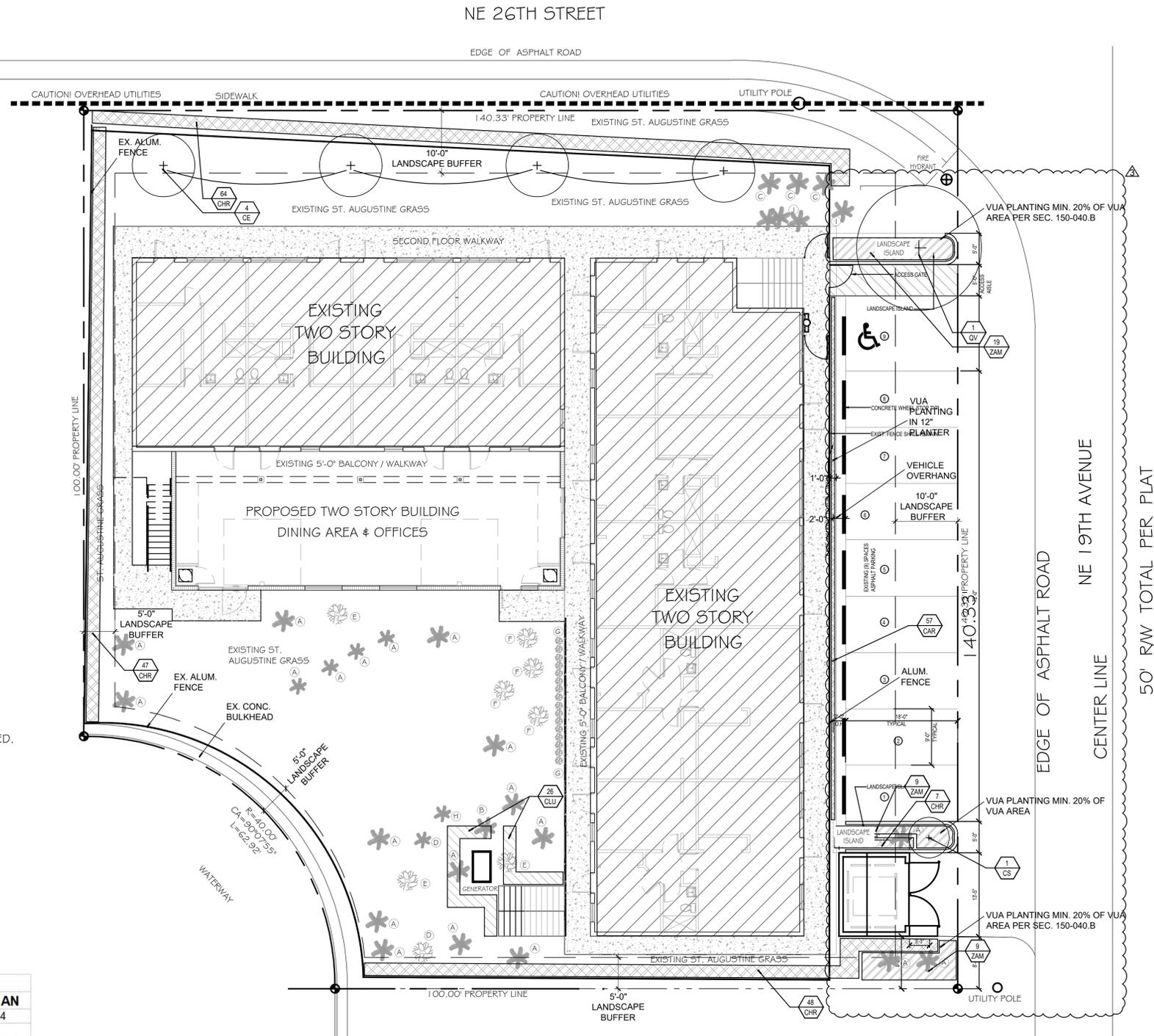
(6) NATIVE MATERIALS SHALL COMPRISE AT LEAST FORTY (40) PER CENT OF THE TOTAL PROVIDED TREES.

SEC. 150-080. - TREES AND SHRUBS—REQUIRED MINIMUM QUANTITIES.
 (A) ONE TREE FOR EACH FIFTEEN HUNDRED (1,500) SQUARE FEET OF PERMEABLE AREA OUTSIDE OF ANY VUA, INCLUSIVE OF TREES REQUIRED WITHIN PERIMETER LANDSCAPING BUFFERS.

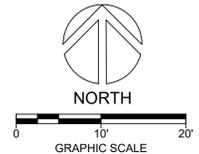
(B) SHRUBS AND GROUND COVERS: TWENTY (20) SHRUBS OR GROUND COVER PLANTINGS FOR EACH TREE REQUIRED. GROUND COVERS MAY NOT EXCEED TWENTY-FIVE (25) PER CENT OF THE TOTAL NUMBER OF SUCH PLANTINGS PROVIDED.

QUANTITY	EXISTING PLANTS TO REMAIN
19	A = COCONUT PALM
1	B = ARECA PALM
3	C = CABBAGE PALM (NATIVE)
2	D = MANGO
3	E = AVOCADO
6	F = BANANA
16	G = SURINAM CHERRY (SHRUBS)
1	H = QUEEN PALM
5	I = CHRISTMAS PALM

SYM	ITEM	SPECIFICATION	QUAN
CE	Conocarpus erectus sericeus	12ht., 4'spr., standard	4
	Silver Buttonwood	native	
CS	Cordia sebestena	10' ht., 4' spr., standard	1
	Geiger Tree	native	
QV	Quercus virginiana	14ht., 6'spr.	1
	Live Oak	native	
CAR	Carissa macrocarpa	18" ht. x 18" spr., 18" o.c.	57
	Dwarf Emerald Blanket	Accepted per Sec. 150-140	
CHR	Chrysobalanus icaco 'Red Tip'	24" ht. x 24" spr., 24" o.c.	159
	Red Tip Cocoplum	native	
CLU	Clusia guttifera	24" ht. x 24" spr., 24" o.c.	26
	Dwarf Clusia	native	
ZAM	Zamia floridana	18" ht. x 18" spr., 18" o.c.	37
	Coontie	native Accepted per Sec. 150-140	
SOD	Stenotaphrum secundatum 'Floritam'	Solid weed-free panels, install as needed	
	St. Augustine sod		



NOTE: IRRIGATION IS EXISTING THROUGHOUT PARCEL AND IS FUNCTIONAL
 MODIFY/ADJUST FOR 100% COVERAGE FOR ALL LANDSCAPE MATERIAL & NO
 OVERTHROW ONTO PAVED AREAS



No.	REVISIONS	Date
3	CITY COMMENTS	8/11/22
2	CITY COMMENTS	4/16/22
1	Site Plan Update	12/8/21

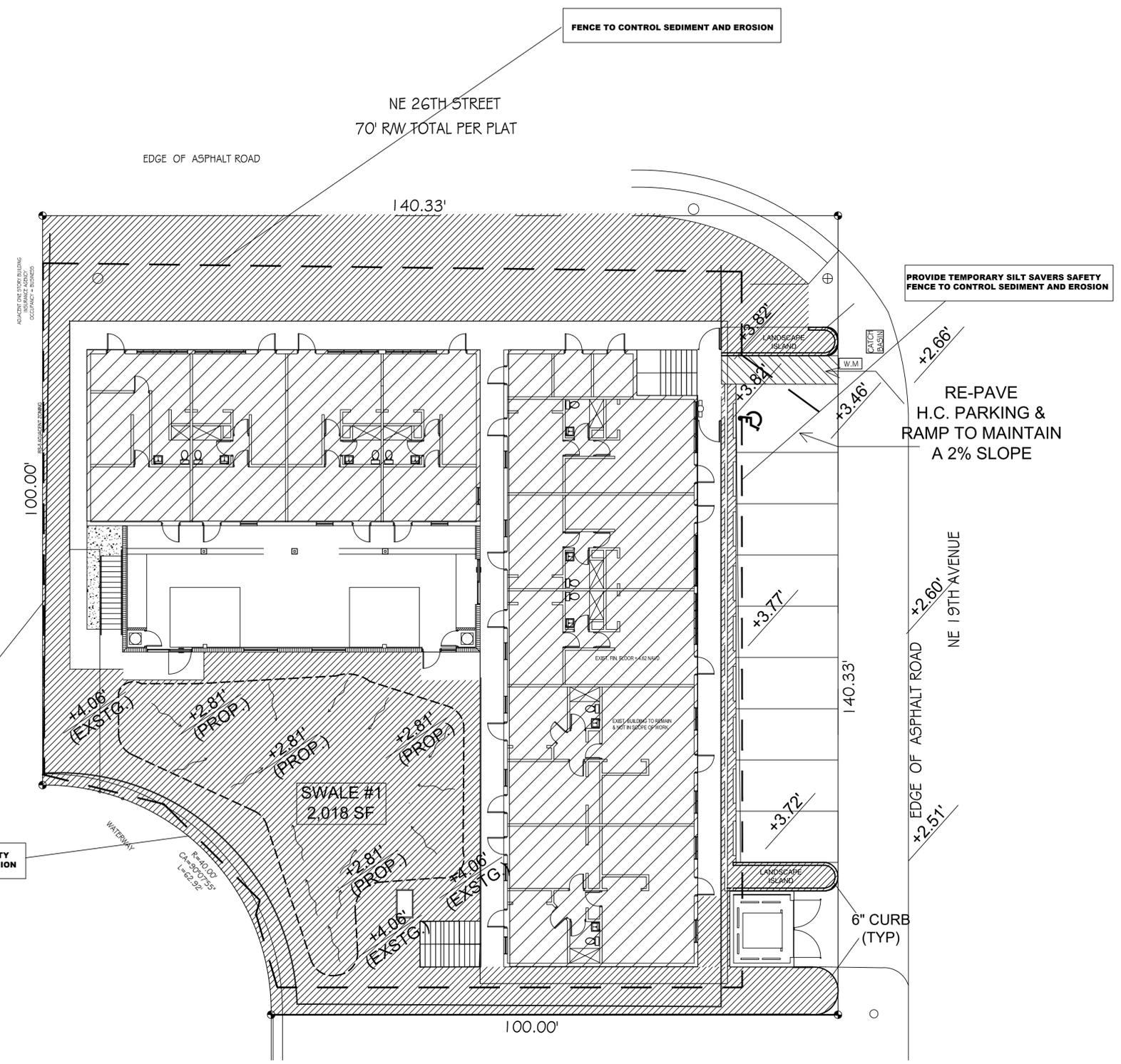
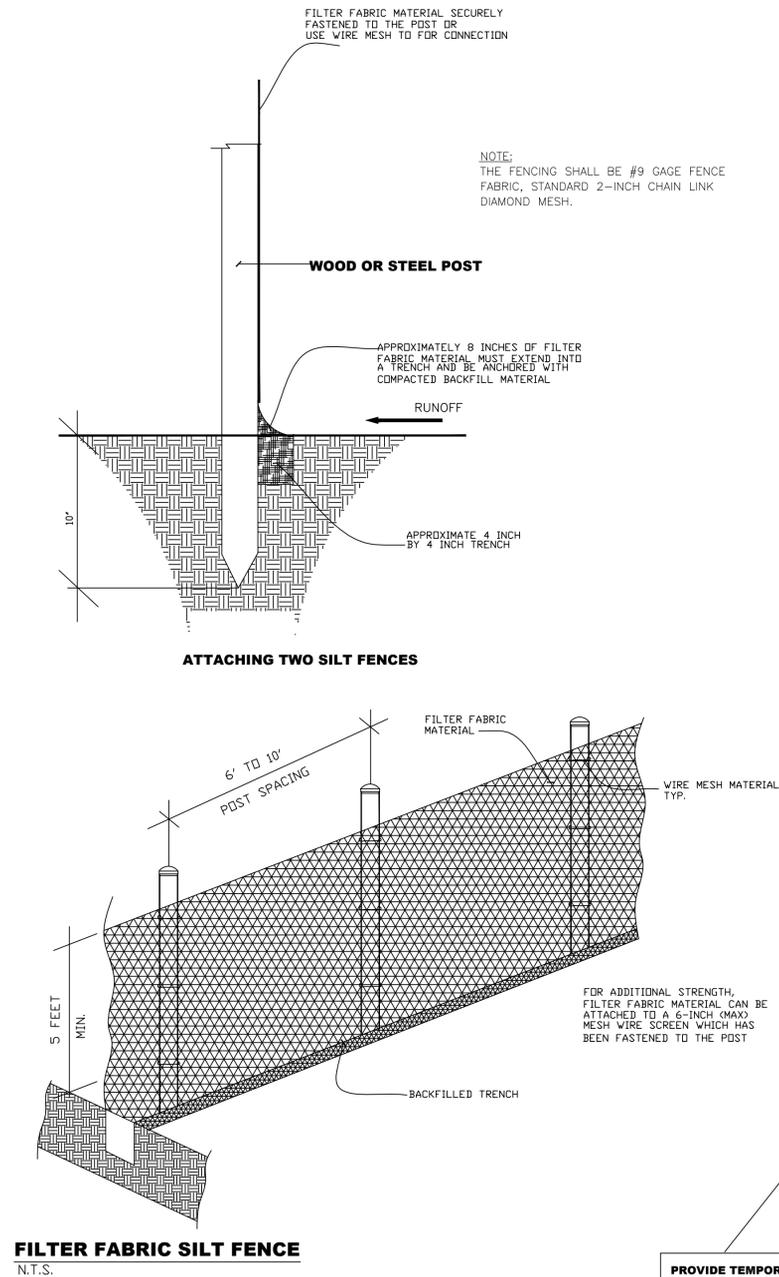
Windsor Place Retirement Home
 1850 N.E. 26th Street, Wilton Manors, FL 33305
 Project Name
 Drawing Title
LANDSCAPE PLAN

THETTROY
 Landscape Architecture-Planning, P.A.
 7860 Peters Road, Suite F-110
 Plantation, FL 33324
 Florida License Number: LA1079
 Fax 954 / 462-0722
 Phone 954 / 462-0704
 rrla@thettroy.com

Herbert C. Hodgman
 LA0001074

Drawn: HH
 Project No: 20031
 CAD File No: 20031
 Date: 12/7/2021
 Scale: 1"=10'-0"
 Drawing No.

L-1



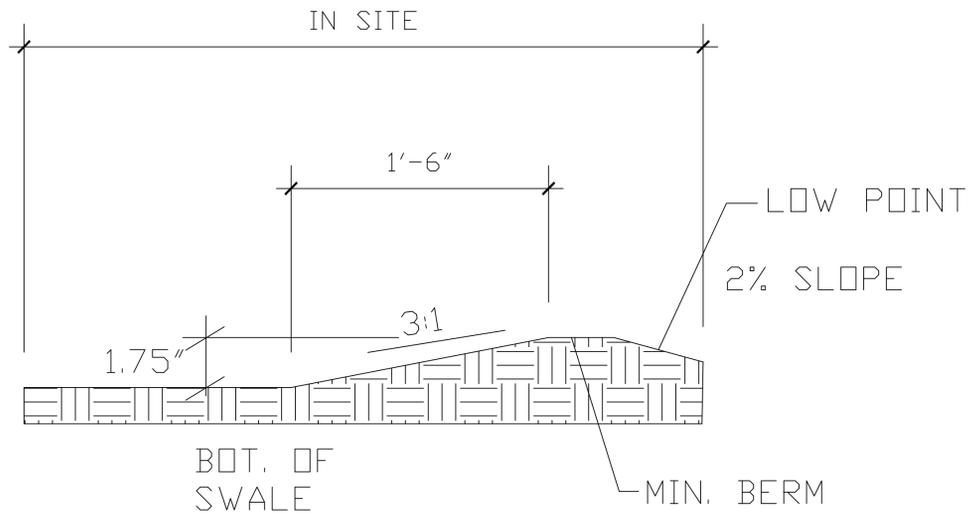
EROSION CONTROL PLAN
3/32" = 1'-0"

CHARLES C. MITCHELL, P.E.
924 N. FEDERAL HWY.
HOLLYWOOD, FL. 33023
OFF: (305)336-5069
CIVIL/STRUCTURAL ENG.
FLA. REG. NO. #11127

DATE
21 OCT. 2021

WINDSOR PLACE RETIREMENT HOME
(PAVING GRADING & DRAINAGE PLAN)
1850 NORTHEAST 26TH ST
WILTON MANOR, FL. 33305

M. JACKSON DESIGN & CONSULTING INC.
1330 NW 52ND ST
MIAMI, FL. 33142
786-663-7647
EMAIL: MARVINJACKSON5744@GMAIL.COM



SWALE SECT. (TYP)
N.T.S.

DRAINAGE CALCULATIONS

ACRE:
TOTAL LAND-----18,405 SF OR .42 ACRES

IMPERVIOUS
AREA-----11,043 SF OR 60% OR .25 ACRES

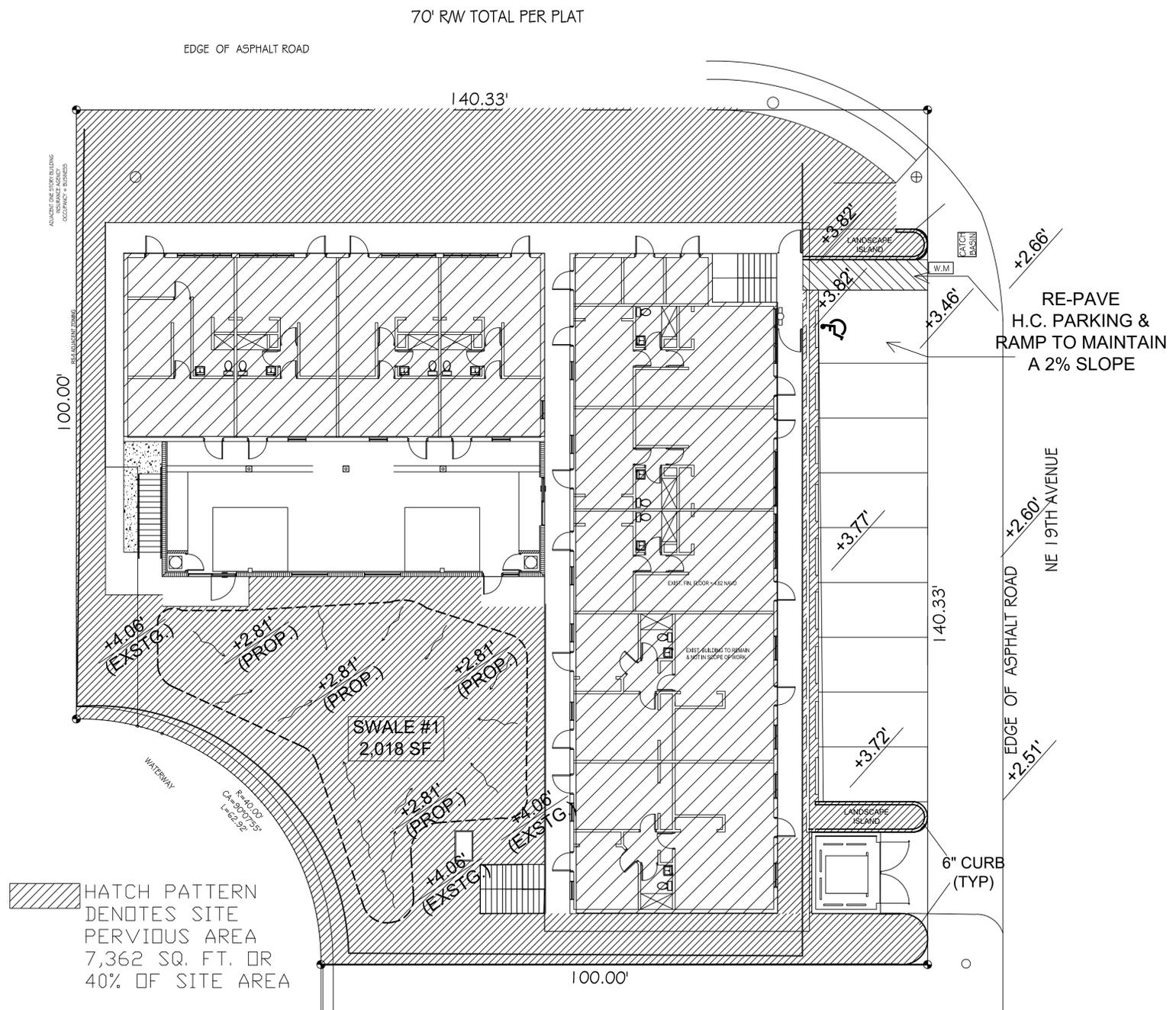
PERVIOUS
AREA-----7,362 SF OR 40% OR .17 ACRES

1" RUN OFF (NET LOAT AREA)
18,405 SQ. FT. X .08 = 1,472.4 CU. FT.

2.5" RUN OFF (IMPERVIOUS)
11,043 SQ. FT. X .208 = 2,297 CU. FT.

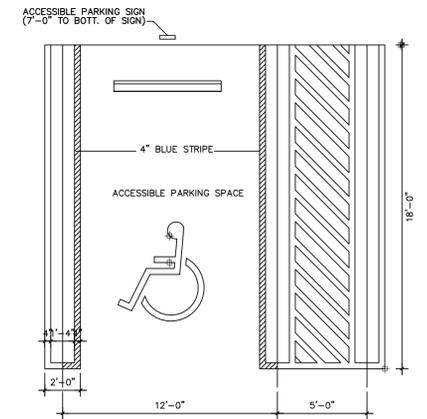
PROPOSED GRASS RETENTION AREA:

SWALE #1-----2,018 SF X 1.25' = 2,522.5 CU. FT.
TOTAL SWALE AREA-----2,522.5 CU. FT.
2,522.5 CU. FT. > 2,297 CU. FT.

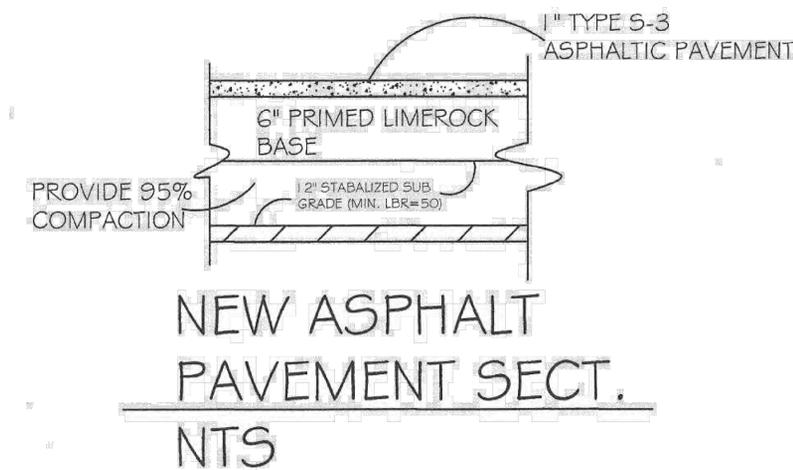


PAVING, GRADING & DRAINAGE PLAN

3/32" = 1'-0"



STANDARD PARKING STALL DET.



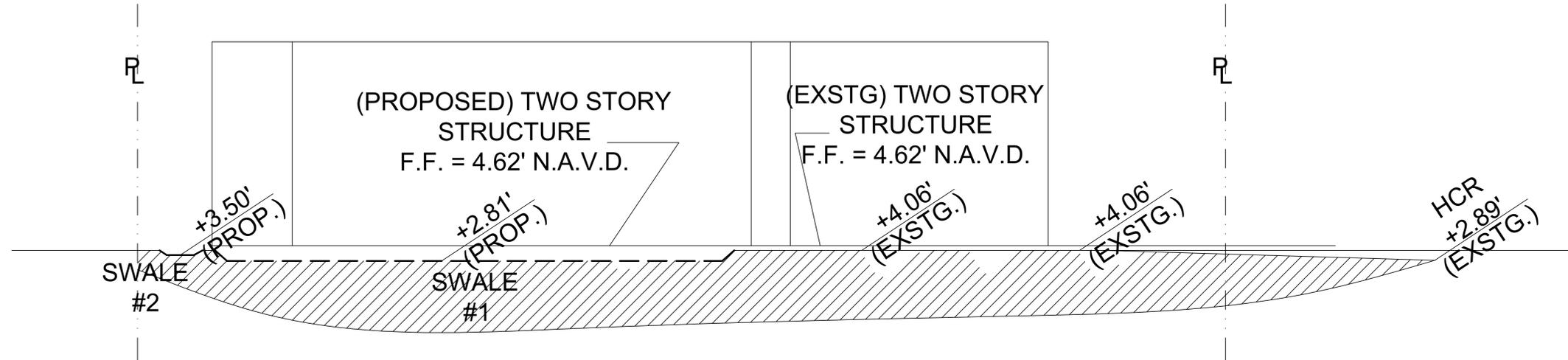
NEW ASPHALT PAVEMENT SECT. NTS

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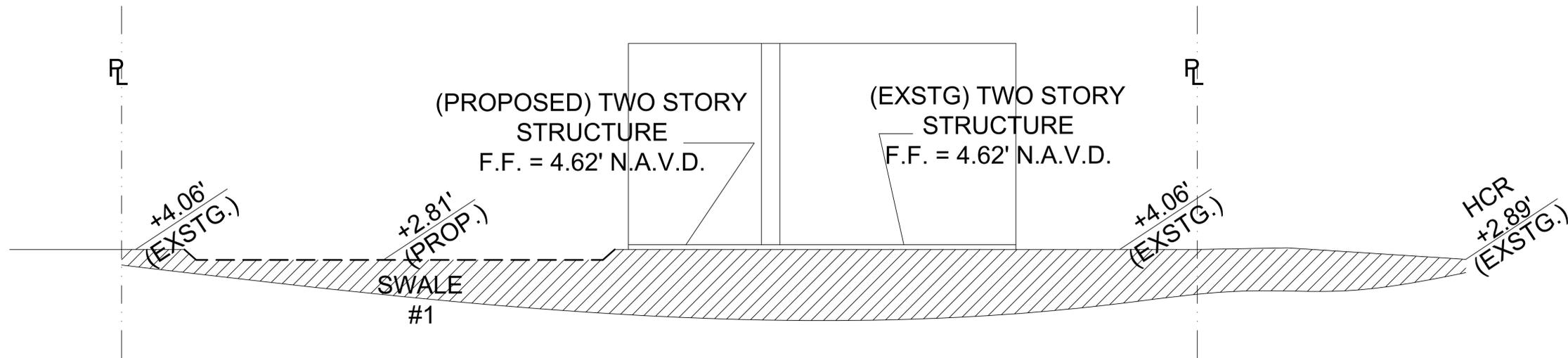
WINDSOR PLACE RETIREMENT HOME
(PAVING GRADING & DRAINAGE PLAN)
1850 NORTHEAST 26TH ST
WILTON MANOR, FL. 33305

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786-663-7647
EMAIL: MARVINJACKSON5744@GMAIL.COM



CROSS SECT. - AA

N.T.S.



CROSS SECT. - BB

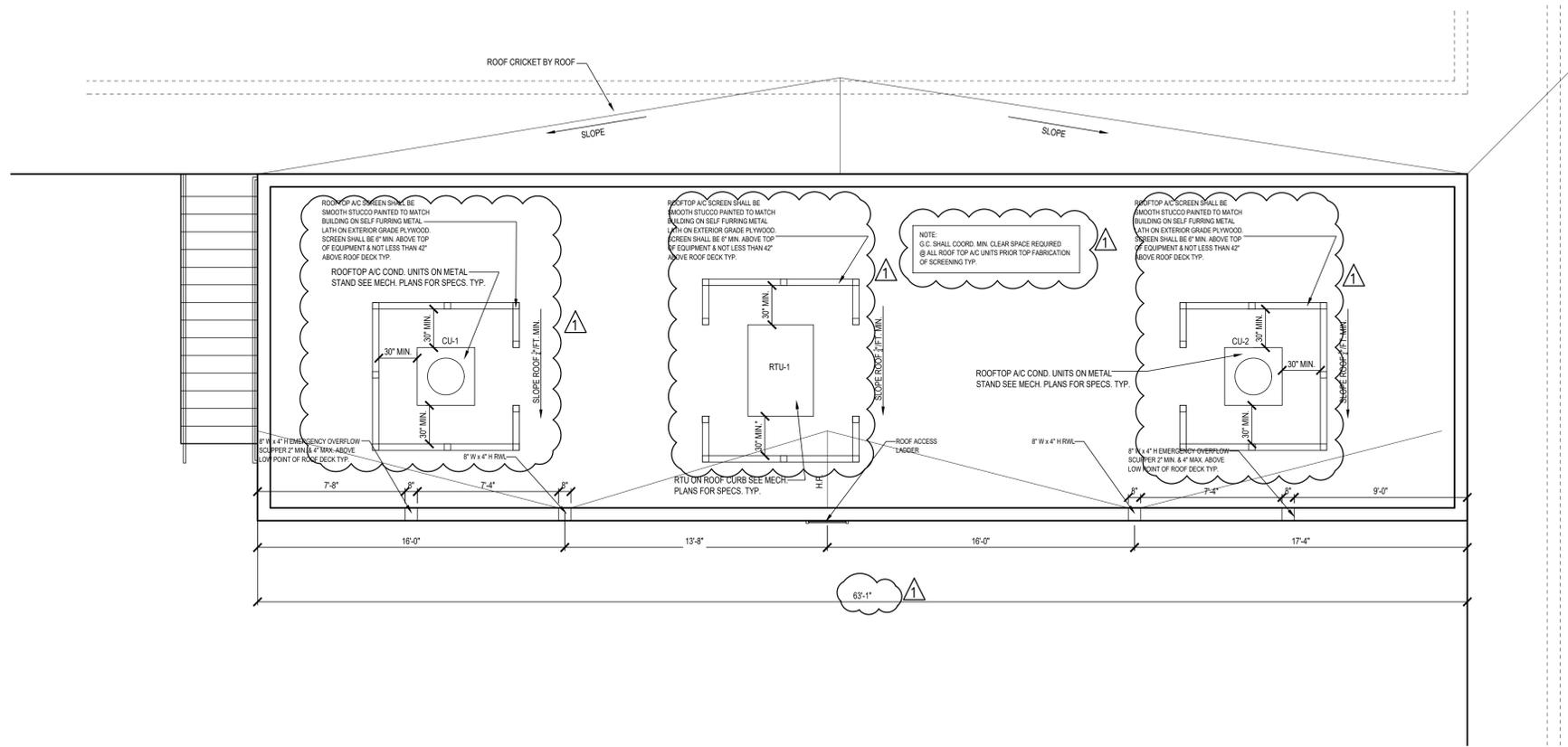
N.T.S.

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 21 OCT. 2021

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 786-663-7647
 EMAIL: MARVINJACKSON5744@GMAIL.COM



- ROOFING NOTES:**
- 1- GAF RUBEROID MODIFIED BITUMEN ROOF SYSTEM FOR WOOD DECKS OR APPROVED EQUAL ATTACHED TO EXTERIOR GRADE PLYWOOD DECK ON PRE-ENGINEERED WOOD TRUSSES PROVIDE MIAMI DADE COUNTY (N.O.A.) FOR A&E TO REVIEW PRIOR TO INSTALLATION. INSTALLATION SHALL BE IN FULL COMPLIANCE W/F.B.C. 7TH ED. 2020 & MANUF. N.O.A. / SPECIFICATIONS.
 - 2- FLASHING, DOWNSPOUTS AND PITCH PANS SHALL BE INCLUDED IN ROOFING. WHERE ACCEPTABLE BY BLD'G. DEPT.
 - 3- PROVIDE A 10 YEAR LIMITED SERVICE WARRANTY. ITEMIZE ON BID.
 - 4- PROVIDE SHOP DRAWINGS/CUT SHEETS FOR A/E REVIEW PRIOR TO START OF WORK AND MATERIAL PURCHASE.
 - 5- ROOF AND PARAPET OPENINGS SHALL BE MADE WATER TIGHT.
 - 6- ROOFING CONTRACTOR SHALL COORD. EXACT LOCATION OF ROOF EQUIPT. W/ MECHANICAL AND STRUCTURAL DRAWINGS.
 - 7- REFER TO MECHANICAL & STRUCTURAL DRAWINGS FOR TYPICAL EQUIPT. ROOF CURB DETAIL & ATTACHMENTS



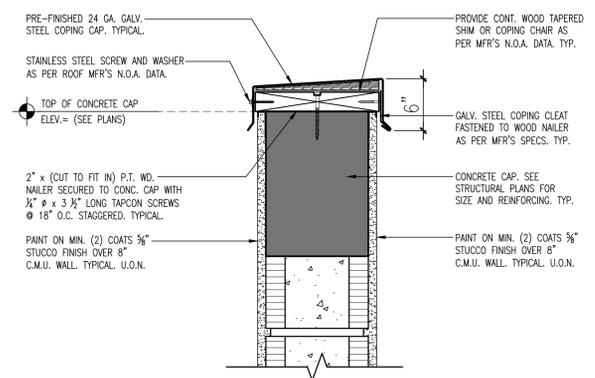
11820 Miramar Parkway, Suite 121
 Miramar, Florida 33025
 (P) 954-592-2841
 (Fax) 954-392-7502
 Email: rta@rtarchitectinc.com
 www.rtaarchitectinc.com

SEAL: AR NO. 95832

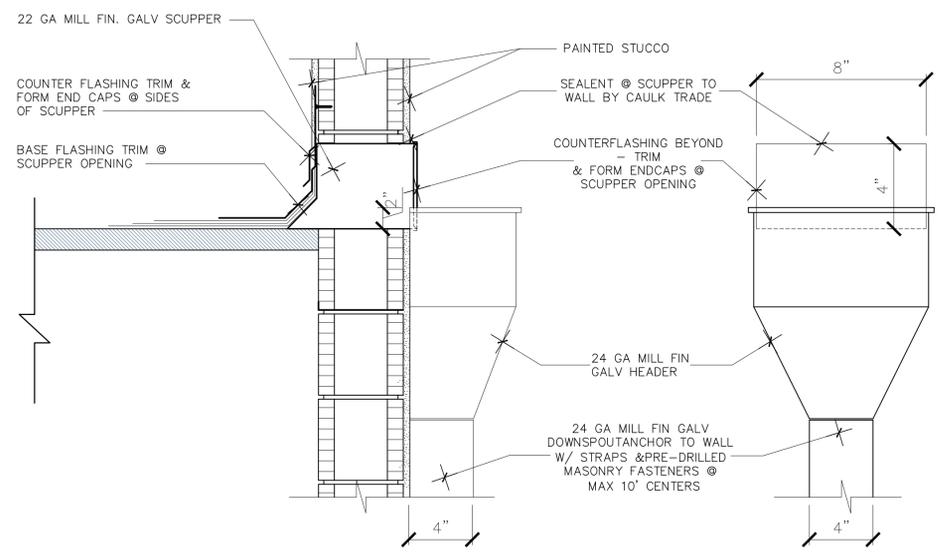
09/2/2022
 RALPH E. TAIT DATE

1 ROOF PLAN
 SCALE: 1/4"=1'-0" **NORTH**

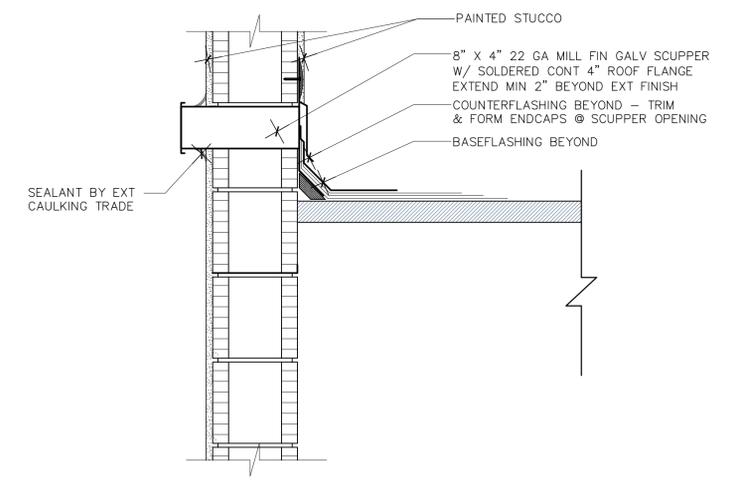
2 ROOFING NOTES



3 TYPICAL CMU PARAPET DETAIL
 SCALE: NTS



4 RAIN WATER LEADER DETAIL
 SCALE: NTS



5 EMERGENCY OVERFLOW SCUPPER DETAIL
 SCALE: NTS

**PROPOSED 2-STORY STRUCTURE FOR:
 WINDSOR PLACE RETIREMENT HOME**

1850 NORTH EAST 26TH STREET
 WILTON MANORS, FLORIDA 33305

CLIENT:

REV	DATE	DESCRIPTION
1	10/14/2021	BUILDING DEPARTMENT COMMENT
2	04/25/2022	DRG COMMENTS
3	08/04/2022	CITY PLANNER COMMENTS
4	09/02/2022	CITY PLANNER COMMENTS

DESIGN
 DELIVERABLE: PERMIT SET
 ISSUE DATE: 03/10/2021

PROJECT NUMBER: 21-005
 DRAWN BY: RET
 CHECKED BY: RET

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SHEET TITLE:



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 Email: rta@rtarchitectinc.com
 www.rtaarchitectinc.com

SEAL: AR NO. 95832

09/2/2022
 RALPH E. TAIT DATE

**PROPOSED 2-STORY STRUCTURE FOR:
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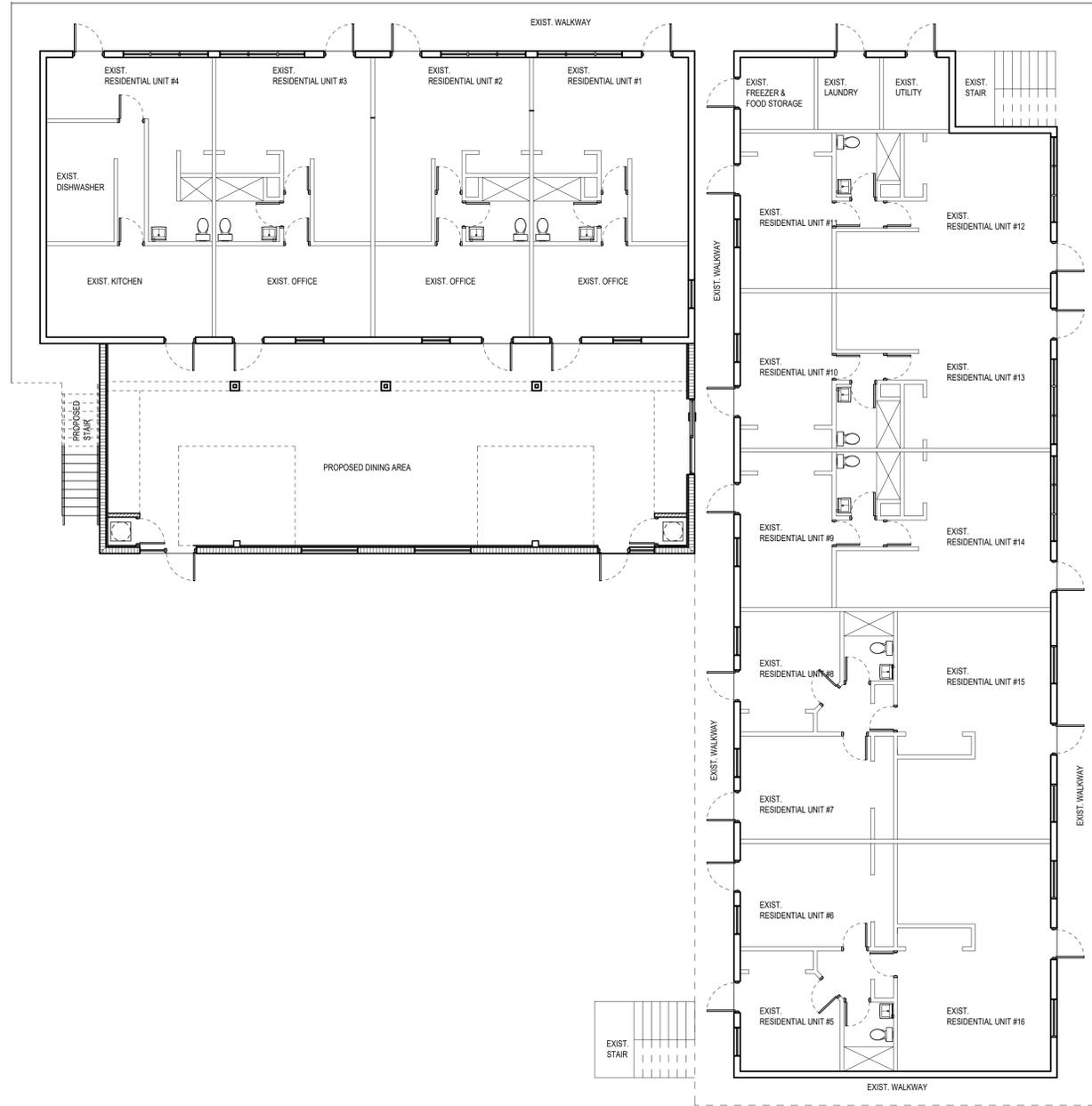
DESIGN
 DELIVERABLE: PERMIT SET
 ISSUE DATE: 03/10/2021

PROJECT NUMBER: 21-005
 DRAWN BY: RET
 CHECKED BY: RET

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 SHEET TITLE:

SHEET NUMBER:

A-103

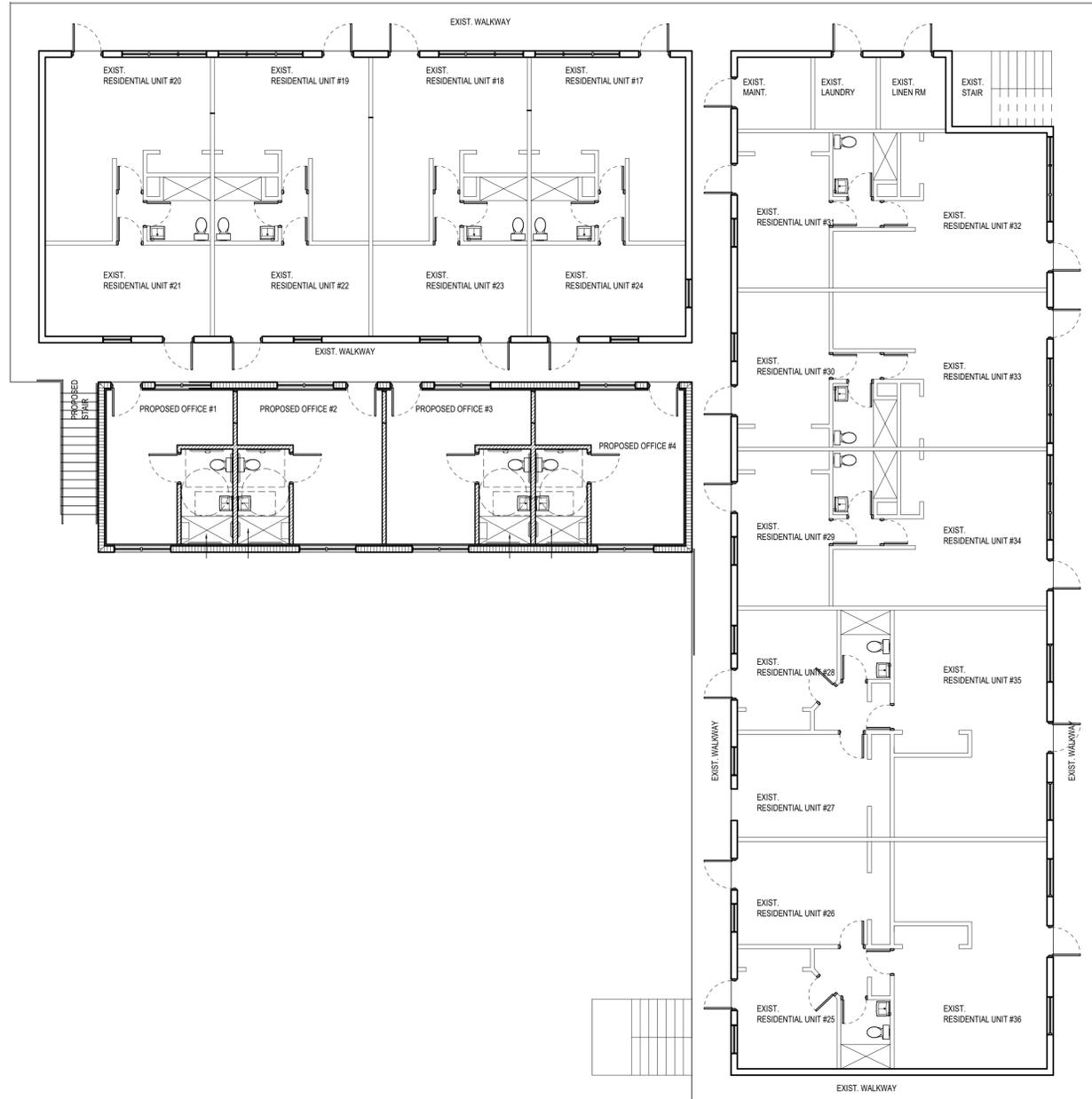


2 NOT USED

3 NOT USED

1 KEY 1ST FLOOR PLAN
 SCALE: 1/8"=1'-0"





2 NOT USED

3 NOT USED



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09/2/2022
RALPH E. TAIT DATE

**PROPOSED 2-STORY STRUCTURE FOR:
WINDSOR PLACE RETIREMENT HOME**

1850 NORTH EAST 26TH STREET
WILTON MANORS, FLORIDA 33305

CLIENT:

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DESIGN
DELIVERABLE: PERMIT SET
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PROJECT NUMBER: 21-005

DRAWN BY: RET

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SHEET NUMBER:

**PROPOSED 2-STORY STRUCTURE FOR:
WINDSOR PLACE RETIREMENT HOME**
1850 NORTH EAST 26TH STREET
WILTON MANORS, FLORIDA 33305

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DESIGN
DELIVERABLE: PERMIT SET
ISSUE DATE: 03/10/2021

PROJECT NUMBER: 21-005

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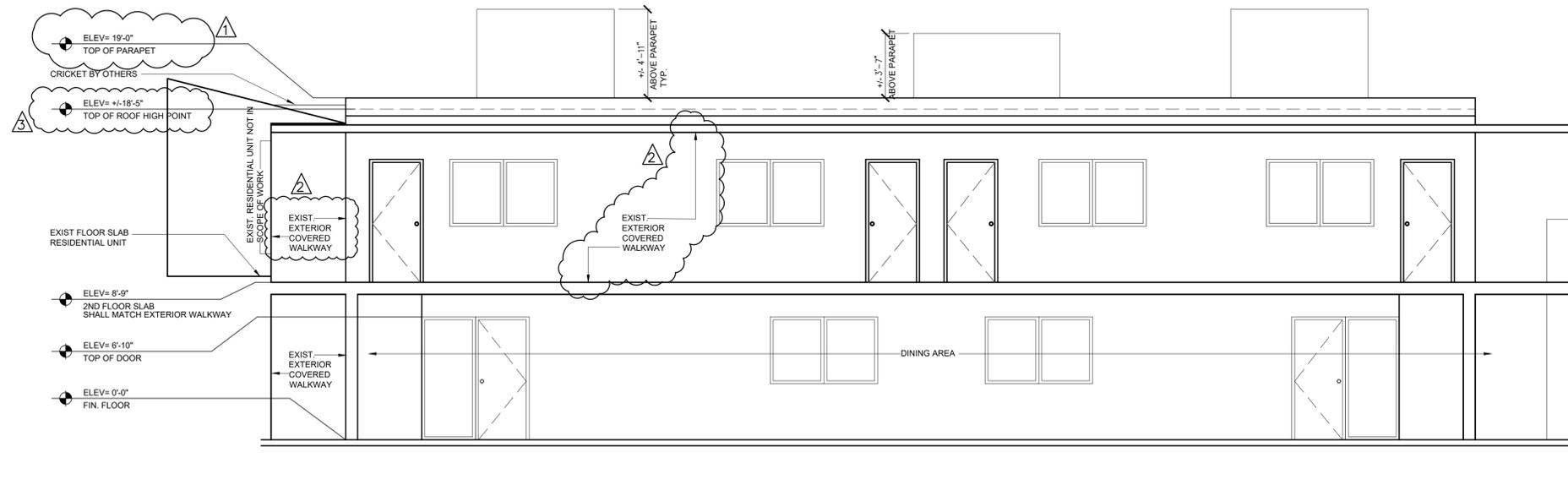
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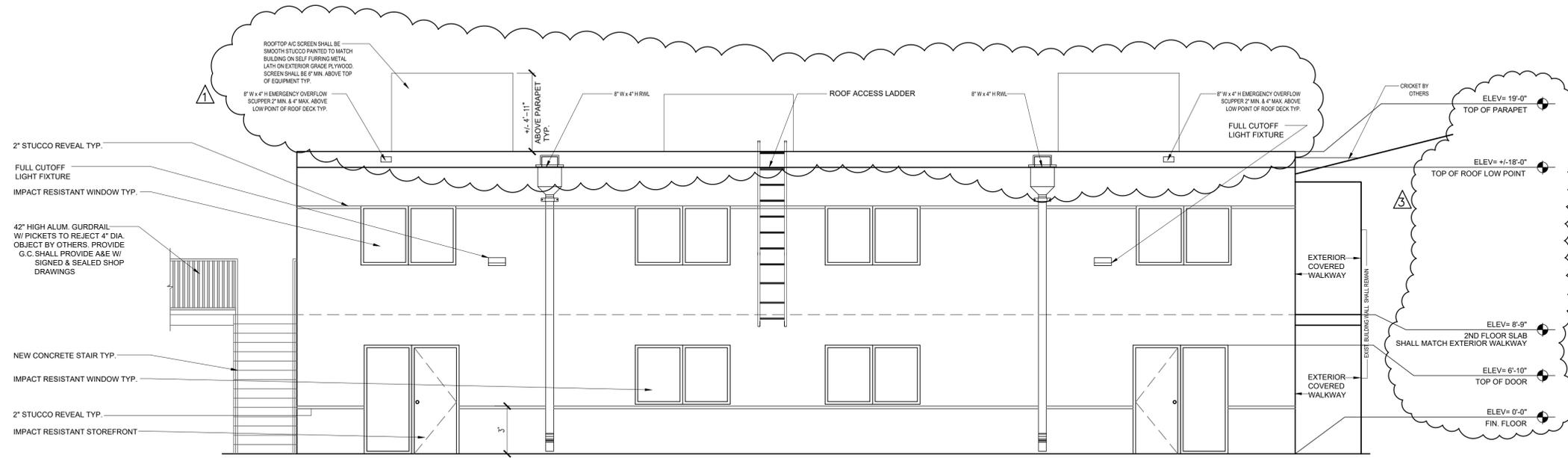
SHEET TITLE:

SHEET NUMBER:

A-201



1 NORTH BUILDING EXISTING WALKWAY ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH BUILDING ELEVATION
SCALE: 1/4"=1'-0"



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 Email: rta@rtarchitectinc.com
 www.rtarhitectinc.com

SEAL: AR NO. 95832

RALPH E. TAIT DATE 09/2/2022

**PROPOSED 2-STORY STRUCTURE FOR:
 WINDSOR PLACE RETIREMENT HOME**
 1850 NORTH EAST 26TH STREET
 WILTON MANORS, FLORIDA 33305

CLIENT:

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4	09/2/2022	CITY PLANNER COMMENTS

DESIGN DELIVERABLE: PERMIT SET
 ISSUE DATE: 03/10/2021

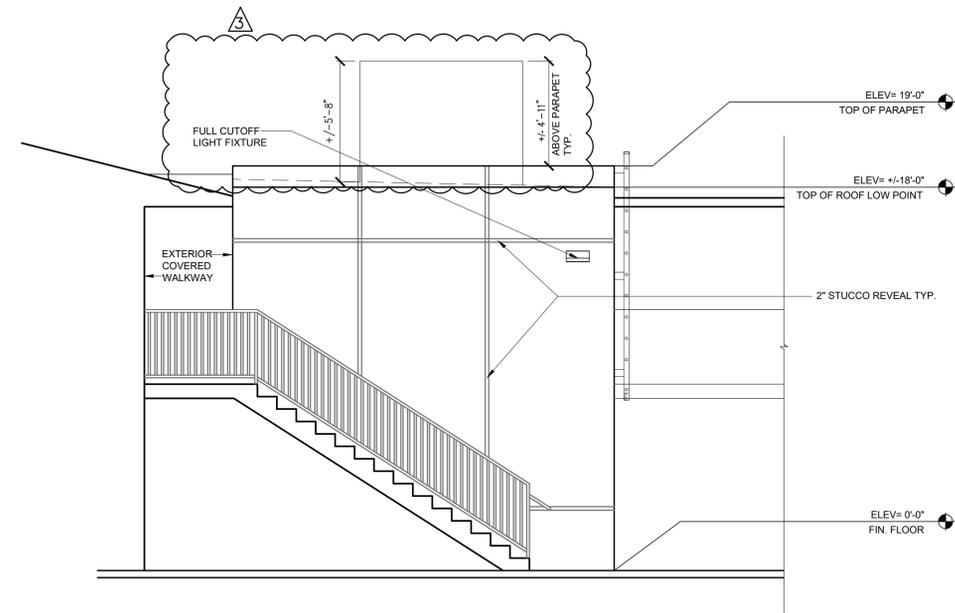
PROJECT NUMBER: 21-005
 DRAWN BY: RET
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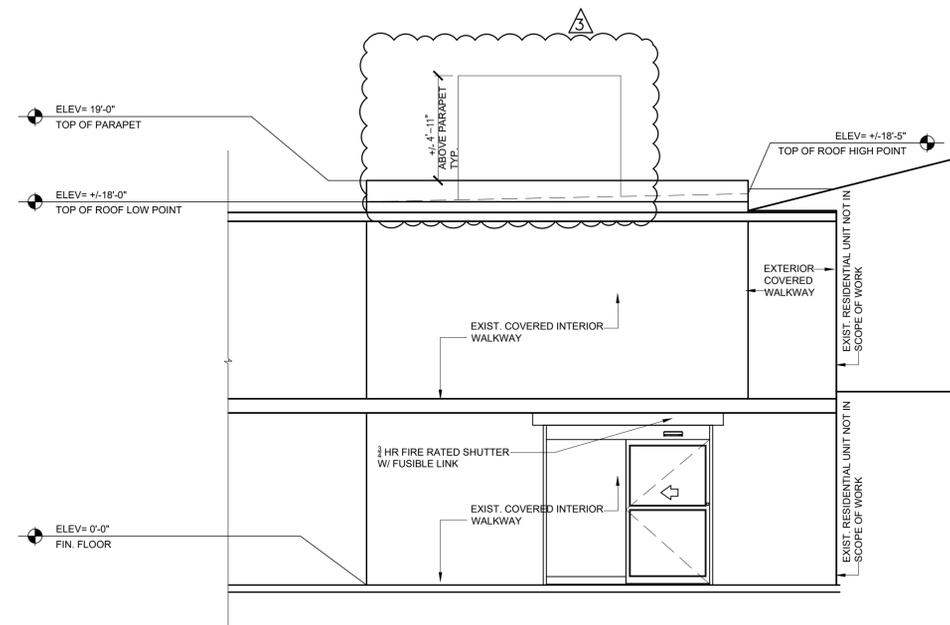
SHEET TITLE:

SHEET NUMBER:

A-202



1 WEST BUILDING ELEVATION
 SCALE: 1/4"=1'-0"

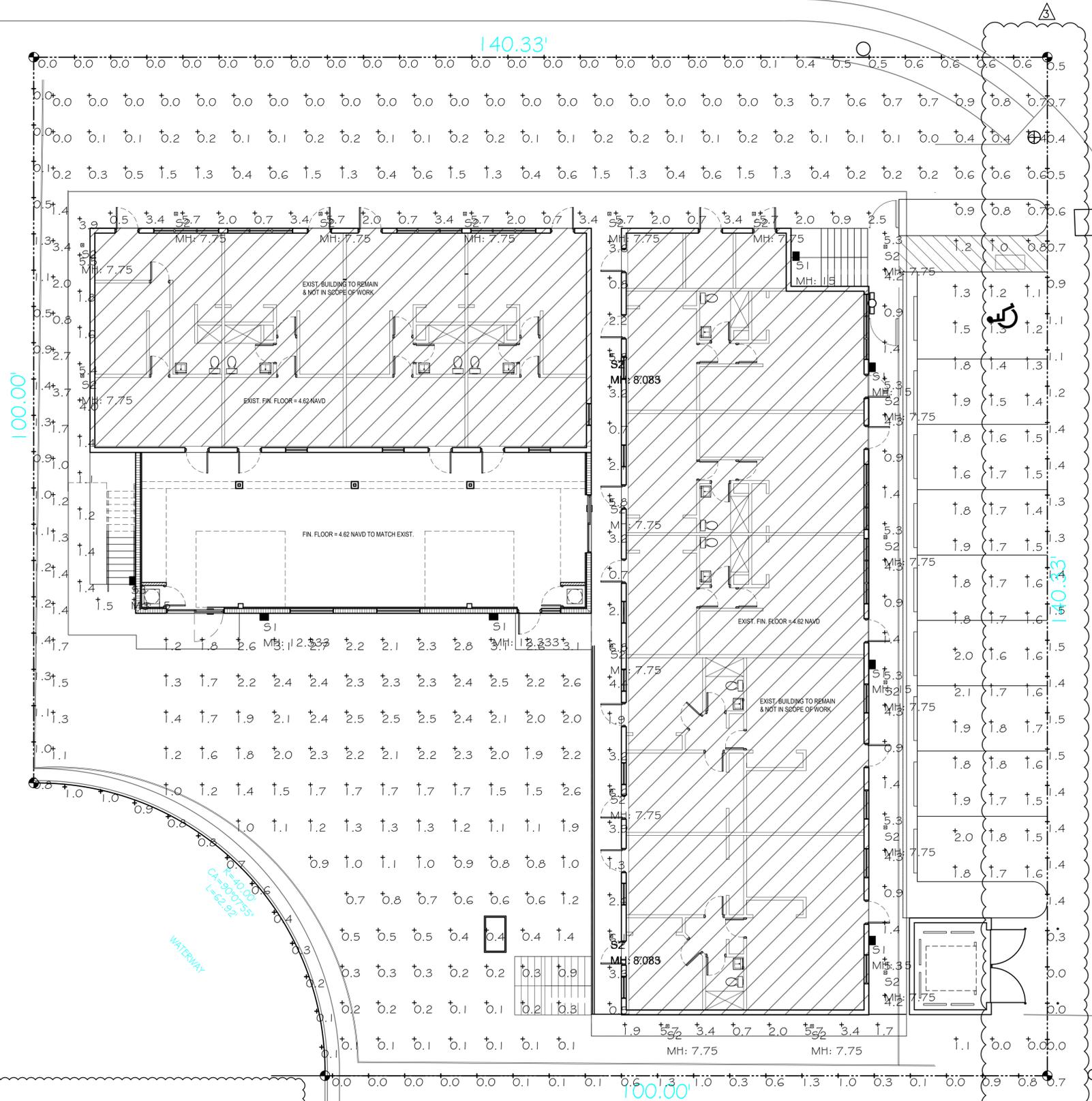


2 EAST BUILDING ELEVATION
 SCALE: 1/4"=1'-0"

NE 26TH STREET
70' RW TOTAL PER PLAT

EDGE OF ASPHALT ROAD

140.33'



100.00'

140.33'

100.00'

EDGE OF ASPHALT ROAD
NE 19TH AVENUE
CENTER LINE

R=40.00'
CH=30°07'55"
L=62.92'
WATERWAY



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SEAL: AR NO. 95832

RALPH E. TAIT DATE 09/2/2022

**PROPOSED 2-STORY STRUCTURE FOR:
WINDSOR PLACE RETIREMENT HOME**
1850 NORTH EAST 26TH STREET
WILTON MANORS, FLORIDA 33305

REV	DATE	DESCRIPTION
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DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 03/10/2021

PROJECT NUMBER: 21-005
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SHEET NUMBER:
PH-101

Luminaire Schedule: WINDSOR PLACE RETIREMENT HOME - SITE_rev03 WILTON MANOR, FL 05/20/2022

Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	6	S1	Single	Lithonia Lighting	DSXW1 LED 10C 1000 40K TFTM MVOLT	WALL MOUNT A.F.F. (bottom of fixture)	0.855	3944	38.8	38.8
	20	S2	Single	USA Illumination, Inc	BLS05 09C3 40KS 90 * * * * UNV	SURFACE MOUNT A.F.F.	0.855	764	8.422	8.422
	1	S3	Single	Lithonia Lighting	DSXW1 LED 10C 530 40K T2S MVOLT	WALL MOUNT A.F.F. (bottom of fixture)	0.855	2205	19.1	19.1

Calculation Summary: WINDSOR PLACE RETIREMENT HOME - SITE_rev03 WILTON MANOR, FL 05/20/2022

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK OPEN AREA	Illuminance	Fc	1.76	3.1	0.6	2.93	5.17
OPEN SPACE TOWARDS PROPERTY LINE	Illuminance	Fc	0.54	3.7	0.0	N.A.	N.A.
PARKING AREAS	Illuminance	Fc	1.63	2.1	1.1	1.48	1.91
PROPERTY LINE	Illuminance	Fc	0.60	1.5	0.0	N.A.	N.A.

1 SITE PHOTOMETRIC VALUES



S1 & S3 LIGHT FIXTURE: FULL CUT OFF
 MH DENOTES MOUNTING HEIGHT SEE SHEET PH-101
 FIXTURE S1 MOUNTING HEIGHT IS: 12'-3" & 15FT. SEE SHEET PH-101 FOR LOCATION
 FIXTURE S3 MOUNTING HEIGHT IS: 15FT. SEE SHEET PH-101 FOR LOCATION

S2 LIGHT FIXTURE: FULL CUTOFF
 MH DENOTES MOUNTING HEIGHT SEE SHEET PH-101
 FIXTURE S2 MOUNTING HEIGHT IS: 7'-9". SEE SHEET PH-101 FOR LOCATION

2 NOT USED



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09/2/2022
 RALPH E. TAIT DATE

PROPOSED 2-STORY STRUCTURE FOR:
 WINDSOR PLACE RETIREMENT HOME
 1850 NORTH EAST 26TH STREET
 WILTON MANORS, FLORIDA 33305
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DESIGN
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SHEET TITLE:

SHEET NUMBER:

PH-102

INVOICE NO.: 67606

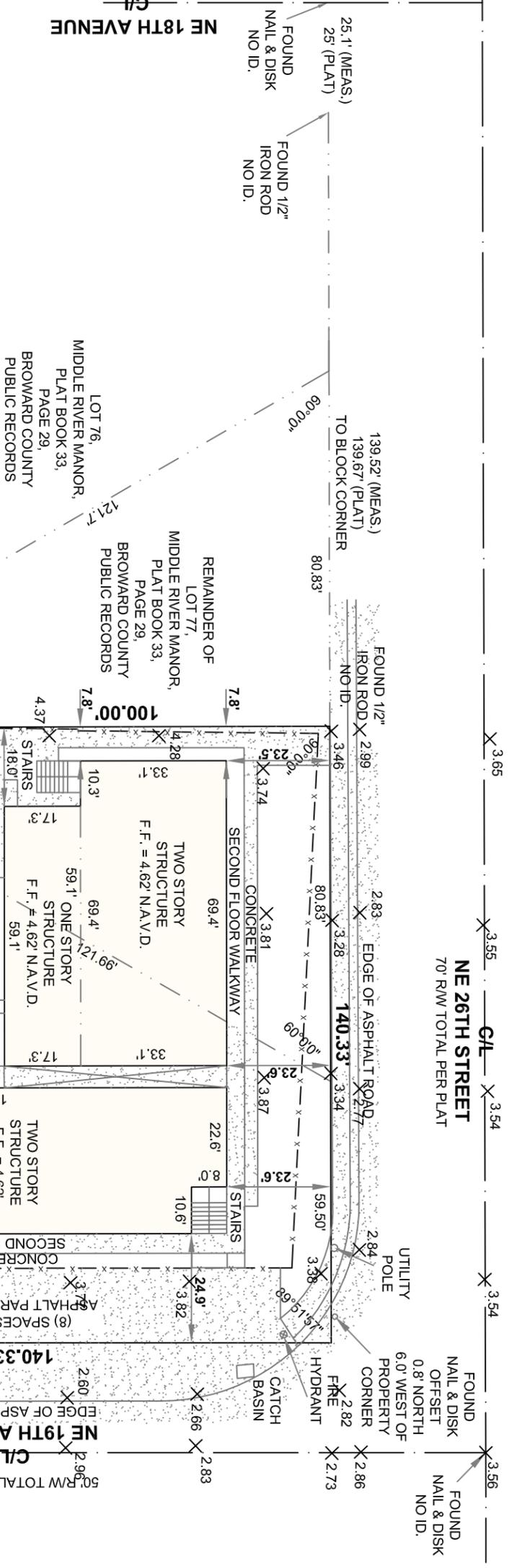
DATE:	DESCRIPTION:
04-03-2018	FIELD LOCATION OF IMPROVEMENTS
01-16-2020	UPDATE SURVEY

ABBREVIATIONS / SYMBOLS:

A/C	= AIR CONDITIONING UNIT
ADJ	= ADJACENT
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CALC	= CALCULATED
CA	= CENTRAL ANGLE
C/L	= CENTERLINE
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK WALL
CHATT	= CHATTAHOOCHEE
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
COL	= COLUMN
D	= DEED
DE	= DRAINAGE EASEMENT
DS	= DRAINAGE STRUCTURE
ELEV.	= ELEVATION
EOW	= EDGE OF WATER
FD	= FOUND
FF	= FINISHED FLOOR
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
L	= LENGTH
LAE	= LIMITED ACCESS EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
LP	= LIGHT POLE
M	= MEASURED
N/D	= NAIL AND DISC
N/G	= NATURAL GROUND
NR	= NON RADIAL
NTS	= NOT TO SCALE
OHC	= OVERHEAD CABLES
ORB	= OFFICIAL RECORD BOOK
P	= PLAT
PB	= PLAT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
R	= RADIUS
RGE	= RANGE
ROE	= ROOF OVERHANG EASEMENT
R/W	= RIGHT OF WAY
SEC	= SECTION
SWW	= SIDEWALK
T/W	= TOP OF BANK
UE	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES	CONVERSION
METAL FENCE	INCHES TO
— X —	DECIMAL
METAL FENCE	1" = 0.1'
— X —	2" = 0.2'
WOOD FENCE	3" = 0.3'
— // —	4" = 0.33'
— // —	5" = 0.4'
— // —	6" = 0.5'
— // —	7" = 0.6'
— // —	8" = 0.7'
— // —	9" = 0.8'
— // —	10" = 0.83'
— // —	11" = 0.9'
— // —	12" = 1.0'

FIRE HYDRANT	☉
WATER VALVE	⊕
UTILITY POLE	⊕
WATER METER	⊕



PROPERTY ADDRESS:

1850 NE 26TH STREET, WILTON MANORS, FLORIDA 33305

LEGAL DESCRIPTION:

ALL OF LOT 78 AND THAT PORTION OF LOT 77 LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH BOUNDARY OF SAID LOT 77, SAID POINT BEING 80.83 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 77, THENCE SOUTH AT A RIGHT ANGLE TO THE SAID NORTH BOUNDARY, A DISTANCE OF 100 FEET TO THE SOUTH BOUNDARY OF SAID LOT 77, ALL IN MIDDLE RIVER MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

- JEFFREY STRUMP

REVIEW OF ATTORNEYS' TITLE INSURANCE FUN, INC. SCHEDULE B-11 TITLE POLICY; COMMITMENT NO.: C-0532360; DATED: MARCH 15, 2001
 ITEM- NOT PLOTTABLE, NOT A SURVEY MATTER
 ITEM- NOT PLOTTABLE, NOT A SURVEY MATTER

FLOOD DATA:

ZONE: X
 COMMUNITY NUMBER: 1251256
 COMMUNITY NAME: CITY OF WILTON MANORS
 PANEL NUMBER: 12011C0386H

GENERAL NOTES:
 - THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
 - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
 - ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM, 1988 (N.A.V.D., 1988) UNLESS OTHERWISE NOTED.
 - IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
 - ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 - WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT).
 - "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-4.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

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I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED: *Jeffrey Strump*
 GINO FURLANO SURVEYOR AND MAPPER
 FLORIDA LICENSE NO.: 5044.0
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.