

SHEETS INDEX		
SITE PLAN		
CS	COVER SHEET	A-4.3
SP-1	SITE PLAN	A-4.4
SP-2	SITE PLAN	A-4.5
SP-3	SITE PLAN	A-5.1
SP-4	SITE PLAN DETAILS	A-5.2
SP-5	SITE PLAN DETAILS	A-5.3
SP-6	SITE PLAN DETAILS	A-5.4
SP-7	RENDERINGS	A-5.5
ENGINEERING PLANS		
CS1	COVER SHEET	A-6
PD-1-PD3	PAVING, GRADING AND DRAINAGE PLAN	A-6.1
PD-4-PD5	PAVING & DRAINAGE DETAILS	A-6.2
PMS-1-PMS-3	PAVEMENT MARKINGS AND SIGNAGE PLAN	A-6.3
WS-1-WS-3	WATER AND SEWER PLAN	A-6.4
WS-4-WS-7	WATER AND SEWER DETAILS	A-6.5
SSP-1-SSP-2	SANITARY SEWER PROFILES	A-6.6
AT-1	AUTOTURN PLAN FIRE TRUCK PATH	A-6.7
AT-2	AUTOTURN PLAN RESCUE TRUCK PATH	A-6.8
AT-3	AUTOTURN PASSENGER CAR PATH	A-6.9
SWPP-1-SWPP-2	STORMWATER POLLUTION PREVENTION PLAN & DETAILS	A-6.10
OFF-SITE IMPROVEMENTS		
OS-1-OS-3	COVER SHEET	A-6.11
OS-4-OS-6	OFF-SITE PAVING, GRADING AND DRAINAGE PLAN	A-6.12
LANDSCAPE PLANS		
L-1	INDEX	A-6.13
L-2	OVERALL LANDSCAPE PLAN	L-5
L-3	OVERALL LANDSCAPE PLAN	L-6
L-4	DOG PAK LANDSCAPE PLAN	L-7
PHOTOMETRIC		
PH-1	PHOTOMETRIC PLAN	L-8
PH-2	PHOTOMETRIC PLAN	L-9
IRRIGATION		
IR-1	INDEX	L-10
IR-2	OVERALL IRRIGATION PLAN	TD-1
IR-3	OVERALL IRRIGATION PLAN	TD-2
ARCHITECTURE		
A-1	5 UNITS BLDG. LINEAR FIRST FLOOR PLAN	IR-4
A-1.1	5 UNITS BLDG. LINEAR SECOND FLOOR PLAN	IR-5
A-1.2	5 UNITS BLDG. LINEAR THIRD FLOOR PLAN	IR-6
A-1.3	5 UNITS BLDG. LINEAR ROOF PLAN	IR-7
A-1.4	5 UNITS BLDG. LINEAR ELEVATIONS	IR-8
A-2	6 UNITS BLDG. LINEAR FIRST FLOOR PLAN	IR-9
A-2.1	6 UNITS BLDG. LINEAR SECOND FLOOR PLAN	
A-2.2	6 UNITS BLDG. LINEAR THIRD FLOOR PLAN	
A-2.3	6 UNITS BLDG. LINEAR ROOF PLAN	
A-2.4	6 UNITS BLDG. LINEAR ELEVATIONS	
A-3	6 UNITS BLDG. L. FIRST FLOOR PLAN	
A-3.1	6 UNITS BLDG. L. SECOND FLOOR PLAN	
A-3.2	6 UNITS BLDG. L. THIRD FLOOR PLAN	
A-3.3	6 UNITS BLDG. L. ROOF PLAN	
A-3.4	6 UNITS BLDG. L. ELEVATIONS	
A-4	8 UNITS BLDG. L. FIRST FLOOR PLAN	
A-4.1	8 UNITS BLDG. L. SECOND FLOOR PLAN	
A-4.2	8 UNITS BLDG. L. THIRD FLOOR PLAN	



PASCUAL, PEREZ, KILIDDJIAN, STARR & ASSOC.

LOCATION MAP

1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6865
<http://www.ppkarch.com>

COPYRIGHTED PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS. The architectural design and details drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, dissemination or distribution is prohibited unless authorized in writing by the Architect.



1550 NE 26TH STREET
WILTON MANORS, FLORIDA
BY: LENNAR HOMES

OWNER

LENNAR HOMES
5505 Waterford District Drive,
5th Floor Miami, FL 33126
(305) 487-6303

LANDSCAPE ARCHITECT

WITKIN HULTS + PARTNERS
307 S 21st Ave, Hollywood, FL 33020
(954) 923-9681

SURVEYORS

CAULFIELD & WHEELER, INC.
7900 Glades Rd, Suite 100
Boca Raton, FL 33434
(561) 392-1991

ENGINEERS

SUN-TECH ENGINEERING, INC.
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
(954) 777-3123

JML IRRIGATION, INC.

13800 SW 142ND AVE, Suite 6
MIAMI, FL 33186
(786) 701-3322

HSQ GROUP, LLC.

1001 YAMATO ROAD, Suite 105
BOCA RATON, FL 33431
(954) 392-0221

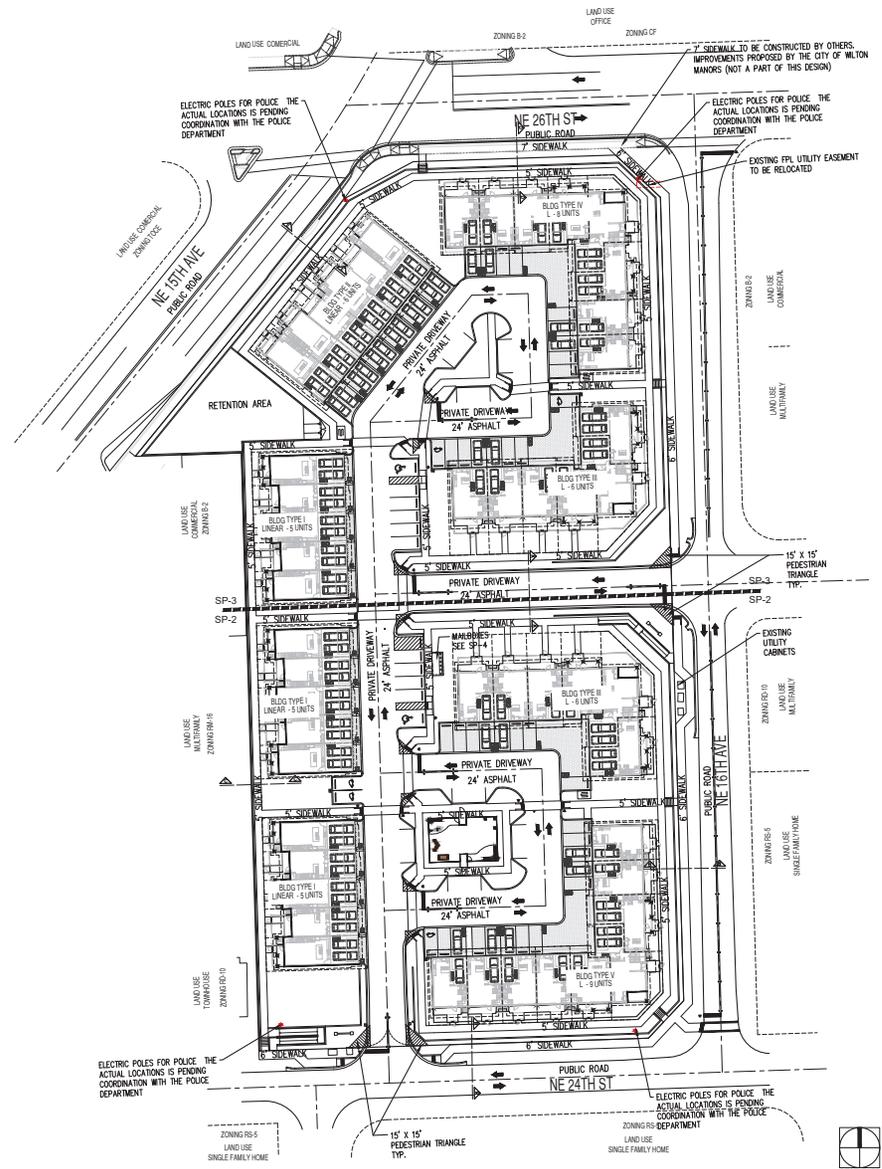


LICENSE # AA 26001387
EDUARDO PEREZ - AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL - AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130



EXISTING ZONING CF		PROPOSED ZONING PUD	
	SF	ACRES	
GROSS AREA (REQUIRED MIN. 2 ACRES)	216,057.60	4+4.96	
ROWS	40,465.60	0.93	
NET AREA (SURVEY)	175,592.00	4.0310	
EXTRA DEDICATION AREA FOR NE 226TH ST	2082.50	0.0478	
NET AREA	173,509.50	3.9832	
DENSITY *		PROVIDED	
URBANA TH	50		
GROSS DENSITY	10.08 DUA		
NET DENSITY	12.55 DUA		
	REQUIRED	PROVIDED	
MINIMUM LOT AREA	9200 SF	173,509.50 SF	
MINIMUM LOT WIDTH		182.54'	
MINIMUM LOT DEPTH	75'	610.52'	
PROPOSED BUILDING AREA (BY ROOFED AREA)	SF PER BLDG	TOTAL SF	
BLDG TYPE I - 5 UNITS	5,797.58 SF	17,392.74 SF	
BLDG TYPE II - 6 UNITS	6,892.14 SF	6,892.14 SF	
BLDG TYPE III - L 6 UNITS	6,962.84 SF	13,925.68 SF	
BLDG TYPE IV - L 8 UNITS	9,094.41 SF	9,094.41 SF	
BLDG TYPE V - L 9 UNITS	10,138.26 SF	10,138.26 SF	
TOTAL		57,443.23 SF	
AREA CALCULATION	SF	%	
PLOT COVERAGE BY ROOFED AREA	57,443.23 SF	33.11 %	
PEDESTRIAN SIDEWALKS	17,257.09 SF	9.95 %	
STREETS & VEHICULAR PAVED AREA	53,496.93 SF	30.83 %	
MAILBOXES	120.00 SF	0.07 %	
UNENCUMBERED GREEN AREA	45,192.28 SF	26.05 %	
TOTAL	173,509.50 SF	100.00 %	
	REQUIRED	PROVIDED	
TOTAL LANDSCAPED OPEN SPACE	MIN. 25%	26.05 %	
	43,377.38 SF	45,192.28 SF	
	SF	%	
IMPERVIOUS AREA	128,317.22 SF	73.95 %	
PERVIOUS AREA	45,192.28 SF	26.05 %	
BUILDING HEIGHT	5 STORY MAX / 60'	3 STORY / 36'-10"	
MINIMUM FLOOR AREA	MIN. 1000 SF	RANGE FROM 1485 SF TO 2382 SF	
PARKING			
PARKING INSIDE UNIT GARAGE		79	
OFF-STREET SURFACE PARKING		56	
TOTAL PARKING PER UNIT / 2.7 SPACES PER UNIT	135	135	
HANDICAPPED SPACE	2	2	
VISITOR OFF-STREET SURFACE PARKING		12	
TOTAL VISITOR PARKING / 10% OF REQUIRED SPACES	14	14	
TOTAL PARKING SPACES	149 **	149	
BICYCLE PARKING (1 PER 5 UNITS)	10	11	
GREEN BLDG PROGRAM	REQUIRED	PROVIDED	
EVE CHANGERS	10 POINTS	5 SPACES / 10 POINTS	
100% NATIVE PLANTS IN LANDSCAPING	2 POINTS	2 POINTS	
TOTAL		12 POINTS	
EXCEPTIONS REQUESTED	REQUIRED	PROVIDED	
SEC 040-05 (1) (2) SETBACKS			
FRONT OF BUILDING FACING SINGLE FAMILY HOMES AT NE 24TH ST	MIN. 36'-10"	19.75'	
FRONT OF BUILDING FACING SINGLE FAMILY HOMES NE 16TH AVE	MIN. 36'-10"	19.75'	
FRONT OF BUILDING FACING NE 26TH ST		19.75'	
FRONT OF BUILDING FACING NE 15TH AVE		19.75'	
RETAINING WALL, RAMPS AND STAIRS FACING SINGLE FAMILY HOMES, NE 16TH AVE AND NE 24TH ST INTERIOR SIDE	MIN. 25'	3'	
BETWEEN BUILDINGS		13.85'	
EVE PARKING SPACES 5% OF TOTAL	7	0 ***	
SEC 150-030 (A) PERIMETER LANDSCAPE BUFFER ****			
STREET AND PUBLIC ROW	10'-0"	3'-0"	
REAR OR SIDE COMMON PROPERTY LINES	5'-0"	0'-0"	
FENCE OR WALL EXCEEDS 4' HEIGHT AND ABUTS A PUBLIC SIDEWALK	3'-0"	3'-0"	
SEC. 135-020 (A) GARAGE & DRIVEWAY DIMENSION ****	MIN. 9' WIDTH X 20' DEPTH	MIN. 8'-0" WIDTH X 19' DEPTH	

* FLEX UNIT ALLOCATION
** PER ITE PARKING STUDY
*** PER FLORIDA EV STATUTE
**** ALTERNATIVE BUFFER DESIGN, SP-5, SP-6 & LANDSCAPE PLANS
***** PART OF THE DRIVEWAY AND GARAGE SPACES WILL BE TAKEN UP BY 2.5' FOR TRASH BINS, RESULTING IN A MIN. PARKING SPACE 8' WIDE



SITE PLAN
7" = 40'

1550 NE 26TH STREET
BY: **LENNAR HOMES**
WILTON MANORS, FLORIDA

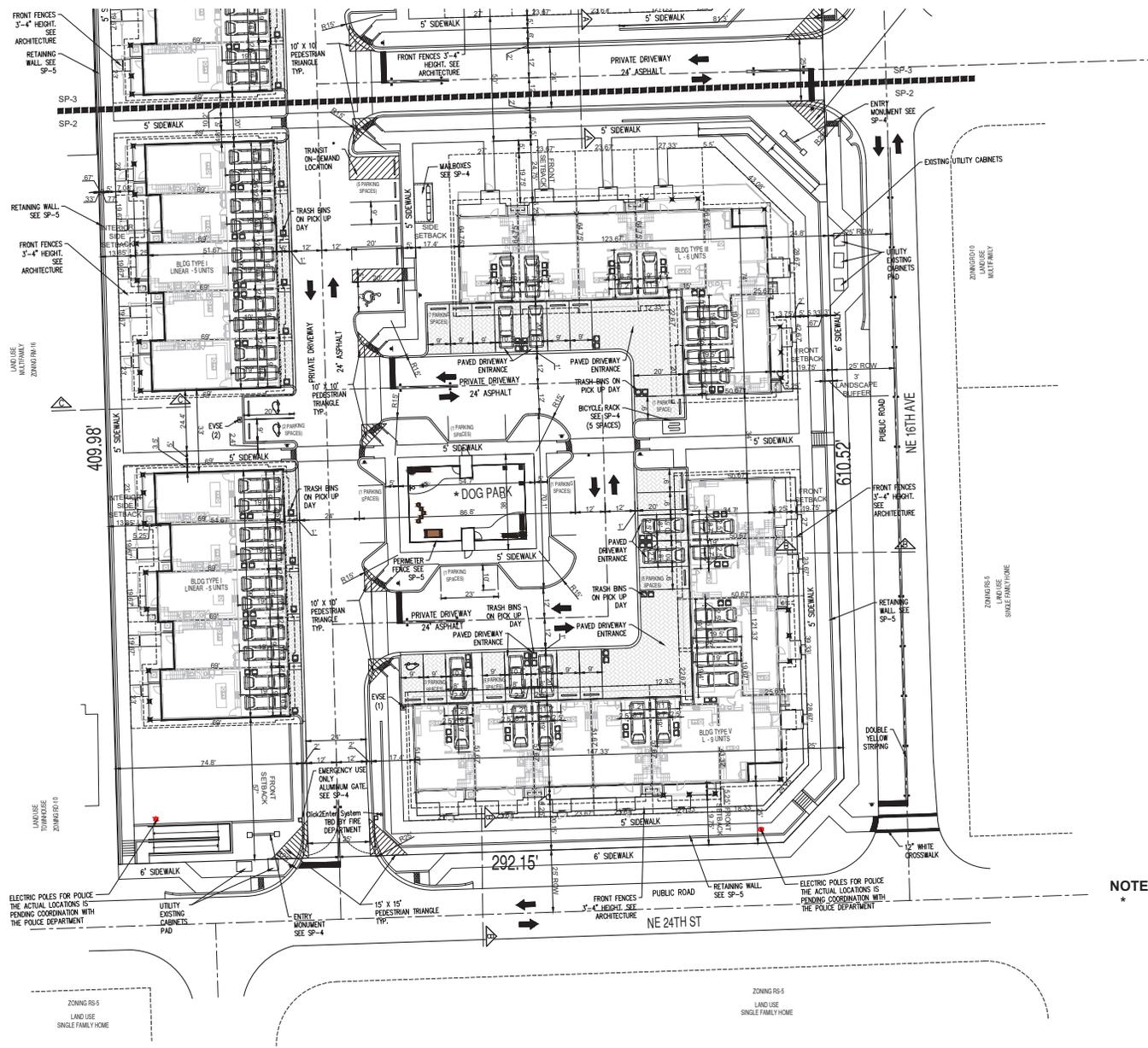


SITE PLAN

SITE PLAN
DATE: 02/25/2010
SCALE: AS SHOWN
DRAWN BY: AS
CHECK BY: PPS
JOB NO.: 342

SP-2

SHEET NO.:



NOTE:
* "Dog park access to be determined by HOA"



COPYRIGHT © 2010 PASCUAL PEREZ KILIDDJIAN STARR - ARCHITECTS - PLANNERS

1550 NE 26TH STREET
BY: **LENNAR HOMES**
WILTON MANORS, FLORIDA

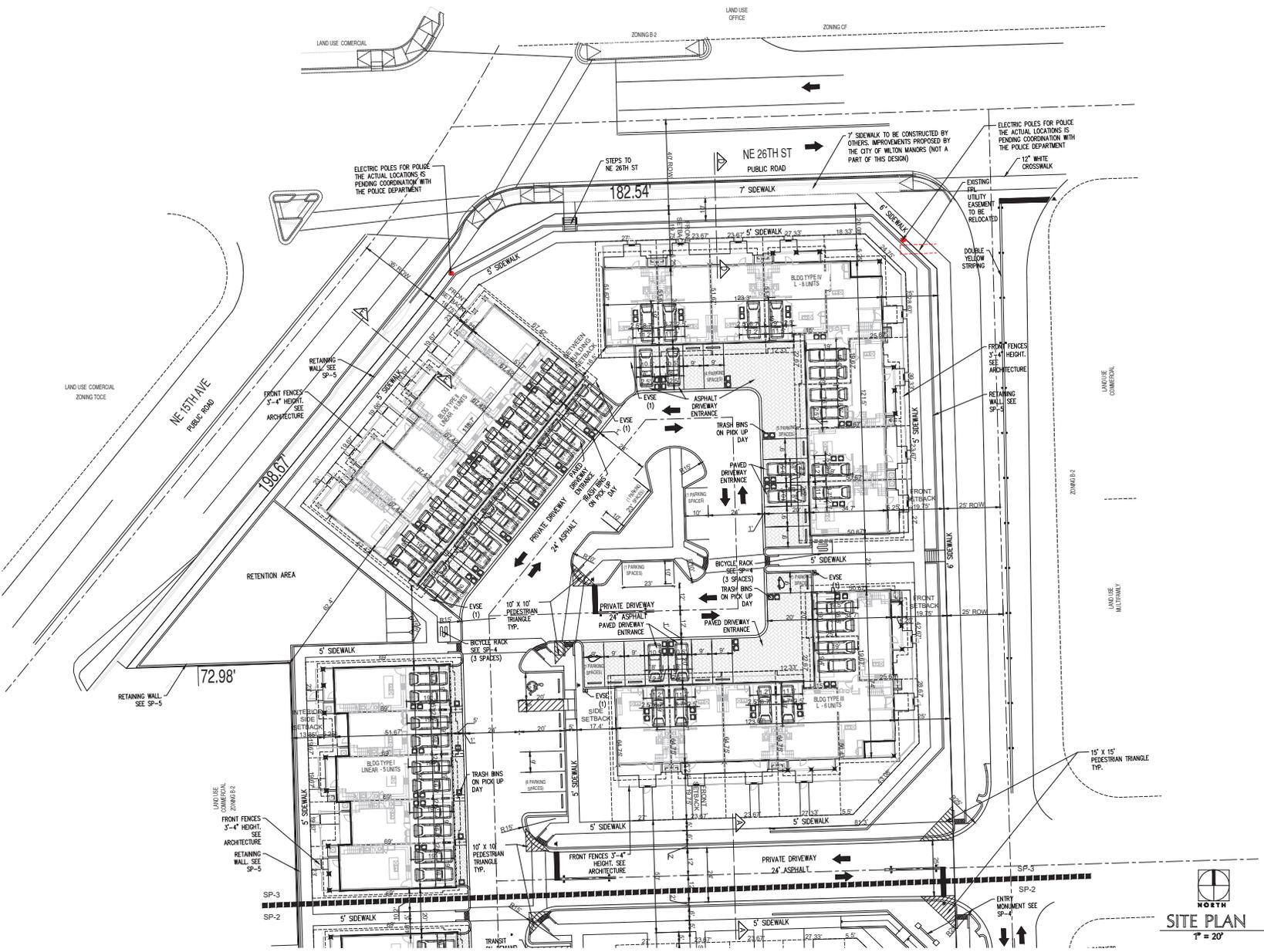


SITE PLAN

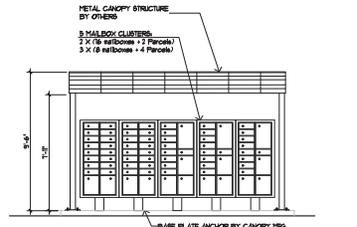
SITE PLAN	2025-09-08
DATE:	AS SHOWN
SCALE:	CG
DRAWN BY:	PHS
CHECK BY:	JMS
JOB NO.:	

SP-3

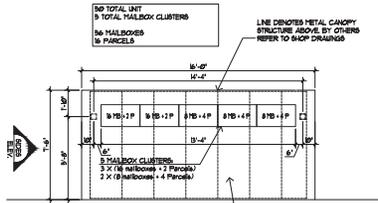
SHEET NO.:



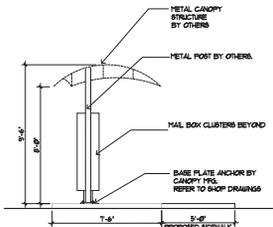
COPYRIGHT © 2025 PASCUAL PEREZ KILLODJIAN STARR - ARCHITECTS - PLANNERS
The architectural drawings and site plan are the property of Pascual Perez Killoddjian Starr Architects + Planners. They are for informational purposes only and do not constitute a contract. All rights are reserved by the Architect. There are no representations, warranties, or assurances made by the Architect or any other party. The drawings and site plan are to be used only for the project and site identified on the drawing. Any other use is prohibited without the written consent of the Architect.



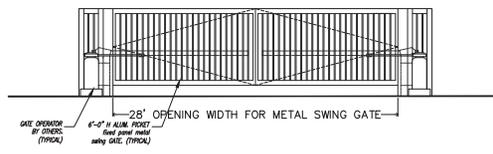
MAIL KIOSK FRONT ELEVATION
 SCALE 1/4" = 1'-0"



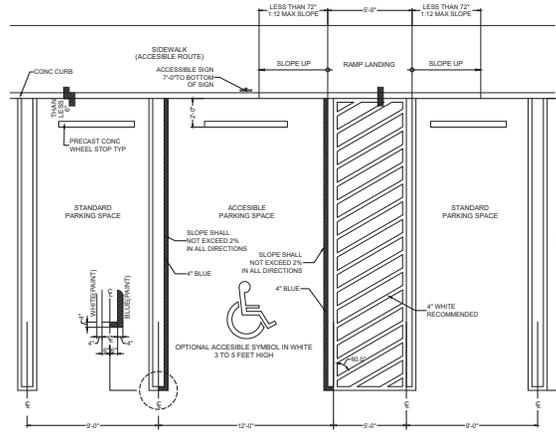
MAIL KIOSK PLAN
 SCALE 1/4" = 1'-0"



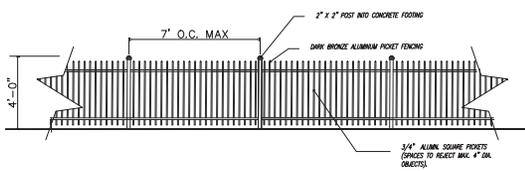
MAIL KIOSK SIDE ELEVATION
 SCALE 1/4" = 1'-0"



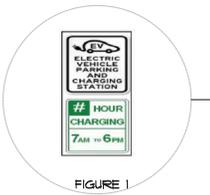
EMERGENCY GATE ALUMINUM PICKET DETAILS
 SCALE 1/4" = 1'-0"



PARKING DETAILS
 SCALE 1/4" = 1'-0"

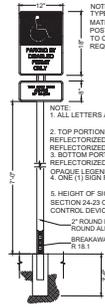


DOG PARK PERIMETER ALUMINUM PICKET FENCE DETAILS
 SCALE 1/4" = 1'-0"



EVSE SIGNAGE

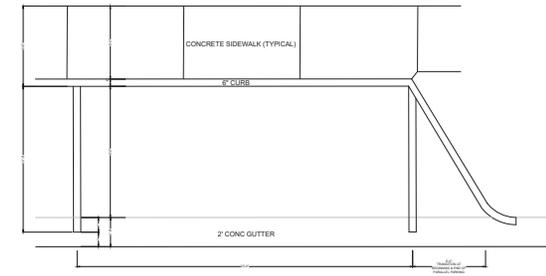
*REFER TO SITE PLAN FOR EVSE LOCATION



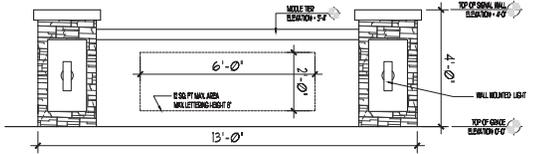
BICYCLE RACK DETAIL
 SCALE NTS



USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED. THE SYMBOL SHALL BE 5" HIGH & BLUE IN COLOR.

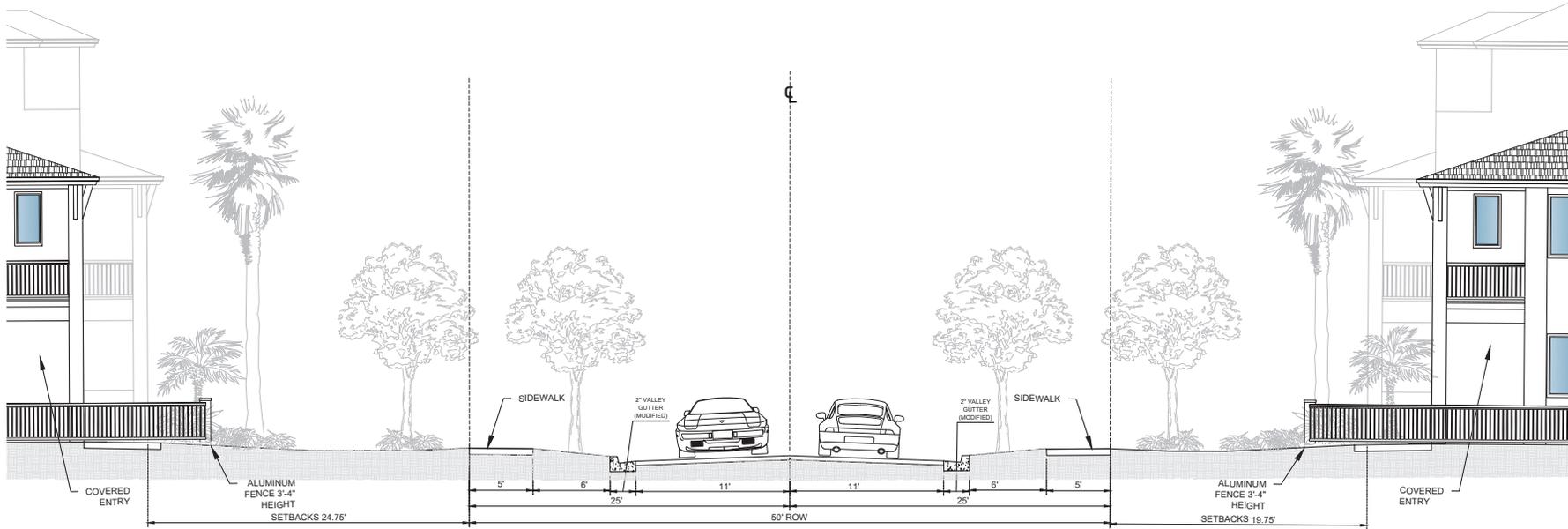


PARALLEL PARKING DETAILS
 SCALE 1/4" = 1'-0"

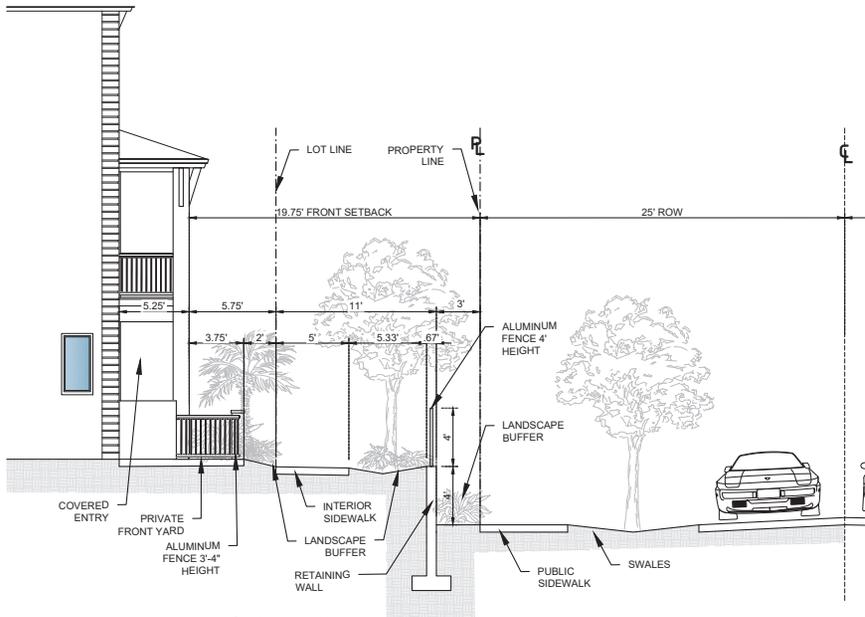


ENTRY MONUMENT DETAILS
 SCALE NTS

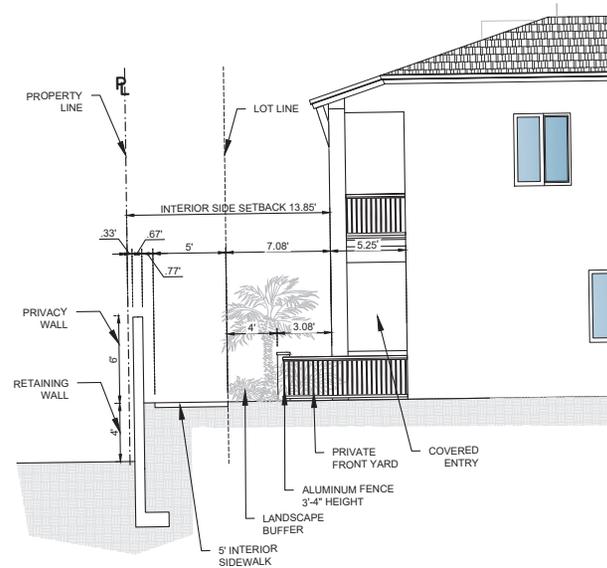
COPYRIGHT © 2025 PASCUAL PEREZ, KILDOJIAN, STARR - ARCHITECTS - PLANNERS
 The architectural drawings herein are the property of PASCUAL PEREZ, KILDOJIAN, STARR - ARCHITECTS - PLANNERS. They are not for reproduction, construction or other purposes without the prior written consent of the Architect. There are no representations, warranties or other statements made by the Architect.



SECTION A INTERIOR DRIVE
SCALE NTS



SECTION B 16TH AVE & 24TH ST
SCALE NTS



SECTION C WEST PROPERTY WALL
SCALE NTS

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 24001357
EDUARDO PEREZ - AIA
LICENSE NO. - AR 0015394
MARIO P. PASCUAL, AIA
LICENSE NO. - AR 0008254
PETER KILIDDJIAN, RA
LICENSE NO. - AR 0093047
ANDREW STARR, RA
LICENSE NO. - AR 0091130

AT THE BEACON CENTER
1300 NW 54th AVENUE
DEAL, FLORIDA 33126
TELEPHONE: (305) 952-1343
FACSIMILE: (305) 952-4845
HTTP://WWW.PKSTARR.COM

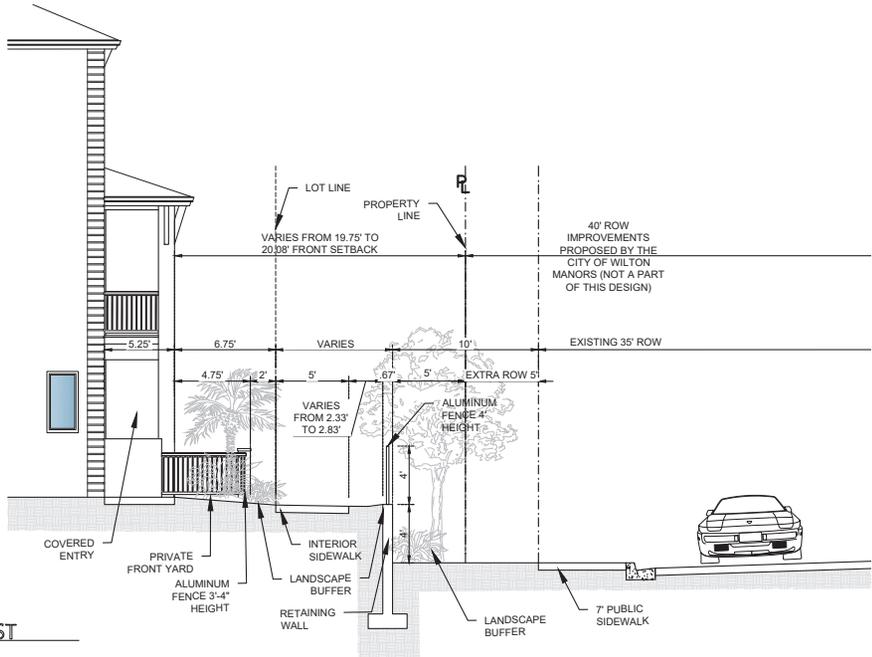
OWNER:
LENNAR HOMES

1550 NE 26TH STREET
BY: **LENNAR HOMES**
WILTON MANORS, FLORIDA

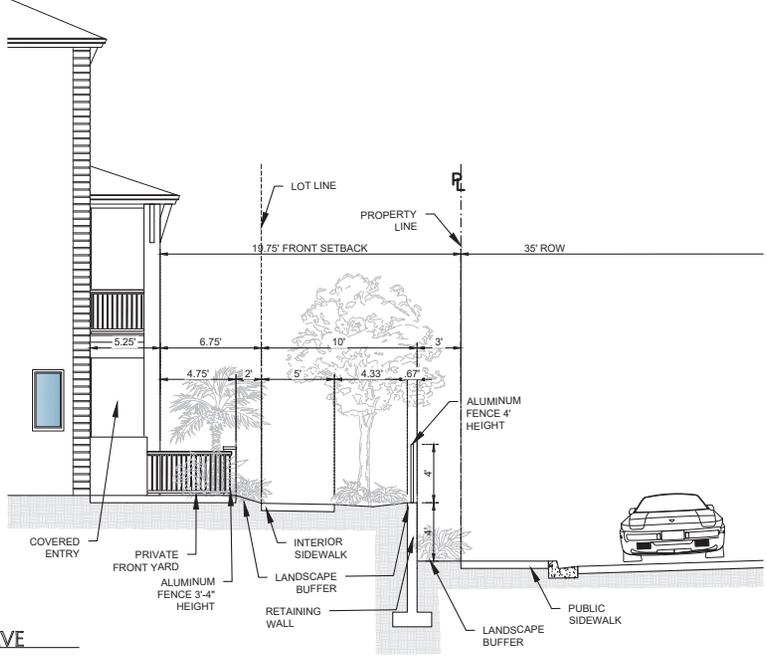
DATE: 2025-09-30
SCALE: AS SHOWN
DRAWING: CC
CHECK BY: PPK
JOB NO.: 242

SP-5
SHEET NO.:

COPYRIGHT © 2025 PASCUAL PEREZ KILIDDJIAN STARR - ARCHITECTS - PLANNERS
The architectural drawings and specifications are the property of the Architect. Their use for reproduction, construction or other purposes without the written consent of the Architect is prohibited. The Architect assumes no responsibility for the construction of the project or for any errors or omissions in the drawings or specifications.

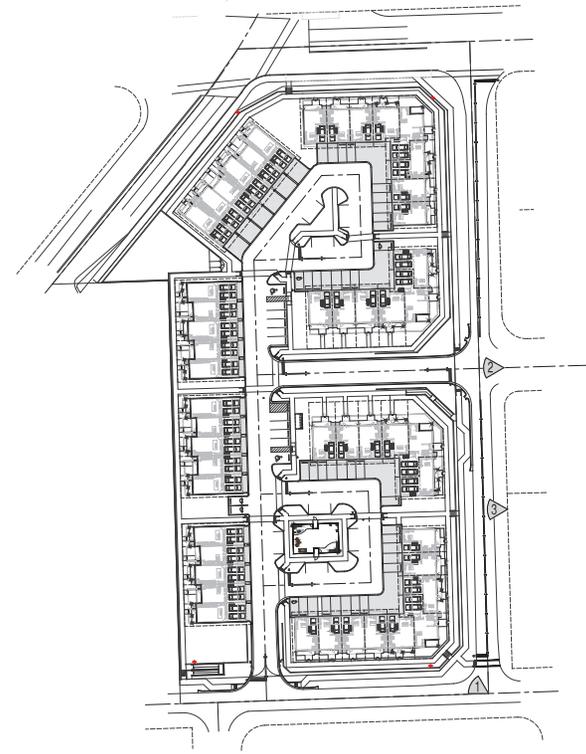


SECTION D - 26TH ST
 SCALE: NTS



SECTION E - 15TH AVE
 SCALE: NTS

COPYRIGHT © 2025 PASCUAL PEREZ, KILLODJIAN, STARR - ARCHITECTS - PLANNERS
 The architectural drawings and specifications herein are the property of the Architect. Their use for reproduction, construction or other purposes without the written permission of the Architect is prohibited.



**PASCUAL
PEREZ
KILLODJIAN
STARR**

ARCHITECTS + PLANNERS
 LICENSE # AA 24001337
 EDUARDO PEREZ - AIA
 LICENSE NO. - AR 001594
 MARIO P. PASCUAL, AIA
 LICENSE NO. - AR 008294
 PETER KILLODJIAN, RA
 LICENSE NO. - AR 009367
 ANDREW STARR, RA
 LICENSE NO. - AR 009130

AT THE BEACON CENTER
 1300 NW 54th AVENUE
 DORAL, FLORIDA - 33126
 TELEPHONE: (305) 562-1643
 FACSIMILE: (305) 575-4845
 HTTP://WWW.PKSTARR.COM

DESIGNED BY: PKSTARR
 DRAWN BY: J. GARCIA
 CHECKED BY: J. GARCIA
 DATE: 03/25/2025
 PROJECT NO.: 25-0008
 SHEET NO.: SP-7

REVISIONS:
 1. 03/25/2025: PRELIMINARY SITE PLAN
 2. 03/25/2025: PRELIMINARY SITE PLAN
 3. 03/25/2025: PRELIMINARY SITE PLAN
 4. 03/25/2025: PRELIMINARY SITE PLAN
 5. 03/25/2025: PRELIMINARY SITE PLAN
 6. 03/25/2025: PRELIMINARY SITE PLAN
 7. 03/25/2025: PRELIMINARY SITE PLAN
 8. 03/25/2025: PRELIMINARY SITE PLAN
 9. 03/25/2025: PRELIMINARY SITE PLAN
 10. 03/25/2025: PRELIMINARY SITE PLAN
 11. 03/25/2025: PRELIMINARY SITE PLAN
 12. 03/25/2025: PRELIMINARY SITE PLAN
 13. 03/25/2025: PRELIMINARY SITE PLAN
 14. 03/25/2025: PRELIMINARY SITE PLAN
 15. 03/25/2025: PRELIMINARY SITE PLAN
 16. 03/25/2025: PRELIMINARY SITE PLAN
 17. 03/25/2025: PRELIMINARY SITE PLAN
 18. 03/25/2025: PRELIMINARY SITE PLAN
 19. 03/25/2025: PRELIMINARY SITE PLAN
 20. 03/25/2025: PRELIMINARY SITE PLAN
 21. 03/25/2025: PRELIMINARY SITE PLAN
 22. 03/25/2025: PRELIMINARY SITE PLAN
 23. 03/25/2025: PRELIMINARY SITE PLAN
 24. 03/25/2025: PRELIMINARY SITE PLAN
 25. 03/25/2025: PRELIMINARY SITE PLAN
 26. 03/25/2025: PRELIMINARY SITE PLAN
 27. 03/25/2025: PRELIMINARY SITE PLAN
 28. 03/25/2025: PRELIMINARY SITE PLAN
 29. 03/25/2025: PRELIMINARY SITE PLAN
 30. 03/25/2025: PRELIMINARY SITE PLAN
 31. 03/25/2025: PRELIMINARY SITE PLAN
 32. 03/25/2025: PRELIMINARY SITE PLAN
 33. 03/25/2025: PRELIMINARY SITE PLAN
 34. 03/25/2025: PRELIMINARY SITE PLAN
 35. 03/25/2025: PRELIMINARY SITE PLAN
 36. 03/25/2025: PRELIMINARY SITE PLAN
 37. 03/25/2025: PRELIMINARY SITE PLAN
 38. 03/25/2025: PRELIMINARY SITE PLAN
 39. 03/25/2025: PRELIMINARY SITE PLAN
 40. 03/25/2025: PRELIMINARY SITE PLAN
 41. 03/25/2025: PRELIMINARY SITE PLAN
 42. 03/25/2025: PRELIMINARY SITE PLAN
 43. 03/25/2025: PRELIMINARY SITE PLAN
 44. 03/25/2025: PRELIMINARY SITE PLAN
 45. 03/25/2025: PRELIMINARY SITE PLAN
 46. 03/25/2025: PRELIMINARY SITE PLAN
 47. 03/25/2025: PRELIMINARY SITE PLAN
 48. 03/25/2025: PRELIMINARY SITE PLAN
 49. 03/25/2025: PRELIMINARY SITE PLAN
 50. 03/25/2025: PRELIMINARY SITE PLAN
 51. 03/25/2025: PRELIMINARY SITE PLAN
 52. 03/25/2025: PRELIMINARY SITE PLAN
 53. 03/25/2025: PRELIMINARY SITE PLAN
 54. 03/25/2025: PRELIMINARY SITE PLAN
 55. 03/25/2025: PRELIMINARY SITE PLAN
 56. 03/25/2025: PRELIMINARY SITE PLAN
 57. 03/25/2025: PRELIMINARY SITE PLAN
 58. 03/25/2025: PRELIMINARY SITE PLAN
 59. 03/25/2025: PRELIMINARY SITE PLAN
 60. 03/25/2025: PRELIMINARY SITE PLAN
 61. 03/25/2025: PRELIMINARY SITE PLAN
 62. 03/25/2025: PRELIMINARY SITE PLAN
 63. 03/25/2025: PRELIMINARY SITE PLAN
 64. 03/25/2025: PRELIMINARY SITE PLAN
 65. 03/25/2025: PRELIMINARY SITE PLAN
 66. 03/25/2025: PRELIMINARY SITE PLAN
 67. 03/25/2025: PRELIMINARY SITE PLAN
 68. 03/25/2025: PRELIMINARY SITE PLAN
 69. 03/25/2025: PRELIMINARY SITE PLAN
 70. 03/25/2025: PRELIMINARY SITE PLAN
 71. 03/25/2025: PRELIMINARY SITE PLAN
 72. 03/25/2025: PRELIMINARY SITE PLAN
 73. 03/25/2025: PRELIMINARY SITE PLAN
 74. 03/25/2025: PRELIMINARY SITE PLAN
 75. 03/25/2025: PRELIMINARY SITE PLAN
 76. 03/25/2025: PRELIMINARY SITE PLAN
 77. 03/25/2025: PRELIMINARY SITE PLAN
 78. 03/25/2025: PRELIMINARY SITE PLAN
 79. 03/25/2025: PRELIMINARY SITE PLAN
 80. 03/25/2025: PRELIMINARY SITE PLAN
 81. 03/25/2025: PRELIMINARY SITE PLAN
 82. 03/25/2025: PRELIMINARY SITE PLAN
 83. 03/25/2025: PRELIMINARY SITE PLAN
 84. 03/25/2025: PRELIMINARY SITE PLAN
 85. 03/25/2025: PRELIMINARY SITE PLAN
 86. 03/25/2025: PRELIMINARY SITE PLAN
 87. 03/25/2025: PRELIMINARY SITE PLAN
 88. 03/25/2025: PRELIMINARY SITE PLAN
 89. 03/25/2025: PRELIMINARY SITE PLAN
 90. 03/25/2025: PRELIMINARY SITE PLAN
 91. 03/25/2025: PRELIMINARY SITE PLAN
 92. 03/25/2025: PRELIMINARY SITE PLAN
 93. 03/25/2025: PRELIMINARY SITE PLAN
 94. 03/25/2025: PRELIMINARY SITE PLAN
 95. 03/25/2025: PRELIMINARY SITE PLAN
 96. 03/25/2025: PRELIMINARY SITE PLAN
 97. 03/25/2025: PRELIMINARY SITE PLAN
 98. 03/25/2025: PRELIMINARY SITE PLAN
 99. 03/25/2025: PRELIMINARY SITE PLAN
 100. 03/25/2025: PRELIMINARY SITE PLAN

OWNER:
LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



SITE PLAN

REVISIONS
 DATE: 2025-03-08
 SCALE: AS SHOWN
 DRAWN: CC
 CHECK BY: PPS
 JOB NO.: 24-25

SP-7

SHEET NO.:

COPYRIGHT © 2025 PASCUAL PEREZ KILLODJIAN STARR - ARCHITECTS - PLANNERS
 The architectural drawings, site plans, renderings and other documents prepared by the Architect are the property of the Architect. These drawings, site plans, renderings and other documents are prepared for the use of the client and are not to be used for any other purpose without the written consent of the Architect.

WILTON MANORS TOWNHOMES

City of Wilton Manors, Broward County, Florida

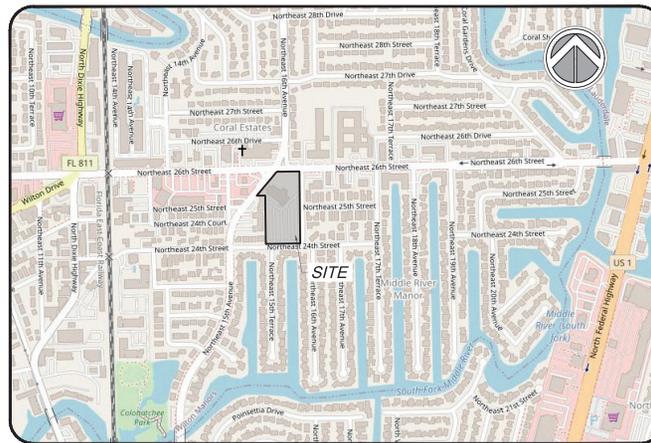
OFF-SITE IMPROVEMENTS

OWNER:
 LENNAR HOMES, LLC
 GREG McPHERSON
 730 NW 107TH AVE. STE 103
 MIAMI, FL. 33172
 (305) 229-6400
 greg.mcpherson@ennor.com

ARCHITECT:
 PPKS ARCHITECTURE
 1330 NW 84th AVENUE
 MIAMI, FL 33126
 (305) 592-1363

CIVIL ENGINEER:
 SUN-TECH ENGINEERING, INC.
 CLIFFORD R. LOUTAN, P.E.
 4577 NOB HILL ROAD, SUITE 102
 SUNRISE, FL 33351
 (954) 777-3123
 cloutan@suntech.com

SURVEYOR:
 CAULFIELD & WHEELER, INC
 7900 GLADES ROAD - SUIT 100
 BOCA RATON, FLORIDA 33434
 (561) 392-1991
 info@cwiassoc.com



SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST
LOCATION MAP
 N.T.S.

INDEX OF DRAWINGS	
SHEET NO.	TITLE
	COVER SHEET
OS-1 - OS-3	OFF-SITE IMPROVEMENTS PLANS
OS-4 - OS-6	OFF-SITE IMPROVEMENTS DETAILS

LEGAL DESCRIPTION:

THE EAST 317.15 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LESS THE NORTH 35 FEET AND LESS THE EAST 25 FEET, AND LESS THE SOUTH 25 FEET, ALSO LESS RIGHT OF WAY FOR N.E. 15TH AVENUE THEREOF, TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 317.15 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 26; THENCE SOUTH 1 DEGREE 20 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 317.15 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 26, A DISTANCE OF 151.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.E. 15TH AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 20 MINUTES 10 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 84.16 FEET; THENCE SOUTH 88 DEGREES 26 MINUTE 16 SECONDS WEST, A DISTANCE OF 72.93 FEET; THENCE NORTH 39 DEGREES 29 MINUTES 09 SECONDS EAST, ALONG THE EAST RIGHT OF WAY OF N.E. 15TH AVENUE, A DISTANCE OF 111.58 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA AND CONTAINING 4.0310 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:

- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT APPROVE OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVED BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVED BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED WARNING PAVEMENT MARKINGS FOR SPEED TABLES, BLUNKER SIGNS, RECTANGULAR RAISE FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
- THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT, AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVED BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVED BRICKS, PAVEMENT MARKINGS ON OR ADJACENT TO PAINTED ASPHALT, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED WARNING PAVEMENT MARKINGS FOR SPEED TABLES, BLUNKER SIGNS, RECTANGULAR RAISE FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK AND ASPHALT WORK.

STE Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors

4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntech.com

Certificate of Auth. #7097/LB 7019
 Phone (954) 777-3123
 Fax (954) 777-3114

PERMIT SET
 MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

MATERIALS
 ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

NOTE:
 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

NOTICE
INSPECTION REQUIRED
 24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT (954) 977-4600 FOR INSPECTION.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

- PLAN CONSISTENT WITH PLAT REQUIREMENTS
- PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____
 DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS AND SIGNS



Date: September 4, 2025
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sunshine811

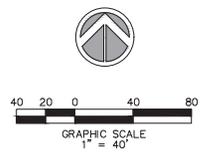
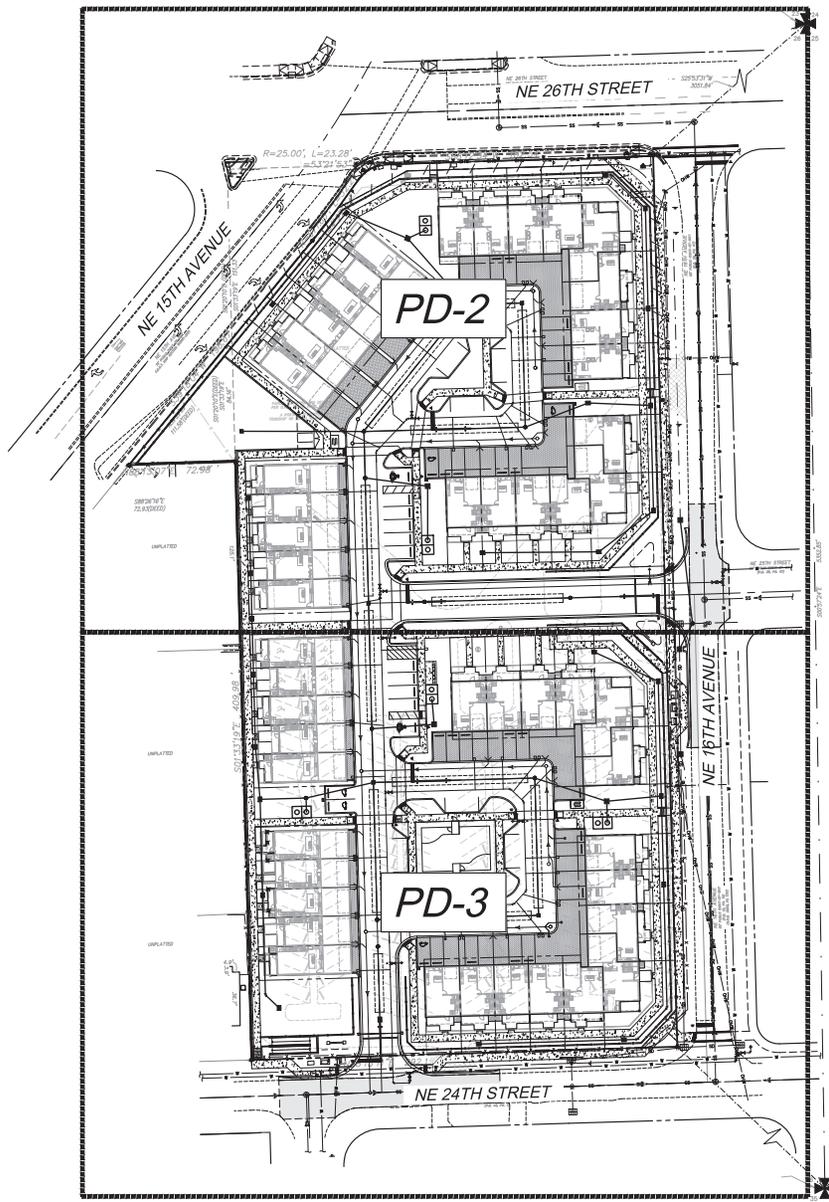
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT NO. 24-4236
 DESIGN DATE: OCT. 2024

NOTE: ALL ELEVATIONS IN N.A.V.D. 88

FILE: K:\PROJECTS\24-xxx\24-4236\Fig\4236con.dwg PLOT DATE: 9/4/2025 1:41 PM BY: Miguel A. Sosa LAYOUT: OS - 02 - 00



NOTES:
 THE PERIMETER RETAINING WALL SURROUNDING THE DRY RETENTION AREA SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE CITY OF WILTON MANORS FOR REVIEW AND APPROVAL, PRIOR TO THE INSTALLATION ON-SITE. THE RETAINING WALL (INCLUDING FOUNDATION) SHALL BE DESIGNED TO STRUCTURALLY SUPPORT STORMWATER RUNOFF FROM THE SITE TO AN ELEVATION OF 7.60', WITHOUT SEEPAGE OR DISCHARGE TO THE CITY'S RIGHT-OF-WAY.

PAVING & DRAINAGE LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F. = 10.00	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	CATCH BASIN
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE

4577 North Hill Road, Suite 102
 Wilton Manors, FL 33494
 www.sun-tech.com
 Call: (848) 977-9119
 Fax: (848) 977-9114



NO.	DATE	DESCRIPTION

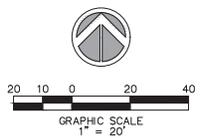
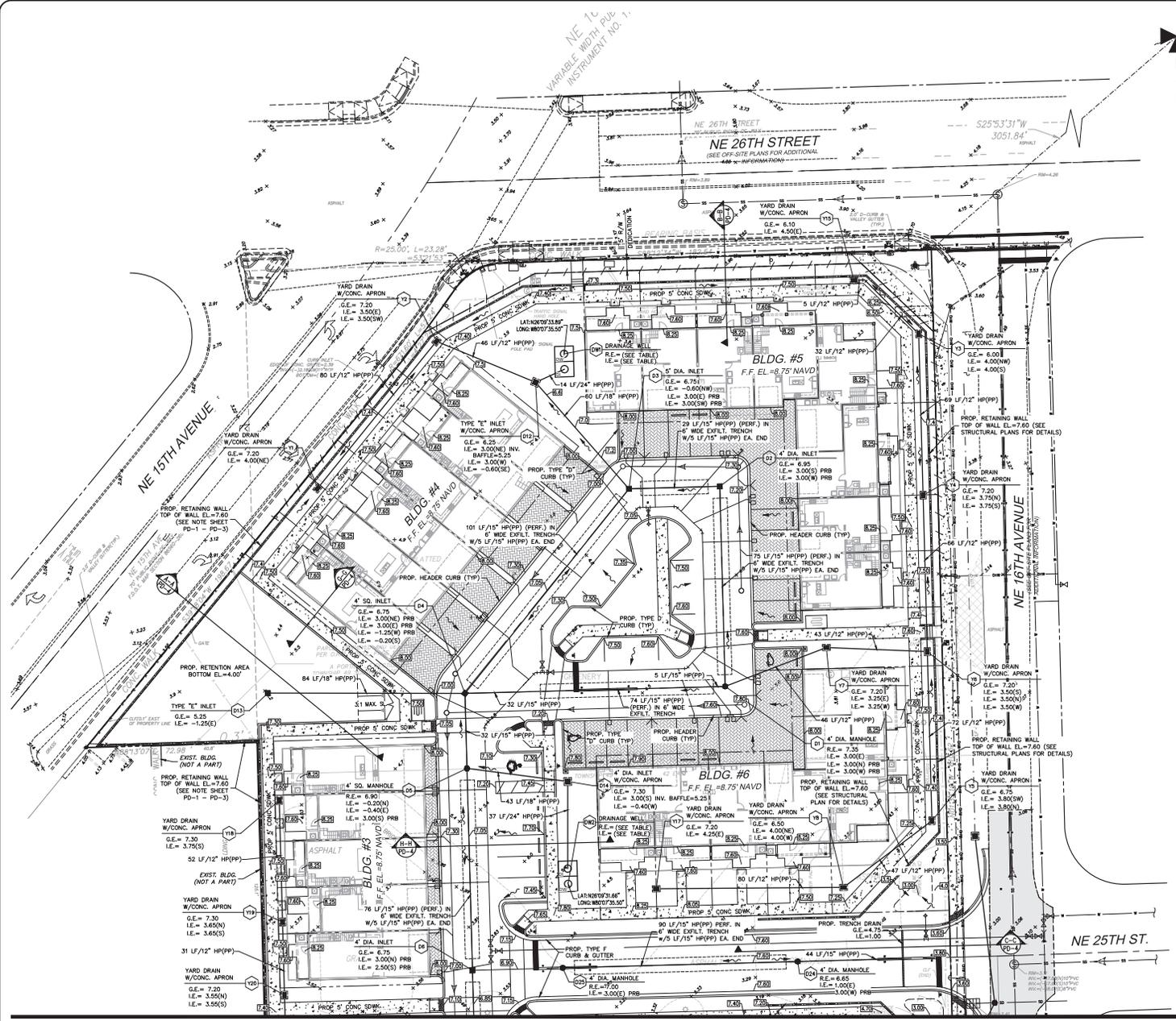
WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS, FLORIDA
PAVING, GRADING AND DRAINAGE KEY MAP

DATE: 7/19/2024
 SCALE: 1" = 40'
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4236



Date: September 4, 2025
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
 PD-1



NOTES:
 1. THE PERIMETER RETAINING WALL SURROUNDING THE DRY RETENTION AREA SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE CITY OF WILTON MANORS FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION ON-SITE. THE RETAINING WALL (INCLUDING FOUNDATION) SHALL BE DESIGNED TO STRUCTURALLY SUPPORT STORMWATER RUNOFF FROM THE SITE TO AN ELEVATION OF 7.60', WITHOUT SEEPAGE OR DISCHARGE TO THE CITY'S RIGHT-OF-WAY.

NOTES:
 1. ALL ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM.
 2. PROPOSED WELLS TO HAVE A MINIMUM CAPACITY OF 200 GPM PER FOOT OF HEAD.

PAVING & DRAINAGE LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
---	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F. = 10.00	FINISHED FLOOR ELEVATION
---	EXISTING OR FUTURE UTILITIES
---	STRUCTURE DESIGNATION
---	LENGTH, SIZE OF STORM DRAIN
---	EXISTING GRADE
---	PROPOSED GRADE
---	D.I.P. PIPE

MATCH LINE "A-A" - (FOR CONTINUATION SEE SHEET PD-3)

FILE: K:\PROJECTS\24-111\24-4236\dwg\4236.dwg
 PLOT DATE: 9/1/2025 1:40 PM BY: Miguel A. Sosa
 LAYOUT: [PC-2]

4577 North Hill Road, Suite 102
 Jacksonville, FL 32216
 www.sun-tech.com
 (904) 777-1111
 (904) 777-1112
 (904) 777-1113



NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS, FLORIDA
PAVING, GRADING AND DRAINAGE PLAN

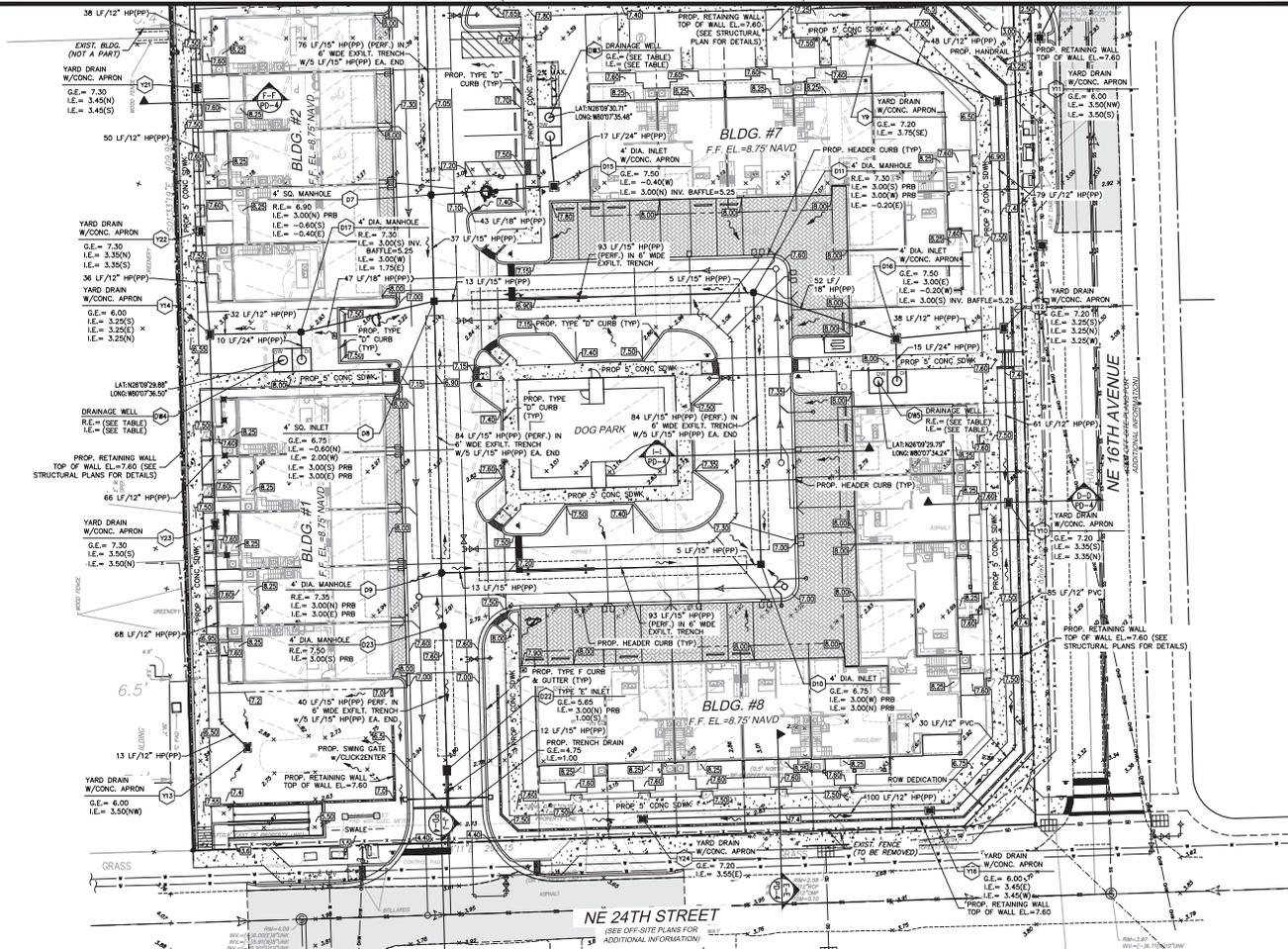
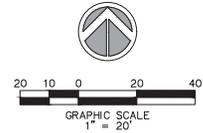
DATE: 7/19/2024
 SCALE: 1" = 20'
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4236



Date: September 4, 2025
 This plan has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
 PD-2

MATCH LINE "A-A" - (FOR CONTINUATION SEE SHEET PD-2)



NOTES:
 1. THE PERIMETER RETAINING WALL SURROUNDING THE DRY RETENTION AREA SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE CITY OF WILTON MANORS FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION ON-SITE. THE RETAINING WALL (INCLUDING FOUNDATION) SHALL BE DESIGNED TO STRUCTURALLY SUPPORT STORMWATER RUNOFF FROM THE SITE AT AN ELEVATION OF 7.60, WITHOUT SEEPAGE OR DISCHARGE TO THE CITY'S RIGHT-OF-WAY.

NOTES:
 1. ALL ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM.
 2. PROPOSED WELLS TO HAVE A MINIMUM CAPACITY OF 200 GPM PER FOOT OF HEAD.

PAVING & DRAINAGE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- R.E. RIM ELEVATION
- G.E. GRATE ELEVATION
- I.E. INVERT ELEVATION
- DIRECTION OF FLOW
- 150' @ 0.5% PAVEMENT SLOPE
- P.R.B. POLLUTION RETARDANT BASIN
- FINISHED FLOOR ELEVATION
- EXISTING OR FUTURE UTILITIES
- STRUCTURE DESIGNATION
- LENGTH, SIZE OF STORM DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- D.I.P. PIPE

4577 North Hill Road, Suite 102
 Wilton Manors, FL 33095
 www.sun-tech.com



NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS, FLORIDA
 PAVING, GRADING
 AND DRAINAGE PLAN

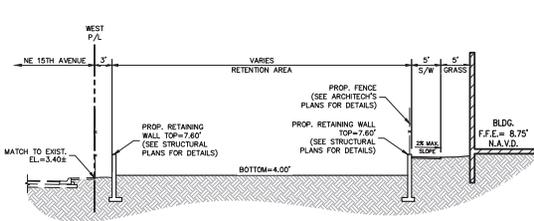
DATE: 7/19/2024
 SCALE: 1" = 20'
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4236



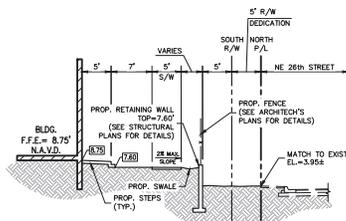
Date: September 4, 2025
 This item has been digitally signed and sealed by:
 CLIFFORD R. LOUTAN, P.E.
 on the date adjacent to the seal.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
 PD-3

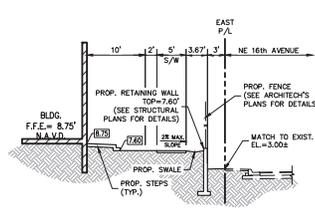
FILE: K:\PROJECTS\24-4236\24-4236.dwg
 PLOT DATE: 9/4/2025 1:40 PM BY: Miguel A. Sosa
 LAYOUT: [PC-3]



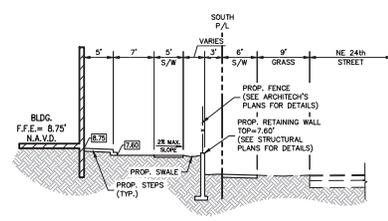
SECTION A-A
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'

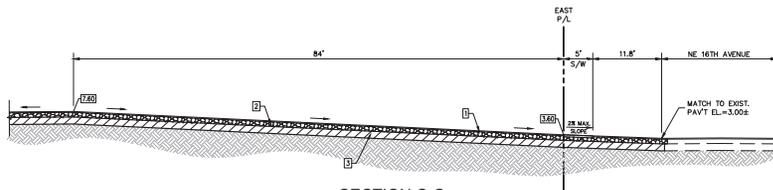


SECTION D-D
SCALE: 1"=10'

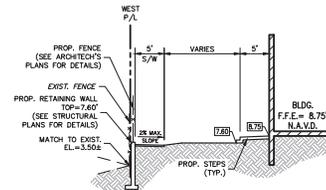


SECTION E-E
SCALE: 1"=10'

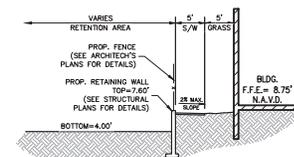
- ON-SITE PAVIMENT NOTES:**
1. THE WEARING SURFACE SHALL BE 1 1/2" THICK TYPE SP 9.5 ASPHALT INSTALLED IN (2) 3/4" LIFTS. LIMEPOCK TO BE PRIMED AND TACK COAT TO BE APPLIED BETWEEN FIRST AND SECOND LIFT OF ASPHALT.
 2. THE BASE COURSE SHALL BE LIMEPOCK (DOE CALCULATED), 6" THICK COMPACTED IN ACCORDANCE WITH A.A.S.H.T.O. SPECIFICATION T-180 TO MAX DENSITY. MIN. LBR TO BE 100.
 3. ALL ORGANIC AND YIELDING MATERIAL WITHIN THE LIMITS SHOWN SHALL BE REMOVED AND REPLACED WITH CLEAN FILL. THE SUBBASE SHALL EXTEND 12" BELOW THE BASE COURSE. SHALL HAVE A MINIMUM DRY CRYSTALITY OF 115 P.F.F. AND SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER A.A.S.H.T.O. SPECIFICATION T-180. METHOD "C", MINIMUM LBR TO BE 40.
 4. FINES SHALL HAVE MINIMUM THICKNESS OF 3/8" SHALL BE CONCRETE PER ASTM C930 OR BROOK PER ASTM C1273 AND 1/2" SAND BED.



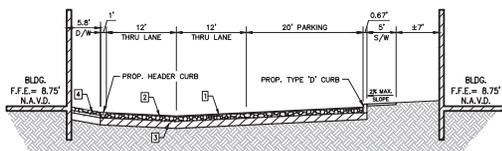
SECTION C-C
SCALE: 1"=10'



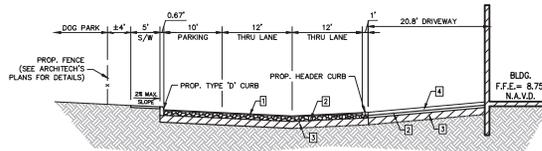
SECTION F-F
SCALE: 1"=10'



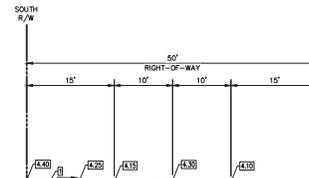
SECTION G-G
SCALE: 1"=10'



SECTION H-H
SCALE: 1"=10'

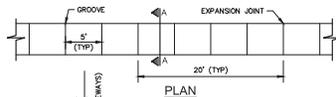


SECTION I-I
SCALE: 1"=10'

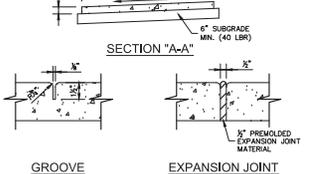


SECTION J-J
SCALE: 1"=10'

EXIST. ASPHALT TO BE REMOVED, LIMEPOCK TO BE RE-WORKED TO PROPOSED ELEVATIONS AND RESURFACE W/1 1/2" THICK SURFACE FC-9.5 IN TWO (2) LIFTS.



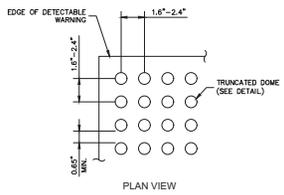
PLAN
SCALE: 1"=10'



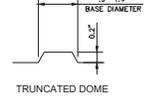
SECTION "A-A"
SCALE: 1"=10'

NOTE:
1. JOINTS SHALL BE 3000 P.S.I. 4" THICK 6" THICK AT DRIVEWAYS ONLY.
2. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2% AND SIDEWALK RAMP SHALL NOT EXCEED 5% (MAXIMUM 1:15 RAMP). ALL RAMP IN CROSS OF 6 FT. REQUIRE HANDRAILS.

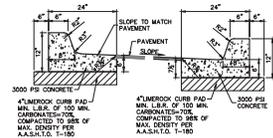
SIDEWALK DETAIL
N.T.S.



PLAN VIEW
SCALE: 1"=10'



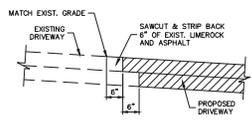
TRUNCATED DOME
SCALE: 1"=10'



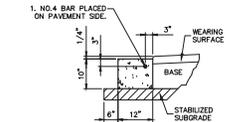
TYPE "F" CURB AND GUTTER
N.T.S.



TYPE "D" CURB
SCALE: 1"=10'



ASPHALT TIE-IN DETAIL
N.T.S.



HEADER CURB DETAIL
SCALE: 1"=10'

4577 North Hill Road, Suite 102
www.sun-tech.com
www.sun-tech.com



NO.	DATE	DESCRIPTION

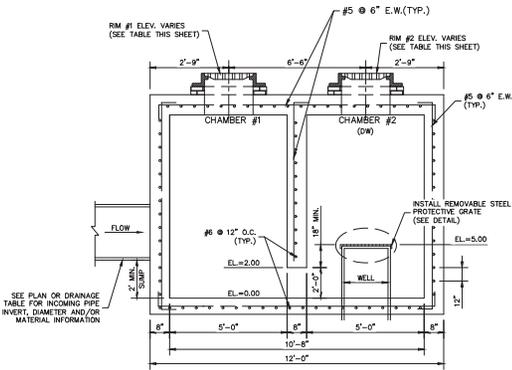
WILTON MANORS TOWNHOMES
FLORIDA
PAVING, GRADING
AND DRAINAGE DETAILS

DATE: 7/19/2024
SCALE: 1"=10'
DESIGNED BY: C.R.L.
DRAWN BY: M.A.S.
JOB #: 24-0236



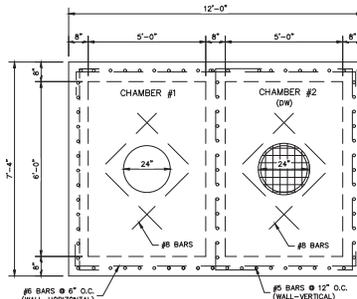
Date: September 4, 2025
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date specified in the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
PD-4



- NOTES:**
1. SEE PLAN OR DRAINAGE TABLE FOR RM OR GRATE ELEVATIONS
 2. RING & COVER TO BE U.S.F. 500-E (WATERTIGHT)

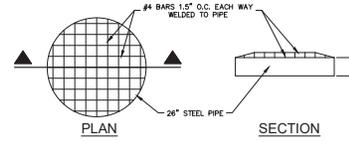
SECTION



- NOTES:**
1. TOP SLAB REINFORCEMENT TO BE No. 7 BARS @ 6\"/>
 - 2. PLACEMENT OF RING AND COVER ACCESSING EACH CHAMBER SHALL BE AS DESIGNED ON PLAN. RING AND COVER SHALL BE U.S.F. 500-E
 - 3. SLAB OPENING SIZES WITHIN EACH CHAMBER SHALL BE AS REQUIRED BASED UPON INSTALLATION OF RING & COVER

PLAN

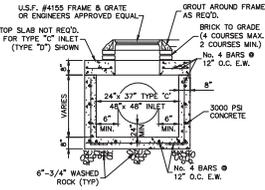
WELL STRUCTURE (TWO CHAMBER)



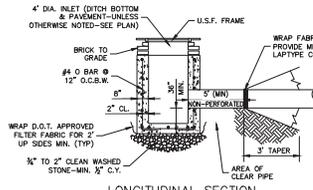
WELL SCREEN DETAIL
N.T.S.

- NOTES:**
1. MAX. OPENING 1.5\"/>

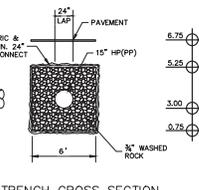
DRAINAGE WELL TABLE				
WELL NO.	DI	DW	I.E.	LATITUDE / LONGITUDE
DW1	8.00	8.00	2.50	N26° 09' 33.89\"/>
DW2	8.00	8.00	2.50	N26° 09' 31.66\"/>
DW3	8.00	8.00	2.50	N26° 09' 30.71\"/>
DW4	8.00	8.00	2.50	N26° 09' 29.88\"/>
DW5	8.00	8.00	2.50	N26° 09' 29.79\"/>



TYPE 'C' INLET / 4' SQ. INLET DETAIL

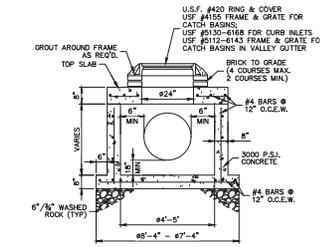


LONGITUDINAL SECTION

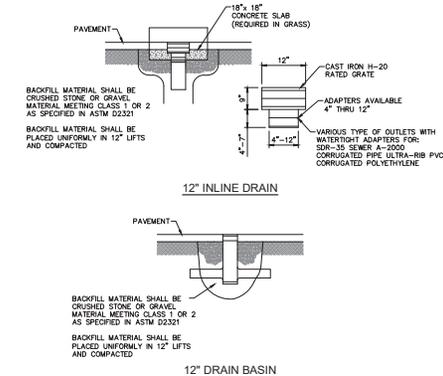


TRENCH CROSS SECTION

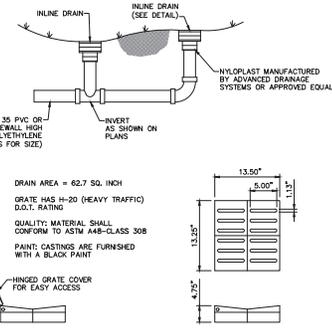
EXFILTRATION TRENCH DETAIL
N.T.S.



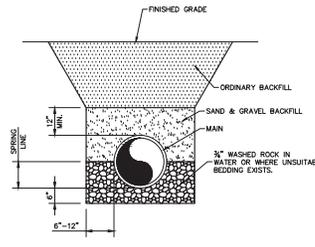
4'-5\"/>



12\"/>

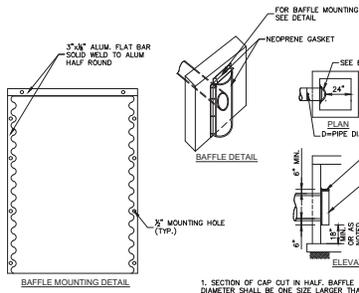


12\"/>

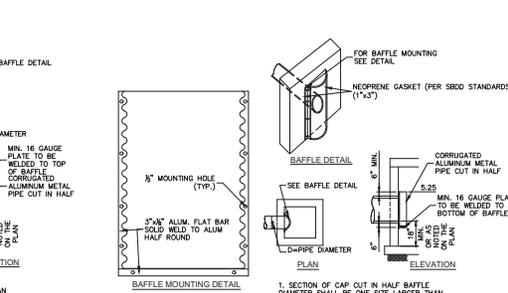


PIPE TRENCH CROSS SECTION

- NOTE:**
1. ALL BACKFILL IN FUTURE UNPAVED AREAS SHALL BE COMPACTED TO 90% MAX. DENSITY PER AASHTO T-150. ALL BACKFILL IN FUTURE PAVED AREAS SHALL BE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-150.



POLLUTION RETARDANT BASIN
(ALL STRUCTURES SEE PLAN FOR BAFFLE LOCATION)



INVERTED BAFFLE DETAIL
(SEE PLAN FOR BAFFLE LOCATION)

K:\PROJECTS\24-111\24-4236\dwg\4236.dwg PLOT DATE: 9/1/2025 1:40 PM BY: Mjgal A. Sosa LAYERS: [PC-3]

4577 North Hill Road, Suite 102
www.sun-tech.com
www.sun-tech.com
City of Wilton Manors, FL 33408
Phone (848) 777-5123
Fax (848) 777-5114

Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors

STE

NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
FLORIDA
PAVING, GRADING
AND DRAINAGE DETAILS

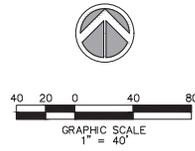
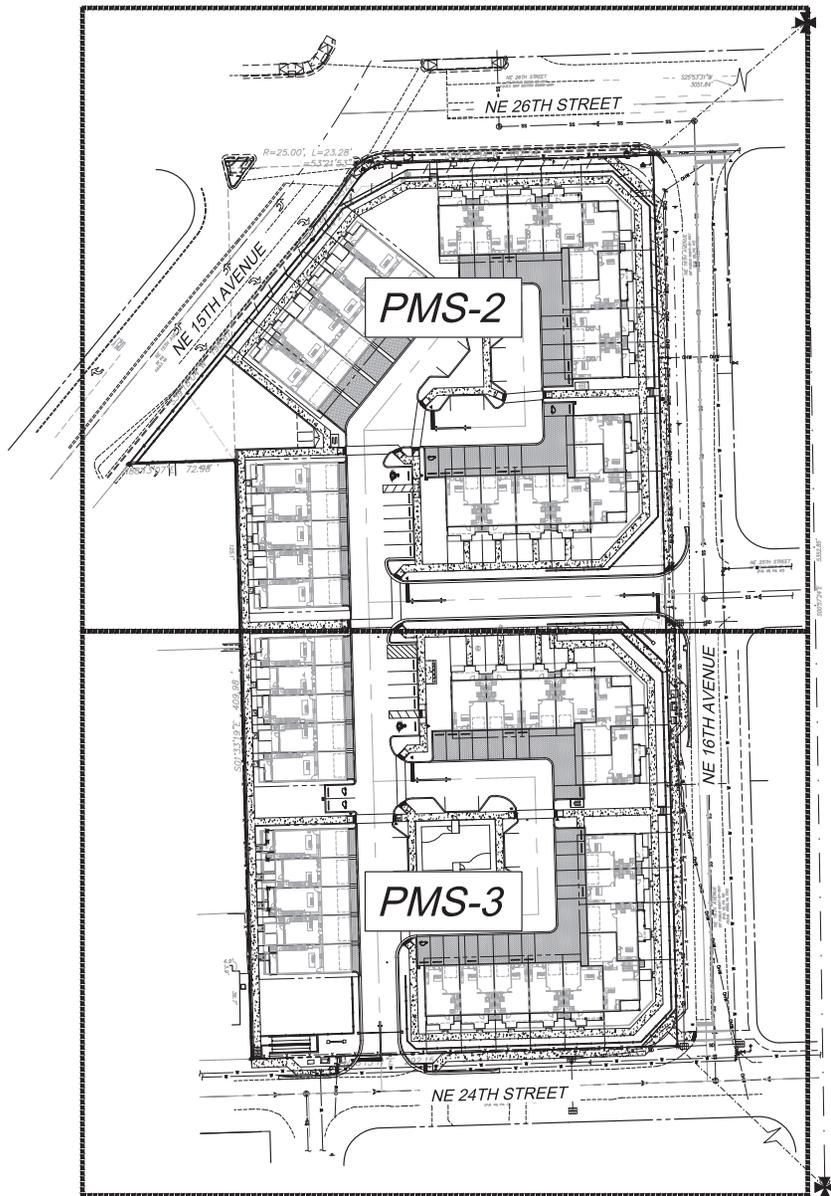
DATE: 7/19/2024
SCALE: 1"=10'
DESIGNED BY: C.R.L.
DRAWN BY: M.A.S.
JOB #: 24-4236

CLIFFORD R. LOUTAN
LICENSED PROFESSIONAL ENGINEER
No. 56889
STATE OF FLORIDA
21066

Date: September 4, 2025

This item has been digitally signed and sealed by:
CLIFFORD R. LOUTAN, P.E.
on the date adjacent to the name.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
PD-5



K:\PROJECTS\24-4236\DWG\24-4236-TOWNHOMES.dwg (PLOT) 9/1/2025 1:41 PM BY: Miguel A. Sosa

FILE: K:\PROJECTS\24-4236\DWG\24-4236-TOWNHOMES.dwg
 PLOT DATE: 9/1/2025 1:41 PM BY: Miguel A. Sosa
 LAYOUT: [PMS-1]

NOTE:

1. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED TO BE IN CONFORMANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCHTED) AND MUTCD STANDARDS.
2. ALL PAVEMENT MARKING SHALL BE PAINT UNLESS OTHERWISE NOTED.
3. (T) THERMOPLASTIC

4577 North Hill Road, Suite 102
 Fort Lauderdale, FL 33309
 www.sun-tech.com
 Call Center: (954) 977-9119
 Phone: (954) 777-9123
 Fax: (954) 777-9114

Sun-Tech
Engineering, Inc.
 ENGINEERS • PLANNERS • SURVEYORS



NO.	DATE	DESCRIPTION

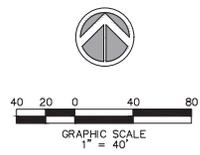
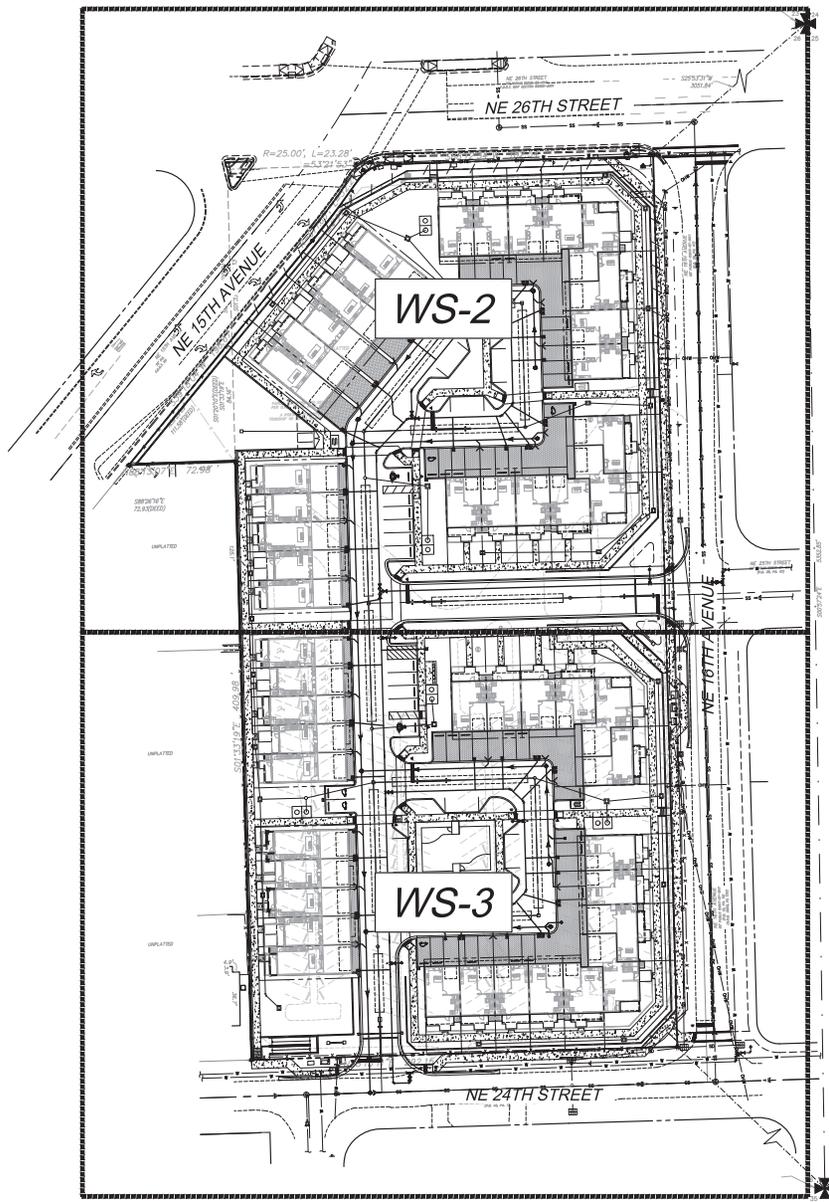
WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS
PAVEMENT MARKINGS AND SIGNAGE KEY MAP
 FLORIDA

DATE: 7/19/2024
 SCALE: 1" = 40'
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4236



Date: September 4, 2025
 This item has been digitally signed and sealed by:
 CLIFFORD R. LOUTAN, P.E.
 on the date adjacent to the seal.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
PMS-1



WATER & SEWER LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PIPE
	D.I.P. PIPE
	EXIST. UTILITY DEMOLITION
	R.W. ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

K:\PROJECTS\24-4236\24-4236.dwg, 1:1, Sun Tech Engineering, Inc. (M.A.S.), Sun Tech Engineering, Inc. (M.A.S.)

FILE: K:\PROJECTS\24-4236\24-4236.dwg\4236ws.dwg
 PLOT DATE: 9/4/2025 1:41 PM BY: Miguel A. Sosa
 LAYOUT: [WS-1]

4577 North Hill Road, Suite 102
 Fort Lauderdale, FL 33309
 www.sun-tech.com
Sun-Tech Engineering, Inc.
 ENGINEERS • PLANNERS • SURVEYORS

REVISIONS	
NO.	DESCRIPTION

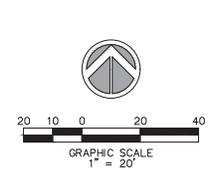
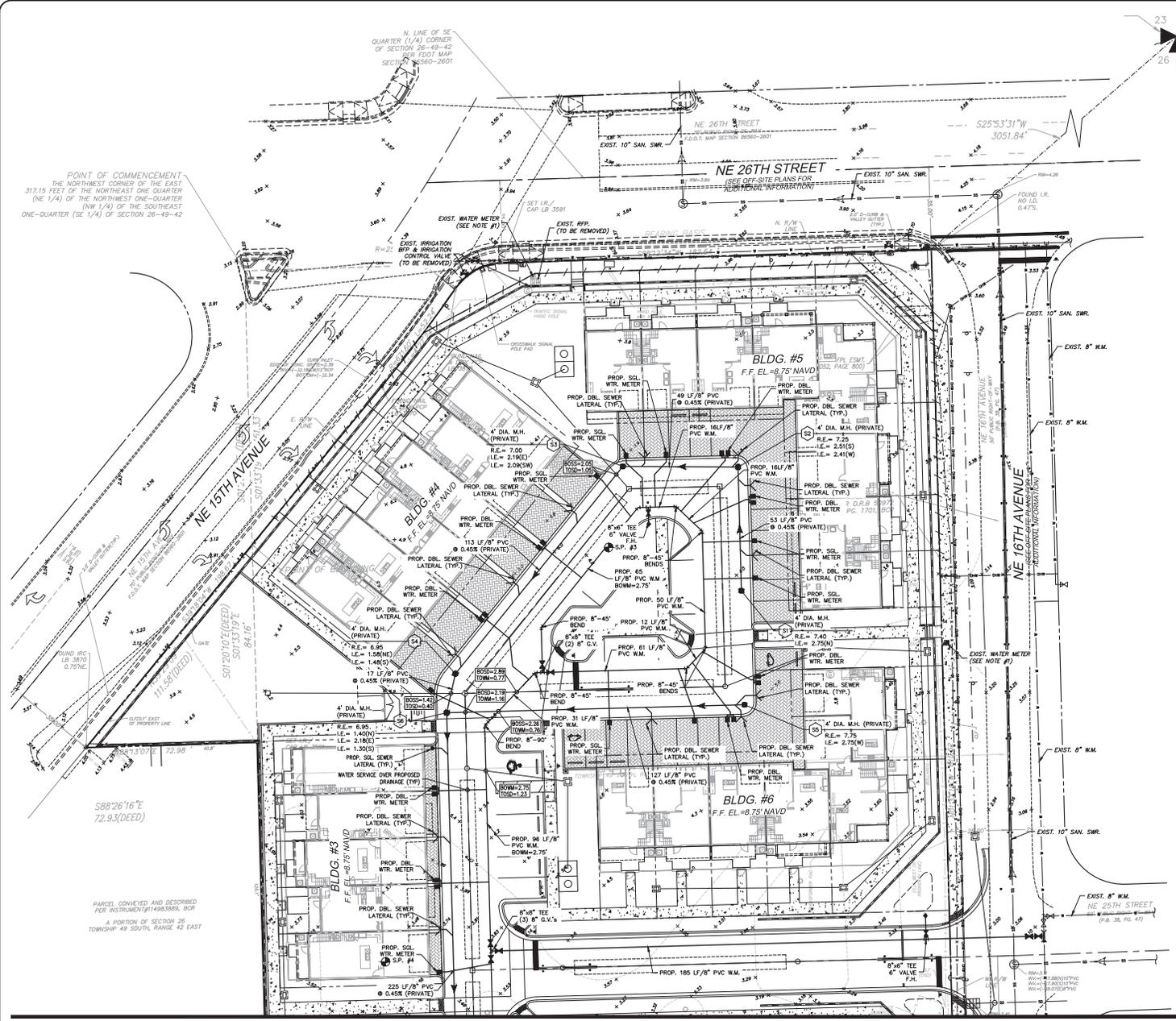
WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS, FLORIDA
WATER AND SEWER KEY MAP

DATE: 7/19/2024
 SCALE: 1" = 40'
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4236



Date: September 4, 2025
 This item has been digitally signed and sealed by:
 CLIFFORD R. LOUTAN, P.E.
 on the date adjacent to the seal.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS-1



- NOTES:
1. CONTRACTOR REMOVE EXIST. METER AND METER BOXES ASSOCIATED WITH PROPOSED DEVELOPMENT. RETURN TO CITY OF WILTON MANORS AND CAP EXIST. WATER SERVICE AT PROPERTY LINE.
 2. ALL SANITARY SEWER SHALL BE 8" PVC SDR 26 UNLESS NOTED OTHERWISE.
 3. THE PROPOSED SANITARY SEWER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE WATER MAIN SYSTEM, INCLUDING WATER METERS, HYDRANTS ETC. WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF WILTON MANORS.
 4. INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT HAVE BEEN DEDICATED THROUGH A PLAT INSTRUMENT.

WATER & SEWER LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE #/PIPE
	D.P.P. PIPE
	EXIST. UTILITY ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

MATCH LINE "A-A" - (FOR CONTINUATION SEE SHEET WS-3)

FILE: K:\PROJECTS\24-xx\24-4336\dwg\4336a.dwg
 PLOT DATE: 9/1/2025 1:41 PM BY: Miguel A. Sosa
 LAYOUT: [WC-2]

4577 North Hill Road, Suite 102
 Wilton Manors, FL 33499
 www.sun-tech.com
 (954) 777-5123
 (954) 777-5123
 Fax: (954) 777-5114



NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS
 FLORIDA
WATER AND SEWER PLAN

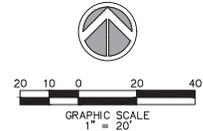
DATE: 7/19/2024
 SCALE: 1" = 20'
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4336



Date: September 4, 2025
 This item has been digitally signed and sealed by:
 CLIFFORD R. LOUTAN, P.E.
 on the date adjacent to the seal.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

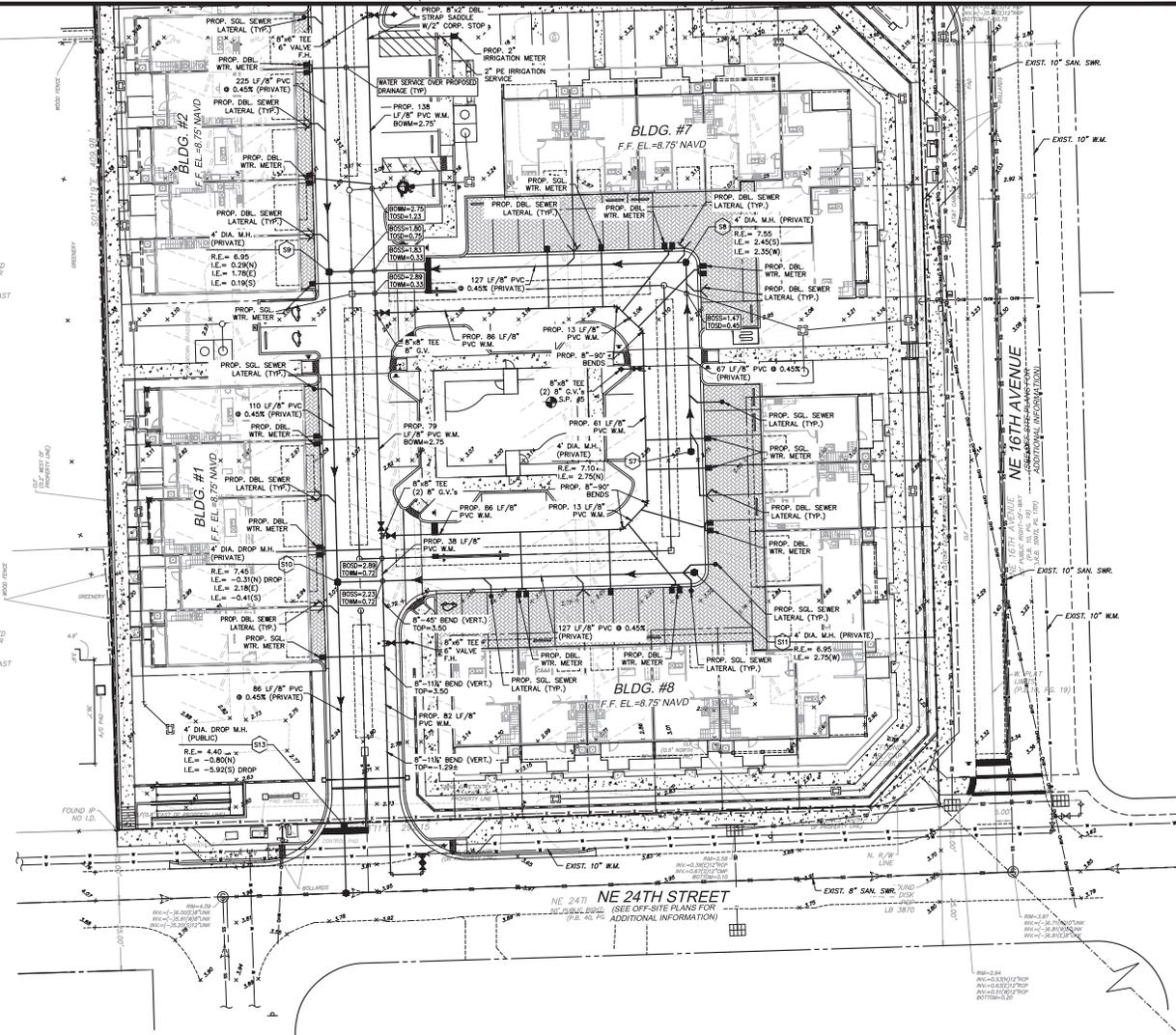
SHEET No.
 WS-2

MATCH LINE "A-A" - (FOR CONTINUATION SEE SHEET WS2)



PARCEL CONVEYED AND DESCRIBED PER INSTRUMENT#1580897, BCR A PORTION OF SECTION 26 TOWNSHIP 48 SOUTH, RANGE 43 EAST

PARCEL CONVEYED AND DESCRIBED PER INSTRUMENT#1580897, BCR A PORTION OF SECTION 26 TOWNSHIP 48 SOUTH, RANGE 43 EAST



- NOTES:
1. CONTRACTOR REMOVE EXIST. METER AND METER BOXES ASSOCIATED WITH PROPOSED DEVELOPMENT. RETURN TO CITY OF WILTON MANORS AND CAP EXIST. WATER SERVICE AT PROPERTY LINE.
 2. ALL SANITARY SEWER SHALL BE 8" PVC SDR 26 UNLESS NOTED OTHERWISE.
 3. THE PROPOSED SANITARY SEWER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE WATER MAIN SYSTEM, INCLUDING WATER METERS, HYDRANTS ETC. WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF WILTON MANORS.
 4. INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT HAVE BEEN DEDICATED THROUGH A PLAT INSTRUMENT.

WATER & SEWER LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PPE
	D.P. PIPE
	EXIST. UTILITY EMBOLITION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

4577 North Hill Road, Suite 102
Wilton Manors, FL 33095
www.sun-tech.com



NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
FLORIDA
WATER AND SEWER PLAN

DATE: 7/19/2024
SCALE: 1" = 20'
DESIGNED BY: C.R.L.
DRAWN BY: M.A.S.
JOB #: 24-4236



Date: September 4, 2025
This item has been digitally signed and sealed by:
CLIFFORD R. LOUTAN, P.E.
on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS-3

LEGEND:

SYMBOL	DESCRIPTION
	WATER METER BOX
	EXISTING VALVE
	PROPOSED VALVE
	FIRE HYDRANT
	BENCH MARK
	TREE
	NAIL IN BOTTLE CAP
	NAIL IN ASPHALT
	GAS LINE
	WATER MAIN
	BURIED TELEPHONE
	TELEPHONE
	UNDERGROUND ELECTRIC
	FORCE MAIN
	OVERHEAD WIRES
	CABLE TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	EXISTING ELEVATION
	SOIL BORING LOCATION MARK
	SOIL TYPE SEPERATION MARK

WATER SYSTEM NOTES:

PIPE D.I.P.

- Ductile iron water main pipe shall conform to the requirements of A.N.S.I./ A.W.W.A. C-151/A 21.51-02 and lined and coated per A.N.S.I./A.W.W.A. C-104/A-214-03. 20" and smaller pipe shall be pressure class 350; 24" and larger, pipe shall be pressure class 250.
- All DIP shall have adequate protective measures against corrosion and it shall be used only if as determined by the design engineer, based on field conditions.
- All DIP shall be installed in accordance with A.N.S.I./A.W.W.A. C-600-99, or latest revision.

PIPE P.V.C.

- All P.V.C. mains shall be series 1120, class 150 (OR 18) pressure pipe, conforming to A.N.S.I./A.W.W.A. C-900-07, or latest revision, and shall have push on joints, and iron pipe O.D.
- All P.V.C. pipe shall be installed in accordance with the Uni-Bell plastic pipe Association's "Guide for installation of P.V.C. pressure pipe for Municipal water distribution system". Water distribution pipe shall be of "BLUE" color. All water main installations shall comply with the color coding requirements of Chapter 62-555.320 F.A.C. (Florida Administrative Code).
- Detector tape on all P.V.C. mains shall be installed 18" above the water main.

FITTINGS

- All P.V.C. mains must have #6 copper wire, single strand, placed on top of pipe, shall be electrically continuous over the entire length of the pipe, and fastened every 10' with a #12 wire.
- Fittings shall be ductile iron meeting A.N.S.I./A.W.W.A. C153/21.00 and shall be coated with 6 to 8 mil. Thickness coal tar epoxy conforming to the requirements of A.N.S.I./A.W.W.A. C550-05 and C116/A21.03.
- Restrained joint pipe shall be used for all bends, tees, crosses, plugs, and fire hydrants. Thrust blocks shall not be allowed.
- Retainer glands/mechanical joint restraint must be used only if authorized by the Engineer and shall conform to A.N.S.I./A.W.W.A. standards C 111/A-21.11-03, or latest revision.
- All glands shall be manufactured from ductile iron as listed by underwriter's laboratory for 250 P.S.I. minimum water pressure rating.

GLANDS

- Glands shall be CLOW Corporation model F-1058, standard fire protection equipment company, or approved equal.
- Tapping valves shall be Mueller H667 or approved equal.
- Tapping sleeves shall be Mueller H615 or approved equal.
- Gate valves 3" or less shall be NIBCO T-133 OR T-136 with malleable hand wheels. No substitutions allowed.
- Gate valves 4" or larger shall meet A.W.W.A. C-500-02 specification (latest revision). Valves shall be Mueller Co. or approved equal.
- All valves shall be furnished with extension type cast iron valve boxes of proper length for pipe depth. All boxes shall conform with A.W.W.A. specifications with a shaft of no less than 5 inches and have the word "WATER" cast in the cover. Base of valve box shall have a flared section to fit over stuffing box of valve.

HYDRANTS

- Fire hydrants shall be breakaway Mueller Co. Centurion model #A-423, or Metropolitan 250 Eddy Compression type F.H. or approved equal.
- Fire hydrants shall be installed with the center of the nozzle 18" above finished grade.
- Dead-end water mains 6" or larger shall terminate with a fire hydrant.

PLACEMENT

- The minimum depth of cover over water mains is 30" except where shown differently on plans.
- A continuous and uniform bedding shall be provided. Backfill material shall be tamped in layers around the pipe as shown on the plans and/or City of Fort Lauderdale Construction Standards and Specifications, January 1982. Rocks or stones larger than 3/4" diameter found in the trench shall be removed for a depth of at least 6" below the bottom of the pipe.
- Pipe deflection shall not exceed 75% of the maximum deflection recommended by the manufacturer.

SEPARATION

- Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe whenever possible.
- Where sanitary sewer force mains must cross a water main with less than 18" vertical separation, both the sewer and water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be mechanically restrained. A minimum vertical clearance of 6" must be maintained at all crossings.
- A minimum 10 feet horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.
- The preferred separation between water mains and sewer mains shall be 10 feet. In cases where it is not possible to maintain a 6 foot horizontal separation between the water mains and sewer mains, one of the following conditions must be met. The minimum separation between water and sewer mains shall be 3 feet:

SEPARATION (CONT'D)

- The water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such elevation that the bottom of the water main is at least 18 inches above the top of the sewer.
- The sewer or force main is encased in concrete or a watertight carrier pipe.
- Both the sewer and the water main are constructed of pressure pipe tested to 150 p.s.i.
- Where it is not possible to maintain a vertical distance of 18" in parallel installations, the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP with a minimum vertical clearance of 6". The water main should be above the sewer. Joints on the water main shall be located as far apart as possible from the joints on the sewer or force main (staggered joints).
- All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
- Where a new pipe conflicts with an existing pipe with less than 18" vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.

TESTING, DISINFECTION

- Pipe shall be tested under constant pressure of 150 P.S.I. for a minimum test period of 2 hours and shall not exceed the leakage requirements as per A.N.S.I./A.W.W.A. specifications of C-600-05 leakage formula: $Q = (SD^2/P) / 133,200$
 $Q =$ ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
 $D =$ DIAMETER OF THE PIPE TESTED, IN INCHES.
 $S =$ TOTAL LENGTH OF PIPE TESTED, IN FEET.
 $P =$ AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH.
- The City of Fort Lauderdale Public Services Department will take all bacteriological tests, to be scheduled via inspector. If otherwise specified in contract detailed specification and/or authorized by the engineer of record, bacteriological tests may be performed by a certified environmental testing laboratory.
- Disinfection of mains shall comply with A.N.S.I./A.W.W.A. C-651-05 standard. Bacteriological sampling points shall be designated on the engineering plans. Minimum one sampling point at each end. Maximum space between sampling points is 1200 feet.

CONNECTION

- All connections to existing mains shall be made under the direction of the City of Fort Lauderdale.
- There shall be no connection to an existing water main until pressure and bacteriological tests have been conducted and the results are approved and accepted by the City of Fort Lauderdale.

SERVICE CONNECTIONS

- All meter service connections shall be bronze from plug valve. No gate valves are to be used (2" or less).
- Service saddles shall be ductile iron with stainless steel straps. Saddles shall be double strap type. All service saddles shall conform to A.N.S.I./A.W.W.A. C 111/A-21.11-00 and A.S.T.M. A588.
- All service lines shall be copper tubing, type "K", or plasticized polyethylene 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.

GENERAL NOTE:

ALL EXISTING 2" WATER MAINS ARE TO BE CAPPED AND ABANDONED IN PLACE. NEW WATER SERVICE LINES SHALL BE INSTALLED TO SERVICE THE EXISTING PROPERTIES.

4377 North Hill Road, Suite 102
 Fort Lauderdale, FL 33309
 www.sun-tech.com
 (954) 777-5123
 (954) 777-5124
 Fax: (954) 777-5114

Sun-Tech Engineering, Inc.
 ENGINEERS, PLANNERS, SURVEYORS

STE

NO.	DATE	REVISIONS	DESCRIPTION

WILTON MANORS TOWNHOMES
 FLORIDA
 CITY OF WILTON MANORS
WATER AND SEWER DETAILS

DATE:	7/19/2024
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	M.A.S.
JOB #:	24-4236

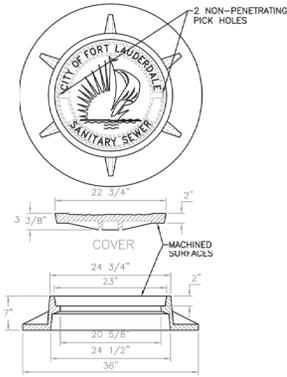
CLIFFORD R. LOUTAN
 LICENSED PROFESSIONAL ENGINEER
 No. 5686
 STATE OF FLORIDA

Date: September 5, 2025

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to his name. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS-5

K:\PROJECTS\24-4236\24-4236.dwg (9/3/2025 11:29 AM) T:\Users\michael.a.sosa\OneDrive\Documents\24-4236.dwg

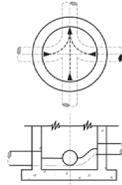


NOTES:

1. MATERIAL: FRAME AND COVER AS SPECIFIED.
2. ADDITIONAL GRADE RINGS MAY BE USED TO ELEVATE EXISTING MANHOLE FRAMES TO RESURFACED GRADE (MAX. 4" HEIGHT).
3. ALL DIMENSIONS ARE NOMINAL.
4. OPTIONAL: HINGED FRAME AND COVER AS SPECIFIED.

MANHOLE FRAME & COVER
PAVED AREAS

N.T.S.

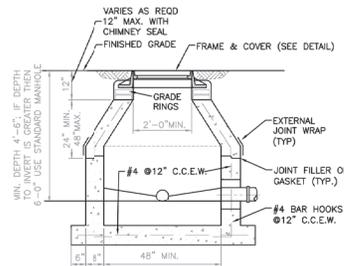


NOTE:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS. (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
4. BRICK RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WITH 3 OR 4 INVERTS AND MANHOLES WITH A CHANGE OF DIRECTION OF FLOW OF MORE THAN 45 DEGREES.

INVERT FLOW CHANNELS

N.T.S.

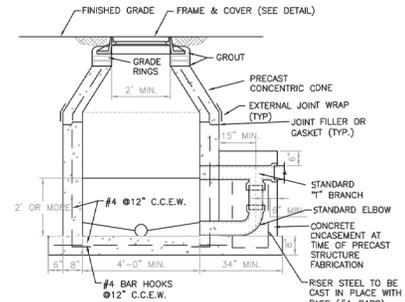


NOTE:

ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

SHALLOW MANHOLE

N.T.S.

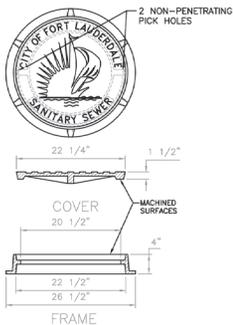


NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 2.0 FOOT DROP.
3. SOLVENT TYPE JOINT PVC FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY.
4. THE PRECAST BASE SHALL EXTEND FULLY UNDER THE DROP ASSEMBLY AND BE CONSTRUCTED MONOLITHICALLY WITH THE BASE SECTION.
5. BRICK AND CONCRETE RUBBLE ARE PERMITTED AS FILLER IN DROP ENCASEMENT.

OUTSIDE DROP CONNECTION
PRECAST MANHOLE - TYPE B

N.T.S.

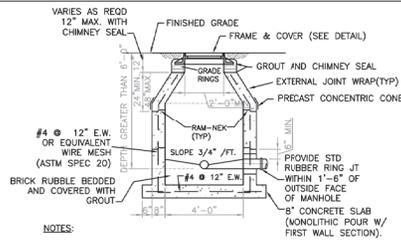


NOTES:

1. MATERIAL: FRAME AND COVER AS SPECIFIED.
2. ADDITIONAL GRADE RINGS MAY BE USED TO ELEVATE EXISTING MANHOLE FRAMES TO RESURFACED GRADE (MAX. 4" HEIGHT).
3. ALL DIMENSIONS ARE NOMINAL.
4. OPTIONAL: HINGED FRAME AND COVER AS SPECIFIED.

MANHOLE FRAME & COVER
UNPAVED AREAS

N.T.S.

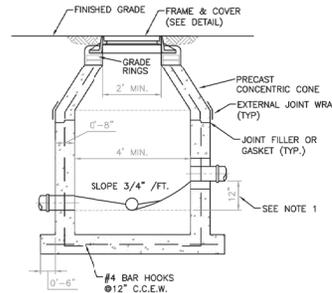


NOTES:

1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. "RAM-NEK" OR EQUAL AT ALL RISER JOINTS (1/2" THICK WITH THE WIDTH AT LEAST 1/2 THE WALL THICKNESS).
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM. (SEE DETAIL).
5. LIFT HOLES ARE PERMITTED.
6. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED.
7. INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FEET AND NOT CONSTRUCTED TO EXCEED 2.0 FEET. MAX. 6" INSIDE DROP IS PERMITTED FOR MANHOLES WITH 3 OR MORE INVERTS AND MANHOLES WITH A CHANGE IN FLOW DIRECTION OF MORE THAN 45 DEGREES.
8. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
9. MINIMUM 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE W.YE.
10. MANHOLES TO BE PAINTED INSIDE AND OUTSIDE WITH 2 COATS OF AN APPROVED PROTECTIVE COATING. (ONE COAT RED, ONE COAT BLACK) MIN. 8-10 MILS D.F.T. PER COAT.
11. MANHOLE SHALL BE SET PLUMB TO LINE AND GRADE.

STANDARD MANHOLE

N.T.S.

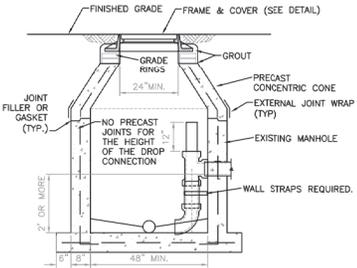


NOTES:

1. INSIDE DROP TO BE USED WHEN DROP IS GREATER THAN 6 INCHES AND LESS THAN 24 INCHES AND/OR FOR LATERAL CONNECTIONS.
2. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
3. CONSTRUCTION OF DROP SHALL PROVIDE AN OVERSIZED SLAB TO EXTEND UNDER THE DROP CONNECTION.
4. MINIMUM PIPE SIZE FOR DROP IS 8".
5. SEE "STANDARD MANHOLE" DETAIL FOR ADDITIONAL REQUIREMENTS.

DROP CONNECTION PRECAST
MANHOLE - TYPE A

N.T.S.



NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY.
2. INSIDE DROP CONNECTION TO BE USED ONLY FOR A SINGLE DROP CONNECTION TO AN EXISTING MANHOLE.
3. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 2.0 FOOT DROP.
4. SOLVENT TYPE JOINT PVC FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY.

INSIDE DROP CONNECTION
EXISTING MANHOLE - TYPE C

N.T.S.

4577 North Hill Road, Suite 102
www.sun-tech.com
www.sun-tech.com
City of Fort Lauderdale
Sanitary Sewer
Phone (954) 777-5123
Fax (954) 777-5114



NO.	DATE	DESCRIPTION

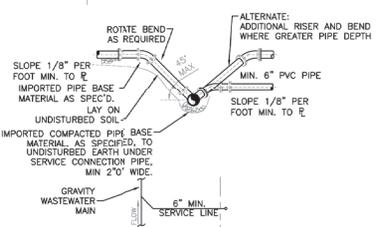
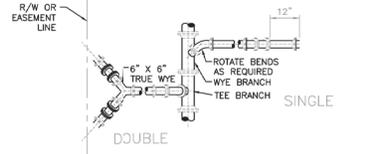
WILTON MANORS TOWNHOMES
FLORIDA
CITY OF WILTON MANORS
WATER AND SEWER DETAILS

DATE: 7/19/2024
SCALE: N.T.S.
DESIGNED BY: C.R.L.
DRAWN BY: M.A.S.
JOB #: 24-4236



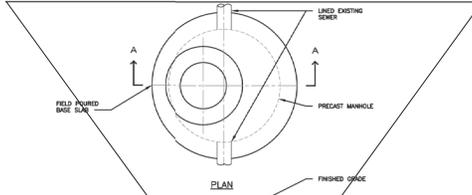
Date: September 5, 2025
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS-6

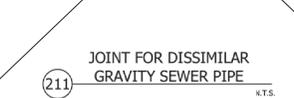


- NOTES:**
1. ALL NEW OR REPLACED SANITARY SEWER SERVICES SHALL BE SINGLE CONNECTIONS TRUE WYE DOUBLE CONNECTIONS ARE NOT ALLOWED. THE ABOVE TRUE WYE DETAIL IS SHOWN HERE FOR REFERENCE PURPOSES ONLY. FOR CASES WHEN A WYE ALREADY EXISTS AND THE SERVICE LINE IS NOT BEING REPLACED.
 2. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
 3. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATIONS.
 4. SERVICE LATERALS SHALL TERMINATE AT 12" INSIDE THE PROPERTY LINE AT A DEPTH OF 3 FEET EXCEPT WHERE A DEEPER INVERT IS REQUIRED BY EXISTING BUILDING CONDITIONS.

208 TYPICAL WASTEWATER SERVICE CONNECTION N.T.S.



210 NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN N.T.S.



211 JOINT FOR DISSIMILAR GRAVITY SEWER PIPE N.T.S.

SEWER SYSTEM NOTES

ABANDONMENT OF EXISTING WASTEWATER SERVICE CONNECTIONS:

1. EXISTING SEWER LATERAL CONNECTIONS TO BE ABANDONED AS PART OF NEW CONSTRUCTION AND TO BE REPLACED WITH NEW CONNECTIONS MUST BE SEALED OFF USING SECTIONAL CURED-IN-PLACE (CIP) LINERS.
2. CIP LINER CONTRACTOR MUST BE DULY LICENSED BY BROWARD COUNTY, FLORIDA AND CERTIFIED BY THE EQUIPMENT MANUFACTURER AND/OR ITS AUTHORIZED REPRESENTATIVE TO PERFORM SUCH INSTALLATIONS.

INSTALLATION OF NEW WASTEWATER SERVICE CONNECTIONS

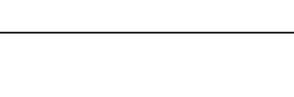
3. NEW SERVICE CONNECTIONS TO COMPLY WITH STANDARD DETAIL 208.
4. NEW WASTEWATER SERVICE CONNECTIONS TO LINED GRAVITY SEWER SHALL BE CONSTRUCTED BY INSTALLING A LATERAL (LINED MAIN TWP) SADDLE INSTALLATION SYSTEM ENGINEERED TO CONNECT A LATERAL SERVICE PIPE TO A LATERAL INSIDE A REHABILITATED MAINLINE (LANK TECHNOLOGIES OR APPROVED EQUAL). TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
5. CLEANOUT MUST BE PROVIDED PER STANDARD DETAIL 5213.
6. CONTRACTOR SHALL PERFORM POST CCTV INSPECTION FOR NEW WASTEWATER SERVICE CONNECTION. SUBMIT COPY OF CCTV FILE TO CITY'S DSD AND PW ENGINEERING STAFF FOR INSPECTION OF DEFECTS OR DISTORTION TO MAINLINE.

- NOTES: INSTALLATION OF NEW PRECAST CONCRETE MANHOLES BUILT OVER EXISTING CP LINES:**
1. ALL NEW MANHOLES MUST BE CONSTRUCTED PER STANDARD DETAIL 5212 BY ENCASING TO HOST PIPE ELEVATION.
 2. REMOVE HOST PIPE MATERIAL 6.0' UP FROM AREA OF NEW DOG HOUSE MANHOLE INSTALLATION.
 3. CONTRACTOR SHALL REMOVE ALL MATERIAL 6.0' UP FROM AREA OF NEW DOG HOUSE MANHOLE INSTALLATION.
 4. CONTRACTOR SHALL PROPERLY SEAL CONNECTIONS BETWEEN DOG HOUSE MANHOLE AND CIP LINES WITH NON-SHRINK GROUT TO MATCH MANHOLE AND INFLUX CONTRIBUTION TO THE CITY'S COLLECTION SYSTEM PER STANDARD DETAIL 5212.
 5. MANHOLE BRANCH SHALL BE CONSTRUCTED TO INCORPORATE THE BOTTOM HALF OF THE CIP LINES AS PART OF THE MANHOLE BRANCH.
 6. UPON FINAL CONSTRUCTION AND CURING OF THE MANHOLE BRANCH THE HOIST OF THE MANHOLE SHALL BE LINKS (VARIABLE STRETCH ADJUSTED TOLERANCE (TYP) AND BETA) RESINS, BAKEN LINKS SYSTEMS, (E) COATING (SPRAYS AND COATINGS, INC.)
 7. ALL NEW DOGHOUSE MANHOLE INSTALLATIONS MUST BE INSPECTED BY CITY INSPECTORS WHO SHALL WITNESS ALL PHASES OF CONSTRUCTION.
 8. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE POST CCTV INSPECTION OF MAINLINE/ MANHOLE INTERCONNECTIONS.
 9. QUALITY OF CCTV INSPECTION FILES MUST CLEARLY SHOW SUCH INTERCONNECTION IN ORDER TO EVALUATE AND APPROVE. CONTRACTOR SHALL SUBMIT A COPY OF CCTV FILE TO DSD AND PW ENGINEERING STAFF FOR REVIEW AND APPROVAL.

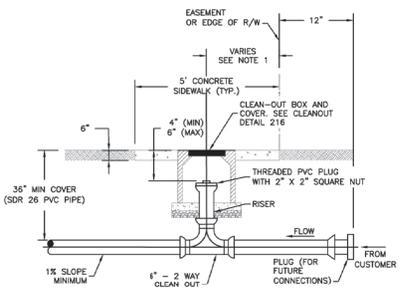
PRECAST CONCRETE MANHOLE BUILT OVER EXISTING LINED IN PLACE SEWER PIPE

- NOTES:**
1. ALL NEW MANHOLES MUST BE CONSTRUCTED PER STANDARD DETAIL 5212 BY ENCASING TO HOST PIPE ELEVATION.
 2. REMOVE HOST PIPE MATERIAL 6.0' UP FROM AREA OF NEW DOG HOUSE MANHOLE INSTALLATION.
 3. CONTRACTOR SHALL REMOVE ALL MATERIAL 6.0' UP FROM AREA OF NEW DOG HOUSE MANHOLE INSTALLATION.
 4. CONTRACTOR SHALL PROPERLY SEAL CONNECTIONS BETWEEN DOG HOUSE MANHOLE AND CIP LINES WITH NON-SHRINK GROUT TO MATCH MANHOLE AND INFLUX CONTRIBUTION TO THE CITY'S COLLECTION SYSTEM PER STANDARD DETAIL 5212.
 5. MANHOLE BRANCH SHALL BE CONSTRUCTED TO INCORPORATE THE BOTTOM HALF OF THE CIP LINES AS PART OF THE MANHOLE BRANCH.
 6. UPON FINAL CONSTRUCTION AND CURING OF THE MANHOLE BRANCH THE HOIST OF THE MANHOLE SHALL BE LINKS (VARIABLE STRETCH ADJUSTED TOLERANCE (TYP) AND BETA) RESINS, BAKEN LINKS SYSTEMS, (E) COATING (SPRAYS AND COATINGS, INC.)
 7. ALL NEW DOGHOUSE MANHOLE INSTALLATIONS MUST BE INSPECTED BY CITY INSPECTORS WHO SHALL WITNESS ALL PHASES OF CONSTRUCTION.
 8. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE POST CCTV INSPECTION OF MAINLINE/ MANHOLE INTERCONNECTIONS.
 9. QUALITY OF CCTV INSPECTION FILES MUST CLEARLY SHOW SUCH INTERCONNECTION IN ORDER TO EVALUATE AND APPROVE. CONTRACTOR SHALL SUBMIT A COPY OF CCTV FILE TO DSD AND PW ENGINEERING STAFF FOR REVIEW AND APPROVAL.

CONCRETE COLLAR FOR CLEANOUTS IN UNPAVED AREAS

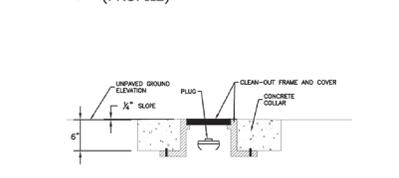


213a CONCRETE COLLAR FOR CLEANOUTS IN UNPAVED AREAS N.T.S.



1. THE PROPOSED CLEANOUT SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. IT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK IF A SIDEWALK EXISTS ADJACENT TO THE PROPERTY LINE. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. IF SIDEWALKS DO NOT EXIST, THE CLEAN-OUT SHALL BE INSTALLED 2.5' (MIN.) - 3.0' (MAX) FROM THE RIGHT-OF-WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX AND HAVING A DEPTH OF 8-INCHES. THE COMPLETED CONCRETE COLLAR SHALL BE BROOM-FINISHED AND LEVEL WITH THE CLEAN-OUT BOX COVER AND FINISHED GRADE ELEVATION OF SURROUNDING GRASS, MULCH, GRAVEL, OR OTHER. SLOPE COLLAR FROM CENTER TO EDGE 1/4-INCH PER DETAIL 5213A.
3. IN UNPAVED AREAS INSTALL 24-INCH-SQUARE OR 24-INCH-DIAMETER CONCRETE COLLAR (3,000 PSI AT 28 DAYS), FORMED UP TO AND AROUND THE CLEAN-OUT BOX AND HAVING A DEPTH OF 8-INCHES. THE COMPLETED CONCRETE COLLAR SHALL BE BROOM-FINISHED AND LEVEL WITH THE CLEAN-OUT BOX COVER AND FINISHED GRADE ELEVATION OF SURROUNDING GRASS, MULCH, GRAVEL, OR OTHER. SLOPE COLLAR FROM CENTER TO EDGE 1/4-INCH PER DETAIL 5213A.
4. SEE DETAILS 213 THROUGH 216 FOR ADDITIONAL CLEANOUT DETAILS AND NOTES.

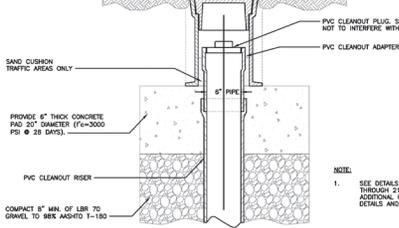
213 SANITARY SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE (PROFILE) N.T.S.



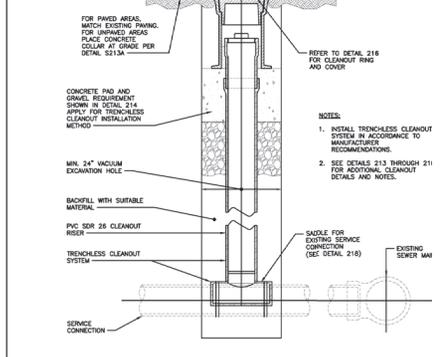
213b EXPANSION PLUG NOTES N.T.S.

- DISPOSITION PLUG NOTES:**
1. EXPANSION PLUG SHALL NOT INTERFERE WITH I.D.
 2. PLUG FLANGE SHALL BE LARGER THAN PIPE I.D.
 3. THREADED COMPONENTS SHALL BE FLATTENED OR STAKED TO PREVENT OSGASSEMBLY.

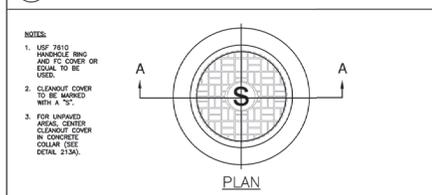
- FOR PAVED AREAS, MATCH EXISTING FINISH FOR UNPAVED AREAS PLACE CONCRETE COLLAR AT 12\"/>**



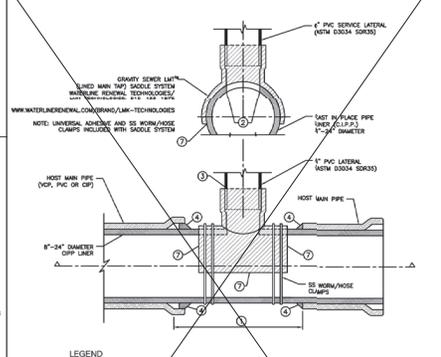
214 CLEAN-OUT COVER ASSEMBLY FOR 6-INCH CLEANOUTS N.T.S.



215 TRENCHLESS CLEANOUT SYSTEM FOR INSTALLATION C 4-INCH AND 6-INCH SANITARY SERVICE CONNECTIONS N.T.S.



216 CLEANOUT RING AND COVER N.T.S.



218 SADDLE TEE FASTENED TO LINED GRAVITY MAIN N.T.S.

- LEGEND**
- ① CUT A SECTION SECTION OF HOST PIPE WHERE SERVICE CONNECTION IS TO BE MADE WITHOUT DAMAGING CIP LINES.
 - ② CUT HOST PIPE LATERAL WITH DIAMETER EQUAL TO INSIDE DIAMETER OF THE CIP LATERAL IN MAIN SEWER LINES WITH POWER TOOL.
 - ③ CONNECT 4\"/>

- NOTES:**
1. SEE DETAILS 213 THROUGH 216 FOR ADDITIONAL CLEANOUT DETAILS AND NOTES.

4577 North Hill Road, Suite 102
 Fort Lauderdale, FL 33309
 www.sun-tech.com
 (954) 777-1232
 (954) 777-1233
 Fax: (954) 777-1114



NO.	DATE	DESCRIPTION

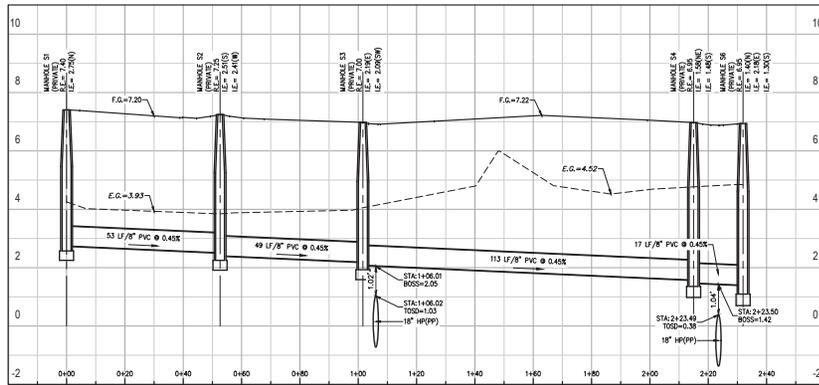
WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS
WATER AND SEWER DETAILS

DATE: 7/19/2024
 SCALE: N.T.S.
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4236

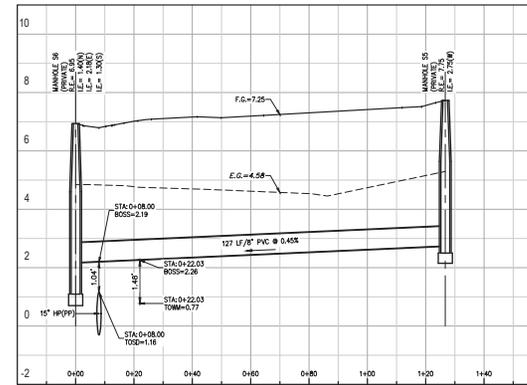


Date: September 5, 2025
 This has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

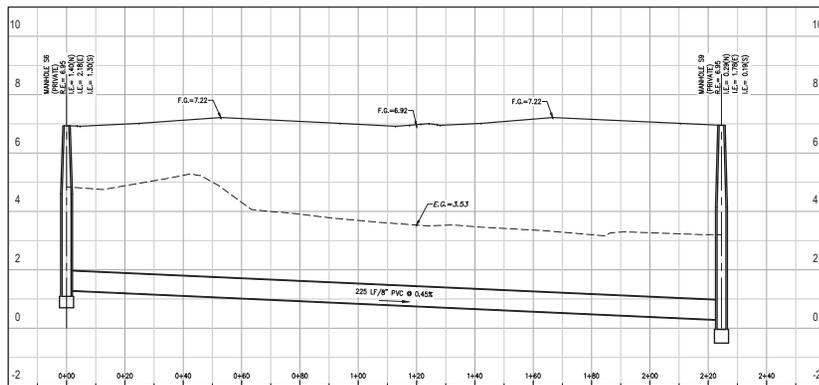
SHEET No. WS-7



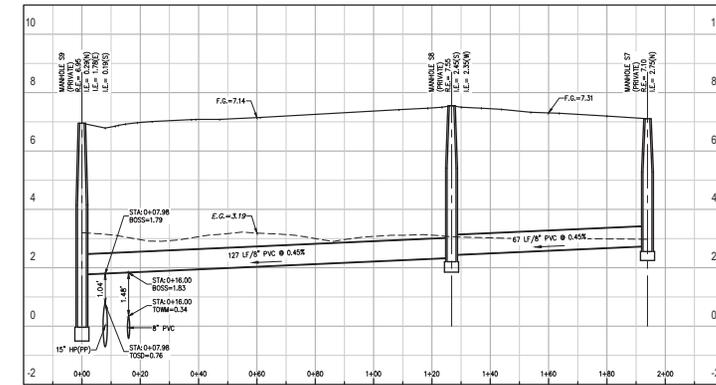
SEWER PROFILE FROM M.H. S1 TO M.H. S6
SCALE: H: 1"=20'; V: 1"=2'



SEWER PROFILE FROM M.H. S6 TO M.H. S5
SCALE: H: 1"=20'; V: 1"=2'



SEWER PROFILE FROM M.H. S6 TO M.H. S9
SCALE: H: 1"=20'; V: 1"=2'



SEWER PROFILE FROM M.H. S9 TO M.H. S7
SCALE: H: 1"=20'; V: 1"=2'

- LEGEND:
- 8" DUCTILE IRON PIPE
 - 8" PVC PIPE
 - 8" PVC PIPE (SDR-26)

NOTE:
ALL SANITARY SEWER SHALL BE 8" P.V.C.
SDR 35 (UNLESS NOTED OTHERWISE)

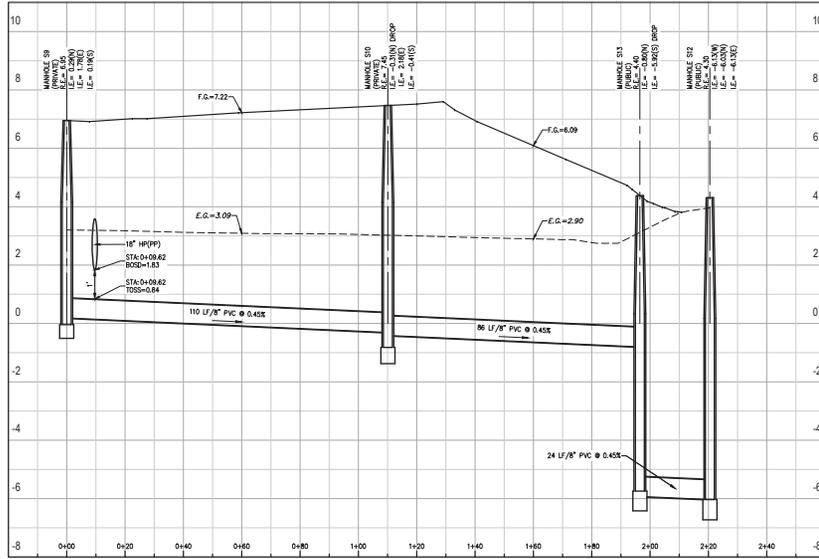
NO.	DATE	DESCRIPTION

DATE: 7/19/2024
SCALE: 1"=20'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 24-0236

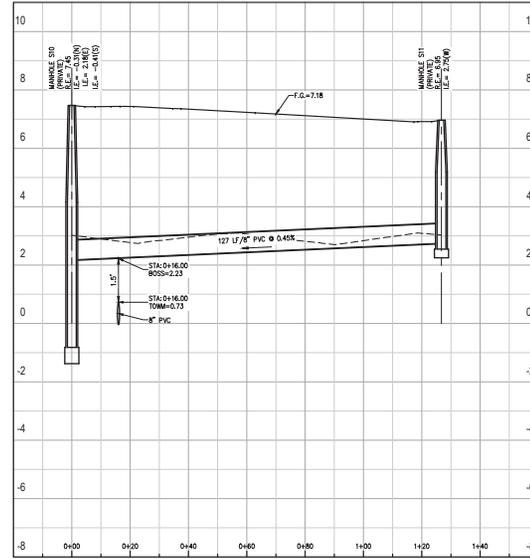


Date: September 4, 2025
This item has been digitally signed and sealed by:
CLIFFORD R. LOUTAN, P.E.
on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

K:\PROJECTS\24-0236\DWG\SSP-1.dwg (9/1/2025 11:41 AM) L:\Users\mason\OneDrive\Documents\SSP-1.dwg (9/1/2025 11:41 AM) L:\Users\mason\OneDrive\Documents\SSP-1.dwg (9/1/2025 11:41 AM)



SEWER PROFILE FROM M.H. S9 TO M.H. S12
SCALE: H: 1"=20'; V: 1"=2'



SEWER PROFILE FROM M.H. S10 TO M.H. S11
SCALE: H: 1"=20'; V: 1"=2'

- LEGEND.
- 8" DUCTILE IRON PIPE
 - 8" PVC PIPE
 - 8" PVC PIPE (SDR-26)

NOTE:
ALL SANITARY SEWER SHALL BE 8" P.V.C.
SDR 35 (UNLESS NOTED OTHERWISE)

4577 North Hill Road, Suite 102
www.suntechinc.com
City of Palm Beach
Phone (561) 777-5123
Fax (561) 777-5114



NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
FLORIDA
CITY OF PALMBEACH PINES
SEWER PROFILE

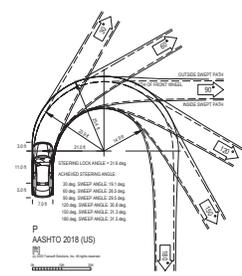
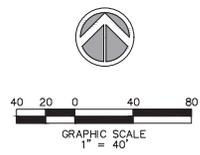
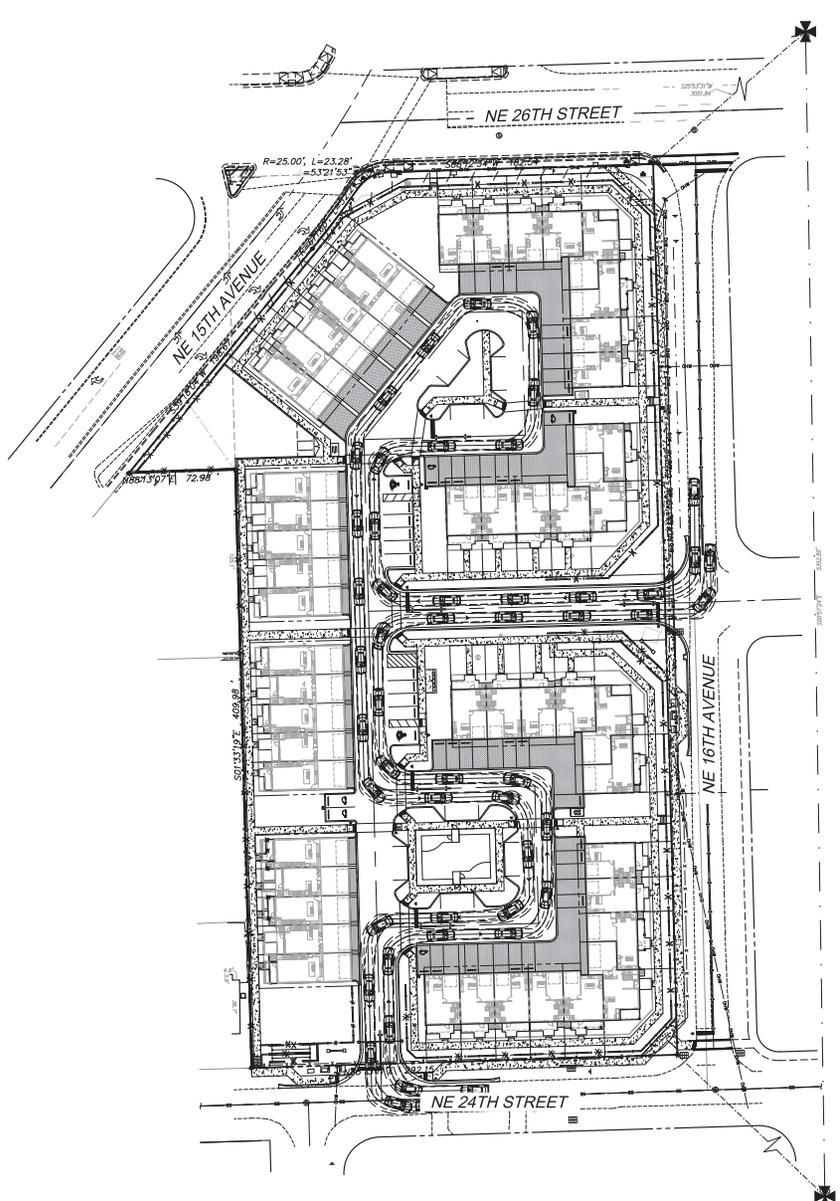
DATE: 7/19/2024
SCALE: 1"=20'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 24-4236



Date: September 4, 2025
This item has been digitally signed and sealed by:
CLIFFORD R. LOUTAN, P.E.
on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
SSP-2

K:\PROJECTS\24-4236\DWG\SSP-2.dwg (9/1/2025 1:41 PM) L1: M.A.S. (561) 777-5123 (City of Palm Beach, Inc. 04/01/2025)



4577 North Hill Road, Suite 102
www.suntech.com
City of Miami, FL 33154
Phone (305) 777-5123
Fax (305) 777-5114

Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors

STE

NO.	DATE	DESCRIPTION

WILTON MANOR TOWNHOMES
FLORIDA
AUTOTURN PLAN
PASSENGER CAR PATH

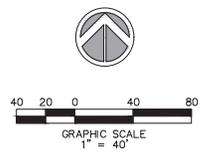
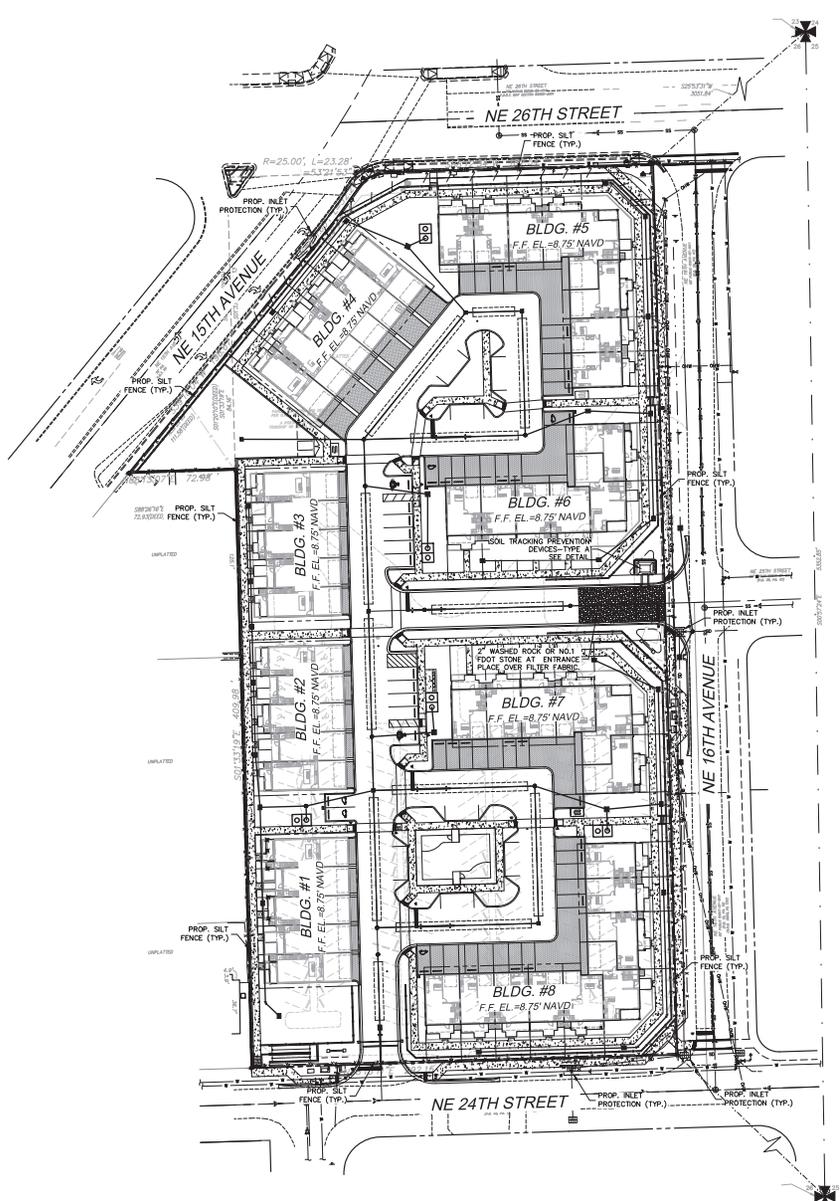
DATE: 7/19/2024
SCALE: 1" = 40'
DESIGNED BY: C.R.L.
DRAWN BY: M.A.S.
JOB #: 24-4236



Date: September 4, 2025
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
AT-3

K:\PROJECTS\24-4236\24-4236\dwg\4236\plan.dwg



NOTE: ALL ELEVATIONS IN N.A.V.D. 1988.

NOTES:

1. THIS PLAN REFLECTS REQUIREMENTS APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE, TRIBAL OR LOCAL OFFICIALS.
2. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED SO THAT SEDIMENT IS REMOVED FROM SEDIMENT BARRIERS WHEN THE DESIGN CAPACITY IS REDUCED BY 50%

TOTAL SITE = 4.00 Ac.
 SITE AREA TO BE DISTURBED = 4.00 Ac.
 WETLAND AREA TO BE MITIGATED = Ac.

RUNOFF COEFFICIENT "C"
 BEFORE CONSTRUCTION = 0.35
 DURING CONSTRUCTION = 0.50
 AFTER CONSTRUCTION = 0.75



K:\PROJECTS\24-xxx\24-4236\dwg\4236spp.dwg

FILE: K:\PROJECTS\24-xxx\24-4236\dwg\4236spp.dwg
 PLOT DATE: 9/4/2025 1:41 PM BY: Miguel A. Sosa
 LAYOUT: [SWPP-1]

4577 North Hill Road, Suite 102
 Jacksonville, FL 32216
 www.sun-tech.com

Sun-Tech
 Engineering, Inc.
 ENGINEERS • PLANNERS • SURVEYORS



NO.	DATE	DESCRIPTION

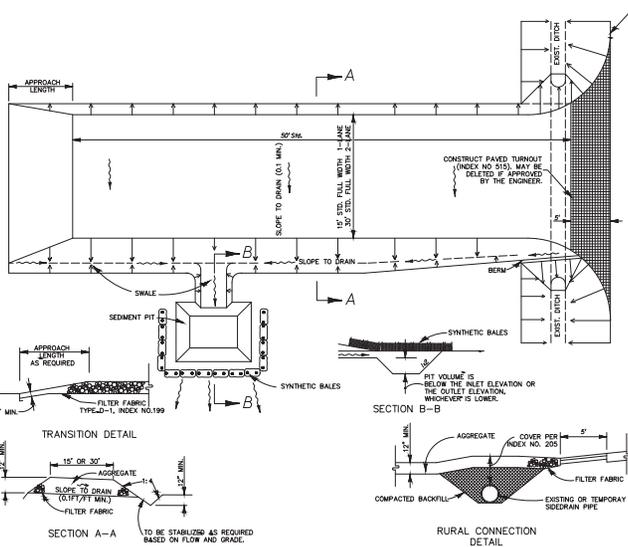
WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS, FLORIDA
STORMWATER POLLUTION PREVENTION PLAN

DATE: 7/19/2024
 SCALE: 1" = 40'
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4236



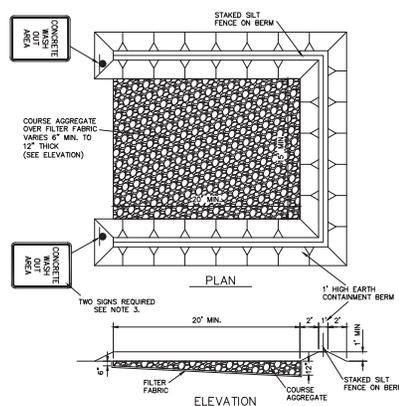
Date: September 4, 2025
 This item has been digitally signed and sealed by:
 CLIFFORD R. LOUTAN, P.E.
 on the date adjacent to the seal.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
 SWPP-1



GENERAL NOTES

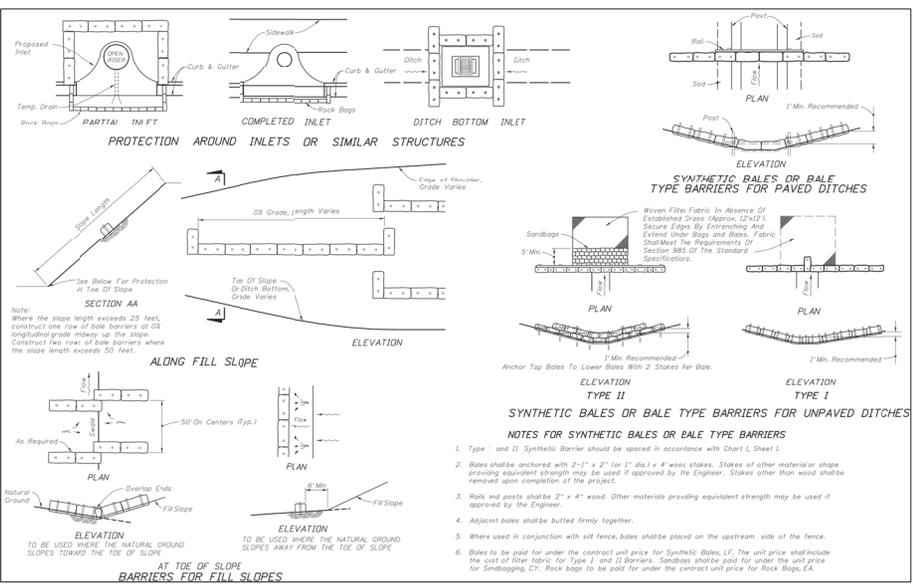
1. A SOIL TRACKING PREVENTION DEVICE (S.T.P.D.) SHALL BE CONSTRUCTED AT ALL LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD OR COARSE SOLIDS MAY BE SUBSTITUTED WITH THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A S.T.P.D. BARRIERS TRACKING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE S.T.P.D.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNOLOGY TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER APPROVED TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE S.T.P.D. AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS SPECIFIED IN SECTION 901 EXCLUDING 30-3.5 AGGREGATES SHALL BE FOOT SIZE UNLESS OTHERWISE NOTED. AGGREGATE SHALL BE NEAR AVAILABLE SIZE AS APPROPRIATE. MATERIALS SHALL BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUBSTITUTABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE S.T.P.D. IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
15'x50'-100 FT 30'x50'-200 FT
AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SHALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SHALE BOTTOM HAS BEEN REDUCED TO ONE-HALF, IT SHALL BE CLEARED WHEN A SHALE IS USED, SYNTHETIC BALES OR SILT FENCE SHALL BE PLACED ALONG THE ENTIRE LENGTH.
6. THE S.T.P.D. SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE S.T.P.D. SHALL BE WASHED DAILY WHEN IN USE TO PREVENT ACCUMULATED MUD AND DOWNWARD THRU THE STAKE. ADDITIONAL STABILIZATION AND VEHICULAR ROUTE LEADING TO THE S.T.P.D. MAY BE REQUIRED TO LIMIT THE MUD TRACKING.
7. THE SHALE DITCH DRAINING THE S.T.P.D. SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE S.T.P.D. AND TO THE SEDIMENT PIT.
8. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDE DRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENT.
9. THE S.T.P.D. SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, E.A. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE S.T.P.D., INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING M.E.S. WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER RENSING AND CLEANING OF THE S.T.P.D. AND CLEANING OF PUBLIC ROADS, GRASSING AND SOIL. SYNTHETIC BALES OR BALE TYPE BARRIERS SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SYNTHETIC HAY BALES OR BALE TYPE BARRIERS SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, E.A.
10. THE NOMINAL SIZE OF A STANDARD S.T.P.D. IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDE S.T.P.D. MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') S.T.P.D. IS USED, THE PAVEMENT QUANTITY SHALL BE 2 FOR EACH LOCATION.



NOTES

1. PLACE FILTER FABRIC IN INLET GRATES AFTER INSTALLATION.
2. AREAS THAT HAVE BEEN DISTURBED AND ARE INACTIVE FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH PTE GRASS AND/OR MULCH APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
3. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH PERMANENT SOIL AND/OR SEEDING NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. PERMANENT SEEDING SHALL BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION.
4. DRAINAGE SWALES OR EARTH DIKES SHALL BE CONSTRUCTED IF NECESSARY TO DIRECT SEDIMENT-LOADED RUNOFF TO THE SEDIMENT TRAP/BASIN(S).
5. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL EXISTING INLETS WITH PROMINENCY OF CONSTRUCTION LIMITS.
6. SPILL KIT MUST BE PROVIDED ON-SITE DURING ENTIRE DURATION OF PROJECT OR UNTIL REMOVAL IS APPROVED BY THE CITY. SPILL KIT MUST BE APPROPRIATE FOR SCOPE OF WORK AND EQUIPMENT ON-SITE.

SOIL TRACKING PREVENTION DEVICE - TYPE 'A'

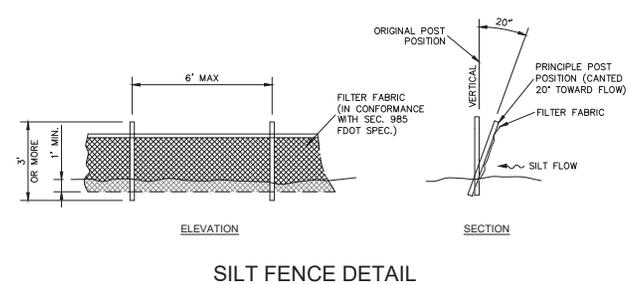


NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

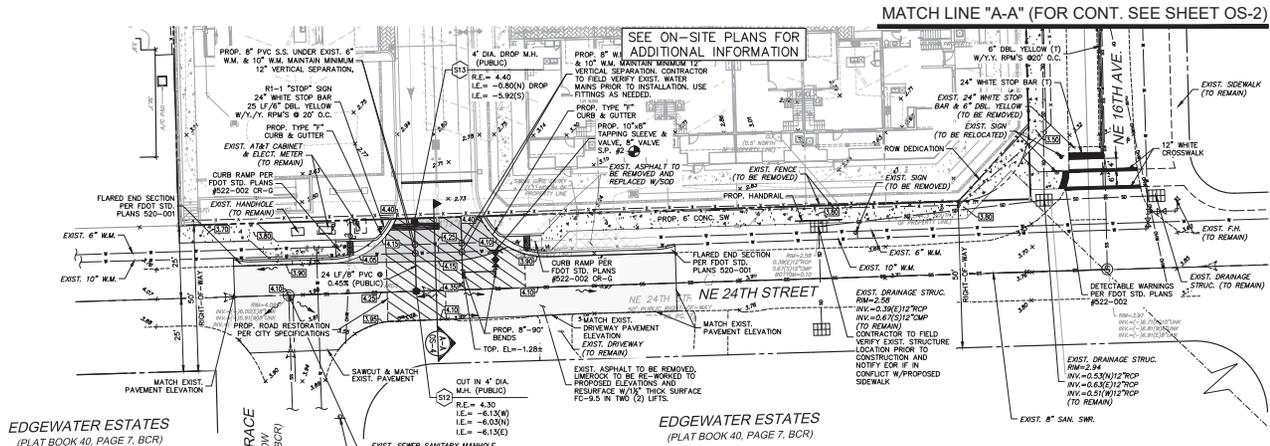
1. Type I and II Synthetic Barrier should be spaced in accordance with Chart 1, Sheet 1.
2. Bales should be anchored with 2" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood should be removed upon completion of the project.
3. Rails and posts should be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales should be butted firmly together.
5. Where used in conjunction with silt fence, bales should be placed on the upstream side of the fence.

Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include the cost of filter fabric for Type I, and II barriers. Stakes shall be paid for under the unit price for Sambaoging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.

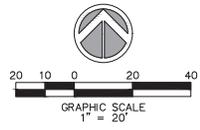
CONCRETE TRUCK WASH OUT AREA D-26



NO.	DATE	DESCRIPTION



MATCH LINE "A-A" (FOR CONT. SEE SHEET OS-2)



EDGEWATER ESTATES
(PLAT BOOK 40, PAGE 7, BCR)

EDGEWATER ESTATES
(PLAT BOOK 40, PAGE 7, BCR)

4577 North Hill Road, Suite 102
Wilton Manors, FL 33305
www.sun-tech.com
STE Sun-Tech Engineering, Inc.
Professional Engineers - Florida
Phone (954) 777-5123
Fax (954) 777-5114



NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
FLORIDA
CITY OF WILTON MANORS
OFF-SITE IMPROVEMENTS PLAN

DATE: 7/19/2024
SCALE: 1"=20'
DESIGNED BY: M.C.S.
DRAWN BY: J.R.L.
JOB #: 24-028



Date: September 4, 2025

This item has been digitally signed and sealed by:
CLIFFORD R. LOULTAN, P.E.
on the date adjacent to the seal.
Printed copies of this document are uncontrolled and signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
OS-1

"Communications Notes"
The agency responsible for maintenance of the traffic signals and related equipment is Broward County Traffic Engineering Division (BCTED). All system communications equipment, cabling and related material shall comply with Broward County's latest edition of the minimum standards as expressed in the "Standards and Specifications - Communication Infrastructure" document. Please refer to BCTED's Communications Policies and Procedures for additional information. Broward County Traffic Engineering Division will not accept any projects that do not meet these standards and specifications. If fiber optic pull boxes already exist at an intersection, no additional fiber optic pull boxes will be installed. For a copy of these standards refer to the Broward County web site at www.broward.org/OCRT/TRAFFIC, under publications.
If there are Copper Interconnect Cables within your project limits or within 1500 feet of your project limits, contact the Communications Manager at bctcommunications@broward.org or 954-847-2745.
If there are Fiber Optic Cables within your project limits or within 1500 feet of your project limits contact the Communications Manager at bctcommunications@broward.org or 954-847-2745.
If there are cellular communications within your project limits, contact the Communications Manager at bctcommunications@broward.org or 954-847-2745

All BCTED communications cables/conduit shall be located a minimum of 48 hours in advance.

**Broward County Traffic Engineering Division
Procedure for Notification of Communication Disruption**

Copper Interconnect Cable Notification Contact Person
When communications to an intersection must be disrupted by a Contractor to perform work, the Contractor shall provide two day advance notice in writing to the Broward County Traffic Engineering Division. This notification shall be conveyed via electronic mail (email) to the Traffic Signal Technician at bctcommunications@broward.org. Notification shall include contact person, telephone number, purpose, location and duration. The disruption shall last for no more than 3 consecutive business days. Where possible, the disruption shall be during off peak hours beginning at 9:00am and ending at 3:00pm.

Fiber Optic Cable Notification Contact Person
When communications to an intersection must be disrupted by a Contractor to perform work, the Contractor shall provide two day advance notice in writing to the Broward County Traffic Engineering Division. This notification shall be conveyed via electronic mail (email) to the Communications Manager at bctcommunications@broward.org. Notification shall include contact person, telephone number, purpose, location and duration. The disruption shall last for no more than 3 consecutive business days. Where possible, the disruption shall be during off peak hours beginning at 9:00am and ending at 3:00pm.

Include the following in any notice of utility ownership or within a "Utility Owners/Contact Person" tab:
Interconnect Communications Cables - (Robert Blount) Broward County Traffic Engineering Division (BCTED) 954-847-2745

FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT FOUR

Broward County notes for safe routes to schools.

- **MAINTENANCE OF TRAFFIC - SCHOOL**
The following areas within the project limits are designated as Safe Routes to School by the Broward County School Board (Areas to be provided by BCTED)

Within these areas the contractor's attention is directed to the following requirements:

1. Provide at least one safe, walkable path throughout the construction zone. If the existing walking surface cannot be maintained, then a temporary path, a minimum of 4 foot wide, shall be provided. The safe walk route shall also be separated from the construction activity during the entire length of the project encompassing the entire walk route with proper pedestrian appliances at designated crossings in compliance with FDOT Design Standards Index No. ED3 as well as meeting ADA requirements. The contractor shall also install or modify any additional pavement markings, signage or pedestrian signals as needed in conjunction with the temporary path.
2. On days that school is in session, the contractor's work schedule within the school zone may be reduced based on actual work activities in the school zone. See Maintenance of Traffic plans for details on the work zone restrictions, if warranted. Any changes in the Maintenance of Traffic work schedules within school zones should be discussed with the Special Projects Coordinator at Broward County Traffic Engineering, (954) 847-2600, to discuss all necessary safety measures.
3. All work required at designated school crossings and pedestrian crossings shall be restored to a safe walkable path during arrival and dismissal times.
4. Thirty (30) days prior to the beginning of construction, the Contractor SHALL notify the Special Projects Coordinator at Broward County Traffic Engineering Division, (954) 847-2600, to discuss all necessary safety measures.
5. It shall be the Contractor's responsibility to notify the following Broward County School Board Pupil Transportation Department personnel of construction that will impact any bus routes.
 - Ruth Masters Routing (754) 321-4400 Ext # 2309
 - Ruth Masters ruth_masters@browardschools.com
 - Simone Cowers Student Transportation & Fleet Service (754) 321-4440
 - Simone Cowers simone.cowers@browardschools.com
 - Jennifer Hunter Student Transportation & Fleet Service (754) 321-4402
 - Jennifer Hunter jennifer.hunter@browardschools.com

Upon coordination with the aforementioned personnel, and if deemed necessary, a pre-construction meeting will be held to determine all bus routes and to make any necessary arrangements for rerouting. The Special Projects Coordinator from the Broward County Traffic Engineering Division, (954) 847-2600, will be notified and may attend the pre-construction meeting.

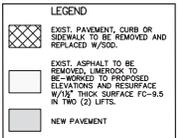
THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:

1. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR CONSTRUCTION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
2. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT APPROVE OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAINTED MARKINGS ON OR ADJACENT TO PAVEMENT MARKINGS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED MARKING PAVEMENT MARKINGS FOR SPEED TABLES, BLUNKER SIGNS, RECTANGULAR RAPID FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
3. THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT, AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, PAVEMENT MARKINGS ON OR ADJACENT TO PAINTED ASPHALT, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED MARKING PAVEMENT MARKINGS FOR SPEED TABLES, BLUNKER SIGNS, RECTANGULAR RAPID FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK AND ASPHALT WORK.

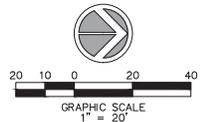
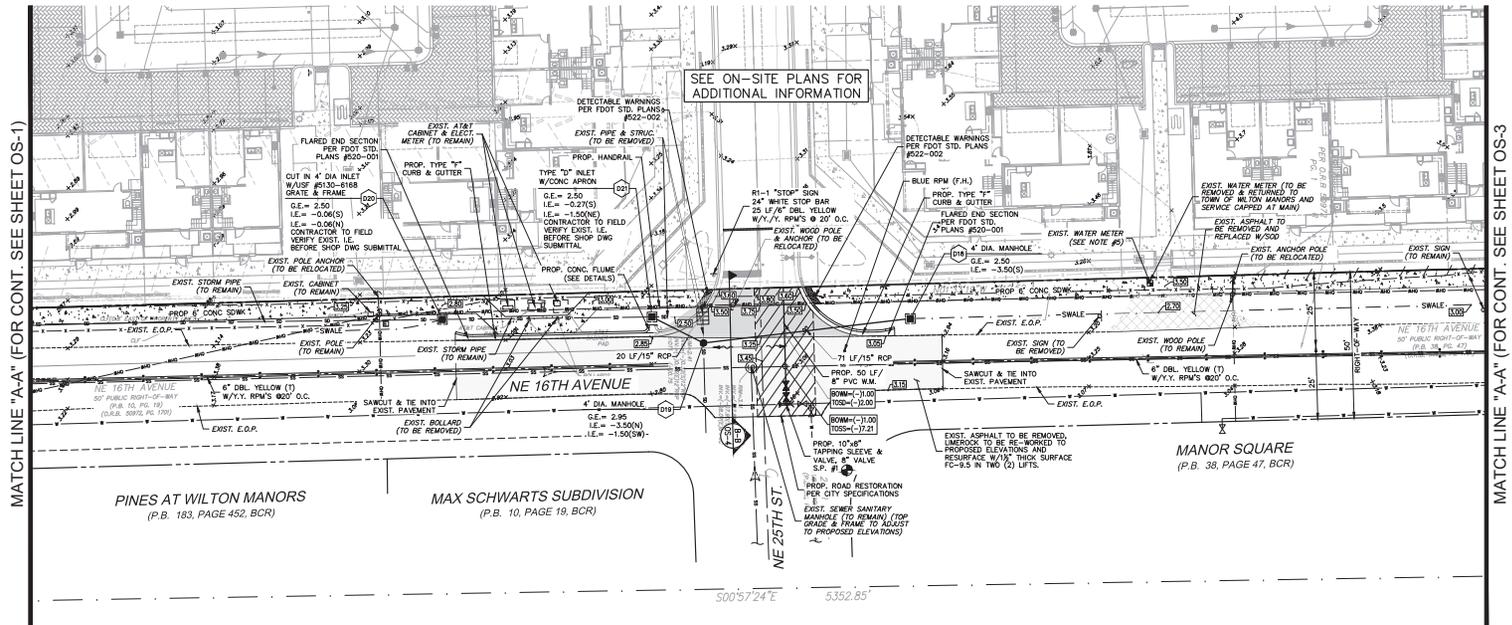
NOTES:

1. ALL PAVEMENT MARKINGS ADJACENT TO AND IN THE PUBLIC RIGHT OF WAY SHALL BE RETRO-REFLECTIVE THERMOPLASTIC.
2. ALL STOP SIGNS SHALL BE 36"x36" HIGH INTENSITY REFLECTIVE MATERIAL.
3. PAVEMENT MARKINGS ON PAVERS SHALL BE 5730/7571 TAPE 3M OR EQUAL APPLIED WITH CONTACT CEMENT OR THERMOPLASTIC APPLIED TO A CONCRETE RIBBON SEALED WITH FOOT APPROVED SEALER.
4. RAISED PAVEMENT MARKERS SHALL BE CLASS B-911 OR EQUAL BITUMINOUS.
5. RAISED PAVEMENT MARKERS SHALL BE APPLIED WITH DRYOR OR BITUMINOUS.
6. FOR THE LOCATION OF BROWARD COUNTY TRAFFIC ENGINEERING DIVISION FACILITIES CONTACT SEROME PONSER 954-484-0600 (EXT. 264) 7-10 DAYS PRIOR TO CONSTRUCTION.
7. ALL MATERIALS AND CONSTRUCTION WITHIN THE F.D.O.T R/W SHALL CONFORM TO THE ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION) AND THE SUPPLEMENTS THERE TO.
8. THE CONTRACTOR MUST CALL B.C.T.E.D. AT THE 954-484-0600 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE D.O.T. R/W TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
9. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE IN COMPLIANCE WITH STANDARD INDEX NO. 204-484-0600 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE D.O.T. R/W TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
10. THE CONTRACTOR'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE M.O.T. FOR THE PROJECT CONFORMS WITH STANDARD INDEX SERIES 600, APPLICABLE INDEX FOR WORK BEING PERFORMED.
11. ALL M.O.T. LANE CLOSURE SIGNS SHALL BE COVERED WITH RED TAPE. NOT CLOSED, NO LANE CLOSURES ARE ALLOWED BETWEEN 7:00 AM AND 9:00 AM OR BETWEEN 3:00 PM AND 6:00 PM.
12. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION MEETING IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.

13. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE FOOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
14. THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
15. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE BROWARD COUNTY ENGINEERING DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING.
16. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THE PROJECT. ALL M.O.T. LANE CLOSURE SIGNS SHALL BE COVERED WITH RED TAPE. TIMES PRESCRIBED BY THE DEPARTMENT.
17. FLAGMEN MUST BE PRESENT DURING THE WORKS AND GROSS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE SKEWERED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.
18. ALL TRUCKS DESTINATION TO BE INSTALLED IN ACCORDANCE TO BOMD DRAWING N-11.
19. CONTRACTOR TO INSURE THE EXISTING FRAMES AND GRATES ARE TRAFFIC BEARING AND CASTED IN CLOSE-GRANED GREY CONCRETE TO ASTM STANDARD A-48, CLASS 30 WITH A MINIMUM LD HEIGHT OF 165 LBS. AND A MINIMUM COVERED HEIGHT OF 410 LBS. IN ACCORDANCE WITH BOMG 6-11.53.
20. FRAMES PLACED ON SLAB SHALL BE ON A MINIMUM OF TWO COURSES AND A MAXIMUM OF FOUR COURSES OF BRICK IN ACCORDANCE WITH BOMG 6-11.53.
21. INLET GRATES SHALL BE DESIGNED AND PLACED TO ALLOW SAFE TRAVEL BY PEDESTRIANS AND BICYCLES. IN ACCORDANCE WITH BOMG 6-11.53.
22. ALL EXISTING TRAFFIC PAVEMENT MARKINGS SHALL COMPLY WITH BOMG SECTION 6-2.12 AND BE ACCEPTED BY BCTED.
23. ALL EXISTING TRAFFIC PAVEMENT MARKINGS SHALL COMPLY WITH BOMG SECTION 6-2.12 AND BE ACCEPTED BY BCTED WITH REGARD TO RETURNING THE EXISTING U TURN SIGN.
24. ALL EXISTING TRAFFIC PAVEMENT MARKINGS SHALL COMPLY WITH BOMG SECTION 6-2.12 AND BE ACCEPTED BY BCTED.
25. PEDESTRIAN DETECTOR SIGNS SHALL CONFORM TO MUTCD SECTION 4C08.
26. PEDESTRIAN DETECTOR SIGNS SHALL CONFORM TO MUTCD SECTION 4C08.
27. MAINTENANCE OF TRAFFIC PLANS SHALL BE SUBMITTED TO BCTD FOR APPROVAL.



Know what's below.
Call before you dig.



MATCH LINE "A-A" (FOR CONT. SEE SHEET OS-1)

MATCH LINE "A-A" (FOR CONT. SEE SHEET OS-3)

PINES AT WILTON MANORS
(P.B. 183, PAGE 452, BCR)

MAX SCHWARTZ SUBDIVISION
(P.B. 10, PAGE 19, BCR)

MANOR SQUARE
(P.B. 38, PAGE 47, BCR)

SEE ON-SITE PLANS FOR
ADDITIONAL INFORMATION

- NOTES:**
- CONTRACTOR TO SOFT DIG EXISTING UTILITIES AT LOCATIONS WHERE ROADWAY WILL BE CONSTRUCTED. DEPTHS, PIPE SIZES, MATERIALS MUST BE FIELD LOCATED AND PROVIDED TO ENGINEER PRIOR TO SUBMITTAL OF SHOP DRAWINGS FOR STRUCTURES.
 - ALL ELEVATIONS IN NAVD 88.
 - ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
 - (+) DENOTES THERMOPLASTIC.
 - CONTRACTOR REMOVE EXIST. METER AND METER BOXES ASSOCIATED WITH PROPOSED DEVELOPMENT. RETURN TO CITY OF WILTON MANORS AND CAP EXIST. WATER SERVICE AT PROPERTY LINE.

LEGEND

	EXIST. PAVEMENT, CURB OR SIDEWALK TO BE REMOVED AND REPLACED W/500.
	EXIST. ASPHALT TO BE REMOVED, UNDERDOCK TO BE WORKED TO PROPOSED ELEVATIONS AND RESURFACE W/1 1/2" THICK SURFACE FC-9.5 IN TWO (2) LIFTS.
	NEW PAVEMENT

4577 North Hill Road, Suite 102
www.sun-tech.com
www.sun-tech.com
City of Wilton Manors, FL 33411
Phone: (954) 777-5123
Fax: (954) 777-5114

STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
FLORIDA
CITY OF WILTON MANORS
OFF-SITE IMPROVEMENTS PLAN

DATE: 7/19/2024
SCALE: 1"=20'
DESIGNED BY: C.R.L.
DRAWN BY: M.A.S.
JOB #: 24-0236



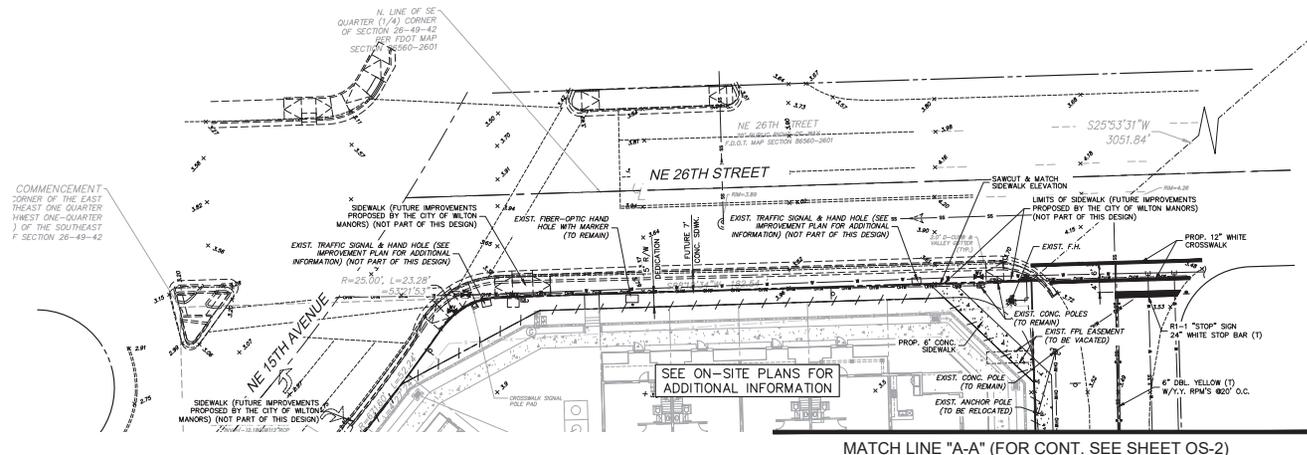
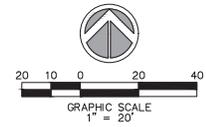
Date: September 4, 2025
This item has been digitally signed and sealed by:
CLIFFORD R. LOUTAN, P.E.
on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
OS-2



K:\PROJECTS\24-0236\24-0236-01.dwg, 05-13-2025 11:07 AM, T.T. Sun-Tech Engineering, Inc. (M.A.S.), Sun-Tech Engineering, Inc. (M.A.S.)

FILE: K:\PROJECTS\24-0236\24-0236-01.dwg\4236e-6.dwg
PLOT DATE: 9/4/2025 1:41 PM BY: Miguel A. Sosa
LAYOUT: OS-2



COMMENCEMENT CORNER OF THE EAST TRACT ONE-QUARTER WEST ONE-QUARTER OF THE SOUTHEAST 1/4 SECTION 38-18-42

MATCH LINE "A-A" (FOR CONT. SEE SHEET OS-2)

- NOTES:**
- CONTRACTOR TO SOFT DIG EXISTING UTILITIES AT LOCATIONS WHERE ROADWAY WILL BE CONSTRUCTED. DEPTHS, PIPE SIZES, MATERIALS MUST BE FIELD LOCATED AND PROVIDED TO ENGINEER PRIOR TO SUBMITTAL OF SHOP DRAWINGS FOR STRUCTURES.
 - ALL ELEVATIONS IN HAVD 88.
 - ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
 - (+) DENOTES THERMOPLASTIC.
 - CONTRACTOR REMOVE EXIST. METER AND METER BOXES ASSOCIATED WITH PROPOSED DEVELOPMENT. RETURN TO CITY OF WILTON MANORS AND CAP EXIST. WATER SERVICE AT PROPERTY LINE.

LEGEND

	EXIST. PAVEMENT, CURB OR SIDEWALK TO BE REMOVED AND REPLACED W/500.
	EXIST. ASPHALT TO BE REMOVED, UNDERCOAT TO BE WORKED TO PROPOSED ELEVATIONS AND RESURFACE W/1 1/2" THICK SURFACE FC-9.5 IN TWO (2) LIFTS.
	NEW PAVEMENT

4577 North Hill Road, Suite 102
Wilton Manors, FL 33072
www.sun-tech.com

Sun-Tech Engineering, Inc.
ENGINEERS • PLANNERS • SURVEYORS

STE

NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
FLORIDA
CITY OF WILTON MANORS
OFF-SITE IMPROVEMENTS PLAN

DATE: 7/19/2024
SCALE: 1"=20'
DESIGNED BY: C.R.L.
DRAWN BY: M.A.S.
JOB #: 24-4236

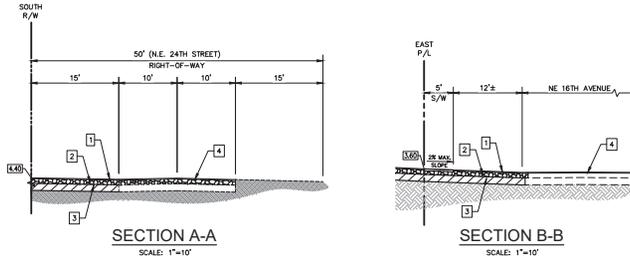


Date: September 4, 2025
This item has been digitally signed and sealed by:
CLIFFORD R. LOUTAN, P.E.
on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

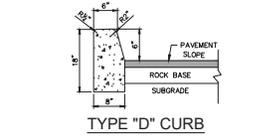
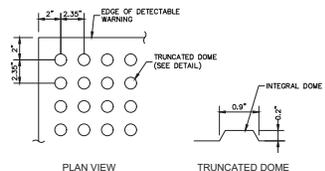
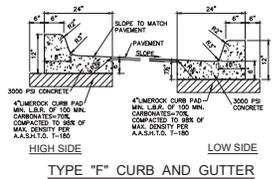
SHEET No.
OS-3

K:\PROJECTS\24-4236\24-4236.dwg, OS-3, 9/4/2025 1:42 PM, L.T. Sun-Tech Engineering, Inc. (M.A.S.), Sun-Tech Engineering, Inc. (M.A.S.)

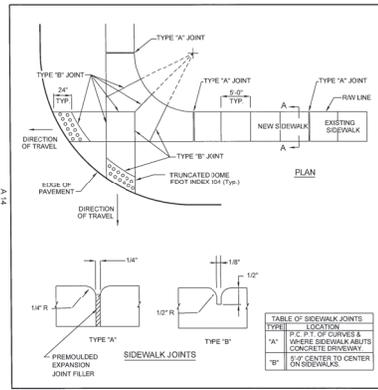
FILE: K:\PROJECTS\24-4236\24-4236.dwg\4236os-6.dwg
PLOT DATE: 9/4/2025 1:42 PM BY: Miguel A. Sosa
LAYOUT: OS-3



- ON-SITE PAVEMENT NOTES:**
1. THE WEARING SURFACE SHALL BE 1" THICK TYPE SP 9.5 ASPHALT INSTALLED IN (2) 1/2" LIFTS. LIMEROCK TO BE PRIMED AND TACK COAT TO BE APPLIED BETWEEN FIRST AND SECOND LIFT OF ASPHALT.
 2. THE BASE COURSE SHALL BE LIMEROCK (70% CALUMIN), 4" THICK COMPACTED IN ACCORDANCE WITH A.A.S.H.T.O. SPECIFICATION T-180 TO 98% DENSITY. MIN. LBR TO BE 100.
 3. ALL ORGANIC AND YIELDING MATERIAL WITHIN THE LIMITS SHOWN SHALL BE REMOVED AND REPLACED WITH CLEAN FILL. THE SUBBASE SHALL EXTEND 12" BELOW THE BASE COURSE. SHALL HAVE A MINIMUM DRY DENSITY OF 115 PCF AND SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY FOR A.A.S.H.T.O. SPECIFICATION T-180, METHOD "C". MINIMUM LBR TO BE 40.
 4. EXIST. ASPHALT TO BE REMOVED. LIMEROCK TO BE WORKED OUT TO PROPOSED ELEVATIONS AND RESURFACE 3/4"± THICK SURFACE FC-8.5 IN TWO (2) LIFTS.



All Sidewalk Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of The Ramp And In The Direction Of Travel 36" Inches From The Back Of Curb.
CURB RAMP DETECTABLE WARNING
 N.T.S.



NOTES:

1. CONCRETE TO BE CLASS 1, 3000 P.S.I.
2. THE USE OF REINFORCEMENT IS NOT PERMITTED.
3. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE PRECASTING INSTITUTE (PCI).
4. RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS IN ACCORDANCE WITH FOOT TRAILER.
5. THE VERTICAL SEPARATION FOR A NEW SIDEWALK SHALL NOT BE MORE THAN 1/2".
6. THE VERTICAL SEPARATION FOR A NEW REPAIR/REPLACE ACCESS STRUCTURE CONCRETE SHALL NOT BE MORE THAN 1/2".
7. SURFACE MATERIAL SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99.
8. TRUMPED CONCRETE SHALL ALLOWED IN USE OF TRUNCATED DOMES.
9. SEE REVISIONS FOR CONSTRUCTION AND ENGINEERING DIVISION APPROVED PRODUCT LIST FOR ACCEPTABLE MATERIALS FOR TRUNCATED DOMES.

SIDEWALK TYPICAL DETAILS

Approved by: DJH 14
 Revised: 01/10/2025 WSL DWG NO.

4577 North Hill Road, Suite 102
 www.sun-tech.com
 Charlotte of NC 28207-1819
 Phone (954) 777-5123
 Fax (954) 777-5114



NO.	DATE	DESCRIPTION

WILTON MANORS TOWNHOMES
 CITY OF WILTON MANORS, FLORIDA
OFF-SITE IMPROVEMENTS DETAILS

DATE: 7/19/2024
 SCALE: N.T.S.
 DESIGNED BY: C.R.L.
 DRAWN BY: M.A.S.
 JOB #: 24-4236

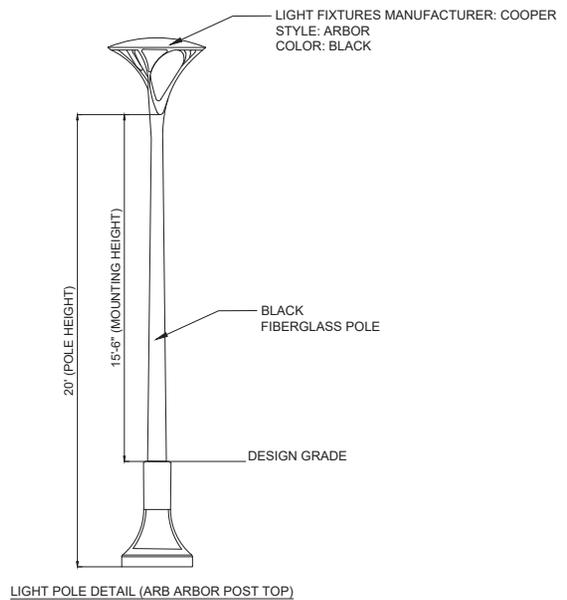
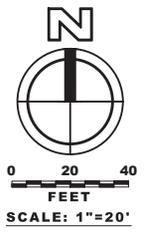
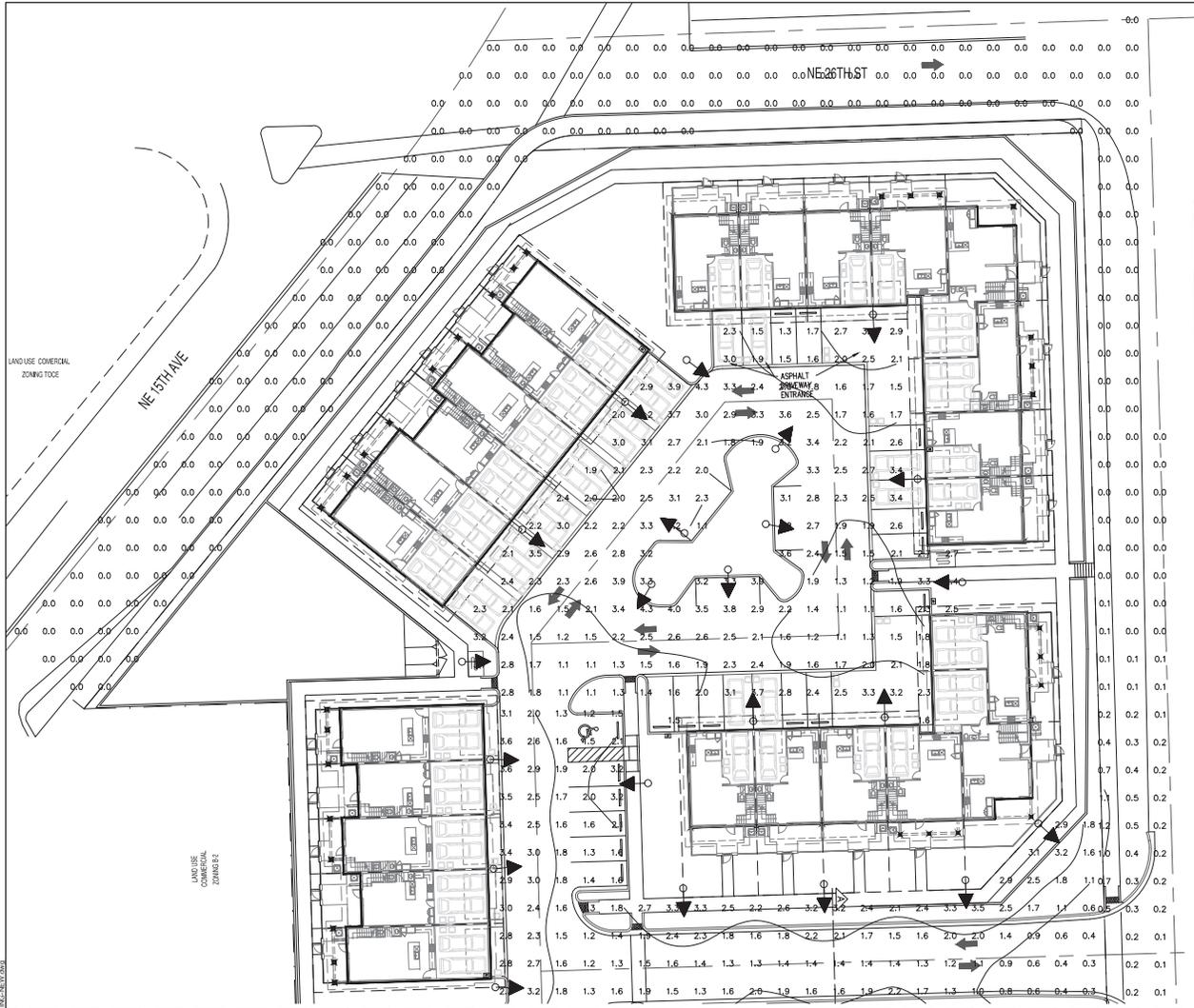


Date: September 4, 2025
 This item has been digitally signed and sealed by:
 CLIFFORD R. LOUTAN, P.E.
 on the date adjacent to the name.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
 OS-4

K:\PROJECTS\24-4236\24-4236-01.dwg, 9/4/2025 1:42:02 PM, T:\Sun-Tech\Projects\24-4236\24-4236-01.dwg

FILE: K:\PROJECTS\24-4236\24-4236-01.dwg
 PLOT DATE: 9/4/2025 1:42 PM BY: Miguel A. Sosa
 LAYOUT: [02-4]



MATCH LINE - SEE SHEETS PH-2

LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	QUANTITY	DEFAULT ELEVATION	IES FILE
ARB-B2		(1) LED, LED's	ARBOR OUTDOOR ARCHITECTURAL POST TOP70 CRI, 3000K LEDS AND TYPE III OPTIC	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON), ARB-B2-LED-D1-T3-7030	89	15'-6"	ARB-B2-LED-D1-T3-7030

ONSITE LIGHTING	
AVERAGE FOOT-CANDELES	2.11
MAXIMUM FOOT-CANDELES	4.5
MINIMUM FOOT-CANDELES	0.3
MINIMUM TO MAXIMUM FC RATIO	0.07
MAXIMUM TO MINIMUM FC RATIO	14.38
AVERAGE TO MINIMUM FC RATIO	6.69

OFFSITE LIGHTING	
AVERAGE FOOT-CANDELES	0.06
MAXIMUM FOOT-CANDELES	1.2
MINIMUM FOOT-CANDELES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	1139.03
AVERAGE TO MINIMUM FC RATIO	60.24

Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!

DATE: 11/15

DESIGNED BY: JH

DRAWN BY: SN

CHECKED BY: JH

NO. BY REVISIONS

HSQ GROUP, LLC
 Engineers - Planners - Surveyors
 1011 Yvonne Blvd, Suite 105
 Bloomington, IL 61820
 Phone: 317.346.0221
 Fax: 317.346.0224

WILTON MANORS TOWNHOUSE

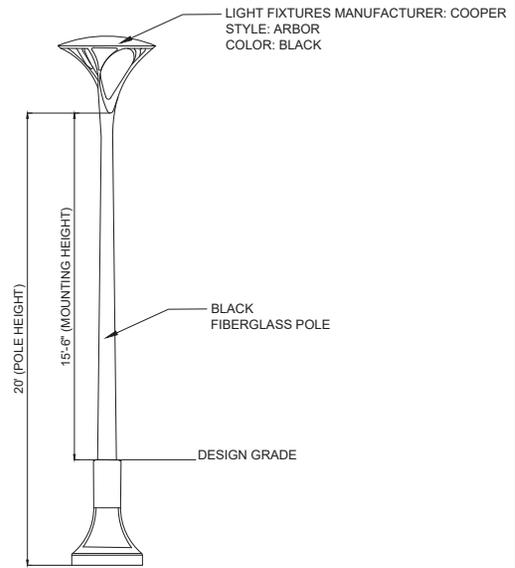
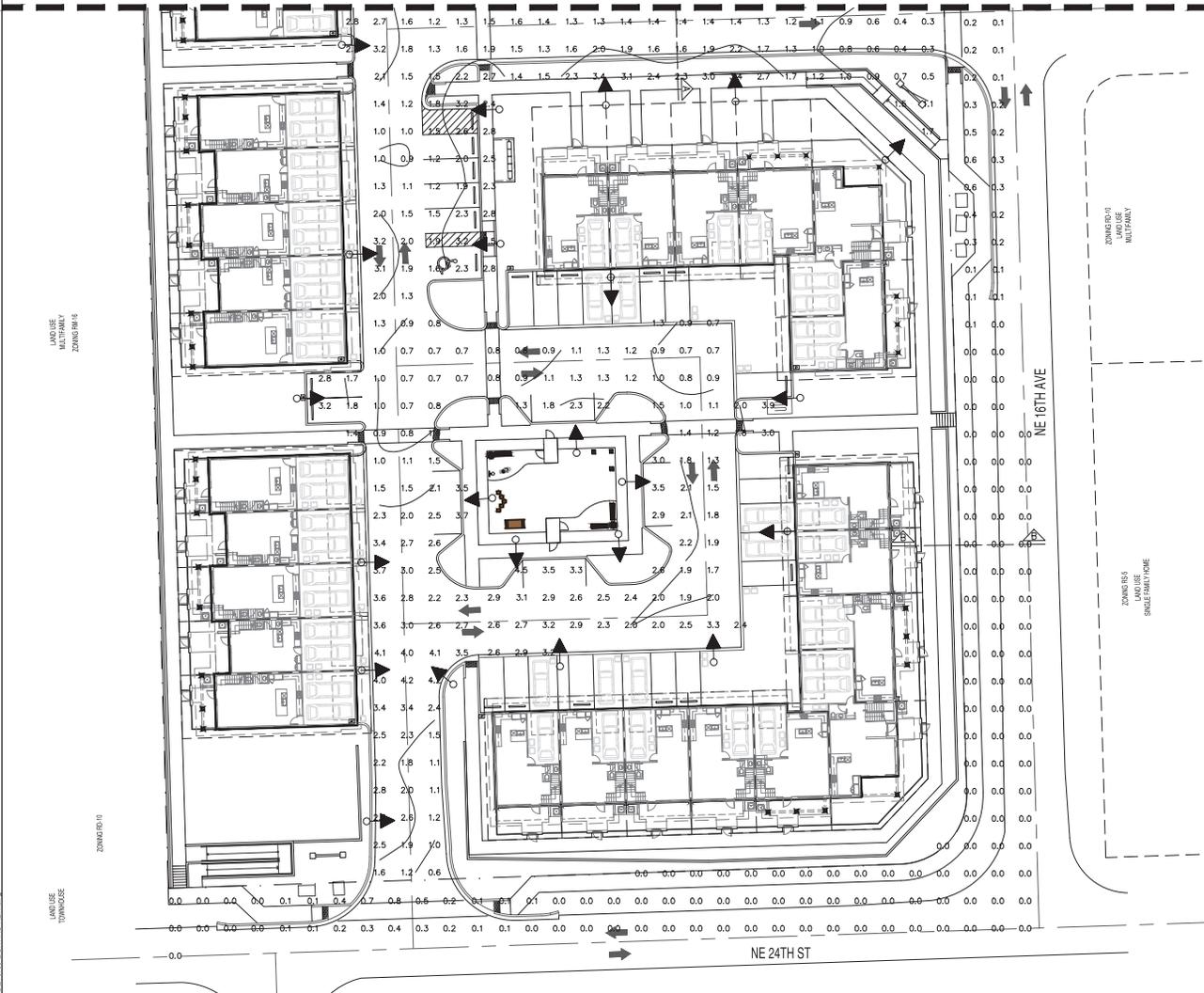
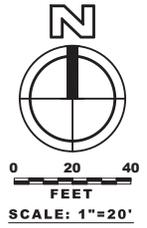
PHOTOMETRIC PLAN

PROJECT: 240763

SHEET: PH-1

DATE: 11/15/2025
 BY: JH
 PROJECT: 240763
 SHEET: PH-1

MATCH LINE - SEE SHEETS PH-1



LIGHT POLE DETAIL (ARB ARBOR POST TOP)

LIGHT FIXTURES MANUFACTURER: COOPER
STYLE: ARBOR
COLOR: BLACK

WILTON MANORS TOWNHOUSE
PHOTOMETRIC PLAN

DATE:	11/15
DESIGNED BY:	JH
DRAWN BY:	SN
CHECKED BY:	JH
PROJECT:	240763
SHEET:	PH-2

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	QUANTITY	DEFAULT ELEVATION	IES FILE
ARB-B2		(1) LED, LEDs	ARBOR OUTDOOR ARCHITECTURAL POST TOP70 CRI, 3000K LEDs AND TYPE III OPTIC	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON), ARB-B2-LED-D1-13-7030	89	15'-6"	ARB-B2-LED-D1-13-7030

AVERAGE FOOT-CANDLES	2.11
MAXIMUM FOOT-CANDLES	4.5
MINIMUM FOOT-CANDLES	0.3
MINIMUM TO MAXIMUM FC RATIO	0.07
MAXIMUM TO MINIMUM FC RATIO	14.38
AVERAGE TO MINIMUM FC RATIO	6.69

AVERAGE FOOT-CANDLES	0.06
MAXIMUM FOOT-CANDLES	1.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	1139.03
AVERAGE TO MINIMUM FC RATIO	60.24

Sunshine611
Call 811 or www.sunshine611.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!



REVISIONS	BY

IRRIGATION INDEX

1550 NE 26th St
Wilton Manors, FL

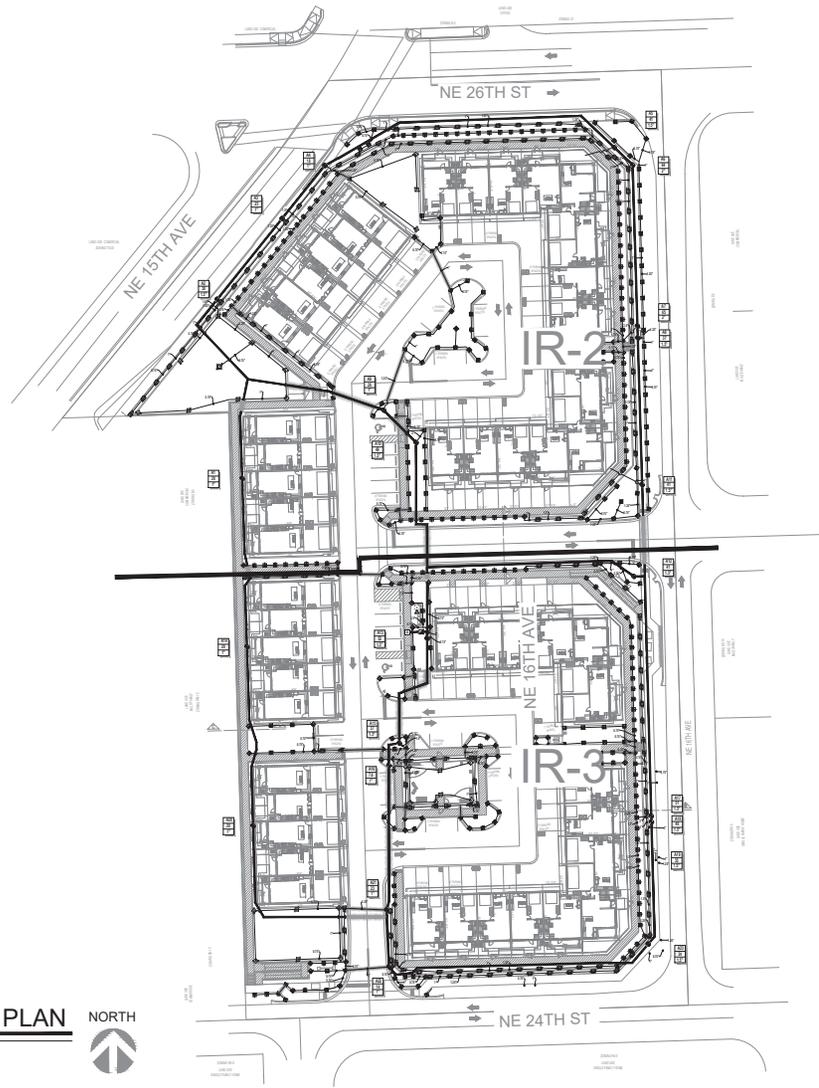


Jose Guerra
License# 10P000278

IRRI
IRRIGATION, INC.
13905 SW 142 AVE SUITE 6
MIAMI, FL 33186
L.I.C. #10P000278

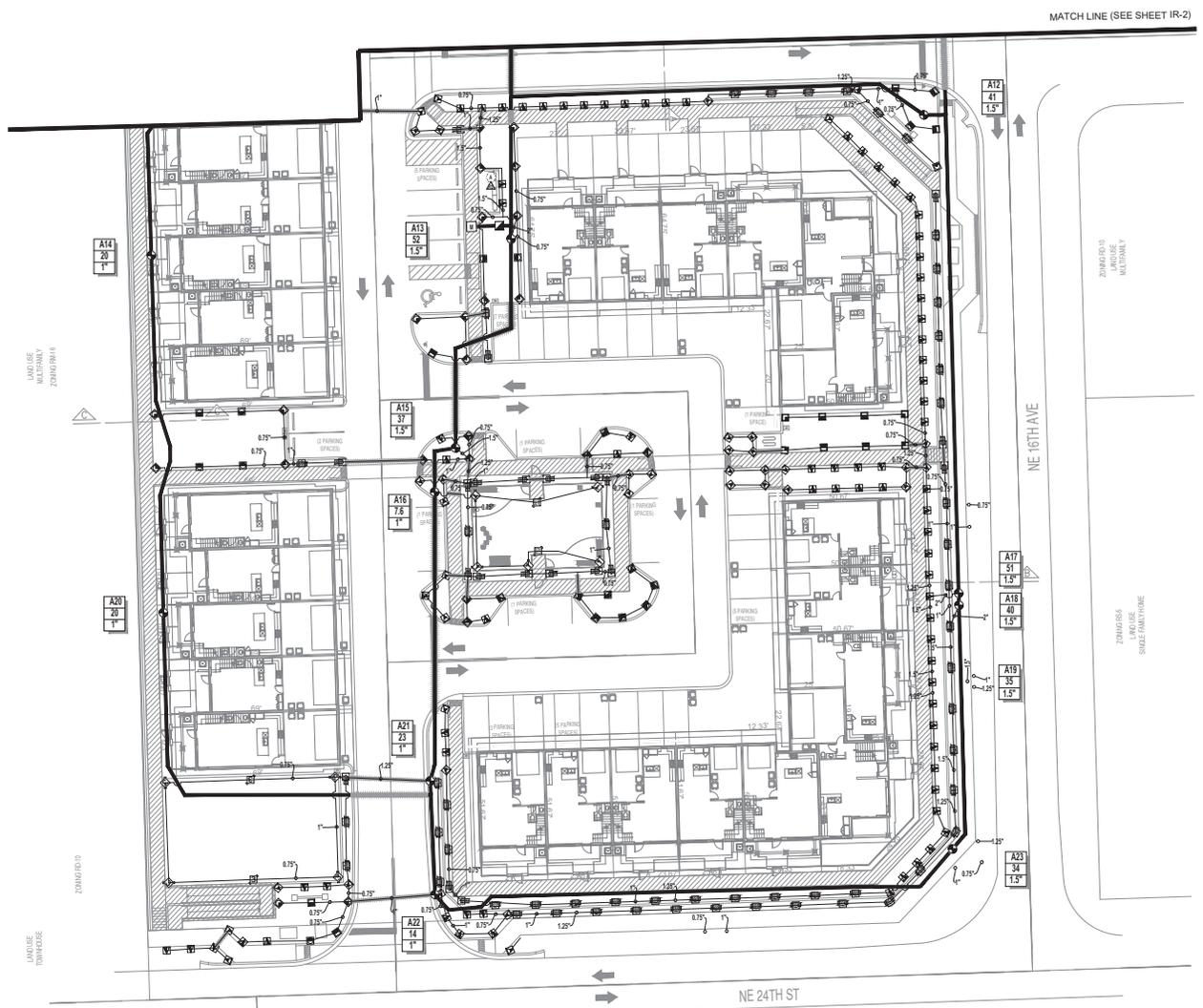
Date 01.17.25
Scale NTS
Drawn EA
Check
Sheet

IR-1



KEY PLAN NORTH
N.T.S.

SHEET INDEX	
IR-1	INDEX
IR-2	OVERALL IRRIGATION PLAN
IR-3	OVERALL IRRIGATION PLAN
<i>TYPICAL BUILDINGS IRRIGATION PLAN</i>	
IR-4	BUILDING TYPE I LINEAR - 5 UNITS
IR-5	BUILDING TYPE II LINEAR - 6 UNITS
IR-6	BUILDING TYPE III L - 6 UNITS
IR-7	BUILDING TYPE IV L - 8 UNITS
IR-8	BUILDING TYPE V L - 9 UNITS
IR-9	IRRIGATION DETAILS



IRRIGATION PLAN NORTH
 Scale: 1" = 20'-0"

REVISIONS	BY

IRRIGATION PLAN

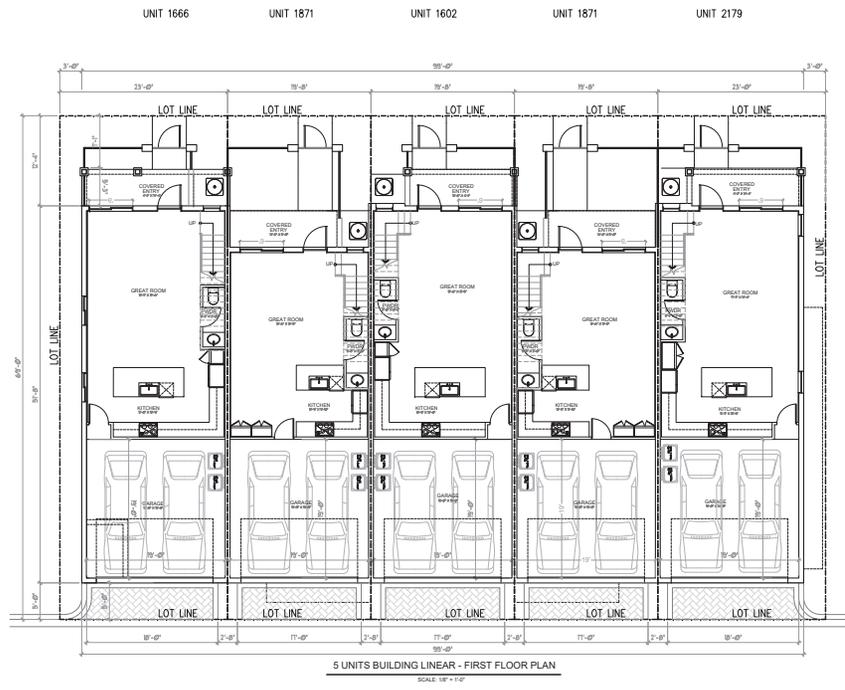
1550 NE 26th St
Wilton Manors, FL

SEAL
 2010
 Jose Guerra
 Licensed 10P0002278

IRRIGATION, INC.
 13905 SW 142 AVE SUITE 6
 MIAMI, FL 33186
 Lic. #10P000278

Date 01.17.25
 Scale 1"=20'-0"
 Drawn EA
 Check
 Sheet
IR-3

COPYRIGHT © 2020 PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006264
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 54TH AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pksrch.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (Florida Architects - 15 Credits)
 The architectural design and detail drawings of this building were prepared and are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA

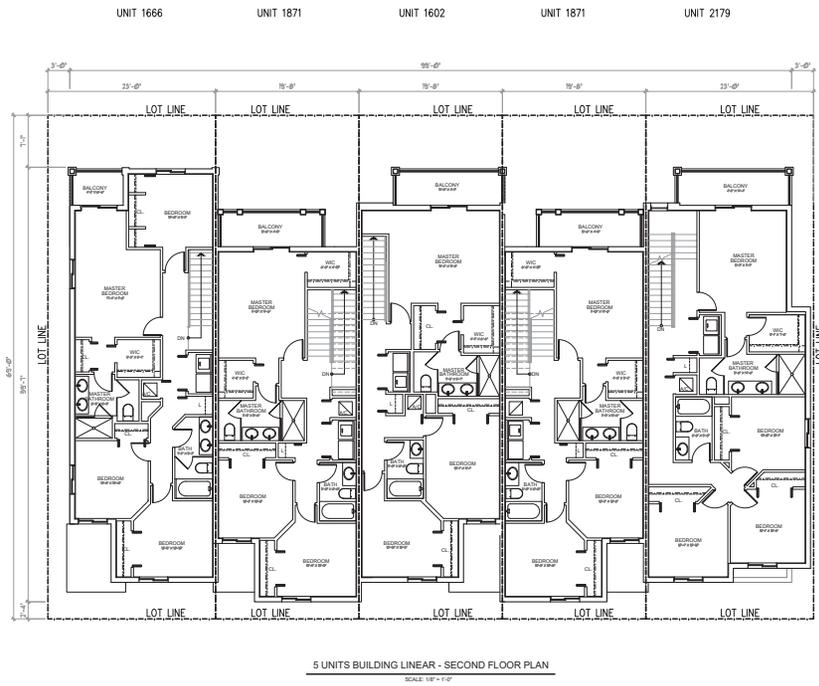


TOWNHOUSE

SUNITS BUILDING LINEAR
 FIRST FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN BY : CG
 CHECK BY : PPKS
 JOB NO. : 24-25

A-1
 SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006264
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0091330

AT THE BEACON CENTER
 1330 NW 84th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 372-6865
<https://www.pksrch.com>

CONTINUING EDUCATION - PUBLIC CREDENTIALS
 (Florida Architects - 12 Credits)
 The architectural design and detail drawings of this building were prepared and are made by the ARCHITECT. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the ARCHITECT.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



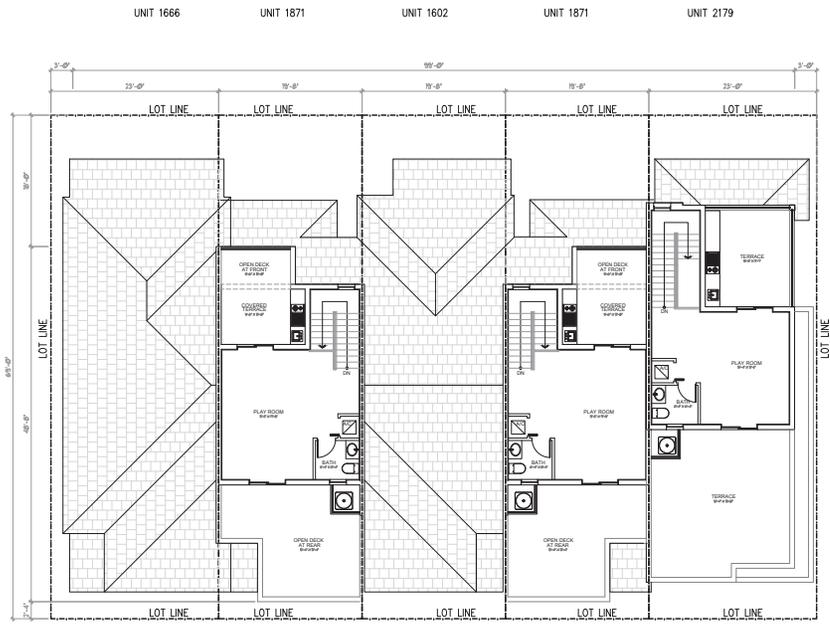
TOWNHOUSE

5 UNITS BUILDING LINEAR
 SECOND FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-1.1

SHEET NO. :

COPYRIGHT © 2020 PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



5 UNITS BUILDING LINEAR - THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0026234
 PETER KILIDDJIAN, AIA
 LICENSE No. : AR 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0091130

AT THE BEACON CENTER
 1330 NW 54th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 372-6865
<https://www.pksrch.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (COURSE NO. 2025-04-03)
 The architectural design and detail drawings of this building were prepared and are made by the ARCHITECT. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the ARCHITECT.

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



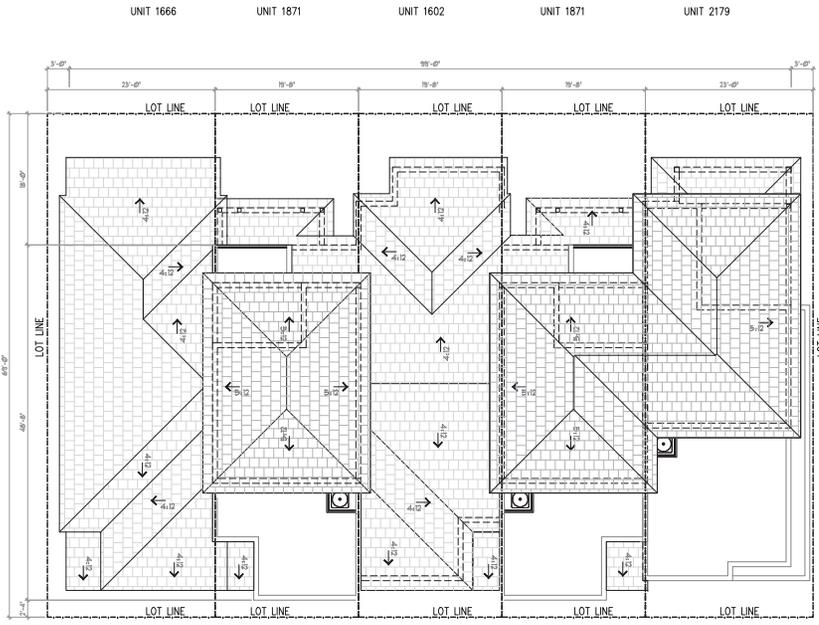
TOWNHOUSE

5 UNITS BUILDING LINEAR
 THIRD FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN BY : CG
 CHECK BY : PPKS
 JOB NO. : 24-25

A-1.2

SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



5 UNITS BUILDING LINEAR - ROOF FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013294
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0026234
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 54th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pksr.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (LOCAL ARCHITECTS - PLANNERS)
 The architectural design and detail drawings of this building were prepared and made available to the public by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:
 OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE

5 UNITS BUILDING LINEAR
 ROOF FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY : PPKS
 JOB NO. : 24-25

A-1.3

SHEET NO. :

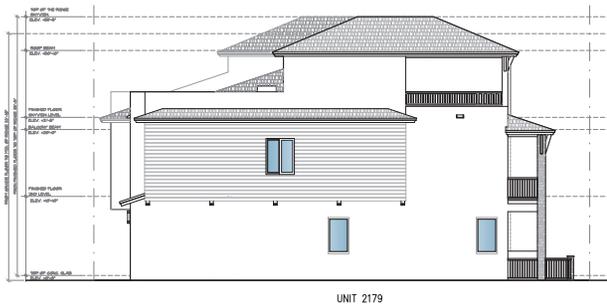
COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS, PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited without authorization in writing by the Architect.



5 UNITS BUILDING LINEAR - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



5 UNITS BUILDING LINEAR - REAR ELEVATION
 SCALE: 1/8" = 1'-0"



5 UNITS BUILDING LINEAR - LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



5 UNITS BUILDING LINEAR - RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS, PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No.: AR 0010394
 MARIO P. PASCUAL, AIA
 LICENSE No.: AR 0006264
 PETER KILIDDJIAN, AIA
 LICENSE No.: AR 0093067
 ANDREW J. STARR, SA
 LICENSE No.: AR 0091130

AT THE BEACON CENTER
 1330 NW 34th AVENUE
 DORAL, FLORIDA 33126
 PH: (305) 592-1363
 FAX: (305) 592-8865
<https://www.pksr.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (Continuing Education - Public Education)
 The architectural design and detail drawings of this building were prepared and are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited without authorization in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



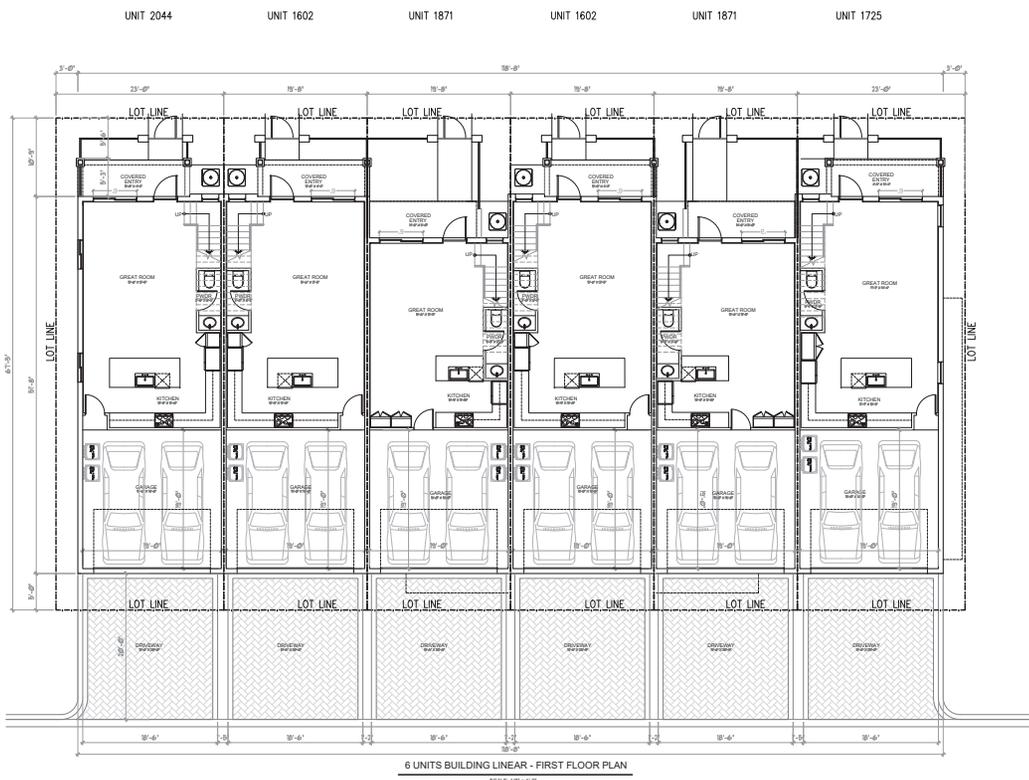
TOWNHOUSE

5 UNITS BUILDING LINEAR
 ELEVATIONS
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-25

A-1.4

SHEET NO.:

COPYRIGHT © 2020 PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0002624
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 84th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksrch.com>

CONTINUING EDUCATION: THESE DOCUMENTS
 (INCLUDING ANY REVISIONS) ARE THE PROPERTY OF
 THE ARCHITECTURAL DESIGN AND SHALL REMAIN THE
 PROPERTY OF THE ARCHITECT. NO PART OF THIS DOCUMENT
 SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



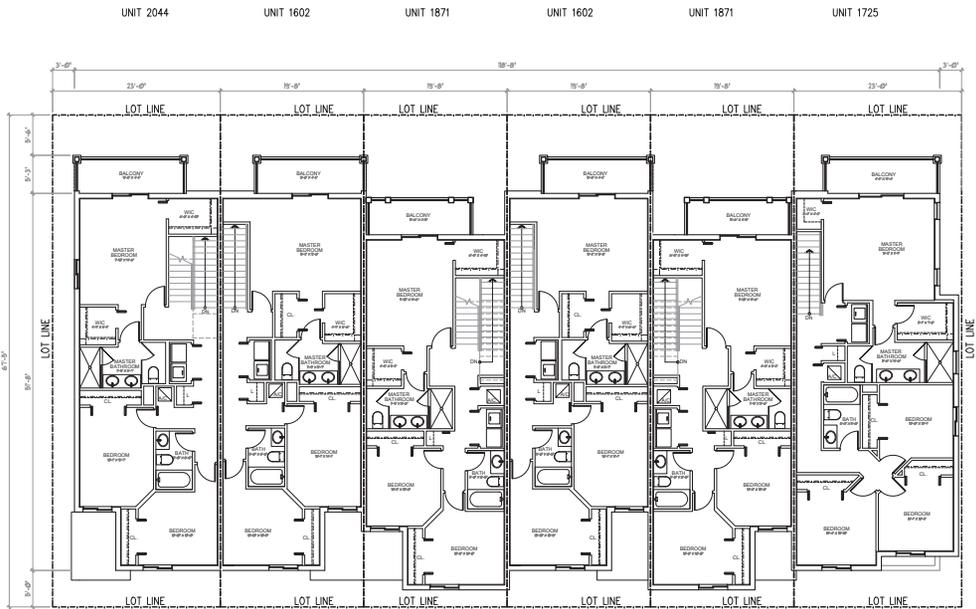
TOWNHOUSE

6 UNITS BUILDING LINEAR
 FIRST FLOOR PLAN
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-25

A-2

SHEET NO.:

COPYRIGHT © 2020 PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



6 UNITS BUILDING LINEAR - SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0002624
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 84th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksrca.com>

CONTINUING EDUCATION - PUBLIC CLERKING
 (Florida Architects - 12 Credits)
 The architectural design and detail drawings of this building were prepared and made by the Architect. Their use for reproduction, distribution or alteration is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA

SEAL:



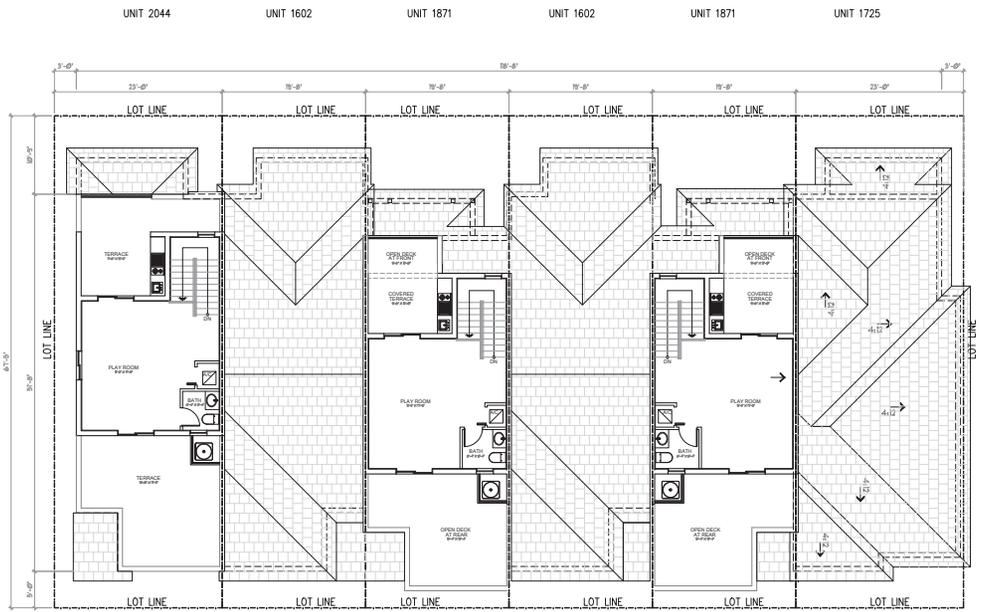
TOWNHOUSE

4 UNITS BUILDING LINEAR
 SECOND FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-2.1

SHEET NO. :

COPYRIGHT © 2020 PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



6 UNITS BUILDING LINEAR - THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26601357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006264
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093667
 ANDREW J. STARR, SA
 LICENSE No. : AR 0091130

AT THE BEACON CENTER
 1330 NW 94th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pksrch.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (Continuing Education) - Public Education
 The architectural design and detail drawings of this building were prepared and made by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



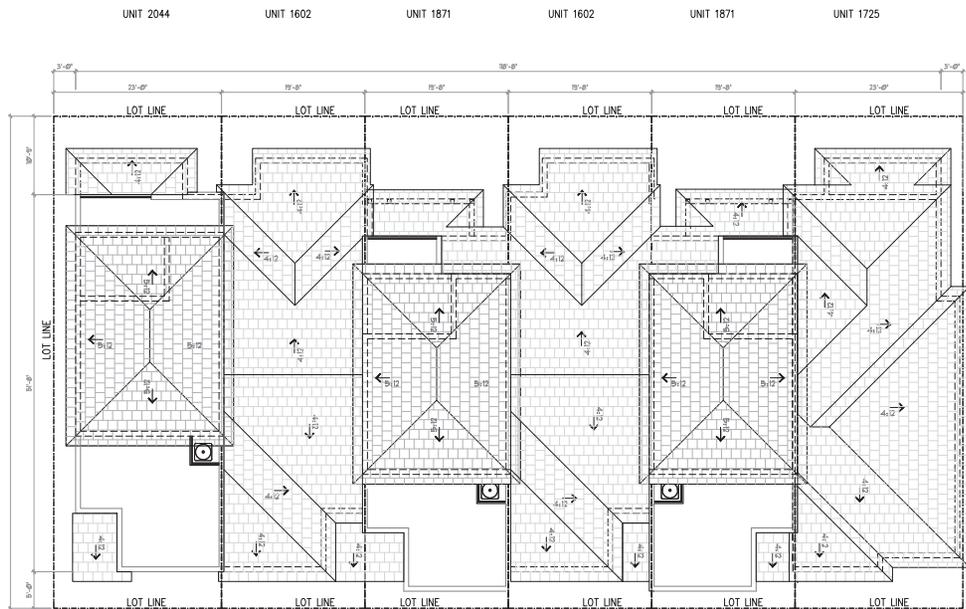
TOWNHOUSE

6 UNITS BUILDING LINEAR
 THIRD FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-2.2

SHEET NO. :

COPYRIGHT © 2020 PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS, PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



6 UNITS BUILDING LINEAR - ROOF FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006264
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 94th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pksrcli.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (1 credit each) - 12/2018
 The architectural design and detail drawings of this building were prepared and are being submitted by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE

4 UNITS BUILDING LINEAR
 ROOF FLOOR PLAN
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-25

A-2.3

SHEET NO.:

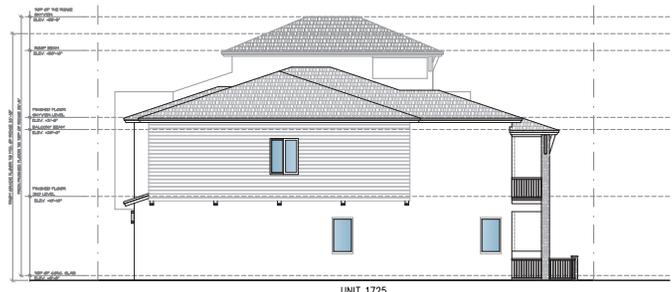
COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



6 UNITS BUILDING LINEAR - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



6 UNITS BUILDING LINEAR - REAR ELEVATION
 SCALE: 1/8" = 1'-0"



6 UNITS BUILDING LINEAR - LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



6 UNITS BUILDING LINEAR - RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ - AIA
 LICENSE No. - AR 0010394
 MARIO P. PASCUAL - AIA
 LICENSE No. - AR 0006264
 PETER KILIDDJIAN - AIA
 LICENSE No. - AR 0093067
 ANDREW J. STARR - SA
 LICENSE No. - AR 0091130

AT THE BEACON CENTER
 1330 NW 84th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksk.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (Florida Architects - P.A.S.C.U.A.L.)
 The architectural design and detail drawings of this building were prepared and are being prepared by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



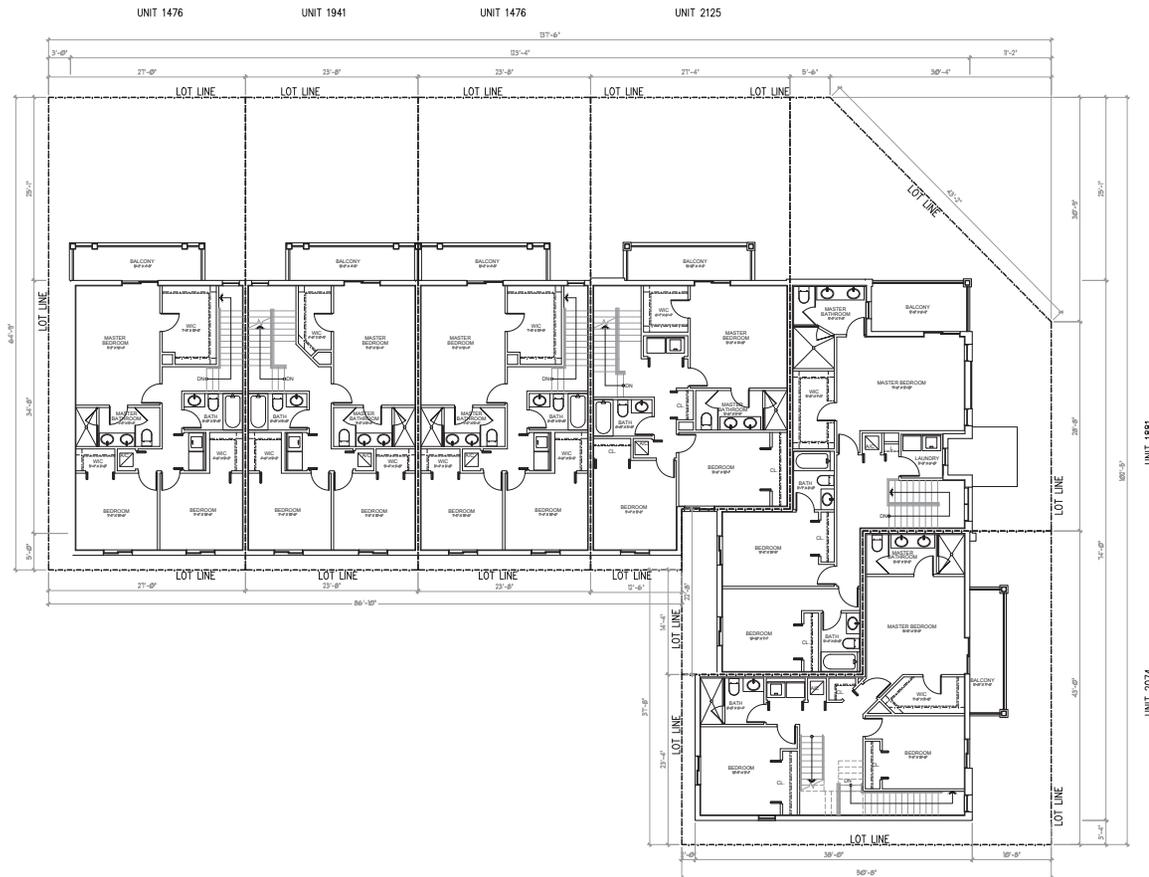
TOWNHOUSE

4 UNITS BUILDING LINEAR
 ELEVATIONS
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY : PPKS
 JOB NO. : 24-25

A-2.4

SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



6 UNITS BUILDING L - SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ - AIA
 LICENSE No. : AR 0013294
 MARIO P. PASCUAL - AIA
 LICENSE No. : AR 0006234
 PETER KILIDDJIAN - AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR - SA
 LICENSE No. : AR 0091330

AT THE BEACON CENTER
 1330 NW 54th AVENUE
 DORAL FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksr.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (Florida Architecture - 1.00 Hour)
 The architectural design and detail drawings of this building were prepared and made available to the public by the architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



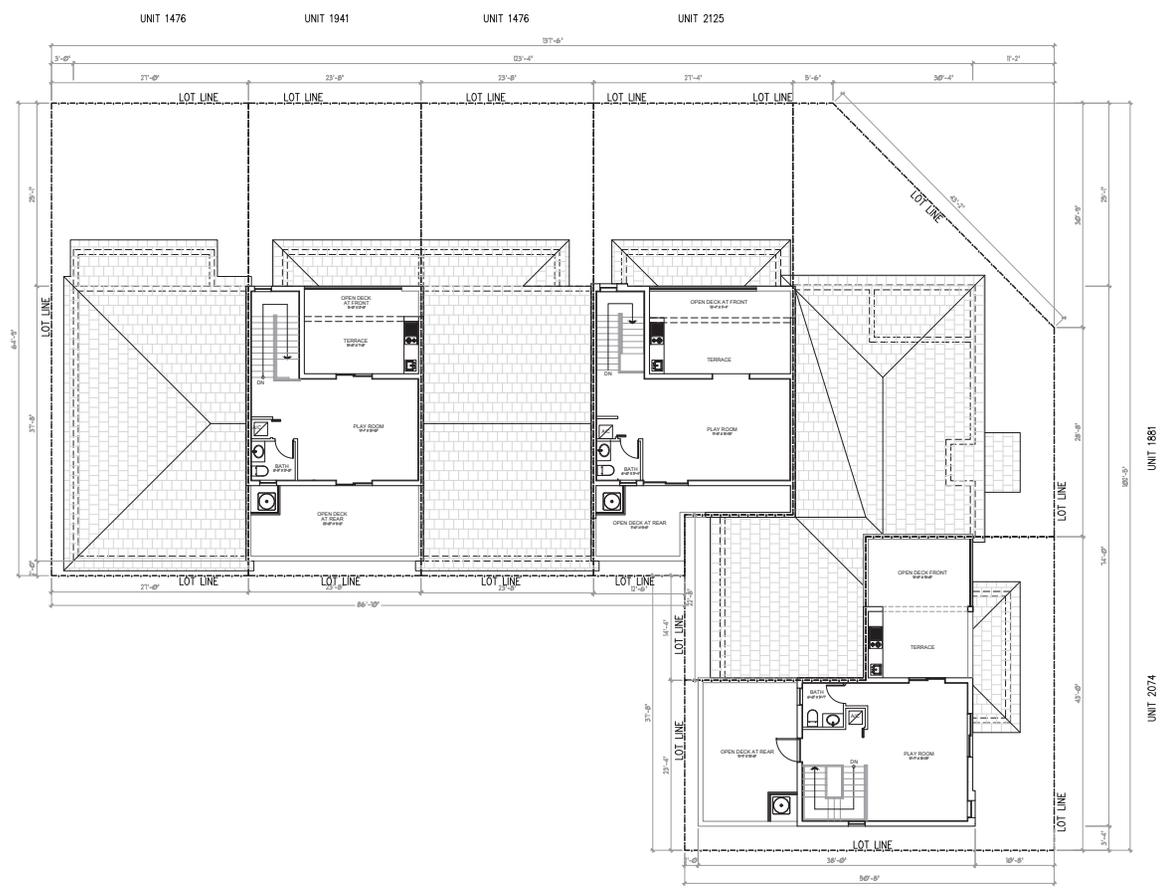
TOWNHOUSE

6 UNITS BUILDING L
 SECOND FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-3.1

SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



6 UNITS BUILDING L - THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006234
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0091330

AT THE BEACON CENTER
 1330 NW 84th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pksrcl.com>

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



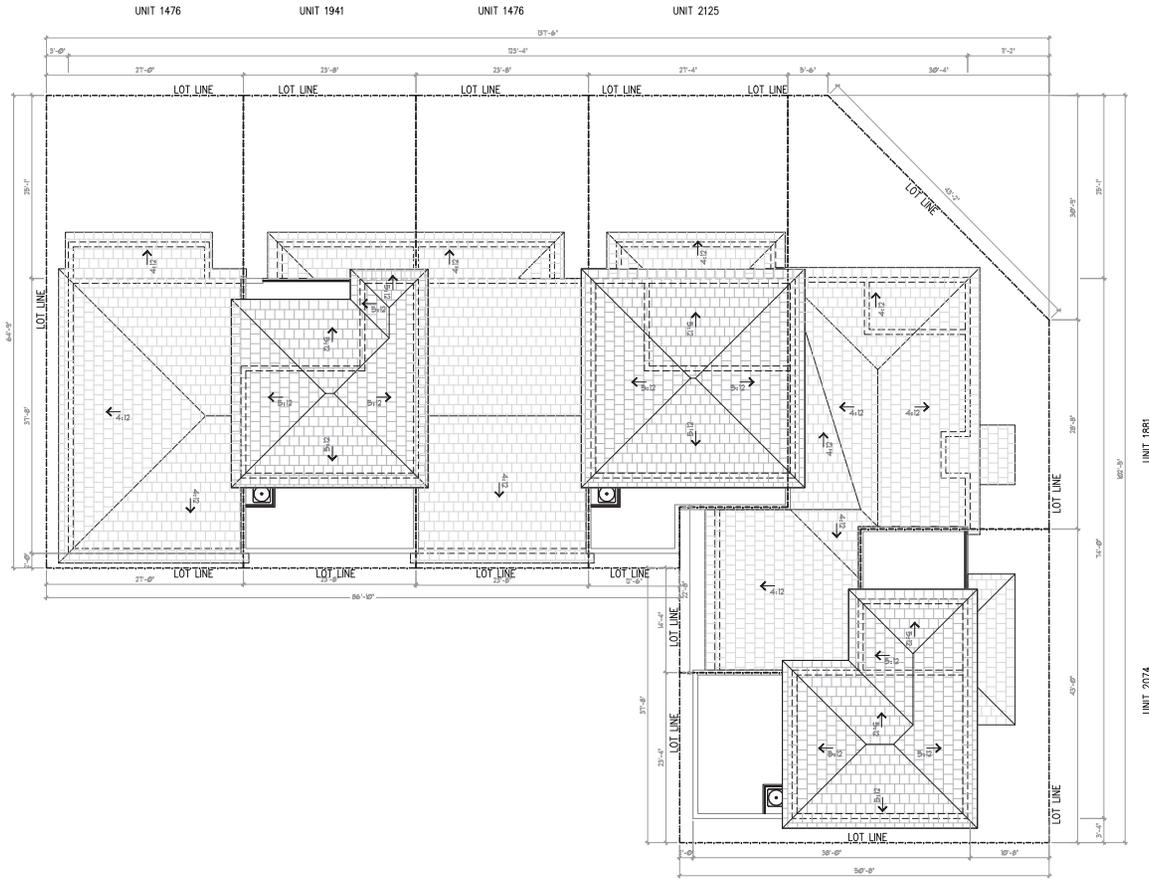
TOWNHOUSE

6 UNITS BUILDING L
 THIRD FLOOR PLAN

DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CC
 CHECK BY : PPKS
 JOB NO. : 24-25

A-3.2
 SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



6 UNITS BUILDING L - ROOF FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0092624
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 94th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksr.com>

CONTINUING EDUCATION - PENDING CREDIT
 The architectural design and detail drawings of this building were prepared and are made by the ARCHITECT. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the ARCHITECT.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



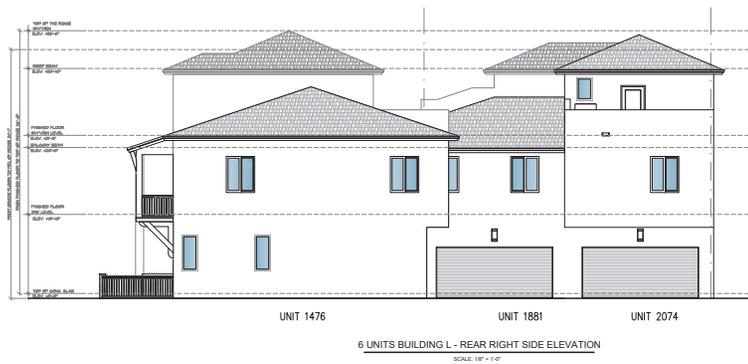
TOWNHOUSE

6 UNITS BUILDING L
 ROOF FLOOR PLAN
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CC
 CHECK BY: PPKS
 JOB NO.: 24-25

A-3.3

SHEET NO.:

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited in writing by Architect.



**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0015394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006234
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0091130

AT THE BEACON CENTER
 1330 NW 94th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-8865
<https://www.pkskch.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (Florida Architects) - 12/2018-2020
 The architectural design and detail drawings of this building were prepared and are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited in writing by the Architect.

REVISIONS:

OWNER:

LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE

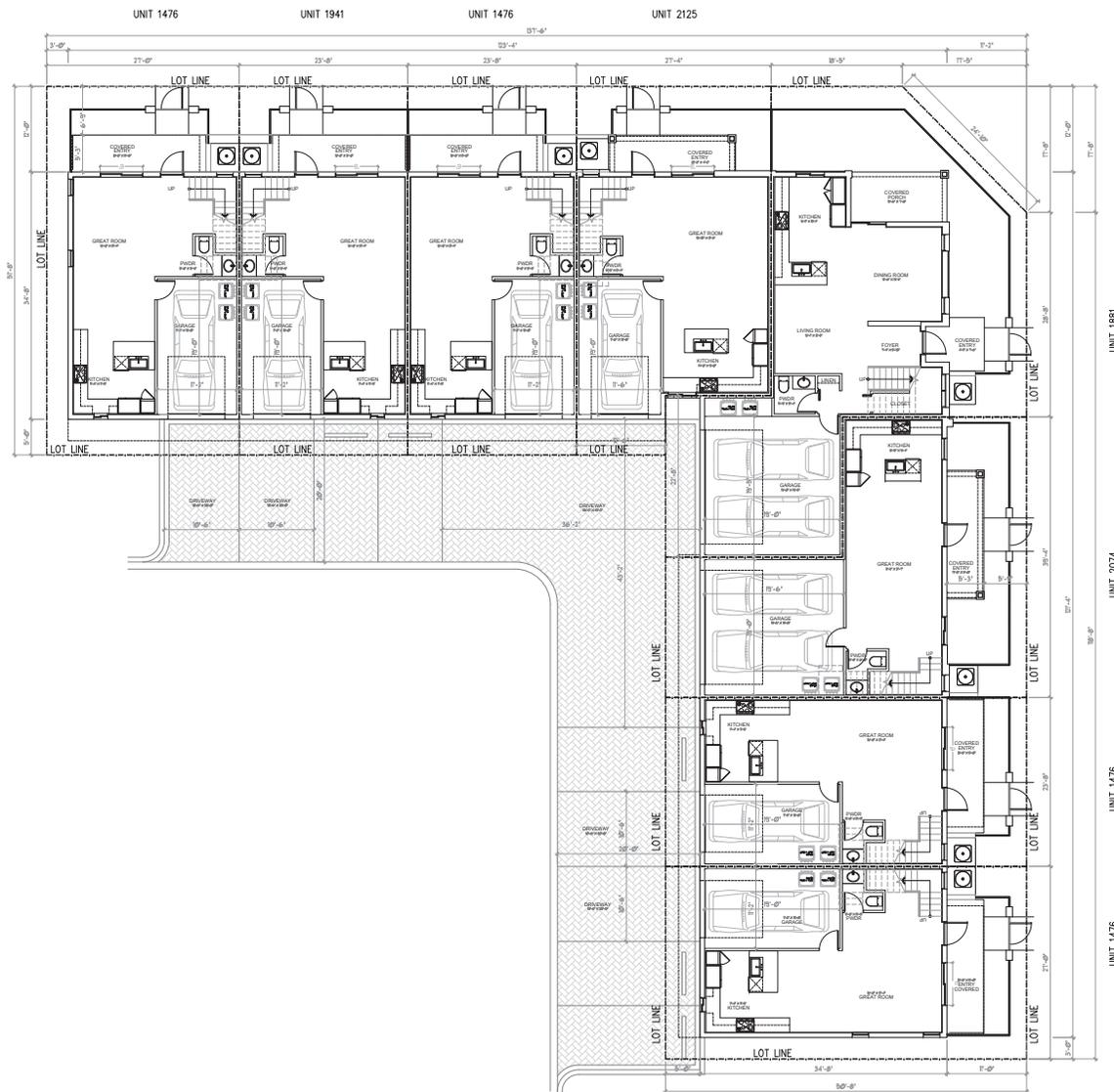
6 UNITS BUILDING L
 ELEVATIONS

DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-3.4

SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited without authorization in writing by the Architect.



8 UNITS BUILDING L - FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 24601357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0015394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006214
 PETER KILIDDJIAN, AIA
 LICENSE No. : AR 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0075130

AT THE BEACON CENTER
 1330 NW 54th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pksr.com>

CONTINUING EDUCATION - PENDING CLASSIFICATION
 The architectural design and detail drawings of this building were prepared and made by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

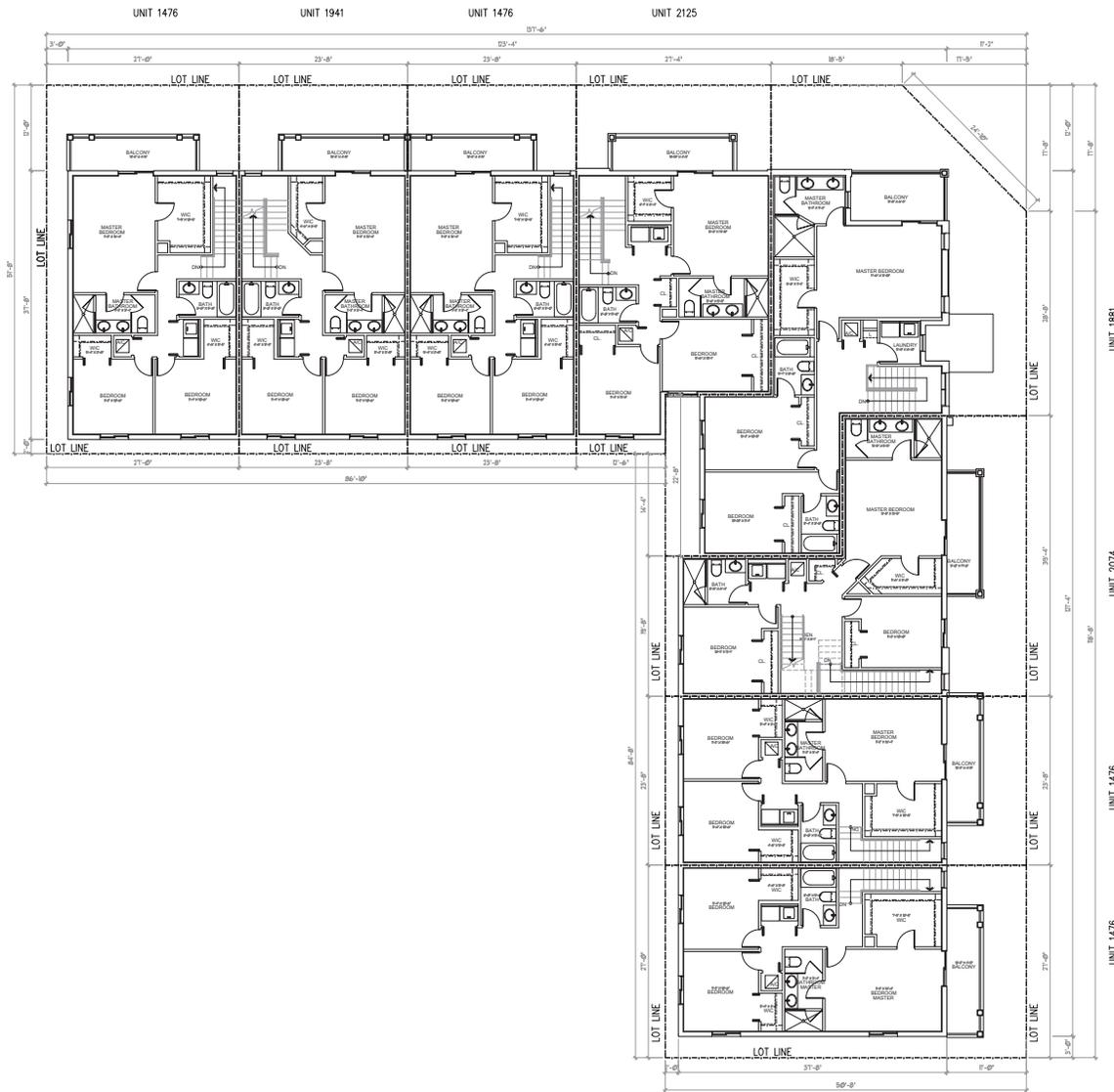
1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



8 UNITS BUILDING L
 FIRST FLOOR PLAN
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CC
 CHECK BY: PPKS
 JOB NO.: 24-25

A-4
 SHEET NO.:

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



8 UNITS BUILDING L - SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ : AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL : AIA
 LICENSE No. : AR 0006264
 PETER KILIDDJIAN : AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR : SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 54TH AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksr.com>

CONTINUING EDUCATION - PENDING CREDIT
 I hereby certify that the design and construction documents were prepared by the architect, and that the architect is a duly licensed professional in the State of Florida. This certificate is subject to the provisions of the Florida Statutes, Chapter 481, Part 1, and the rules of the Board of Architecture, which may be amended from time to time without notice. I understand that this certificate is subject to the provisions of the Florida Statutes, Chapter 481, Part 1, and the rules of the Board of Architecture, which may be amended from time to time without notice.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



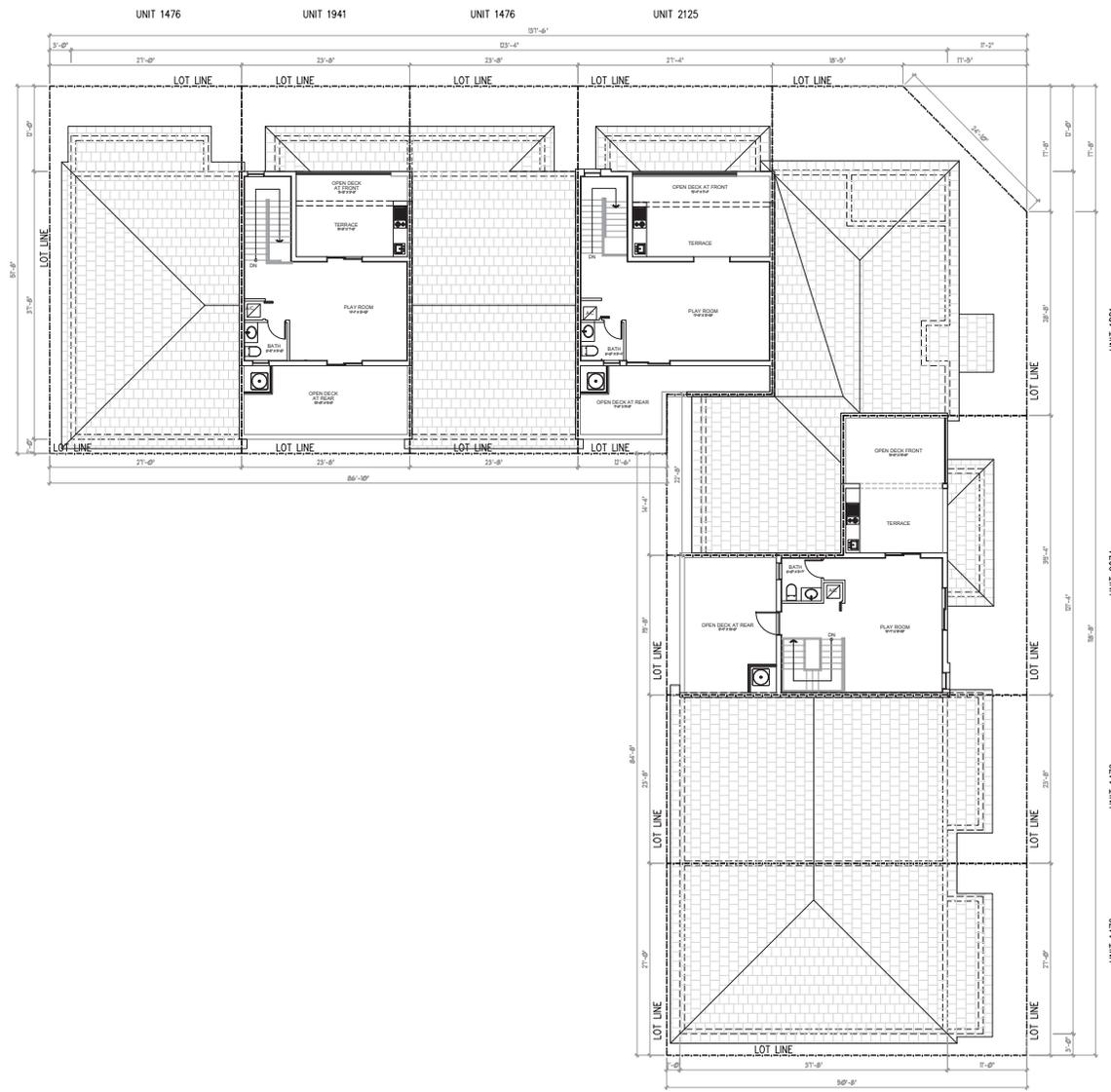
TOWNHOUSE

8 UNITS BUILDING L
 SECOND FLOOR PLAN

DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CC
 CHECK BY : PPKS
 JOB NO. : 24-25

A-4.1
 SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



8 UNITS BUILDING L - THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 24601357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013294
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 002624
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 009367
 ANDREW J. STARR, SA
 LICENSE No. : AR 009130

AT THE BEACON CENTER
 1330 NW 54th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-8865
<https://www.pksr.com>

CONTINUING EDUCATION - PENDING CREDIT
 (10/20/2020) - 1.00 CREDIT
 The architectural design and detail drawings of this building were prepared and made by the architect. They are for reproduction, alteration or distribution in printed or other medium is subject to the architect's written consent.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



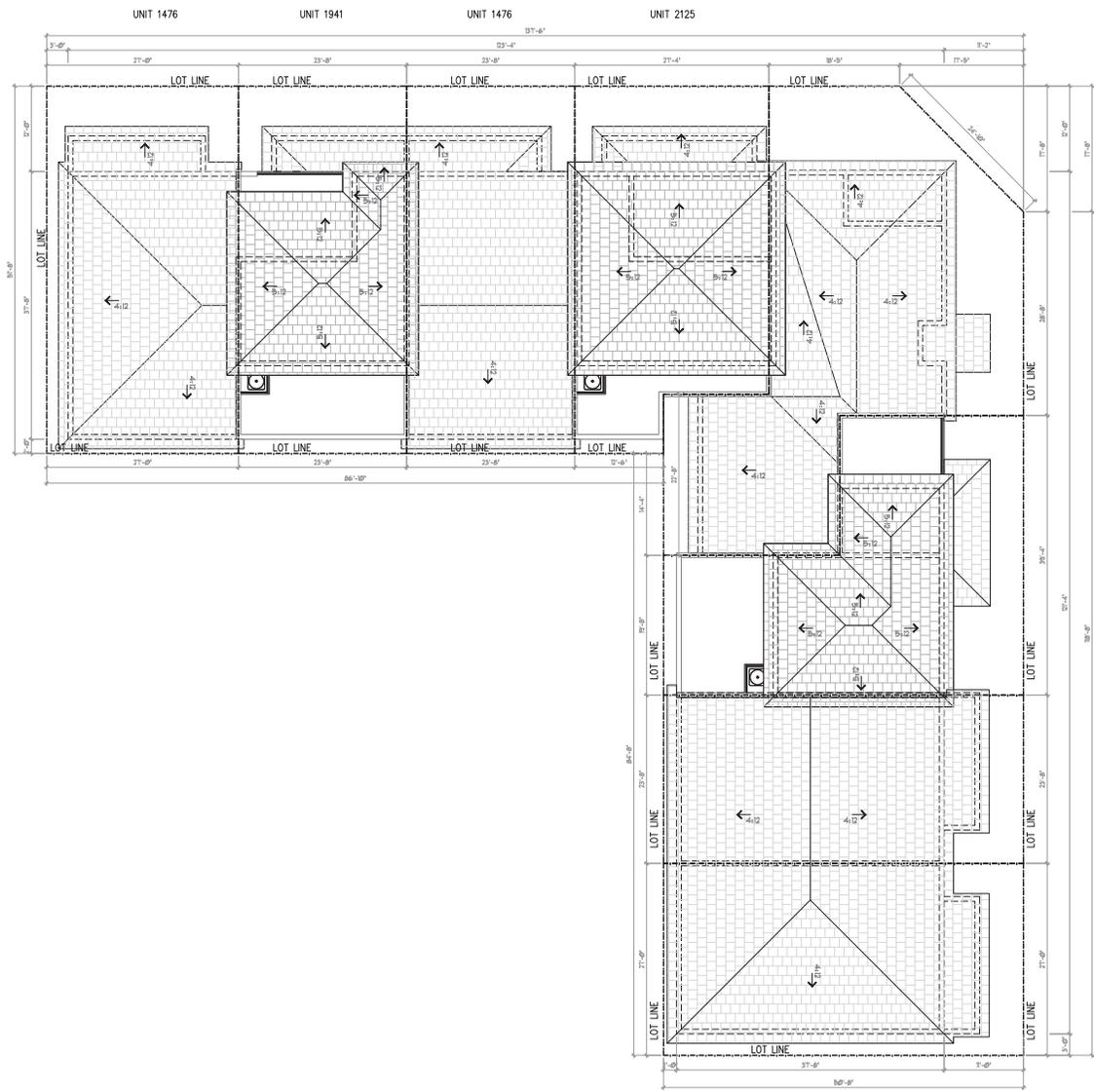
TOWNHOUSE

8 UNITS BUILDING L
 THIRD FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-4.2

SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



8 UNITS BUILDING L - ROOF FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0013294
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006264
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0091310

AT THE BEACON CENTER
 1330 NW 94th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksrchi.com>

CONTINUING EDUCATION - PENDING CREDIT
 (10/20/2020) - 1.00 HOURS
 The architectural design and detail drawings of this building were prepared and made by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE

8 UNITS BUILDING L
 ROOF FLOOR PLAN
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN BY: CC
 CHECK BY: PPKS
 JOB NO.: 24-25

A-4.3

SHEET NO.:

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited without written authorization by the Architect.



**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS - PLANNERS
 LICENSE # AA 24601357
 EDGARDO PEREZ, AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006234
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0091330

AT THE BEACON CENTER
 1330 NW 34th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pskst.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 The architectural design and detail drawings of this building were prepared and are made by the ARCHITECT. Their use for reproduction, construction or distribution is prohibited without written authorization by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE

8 UNITS BUILDING L
 ELEVATIONS
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-4.4

SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS - PLANNERS
 LICENSE # AA 26601357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0010394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006264
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 54th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksrchi.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (LIFE) ARCHITECTS - PLANNERS
 The architectural design and detail drawings of this building were prepared and are being prepared, in whole or in part, by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:
 OWNER:
 LENNAR HOMES

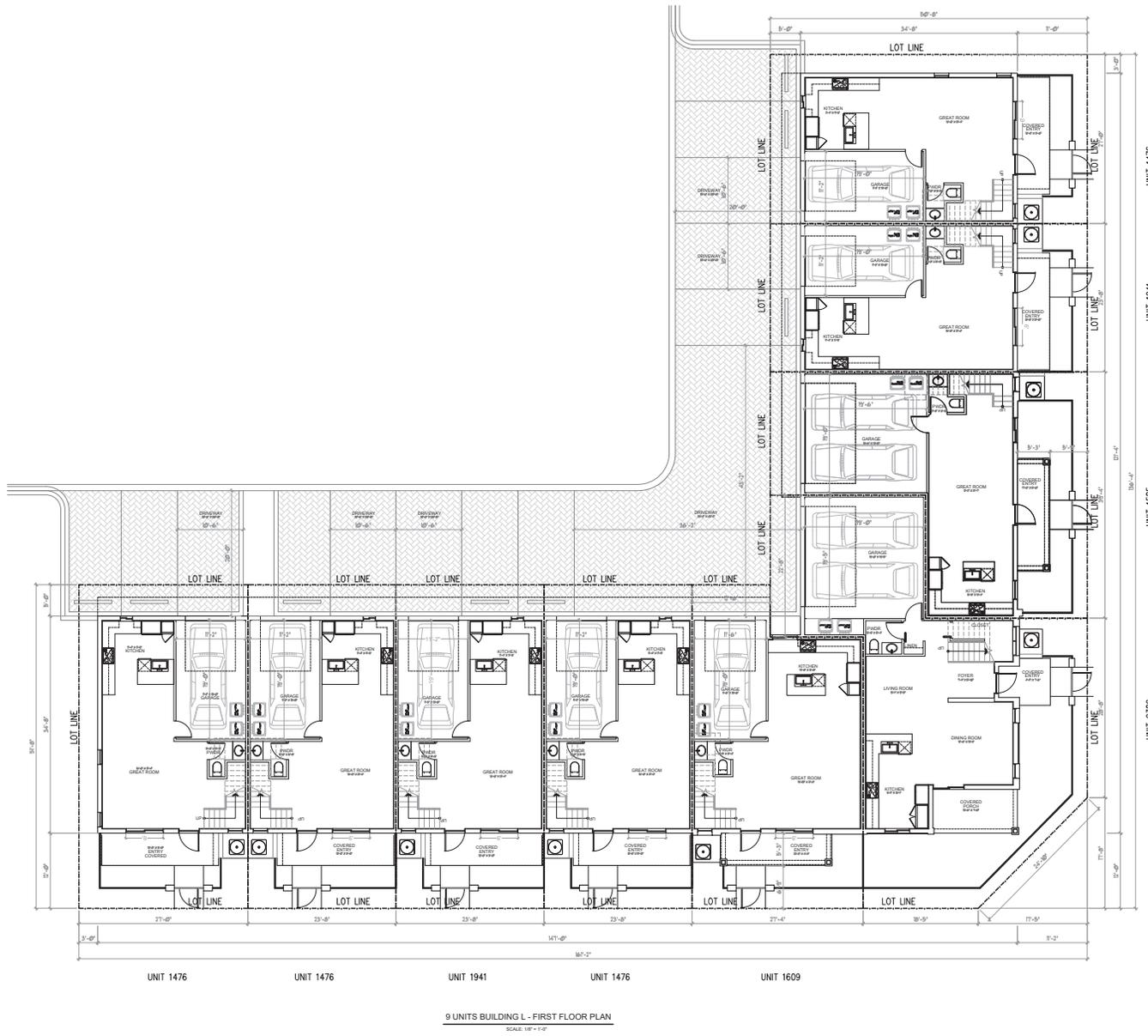
1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE
 8 UNITS BUILDING L
 ELEVATIONS
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-4.5
 SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



9 UNITS BUILDING L - FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS PLANNERS
 LICENSE # AA 24601357
 EDGARDO PEREZ - AIA
 LICENSE No. : AR 0010394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006234
 PETER KILIDDJIAN, AIA
 LICENSE No. : AR 0093607
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 84th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksrchi.com>

CONTINUING EDUCATION - PENDING CREDIT
 (Final Approval - Pending) - Pending
 The architectural design and detail drawings of this building were prepared and are being submitted for the record. They are the property of the Architect. They are not to be reproduced, altered or distributed without the written consent of the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA

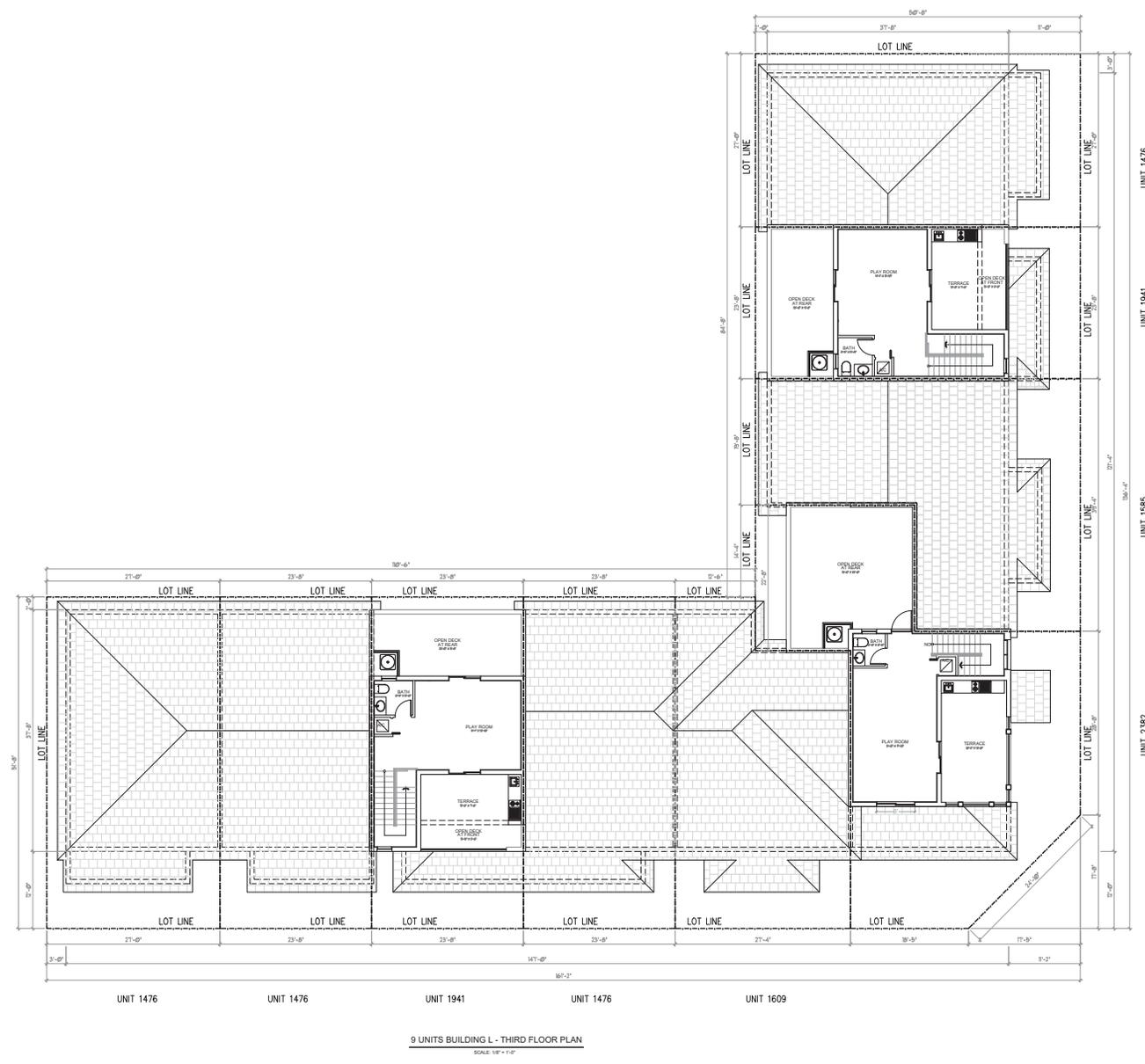


TOWNHOUSE

9 UNITS BUILDING L
 FIRST FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN : CG
 CHECK BY: PPKS
 JOB NO. : 24-25

A-5
 SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



9 UNITS BUILDING L - THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ - AIA
 LICENSE No. : AR 0013394
 MARIO P. PASCUAL - AIA
 LICENSE No. : AR 0006234
 PETER KILIDDJIAN - AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR - SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 54th AVENUE
 DORAL FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pksrchi.com>

CONTINUING EDUCATION - PENDING CREDIT
 (10/20/2020) ARCHITECTS - 1.00 CREDIT
 The architectural design and detail drawings of this building were prepared and made by the Architect. They are for reproduction, distribution or construction purposes only. No other use is authorized without the written consent of the Architect.

REVISIONS:
 OWNER:
 LENNAR HOMES

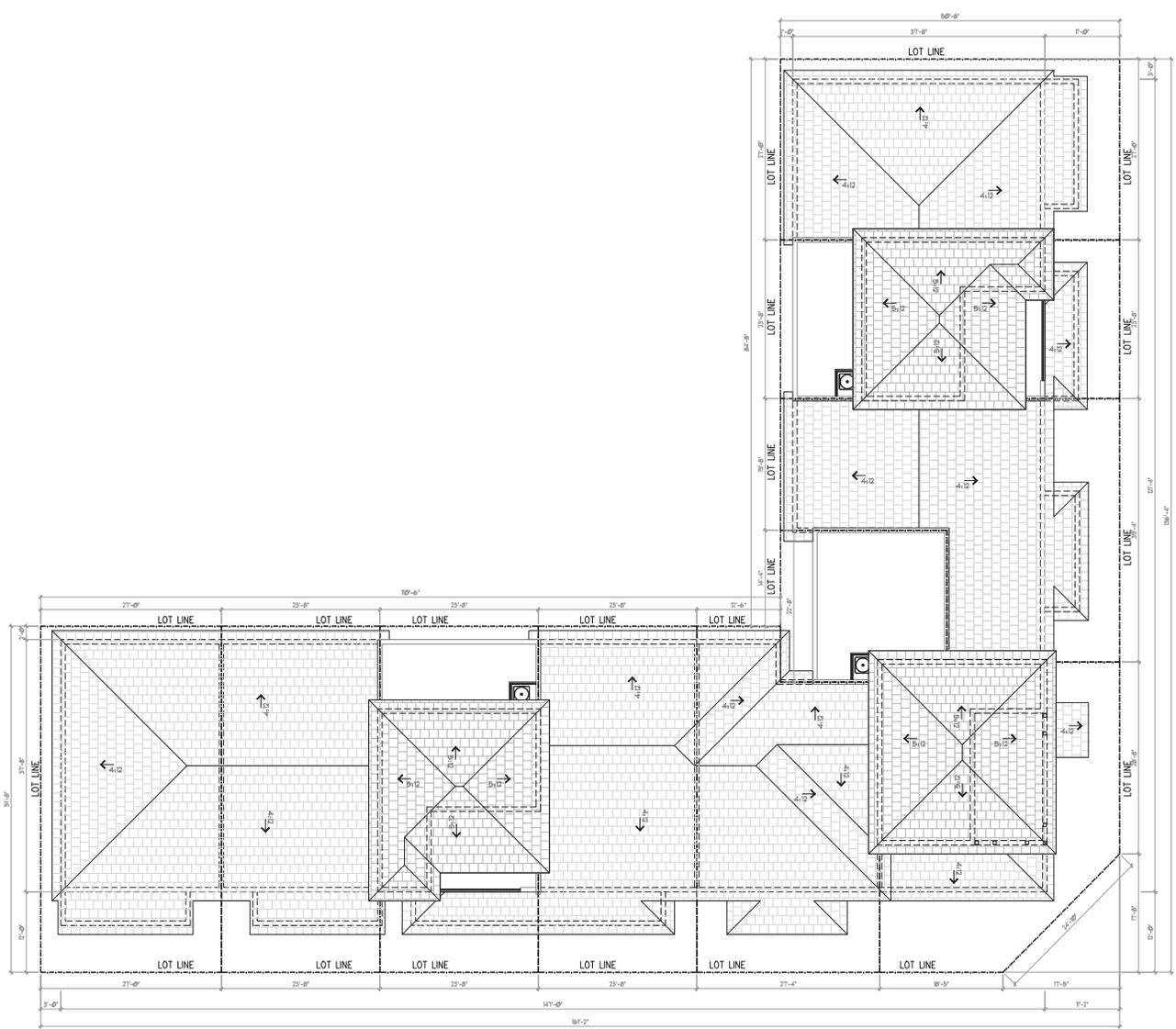
1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE
 9 UNITS BUILDING L
 THIRD FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN BY : CG
 CHECK BY : PPKS
 JOB NO. : 24-25

A-5.2
 SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.



9 UNITS BUILDING L - ROOF FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0010394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006234
 PETER KILIDDJIAN, AIA
 LICENSE No. : AP 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0095130

AT THE BEACON CENTER
 1330 NW 94th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 592-6865
<https://www.pksrch.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (Total 100 Hours) - 100 Hours
 The architectural design and detail drawings of this building were prepared and made by the ARCHITECT. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



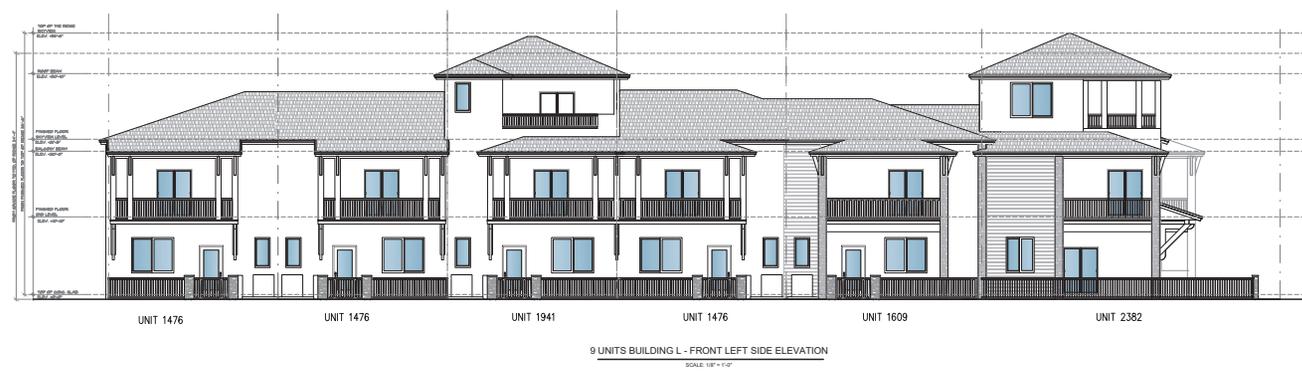
TOWNHOUSE

9 UNITS BUILDING L
 ROOF FLOOR PLAN
 DATE : 2025-04-03
 SCALE : AS SHOWN
 DRAWN BY : CC
 CHECK BY : PPKS
 JOB NO. : 24-25

A-5.3

SHEET NO. :

COPYRIGHT © 2020 PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS. The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited without the written authorization of the Architect.



**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

EDUARDO PEREZ, AIA
LICENSE No. : AR 0010394
MARIO P. PASCUAL, AIA
LICENSE No. : AR 0006264
PETER KILIDDJIAN, AIA
LICENSE No. : AP 0093067
ANDREW J. STARR, SA
LICENSE No. : AR 0091130

AT THE BEACON CENTER
1330 NW 54TH AVENUE
DORAL, FLORIDA 33126
PH : (305) 592-1363
FAX : (305) 392-8865
HTTPS://WWW.PKSCF.COM

REVISIONS:

OWNER:
LENNAR HOMES

1550 NE 26TH STREET
BY: LENNAR HOMES
WILTON MANORS, FLORIDA



TOWNHOUSE

9 UNITS BUILDING L
ELEVATIONS
DATE : 2025-04-03
SCALE : AS SHOWN
DRAWN : CG
CHECK BY : PPKS
JOB NO. : 24-25

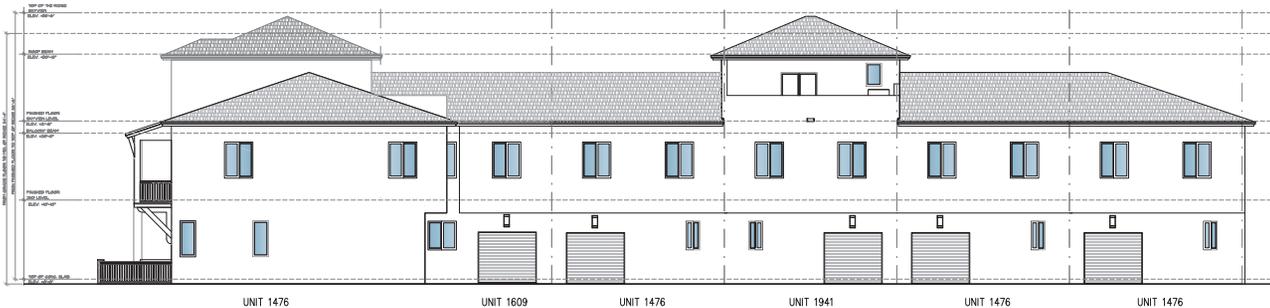
A-5.4

SHEET NO. :

COPYRIGHT © 2020 PASCUAL PEREZ KILIDDJIAN & ASSOCIATES - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited without written authorization in writing by the Architect.



9 UNITS BUILDING L - REAR RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



9 UNITS BUILDING L - REAR LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS - PLANNERS
 LICENSE # AA 26001357
 EDUARDO PEREZ, AIA
 LICENSE No. : AR 0010394
 MARIO P. PASCUAL, AIA
 LICENSE No. : AR 0006264
 PETER KILIDDJIAN, AIA
 LICENSE No. : AR 0093067
 ANDREW J. STARR, SA
 LICENSE No. : AR 0091130

AT THE BEACON CENTER
 1330 NW 84th AVENUE
 DORAL, FLORIDA 33126
 PH : (305) 592-1363
 FAX : (305) 392-6865
<https://www.pksrchi.com>

CONTINUING EDUCATION - PUBLIC EDUCATION
 (Licensure requirements) - PASCUAL PEREZ
 The architectural design and detail drawings of this building were prepared and are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited without written authorization in writing by the Architect.

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA

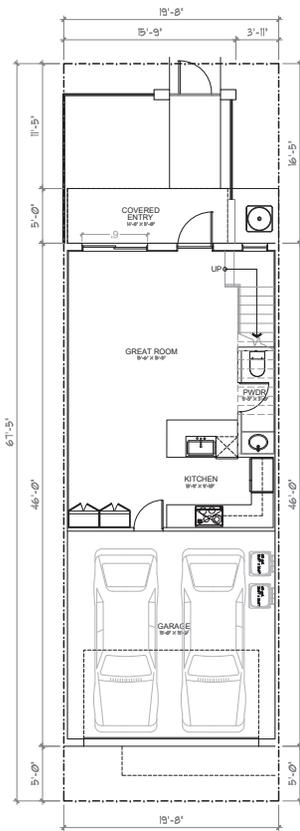


TOWNHOUSE

9 UNITS BUILDING L
 ELEVATIONS
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-25

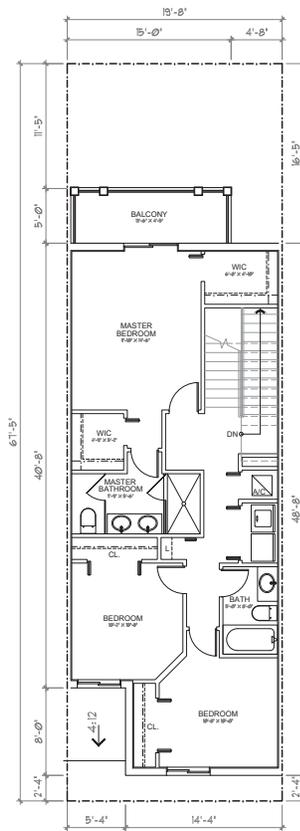
A-5.5

SHEET NO.:



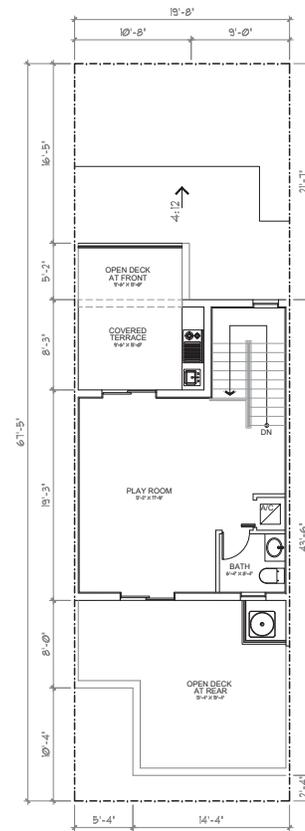
UNIT 1871 (LINEAR BLDG.) - FIRST FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 1871 (LINEAR BLDG.) - SECOND FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 1871 (LINEAR BLDG.) - THIRD FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	517 SF
A/C 2ND FLOOR	914 SF
A/C 3RD FLOOR	440 SF
TOTAL A/C	1,871 SF
COVERED BALCONY	73.0 SF
COVERED ENTRY	73.0 SF
COVERED TERRACE	99.0 SF
GARAGE	386.0 SF
OPEN DECK AT FRONT	102.0 SF
OPEN DECK AT REAR	274.0 SF
NON A/C	1,007 SF
TOTAL GROSS	2,878 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # A.A. 2401337
EDUARDO PEREZ, AIA
LICENSE NO.: AR 051288
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 000254
PETER KILIDDJIAN, R.A.
LICENSE NO.: AR 000367
ANDREW STARR, R.A.
LICENSE NO.: AR 0095130

AT THE BEACH CENTER
1201 NW 86th Avenue
DORAL, FLORIDA 33126
TELEPHONE: (305) 583-1363
FACSIMILE: (305) 592-8865
HTTP://WWW.GOROCKS.COM

REVISIONS:

OWNER:
LENNAR HOMES

1550 NE 26TH STREET
BY: LENNAR HOMES
WILTON MANORS, FLORIDA



TOWNHOUSE

UNIT 1871
FLOOR PLANS

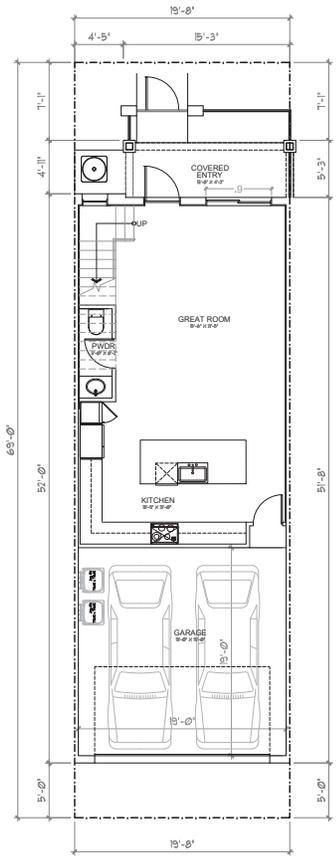
DATE: 2025-04-03
SCALE: AS SHOWN
DRAWN: FC
CHECK BY: PPKS
JOB NO.: 24-25

A-6

SHEET NO.:

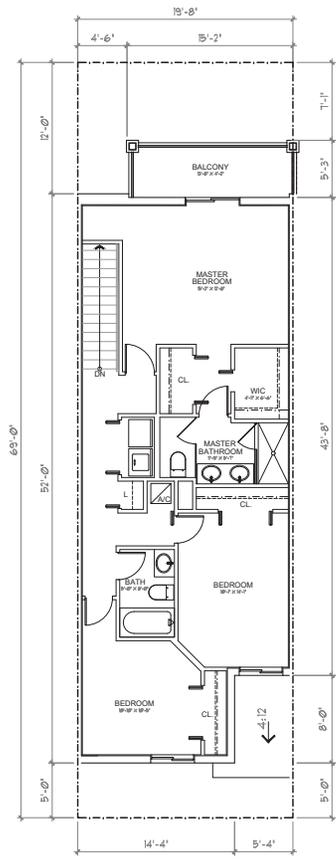
COPYRIGHT © 2022 PASCUAL PEREZ KILIDDJIAN STARR - ARCHITECTS + PLANNERS
The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These drawings are for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

COPYRIGHT © 2022 PASCUAL PEREZ KILIDDJIAN STARR ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. This use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



UNIT 1602 - FIRST FLOOR PLAN
3 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 1602 - SECOND FLOOR PLAN
3 BEDROOMS / 2 1/2 BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	629 SF
A/C 2ND FLOOR	973 SF
TOTAL A/C	1,602 SF
COVERED BALCONY	77.0 SF
COVERED ENTRY	77.0 SF
GARAGE	387.0 SF
NON A/C	541 SF
TOTAL GROSS	2,143 SF

PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS • PLANNERS

LICENSE # A.A. 24001337
EDUARDO PEREZ, AIA
LICENSE NO.: AR 0012388
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 000254
PETER KILIDDJIAN, R.A.
LICENSE NO.: AR 0003067
ANDREW STARR, R.A.
LICENSE NO.: AR 0095130

AT THE BEACH CENTER
1201 NW 84th Avenue
DORAL, FLORIDA 33126
TELEPHONE: (305) 583-1363
FACSIMILE: (305) 592-8865
HTTP://WWW.LOROCKS.COM

REVISIONS:

OWNER:
LENNAR HOMES

1550 NE 26TH STREET
BY: LENNAR HOMES
WILTON MANORS, FLORIDA

SEAL:



TOWNHOUSE

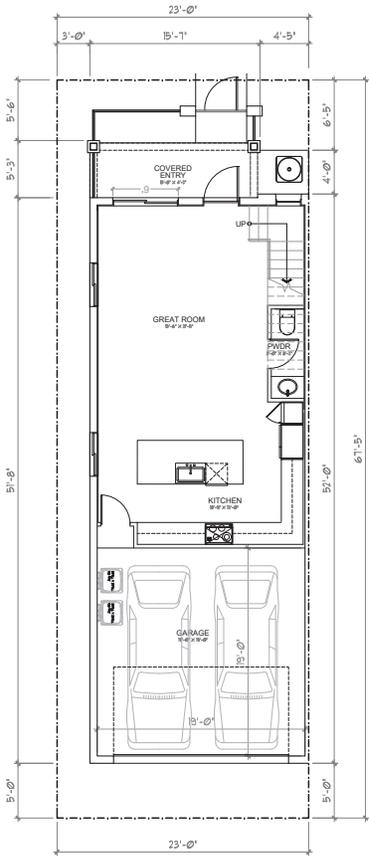
UNIT 1602 FLOOR PLANS

DATE: 2025-04-03
SCALE: AS SHOWN
DRAWN: CC
CHECK BY: PPKS
JOB NO.: 24-25

A-6.1

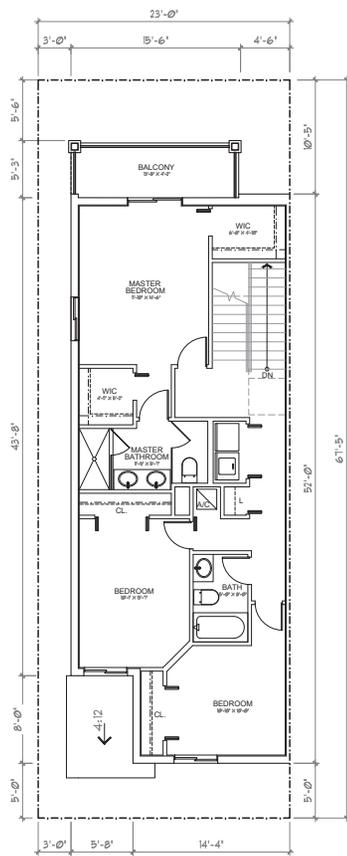
SHEET NO.:

COPYRIGHT © 2023 PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These drawings are prepared for the use of the Architect. These drawings are not to be used for reproduction, construction or distribution without the written consent of the Architect.



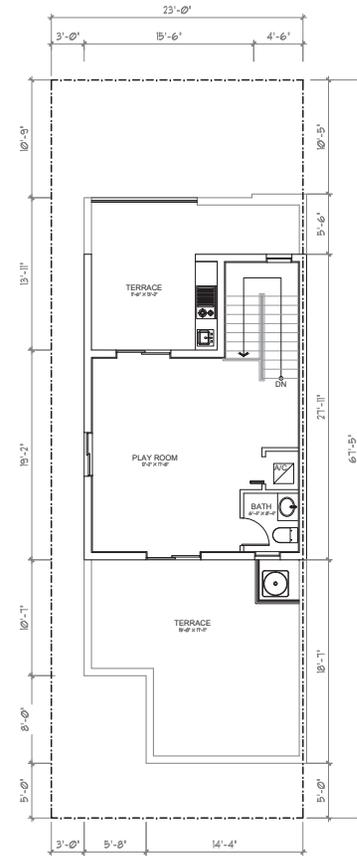
UNIT 2044 - FIRST FLOOR PLAN
 3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2044 - SECOND FLOOR PLAN
 3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2044 - THIRD FLOOR PLAN
 3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	629 SF
A/C 2ND FLOOR	973 SF
A/C 3RD FLOOR	444 SF
TOTAL A/C	2,046 SF
COVERED BALCONY	77.0 SF
COVERED ENTRY	77.0 SF
COVERED TERRACE	105.0 SF
GARAGE	387.0 SF
OPEN DECK AT REAR	102.0 SF
OPEN DECK AT FRONT	323.0 SF
NON A/C	1,071 SF
TOTAL GROSS	3,117 SF

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS • PLANNERS

LICENSE # A.A.24001307
 EDUARDO PEREZ, AIA
 LICENSE NO.: AR 0512386
 WARD P. PASCUAL, AIA
 LICENSE NO.: AR 0002524
 PETER KILIDDJIAN, R.A.
 LICENSE NO.: AR 0003067
 ANDREW STARR, R.A.
 LICENSE NO.: AR 0095130

AT THE BEACH CENTER
 1200 NW 84th Avenue
 DORAL, FLORIDA 33126
 TELEPHONE: (305) 583-1363
 FACSIMILE: (305) 592-8865
 HTTP://WWW.GOROCKS.COM

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



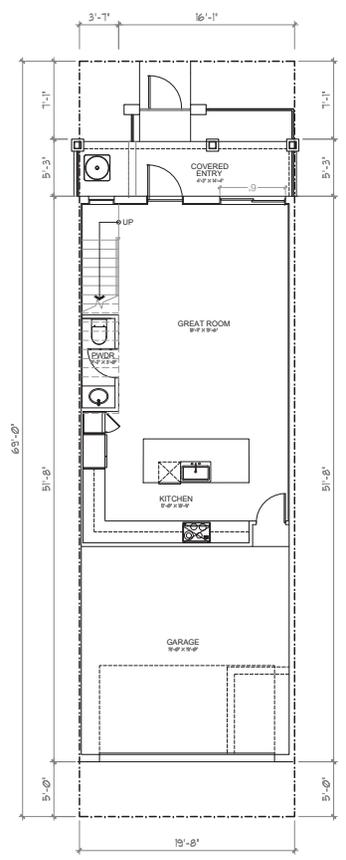
TOWNHOUSE

UNIT 2044
 FLOOR PLANS
 DATE: 2023-04-03
 SCALE: AS SHOWN
 DRAWN BY: CC
 CHECK BY: PPKS
 JOB NO.: 24-25

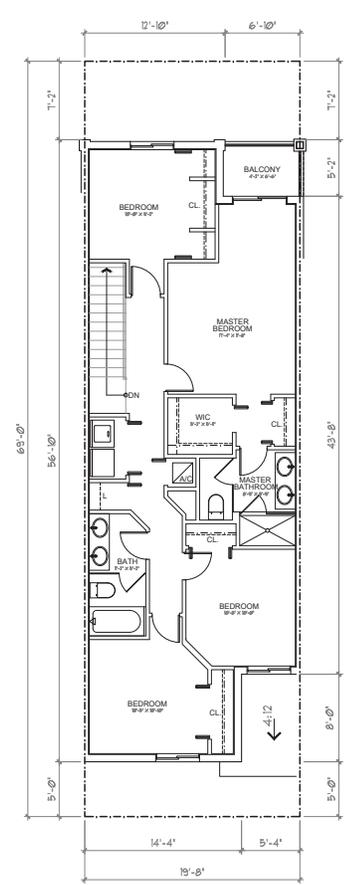
A-6.2

SHEET NO.:

COPYRIGHT © 2022 PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect.



UNIT 1666 - FIRST FLOOR PLAN
 4 BEDROOMS / 2 FULL & 1 HALF BATHS/ 2 CARS GARAGE
 SCALE: 3/16" = 1'-0"



UNIT 1666 - SECOND FLOOR PLAN
 4 BEDROOMS / 2 FULL & 1 HALF BATHS/ 2 CARS GARAGE
 SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	629 SF
A/C 2ND FLOOR	1,037 SF
TOTAL A/C	1,666 SF
COVERED BALCONY	35.0 SF
COVERED ENTRY	75.0 SF
GARAGE	387.0 SF
NON A/C	497 SF
TOTAL GROSS	2,163 SF

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS + PLANNERS
 LICENSE # AA 24001337
 EDUARDO PEREZ, AIA
 LICENSE NO.: AR 0012388
 WARD P. PASCUAL, AIA
 LICENSE NO.: AR 0002824
 PETER KILIDDJIAN, R.A.
 LICENSE NO.: AR 0003067
 ANDREW STARR, R.A.
 LICENSE NO.: AR 0095130

AT THE BEACH CENTER
 1201 NW 84th Avenue
 DORAL, FLORIDA 33126
 TELEPHONE: (305) 583-1363
 FACSIMILE: (305) 592-4865
 HTTP://WWW.GOROCKS.COM

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



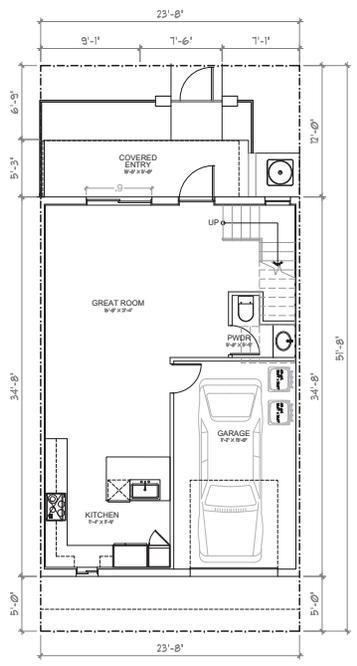
TOWNHOUSE

UNIT 1666
 FLOOR PLANS
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN BY: CC
 CHECK BY: PPKS
 JOB NO.: 24-25

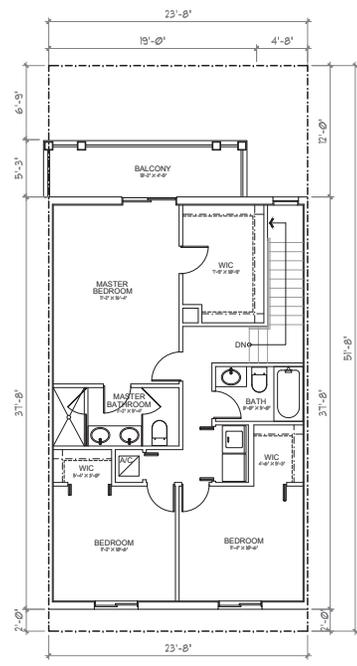
A-6.3

SHEET NO.:

COPYRIGHT © 2022 PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



UNIT 1476 - FIRST FLOOR PLAN
 3 BEDROOMS / 2 1/2 BATHS / 1 CAR GARAGE
 SCALE: 3/16" = 1'-0"



UNIT 1476 - SECOND FLOOR PLAN
 3 BEDROOMS / 2 1/2 BATHS / 1 CAR GARAGE
 SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	594 SF
A/C 2ND FLOOR	891 SF
TOTAL A/C	1,485 SF
COVERED BALCONY	88.0 SF
COVERED ENTRY	88.0 SF
GARAGE	226.0 SF
NON A/C	402 SF
TOTAL GROSS	1,887 SF

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS • PLANNERS
 LICENSE # AA 24001337
 EDUARDO PEREZ, AIA
 LICENSE NO.: AR 0012388
 WARD P. PASCUAL, AIA
 LICENSE NO.: AR 0002824
 PETER KILIDDJIAN, AIA
 LICENSE NO.: AR 0003067
 ANDREW STARR, AIA
 LICENSE NO.: AR 0095130

AT THE BEACH CENTER
 1201 NW 84th Avenue
 DORAL, FLORIDA 33126
 TELEPHONE: (305) 581-1363
 FACSIMILE: (305) 592-4865
 HTTP://WWW.GORUCKS.COM

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE

UNIT 1476
 FLOOR PLANS
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN BY: CC
 CHECK BY: PPKS
 JOB NO.: 24-25

A-6.4

SHEET NO.:

COPYRIGHT © 2023 PASCUAL PEREZ KILIDDJIAN STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS • PLANNERS

LICENSE # A.A. 24001307
EDUARDO PEREZ, AIA
LICENSE NO.: AR 0512386
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0008254
PETER KILIDDJIAN, R.A.
LICENSE NO.: AR 0003067
ANDREW STARR, R.A.
LICENSE NO.: AR 0095130

AT THE BEACH CENTER
100 NW 54th AVENUE
DORAL, FLORIDA 33124
TELEPHONE: (305) 561-1863
FACSIMILE: (305) 592-4865
HTTP://WWW.GOROCKS.COM

REVISIONS:

OWNER:
LENNAR HOMES

1550 NE 26TH STREET
BY: LENNAR HOMES
WILTON MANORS, FLORIDA

SCALE: 3/16" = 1'-0"



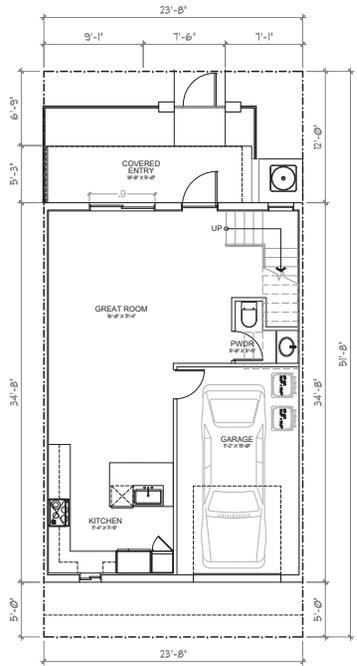
TOWNHOUSE

UNIT 1941
FLOOR PLANS

DATE: 2023-04-03
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-25

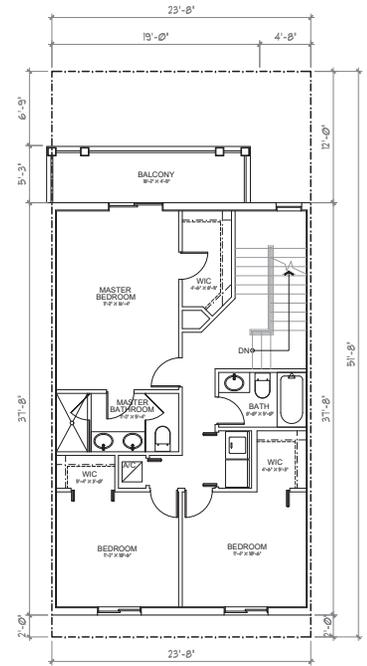
A-6.5

SHEET NO.:



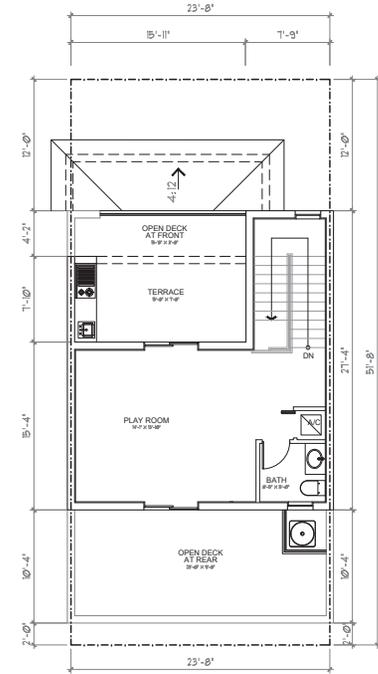
UNIT 1941 - FIRST FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"



UNIT 1941 - SECOND FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"

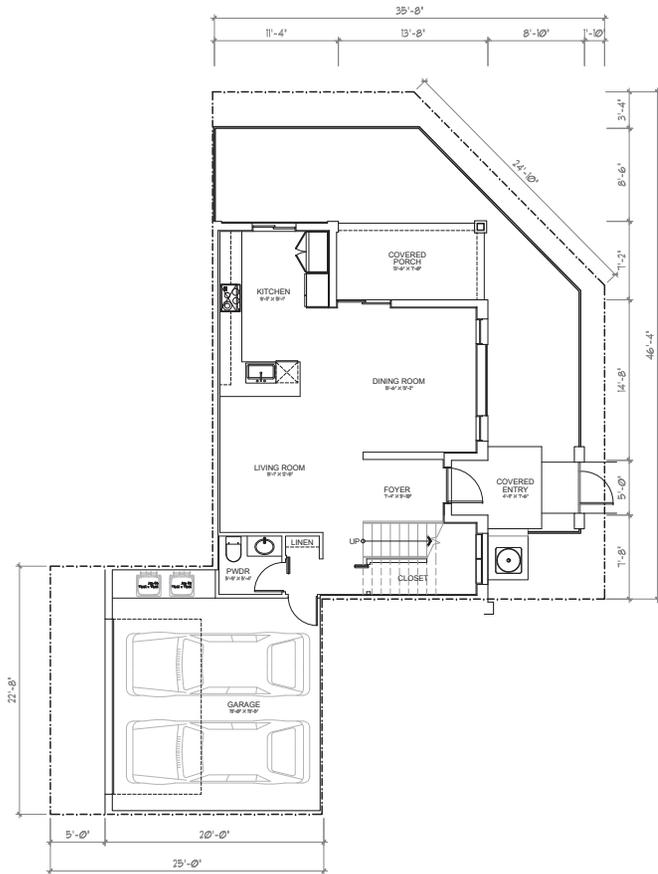


UNIT 1941 - THIRD FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"

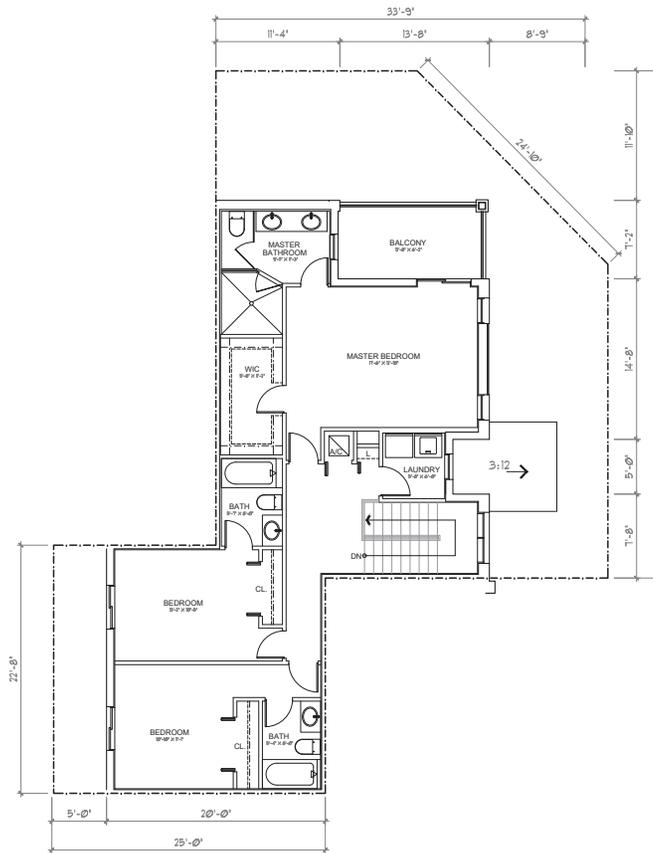
AREA CALCULATION & DATA	
A/C 1ST FLOOR	594 SF
A/C 2ND FLOOR	891 SF
A/C 3RD FLOOR	455 SF
TOTAL A/C	1,940 SF
COVERED BALCONY	88.0 SF
COVERED ENTRY	88.0 SF
OPEN DECK AT REAR	69.0 SF
COVERED TERRACE	123.0 SF
GARAGE	226.0 SF
OPEN DECK AT REAR	245.0 SF
NON A/C	839 SF
TOTAL GROSS	2,779 SF

COPYRIGHT © 2023 PASCUAL PEREZ KILIDDJIAN STARR ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These are for reproduction or distribution in published or unpublished form without the written consent of the Architect.



UNIT 1881 - FIRST FLOOR PLAN
3 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 1881 - SECOND FLOOR PLAN
3 BEDROOMS / 3 1/2 BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	737 SF
A/C 2ND FLOOR	1,161 SF
TOTAL A/C	1,898 SF
COVERED BALCONY	95.0 SF
COVERED ENTRY	15.0 SF
COVERED PORCH	95.0 SF
GARAGE	424.0 SF
NON A/C	629 SF
TOTAL GROSS	2,527 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS • PLANNERS

LICENSE # A.A. 2401337
EDUARDO PEREZ, AIA
LICENSE NO.: AR 0523388
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0002854
PETER KILIDDJIAN, AIA
LICENSE NO.: AR 0003067
ANDREW STARR, AIA
LICENSE NO.: AR 0095130

AT THE BEACH CENTER
1201 NW 84th Avenue
DORAL, FLORIDA 33126
TELEPHONE: (305) 583-1363
FACSIMILE: (305) 592-8865
HTTP://WWW.PKSTARR.COM

REVISIONS:

OWNER:
LENNAR HOMES

1550 NE 26TH STREET
BY: LENNAR HOMES
WILTON MANORS, FLORIDA



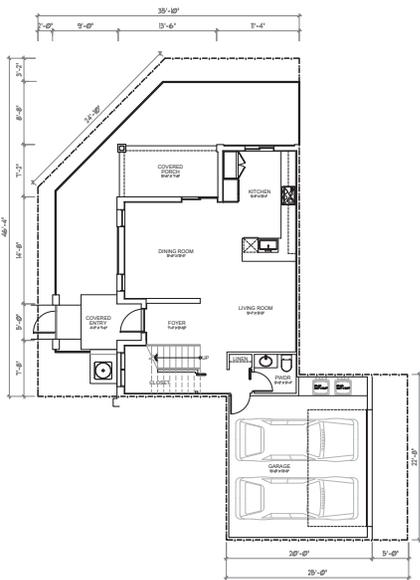
TOWNHOUSE

UNIT 1881
FLOOR PLANS
DATE: 2023-04-03
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-25

A-6.6

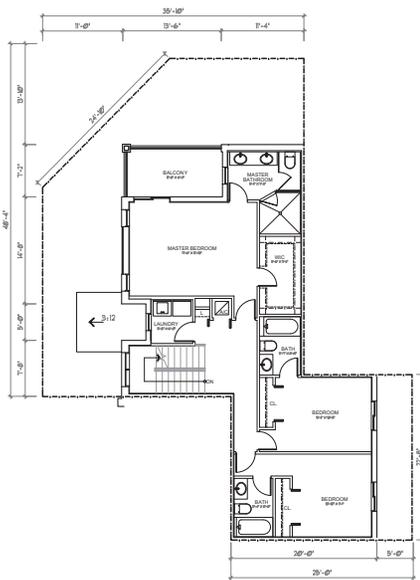
SHEET NO.:

COPYRIGHT © 2022 PASCUAL PEREZ KILIDDJIAN STARR ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. This use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



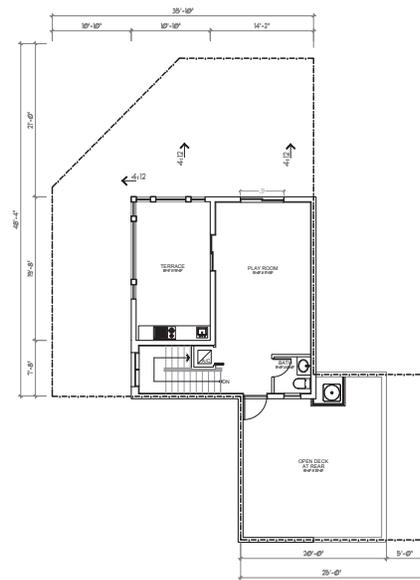
UNIT 2382 - FIRST FLOOR PLAN
 3 BEDROOMS / 3 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2382 - SECOND FLOOR PLAN
 3 BEDROOMS / 3 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2382 - THIRD FLOOR PLAN
 3 BEDROOMS / 3 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	737 SF
A/C 2ND FLOOR	1,161 SF
A/C 3RD FLOOR	476 SF
TOTAL A/C	2,374 SF
COVERED BALCONY	95.0 SF
COVERED ENTRY	15.0 SF
COVERED TERRACE	95.0 SF
COVERED TERRACE	206.0 SF
GARAGE	424.0 SF
OPEN DECK AT REAR	417.0 SF
NON A/C	1,252 SF
TOTAL GROSS	3,626 SF

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS • PLANNERS

LICENSE # A.A. 24001337
 EDUARDO PEREZ, AIA
 LICENSE NO.: AR 0012388
 WARD P. PASCUAL, AIA
 LICENSE NO.: AR 0002624
 PETER KILIDDJIAN, R.A.
 LICENSE NO.: AR 0003067
 ANDREW STARR, R.A.
 LICENSE NO.: AR 0095130

AT THE BEACH CENTER
 1201 NW 84th Avenue
 DORAL, FLORIDA 33126
 TELEPHONE: (305) 584-1363
 FACSIMILE: (305) 592-4865
 HTTP://WWW.GOROCKS.COM

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA



TOWNHOUSE

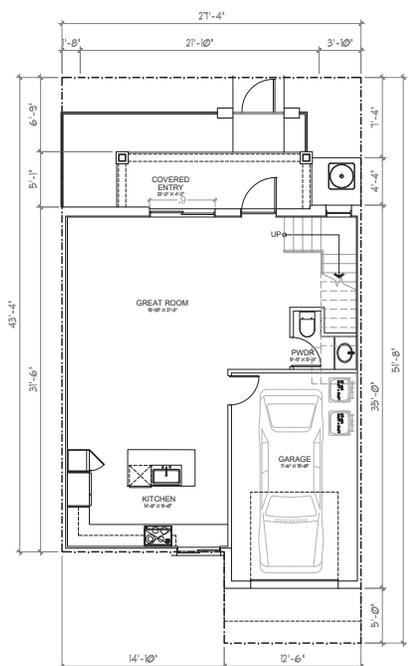
UNIT 2382 FLOOR PLANS

DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-25

A-6.7

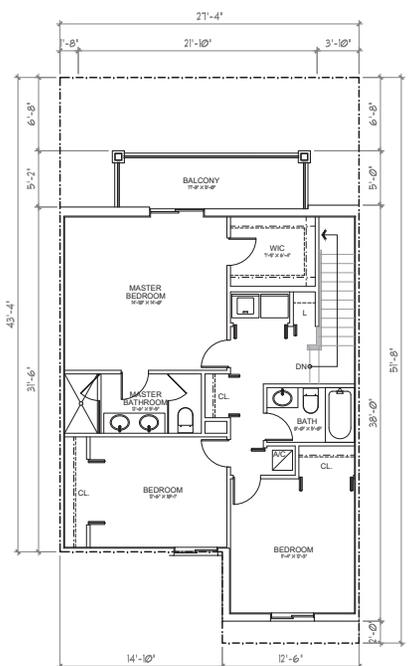
SHEET NO.:

COPYRIGHT © 2022 PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. This use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



UNIT 1609 - FIRST FLOOR PLAN
 3 BEDROOMS / 2 1/2 BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"



UNIT 1609 - SECOND FLOOR PLAN
 3 BEDROOMS / 2 1/2 BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
1ST FLOOR	655 SF
2ND FLOOR	950 SF
TOTAL A/C	1,605 SF
COVERED BALCONY	88.0 SF
COVERED ENTRY	88.0 SF
GARAGE	244.0 SF
NON A/C	420 SF
TOTAL GROSS	2,025 SF

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS • PLANNERS

LICENSE # AA 24001337
 EDUARDO PEREZ, AIA
 LICENSE NO.: AR 0512388
 WARD P. PASCUAL, AIA
 LICENSE NO.: AR 0002824
 PETER KILIDDJIAN, R.A.
 LICENSE NO.: AR 0003067
 ANDREW STARR, R.A.
 LICENSE NO.: AR 0095130

AT THE BEACON CENTER
 100 NW 84th AVENUE
 DORAL, FLORIDA 33126
 TELEPHONE: (305) 583-1363
 FACSIMILE: (305) 592-8865
 HTTP://WWW.KIDKOCK.COM

REVISIONS:

OWNER: LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA

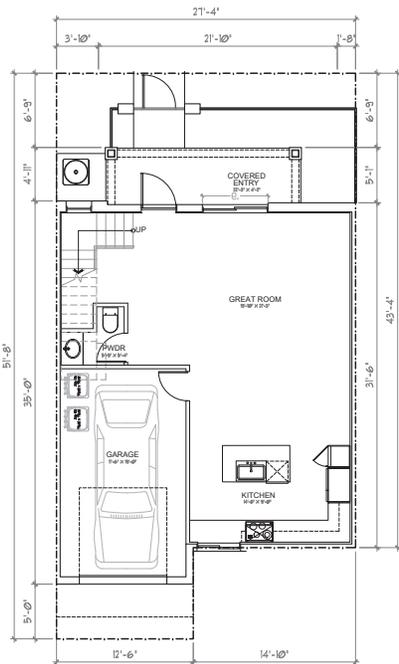


TOWNHOUSE

UNIT 1609
 FLOOR PLANS
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-25

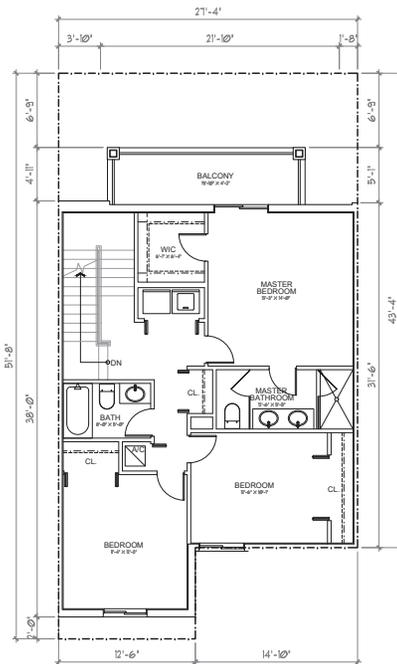
A-6.8

SHEET NO.:



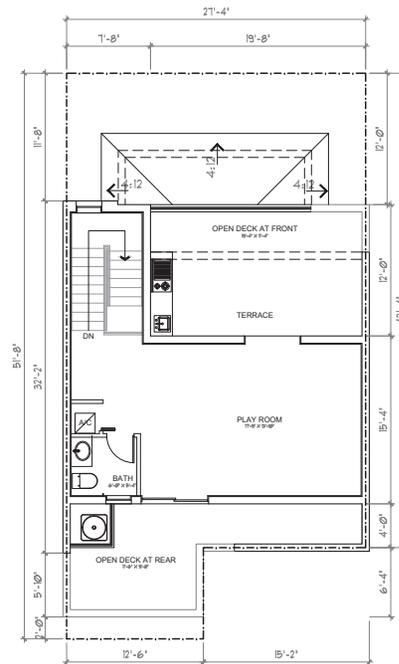
UNIT 2125 - FIRST FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2125 - SECOND FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2125 - THIRD FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
1ST FLOOR	655 SF
2ND FLOOR	950 SF
3RD FLOOR	511 SF
TOTAL A/C	2,116 SF
COVERED BALCONY	88.0 SF
COVERED ENTRY	88.0 SF
COVERED TERRACE	151.0 SF
GARAGE	244.0 SF
OPEN DECK AT FRONT	85.0 SF
OPEN DECK AT REAR	193.0 SF
NON A/C AREA	849.0 SF
TOTAL GROSS	2,965 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS • PLANNERS

LICENSE # A.A. 24001307
EDUARDO PEREZ, AIA
LICENSE NO.: AR 0012386
WAFIQ F. PASCUAL, AIA
LICENSE NO.: AR 0002054
PETER KILIDDJIAN, AIA
LICENSE NO.: AR 0003067
ANDREW STARR, AIA
LICENSE NO.: AR 0095130

AT THE BEACON CENTER
100 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-4865
HTTP://WWW.PKSCS.COM

REVISIONS:

OWENS
LENNAR HOMES

1550 NE 26TH STREET
BY: LENNAR HOMES
WILTON MANORS, FLORIDA



TOWNHOUSE

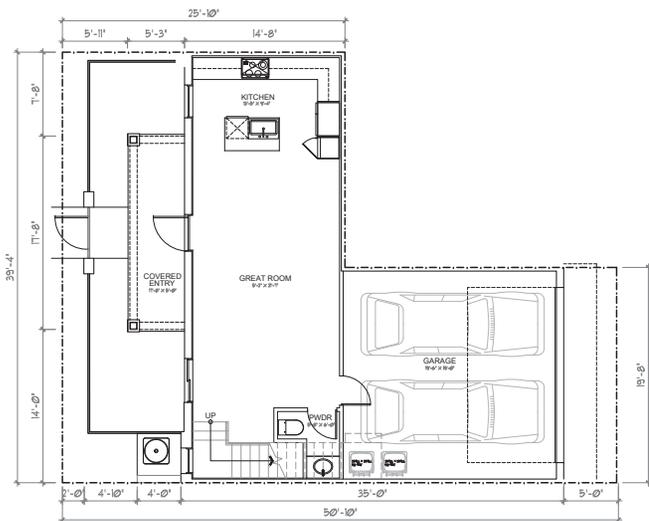
UNIT 2125
FLOOR PLANS
DATE: 2025-04-03
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPKS
JOB NO.: 24-25

A-6.9

SHEET NO.:

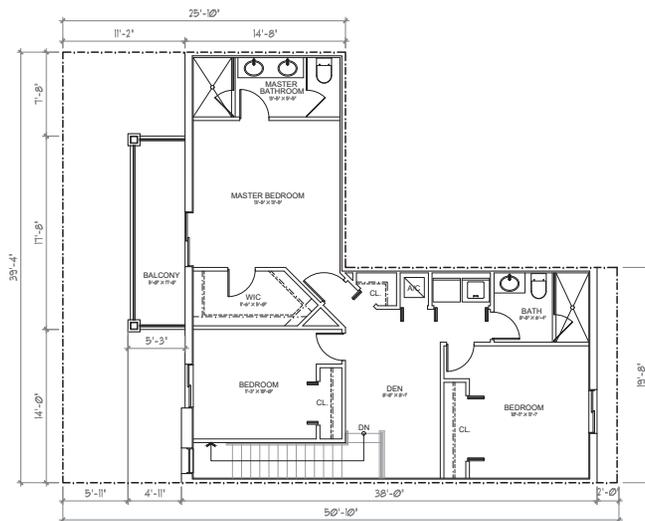
COPYRIGHT © 2025 PASCUAL PEREZ KILIDDJIAN STARR ARCHITECTS - PLANNERS. The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These are for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.

COPYRIGHT © 2022 PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These drawings are for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



UNIT 1585 - FIRST FLOOR PLAN
 3 BEDROOMS / 2 FULL & 1/2 BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 1585 - SECOND FLOOR PLAN
 3 BEDROOMS / 2 FULL & 1/2 BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	566 SF
A/C 2ND FLOOR	1,030 SF
TOTAL A/C	1,596 SF
COVERED BALCONY	88.0 SF
COVERED ENTRY	88.0 SF
GARAGE	403.0 SF
NON A/C	579 SF
TOTAL GROSS	2,175 SF

**PASCUAL
 PEREZ
 KILIDDJIAN
 STARR**

ARCHITECTS • PLANNERS
 LICENSE # AA 24001337
 EDUARDO PEREZ, AIA
 LICENSE NO.: AR 0012386
 WARD P. PASCUAL, AIA
 LICENSE NO.: AR 0002624
 PETER KILIDDJIAN, R.A.
 LICENSE NO.: AR 0003067
 ANDREW STARR, R.A.
 LICENSE NO.: AR 0095130

AT THE BEACON CENTER
 1201 NW 84th AVENUE
 DORAL, FLORIDA 33126
 TELEPHONE: (305) 583-1363
 FACSIMILE: (305) 592-8865
 HTTP://WWW.LOROCKS.COM

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA

SEAL:



TOWNHOUSE

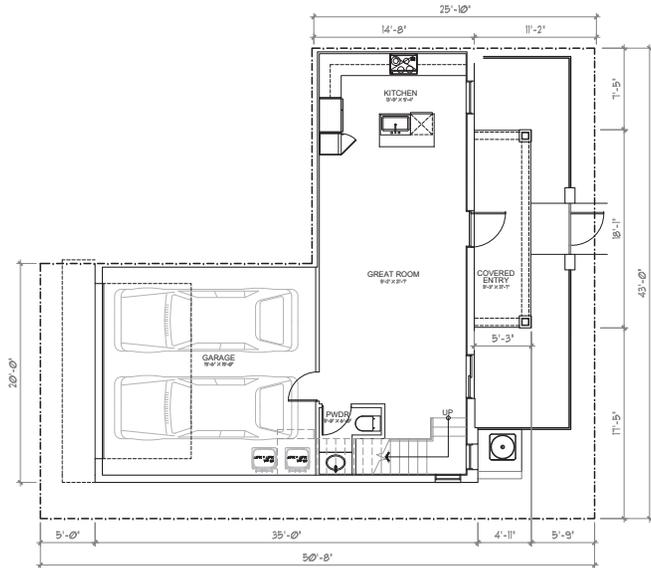
UNIT 1585
 FLOOR PLANS

DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN: CG
 CHECK BY: PPKS
 JOB NO.: 24-25

A-6.10

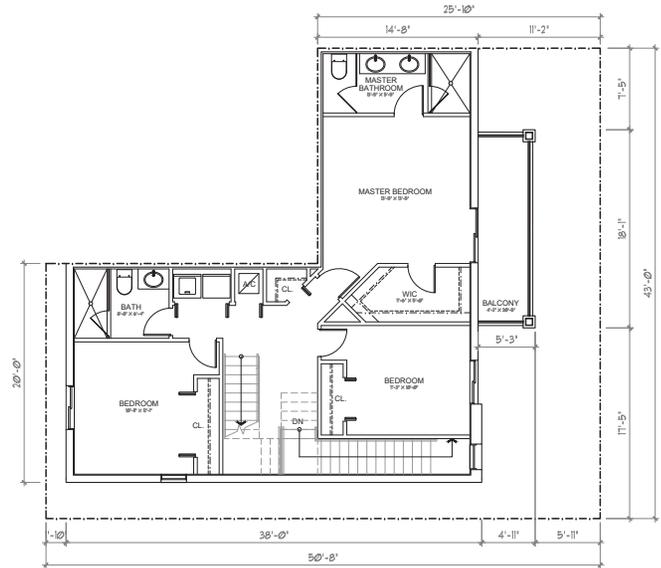
SHEET NO.:

COPYRIGHT © 2023 PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These are for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



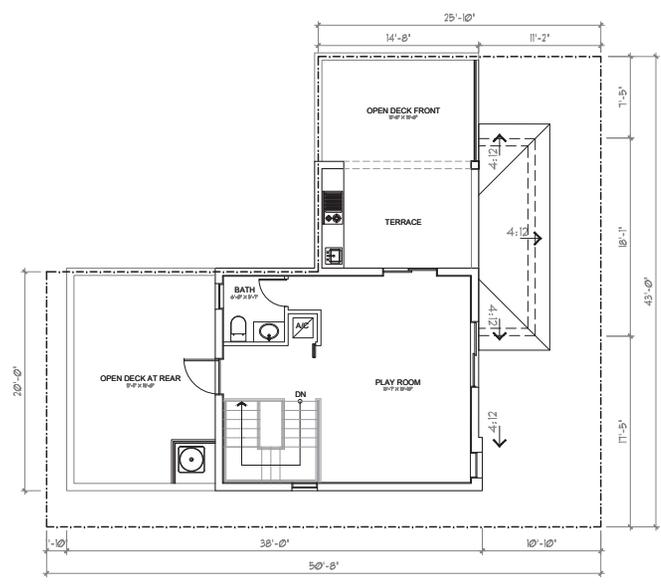
UNIT 2074 (CORNER) - FIRST FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2074 (CORNER) - SECOND FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2074 (CORNER) - THIRD FLOOR PLAN
3 BEDROOMS / 2 FULL & 2 HALF BATHS / 2 CARS GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
1ST FLOOR	566 SF
2ND FLOOR	1,030 SF
3RD FLOOR	477 SF
TOTAL A/C	2,073 SF
COVERED BALCONY	88.0 SF
COVERED ENTRY	88.0 SF
COVERED TERRACE	142.0 SF
GARAGE	403.0 SF
OPEN DECK AT FRONT	137.0 SF
OPEN DECK AT REAR	270.0 SF
NON A/C AREA	1,128 SF
TOTAL GROSS	3,201 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS • PLANNERS

LICENSE # A.A. 24001307
EDUARDO PEREZ, AIA
LICENSE NO.: AR 0012388
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0008254
PETER KILIDDJIAN, R.A.
LICENSE NO.: AR 0003067
ANDREW STARR, R.A.
LICENSE NO.: AR 0095130

AT THE BEACH CENTER
100 NW 8th Avenue
DORAL, FLORIDA 33126
TELEPHONE: (305) 583-1363
FACSIMILE: (305) 592-4865
HTTP://WWW.GOROCKS.COM

REVISIONS:

OWNER:
LENNAR HOMES

1550 NE 26TH STREET
BY: LENNAR HOMES
WILTON MANORS, FLORIDA

SEAL:



TOWNHOUSE

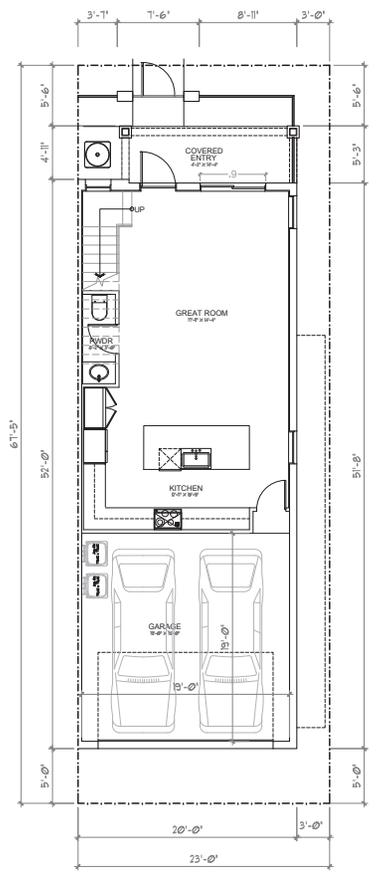
UNIT 2074 FLOOR PLANS

DATE: 2023-04-03
SCALE: AS SHOWN
DRAWN: CG
CHECK BY: PPK
JOB NO.: 24-25

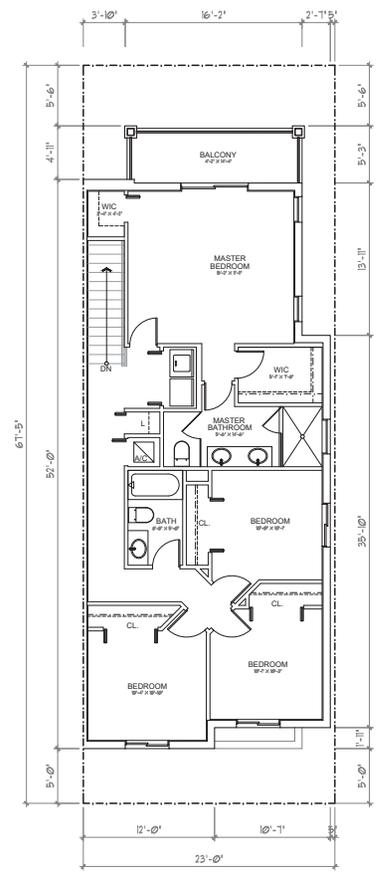
A-6.11

SHEET NO.:

COPYRIGHT © 2022 PASCUAL PEREZ KILIDDJIAN STARR ARCHITECTS - PLANNERS
The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. These use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



UNIT 1725 - FIRST FLOOR PLAN
4 BEDROOMS / 2 FULL & 1 HALF BATHS / 2 CARS GARAGE
SCALE: 3/16" = 1'-0"



UNIT 1725 - SECOND FLOOR PLAN
4 BEDROOMS / 2 FULL & 1 HALF BATHS / 2 CARS GARAGE
SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	632 SF
A/C 2ND FLOOR	1,106 SF
TOTAL A/C	1,738 SF
GARAGE	401.0 SF
COVERED ENTRY	77.0 SF
BALCONY	77.0 SF
TOTAL GROSS	2,293 SF

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS • PLANNERS

LICENSE # A.A. 24001337
EDUARDO PEREZ, AIA
LICENSE NO.: AR 0512386
WALDO P. PASCUAL, AIA
LICENSE NO.: AR 000254
PETER KILIDDJIAN, R.A.
LICENSE NO.: AR 0003667
ANDREW STARR, R.A.
LICENSE NO.: AR 0095130

AT THE BEACON CENTER
1201 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 583-1363
FACSIMILE: (305) 592-8865
HTTP://WWW.GODORCK.COM

REVISIONS:

OWNER:
LENNAR HOMES

1550 NE 26TH STREET
BY: LENNAR HOMES
WILTON MANORS, FLORIDA



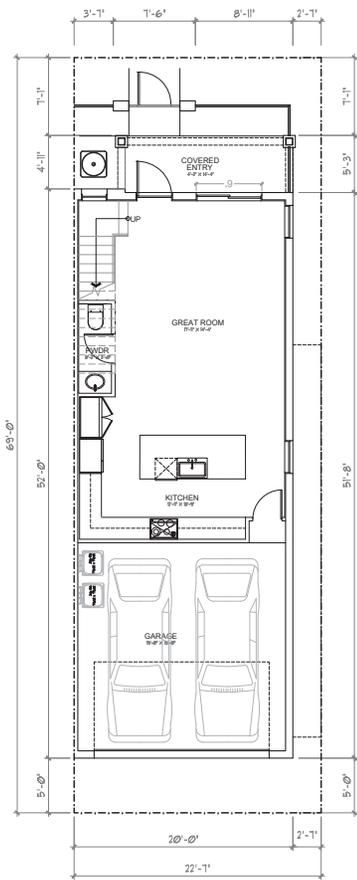
TOWNHOUSE

UNIT 1725
FLOOR PLANS
DATE: 2025-04-03
SCALE: AS SHOWN
DRAWN: CC
CHECK BY: PPKS
JOB NO.: 24-25

A-6.12

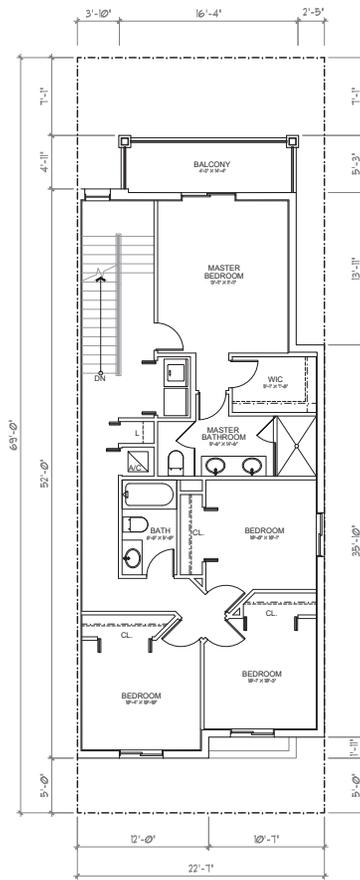
SHEET NO.:

COPYRIGHT © 2022 PASCUAL PEREZ, KILIDDJIAN, STARR - ARCHITECTS - PLANNERS
 The architectural design and detail drawings for this building and for overall project are the legal property of and all rights are reserved by the Architect. This use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



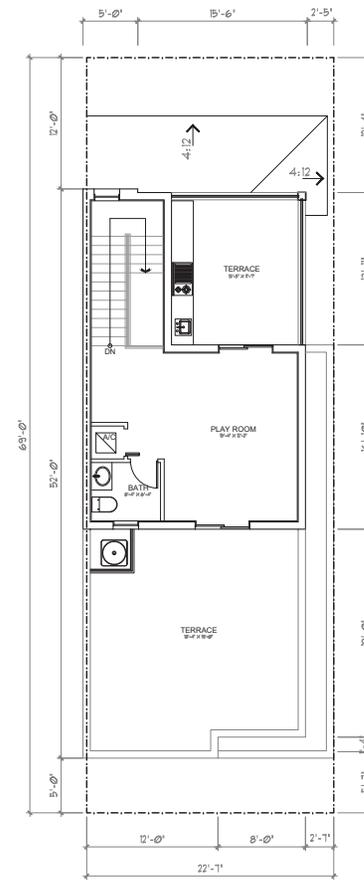
UNIT 2179 - FIRST FLOOR PLAN
 4 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2179 - SECOND FLOOR PLAN
 4 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"



UNIT 2179 - THIRD FLOOR PLAN
 4 BEDROOMS / 2 FULL & 2 HALF BATHS / 1 CAR GARAGE

SCALE: 3/16" = 1'-0"

AREA CALCULATION & DATA	
A/C 1ST FLOOR	632 SF
A/C 2ND FLOOR	1,106 SF
A/C 3RD FLOOR	441 SF
TOTAL A/C	2,179 SF
COVERED BALCONY	77.0 SF
COVERED ENTRY	77.0 SF
COVERED TERRACE	173.0 SF
GARAGE	401.0 SF
OPEN DECK AT REAR	404.0 SF
NON A/C	1,132 SF
TOTAL GROSS	3,311 SF

PASCUAL PEREZ KILIDDJIAN STARR
 ARCHITECTS • PLANNERS

LICENSE # A.A. 24001307
 EDUARDO PEREZ, AIA
 LICENSE NO.: AR 0012346
 MARCO P. PASCUAL, AIA
 LICENSE NO.: AR 0008254
 PETER KILIDDJIAN, AIA
 LICENSE NO.: AR 0003067
 ANDREW STARR, AIA
 LICENSE NO.: AR 0095130

AT THE BEACON CENTER
 120 NW 86th AVENUE
 CORAL GABLES, FL 33104
 TELEPHONE: (305) 563-1363
 FACSIMILE: (305) 592-4865
 HTTP://WWW.GOROCKS.COM

REVISIONS:

OWNER:
 LENNAR HOMES

1550 NE 26TH STREET
 BY: LENNAR HOMES
 WILTON MANORS, FLORIDA

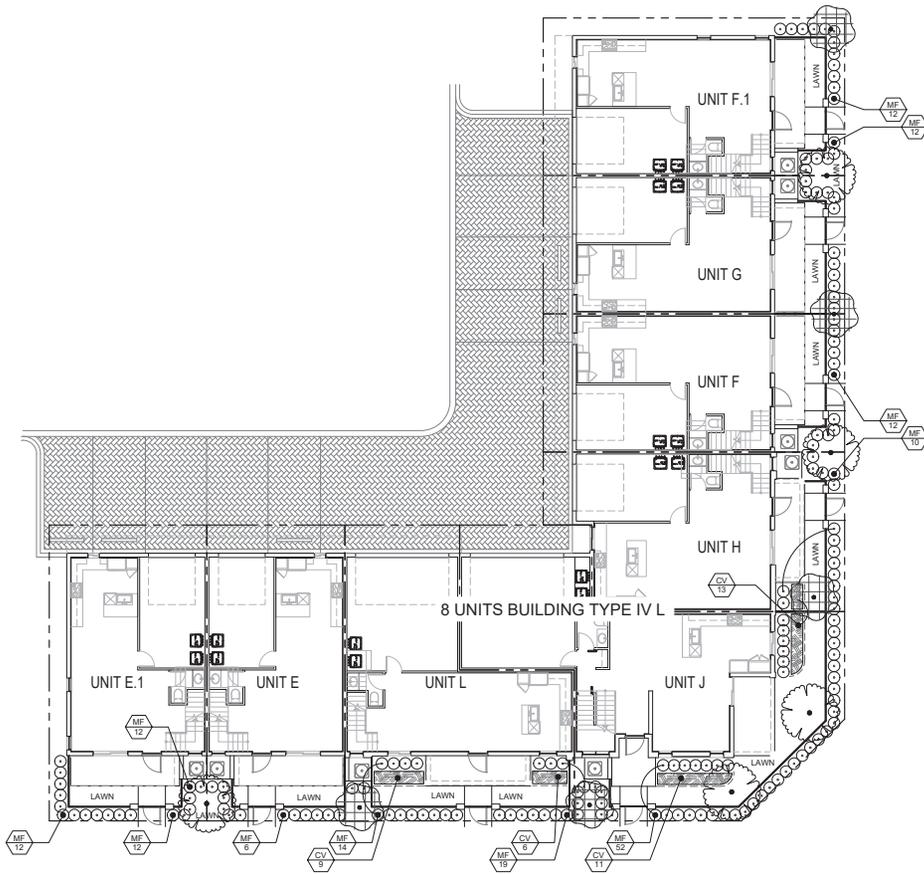


TOWNHOUSE

UNIT 2179
 FLOOR PLANS
 DATE: 2025-04-03
 SCALE: AS SHOWN
 DRAWN BY: CG
 CHECK BY: PPKS
 JOB NO.: 24-25

A-6.13

SHEET NO.:



LANDSCAPE PLAN

Scale: 1" = 10'-0"

LANDSCAPE LEGEND		
Zoning District: PUD	Frontage Length: 285 feet	
	REQUIRED	PROVIDED
TREES		
A. Number of trees required per lineal feet of frontage = 1 trees x 30 lineal feet of frontage =	10	10
B. Tree sizes at installation relative to the structure's height: Structure height: 35'-0" 50% of Trees shall be installed at 18' HT.	5	5
SHRUBS & GROUND COVERS		
A. Number of trees required x 20 =	200	200
	SEE LANDSCAPE	

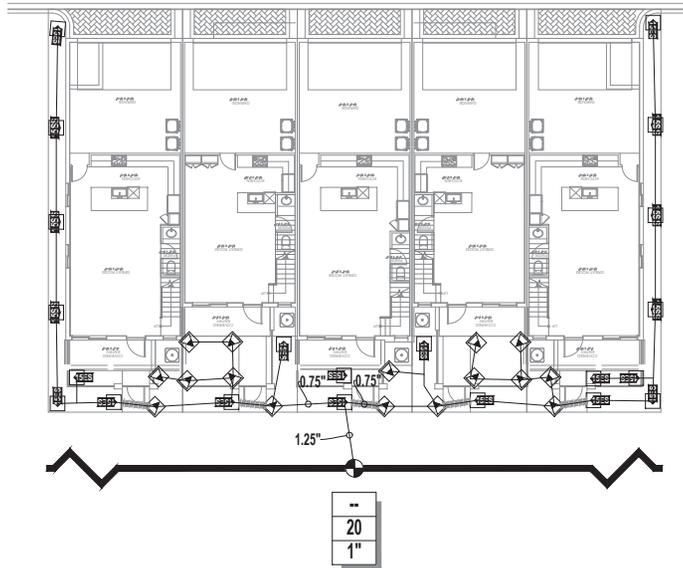
PLANT SCHEDULE 8 UNITS BLDG L					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE
TREES					
	CD	5	Coccoloba diversifolia Pigeon Plum	18' HT. X 8' SPR. X 4" DBH.	YES
	CS	5	Conocarpus erectus sericeus Silver Buttonwood	12' HT. X 6' SPR. 3" DBH.	YES
SHRUBS					
	MF	161	Myrcianthes fragrans Simpson's Stopper	30" HT. X 24" SPR. / 24" O.C.	YES
SHRUB AREAS					
	HP	39	Hamelia patens Firebush	24" HT. X 24" SPR. / 24" O.C.	YES
	As	Required	Stenotaphrum secundatum "Floratum" ST. AUGUSTINE GRASS	SOLID EVEN SOO	



1550 NE 26TH STREET
WILTON MANORS, FL
8 UNITS BUILDING TYPE IV L
LANDSCAPE PLAN



Drawing: 8 Units Bldg. Typ. IV L
Date: 07/16/2024
Scale: See Left
Drawn by: LBC
Sheet No.:
L-8
Cad Id.: 2024-038



TYPICAL IRRIGATION PLAN

Scale: 1" = 10'-0"

REVISIONS	BY

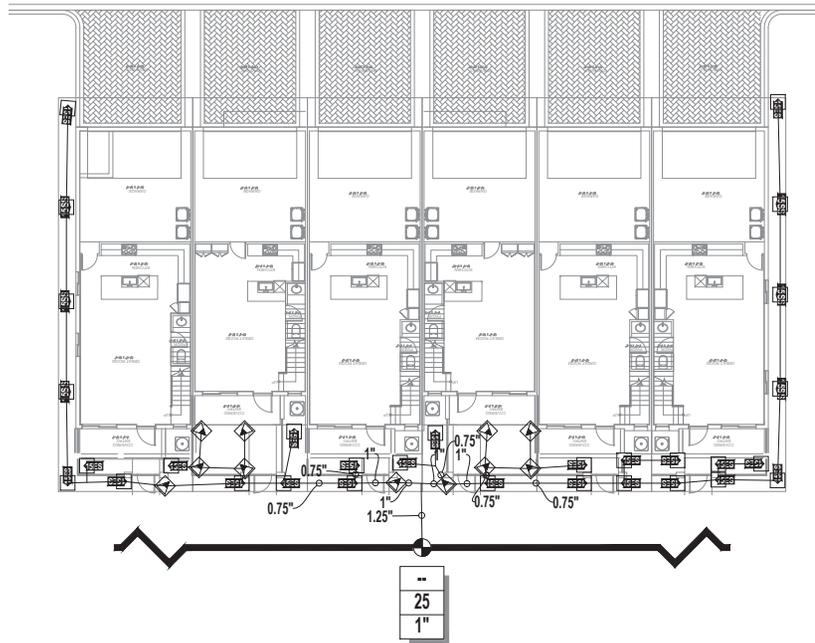
TYPICAL IRRIGATION PLAN

1550 NE 26th St
Wilton Manors, FL



IRRIGATION, INC.
13805 SW 742 AVE SUITE 6
MIAMI, FL 33186
Lic. #10P000278

Date 01.17.25
Scale 1"=10'-0"
Drawn EA
Check
Sheet
IR-4



TYPICAL IRRIGATION PLAN

Scale: 1" = 10'-0"

REVISIONS	BY

TYPICAL IRRIGATION PLAN

1550 NE 26th St
 Wilton Manors, FL



Jose Cuerra
 License# 10P000278

WILTON MANORS IRRIGATION, INC.
 13800 SW 142 AVE SUITE 6
 WILTON MANORS, FL 33411
 LIC #10P000278

Date 01.17.25

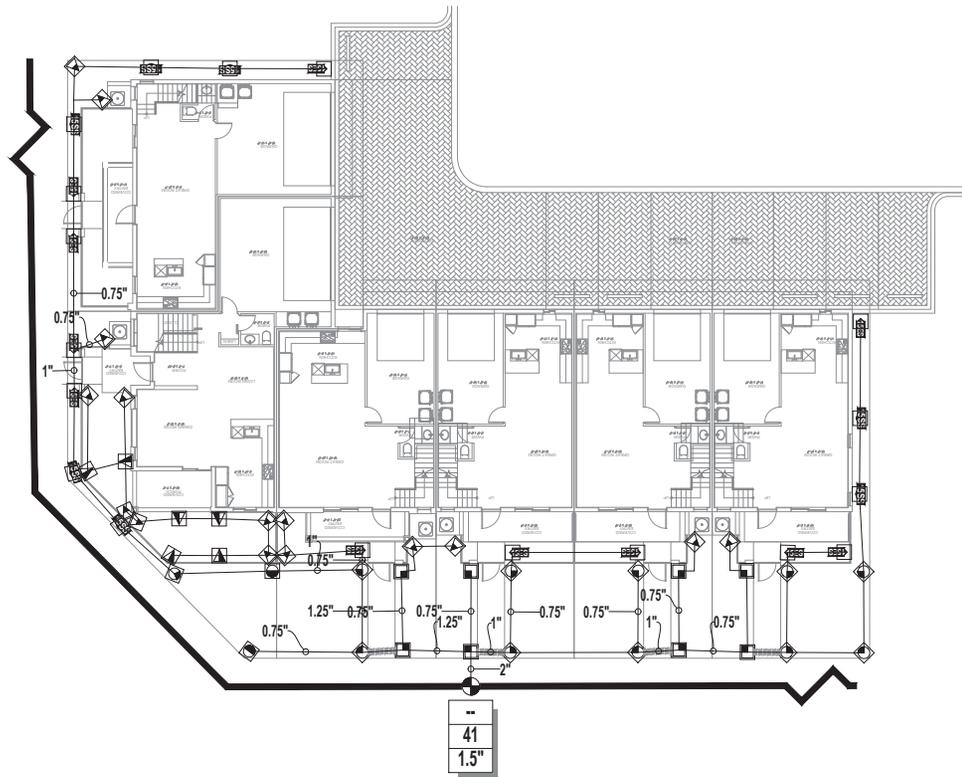
Scale 1"=10'-0"

Drawn EA

Check

Sheet

IR-5



TYPICAL IRRIGATION PLAN

Scale: 1" = 10'-0"

REVISIONS	BY

TYPICAL IRRIGATION PLAN

1550 NE 26th St
Wilton Manors, FL



José Guerra
Licensed 10P000278


IRRIGATION, INC.
 13905 SWY 742 AVE SUITE 6
 MIAMI, FL 33186
 Lic. #10P000278

Date 01.17.25

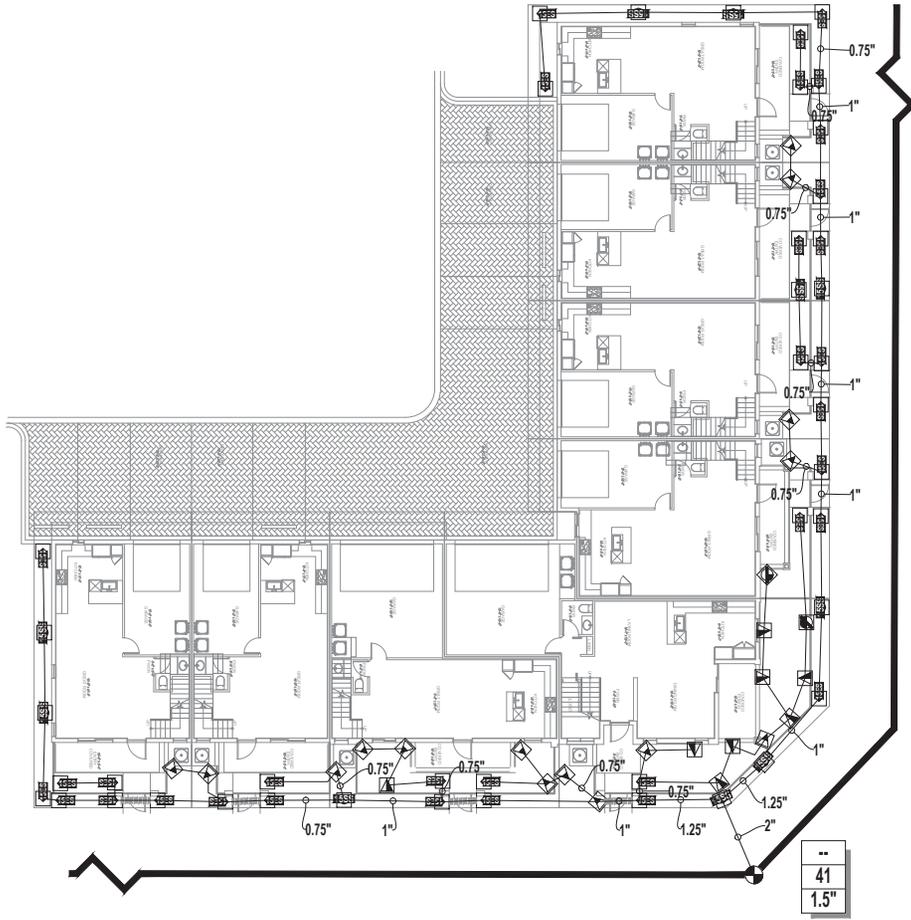
Scale 1"=10'-0"

Drawn EA

Check

Sheet

IR-6



TYPICAL IRRIGATION PLAN

Scale: 1" = 10'-0"

REVISIONS	BY

TYPICAL IRRIGATION PLAN

1550 NE 26th St
Wilton Manors, FL



Jose Guerra
License# 10P0002278


IRRIGATION, INC.
 13805 SWY 742 AVE SUITE 6
 MIAMI, FL 33188
 Lic. #10P000278

Date	01.17.25
Scale	1"=10'-0"
Drawn	EA
Check	
Sheet	IR-7



--
34
1.5"

TYPICAL IRRIGATION PLAN

Scale: 1" = 10'-0"

REVISIONS	BY

TYPICAL IRRIGATION PLAN

1550 NE 26th St
Wilton Manors, FL



Jose Cuervo
License# 10P000278

IRRIGATION, INC.
13800 SW 142 AVE SUITE 6
MIAMI, FL 33186
Lic # 10P000278

Date 01.17.25

Scale 1"=10'-0"

Drawn EA

Check

Sheet

IR-8

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 100% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS TO BE USED ON ALL GASKETED 'O' RING PIPES AT TURNING LOCATIONS.

- *SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECTION
- *INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPERATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPERATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

MAXI-WIRE (14 GAUGE) TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES AND DECODERS SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX. 3M DIRECT BURY DBF-6 WATERPROOF CONNECTIONS SHALL BE USED AT ALL DECODER CONNECTIONS (ENCAPSULATION).

WIRE RUNS SHALL NOT EXCEED 2.4 MILES (STAR) OR 9.6 MILES (LOOP).

A SINGLE FIELD DECODER SHOULD BE USED TO OPERATE A SINGLE SOLENOID/VALVE.

ALL IRRIGATION CONTROLLERS/DECODERS TO BE PROPERLY INSTALLED AND GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS. INSTALL SURGE PROTECTION ALONG 2 WIRE-SYSTEM PER MANUFACTURER'S RECOMMENDATION. (APPROXIMATELY EVERY 500 FEET).

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

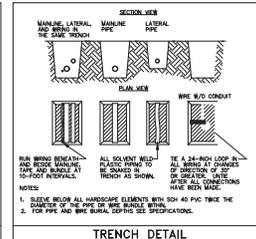
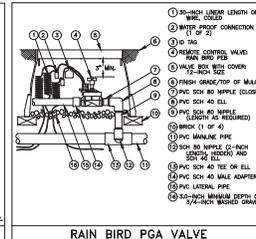
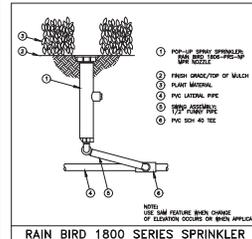
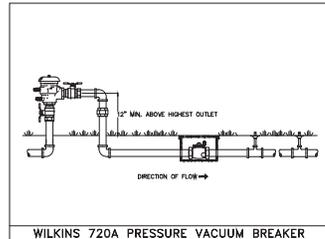
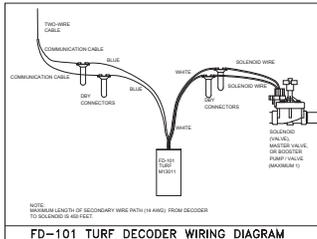
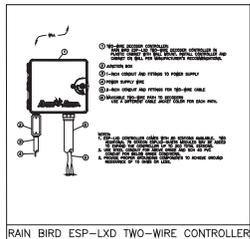
DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

NOTE

- CONTROLLER AND RAIN SENSOR SHOWN THERE FOR GRAPHICAL PURPOSES. INSTALL ON EXTERIOR WALL.

IRRIGATION LEGEND

	MAINLINE: SCH40 PVC : 3"
	SPRINKLER LATERAL: CL160 PVC : AS SHOWN
	SLEEVING: AS SHOWN BELOW
	0.75" LATERAL: 2" SLEEVE
	1" LATERAL: 2" SLEEVE
	1.25" LATERAL: 2" SLEEVE
	1.5" LATERAL: 3" SLEEVE
	3" MAINLINE: (6") (2") SLEEVE
	RAIN SENSOR
	PRESSURE VACUUM BREAKER
	2" WATER METER
	RAINBIRD PGA VALVE
	IRRIGATION CONTROLLER: RAIN BIRD ESP-LXD
	CONTROLLER AND STATION NUMBER FLOW (GPM)
	NOMINAL VALVE SIZE
	Rain Bird 1812 MPR: 30 PSI
	NOZZLE 10H: 0.8 GPM, 10.0'
	NOZZLE 10Q: 0.4 GPM, 10.0'
	NOZZLE 12F: 2.6 GPM, 12.0'
	NOZZLE 12H: 1.3 GPM, 12.0'
	NOZZLE 12Q: 0.7 GPM, 12.0'
	NOZZLE 15EST: 0.6 GPM, 15.0'
	NOZZLE 15H: 1.9 GPM, 15.0'
	NOZZLE 15Q: 0.9 GPM, 15.0'
	NOZZLE 15SST: 1.2 GPM, 15.0'
	NOZZLE 8H: 0.5 GPM, 8.0'
	NOZZLE 8Q: 0.3 GPM, 8.0'
	Rain Bird 3500: 55 PSI
	NOZZLE 0.75: 0.9 GPM, 18.0'
	NOZZLE 1.5: 1.7 GPM, 24.0'
	NOZZLE 1: 1.2 GPM, 22.0'
	NOZZLE 2: 2.2 GPM, 28.0'
	NOZZLE 3: 3.3 GPM, 32.0'
	NOZZLE 4: 4.6 GPM, 35.0'



REVISIONS	BY

IRRIGATION DETAILS

1550 NE 26th St
Wilton Manors, FL



13005 SWY 142 AVE SUITE 6
MIAMI, FL 33186
L.I.C. #10P000278

Date 01.17.25
Scale 1"=10'-0"
Drawn EA
Check
Sheet
IR-9