

# WILTON MANORS - 3 TOWN HOUSES LDA 5

55 NE 25 STREET, WILTON MANORS FL 33305-1025

## SCOPE OF WORK

NEW MULTIFAMILY PROJECT DEVELOPMENT WHICH CONSISTS OF  
3 TOWN HOMES:  
2 TOWN-HOME 4 BEDROOMS / 3 BATHROOMS  
1 TOWN-HOME 3 BEDROOMS /3 BATHROOMS

OCCUPANCY : RESIDENTIAL GROUP RM-16  
TYPE OF CONSTRUCTION: TYPE II-A

## LEGAL DESCRIPTION

PETITE UNIT 2 19-25 B LOT 19,20 BLK 6

## SHEET LIST

#	SHEET NAME
A000	COVER PAGE
A101	SITE PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	ROOF PLAN
A105	EAST & NORTH ELEVATIONS
A106	WEST & SOUTH ELEVATIONS
A107	SECTIONS PLAN
A109	RENDERS 2
ENG 101	WATER AND SEWER CONNECTION PLAN
ENG 103	SWALE AND GRADING PLAN



PROJECT LOCATION



RENDER FOR ILLUSTRATION PURPOSES ONLY

PROPOSED FRONT 3D VIEWS



RENDER FOR ILLUSTRATION PURPOSES ONLY

PROPOSED REAR 3D VIEWS

CLIENT NAME AND ADDRESS:

LDA VENTURES 5 LLC  
55 NE 25 STREET, WILTON MANORS FL 33305-1025  
PROJECT:

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ORLANDO CASTRO

ARCHITECT.  
AR98530

ADDRESS: 9039 WEST  
SUNRISE BLVD  
PLANTATION FL. 33322

PH: (954) 474-0220  
EMAIL: america.gcs@hotmail.com

JOB NUMBER:	2022-0009
DATE:	12-05-2022
DRAWN BY:	OCS
CHECKED BY:	Orlando C.

## REVISIONS

- 1: FOR DRC MEETING 04-11-23
- 2: FOR DRC MEETING 05-03-23
- 3: 06-05-23
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COVER PAGE

SHEET

A000

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# ZONING CODES APPLICATION

	PROVIDED	REQUIRED
ZONING CODE	RM-16	RM-16
LOT'S LAND USE DESIGNATION	R-L/MD - Low Medium 10 Res.	R-L/MD - Low Medium 10 R.
LOT GROSS SQUARE FOOTAGE (lot area plus area of right of way adjacent to lot to the centerline of the road).	15,000.00 SF	0.3443 ACRES
LOT AREA	12,497.00 SF	0.2869 ACRES
CONSTRUCTION DENSITY MAX.	3 DU MAX	16 DU/ACRE
LOT COVERAGE MAX. 60% (Lot area/1st floor const. area)	4,987 SF 37.81%	7,500.00 SF MAX
PERVIOUS MIN. AREA. 40%	5,003.04 SF 40.04%	5,000 SF MIN.
IMPERVIOUS AREA.	7493.96 SF 59.96%	N/A
HEIGHT MAX. TO TOP OF ROOF	2 STORIES T.O.R 22.00 FT	50 FT. MAX
TOWNHOUSE AREA : (LIVING)	AVERAGE 2,622 SF.	600 SF = (4 BDRMS)
MIN. LOT PER UNIT	N/A	N/A
MIN. LOT WIDTH	100 Sf.	75 Sf.

**SETBACKS**

FRONT SETBACK	20' - 8"	20 FT
REAR	28.8 FT	BUILDING H.
SIDE SETBACK (20% of Lot/W Min. Sum of 2 sides)	22'-00" Ft	22'-00" FT

**PARKING SPACES**

PARKING REQ'D = 2.5 SPACES / DWELLING (\*3 DW) = 7.5 SPACES + 2 ADD (1 EA 4TH RM) = 9.5 SPACES (ROUNDED TO 10)+ (10%) = 10 + 1 = 11 PARKING SPACES REQUIRED.  
12 SPACES PROVIDED. (NOTE: 1 EXTRA PARKING SPACE PROVIDED)

**PROJECT PROPOSAL SUMMARY**

	UNIT #	
UNITS 2 STORY, RMS/BTHS 4/3	3 UN	
U/A CONSTRUCTION AREA	7,197 SF	
GARAGES :450 5' X UNIT	1,298 SF	
TOTAL CONSTRUCTION AREA	8,400 SF	
PRIVATE BALCONIES & TERRACES	1,762 SF	
TOTAL CONSTRUCTION AREA	10,257 SF	
FLOOD ZONE	AH	
BASE FLOOD ELEVATION	+6.00'	+6.00'
PROP. F.F. ELEVATION	+8.00'	+8.00'

BICYCLE RACK REQUIREMENTS: AS PER Sec. 170-080, bicycle parking/storage spaces at a ratio of one space for each five (5) residential units or fraction thereof for those units that do have an accompanying individual dedicated enclosed garage.  
BICYCLE RACK PROVIDED = 1 RACK AT EACH DWELLING UNIT GARAGE

**AREA SCHEDULE PER DWELLING UNIT UNIT 1 RMS/BTHS 4/3**

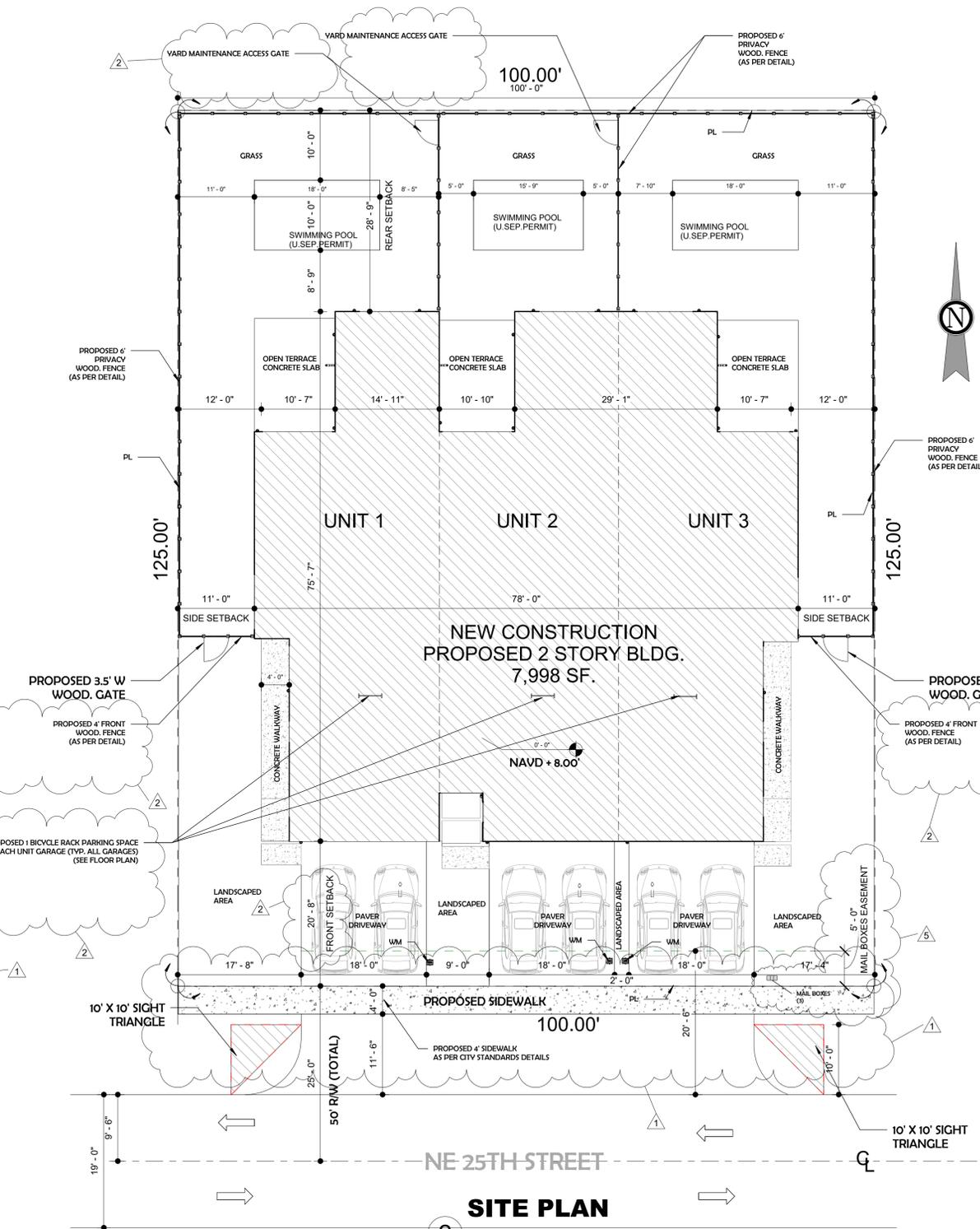
1ST FLOOR UNDER AIR / LIVING AREA	1185 SF
2ND FLOOR UNDER AIR / LIVING AREA	1165 SF
GARAGE	450 SF
1ST FLOOR TERRACE	198 SF
2ND FLOOR TERRACE	376 SF
TOTAL UNDER AIR AREA	2350 SF
TOTAL D.U. + GARAGE + TERRACES	3374 SF

**UNIT 2 RMS/BTHS 3/3**

1ST FLOOR UNDER AIR / LIVING AREA	1308 SF
2ND FLOOR UNDER AIR / LIVING AREA	1189 SF
GARAGE	402 SF
1ST FLOOR TERRACE	191 SF
2ND FLOOR TERRACE	423 SF
TOTAL UNDER AIR AREA	2497 SF
TOTAL D.U. + GARAGE + TERRACES	3513 SF

**UNIT 3 RMS/BTHS 4/3**

1ST FLOOR UNDER AIR / LIVING AREA	1185 SF
2ND FLOOR UNDER AIR / LIVING AREA	1165 SF
GARAGE	446 SF
1ST FLOOR TERRACE	198 SF
2ND FLOOR TERRACE	376 SF
TOTAL UNDER AIR AREA	2350 SF
TOTAL D.U. + GARAGE + TERRACES	3370 SF



**IMPERVIOUS AREA CALCULATION NOTE**

IMPERVIOUS AREA CALCULATION INCLUDE THE FOLLOWING:

- DRIVEWAYS
- WALKWAYS
- TERRACES
- SWIMMING POOLS
- CONSTRUCTION AREA

**TABULAR DATA**

CODE EFFECTIVE F.B.C. 2020 7TH. EDITION  
NFPA 70 2017 ED. & NEC 2017  
FBC ENERGY CONS. 2020 7TH ED.  
FBC RE. 2020 7TH ED., FLORIDA STATUTES & FAC. (FLORIDA ADMINISTRATIVE CODE)

**GREEN DESIGN ELEMENTS**

GREEN DESIGN ELEMENTS IMPLEMENTED	POINTS	DESCRIPTION
PERMEABLE SURFACE FOR PARKING AND DRIVES	4	AT LEAST 50% OF TOTAL SURFACE OF DRIVEWAY AND PARKING NEEDS ARE PERMEABLE SURFACES
WHITE ROOF	4	THE ENTIRE ROOF SURFACE MUST BE COVERED IN WHITE/REFLECTIVE COVERING
100% NATIVE PLANTS IN LANDSCAPING	2	MEET ALL LANDSCAPING REQUIREMENTS WITH 100% NATIVE VEGETATION
ENERGY STAR RATING FOR ALL APPLIANCES/EQUIPMENT	4	ALL APPLIANCES/EQUIPMENT ASSOCIATED WITH THE BUILDING ARE ENERGY STAR RATED
ELECTRIC VEHICLE CHARGING STATIONS	4	2 EVC FOR GREEN POINTS AND 1 EVC FOR SECTION 170-070. TOTAL 3 STATIONS INSTALLED TOTAL
TOTAL POINTS PROVIDED	18	TOTAL POINTS REQUIRED 12

**LEED ACCREDITED PROFESSIONAL**

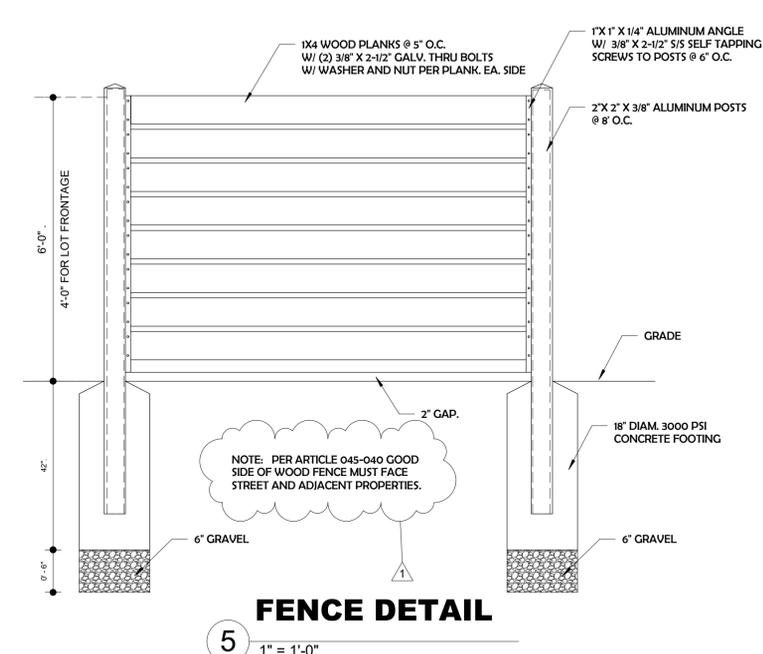
ROBERT CANELLOS  
U.S. GREEN BUILDING COUNCIL

**SITE PLAN NOTES**

**GARAGES RESTRICTION COVENANT**

GARAGES CANNOT BE USED FOR OTHER PURPOSES SUCH AS OFFICES, STORAGE OR ANY OTHER USE DIFFERENT THAN PARKING SPACES FOR TWO CARS.

- \* E.V. (ELECTRICAL VEHICLES) CHARGING STATION IN EACH UNIT PROVIDED MUST REMAIN
- \* WEATHER PROOF GFI ELECTRICAL OUTLETS TO BE INSTALLED AND DESIGNATED @ GARAGES FOR ELECTRICAL VEHICLE CHARGERS. COORDINATE W/ ELECTRICAL SHEETS.
- \* BIKE STORAGE SPACE SHALL BE ACCOMMODATED AT GARAGES
- \* TRASH RECEPTACLE WILL BE STORED UNDER STAIR LANDING WITH ACCESS FROM GARAGE.
- \* UNIT #2 CONDITION OF APPROVAL: ANY REMODEL / RENOVATION OF THIS UNIT IN THE FUTURE, WILL REQUIRE A PARKING CALCULATION UPDATE AND / OR ADDITIONAL PARKING.



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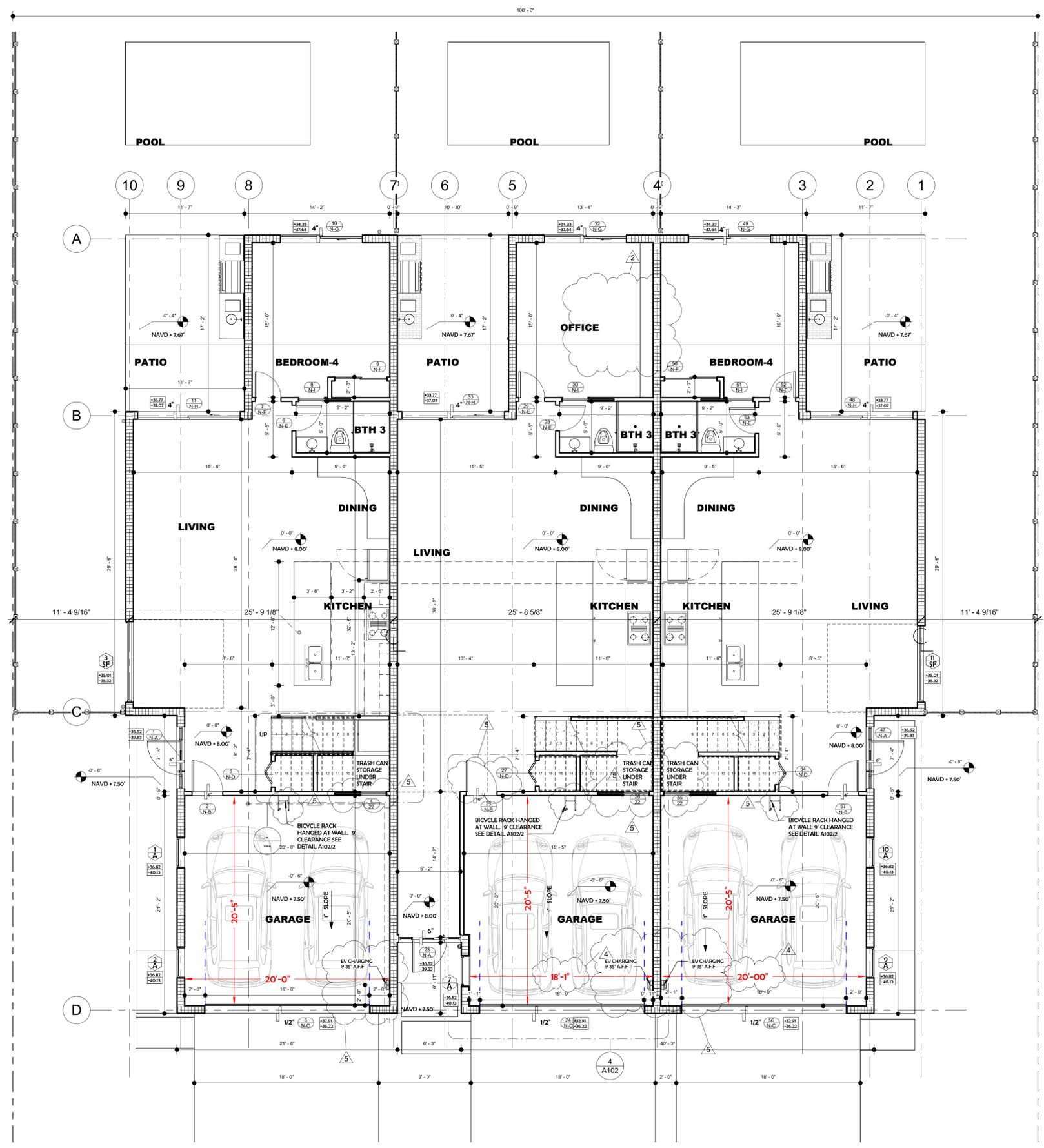
**SITE PLAN**

**SHEET**

A101

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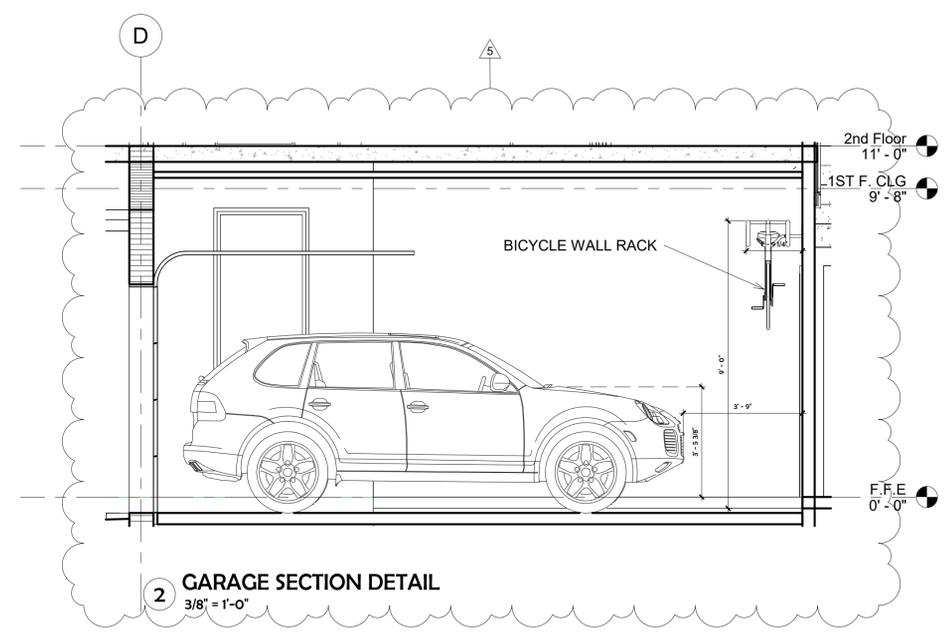
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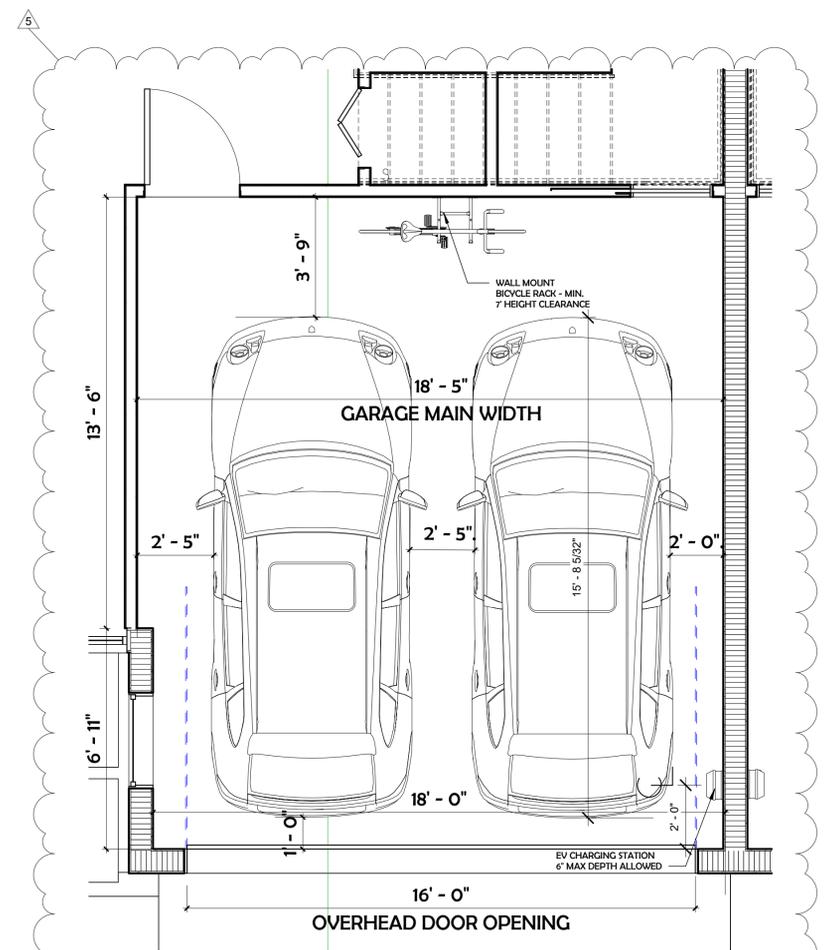
**1ST FLOOR PLAN**

1 3/16" = 1'-0"

WALL LEGEND	
	NEW typ PARTITION METAL STUDS
	NEW 8" CMU WALL



2 GARAGE SECTION DETAIL  
3/8" = 1'-0"



**UNIT 2 GARAGE CALLOUT**

4 3/8" = 1'-0"

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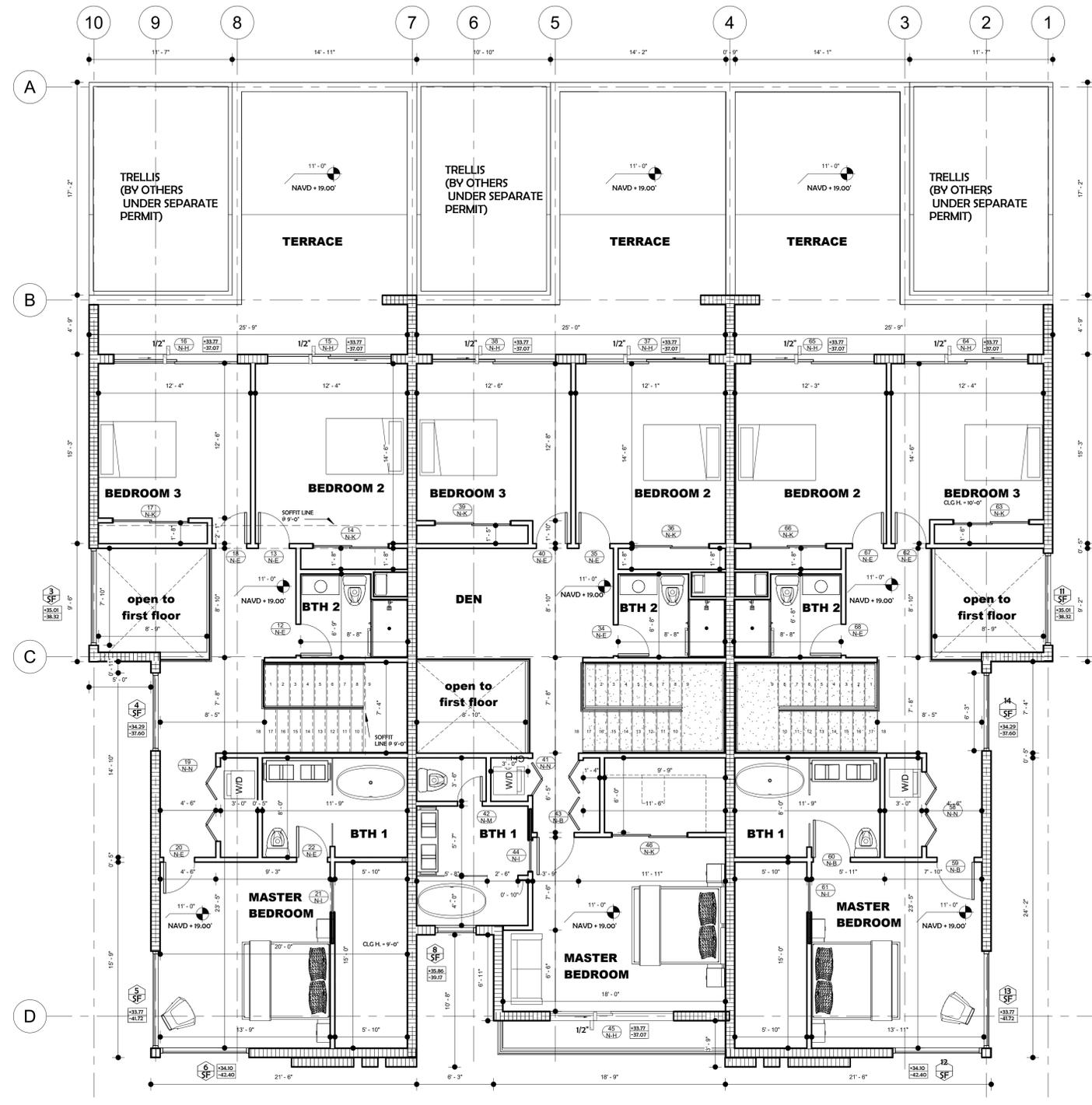
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FIRST FLOOR PLAN

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**2ND FLOOR PLAN**

1 3/16" = 1'-0"

WALL LEGEND	
	NEW typ PARTITION METAL STUDS
	NEW 8' CMU WALL

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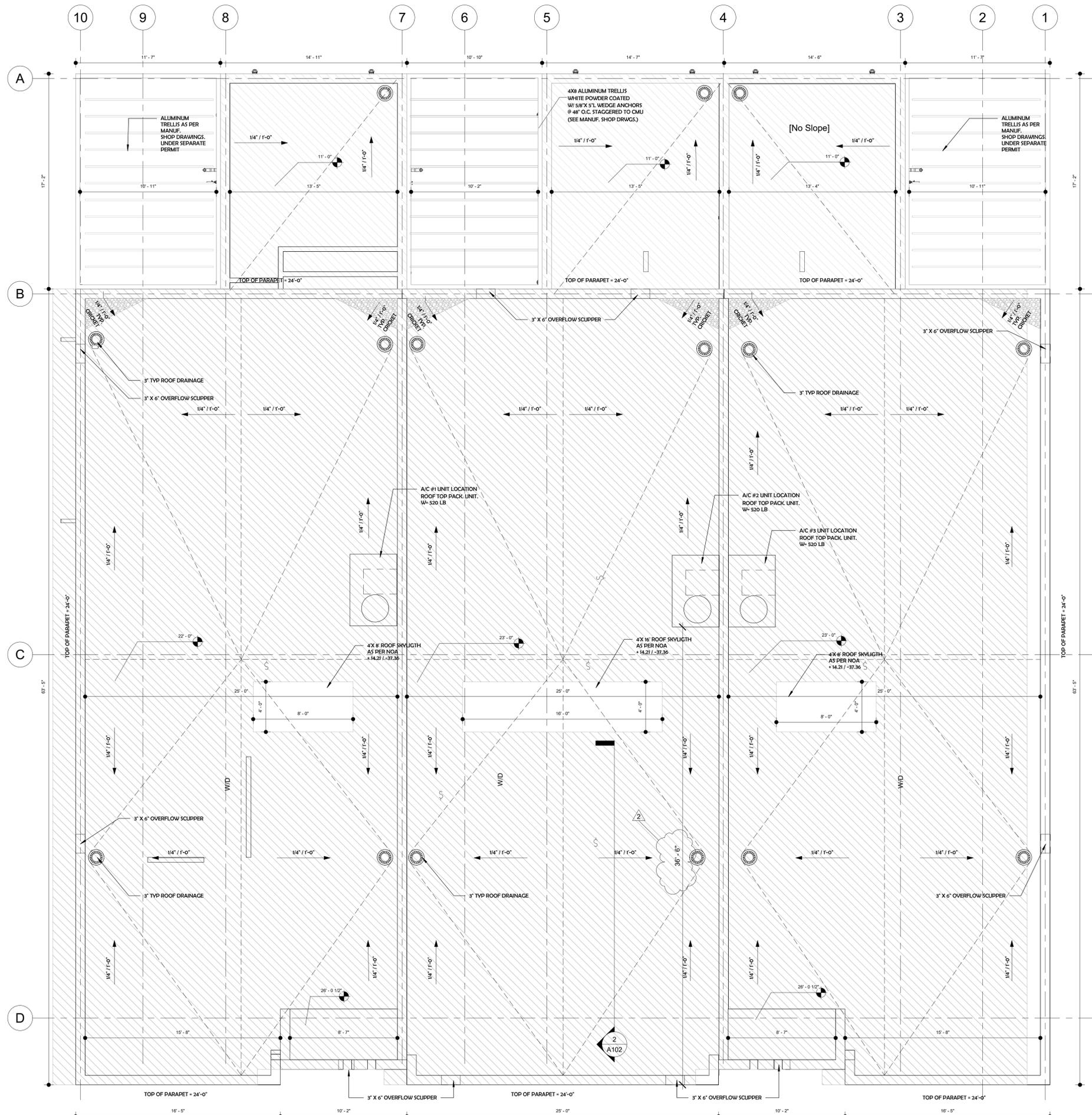
SECOND FLOOR  
PLAN

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A103

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1. NOT ANY ACTIVITY WILL BE PERFORM AT FLAT ROOF.  
 2. AIR CONDITIONED EQUIPMENT SCREENING ARE NOT NEEDED BECAUSE THEY ARE NOT VISIBLE FROM STREET OR NEIGHBOR POINT OF VIEW, THE EQUIPMENT ARE LOCATED AT CENTER OF THE BUILDING MORE THAN 30FT FROM BUILDING EDGE

**ROOF PLAN**

1 1/4" = 1'-0"

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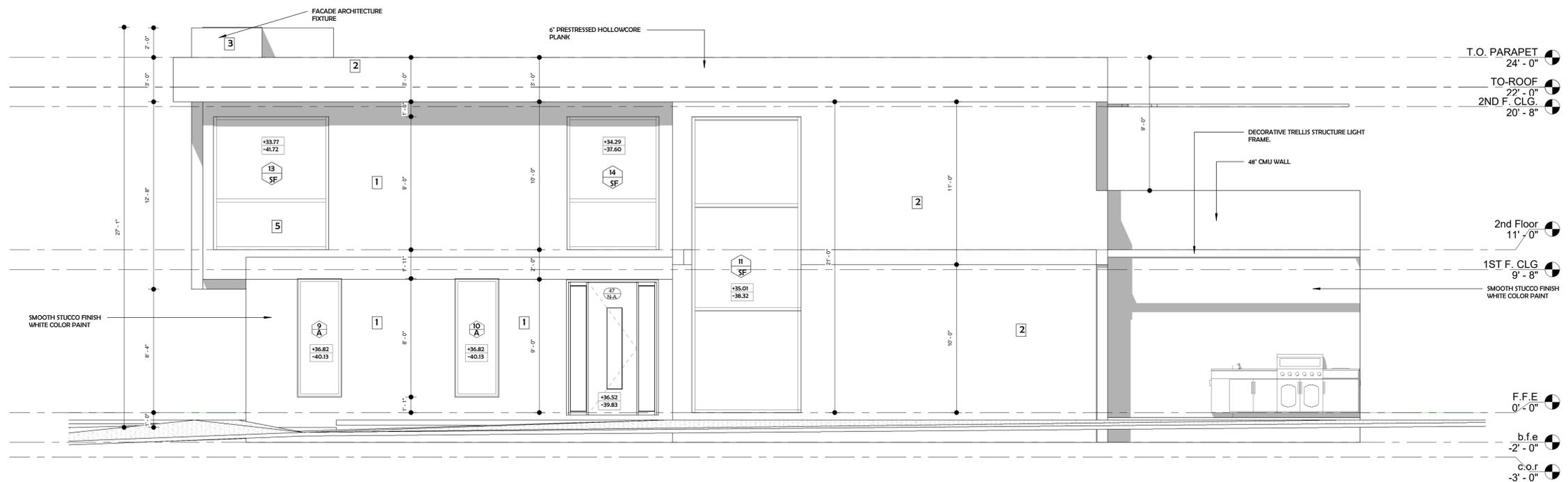
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ROOF PLAN

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**EAST ELEVATION**

1 1/4" = 1'-0"



**NORTH ELEVATION**

2 1/4" = 1'-0"

**EXTERIOR FACADES FINISH SCHEDULE**

No.	ITEM	SPECS.	COLOR / MATERIAL	
1	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE OC-65 (CHANTILLI LACE)	
2	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE CW-685 (AMBLER SLATE)	
3	EXTERIOR WALLS	NATURAL SLATE LEDGE STONE WALL CLADDING STONE FIREPLACE SURROUND	6" X 24" NATURAL SLATE GRAY TILE (HORIZ)	
4	RAILINGS	POWDER COATED ALUMINUM RAILINGS	TRIPLE BRONZE (UMB-4548) PRISMATICS POWDERS	
5	GLAZING	COLORLED GLAZING / TINTED FLOAT (REFLECTIVE)	BLUE TINTED (REFLECTIVE) W/ BRONZE COLOR FRAME	

"EXAMPLES OF FACADE FINISHES COLORS AND MATERIALS PROVIDED ARE FOR ILLUSTRATIVE PURPOSES ONLY."

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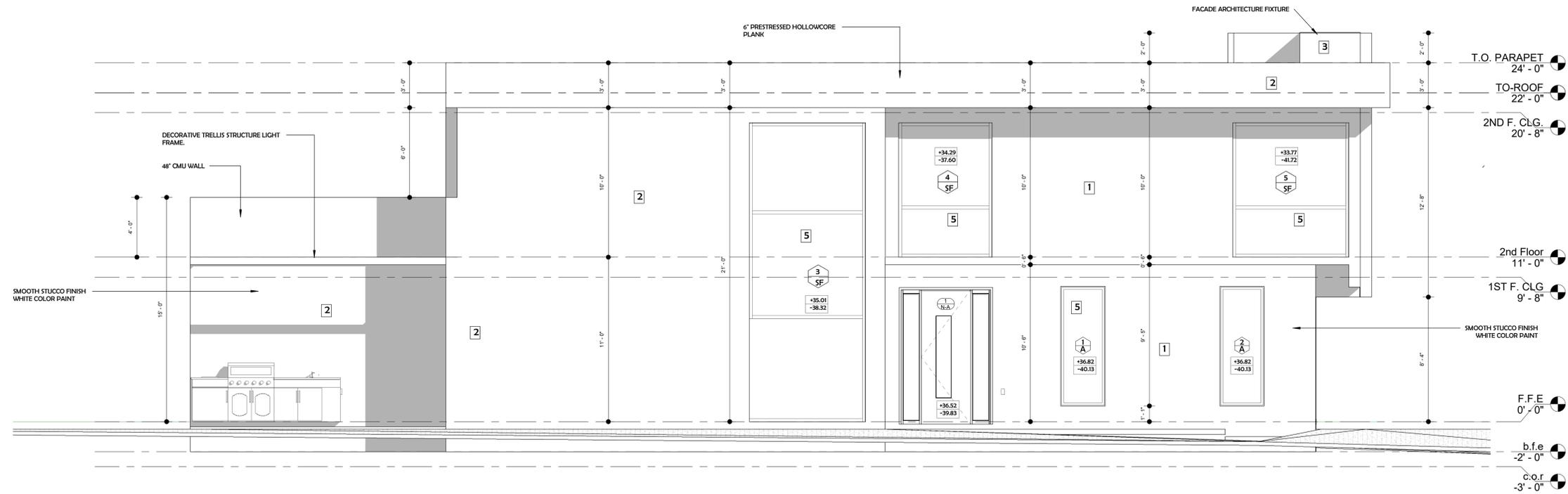
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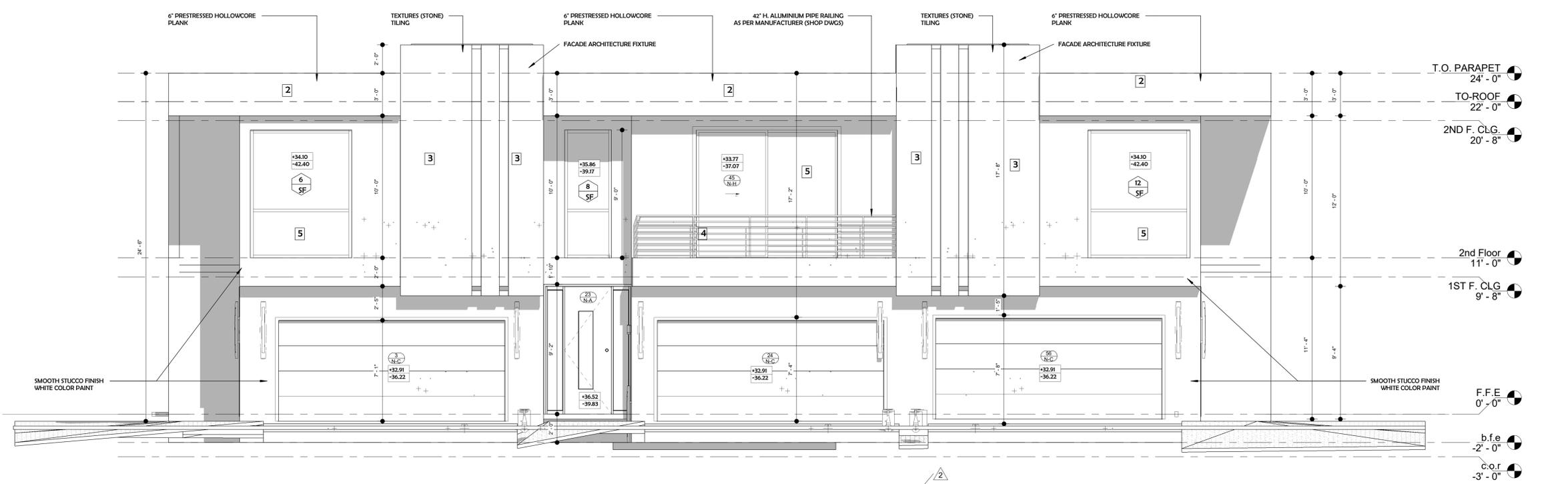
**EAST & NORTH ELEVATIONS**

<b>SHEET</b>	
A105	
<b>OF</b>	
ARCHITECT	



**WEST ELEVATION**

1  
1/4" = 1'-0"



**SOUTH ELEVATION**

2  
1/4" = 1'-0"

**EXTERIOR FACADES FINISH SCHEDULE**

No.	ITEM	SPECS.	COLOR / MATERIAL	
1	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE OC-65 (CHANTILLI LACE)	
2	GENERAL EXTERIOR WALLS	CBS WALLS WITH SMOOTH STUCCO FINISH	BENJAMIN MOORE CW-685 (AMBLER SLATE)	
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4	RAILINGS	POWDER COATED ALUMINUM RAILINGS	TRIPLE BRONZE (UMB-4548) PRISMATICS POWDERS	
4	GLAZING	COLORED GLAZING / TINTED FLOAT (REFLECTIVE)	BLUE TINTED (REFLECTIVE) W/ BRONCE COLOR FRAME	

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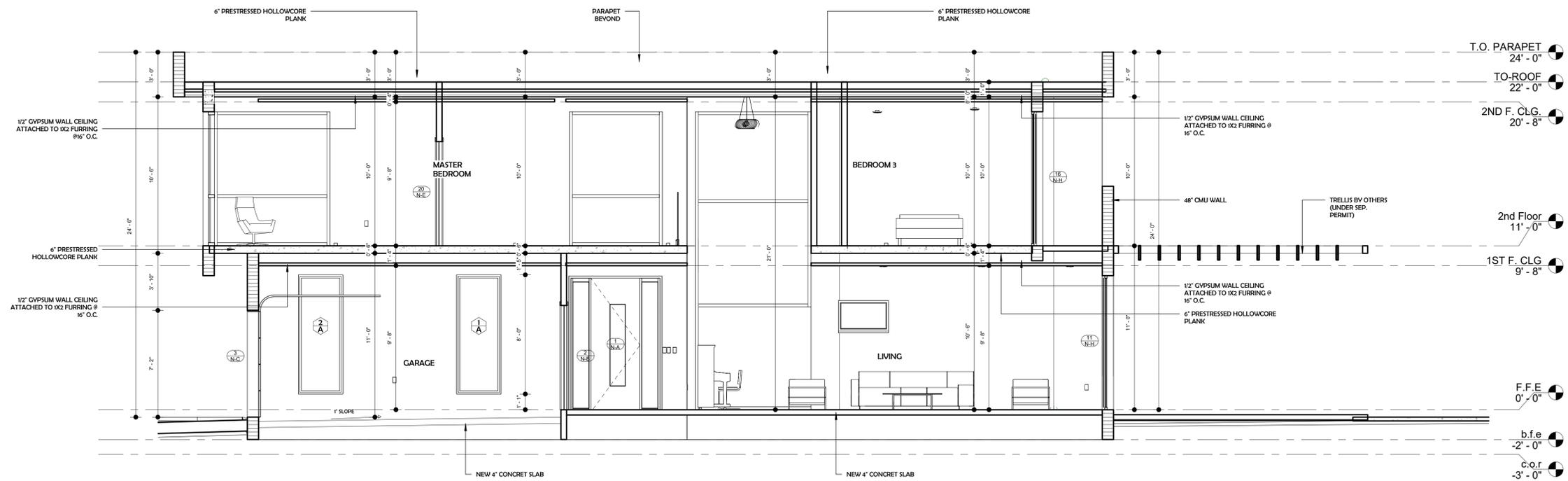
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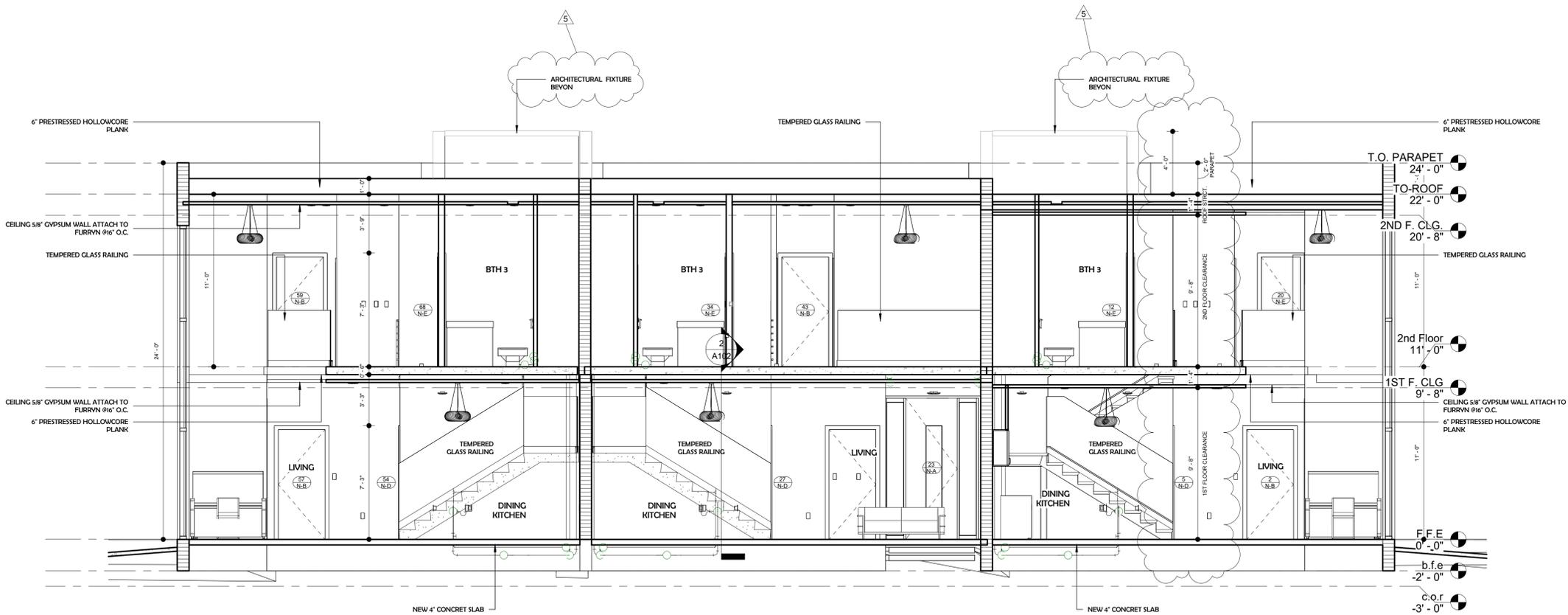
**WEST & SOUTH ELEVATIONS**

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A106
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**SECTION A-A**

1 1/4" = 1'-0"



**SECTION B-B**

2 1/4" = 1'-0"

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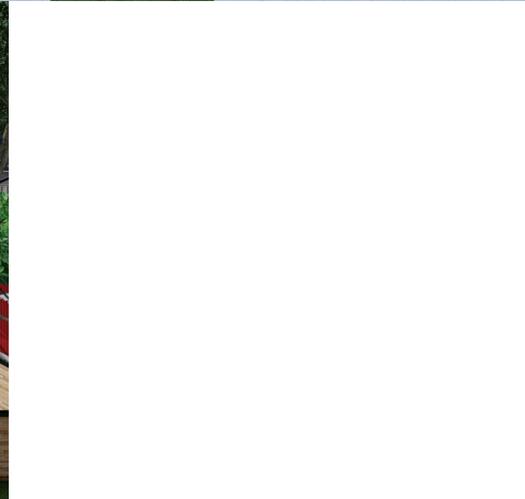
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SECTIONS PLAN	
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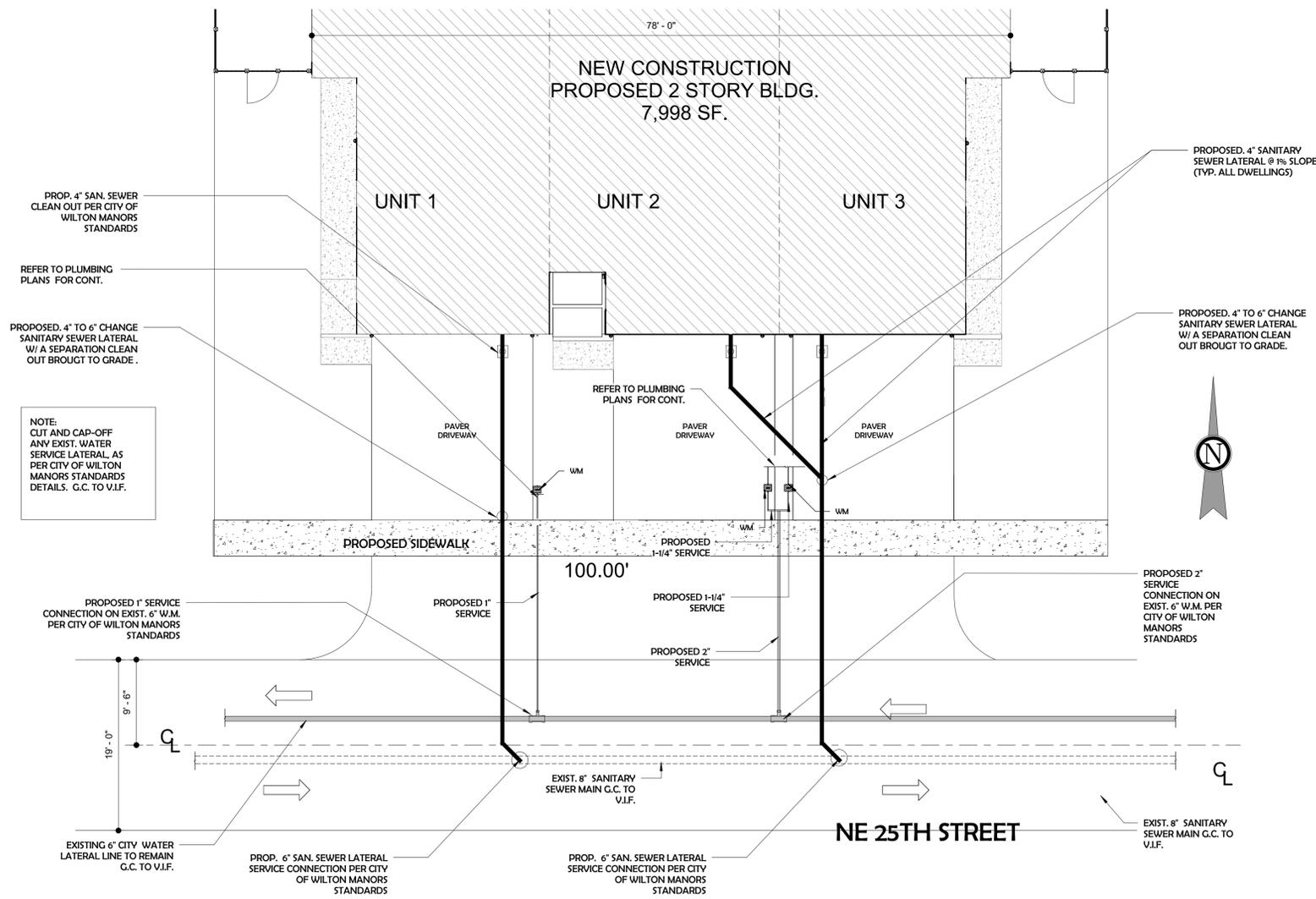
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RENDERS 2

SHEET  
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**WATER AND SEWER CONNECTION PLAN**

2 1/8" = 1'-0"

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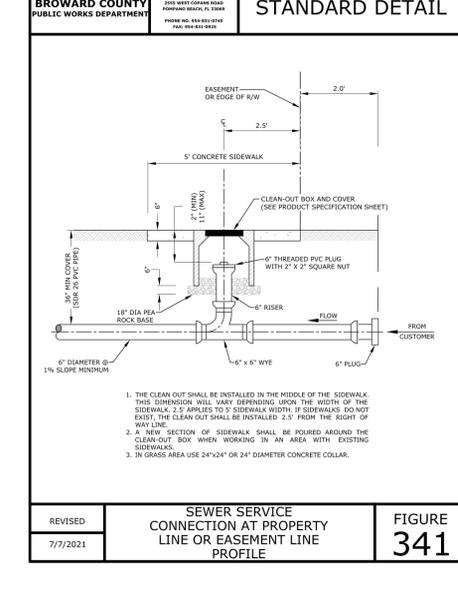
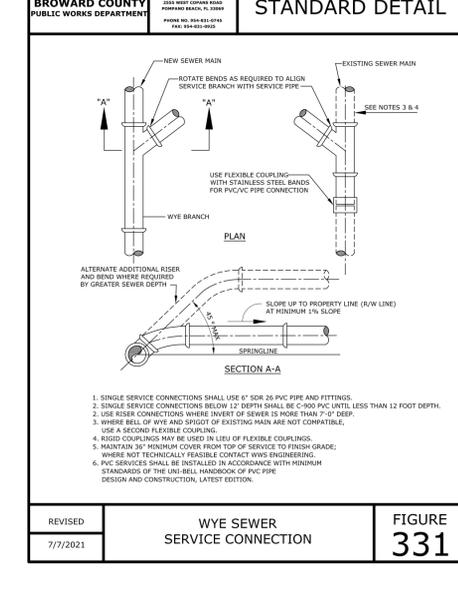
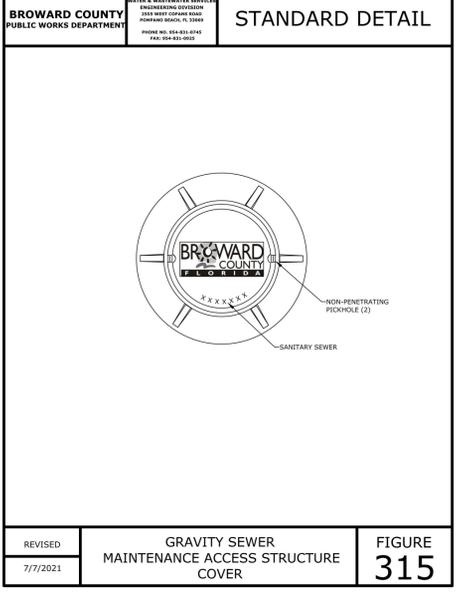
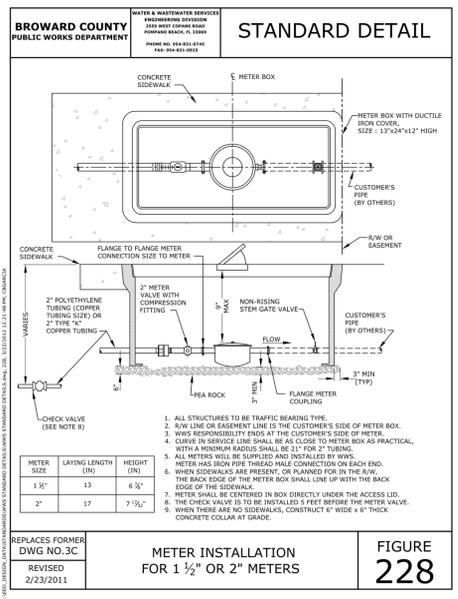
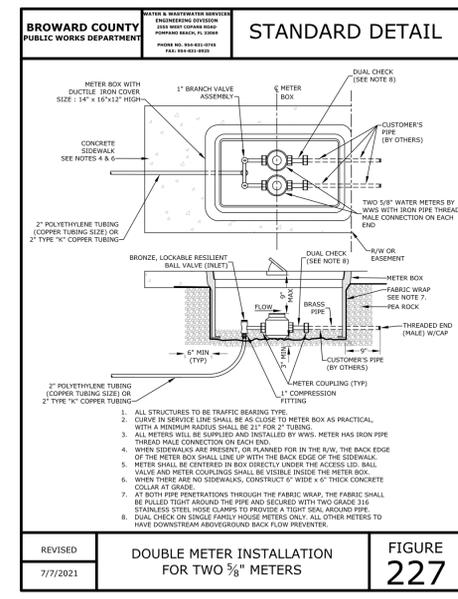
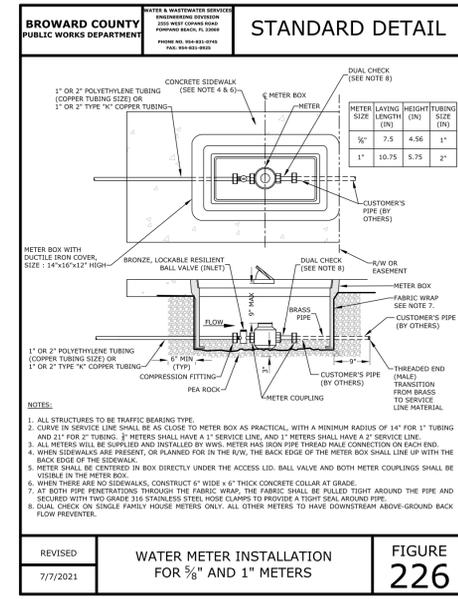
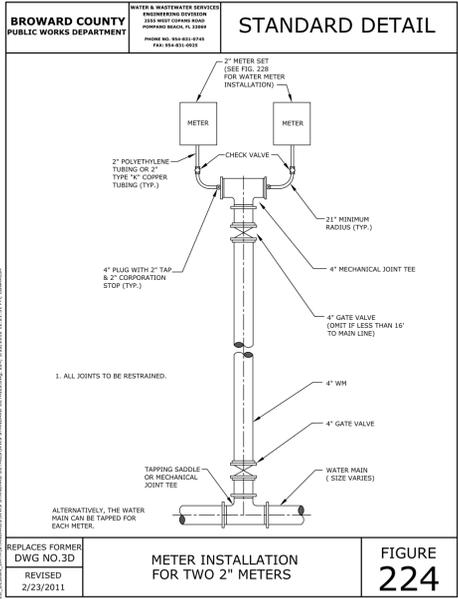
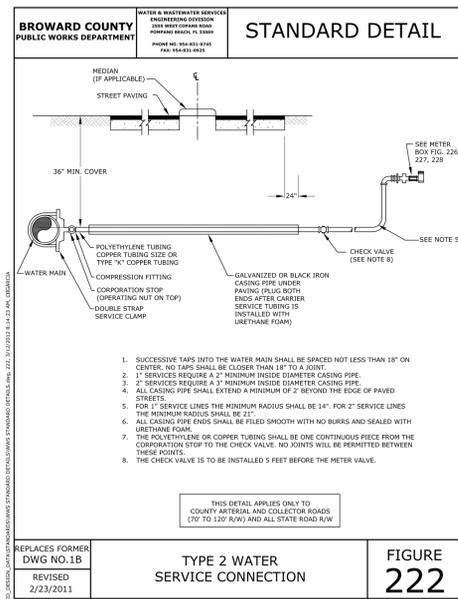
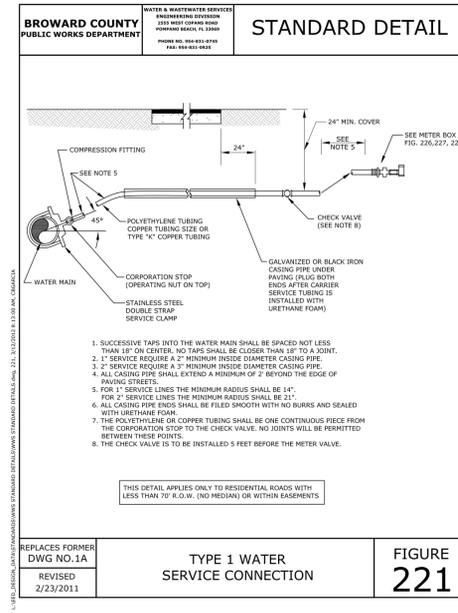
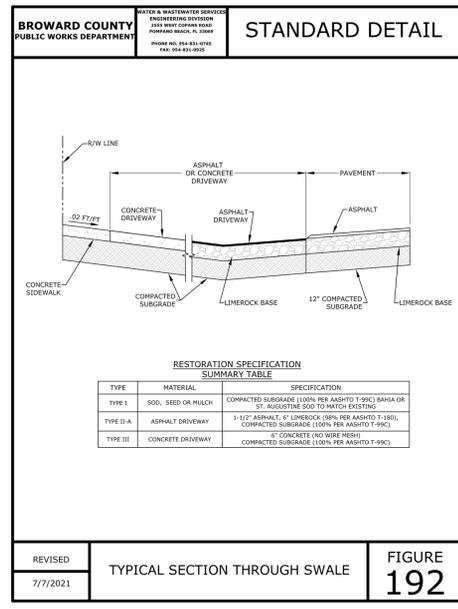
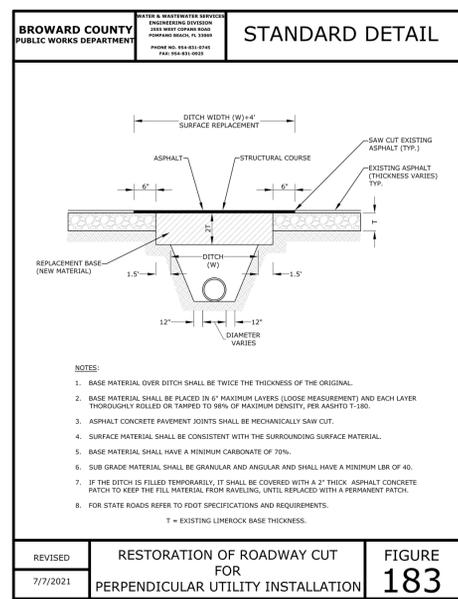
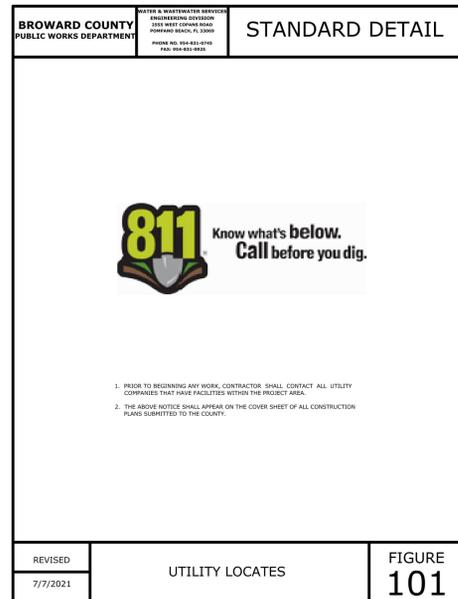
WATER AND SEWER CONNECTION PLAN

SHEET

ENG 101

OF

ARCHITECT



NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEMS), WITHOUT THE WRITTEN APPROVAL OF LUIS C. MARIY ENGINEER. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DEPICTED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SEALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, SPECIFICATIONS AND CONDITIONS.

**CLIENT NAME AND ADDRESS:**  
LDA VENTURES 5 LLC  
65 NE 25 STREET, WILTON MANORS FL 33305-4025  
PROJECT:  
**3 TOWN HOUSES LDA 5**

**ORLANDO CASTRO**  
ARCHITECT.  
AR98530  
ADDRESS: 9039 WEST  
SUNRISE BLVD  
PLANTATION FL. 33322  
PH: (954) 474-0220  
EMAIL: america.gcs@hotmail.com

**JOB NUMBER:** 2022-0009  
**DATE:** 12-05-2022  
**DRAWN BY:** OCS  
**CHECKED BY:** Orlando C.

**REVISIONS**

1: FOR DRC MEETING 04-11-23  
2: FOR DRC MEETING 05-03-23  
3: 06-05-23  
4: 07-05-23  
5: 08-15-23

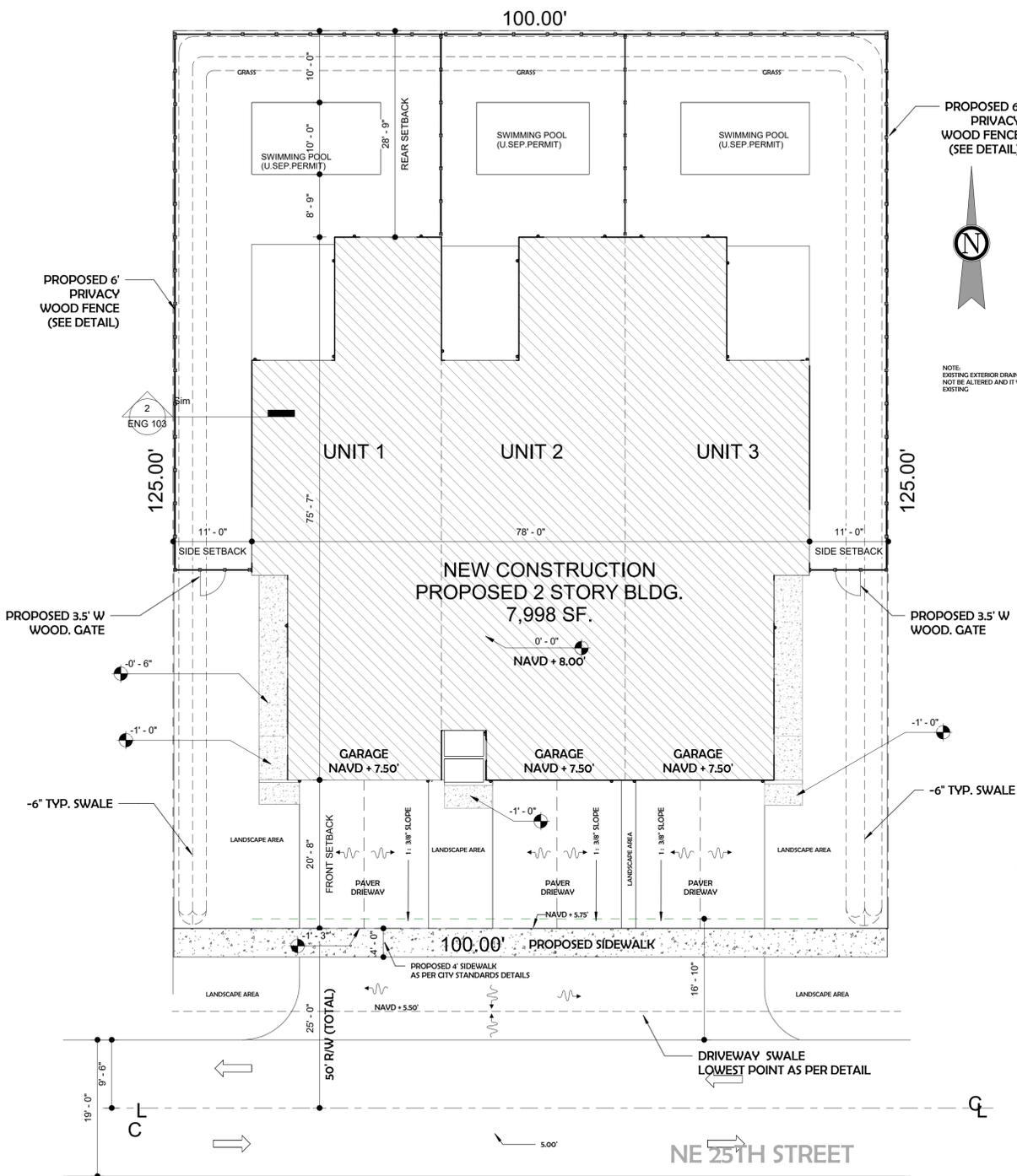
**ENGINEERING DETAILS**

**SHEET**

**ENG 102**

**OF**

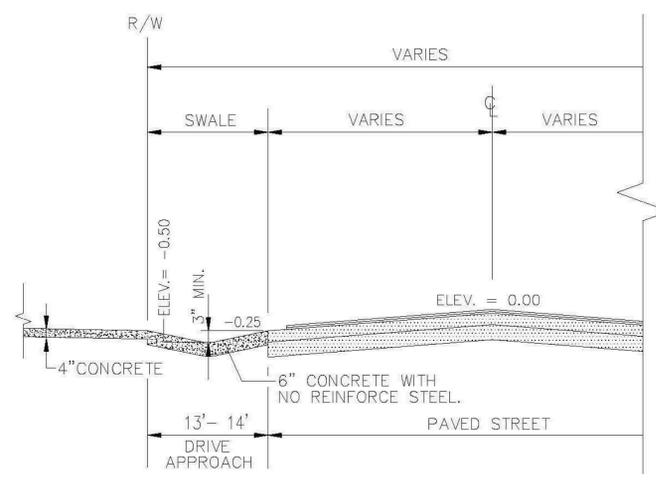
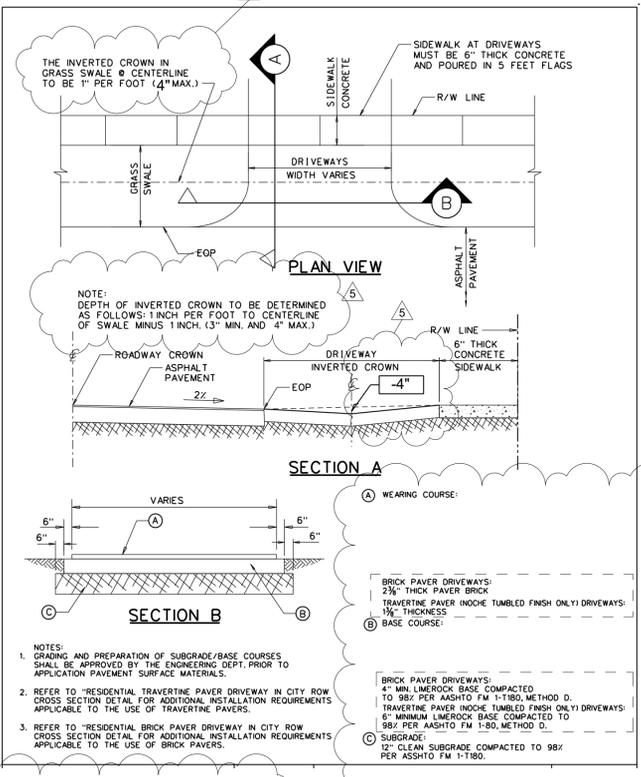
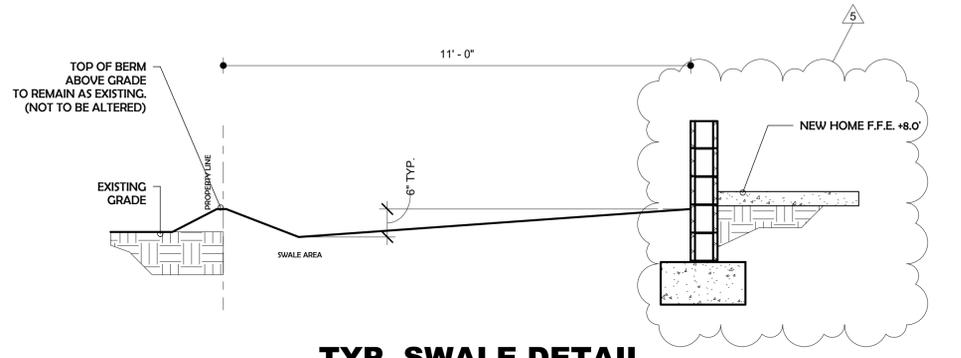
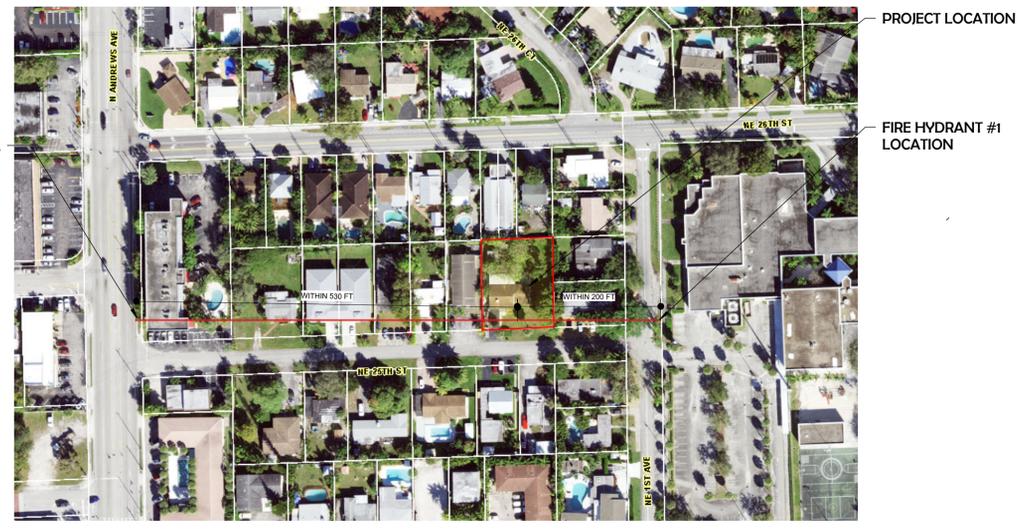
**ARCHITECT**



**RAINFALL STORM DRAINAGE CALCULATIONS**

LOT AREA	12497 SF
BUILDING ROOF AREA	4987 SF
TOTAL IMPERVIOUS AREA	7493.96 SF
TOTAL PERVIOUS AREA (GRASS)	5003.04 SF
5 VR HOURLY RAINFALL RATE	3.2 INCH
PROPOSED SWALE AREA	1635 SF
PROPOSED SWALE DEPTH	6 INCH
PROPOSED PAVER DRIVEWAYS AREA	1115 SF
PROPOSED SWIMMING POOL AREA	517 SF

**NOTE:**  
\* ALL ROOF DRAINAGE WATER TO BE DISCHARGED INTO PERVIOUS AREA (SWALES)  
\* DRIVEWAYS & WALKWAYS RAINFALL WATER TO BE DISCHARGE INTO DRIVEWAY SWALE AT ROW NE 25TH STREET.



**P.A.I.D. STATEMENT NOTES**

- THE PURPOSE OF THE NATURAL AREAS IS TO PROVIDE FLOOD PROTECTION THROUGH PERIODIC INUNDATION. ANY IMPROVEMENTS, MATERIALS OR LANDSCAPING PLACED WITHIN THE NATURAL AREA MAY BE SUBJECT TO DAMAGE FROM PERIODIC INUNDATION.
- PERIMETER AND ROADWAY SWALES AND CULVERTS SHALL BE CONSTRUCTED AND MAINTAINED BY OWNER IN ACCORDANCE WITH DISTRICT CRITERIA AND PRACTICE, AND SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. IF A TEMPORARY OBSTRUCTION IS INEVITABLE, OWNER SHALL OBTAIN APPROVAL FROM THE DISTRICT FOR TEMPORARY OBSTRUCTION.
- DURING THE IMPROVEMENT OF THE PROPERTY FROM LAND IN ITS NATURAL CONDITION TO DEVELOPED LAND, OWNER MAY BE REQUIRED TO IMPROVE THE SWALES BETWEEN THE PROPERTY AND THE NEAREST DISTRICT CANAL / CULVERT.
- PLACEMENT OF ANY PERMANENT MATERIAL OR IMPROVEMENTS WITHIN DISTRICT'S EASEMENTS, SWALES, AND THE NATURAL AREAS MAY BE PROHIBITED. SUCH PLACEMENT IS SUBJECT TO DISTRICT REVIEW, APPROVAL, AND / OR ERMIT IN ACCORDANCE WITH DISTRICT CRITERIA AND PRACTICE IN USE AT THE TIME THE PLACEMENT IS TO TAKE PLACE.

**P.A.I.D. NOTE:**  
MAXIMUM SLOPES SHALL NOT EXCEED 40:1 (H:V)

**FLOOD INFORMATION**  
AS PER FEMA INTERACTIVE MAP, CITY OF WILTON MANORS / 12516 / FLORIDA NATIONAL FLOOD INSURANCE PROGRAM DELINEATES THE HEREIN DESCRIBED LAND TO BE WITHIN ZONE AH, ELEVATION 7.00 FT

**NOTE:**  
BOTH MATERIALS IN DRIVEWAY ARE REFERENCED, BECAUSE THE TYPE OF DRIVEWAY MATERIAL HAS NOT BEEN DETERMINED YET.

**CLIENT NAME AND ADDRESS:**  
LDA VENTURES 5 LLC  
55 NE 25 STREET, WILTON MANORS FL 33305-1025  
PROJECT:

**3 TOWN HOUSES LDA 5**

**ORLANDO CASTRO**  
ARCHITECT.  
AR98530

ADDRESS: 9039 WEST  
SUNRISE BLVD  
PLANTATION FL. 33322  
PH: (954) 474-0220  
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**JOB NUMBER:** 2022-0009  
**DATE:** 12-05-2022  
**DRAWN BY:** OCS  
**CHECKED BY:** Orlando C.

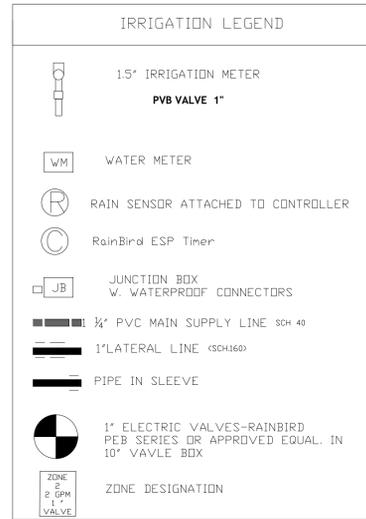
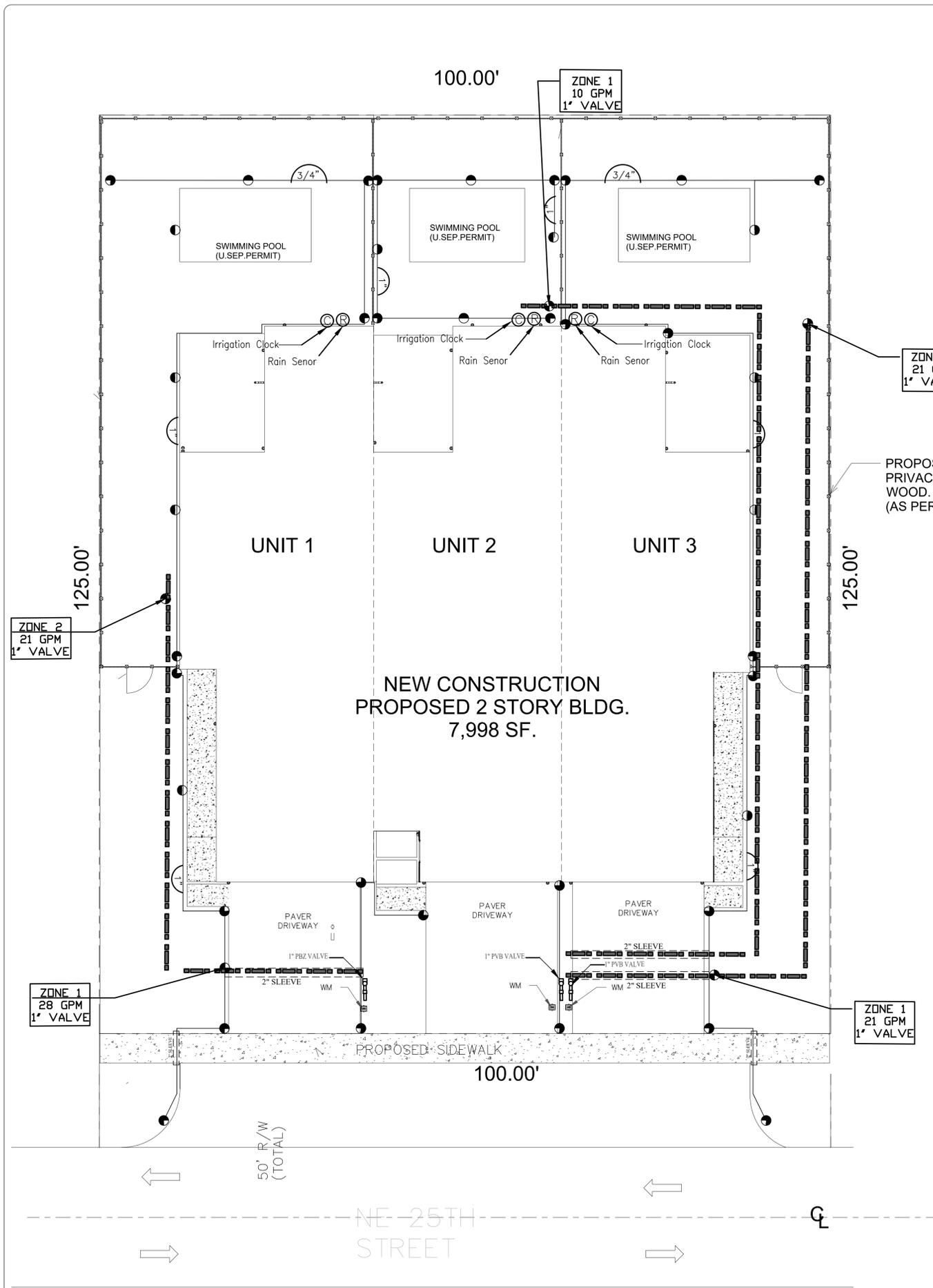
**REVISIONS**

- FOR DRC MEETING 04-11-23
- FOR DRC MEETING 05-03-23
- 06-05-23
- 07-05-23
- 08-15-23

**SWALE AND GRADING PLAN**

**SHEET**  
ENG 103  
OF

ARCHITECT



**IRRIGATION NOTES:**

- The developer shall schedule a preconstruction meeting with the public works department plumbing inspector via the engineering department inspector prior to the commencement of the irrigation work. The developer, its Landscape architect, and its landscape contractor shall attend the meeting. The meeting shall be at a time and place acceptable to the inspector. The developer shall provide the landscape inspector with the contact information for its landscape architect, project manager, superintendent, and irrigation and landscape contractor at the meeting.
- Developer shall submit a complete materials list and associate catalogue cuts for all manufactured materials to be incorporated in the work to the public works department prior to start of construction. The submittal shall be in bound form.
- The work shall be constructed in accordance with the developers city approved plans, the city's irrigation and landscape standard drawings, the city approved irrigation and landscape materials list, the standard specification for public works construction, and these standards irrigation notes.
- Review and approval of the developers plans by the city does not warrant that the plans are accurate and complete. The developer is solely responsible for accuracy and completeness of its drawing.
- Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Location of irrigation improvements are subjected to public works department approval prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.
- all threaded fitting require teflon tape.
- Above ground irrigation system are not permitted.
- Control wiring shall be color coded and labeled at the controller and all junctions.
- Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service location with other trades to ensure they correspond with irrigation water points of connection and controller location. Electrical and water feeds from private source are not allowed.

REVISION / DATE

**EnviroScapes**  
4132 SW 51 St.  
Dania Beach FL

**TOWNHOMES**  
55 NE 25th Street  
Wilton Manors, FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	3 TOWN
DATE:	1/18/2023



Scale 1/8" = 1'



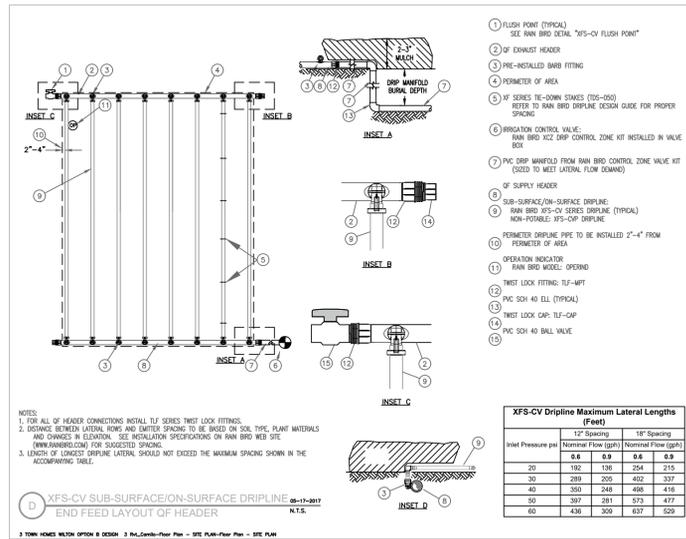
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**IR-1**

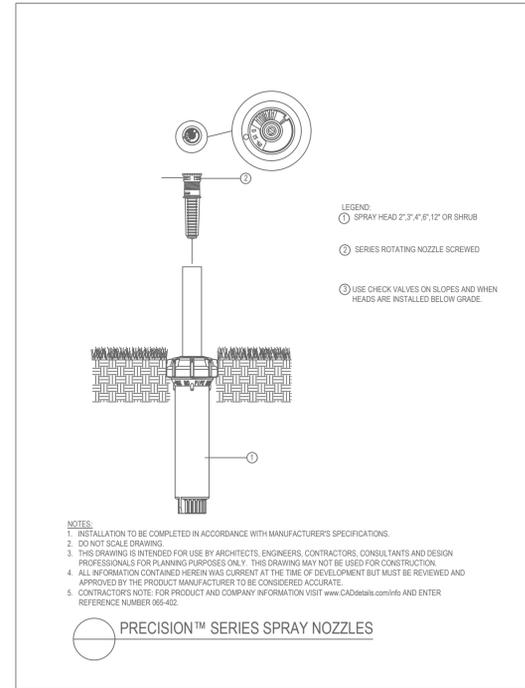
# Rain Sensor



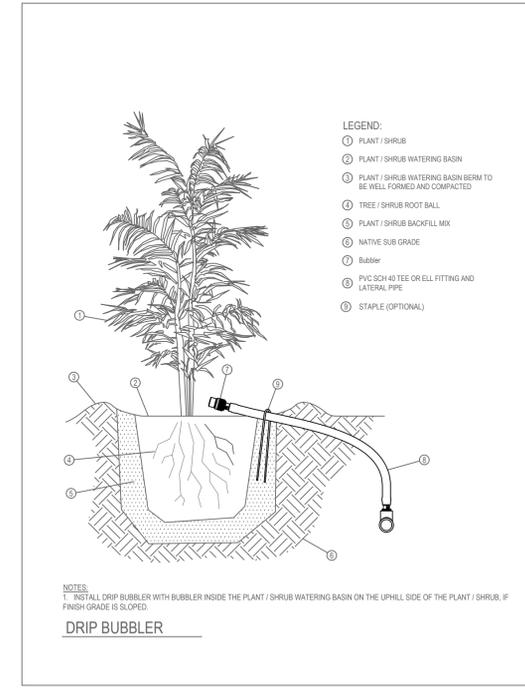
# Drip Line



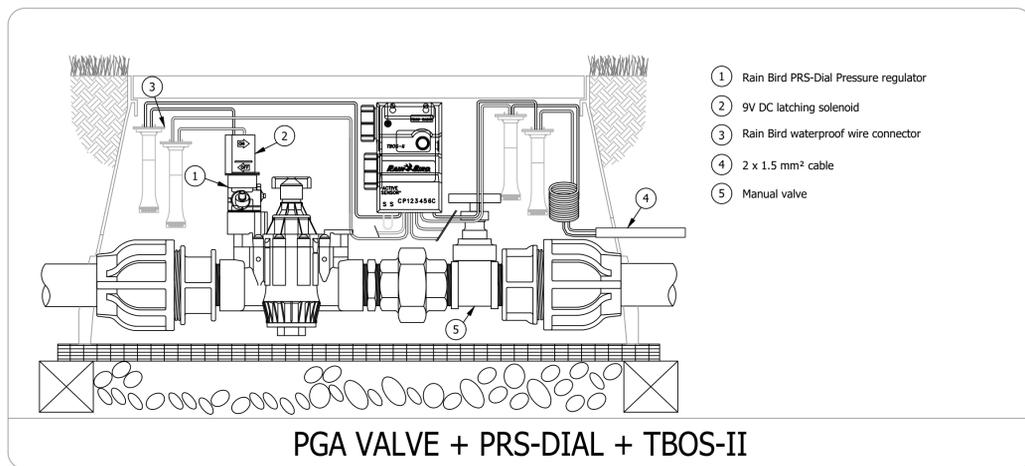
# Pop-Up Sprinkler



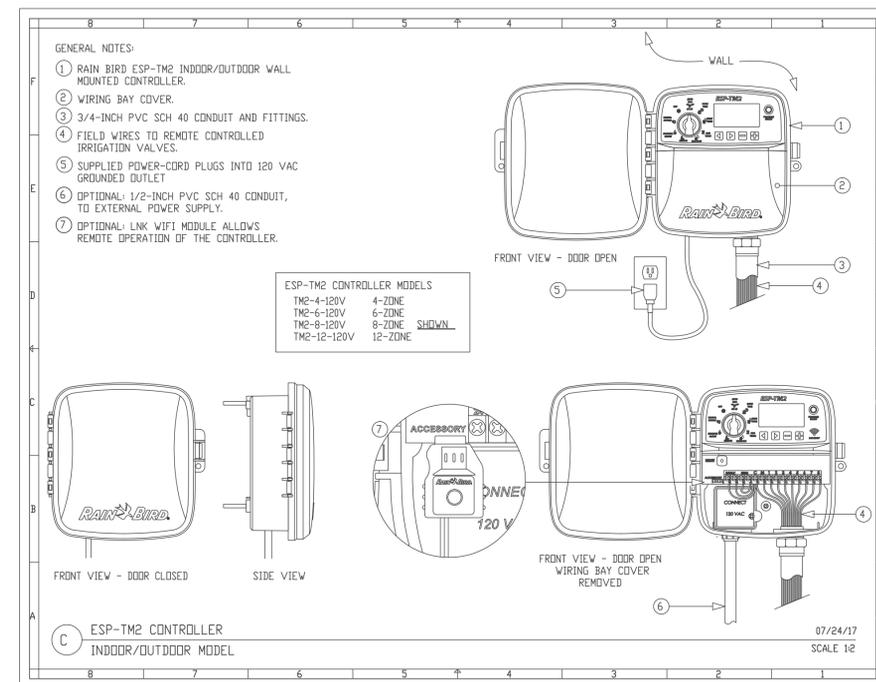
# Bubbler



# Irrigation Control



# Timer



REVISION / DATE

**EnviroScapes**  
 4132 SW 51 St.  
 Dania Beach FL

**TOWNHOMES**  
 55 NE 25th Street  
 Wilton Manors, FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	3 TOWN
DATE:	12/21/2022



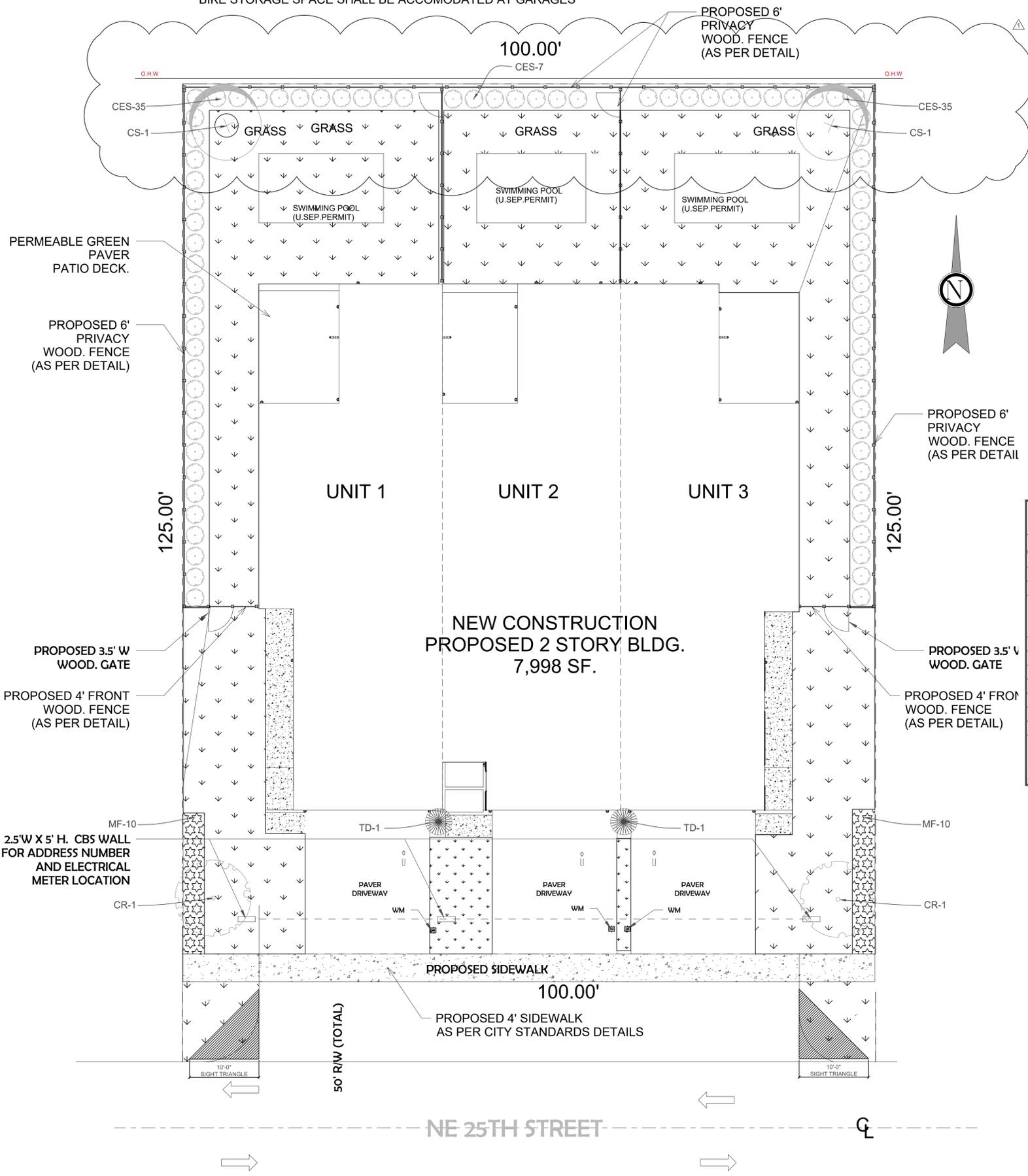
Scale 1/8" = 1'



SEAL

**IR-2**

\* BIKE STORAGE SPACE SHALL BE ACCOMODATED AT GARAGES



LANDSCAPE NOTES:

SITE CALCULATIONS

TOTAL LOT AREA	12,497 SQFT
TOTAL BUILDING AREA	4,987 SQFT
TOTAL IMPERVIOUS AREA	7,493 SQFT
TOTAL PERVIOUS AREA	5,000 SQFT

WILTON MANORS ARTICLE 150-160 LANDSCAPE REQUIREMENTS

SITE TREES: Sec. 150-080.A  
One tree for each fifteen hundred (1,500) square feet of permeable area  
(4) TREES REQUIRED / (4) TREES PROVIDED

SITE Shrubs: Sec. 150-080.B  
Twenty (20) shrubs or ground cover plantings for each tree required  
(80) Shrubs REQUIRED / (99) Shrubs PROVIDED

60% TREES TO BE NATIVE - REQUIRED (3) PROVIDED (4) PROVIDED.  
50% Shrubs TO BE NATIVE - REQUIRED (50) PROVIDED (99) PROVIDED.

TOTAL SOD AREA 35%

PLANT MATERIAL SCHEDULE

NUMBER SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CR	Clusia rosea	Pitch Apple	12' HT. 3" Caliper, 6' Sprd	YES	2	Low
CS	Cordia sebestena	Orange Geiger	10' HT. 2" Caliper, 5' Sprd	Yes	2	Low
<b>Shrubs and Groundcover</b>						
MF	Myrcianthes fragrans	Simpson Stopper	24" HT. X 24" SPR., 24" O.C.	Yes	20	Medium
TD	Tripsacum dactyloides	Dwarf Fakahatchee grass	24" HT. X 24" SPR.	Yes	2	Low
CES	Conocarpus erectus	Green Buttonwood	24" HT. X 24" SPR. 36" O.C	Yes	77	Low
SOD	ST. AUGUSTINE FLORATAM	SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 3,360 S.F.

NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

Broward County Mitigation

1. Tree replacement is required based on the canopy of the trees proposed for removal. This has been determined to be 3,424.17 square feet. In accordance with Section 27-408(j)(1)(b)(5), Broward County Code (BCC) an additional 50% replacement is required for a total of 5,136.25 credits. Please submit a landscape plan with a sufficient number of trees from the attached list to meet this requirement.

Proposed Trees to be installed:

- 2X Live Oak 12' HT x 3" Caliper = 600 SQFT
- 2X Pitch Apple 12' HT x 3" Caliper = 600 SQFT
- 3X Orange Geiger 10' HT X 2" Caliper = 450 SQFT
- TOTAL SQFT TO BE INSTALLED 1,650 SQFT

Mitigation owed 5,136.25 SQFT - Proposed Trees 1,650 SQFT = 3,486.25 SQFT  
Remaining 3,486.25 SQFT to be paid into TREE FUND.

REVISION / DATE	
6/2/2023	

**EnviroScapes**  
4132 SW 51 St.  
Dania Beach FL

**TOWNHOMES**  
55 NE 25th Street  
Wilton Manors, FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	3 TOWN
DATE:	6/2/2023



Scale 1/8" = 1'



SEAL

L-1

**GENERAL PLANTING REQUIREMENTS**

- 1-All sizes shown for plant material on the plans are to be considered Minimum.
- 2-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.
- 3-All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".
- 4-All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.
- 5-All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well-drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.
- 6-All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.
- 7-All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.
- 8-All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.
- 9-Each system shall be installed with a rain sensor.
- 10-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.
- 11-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.
- 12-All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.
- 13-Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.
- 14-All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect
- 15-The plan takes precedence over the plant list.

**SPECIAL INSTRUCTIONS**

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 sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

**TREE RELOCATION**

**1) ROOT PREPARATION**

A. Trees to be root pruned with clean, sharp equipment.

1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.

2. After root pruning, backfill with good rooting medium, fertilize with organic

fertilizer to promote root growth.

3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize

temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards

set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees,

Florida Department of Agriculture.

1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter

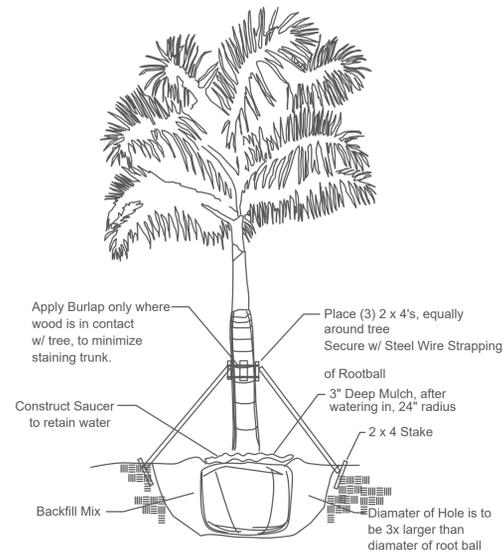
3-1/2" to 4" 28"

4" to 4-1/2" 30"

4-1/2" to 5" 32"

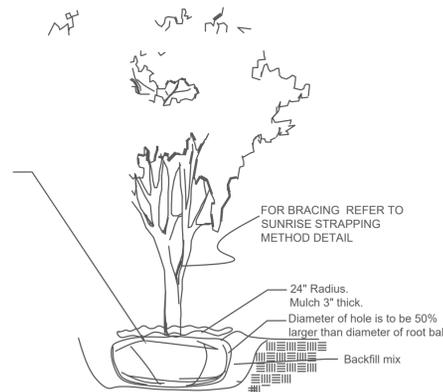
5" to 5-1/2" 34"

Larger sizes increase proportionally.



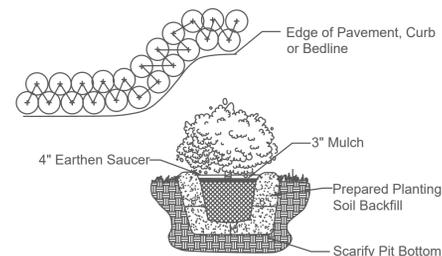
**Tree Planting Detail**

Tree Stakes are to be removed between 6-12 months by the Owner. NTS



**Shrub & Groundcover Planting Detail**

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Wilton Manors, Florida landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Wilton Manors of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Wilton Manors
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Miam Beach Landscape Manual.
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
30. Nursery Support Poles shall be removed at the Nursery, prior to delivery, and that trees delivered with the nursery poles will not be accepted; and therefore rejected, with the exception of the following tree species: Clusia rosea and Silver buttonwood trees

△	REVISION / DATE

**EnviroScapes**

4132 SW 51 St.  
Dania Beach FL

**TOWNHOMES**

55 NE 25th Street  
Wilton Manors, FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	3 TOWN
DATE:	12/21/2022



Scale 1/8"= 1'



SEAL

**L-2**