

THE WILTON HOTEL

Planned Unit Development (PUD-C)

PROPOSED SITE PLAN,
REZONING (PUD-C),
AND PLAT APPROVAL

2505 N DIXIE HIGHWAY
WILTON MANORS, FL 33305

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COLORED RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

LEGAL DESCRIPTION:

All of Lot 5 and portions of Lots 2, 3, 4, 6, 7, 9, 10 and 11, in Block 29, Unit-I of Wilton Manors, according to the plat thereof, as recorded in Plat Book 9, Page 2, of the Public Records of Broward County, Florida and all being more fully described as follows: Commencing at the Southeast corner of said Block 29, said Southeast corner being the intersection of the Southerly extension of the East line of said Block 29 and the Easterly extension of the South line of said Block 29; thence with an assumed bearing of South 64°49'00" West, on said Easterly extension, a distance of 15.87 feet to the point of beginning; thence continuing South 64°49' 00" West, on the said South line of Block 29, a distance of 77.51 feet; thence North 00°00'00" East, on a line parallel with the East line of said Block 29, a distance of 102.25 feet; thence North 89°24'00" West, a distance of 28.62 feet; thence South 64°49'00" West, on a line parallel with the North line of said Block 29, a distance of 68.35 feet; thence South 00°00'00" East, on a line parallel with the West line of said Block 29, a distance of 26.00 feet; thence North 90°00'00" West, a distance of 75.00 feet to a point on the West line of said Block 29, said point being 14.75 feet North of the Southwest corner of Lot 10 of said Block 29; thence North 00°00'00" East, on said West line, a distance of 71.00 feet; thence North 64°49'00" East, a distance of 151.22 feet; thence South 00°00'00" East, on a line parallel with the West line of said Block 29, a distance of 45.00 feet; thence North 64°49'00" East, on a line parallel with the South line of said Block 29, a distance of 125.00 feet to a point on the East line of said Block 29; thence South 00°00'00" East, on said East line, a distance of 135.38 feet to a point of curve; thence Southwesterly on said curve to the right, with a radius of 25.00 feet, a central angle of 64°49'00", and arc distance of 28.28 feet to the point of beginning.

PROJECT TEAM:

OWNER
WILTON FIVE POINT PARTNERS LLC (WALTER SCHNEIDER)

OWNER'S REP / AGENT
INTERLINK ASSET GROUP OF FLORIDA, INC (MARK ELLERT)
1500 W. CYPRESS CREEK ROAD, #108
FORT LAUDERDALE, FL 33309
305.725.1060

LAND USE ATTORNEY / AGENT
LOCHRIE & CHAKAS (ROBERT B. LOCHRIE, III, ESQ)
LOCHRIE & CHAKAS (NECTARIA CHAKAS, III, ESQ)
1401 E BROWARD BLVD, #303
FORT LAUDERDALE, FL 33301
954.779.1101

ARCHITECT
ADACHE GROUP ARCHITECTS (TODD PERRODIN, AIA)
550 S FEDERAL HIGHWAY
FORT LAUDERDALE, FL 33301
954.525.8133

LAND PLANNER / CIVIL ENGINEER
FLYNN ENGINEERING SERVICES
(SARAH DELNEGRI / BLAKE KIDWELL, PE)
241 COMMERCIAL BLVD., L-B-T-S, FL 33308
954.525.8133

LANDSCAPE ARCHITECT
ECOPLAN-INC. (JOHN HARRIGAN)
310 SE 18th STREET
FORT LAUDERDALE, FL 33316
954.524.3722

LIGHTING CONSULTANT
RGD CONSULTING ENGINEERS (DAVIS FITZGERALD)
2151 ALT A1A, #2000
JUPITER FL 33477
561.743.0165

TRAFFIC ENGINEER
DC ENGINEERS INC (SUZANNE DANIELSEN, PE)
12743 NW 13TH CT
CORAL SPRINGS, FL 33071
954.798.0926

SURVEYOR
MCLAUGHLIN ENGINEERING COMPANY (JIM MCLAUGHLIN)
1700 NW 64th STREET, #400
FORT LAUDERDALE, FL 33309
954.763.7611



LOCATION MAP

NTS
ADDRESS: 2505 N. DIXIE HWY, WILTON MANORS, FL 33305
FOLIO #: 4942 26 05 1060

City of Wilton Manors-Community Development Services

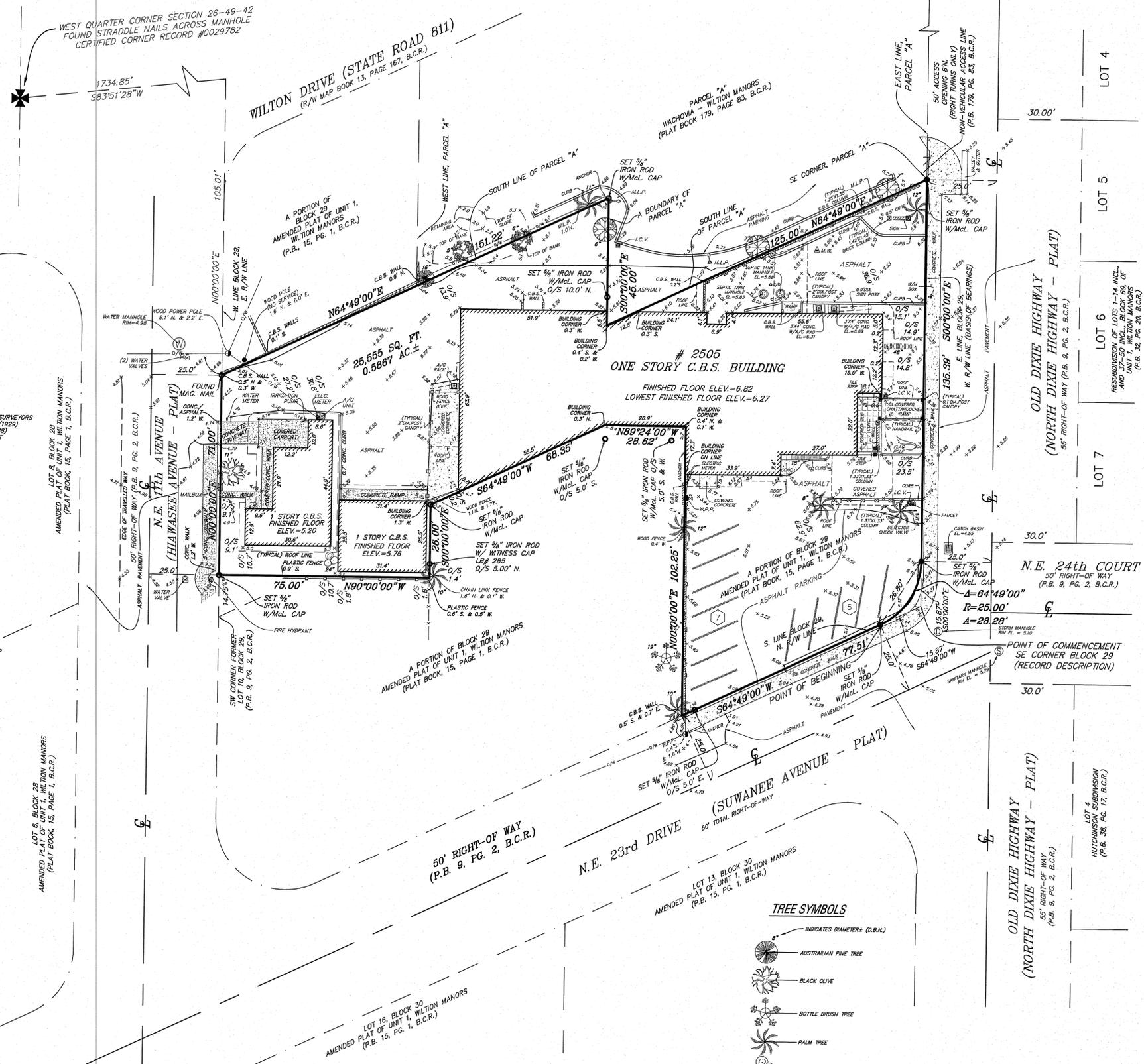
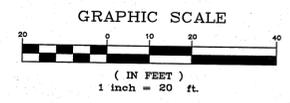
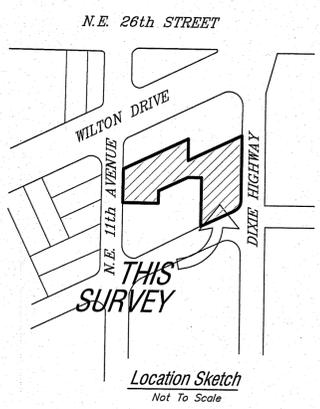
Development Review Committee / Site Plan Submittal - Case # SP 23-03, PL 23-01, V 23-04

<p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM EB# 6578</p>	Drawn by	Date
	JMG	12/18/23
	Proj. Mgr.	Plot Date
	SROD	12/18/23
Appr. by		
JMF		
Job No.	22-1716.00	

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615
 WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

RECORD LAND SURVEY

**All of Lot 5 and portions of Lots 2, 3, 4, 6, 7, 9, 10 and 11, in Block 29,
 WILTON MANORS, UNIT ONE, PLAT BOOK 9, PAGE 2, B.C.R.
 A PORTION OF BLOCK 29, AMENDED PLAT OF UNIT 1,
 WILTON MANORS, PLAT BOOK 15, PAGE 1, B.C.R.**



Legal Description

All of Lot 5 and portions of Lots 2, 3, 4, 6, 7, 9, 10 and 11, in Block 29, WILTON MANORS, UNIT ONE, according to the plat thereof, as recorded in Plat Book 9, Page 2, of the Public Records of Broward County, Florida, NOW KNOWN AS: a portion of Block 29, AMENDED PLAT OF UNIT 1, WILTON MANORS, according to the plat thereof, as recorded in Plat Book 15, Page 1, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Block 29, said Southeast corner being the intersection of the Southerly extension of the East line of said Block 29 and the Easterly extension of the South line of said Block 29; thence with an assumed bearing of South 64°49'00" West, on said Easterly extension, a distance of 15.87 feet to the Point of Beginning; thence continuing South 64°49'00" West, on a line parallel with the East line of said Block 29, a distance of 77.51 feet; thence North 00°00'00" East, on a line parallel with the South line of said Block 29, a distance of 102.25 feet; thence North 89°24'00" West, a distance of 28.62 feet; thence South 64°49'00" West, on a line parallel with the North line of said Block 29, a distance of 68.35 feet; thence South 00°00'00" East, on a line parallel with the West line of said Block 29, a distance of 26.00 feet; thence North 90°00'00" West, a distance of 75.00 feet to a point on the West line of said Block 29, said point being 14.75 feet North of the Southwest corner of Lot 10 of said Block 29; thence North 00°00'00" East, on said West line, a distance of 71.00 feet; thence North 64°49'00" East, a distance of 151.22 feet; thence South 00°00'00" East, on a line parallel with the West line of said Block 29, a distance of 45.00 feet; thence North 64°49'00" East, on a line parallel with the South line of said Block 29, a distance of 125.00 feet to a point on the East line of said Block 29; thence South 00°00'00" East, on said East line, a distance of 135.59 feet to a point of curve; thence Southwesterly on said curve to the Right, with a radius of 25.00 feet, a central angle of 64°49'00", an arc distance of 28.28 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Wilton Manors, Broward County, Florida and containing 25,555 square feet or 0.5867 acres more or less.

Title Notes

There are no other Easements, Road Reservations or Rights-of-Way affecting this property, per Paramount Title Services, Inc., Title Certificate, Search #23-802-1, Dated January 17, 2023.

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 12th day of September, 2022.
 Additional information added this 5th day of January, 2023.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin, Jr.
 JAMES M. McLAUGHLIN, JR.
 Registered Land Surveyor No. 4497
 State of Florida.

LEGEND

- | | |
|---|---|
| Δ = CENTRAL ANGLE (DELTA) | M.H.W. = MEAN HIGH WATER |
| A/C = AIR CONDITIONING | M.S.C. = MISCELLANEOUS |
| A.K.A. = ALSO KNOWN AS | M.L.P.(S) = METAL LIGHT POLE |
| A.L.P. = ALUMINUM LIGHT POLE | ± = MORE AND LESS |
| ALTA = AMERICAN LAND TITLE ASSOCIATION | N.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| A OR L = ARC LENGTH | NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| B.C.R. = BROWARD COUNTY RECORDS | NAV83 = NORTH AMERICA VERTICAL DATUM (1983) |
| B.F.P. = BACK FLOW PREVENTER | N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT |
| B.H. = BULKHEAD | N.O. = NUMBER |
| B.L. = BASE LINE | N.O. = OFFICIAL RECORDS BOOK |
| C.A.T.V. = CABLE TV TERMINAL OR BOX | O/S = OFFSET |
| CALC. = CALCULATED | O/W = OVERHEAD UTILITY LINES |
| C.C. = CONCRETE BLOCK AND STUCCO | P.C. = PLAT BOOK |
| C.C. = CENTERLINE OF RIGHT-OF-WAY | P.B.C.R. = PALM BEACH COUNTY RECORDS |
| CH. = CHORD | P.C.D. = POINT OF CURVE |
| CH.B.R.C. = CHORD BEARING | P.I. = POINT OF INTERSECTION |
| C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE | P.I.V. = POST INDICATOR VALVE |
| C.L.F. = CHAIN LINK FENCE | P.O.B. = POINT OF BEGINNING |
| C.L.P. = CONCRETE LIGHT POLE | P.O.C. = POINT OF COMMENCEMENT |
| C.P.L.P. = CONCRETE POWER LIGHT POLE | P.R.C. = POINT OF REVERSE CURVE |
| C.P.P. = CONCRETE POWER POLE | P.R.M. = PERMANENT REFERENCE MONUMENT |
| CO. = COMPANY | R. = RADIUS |
| CONC. = CONCRETE | R.C.P. = REINFORCED CONCRETE PIPE |
| C/O = CLEAN OUT | R/W = RIGHT-OF-WAY |
| D.B. = DEED BOOK | S.B.T. = SOUTHERN BELL TELEPHONE |
| DESC. = DESCRIPTION FROM FORMER DESCRIPTION | S.V. = SEWER VALVE |
| D.A. = DIAMETER | S.H.W. = SEASONAL HIGH WATER LINE |
| D.B.H. = DIAMETER AT BREAST HEIGHT | S.T.L. = SURVEY THE LINE |
| ELEC. = ELECTRIC | TAN. = TANGENT |
| ELEV. OR EL. = ELEVATION | T.B. = TANGENT BEARING |
| F.H. = FIRE HYDRANT | T.M. = WATER METER |
| F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | W.M. = WATER METER |
| F.P. = FLORIDA POWER AND LIGHT CO. | W.P. = WATER VALVE |
| G.T.M. = GREASE TRAP MANHOLE | W.B. = WET FACE OF BULKHEAD |
| H.H. = HAND HOLE | W/F = WET FACE OF CAP |
| I.C.V. = IRRIGATION CONTROL VALVE | W.P.L.P. = WOOD POWER STREET LIGHT POLE |
| W. = WET | W.P.P. = WOOD POWER POLE |
| L.B. = LICENSE BUSINESS | W/M.C. = WITH WITNESS CAP # 285 |
| M.C. = MANGNET | W/M.C. = WITH WITNESS CAP # 285 |
| M.B.C.R. = MIAMI DADE COUNTY RECORDS | W/M.C. = WITH WITNESS CAP # 285 |
| MEAS. = FIELD MEASURE | W/M.C. = WITH WITNESS CAP # 285 |
| Ⓢ = PARKING SPACES | W/M.C. = WITH WITNESS CAP # 285 |

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground Improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: Broward County Engineering Department, BM # 1241, Elevation = 11.870 (NGVD29) converted to 10.280 (NAVDB8).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 9.87$
- This property lies in Flood Zones "AH", Elev.=6.0 and "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0367 H, Dated: August 18, 2014, Community Panel No. 125150.
- Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Bearings shown hereon refer to an assumed datum and assume the West Right-of-way line of Old Dixie Highway as South 00°00'00" East.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. EFB, Print, LB# 412/4 & 40
 JOB ORDER NO. V-7150
 CHECKED BY: KT, RDR
 DRAWN BY: KT, RDR

TREE SYMBOLS

- INDICATES DIAMETER (D.B.H.)
- AUSTRALIAN PINE TREE
- BLACK OLIVE
- BOTTLE BRUSH TREE
- PALM TREE
- SEA GRAPE
- TRAVELERS TREE
- UNKNOWN TREE

AMENDED PLAT OF
UNIT OF
1

WILTON MANORS

A SUBDIVISION IN
SECTIONS 26 & 27 T.49 S.R.42 E.,
BROWARD COUNTY,
AND A PART OF THE CITY OF
FT. LAUDERDALE,
FLA.

J.S. RHINE ~ CIVIL ENGINEER.
MAY 1928 SCALE 1" = 200'



Boundary Traverse and Location:
Beginning at the N.E. Cor. of S.E. 1/4 Sec. 27, T.49S., R.42E., thence running S. 87° 00' W. 195.96', thence S. 1° 50' E. 150.0', thence N. 87° 00' E. 680.0', thence S. 1° 50' E. 300.0', thence N. 87° 00' E. 676.56', thence S. 87° 00' W. 463.16', thence S. 76° 01' 30" E. 295.44', thence N. 88° 45' 30" E. 721.78', thence N. 87° 23' E. 800.45', thence N. 77° 19' E. 723.20', thence N. 35° 30' E. 799.08', thence N. 23° 39' W. 952.65', thence N. 11° 41' E. 122.35', thence S. 87° 15' W. 2030.32' to the point of beginning. Also that parcel of land described as follows: Beginning at a point 200' south from the N.E. Cor. of Block C, Lot 1 of a subdivision of part of the S.W. 1/4 of Sec. 26, T.49S., R.42E., per P. M. Oliver as recorded in Plat Book 1 P. 91 Dade County Records running north along West line of Dade Ave. according to said Plat 736 to the 1/4 Sec. Line dividing the S. 1/4 of the said Sec. 26; thence East along said 1/4 Sec. Line 350' to the West line of the Right of Way of the F.E.C. Ry. as the same now exists; thence South 735' along said West line of Right of Way of F.E.C. Ry. to a point due East from the point of beginning which is 200' South of the South end of Main St. according to said plat; thence West 350' to the point of beginning.

Description of Property: This Plat is an amended plat of all of the Lots and Blocks in Unit 1, WILTON MANORS, recorded in Plat Book 9, Page 2 of the Public Records of Broward County Fla., excepting only the following Lots in Blocks as follows: viz: Lot 12, Block 52; Lot 7, Block 28; Lot 19, Block 44; Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 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STATE OF FLORIDA
COUNTY OF BROWARD }
Know all men by these Presents, That E.J. Willingham, Jr. and Viola P. Willingham his wife, Mary W. Chambers and W. Ross Chambers her husband, owners of the lands above described have caused this plat to be made for the purpose of selling, cancelling and superseding that part of the plat of Unit 1, Wilton Manors as set forth hereinabove. We hereby dedicate to the perpetual use of the public all Parks, Streets, Cops, Terraces, Avenues, Alleys or other designated thorough-fares or passages hereon, reserving to ourselves the reversion of any or all of such thorough-fares whenever the same are discontinued or abandoned. In witness whereof, we have caused this instrument of dedication to be signed and sealed this 22nd day of May A.D. 1928.

WITNESSES:
THE ESTATE OF E.J. WILLINGHAM, DECEASED,
By *E.J. Willingham Jr.* (SEAL) ADMINISTRATOR
J.A. Fleming (SEAL) Attorney at Law
By *Viola P. Willingham* (SEAL) and *W. Ross Chambers* (SEAL) Owners of the parcels described above.

STATE OF FLORIDA
COUNTY OF BROWARD }
This is to certify that before me a Notary Public, personally appeared E.J. Willingham Jr. in dividual and said E.J. Willingham as Attorney in Fact for Viola P. Willingham, Mary W. Chambers and W. Ross Chambers who, as acknowledged, that the signing of the instrument of dedication above described was done freely and voluntarily and for the purposes therein set forth. In witness whereof, I have hereunto set my hand and official seal this 22nd day of May A.D. 1928.

E.J. Willingham Jr. (SEAL) NOTARY PUBLIC
My Commission Expires *June 30, 1928*

Approved by me
John P. Hester (SEAL) CIVIL ENGINEER
Approved for Record by the Commissioners of Broward County, Florida, at a meeting held *JUNE 19, A.D. 1928*
Ord. #506
John P. Hester (SEAL) CIVIL ENGINEER

I hereby certify that this plat conforms to the requirements of the Laws of the State of Florida governing the making of surveys and the filing of Plats for record.

CLERK'S CIRCUIT COURT.
I hereby certify that this Plat has been approved by the Planning Board of the City of Ft. Lauderdale, Fla.
By *W.A. Chapman* (SEAL) Clerk of City Planning Board.

STATE OF FLORIDA
COUNTY OF BROWARD }
This instrument filed for record
day of *June* 1928
at *15* o'clock
RECORD VERIFIED
FRANK A. HESTER
County Clerk
O.M. Grant (SEAL) County Clerk

STATE OF FLORIDA
COUNTY OF BROWARD }
I hereby certify that the within plat conforms to the laws of the State of Florida governing the making of surveys and the filing of Plats for record.
FRANK A. HESTER
County Clerk
O.M. Grant (SEAL) County Clerk

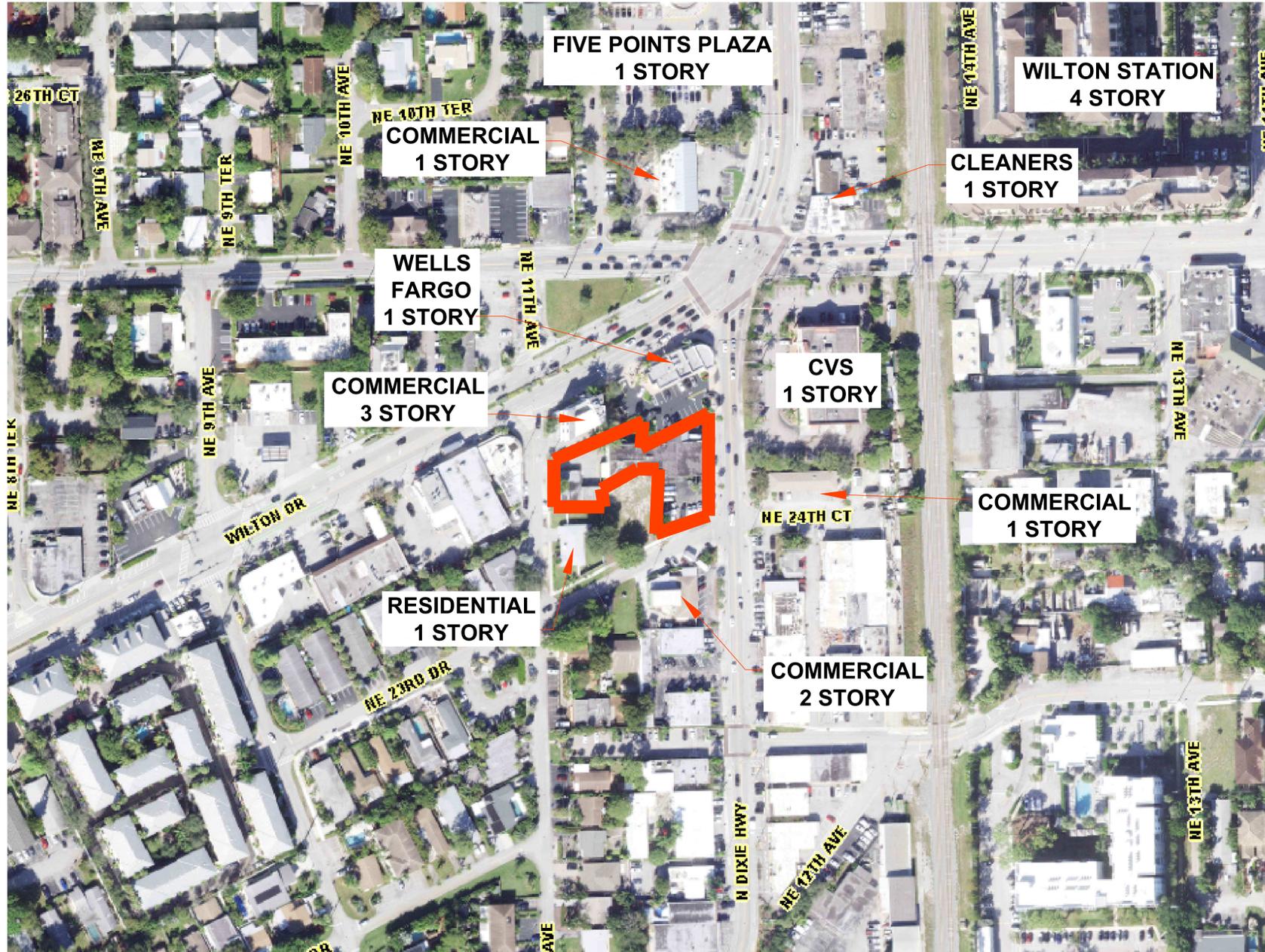
STATE OF FLORIDA
COUNTY OF BROWARD }
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book *15* at Page *1* of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this *8* day of *MAY* A.D. 1928.
FRANK A. HESTER County Administrator
By *Richard A. Hester* (SEAL) County Administrator



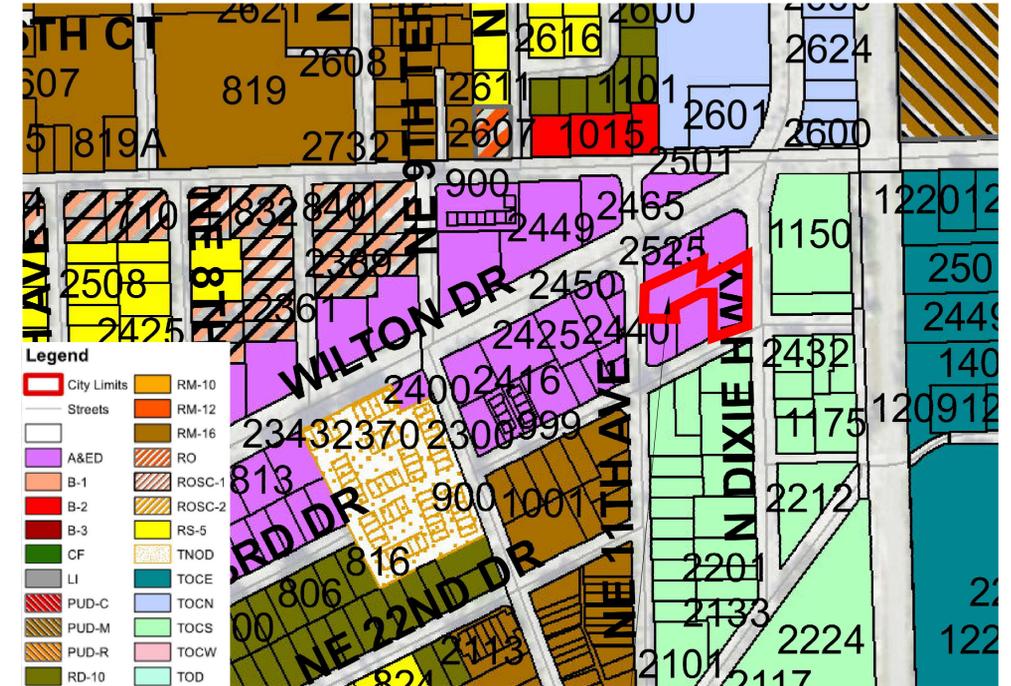
This is to certify that I, J.S. Rhine have surveyed the land described on this plat and that this plat is a true representation of the work done by me and the R.R.'s are set above shown.
J.S. Rhine (SEAL) CIVIL ENGINEER
Hk. Reg. No. 840.

Approved for record by Commissioners Broward County, Florida.
J.S. Rhine (SEAL) CIVIL ENGINEER
Hk. Reg. No. 840.



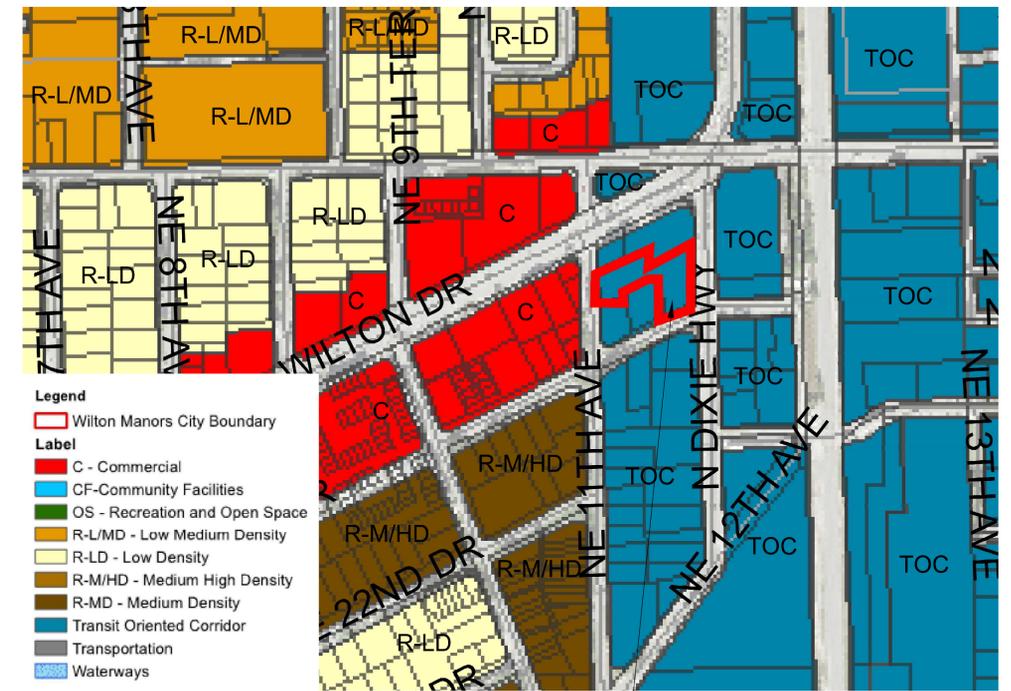


CONTEXT MAP
NTS



ZONING MAP
NTS

SITE & A&ED



LAND USE MAP
NTS

SITE & TOC



**Blake M
Kidwell**

Digitally signed by Blake M Kidwell
DN: cn=US, o=Florida,
dnQualifier=A01410D0000017A35
9A370D00004731, cn=Blake M
Kidwell
Date: 2023.10.04 16:53:04 -04'00'

This document has been digitally
signed and sealed by
Blake M. Kidwell on 10/04/2023.

Printed copies of this document are not
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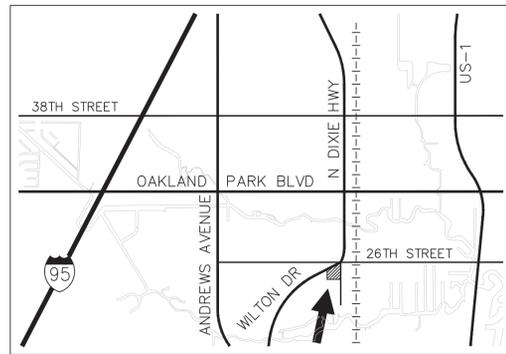
Revisions

Rev	Description

Phase:
DRC
DOCUMENTS



Scale:	Date:
	05/02/23
Job No.:	Plot Date:
22-1716.00	05/02/23
Drawn by:	Sheet No.:
BMK	CM
Proj. Mgr.:	Appr. by:
BMK	BMK
	of 1



LOCATION MAP
NTS

SITE
NORTH

LEGAL DESCRIPTION

WILTON MANORS UNIT 1, AMD PLAT 15-1 B ALL OF LOT 5 AND POR LOTS 2,3,4, 6,7,9,10 & 11, BLK 29 DESC AS COMM SE COR BLK 29, SWLY 15.87 TO POB, CONT WLY 77.51, NE 102.25,

ADDRESS

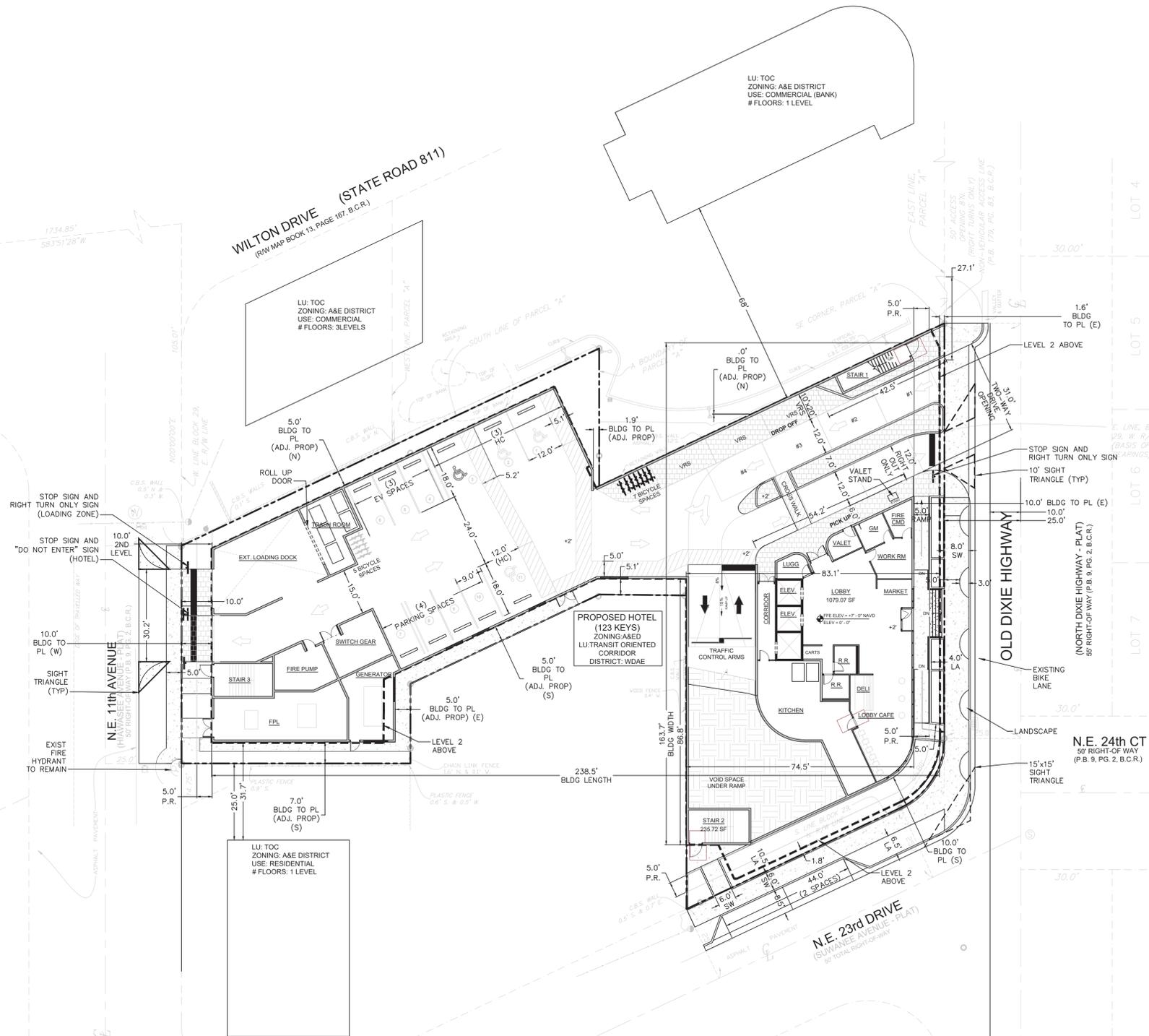
2505 N DIXIE HWY WILTON MANORS FL 33305

TAX FOLIO

4942 26 05 1060

CURRENT USE

FUNERAL HOME



SITE PLAN DATA TABLE:

CURRENT USE OF PROPERTY	RESIDENTIAL/COMMERCIAL	
CURRENT LAND USE DESIGNATION	TOC	
PROPOSED LAND USE DESIGNATION	TOC	
CURRENT ZONING DESIGNATION	WDAE	
PROPOSED ZONING DESIGNATION	PUD-C	

TOTAL PERVIOUS PROPOSED	2,760 SF	10.8%
TOTAL PERVIOUS EXISTING	6,080 SF	24%
TOTAL IMPERVIOUS PROPOSED	2,441 SF	9.6%
TOTAL IMPERVIOUS EXISTING	10,374 SF	40%
TOTAL BUILDING FOOTPRINT PROPOSED	20,354 SF	79.6%
TOTAL BUILDING FOOTPRINT EXISTING	9,101 SF	36%

SEC 040-050(K)	PROPOSED PUD
GROSS MIN. ACREAGE	
TOTAL SITE AREA (NET)	25,555 SF / 0.58 AC.
TOTAL SITE AREA (GROSS)	33,887 SF / 0.78 AC.

(SEC 040-080 (B).4)	PROPOSED PUD
ACRES (SF) / % TOTAL AREA	
COMMERCIAL USE	0 SF / 0.0%
OFFICE USE	0 SF / 0.0%
HOTEL USE	20,354 SF / 80%
RESIDENTIAL USE	0 SF / 0.0%
STREET AND UTILITIES	519 SF / 2.0%
OPEN SPACE (AT GRADE ONLY)	4,473 SF / 18%

TOTAL BUILDING SQUARE FOOTAGE PROPOSED	144,370 GSF
FLOOR AREA RATIO (F.A.R.)	144,370 / 25,555 = 5.65
NUMBER OF HOTEL UNITS	123
DENSITY (DWELLING UNITS / AC)	N/A
PEDESTRIAN WALKS & PLAZAS	2,263 SF / 8.9%
LOT COVERAGE	22,031 SF / 86.2%
VUA AREA	519 SF / 2.0%

GSF	HOTEL ROOM COUNT
PEDESTAL (3 FLOORS PARKING LEVELS=49,155 SF)	LEVELS 1-3 (0 ROOMS)
BUILDING BOH (LEVELS 1-8=11,681 SF)	-
HOTEL (LEVELS 1-8=83,534 SF)	LEVELS 4-8 (123 ROOMS)
TOTAL (8 FLOORS = 144,370 SF)	

FRONT/EAST (N DIXIE HWY)	10.0' (LVL 1) 1.8' (LVL 2+)
SIDE/SOUTH (NE 23 DRIVE)	10.0' (LVL 1) 1.8' (LVL 2+)
SIDE/NORTH (YARDS ADJ TO N PL)	0' (N PL)
SIDE/SOUTH (YARDS ADJ TO S PL)	0' (S PL)
REAR/WEST (NE 11 AVENUE)	10'

SEC. 040-050(K)	MAX ALLOWED	PROPOSED PUD
HEIGHT		
PROPOSED BUILDING	5 STORIES/ 60' TO ROOF 65' TO P.W.	8 STORIES/ 90' TO ROOF 95' TO P.W.

NOTE: PER CODE SECTION 045-020 A.12, PARAPET WALLS (P.W.) MAY EXCEED HEIGHT LIMIT BY NO MORE THAN (5) FIVE FEET.

SEC. 040-050 (E)	REQUIRED	PROPOSED PUD
OPEN SPACE		
SEE SHEET X4. REQUIRED = 25% OF NET ACREAGE	6,389 SF	15,226 SF

NOTE: PUD OPEN SPACE INCLUDES AREAS ON ROOF DECK

BIKE PARKING (Sec 170-080):	REQUIRED	PROPOSED
BIKE PARKING	18 BIKES	18 BIKES 12=LVL 1 6=LVL 2

LOADING (Article 140):	REQUIRED	PROPOSED PUD
LOADING ZONE (SERVICE)	3	1

PARKING PER PUD:
WITH PARKING REDUCTION REQUEST IN ACCORDANCE WITH SEC. 135.040.

HOTEL	UNITS	RATIO	REQUIRED	PROPOSED PUD
	123 UNITS	0.74/UNIT	91	98
STANDARD PARKING WITH EV CHARGING STATIONS (3 @ GROUND FLOOR + 7 @ LEVEL 3)				

NOTE: A REVIEW OF RATES PUBLISHED WITHIN ITE'S PARKING GENERATION (5TH EDITION) SHOWS THAT 91 PARKING SPACES MAY BE MORE APPROPRIATE FOR THE PROPOSED HOTEL PARKING RATE.
NOTE: 5% OF 98 = 4.9; THEREFORE, 5 EV CHARGING STATIONS ARE REQUIRED.

PARKING GARAGE:	PUD	TYPE
GROUND LEVEL PARKING	11	7S + 0T + 4HC
2ND LEVEL PARKING	30	24S + 3T(6)
3RD LEVEL PARKING	57	9S + 24L(48)
TOTAL GARAGE	98	(40 SPACES) STANDARD / 41% (0 SPACES) TANDEM / 0% (48 SPACES) 24 LIFTS / 49% (4 SPACES) HC/VAN / 4%

GREEN BUILDING POINTS (ARTICLE 170):	PUD
ELECTRIC VEHICLE CHARGING STATIONS (5 ABOVE REQUIRED)	10 POINTS
WHITE ROOF	4 POINTS
COOL PAVERS	4 POINTS
ENERGY STAR RATING FOR ALL APPLIANCES/EQUIPMENT	4 POINTS
OTHER - INNOVATIVE DESIGN FEATURES	12 POINTS
	34 POINTS

FIRE COMMENTS:

- BDA WILL BE PROVIDED TO MAINTAIN TWO-WAY RADIO COMMUNICATIONS
- FIRE DEPARTMENT KNOX BOX REQUIRED
- AED & BLEEDING CONTROL KIT REQUIRED IN LOBBY

Digitally signed by Blake M Kidwell
DN: c=US, o=Florida, dnQualifier=A01410D0000017A359A370D00004731, cn=Blake M Kidwell
Date: 2023.12.19 14:48:04 -05'00'



This document has been digitally signed and sealed by Blake M. Kidwell on 12/19/2023.
Printed copies of this document are not considered signed and sealed.



SITE PLAN

Sheet Title

Job Title
THE WILTON HOTEL
2505 N DIXIE HIGHWAY
WILTON MANORS, FLORIDA 33305

Job Title



Revisions	
07/13/23	REV 1
08/01/23	REV 2
08/31/23	REV 3
09/21/23	REV 3
10/23/23	REV 3
11/09/23	REV 4
11/15/23	REV 4
11/30/23	REV 5
12/16/23	PUB SUBMITAL

Phase:
DRC DOCUMENTS

Scale:	Date
1"=20'	12/15/23
Job No.	Plot Date
22-1716.00	12/15/23
Drawn by	Sheet No.
SROD	
Proj. Mgr.	C0.0
BMK	
Appr. by	1 of 1
BMK	



GENERAL NOTE FOR RENDERINGS:
 ALL COLORED RENDERINGS SHOWN IN THIS SET ARE FOR ILLUSTRATIVE PURPOSES ONLY

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adache

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PZB SET
12/18/23

THE WILTON HOTEL
WILTON MANORS

RENDERING



A-1.17

adache
group architects
LIC. # AR0007073



adache
group architects

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EXISTING BUILDING

EXISTING BUILDING

NE. 11TH AVENUE

N. DIXIE HIGHWAY

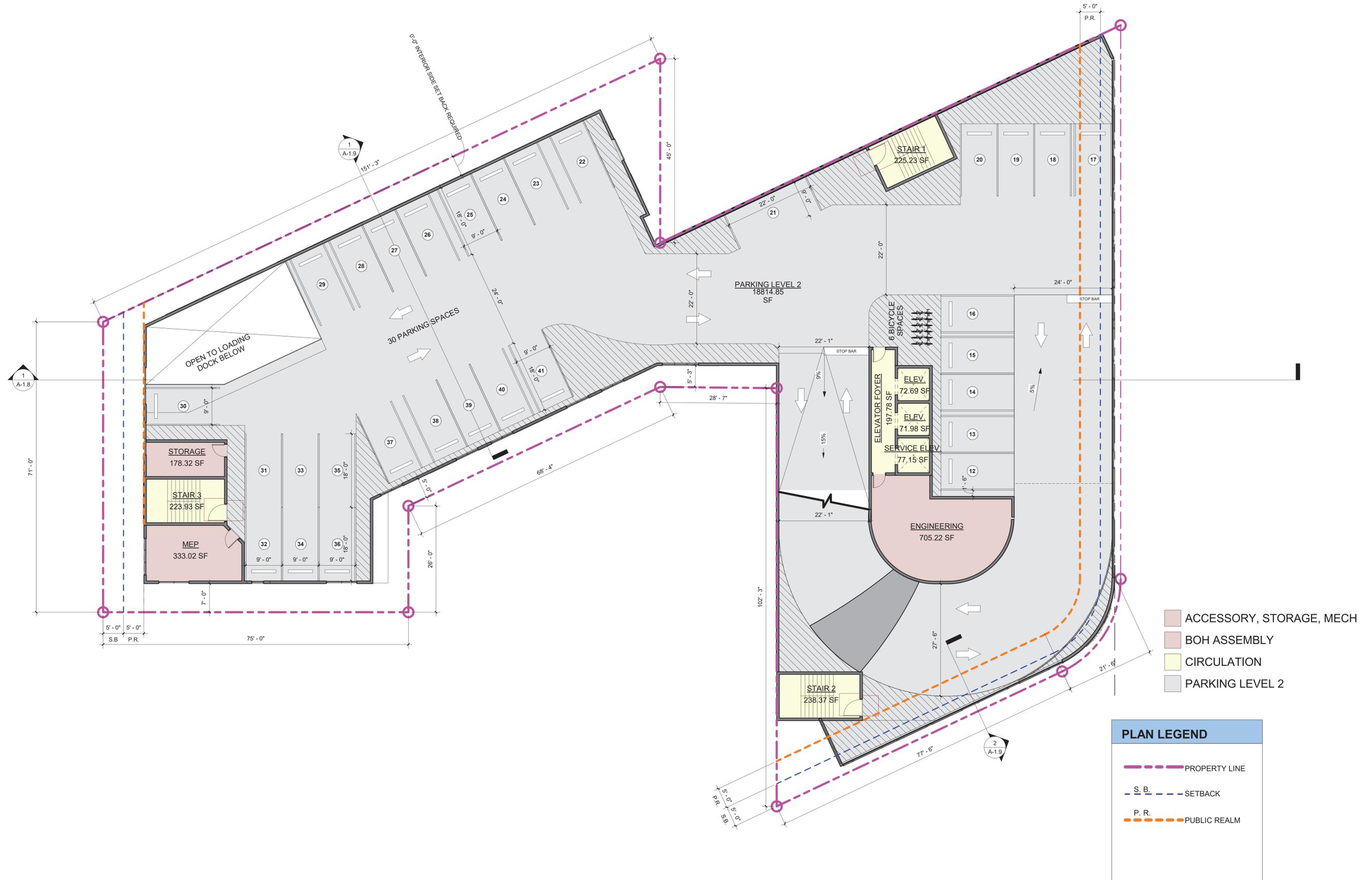
NE 23RD DRIVE

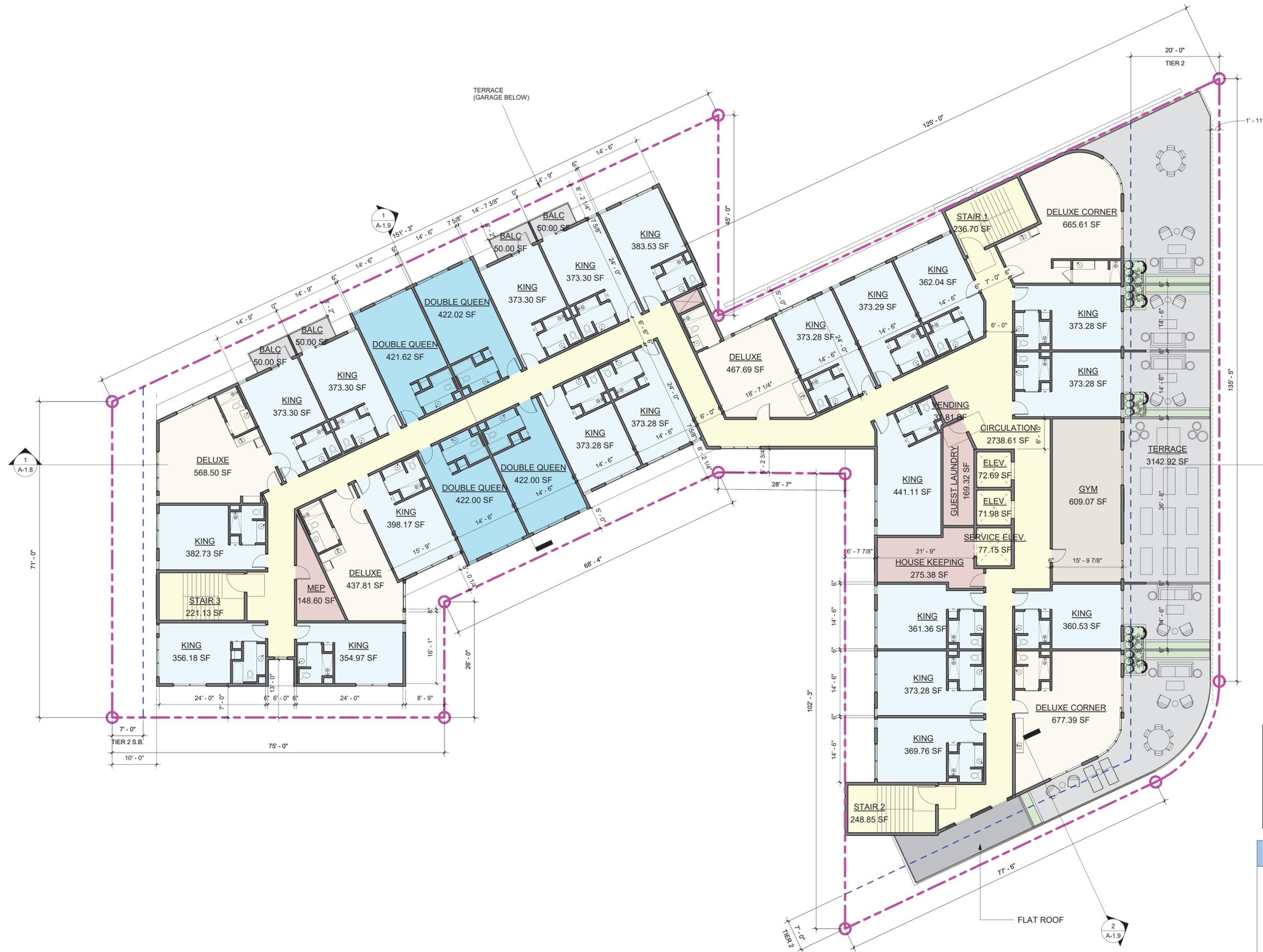


Gross Building - PARKING		Gross Building - HOTEL		Gross Building - BOH	
Level 1	11,330 SF	Level 1	2,869 SF	Level 1	5,339 SF
Level 2	18,815 SF	Level 2	1,107 SF	Level 2	705 SF
Level 3	19,103 SF	Level 3	1,706 SF	Level 3	1,222 SF
Level 4	20,000 SF	Level 4 / TOWER	20,000 SF	Level 4 / TOWER	652 SF
Level 5	17,172 SF	Level 5	17,172 SF	Level 5	638 SF
Level 6	17,170 SF	Level 6	17,170 SF	Level 6	638 SF
Level 7	17,150 SF	Level 7	17,150 SF	Level 7	638 SF
Level 8	6,844 SF	Level 8	6,844 SF	Level 8	1,276 SF
Grand total	49,249 SF	Grand total	84,019 SF	Grand total	11,109 SF

PLAN LEGEND	
	PROPERTY LINE
	S. B. - SETBACK
	P. R. - PUBLIC REALM
	COOL PAVEMENT
	AMENITY
	BICYCLE PARKING
	BOH ASSEMBLY
	CIRCULATION
	MERCANTILE
	PARKING LEVEL 1
	RESTROOM





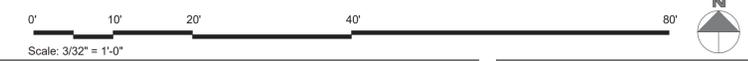


- AMENITY
- BOH ASSEMBLY
- CIRCULATION
- DELUXE WELLNESS SUITE
- DOUBLE WELLNESS
- TERRACE
- WELLNESS SUITES

GUESTROOM DATA	
KING	84 (375 SF AVERAGE)
DOUBLE QUEEN	16 (422 SF AVERAGE)
DELUXE	21 (486 SF AVERAGE)
DELUXE CORNER	2 (672 SF AVERAGE)
TOTAL	123

PLAN LEGEND

- PROPERTY LINE
- S. B. - SETBACK
- P. R. - PUBLIC REALM



DISCLAIMER
 TRUE AND ACCURATE PRELIMINARY DRAWINGS CAN ONLY RESULT FROM A THOROUGH DESIGN PROCESS INVOLVING COLLABORATION WITH ENGINEERS AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS SITE. ALL CONCEPTUAL PLANS, ELEVATIONS, AND DATA ARE BASED UPON ASSUMPTIONS AND UNCONFIRMED PRELIMINARY INFORMATION AND ARE SUBJECT TO CHANGE.





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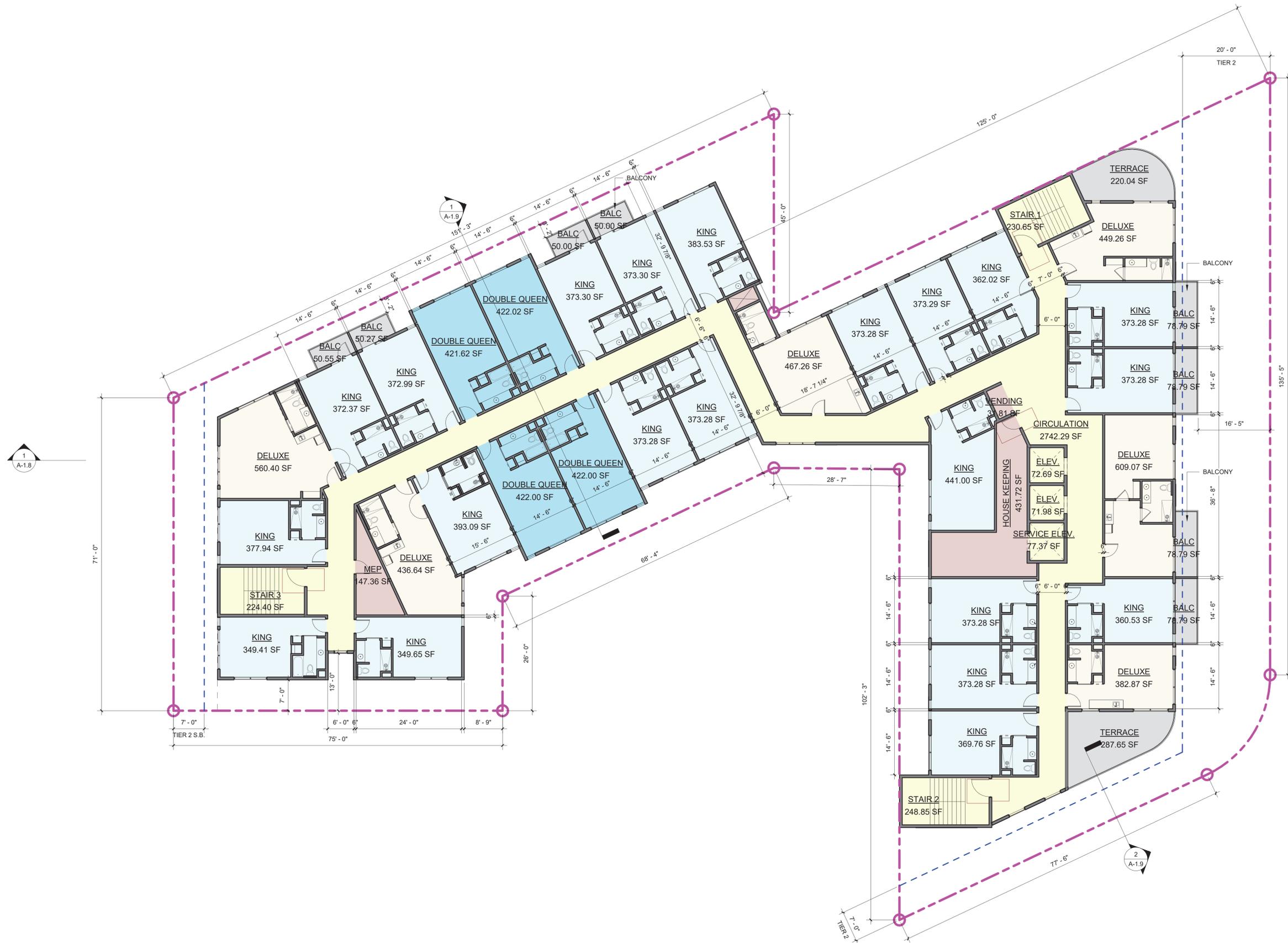
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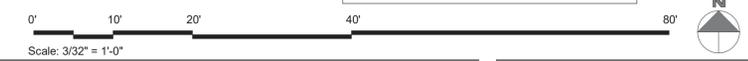


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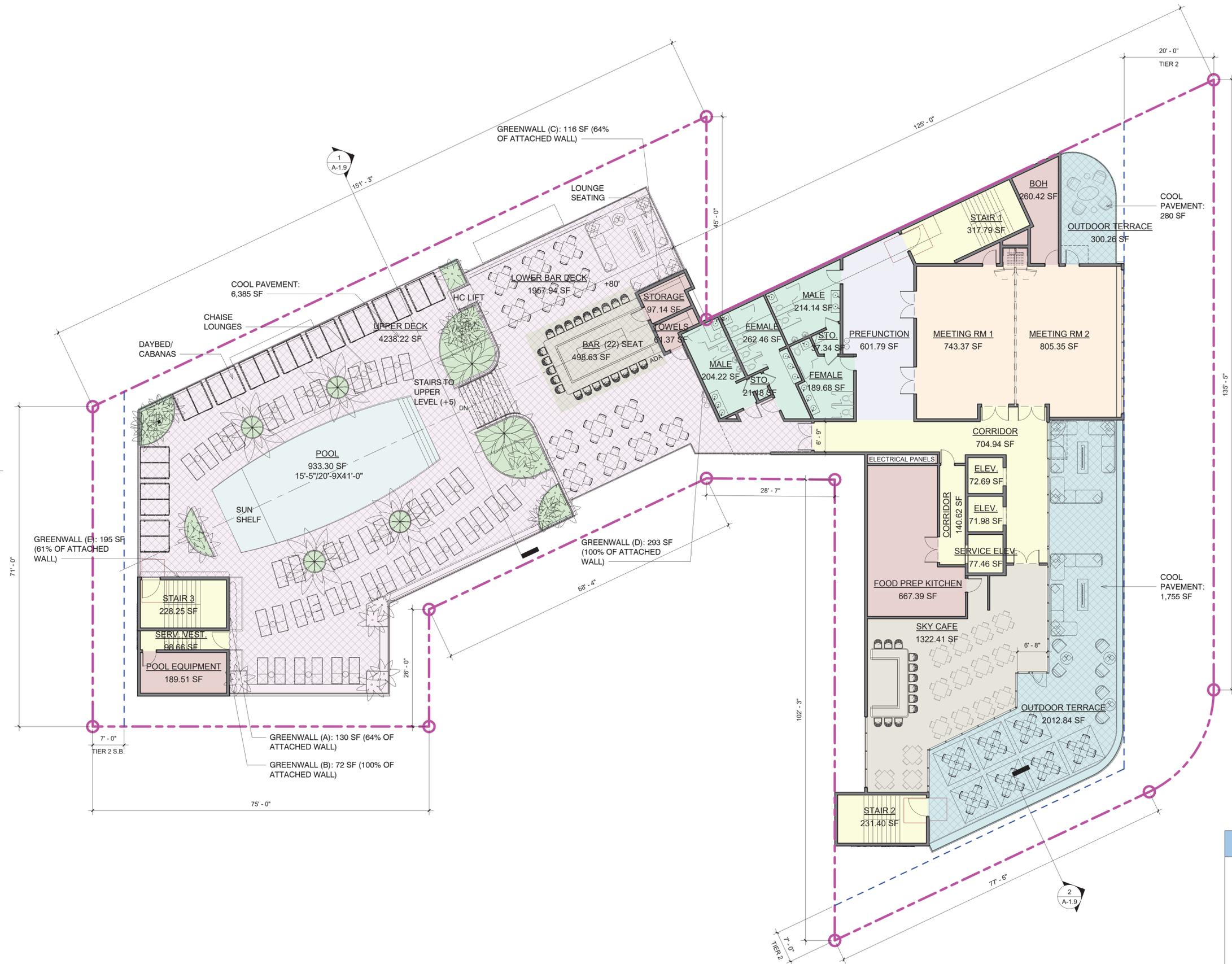
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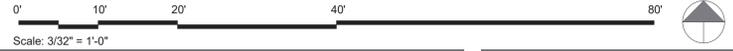




- COOL PAVEMENT
- AMENITY
- ASSEMBLY
- BOH ASSEMBLY
- CIRCULATION
- CIRCULATION - LOBBY
- LANDSCAPE CALC
- OUTDOOR TERRACE
- POOL
- POOL DECK
- RESTROOM

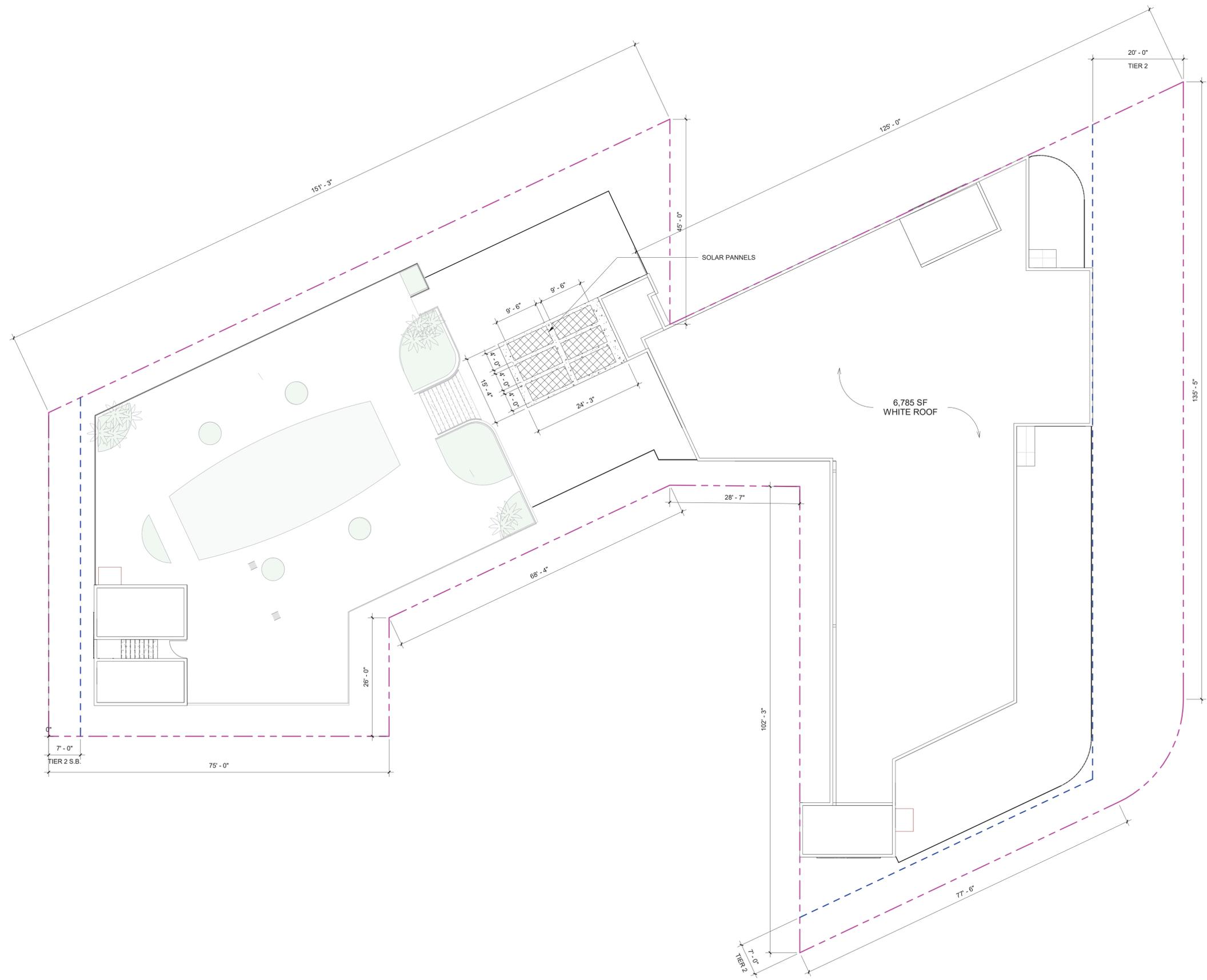
PLAN LEGEND

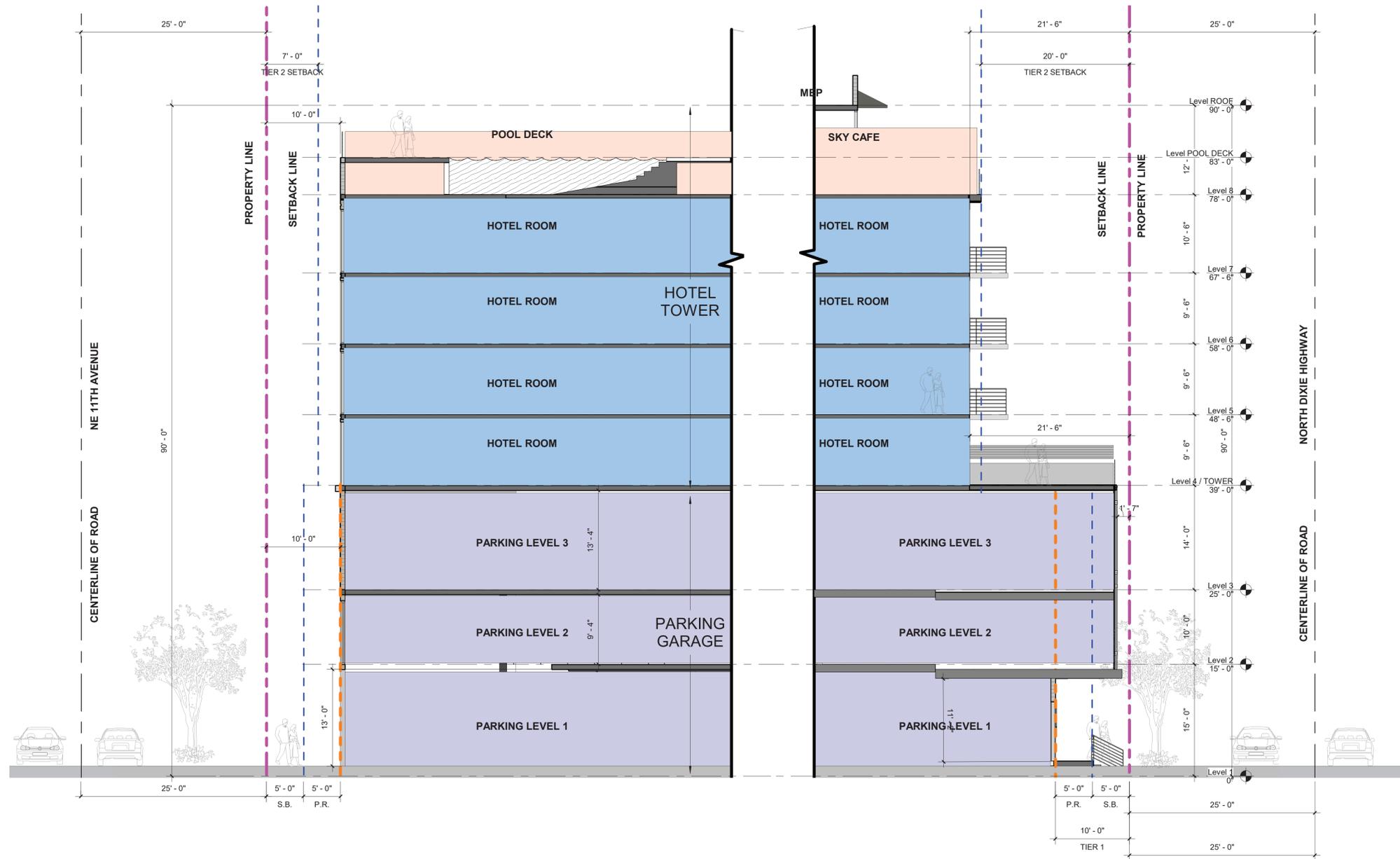
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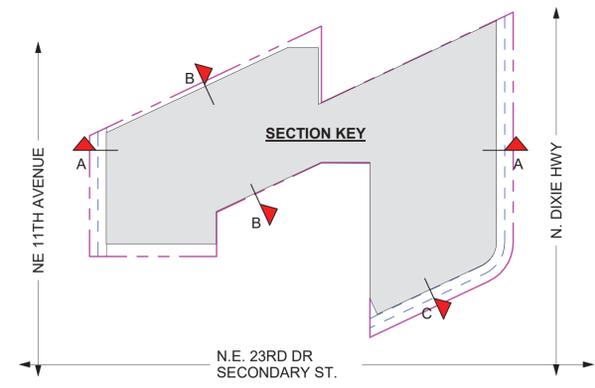
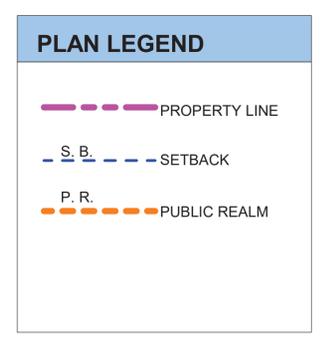
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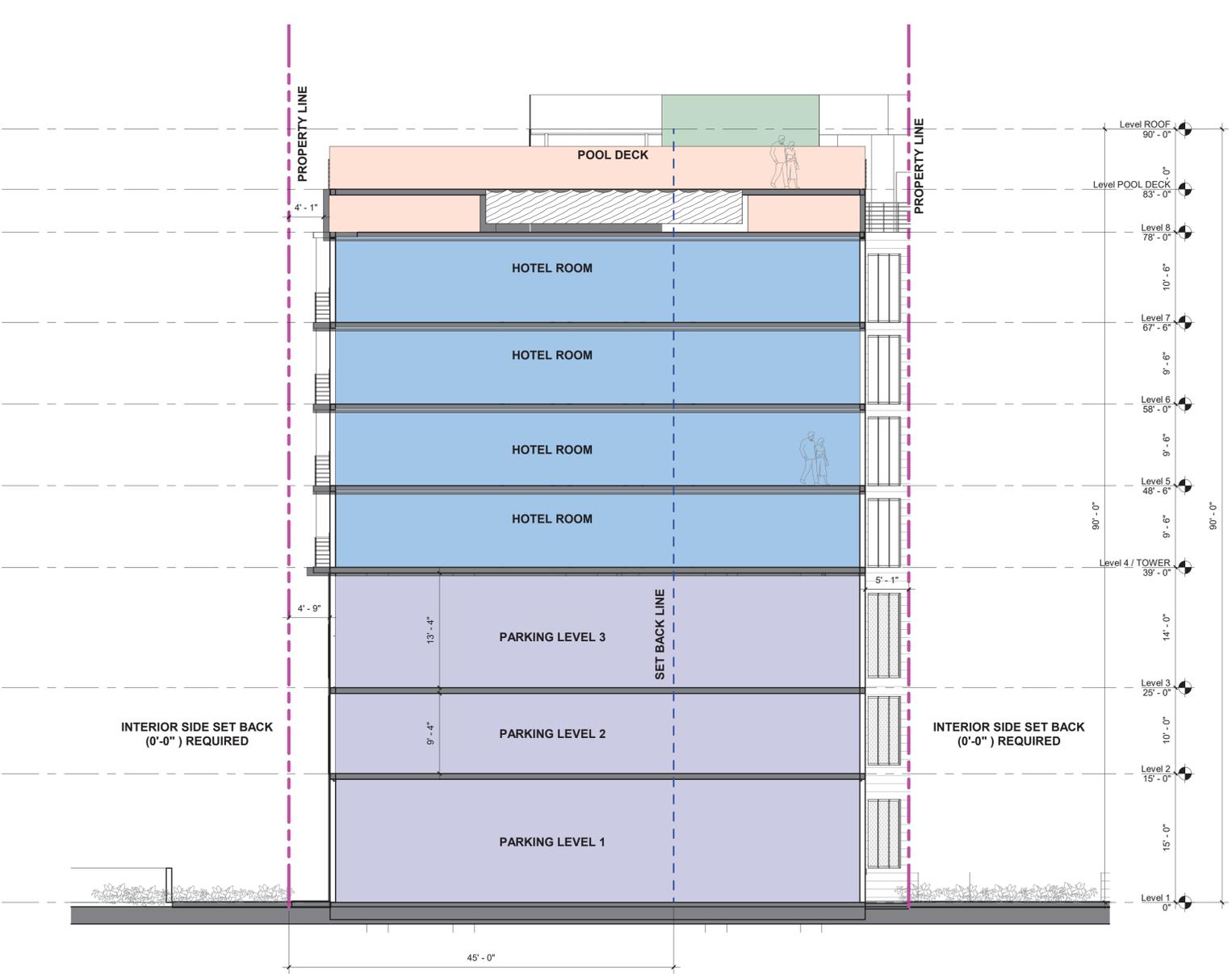




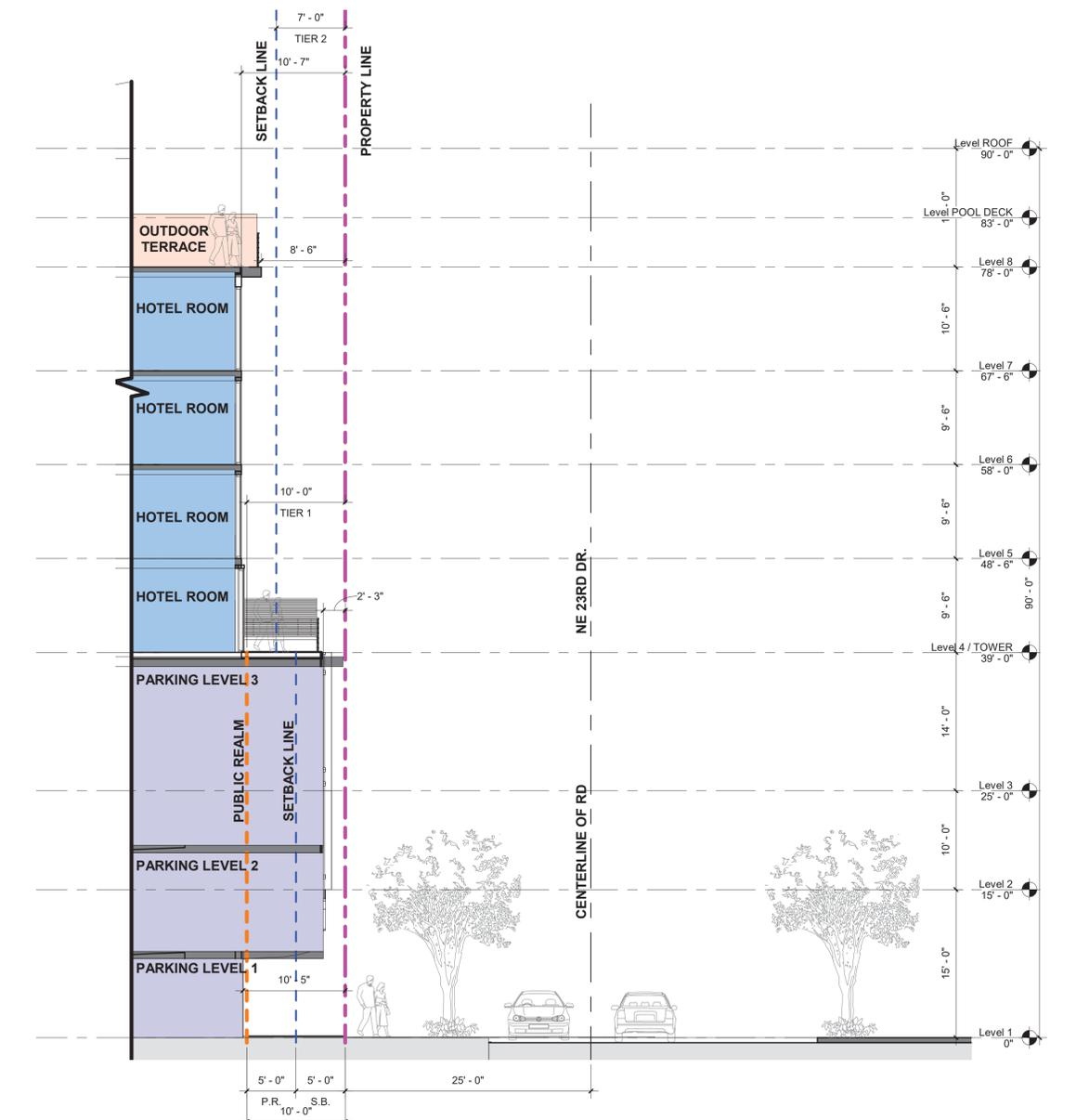


1 SECTION (A) EAST WEST
 A-1.8 SCALE: 1/8" = 1'-0"



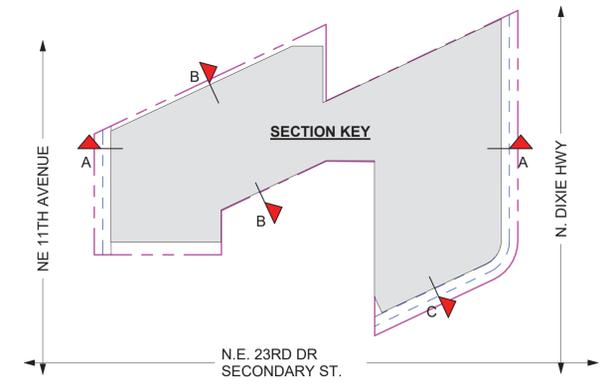


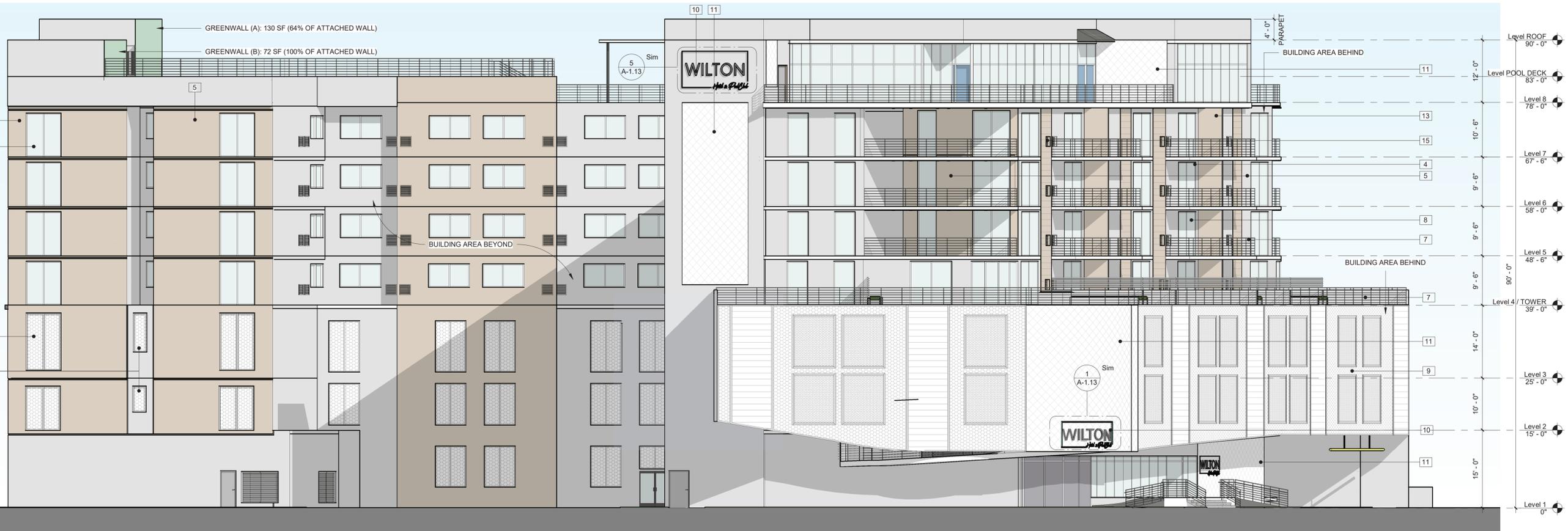
1 SECTION (B) NORTH SOUTH
 A-1.9 SCALE: 1/8" = 1'-0"



2 SECTION (C) NE 23RD DR
 A-1.9 SCALE: 1/8" = 1'-0"

PLAN LEGEND	
	PROPERTY LINE
	S. B. - SETBACK
	P. R. - PUBLIC REALM





1 SOUTH ELEVATION
SCALE: 1" = 10'-0"



WINDOW / STOREFRONT



WOOD-TONE PAINTED STUCCO

NOTES:
CONTRACTOR TO PROVIDE ALL COLOR AND ALL FINISH SAMPLES FOR APPROVAL.

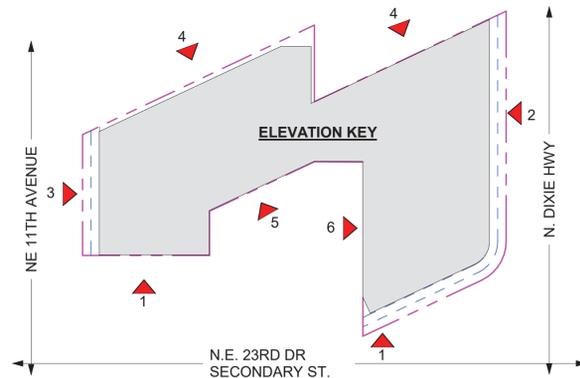
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GENERAL NOTE:
REFER TO SHEET A-1.13 FOR SIGNAGE DIMENSIONS

EXTERIOR ELEVATIONS - KEY NOTES	
NUMBER	DESCRIPTION
1	WHITE STUCCO FINISH (EXTRA WHITE SW 7006 BY SHERWIN WILLIAMS)
2	GRAY STUCCO FINISH (NETWORK GRAY SW 7073 BY SHERWIN WILLIAMS)
4	DARK BRONZE ALUMINUM WINDOW/STOREFRONT FRAME
5	WOOD-TONE PAINT STUCCO
7	DARK BRONZE ALUMINUM RAILING
8	EXTERIOR GREY TINTED GLAZING
9	PERFORATED METAL SCREEN
10	ARCHITECTURAL SIGNAGE
11	ART/MURAL WALL: ART TO BE DETERMINED AT LATER DATE
12	HORIZONTAL WOOD LOOK SLOT
13	WOOD LOOK BALCONY DIVIDER
15	VTAC METAL GRILLE - COLOR TO MATCH ADJACENT WALLS



2 EAST ELEVATION
SCALE: 1" = 10'-0"

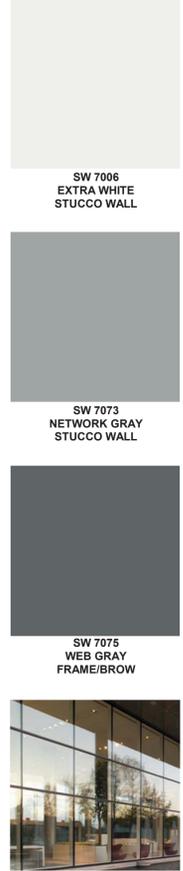


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12	HORIZONTAL WOOD LOOK SLOT
13	WOOD LOOK BALCONY DIVIDER
15	VTAC METAL GRILLE - COLOR TO MATCH ADJACENT WALLS



3 WEST ELEVATION
SCALE: 1" = 10'-0"



WINDOW / STOREFRONT



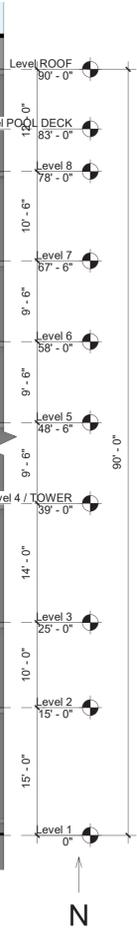
WOOD-TONE PAINTED STUCCO

NOTES:
CONTRACTOR TO PROVIDE ALL COLOR AND ALL FINISH SAMPLES FOR APPROVAL.

GENERAL NOTE:
ANY ART / MURALS SHOWN IN THIS SET ARE FOR ILLUSTRATIVE PURPOSES ONLY (AND ARE SUBJECT TO CHANGE) AND MUST BE APPROVED BY THE COMMUNITY DEVELOPMENT SERVICES DIRECTOR PRIOR TO INSTALLATION

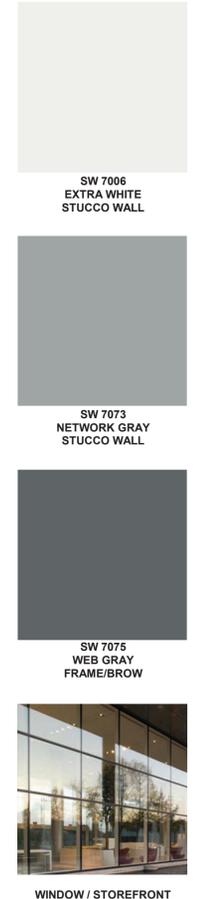


5 SOUTH INTERIOR ELEVATION
SCALE: 1" = 10'-0"

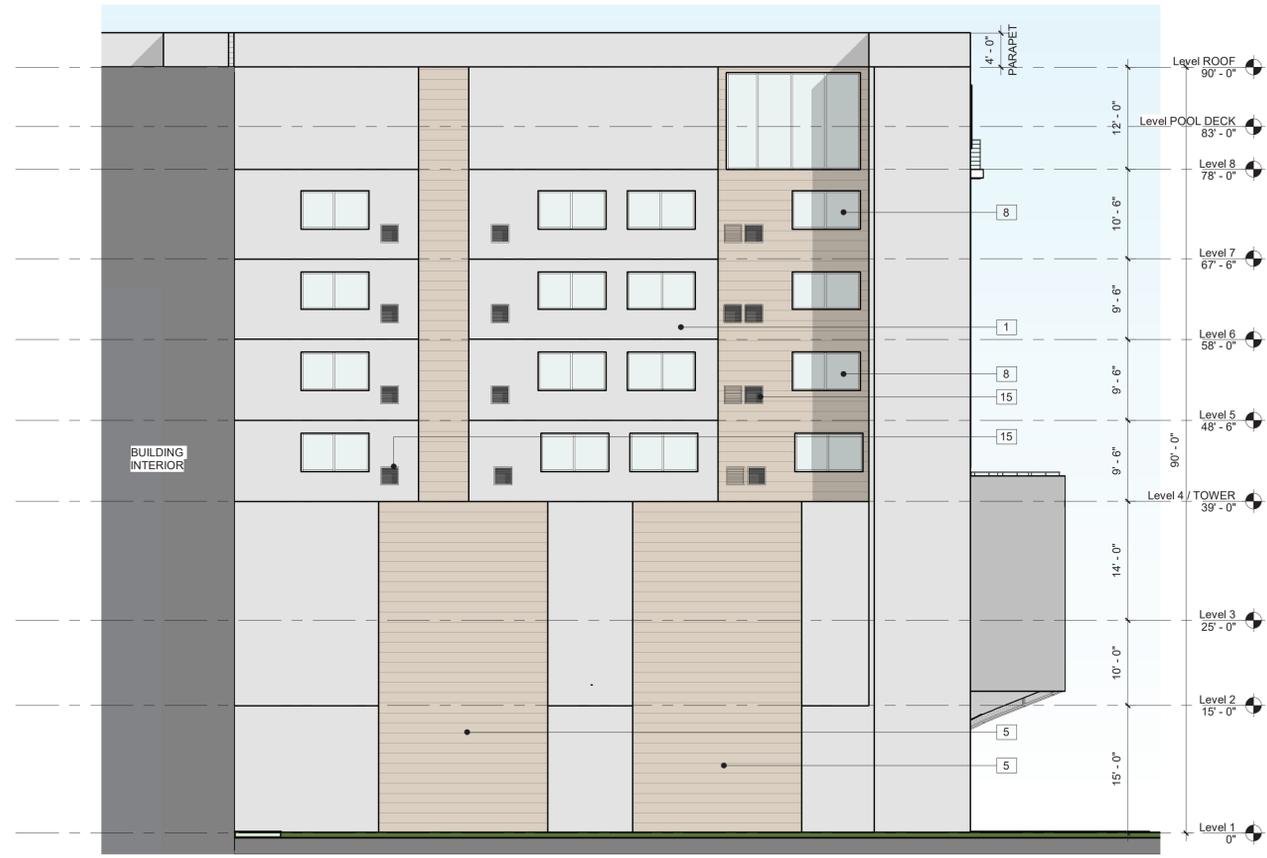




4 NORTH ELEVATION
SCALE: 1" = 10'-0"



NOTES:
CONTRACTOR TO PROVIDE ALL COLOR
AND ALL FINISH SAMPLES FOR
APPROVAL.

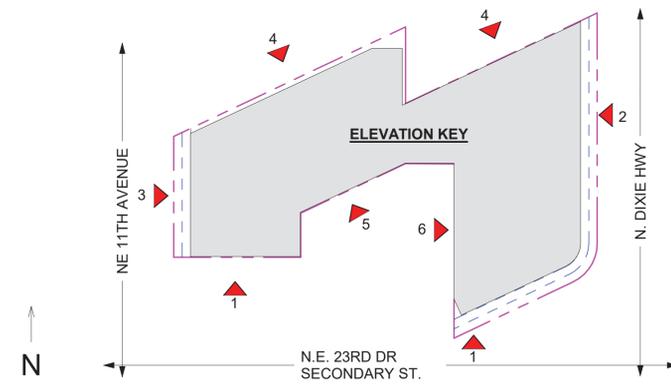


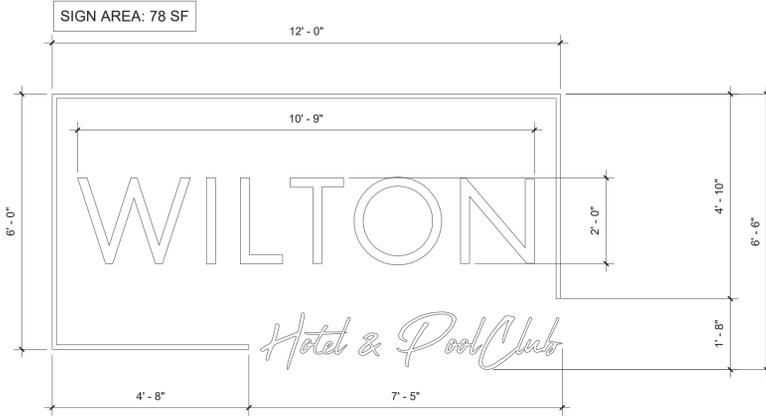
6 WEST INTERIOR ELEVATION
SCALE: 1" = 10'-0"

GENERAL NOTE:
ANY ART / MURALS SHOWN IN THIS SET ARE FOR ILLUSTRATIVE
PURPOSES ONLY (AND ARE SUBJECT TO CHANGE) AND MUST BE
APPROVED BY THE COMMUNITY DEVELOPMENT SERVICES DIRECTOR
PRIOR TO INSTALLATION

GENERAL NOTE:
REFER TO SHEET A-1.13 FOR SIGNAGE DIMENSIONS

EXTERIOR ELEVATIONS - KEY NOTES	
NUMBER	DESCRIPTION
1	WHITE STUCCO FINISH (EXTRA WHITE SW 7006 BY SHERWIN WILLIAMS)
2	GRAY STUCCO FINISH (NETWORK GRAY SW 7073 BY SHERWIN WILLIAMS)
4	DARK BRONZE ALUMINUM WINDOW/STOREFRONT FRAME
5	WOOD-TONE PAINT STUCCO
7	DARK BRONZE ALUMINUM RAILING
8	EXTERIOR GREY TINTED GLAZING
9	PERFORATED METAL SCREEN
10	ARCHITECTURAL SIGNAGE
11	ART/MURAL WALL: ART TO BE DETERMINED AT LATER DATE
12	HORIZONTAL WOOD LOOK SLOT
13	WOOD LOOK BALCONY DIVIDER
15	VTAC METAL GRILLE - COLOR TO MATCH ADJACENT WALLS

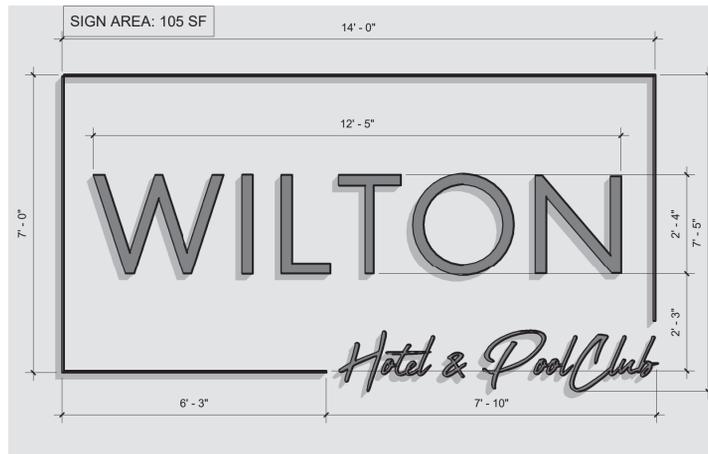




SIGN @ SOUTH EAST CORNER
SCALE: 1/2" = 1'-0"



SIGN @ LOBBY ENTRY
SCALE: 1/2" = 1'-0"



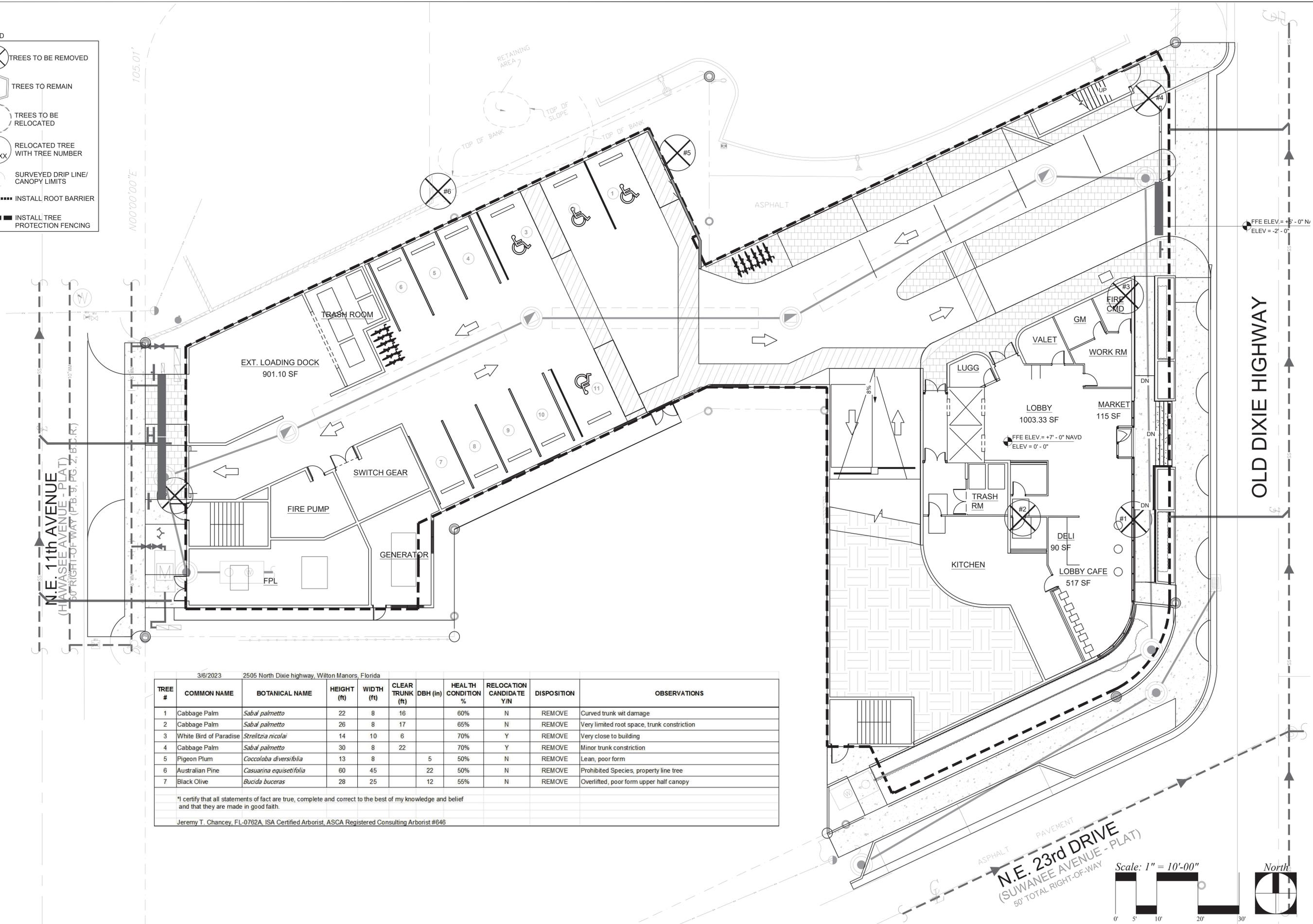
SIGN @ NORTH & SOUTH STAIR TOWERS
SCALE: 1/2" = 1'-0"



SIGN @ WEST STAIR & GARAGE WALL
SCALE: 1/2" = 1'-0"

LEGEND

-  TREES TO BE REMOVED
-  TREES TO REMAIN
-  TREES TO BE RELOCATED
-  RELOCATED TREE WITH TREE NUMBER
-  SURVEYED DRIP LINE/CANOPY LIMITS
-  INSTALL ROOT BARRIER
-  INSTALL TREE PROTECTION FENCING



3/6/2023 2505 North Dixie highway, Wilton Manors, Florida

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	CLEAR TRUNK (ft)	DBH (in)	HEALTH CONDITION %	RELOCATION CANDIDATE Y/N	DISPOSITION	OBSERVATIONS
1	Cabbage Palm	<i>Sabal palmetto</i>	22	8	16		60%	N	REMOVE	Curved trunk wit damage
2	Cabbage Palm	<i>Sabal palmetto</i>	26	8	17		65%	N	REMOVE	Very limited root space, trunk constriction
3	White Bird of Paradise	<i>Strelitzia nicolai</i>	14	10	6		70%	Y	REMOVE	Very close to building
4	Cabbage Palm	<i>Sabal palmetto</i>	30	8	22		70%	Y	REMOVE	Minor trunk constriction
5	Pigeon Plum	<i>Coccoloba diversifolia</i>	13	8		5	50%	N	REMOVE	Lean, poor form
6	Australian Pine	<i>Casuarina equisetifolia</i>	60	45		22	50%	N	REMOVE	Prohibited Species, property line tree
7	Black Olive	<i>Bucida buceras</i>	28	25		12	55%	N	REMOVE	Overlifted, poor form upper half canopy

I certify that all statements of fact are true, complete and correct to the best of my knowledge and belief and that they are made in good faith.

Jeremy T. Chancey, FL-0762A, ISA Certified Arborist, ASCA Registered Consulting Arborist #646

ASPHALT PAVEMENT

N.E. 23rd DRIVE
(SUWANEE AVENUE - PLAT)
50' TOTAL RIGHT-OF-WAY

Scale: 1" = 10'-00"



North



ECOPLAN
ECOLOGICAL, ENVIRONMENTAL AND PLANNING
LAND USE ANALYSIS, LANDSCAPE ARCHITECTURE
10001 W. BIRCH STREET
FORT LAUDERDALE, FL 33309
PH: 858.324.5722

DRC SUBMITTAL

THE WILTON HOTEL
WILTON MANORS, FLORIDA

TREE DISPOSITION PLAN

DATE: 7/5/2023
PROJECT #: 2225
DRAWN BY: JH
CHECKED BY: JH
SCALE: INDICATED

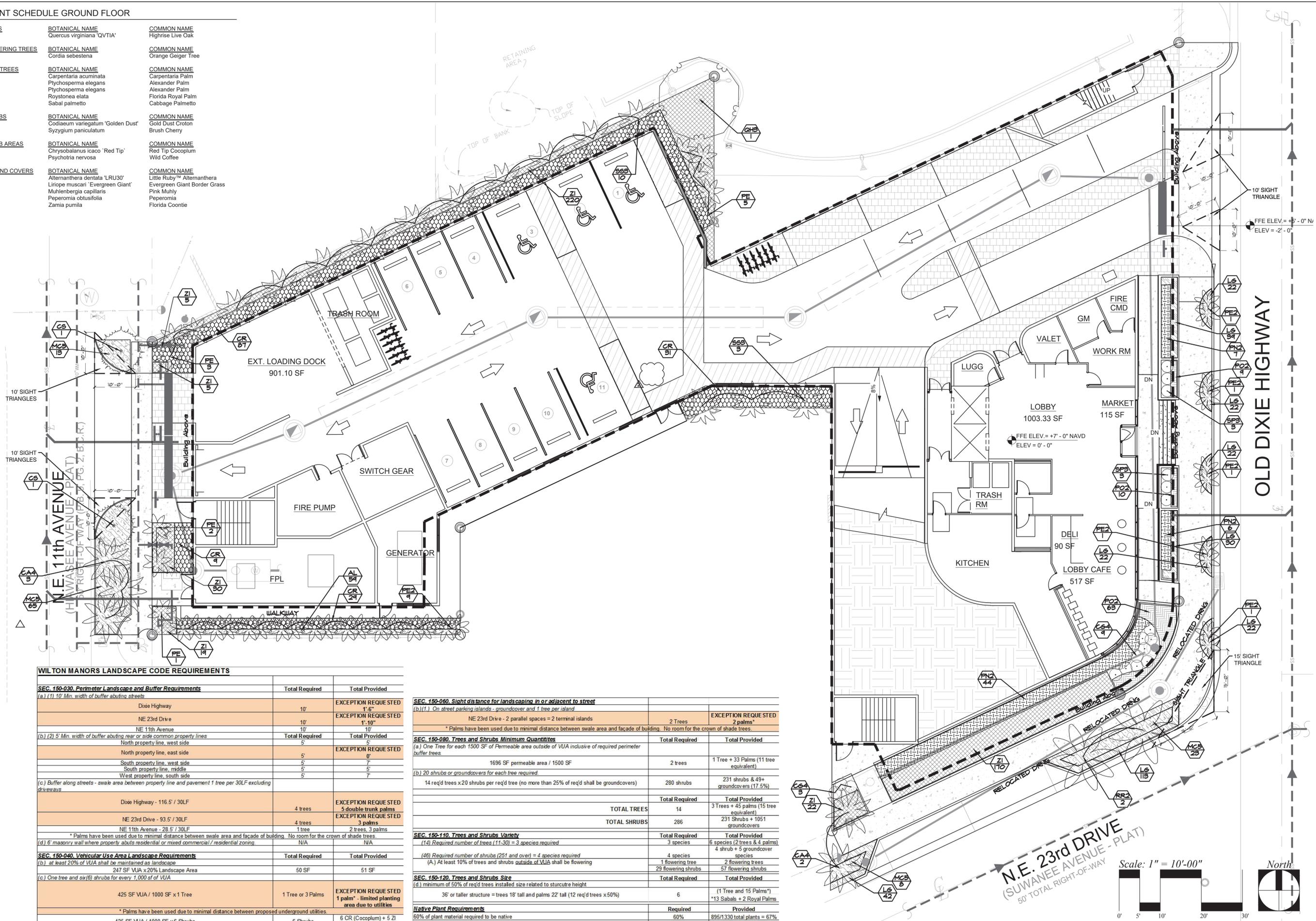
REVISION: BY: DATE
1 - INITIAL
2 - DRC COMMENTS 10-2-23 JH
3 - DRC COMMENTS 10-27-23 JH
4 - DRC FINAL 12-18-23 JH

SEAL:
I hereby certify that I am a duly licensed professional engineer in the State of Florida.
Name: John Henning
No.: 15342
Exp.: 12/31/2024

SHEET NUMBER:
LAPL-0

PLANT SCHEDULE GROUND FLOOR

TREES	BOTANICAL NAME	COMMON NAME
QH3	Quercus virginiana 'QVTIA'	Highrise Live Oak
FLOWERING TREES	BOTANICAL NAME	COMMON NAME
CS	Cordia sebestena	Orange Geiger Tree
PALM TREES	BOTANICAL NAME	COMMON NAME
CA4	Carpentaria acuminata	Carpentaria Palm
PE2	Ptychosperma elegans	Alexander Palm
PE	Ptychosperma elegans	Alexander Palm
RR2	Roystonea elata	Florida Royal Palm
SS3	Sabal palmetto	Cabbage Palmetto
SHRUBS	BOTANICAL NAME	COMMON NAME
CG4	Codiaeum variegatum 'Golden Dust'	Gold Dust Croton
SP3	Syzygium paniculatum	Brush Cherry
SHRUB AREAS	BOTANICAL NAME	COMMON NAME
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum
PN2	Psychotria nervosa	Wild Coffee
GROUND COVERS	BOTANICAL NAME	COMMON NAME
AL	Alternanthera dentata 'LRU30'	Little Ruby™ Alternanthera
LG	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass
MC5	Muhlenbergia capillaris	Pink Muhly
PO2	Peperomia obtusifolia	Peperomia
ZI	Zamia pumila	Florida Coontie



WILTON MANORS LANDSCAPE CODE REQUIREMENTS

SEC. 150-030. Perimeter Landscape and Buffer Requirements	Total Required	Total Provided
(a.) (1) 10' Min. width of buffer abutting streets		
Dixie Highway	10'	EXCEPTION REQUESTED 1'-6"
NE 23rd Drive	10'	EXCEPTION REQUESTED 1'-10"
NE 11th Avenue	10'	
(b.) (2) 5' Min. width of buffer abutting rear or side common property lines		
North property line, west side	5'	5'
North property line, east side	5'	EXCEPTION REQUESTED 0'
South property line, west side	5'	7'
South property line, middle	5'	5'
West property line, south side	5'	7'
(c) Buffer along streets - swale area between property line and pavement 1 tree per 30LF excluding driveways		
Dixie Highway - 116.5' / 30LF	4 trees	EXCEPTION REQUESTED 5 double trunk palms
NE 23rd Drive - 93.5' / 30LF	4 trees	EXCEPTION REQUESTED 3 palms
NE 11th Avenue - 28.5' / 30LF	1 tree	2 trees, 3 palms
* Palms have been used due to minimal distance between swale area and façade of building. No room for the crown of shade trees.		
(d) 6' masonry wall where property abuts residential or mixed commercial / residential zoning	N/A	N/A
SEC. 150-040. Vehicular Use Area Landscape Requirements	Total Required	Total Provided
(b) at least 20% of VUA shall be maintained as landscape		
247 SF VUA x 20% Landscape Area	50 SF	51 SF
(c) One tree and six(6) shrubs for every 1,000 sf of VUA		
425 SF VUA / 1000 SF x 1 Tree	1 Tree or 3 Palms	EXCEPTION REQUESTED 1 palm* - limited planting area due to utilities
* Palms have been used due to minimal distance between proposed underground utilities.		
425 SF VUA / 1000 SF x 6 Shrubs	6 Shrubs	6 CR (Cocoplum) + 5 ZI (Coontie)

SEC. 150-060. Sight distance for landscaping in or adjacent to street	Total Required	Total Provided
(b)(1) On street parking islands - groundcover and 1 tree per island		
NE 23rd Drive - 2 parallel spaces = 2 terminal islands	2 Trees	EXCEPTION REQUESTED 2 palms*
* Palms have been used due to minimal distance between swale area and façade of building. No room for the crown of shade trees.		
SEC. 150-080. Trees and Shrubs Minimum Quantities	Total Required	Total Provided
(a) One Tree for each 1500 SF of Permeable area outside of VUA inclusive of required perimeter buffer trees		
1696 SF permeable area / 1500 SF	2 trees	1 Tree + 33 Palms (11 tree equivalent)
(b) 20 shrubs or groundcovers for each tree required		
14 req'd trees x 20 shrubs per req'd tree (no more than 25% of req'd shall be groundcovers)	280 shrubs	231 shrubs + 49+ groundcovers (17.5%)
TOTAL TREES	14	3 Trees + 45 palms (15 tree equivalent)
TOTAL SHRUBS	286	231 Shrubs + 1051 groundcovers
SEC. 150-110. Trees and Shrubs Variety	Total Required	Total Provided
(14) Required number of trees (11-30) = 3 species required	3 species	6 species (2 trees & 4 palms)
(d) Required number of shrubs (251 and over) = 4 species required	4 species	4 shrub + 5 groundcover species
(A) at least 10% of trees and shrubs outside of VUA shall be flowering	1 flowering tree	2 flowering trees
	29 flowering shrubs	57 flowering shrubs
SEC. 150-120. Trees and Shrubs Size	Total Required	Total Provided
(d) minimum of 50% of req'd trees installed size related to sturcture height		
36' or taller structure = trees 18' tall and palms 22' tall (12 req'd trees x 50%)	6	(1 Tree and 16 Palms*)
Native Plant Requirements	Required	Provided
60% of plant material required to be native	60%	895/1330 total plants = 67%
	60%	11/15 species = 73%



DRC SUBMITTAL

THE WILTON HOTEL
WILTON MANORS, FLORIDA

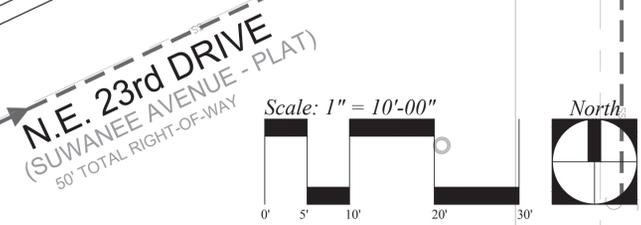
PLANTING PLAN GROUND FLOOR

DATE: 7/5/2023
PROJECT #: 2225
DRAWN BY: JH
CHECKED BY: JH
SCALE: INDICATED

REVISION	DATE	BY
1	10-2-23	JH
2	10-2-23	JH
3	10-27-23	JH
4	12-18-23	JH

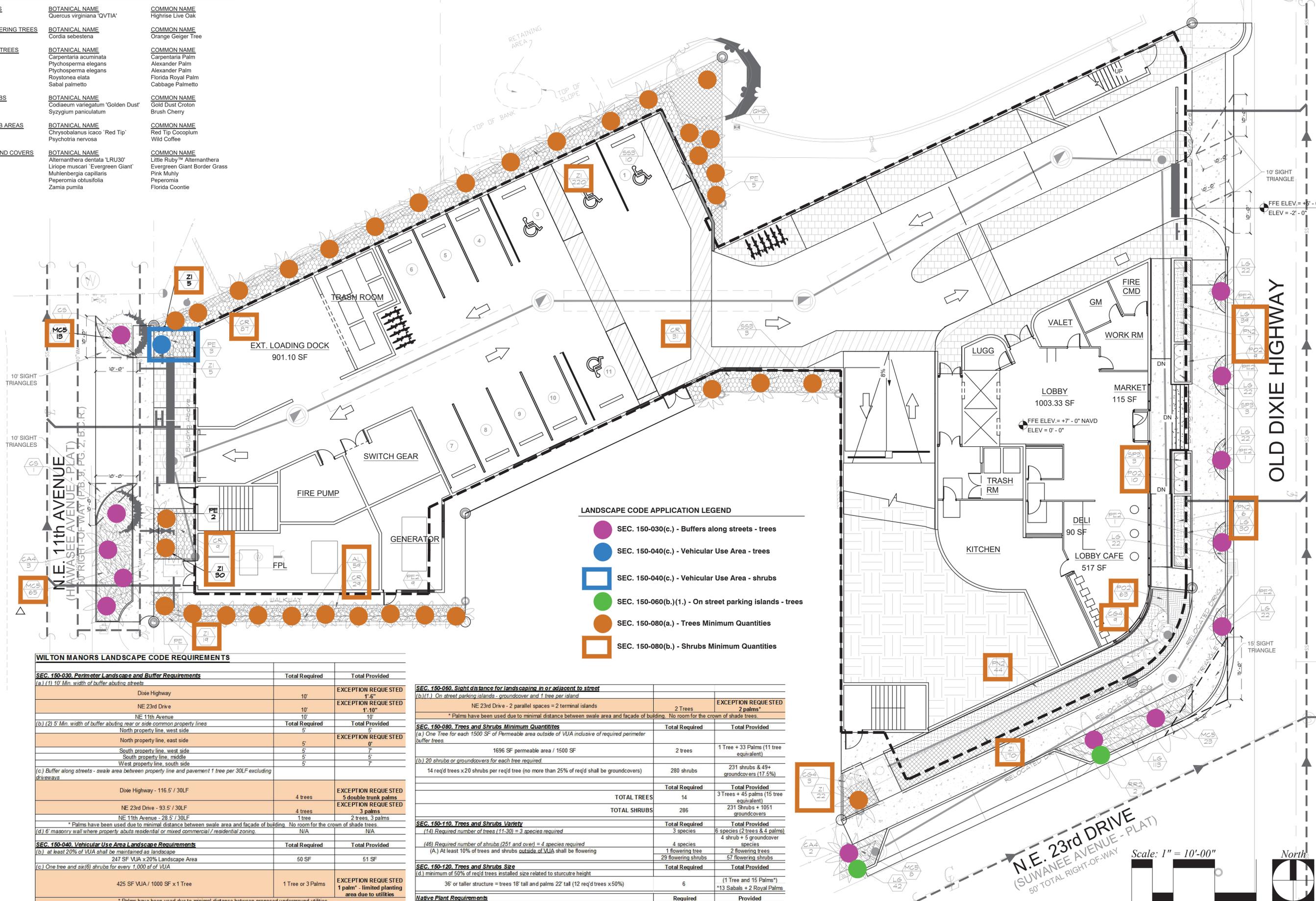


SHEET NUMBER: LAPL-1



PLANT SCHEDULE GROUND FLOOR

TREES	BOTANICAL NAME	COMMON NAME
QH3	Quercus virginiana 'QVTIA'	Highrise Live Oak
FLOWERING TREES	BOTANICAL NAME	COMMON NAME
CS	Cordia sebestena	Orange Geiger Tree
PALM TREES	BOTANICAL NAME	COMMON NAME
CA4	Carpentaria acuminata	Carpentaria Palm
PE2	Ptychosperma elegans	Alexander Palm
PE	Ptychosperma elegans	Alexander Palm
RR2	Roystonea elata	Florida Royal Palm
SS3	Sabal palmetto	Cabbage Palmetto
SHRUBS	BOTANICAL NAME	COMMON NAME
CG4	Codiaeum variegatum 'Golden Dust'	Gold Dust Croton
SP3	Syzygium paniculatum	Brush Cherry
SHRUB AREAS	BOTANICAL NAME	COMMON NAME
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum
PN2	Psychotria nervosa	Wild Coffee
GROUND COVERS	BOTANICAL NAME	COMMON NAME
AL	Alternanthera dentata 'LRU30'	Little Ruby™ Alternanthera
LG	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass
MC5	Muhlenbergia capillaris	Pink Muhly
PO2	Peperomia obtusifolia	Peperomia
ZI	Zamia pumila	Florida Coontie



- LANDSCAPE CODE APPLICATION LEGEND**
- SEC. 150-030(c.) - Buffers along streets - trees
 - SEC. 150-040(c.) - Vehicular Use Area - trees
 - SEC. 150-040(c.) - Vehicular Use Area - shrubs
 - SEC. 150-060(b.)(1.) - On street parking islands - trees
 - SEC. 150-080(a.) - Trees Minimum Quantities
 - SEC. 150-080(b.) - Shrubs Minimum Quantities

WILTON MANORS LANDSCAPE CODE REQUIREMENTS

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* Palms have been used due to minimal distance between swale area and façade of building. No room for the crown of shade trees.		
(d) 6' masonry wall where property abuts residential or mixed commercial / residential zoning	N/A	N/A
SEC. 150-040. Vehicular Use Area Landscape Requirements	Total Required	Total Provided
(b) at least 20% of VUA shall be maintained as landscape		
247 SF VUA x 20% Landscape Area	50 SF	51 SF
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	Total Required	Total Provided
	14	3 Trees + 45 palms (15 tree equivalent)
	TOTAL TREES	TOTAL SHRUBS
	286	231 Shrubs + 1051 groundcovers
SEC. 150-110. Trees and Shrubs Variety	Total Required	Total Provided
(14) Required number of trees (11-30) = 3 species required	3 species	6 species (2 trees & 4 palms)
(46) Required number of shrubs (251 and over) = 4 species required	4 species	4 shrub + 5 groundcover species
(A) At least 10% of trees and shrubs outside of VUA shall be flowering	1 flowering tree	2 flowering trees
	29 flowering shrubs	57 flowering shrubs
SEC. 150-120. Trees and Shrubs Size	Total Required	Total Provided
(d) minimum of 50% of req'd trees installed size related to structure height		
36' or taller structure = trees 18' tall and palms 22' tall (12 req'd trees x 50%)	6	(1 Tree and 15 Palms*)
Native Plant Requirements	Required	Provided
60% of plant material required to be native	60%	895/1330 total plants = 67%
	60%	11/15 species = 73%

ECOPLAN
 ECOCOPY, LANDSCAPE ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 1000 N.W. 11th Street
 Fort Lauderdale, FL 33304-3272

DRC SUBMITTAL

THE WILTON HOTEL
 WILTON MANORS, FLORIDA

PLANTING PLAN GROUND FLOOR
 DATE: 7/5/2023
 PROJECT #: 2225
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: INDICATED

REVISION: DATE BY: COMMENTS
 1-10-23 JH
 2-18-23 JH
 4- DRG FINAL

SEAL:
 I am a registered professional landscape architect in the State of Florida.
 My registration number is 1538641-03000
 JOHN HIRSHMAN
 JOHN HIRSHMAN INC.
 1000 N.W. 11th Street
 Fort Lauderdale, FL 33304-3272

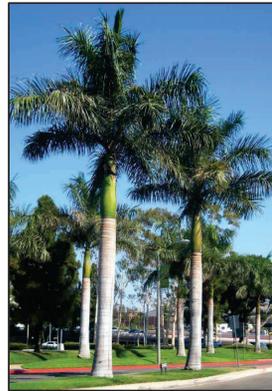
SHEET NUMBER: **LAPL-1.1**



Quercus virginiana QVTIA 'High Rise' Oak



Cordia sebestena / Orange Geiger Tree



Roystonea elata / Florida Royal Palm



Carpentaria acuminata / Carpentaria Palm



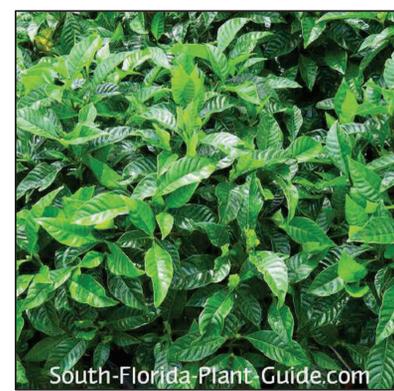
Ptychosperma elegans / Alexander Palm



Sabal palmetto / Cabbage Palm



Codium variegatum 'Golden Dust' / Gold Dust Croton



Psychotria nervosa / Wild Coffee

PLANT SCHEDULE GROUND FLOOR

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	FL FRIENDLY	DROUGHT	REMARKS	
	QH3	1	Quercus virginiana 'QVTIA'	Highrise Live Oak	Field Grown/B&B	22.5' HT. X 8' SPR	6" CAL - SPECIMEN TREE	Yes	Yes	High		
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	FL FRIENDLY	DROUGHT	REMARKS	
	CS	2	Cordia sebestena	Orange Geiger Tree	FG/B&B	12.5' HT X 6' SPR	3"	Yes	Yes	High		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	FL FRIENDLY	DROUGHT	REMARKS	
	CA4	5	Carpentaria acuminata	Carpentaria Palm	FG/BB	14-16' CT VARY HEIGHTS	SPECIMEN	No	Yes	High		
	PE2	14	Ptychosperma elegans	Alexander Palm	FG/B&B	12'-14' CT, DOUBLE TRUNK	SPECIMEN	No	Yes	Yes		
	PE	11	Ptychosperma elegans	Alexander Palm	FG/B&B	12-14' CT VARY HEIGHTS	SPECIMEN	No	Yes	Yes		
	RR2	2	Roystonea elata	Florida Royal Palm	FG/B&B	27.5' HT MIN	SPECIMEN	Yes	Yes	High		
	SS3	13	Sabal palmetto	Cabbage Palmetto	FG/B&B	27.5' HT MIN	SPECIMEN	Yes	Yes	High		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY	DROUGHT	REMARKS		
	CG4	12	Codiaeum variegatum 'Golden Dust'	Gold Dust Croton	---	24" x 24"	No	Yes	High			
	SP3	6	Syzygium paniculatum	Brush Cherry	---	5' TALL TOPIARY CONE	Yes	No	High			
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	FL FRIENDLY	DROUGHT	SPACING	REMARKS
	CR	156	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	---	36" HT	30" O.C.	Yes	Yes	High	30" o.c.	
	PN2	57	Psychotria nervosa	Wild Coffee	7 gal	36" HT X 30"W	30" O.C.	Yes			30" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY	DROUGHT	SPACING	REMARKS	
	AL	59	Alternanthera dentata 'LRU30'	Little Ruby™ Alternanthera	---	12"x12"	No	No	High		15" o.c.	
	LG	334	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	1 Gal.	12"x12"	No	Yes	Medium		12" o.c.	
	MC5	109	Muhlenbergia capillaris	Pink Muhly	24" HT x 24" SPR	24" OC	Yes	Yes	High		24" o.c.	
	PO2	82	Peperomia obtusifolia	Peperomia	1 Gal.	8"x12"	Yes	Yes	High		15" o.c.	
	Z1	467	Zamia pumila	Florida Coontie	---	15"Hx15"W	Yes	Yes	High		18" o.c.	



Syzygium paniculatum / Brush Cherry Topiary



Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum



Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass



Muhlenbergia capillaris / Muhly Grass



Peperomia obtusifolia / Peperomia



Zamia pumila / Coontie

PLANT SCHEDULE 4TH FLOOR

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	FL FRIENDLY	DROUGHT
	TR	5	Thrinax radiata	Florida Thatch Palm	45 gal.	8" HT MIN	TRIPLE TRUNK	Yes	Yes	High

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY	DROUGHT
	PN	5	Psychotria nervosa	Wild Coffee	7 gal.	30" HT	Yes	Yes	Medium

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	FL FRIENDLY	DROUGHT	SPACING
	PO	45	Podocarpus macrophyllus	Podocarpus	---	30" HT x 18" SPR	18" O.C.	No	Yes	Yes	18" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY	DROUGHT	
	LG	79	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	1 Gal.	12"x12"	No	Yes	Medium	12" o.c.
	PO2	20	Peperomia obtusifolia	Peperomia	1 Gal.	8"x12"	Yes	Yes	High	15" o.c.



Thrinax radiata / Florida Thatch Palm



Psychotria nervosa / Wild Coffee



Podocarpus macrophyllus / Podocarpus



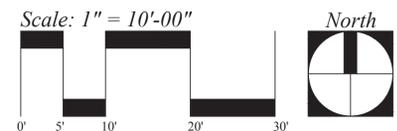
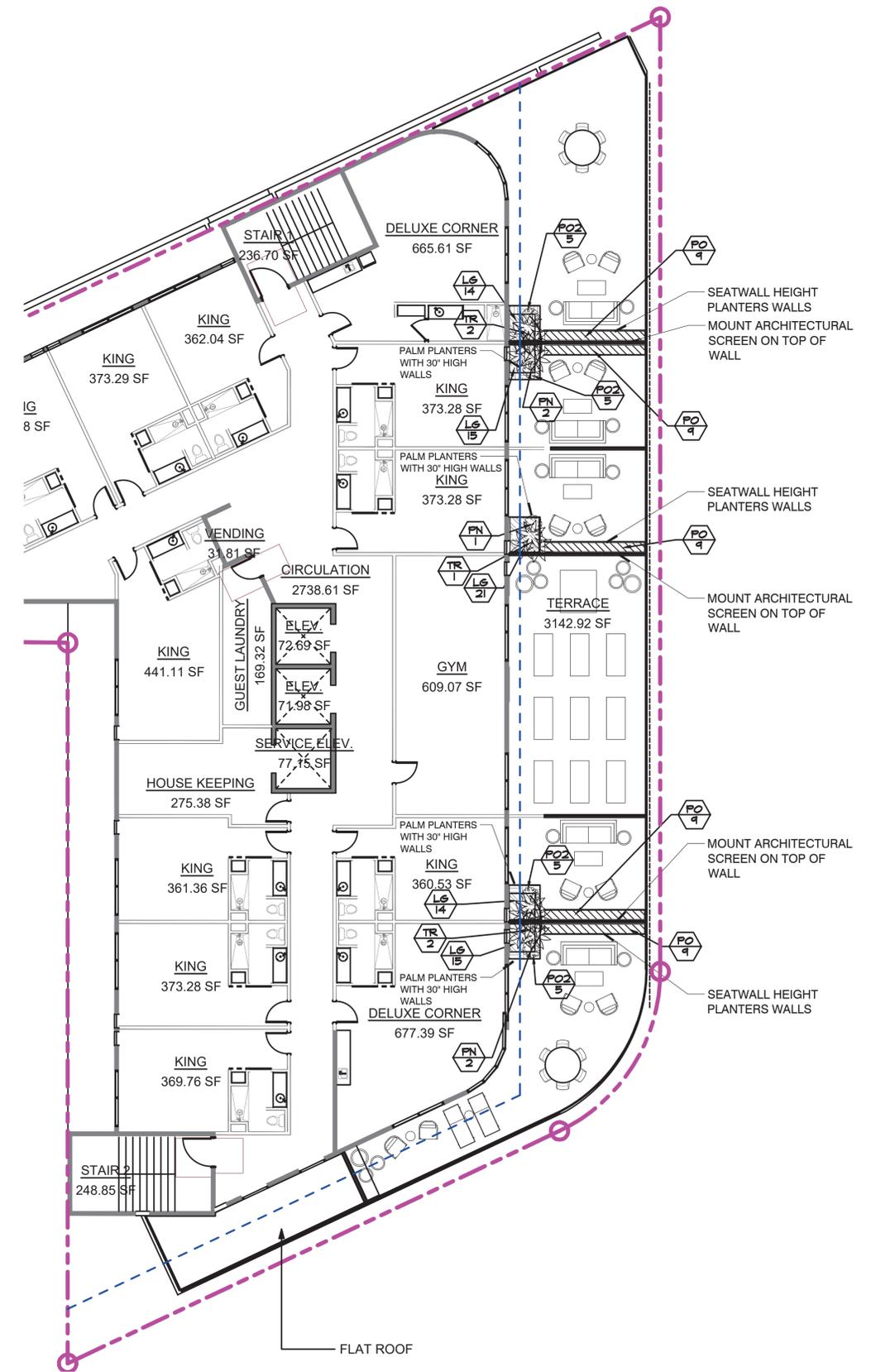
Tripsacum dactyloides / Fakahatchee Grass



Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass



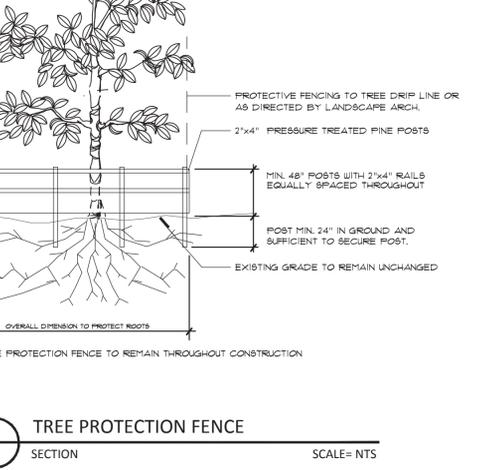
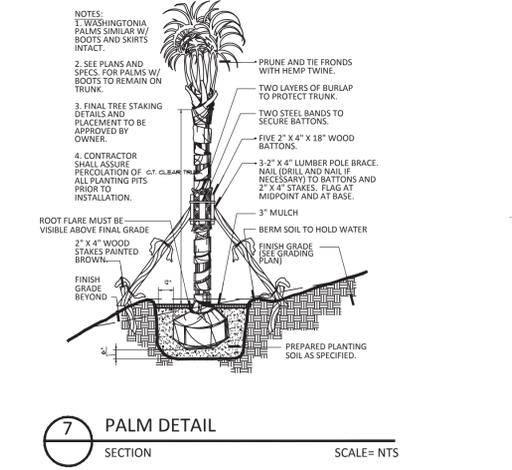
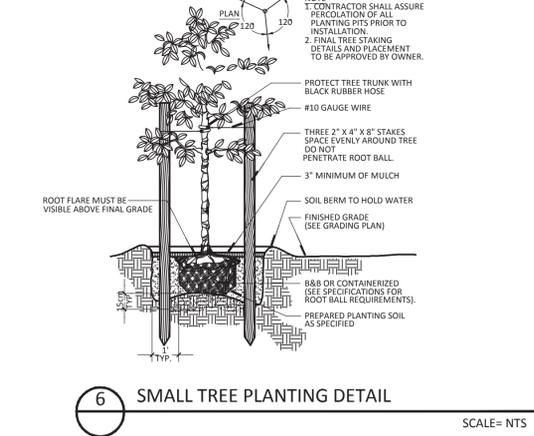
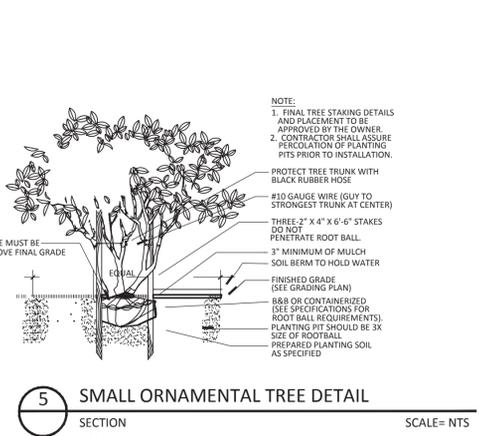
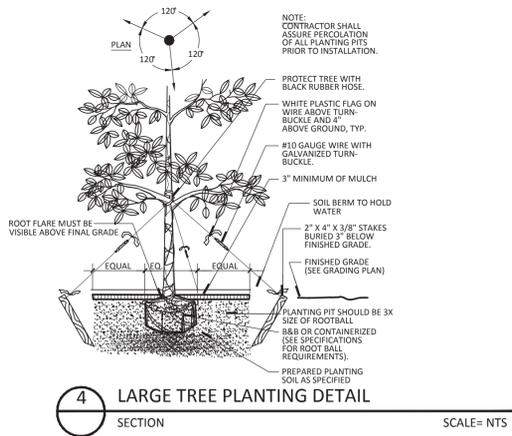
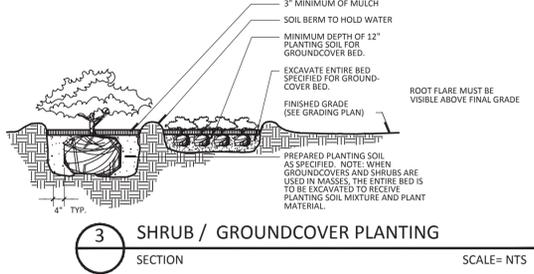
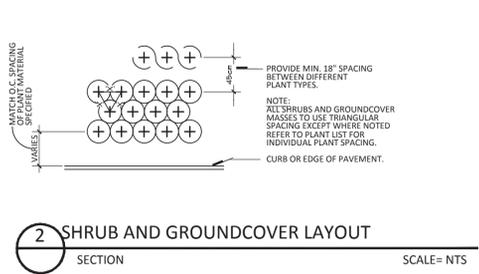
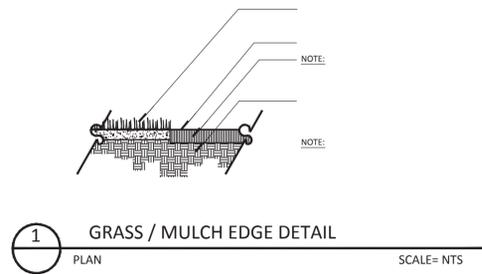
Peperomia obtusifolia / Peperomia



REVISION	DATE	BY:
1 - 2 - DRC COMMENTS 10-2-23	JH	JH
2 - 3 - DRC COMMENTS 10-27-23	JH	JH
3 - 4 - DRC FINAL 12-18-23	JH	JH

SEAL:
 I am a registered professional landscape architect in the State of Florida.
 My registration number is 989860046464.
 My expiration date is 12/31/2024.
 My address is 1000 East Beth Street, Tampa, FL 33602.





LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
6. ALL PLANTING BEDS WITHIN FDOT RIGHT OF WAYS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.
9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.
17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

DATE:	7/5/2023
PROJECT #:	2225
DRAWN BY:	JH
CHECKED BY:	JH
SCALE:	INDICATED

REVISION:	DATE:	BY:
1	10-2-23	JH
2	10-27-23	JH
3	12-18-23	JH
4		JH

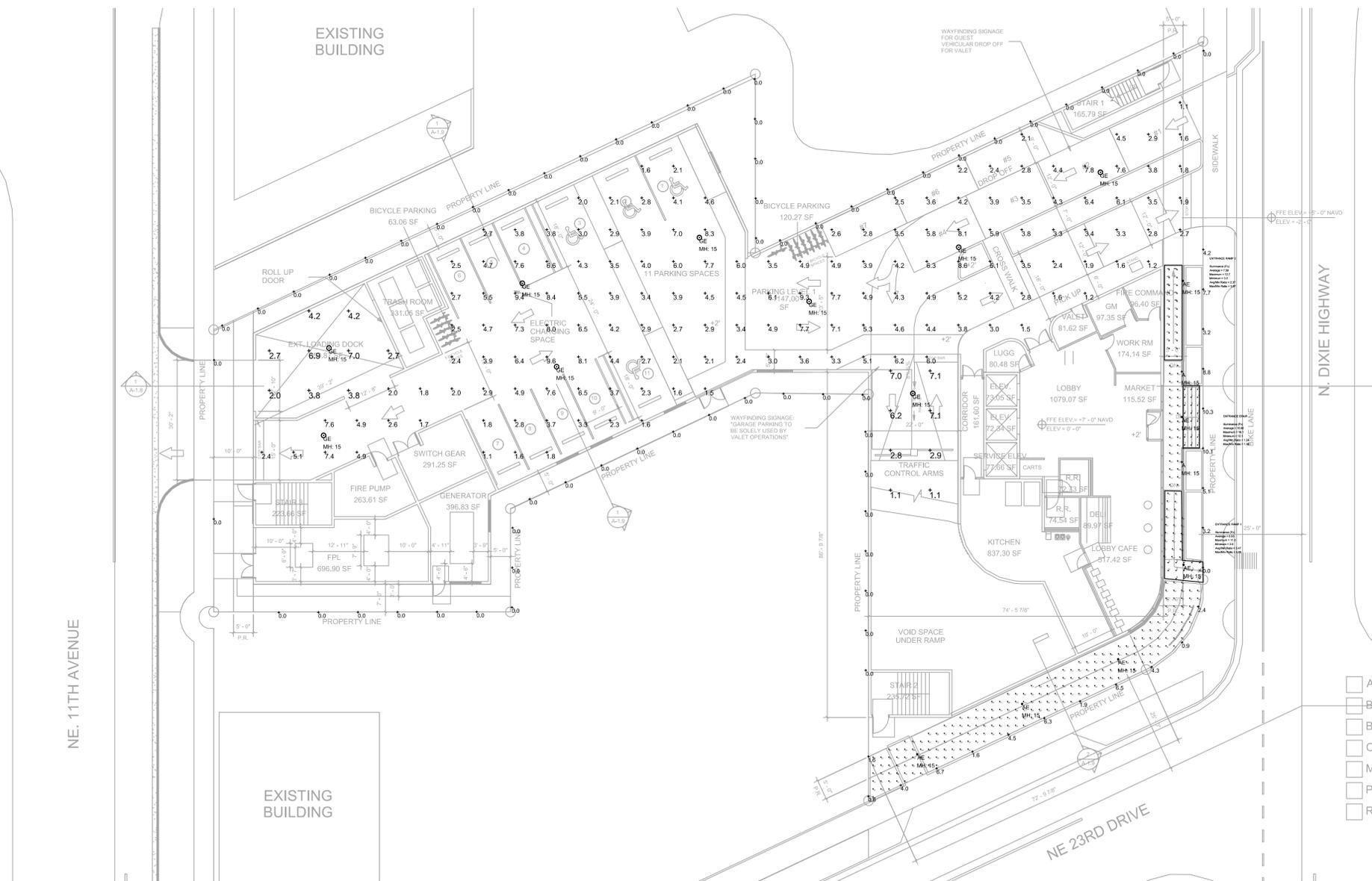
SEAL:
 I am a registered professional
 by John Harrigan
 DNE-c-015
 on-ECOPLAN INC.
 1001 EAST BAY STREET
 FT. LAUDERDALE, FL 33304
 954.347.3722
 153929-0200



PHOTOMETRICS SHEET INDEX

E0.1	SITE PHOTOMETRICS PLAN
E0.2	PHOTOMETRICS PLAN - LEVEL 2
E0.3	PHOTOMETRICS PLAN - LEVEL 3
E1.1	EQUIPMENT SPECIFICATIONS
E1.2	EQUIPMENT SPECIFICATIONS

Note:
If necessary, lightening will be shielded to avoid direct illumination of adjacent residential parcels.



1 SITE PHOTOMETRICS PLAN
SCALE: 1/16" = 1'-0"

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
⊙	2	A	Single	3561	3561	0.900	33.7	33.7
⊙	6	AE	Single	3561	3561	0.900	33.7	33.7
⊙	9	GE	Single	10072	10072	0.900	74.7	74.7

Label	Switched	Output	# Lums
A	On	1.00	2
AE	On	1.00	6
GE	On	1.00	9

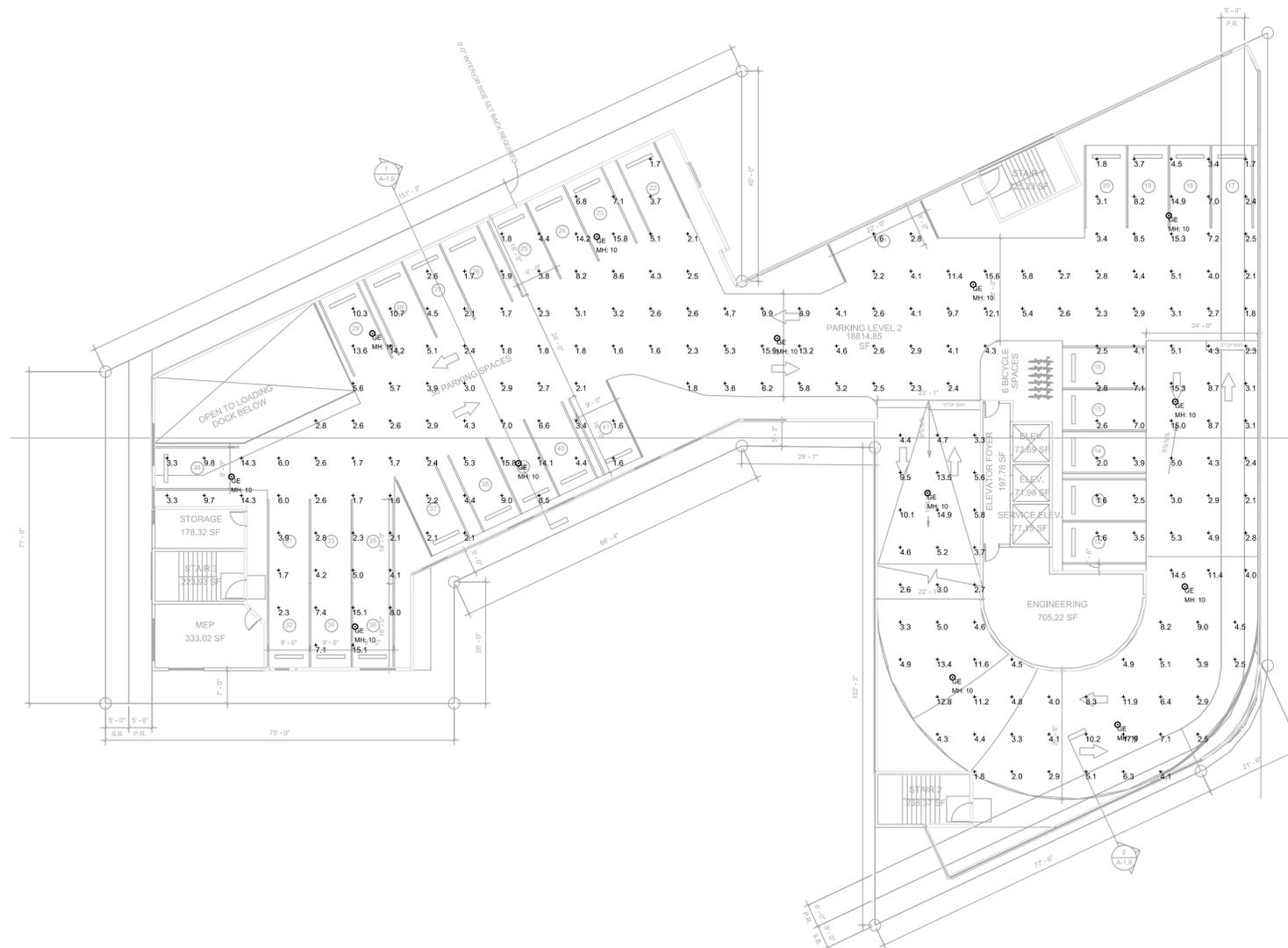
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
ENTRANCE COVERED AREA	Illuminance	Fc	15.87	18.7	7.9	1.88	2.37
EXT LOADING DOCK	Illuminance	Fc	4.14	7.0	2.0	2.07	3.50
NE 23RD DRIVE-COVERED AREA	Illuminance	Fc	5.24	10.3	0.8	0.55	12.88
PARKING LOT	Illuminance	Fc	4.14	9.8	1.1	3.76	8.73
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N/A	N/A
PROPERTY LINE - FRONT	Illuminance	Fc	4.27	10.3	0.0	N/A	N/A
RAMP GARAGE	Illuminance	Fc	4.41	7.7	1.1	4.01	6.45
ENTRANCE RAMP 1	Illuminance	Fc	6.83	11.3	2.0	3.47	5.65
ENTRANCE RAMP 2	Illuminance	Fc	7.58	12.7	3.2	2.37	3.97
ENTRANCE STAIR	Illuminance	Fc	15.00	18.1	12.1	1.24	1.50

WILTON HOTEL											
LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
A	4" LED DOWNLIGHT	HALO COMMERCIAL	HC4-35-D010-HM4-43040840-41-MDW	UNV	4000K	3561	LED	0-10V	33.7	RECESSED	NOTE 1
AE	4" LED DOWNLIGHT W/ INTEGRAL BATTERY PACK	HALO COMMERCIAL	HC4-35-D010-IE1M7-HM4-43040840-41-MDW	UNV	4000K	3561	LED	0-10V	33.7	RECESSED	NOTE 1
GE	GARAGE LUMINAIRE W/ INTEGRAL BATTERY PACK	MCGRAW EDISON	TT-D5-740-U-MQ-FINISH-IBP	120-277	4000K	10072	LED	0-10V	74.7	SURFACE	NOTE 1

FIXTURE SCHEDULE NOTES
NOTE 1: CONFIRM FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169





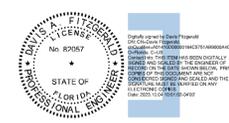
1 PHOTOMETRICS PLAN - LEVEL 2
SCALE: 1/16" = 1'-0"

Photometrics Calculation Software Generated Luminaire Schedule							
Scene	Label	Qty	Arrangement	Lum Lumens	Air Lum Lumens	LF/Ft	Lum Watts
Scene: NORMAL MODE	GE	13	Single	10072	10072	0.950	74.7

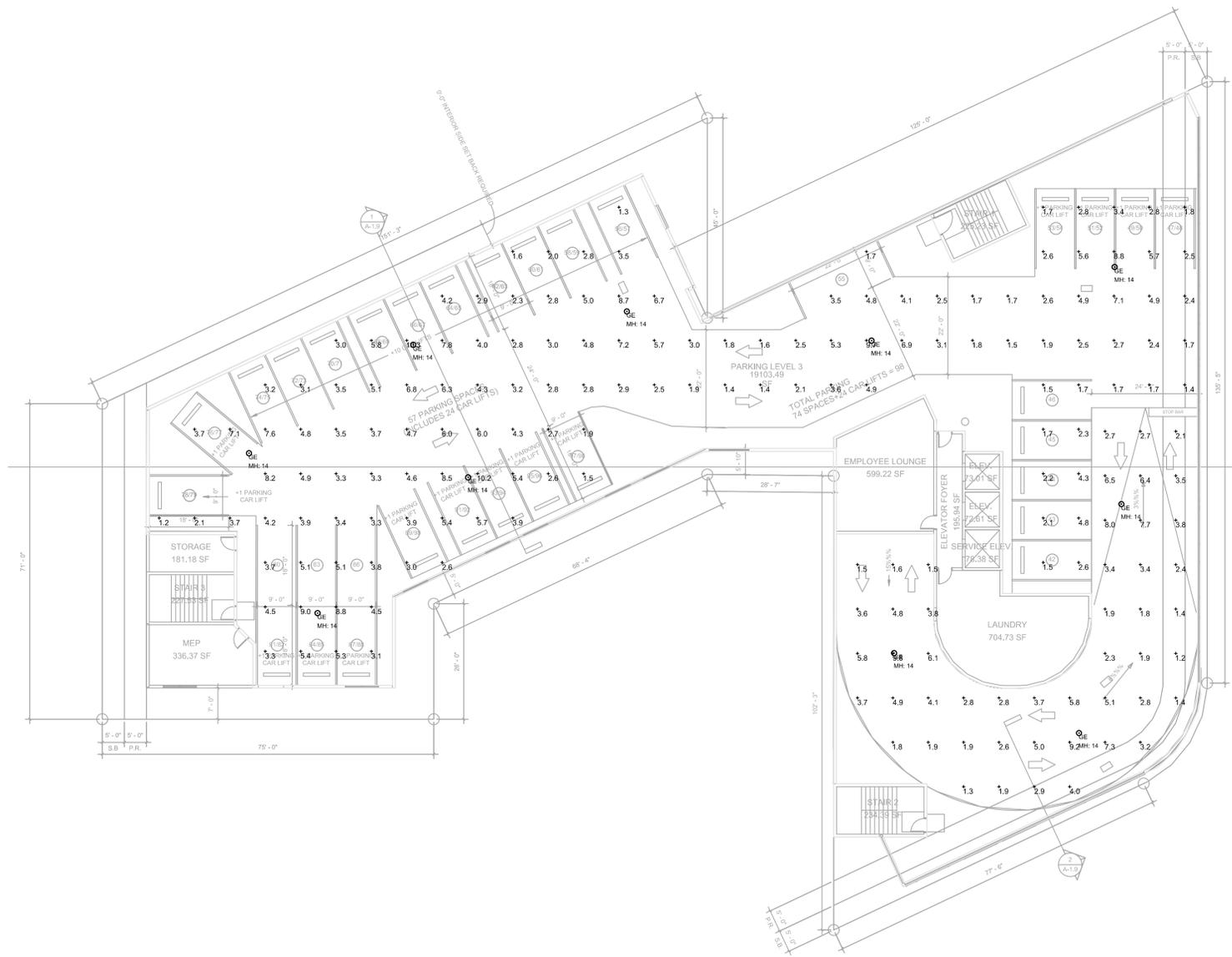
LIGHT OUTPUT SUMMARY			
Scene	Label	Switched On	# Luminaire
Scene: NORMAL MODE	GE	13	13

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE	Illuminance	Fc	5.14	15.9	1.6	3.21	9.94
RAMP	Illuminance	Fc	6.22	17.9	1.8	3.46	9.94

Note:
If necessary, lightening will be shielded to avoid direct illumination of adjacent residential parcels.



RGD CONSULTING ENGINEERS
JUPITER | ORLANDO
561-743-0165 | 407-945-6630
WWW.RGDENGINEERS.COM
2151 ALT A1A #2000, JUPITER, FL 33477
CERT OF AUTH 5454



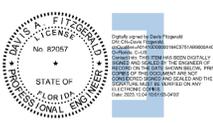
1 PHOTOMETRICS PLAN - LEVEL 3
SCALE: 1/16" = 1'-0"

Photometrics Calculation Software Generated Luminaire Schedule								
Scheme: NORMAL MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
○	10	GE	Single	10072	10072	0.800	74.7	74.7

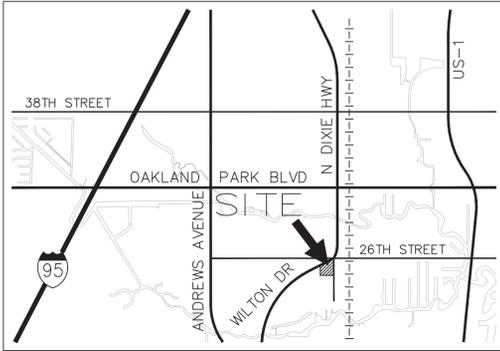
LIGHT OUTPUT SUMMARY			
Scheme: NORMAL MODE			
Label	Switched	Output	# Lums
GE	On	1.00	10

Calculation Summary							
Scheme: NORMAL MODE							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE	Illuminance	Fc	3.90	10.3	1.2	3.25	8.58
GAAMP	Illuminance	Fc	3.71	9.8	1.2	3.09	8.17

Note:
If necessary, lightening will be shielded to avoid direct illumination of adjacent residential parcels.



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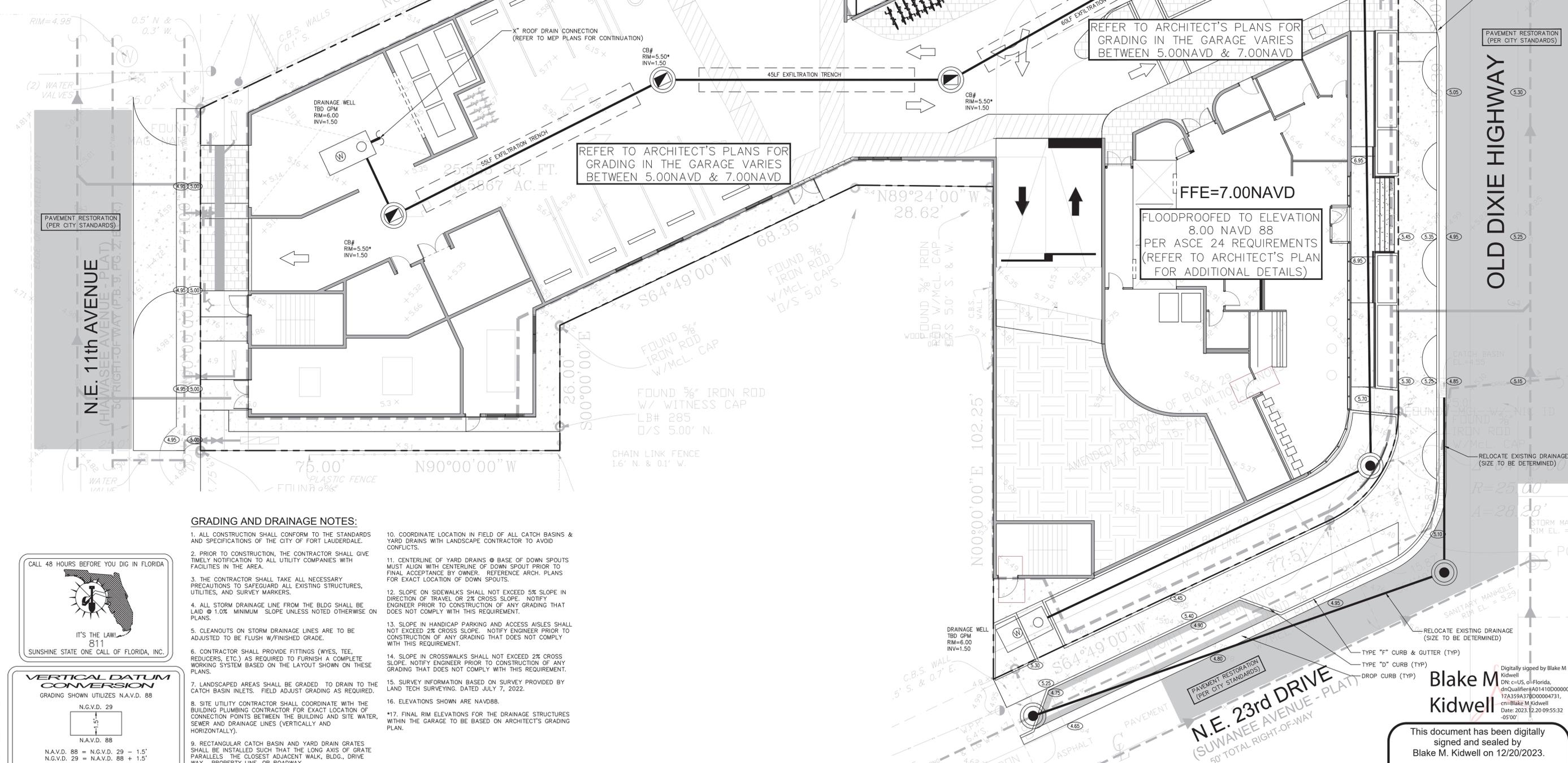


LOCATION MAP

NTS



- LEGEND:**
- PROPOSED ELEVATION (NAVD)
 - ◻ EXISTING ELEVATION (NAVD)
 - ▣ PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - ⊥ TEE
 - ⊕ WATER METER
 - ⊗ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
 - ⊘ REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - - - WATER MAIN
 - FM - SANITARY FORCE MAIN
 - VALVE
 - ⊕ FIRE HYDRANT
 - ⊗ SIAMOSE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - - - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE
- FLOOD ZONE "AE" ELEV (6.0) NAVD ON FIRM MAP #12011C0367 J, DATED DECEMBER 31, 2019
- BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. (5.5) NAVD
- AVERAGE WET SEASON WATER LEVEL= ELEV. (1.5) NAVD



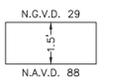
GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
11. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
12. SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
13. SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY LAND TECH SURVEYING, DATED JULY 7, 2022.
16. ELEVATIONS SHOWN ARE NAVD88.
- *17. FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA



VERTICAL DATUM CONVERSION
GRADING SHOWN NAVD. 88



N.A.V.D. 88 = N.G.V.D. 29 - 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

Dec. 20, 2023 - 9:52am

Drawing name: F:\2022 Jobs\22-1716.00 Wilton Hotel\22-1716.00 SITE.dwg



Sheet Title
CONCEPTUAL PAVING, GRADING, & DRAINAGE PLAN

Job Title
THE WILTON HOTEL
N DIXIE HIGHWAY
WILTON MANORS, FLORIDA 33305



Revisions

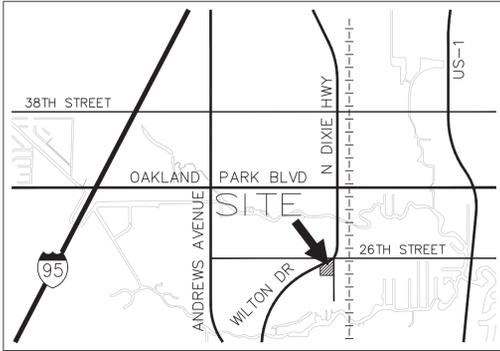
07/13/23	REV 1
08/01/23	REV 2
08/31/23	REV 3
09/21/23	REV 3
	REV 5

Phase:
PERMIT DOCUMENTS



Scale:	1"=10'	Date:	12/20/23
Job No.:	22-1716.00	Plot Date:	12/20/23
Drawn by:	BMK	Sheet No.:	C2
Proj. Mgr.:	BMK	Appr. by:	BMK
		2 of 3	

This document has been digitally signed and sealed by Blake M. Kidwell on 12/20/2023.
Printed copies of this document are not considered signed and sealed.



LOCATION MAP

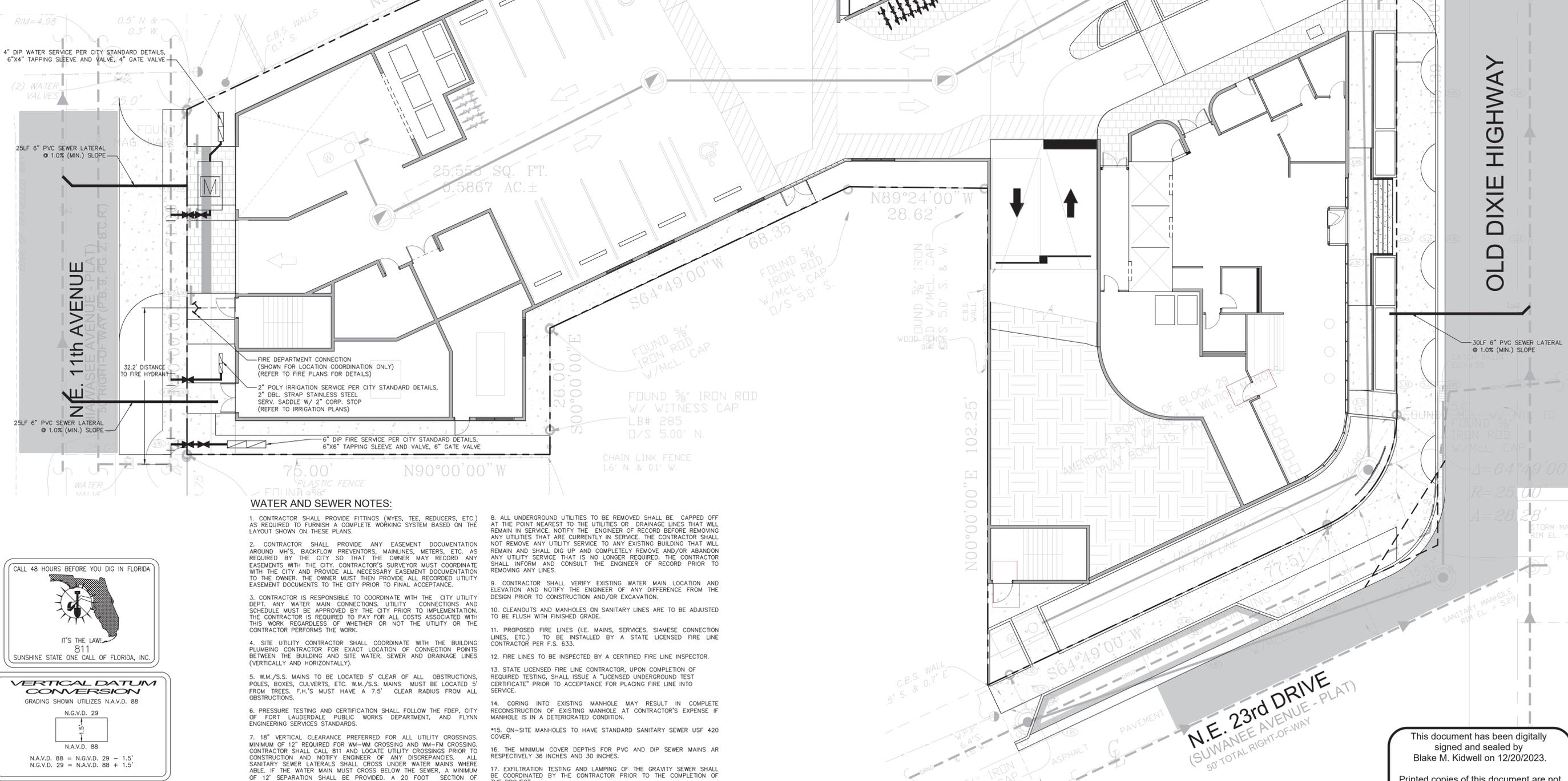
NTS



LEGEND:

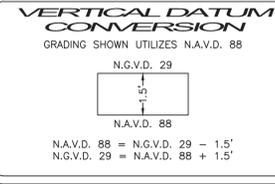
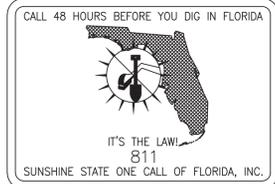
- PROPOSED MANHOLE
- W - WATER MAIN
- FM - SANITARY FORCE MAIN
- ∩ VALVE
- ⊕ FIRE HYDRANT
- ⊕ SIAMISE CONNECTION
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- ⊕ REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER

PUMP STATION START UP, EXFILTRATION TESTING, LAMPING, AND VIDEO SURVEY OF SANITARY SEWER TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR. PRESSURE TESTING AND CANNON FLUSH OF WATER MAIN TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR.



WATER AND SEWER NOTES:

1. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
2. CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
3. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
4. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
5. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
6. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FDPD, CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.
7. 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-VM CROSSING AND WM-FM CROSSING. CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE ABLE. IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12" SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAINS CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.
8. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
9. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
11. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMISE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
12. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
13. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
14. CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
- *15. ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.
16. THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
17. EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.



Dec. 20, 2023 - 9:51am

Drawing name: F:\2022 Jobs\22-1716.00 Wilton Hotel\22-1716.00 SITE.dwg



Sheet Title
CONCEPTUAL WATER & SEWER PLAN

Job Title
THE WILTON HOTEL
N DIXIE HIGHWAY
WILTON MANORS, FLORIDA 33305



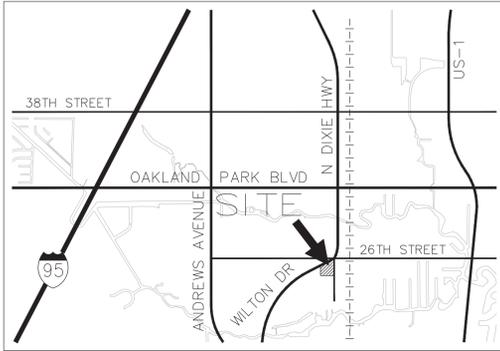
Revisions	
△ 07/13/23	REV 1
△ 08/01/23	REV 2
△ 08/31/23	REV 3
△ 09/21/23	REV 3
△	REV 5

Phase:
PERMIT DOCUMENTS



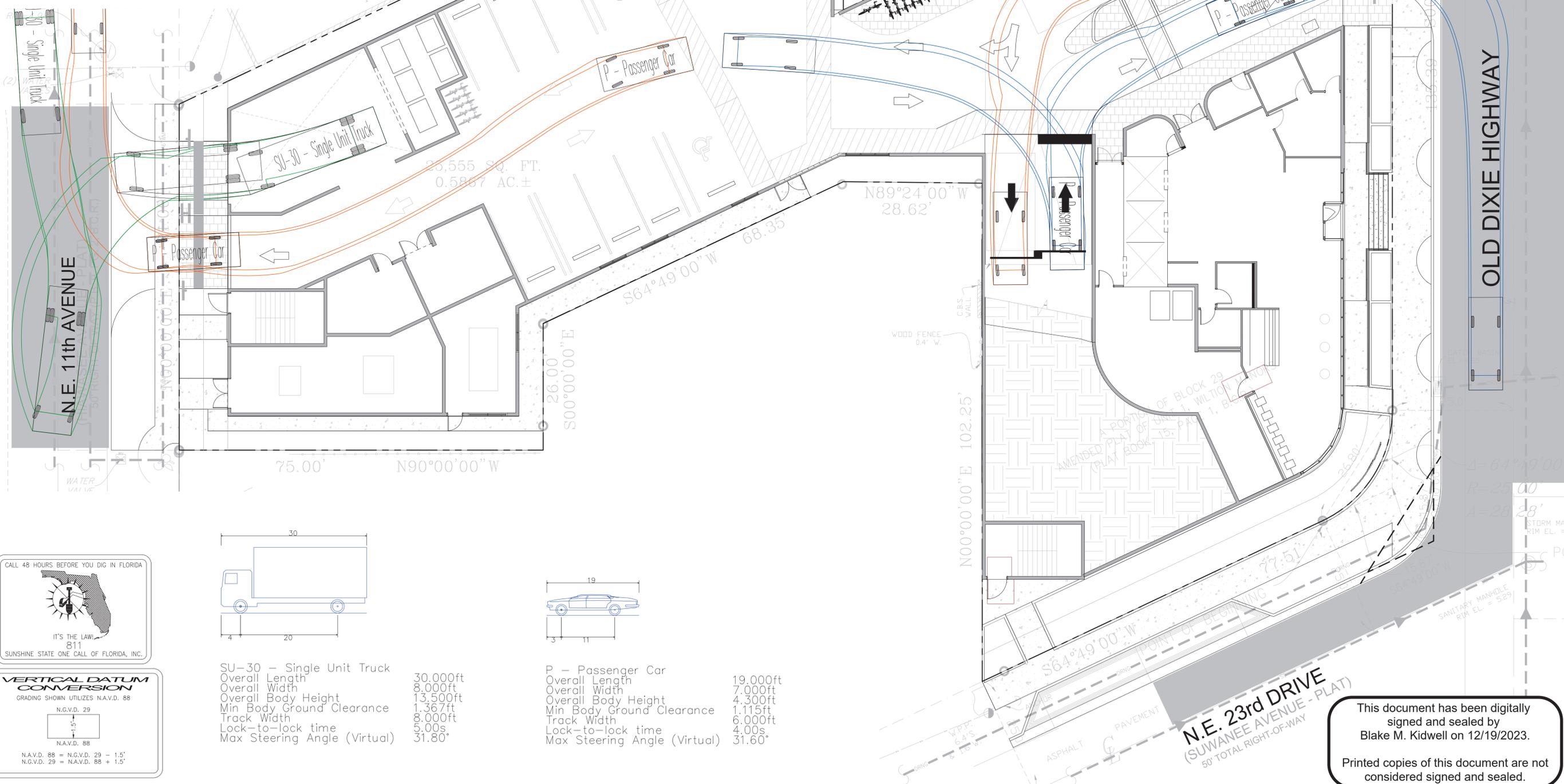
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Job No.	Plot Date
22-1716.00	12/20/23
Drawn by	Sheet No.
BMK	C3
Proj. Mgr.	
Appr. by	3 of 3
BMK	

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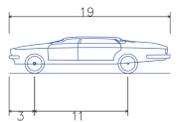
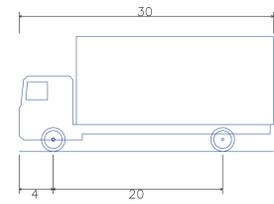


LOCATION MAP
NTS

- LEGEND:**
- PROPOSED ELEVATION (NAVD)
 - EXISTING ELEVATION (NAVD)
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - ⊥ TEE
 - ⊕ WATER METER
 - ⊗ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
 - ⊖ REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - W - WATER MAIN
 - FM - SANITARY FORCE MAIN
 - VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SIAMISE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

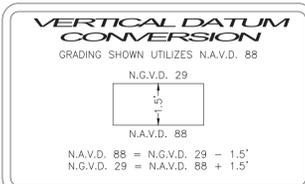


23,555 SQ. FT.
0.5887 AC.±



SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 7.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 6.000ft
 Lock-to-lock time 3.00s
 Max Steering Angle (Virtual) 31.80°

P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 31.60°



Dec 04, 2023 - 11:35am

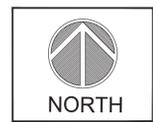
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Sheet Title
VEHICLE TURNING EXHIBIT

Job Title
THE WILTON HOTEL
 N DIXIE HIGHWAY
 WILTON MANORS, FLORIDA 33305



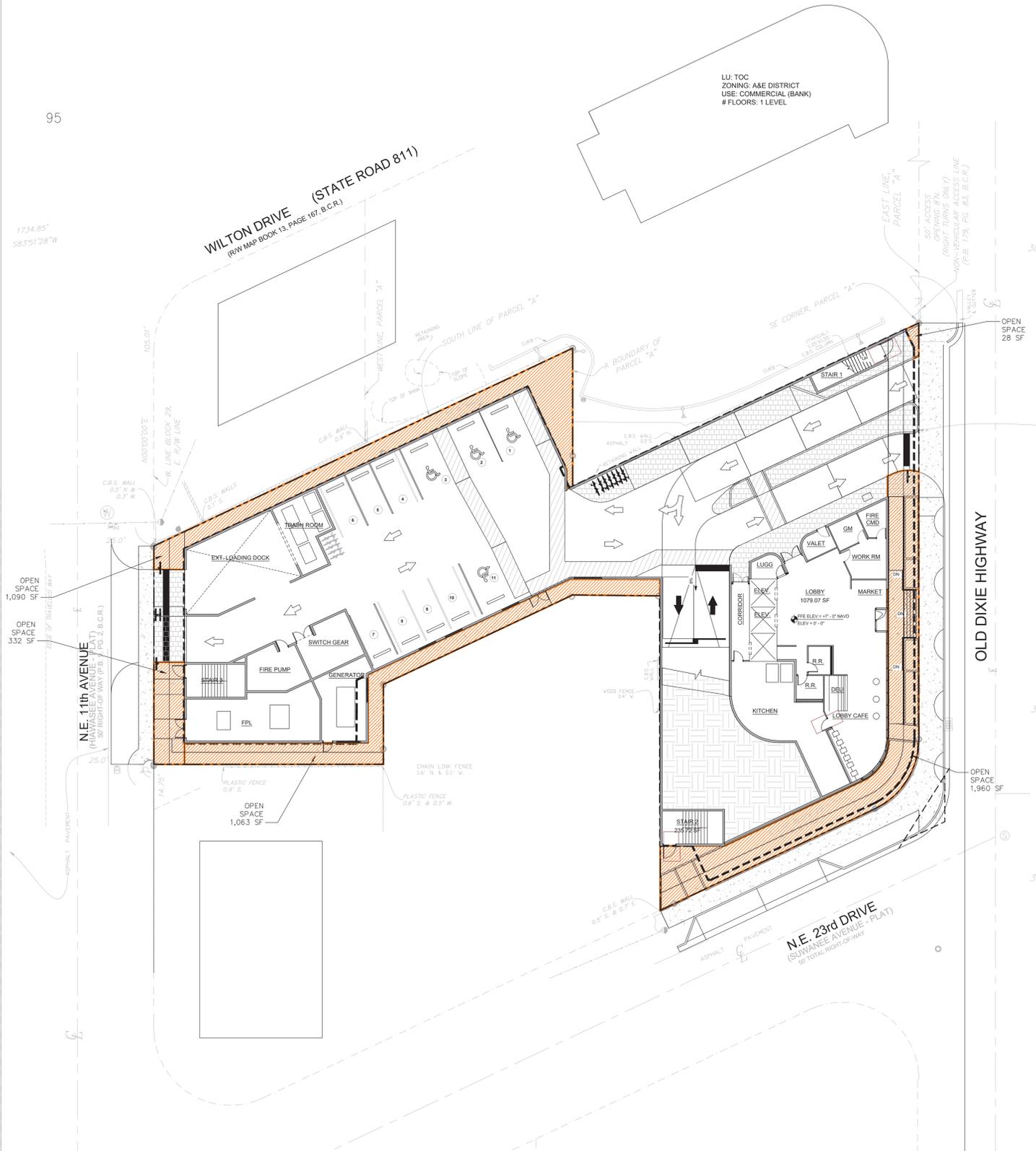
Revisions

△ 07/13/23	REV 1
△ 08/01/23	REV 2
△ 08/31/23	REV 3
△ 09/21/23	REV 5
△	REV 5

Phase:
 PERMIT DOCUMENTS



Scale: 1"=10'	Date: 12/04/23
Job No: 22-1716.00	Plot Date: 12/04/23
Drawn by: BMK	Sheet No: X1
Proj. Mgr: BMK	
Appr. by: BMK	1 of 3



OPEN SPACE - GROUND LEVEL

SCALE: 1"=20'

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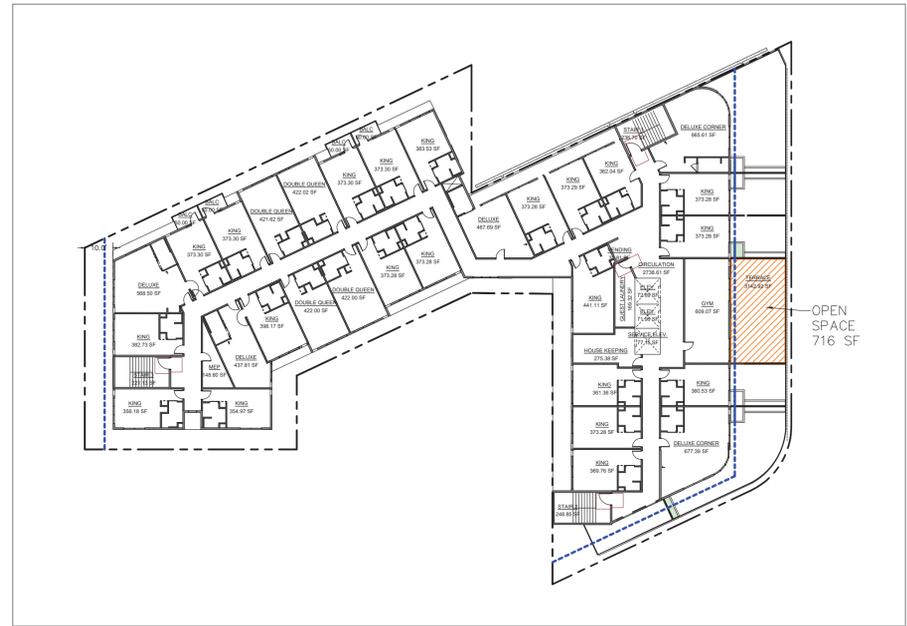
OPEN SPACE:

PER SEC 040_010, OPEN SPACE SHALL COMPRISE AT LEAST 25% OF THE PUD'S NET ACREAGE. (25,555 SF) = 6,389 SF.

	REQUIRED	PROPOSED PUD
GROUND LEVEL		4,473 SF
LEVEL 4 - TERRACE		716 SF
LEVEL 8 - SKY LOUNGE & POOL DECK		10,037 SF
	6,389 SF	15,226 SF

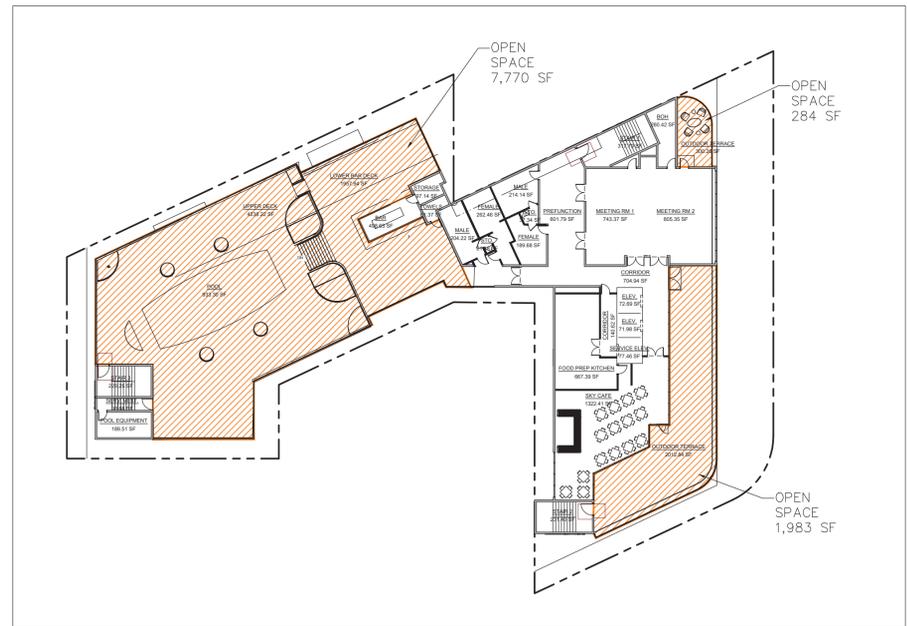
*NOTE - PUD REQUEST TO INCLUDE OPEN SPACE ABOVE GROUND LEVEL.

OPEN SPACE



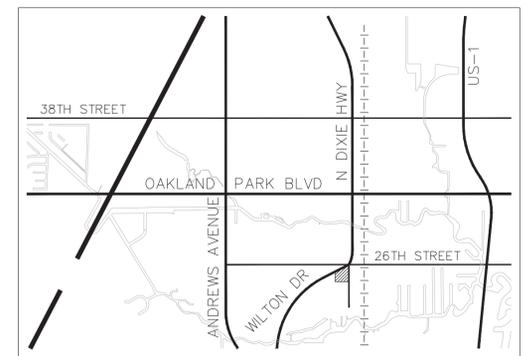
OPEN SPACE - LEVEL 4

SCALE: 1"=30'



OPEN SPACE - LEVEL 8

SCALE: 1"=30'



LOCATION MAP

OPEN SPACE EXHIBIT

Sheet Title

THE WILTON HOTEL
 1505 N DIXIE HIGHWAY
 WILTON MANORS, FLORIDA 33305

Job Title



Revisions

07/11/23	REV 1
08/01/23	REV 2
08/31/23	REV 3
10/03/23	REV 3 PART 2
12/18/23	P2B SUBMIT

Phase:
 DRC DOCUMENTS



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Appr. by:	BMK		



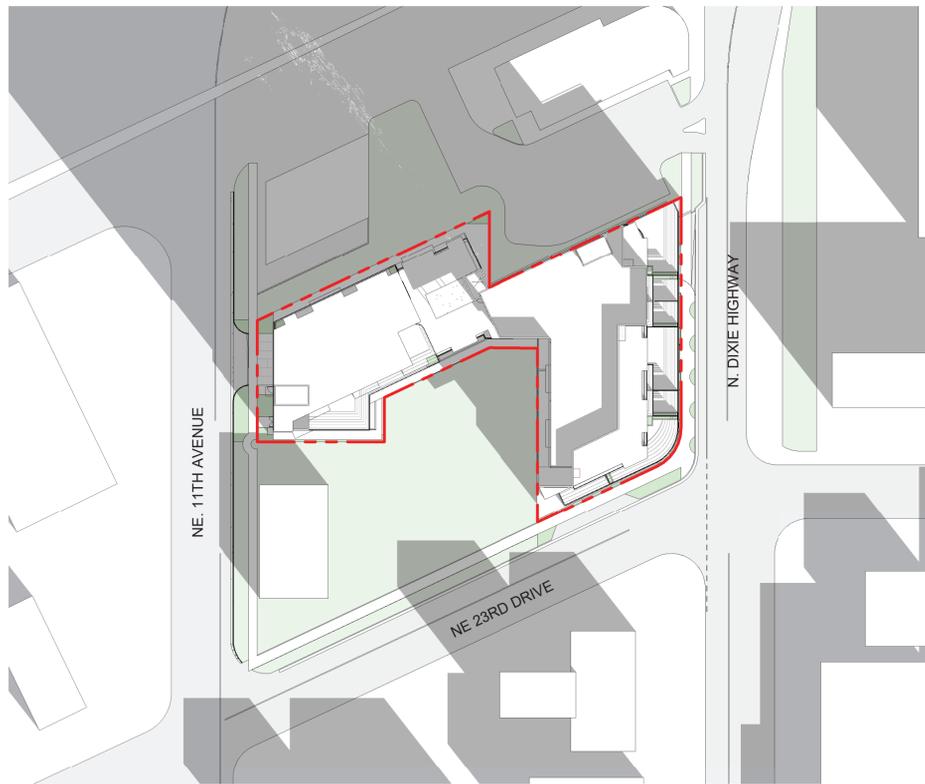
1 SUN STUDY - SPRING EQUINOX (MARCH 21) 9 AM
A-0.2 SCALE: 1" = 50'-0"



2 SUN STUDY - SPRING EQUINOX (MARCH 21) 12 PM
A-0.2 SCALE: 1" = 50'-0"



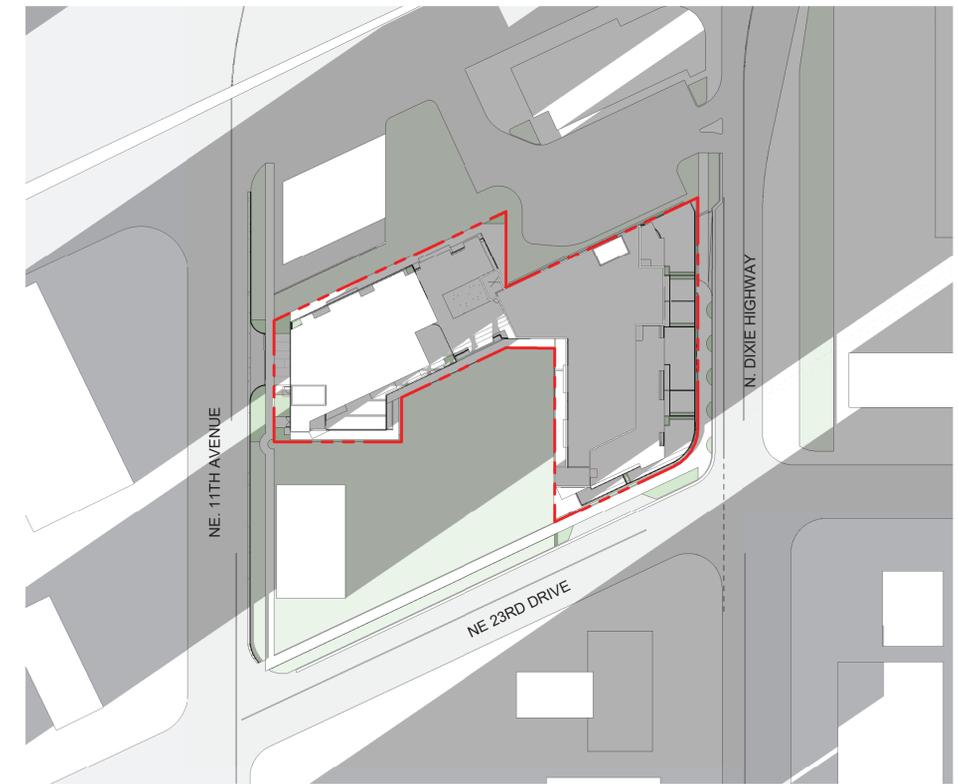
3 SUN STUDY - SPRING EQUINOX (MARCH 21) 4 PM
A-0.2 SCALE: 1" = 50'-0"



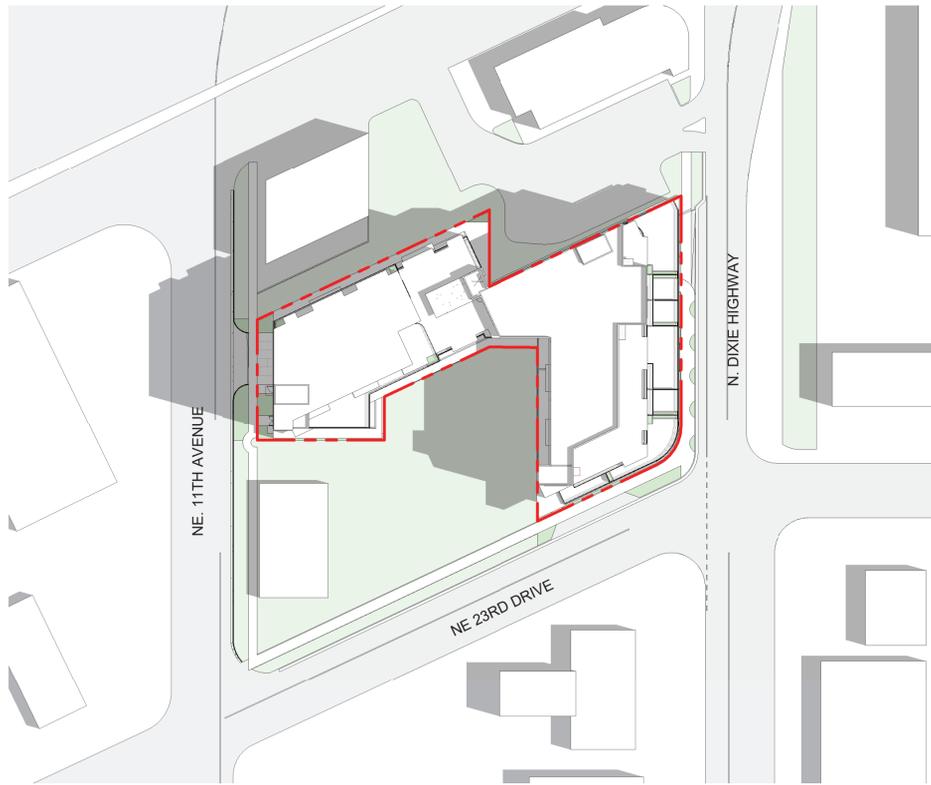
4 SUN STUDY - WINTER SOLSTICE (DECEMBER 21) 9 AM
A-0.2 SCALE: 1" = 50'-0"



5 SUN STUDY - WINTER SOLSTICE (DECEMBER 21) 12 PM
A-0.2 SCALE: 1" = 50'-0"



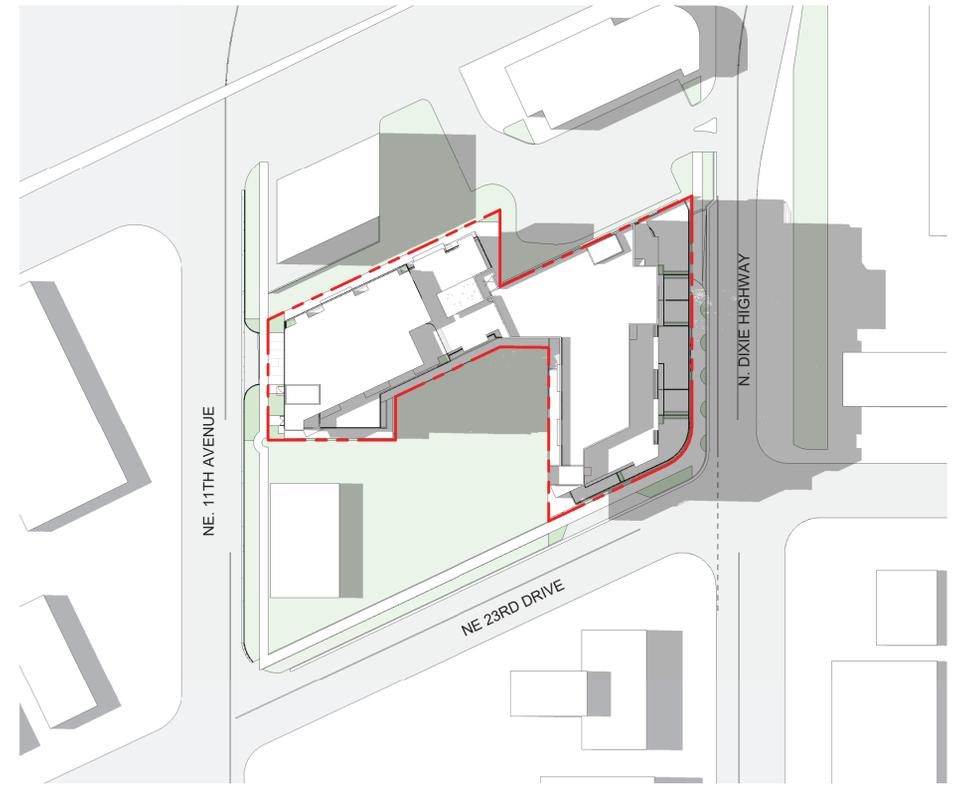
6 SUN STUDY - WINTER SOLSTICE (DECEMBER 21) 4 PM
A-0.2 SCALE: 1" = 50'-0"



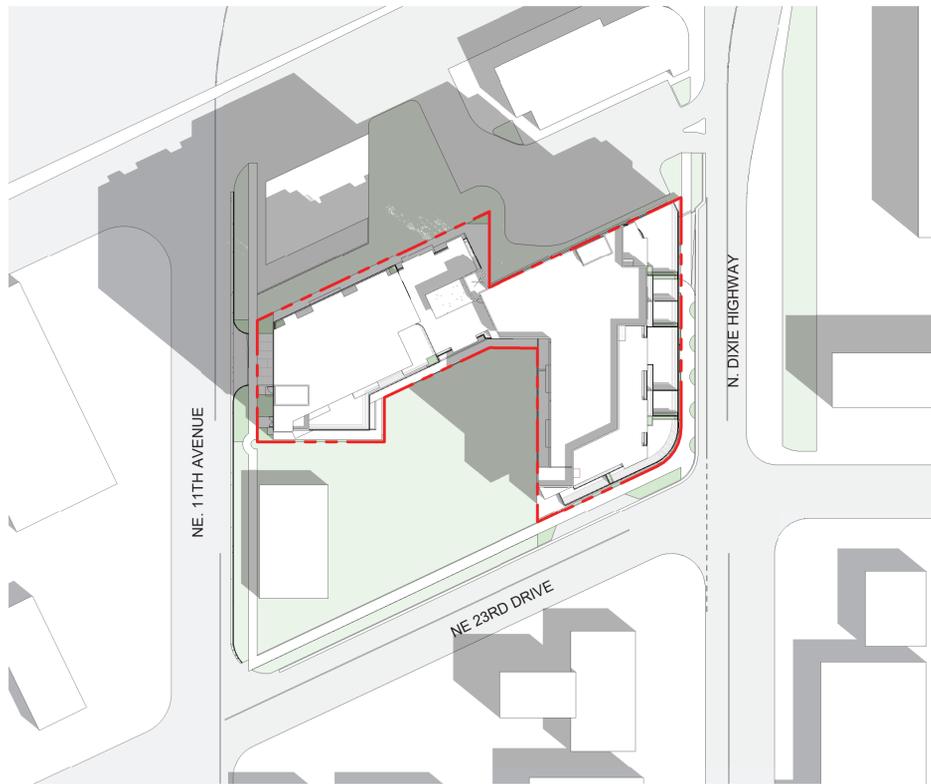
1 SUN STUDY - VERNAL EQUINOX (JUNE 20) 9 AM
A-0.3 SCALE: 1" = 50'-0"



2 SUN STUDY - VERNAL EQUINOX (JUNE 20) 12 PM
A-0.3 SCALE: 1" = 50'-0"



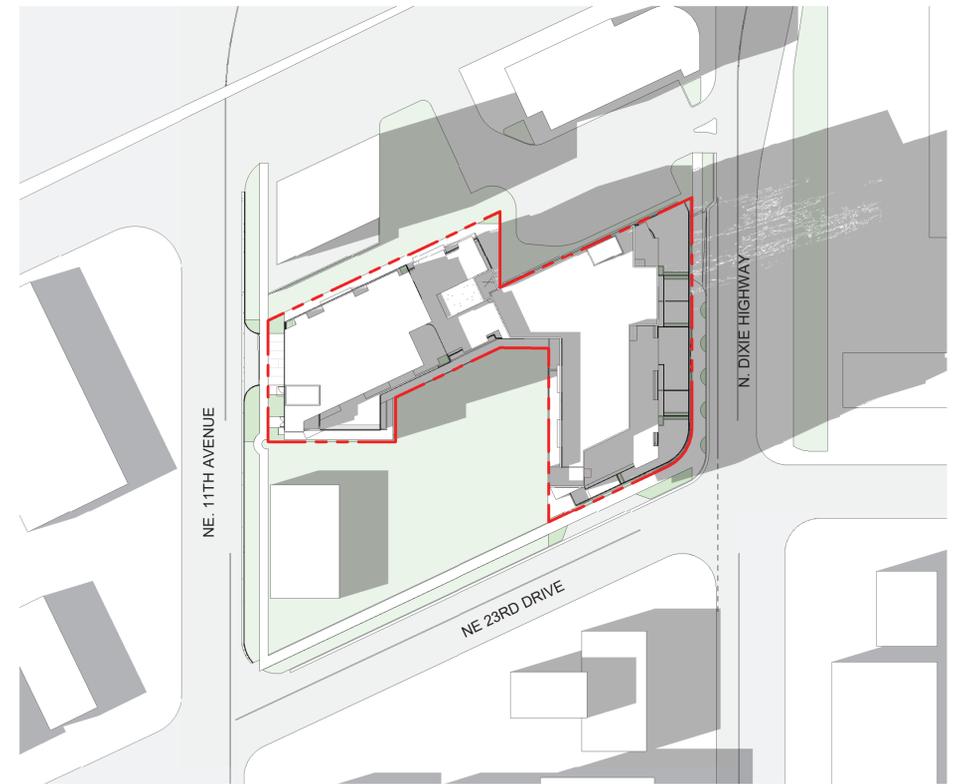
3 SUN STUDY - VERNAL EQUINOX (JUNE 20) 4 PM
A-0.3 SCALE: 1" = 50'-0"



4 SUN STUDY - AUTUMN EQUINOX (SEPTEMBER 23) 9 AM
A-0.3 SCALE: 1" = 50'-0"



5 SUN STUDY - AUTUMN EQUINOX (SEPTEMBER 23) 12 PM
A-0.3 SCALE: 1" = 50'-0"



6 SUN STUDY - AUTUMN EQUINOX (SEPTEMBER 23) 4 PM
A-0.3 SCALE: 1" = 50'-0"