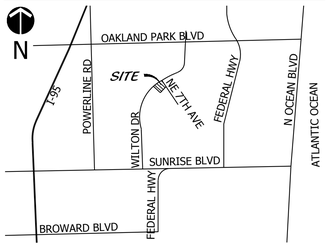
LOCATION MAP



SITE DATA

NAME OF PROJECT	SHOPPES OF WILTON MANORS	
PROPERTY ID #	4942 26 05 0120	
SECTION, RANGE, TOWNSHIP	26, 42, 49	
PETITION NUMBER	TBD	
EXISTING USE	COMMERCIAL	
PROPOSED USE	MIXED USE	
ZONING DESIGNATION	A&ED	
FUTURE LAND USE DESIGNATION	COMMERCIAL	
PROPOSED ZONING DESIGNATION	PUD-M / A&ED	
FLOOD ZONE	X	
GROSS SITE AREA	279,698.76 SF	6.421 AC
NET SITE AREA	**229,793.83 SF**	**5.2753 AC**

BUILDING DATA	**REQUIRED**	**PROVIDED**
# OF STORIES (COMM.)	2 MAX	1
# OF STORIES (RES.)	5 MAX	4 TO 5
MAX BUILDING HEIGHT (COMM.)	30'	30'
MAX BUILDING HEIGHT (RES.)	60'	60'
DWELLING UNITS	82 DU	
GROSS DENSITY	12.77 DU/AC	
NET DENSITY	15.54 DU/AC	
RETAIL SF	24,460 SF	
RESTAURANT, BAR, LOUNGE, NIGHTCLUB SF	27,609 SF	
TOTAL COMMERCIAL SF	**52,069 SF**	
TOTAL RESIDENTIAL SF	**116,918 SF**	

LAND USE ALLOCATION	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	78,429.53	1.80	34.13%
VEHICULAR USE AREA	88,935.26	2.04	38.70%
OPEN SPACE	58,657.00	1.35	25.53%
SIDEWALK & PLAZA	3,772.05	0.09	1.64%
TOTAL	**229,793.83**	**5.28**	**100.0%**

	REQUIRED	**PROVIDED**
OPEN SPACE	25%	**25.53%**
FLOOR AREA RATIO (FAR)		0.60

SETBACKS	**REQ***	**PROV**
NE (NE 7th AVENUE)	10'	10' MIN
NW (WILTON DRIVE)	5'	5' MIN
SW	10'	10' MIN
SE	25'	25' MIN

LANDSCAPE BUFFERS	**REQ****	**PROV**
NE (NE 7th AVENUE)	10	8
NW (WILTON DRIVE)	10	5
SW	5	5
SE	5	5

PARKING DATA	**REQ**	**PROV**
RETAIL (0/1000 SF)	0	
OFFICE (3.33/1000SF)	0	
RESTAURANT, BAR, LOUNGE, NIGHTCLUB (2/1000 SF)	55	167
RESIDENTIAL (1.15)	94	100
ON-STREET PARKING		29
ADA (INCLUDED IN TOTAL)		7
TOTAL	**150**	**296**

NOTES:
*REQ SETBACKS SUBJECT TO PUD APPROVAL. NO PORTION OF ANY BUILDING OR STRUCTURE SHALL BE ERECTED CLOSER THAN 25-FEET TO THE CENTERLINE OF ANY ROAD, STREET, AVENUE, OR PUBLIC RIGHT-OF-WAY.
**LANDSCAPE BUFFER WIDTH REQUIREMENTS SUBJECT TO APPROVED PUD EXCEPTIONS TABLE

Site Plan

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SHOPPES AT WILTON MANORS

Wilton Manors, Florida

DESIGNED JAE
DRAWN JAE
APPROVED DEH
JOB NUMBER 25-0806
DATE 12-02-25
REVISIONS 12-23-25

December 23, 2025 11:12:17 a.m.
Drawing: 25-0914_SP.DWG

SHEET 1 OF 2

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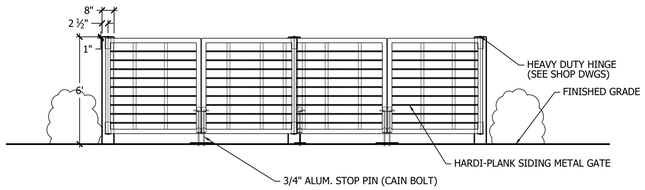
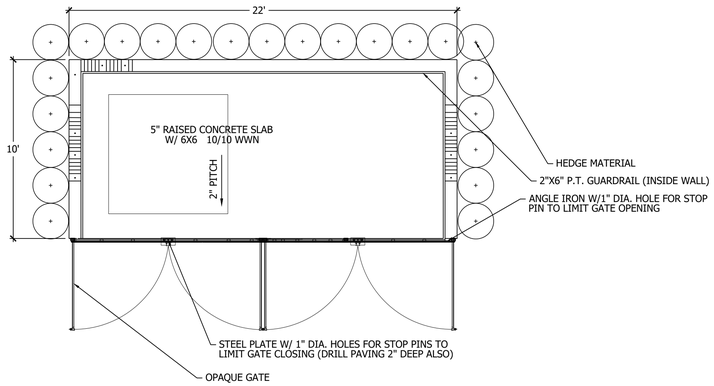
DUMPSTER DETAIL

NTS

ELEVATION VIEW

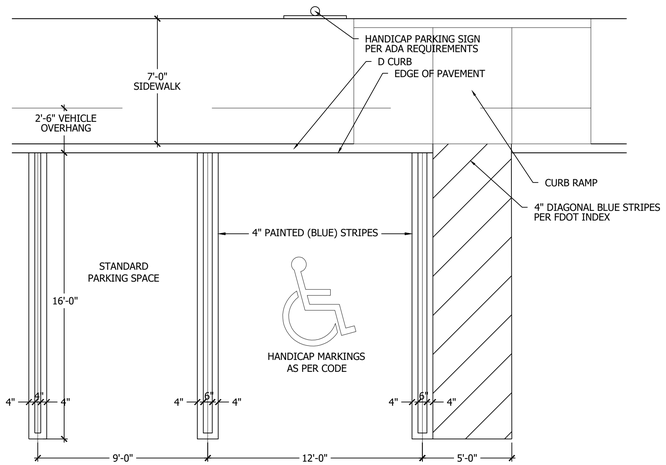


PLAN VIEW



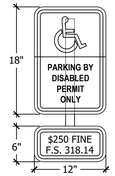
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP SIGN DETAIL

NTS

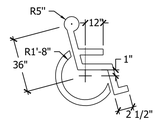


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

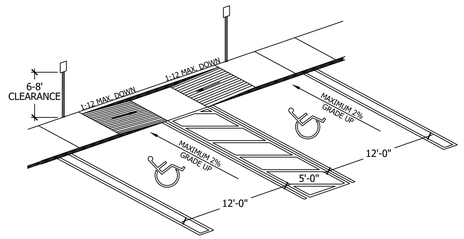
HANDICAP SYMBOL DETAIL

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

HANDICAP RAMP DETAIL



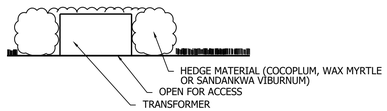
NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

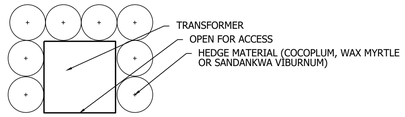
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

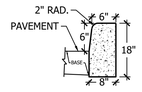


PLAN VIEW



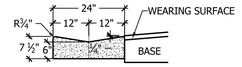
D CURB DETAIL

NTS



VALLEY CURB DETAIL

NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

Site Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SHOPPES AT WILTON MANORS

Wilton Manors, Florida

REGISTERED LANDSCAPE ARCHITECT
DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

DESIGNED	JAE
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	25-0806
DATE	12-02-25
REVISIONS	

December 02, 2025 12:05:09 p.m.
Drawing: 25-0914_SP.DWG

SHEET 2 OF 2

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LEGAL DESCRIPTION:

A PORTION OF BLOCKS 20 AND 21 AND THE RIGHT-OF-WAY ADJACENT THERETO, "AMENDED PLAT OF UNIT 1 WILTON MANORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY WEST CORNER OF LOT 13, "LETARTE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 166-168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 41°40'53" WEST, A DISTANCE OF 60.46 FEET; THENCE NORTH 41°36'41" WEST, A DISTANCE OF 167.50 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 35°32'00" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,916.86 FEET AND A CENTRAL ANGLE OF 09°09'56", A DISTANCE OF 306.64 FEET; THENCE NORTH 44°40'28" WEST, A DISTANCE OF 298.64 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 44°51'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,216.86 FEET AND A CENTRAL ANGLE OF 02°49'07", A DISTANCE OF 109.05 FEET; THENCE NORTH 64°53'13" EAST, A DISTANCE OF 42.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 40°50'27" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,204.86 FEET AND A CENTRAL ANGLE OF 13°16'08", A DISTANCE OF 510.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 30°03'54" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 30°59'32", A DISTANCE OF 13.52 FEET; THENCE SOUTH 26°52'49" EAST, A DISTANCE OF 461.59 FEET; THENCE SOUTH 48°20'49" WEST, A DISTANCE OF 216.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA AND CONTAINING 229,794 SQUARE FEET (5.2753 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK #X107-860567-ADJ; ELEVATION: 8.77 FEET AND BENCHMARK #860567B-ADJ; ELEVATION: 5.64 FEET.
3. FLOOD ZONE: X/AE; BASE FLOOD ELEVATION: NONE/6 FEET; PANEL #12011C0369J; COMMUNITY #125156; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTIONS 26 AND 27, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE WESTERLY LINE OF NE 7TH AVENUE BEING S26°56'16"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 11932602, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 9, 2024 AT 8:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
   - ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 6: PLAT IN PLAT BOOK 15, PAGE 1 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 7: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10138, PAGE 621 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 8: FLORIDA POWER & LIGHT EASEMENT IN O.R.B. 10204, PAGE 597 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 9: EASEMENT BY WARRANTY DEED IN O.R.B. 10322, PAGE 514 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 10: EASEMENT AGREEMENT IN O.R.B. 11537, PAGE 202, AS ASSIGNMENT BY ASSIGNMENT OF EASEMENT IN O.R.B. 11561, PAGE 311; TOGETHER WITH LICENSE AGREEMENT IN O.R.B. 11561, PAGE 309 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: UTILITY EASEMENT IN O.R.B. 45511, PAGE 1892 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 12: TERMS, COVENANTS, CONDITIONS, AND OTHER MATTERS IN NOTICE OF LEASE IN O.R.B. 49221, PAGE 1988 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 13: DEVELOPER'S AGREEMENT AND RESTRICTIVE COVENANT IN INSTRUMENT #119632059 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: PUBLIC ACCESS EASEMENT IN INSTRUMENT #119632060 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 15: NOT ADDRESSED.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
9. THIS SITE CONTAINS 229 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (220 REGULAR & 9 DISABLED).
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THIS SITE IS ZONED A&ED/WDAE, URBAN CENTER MIXED USE DISTRICT-WILTON DRIVE ARTS AND ENTERTAINMENT DISTRICT. SETBACK REQUIREMENTS: FRONT (WILTON ROAD): 18', FRONT (NE 7TH AVE): 5', SIDE: 0', REAR: 45'. MAXIMUM HEIGHT: 5 STORIES/60'. REQUIRED PARKING: NONE.

CERTIFICATION:

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY; S-ACQ, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FRANK, WEINBERG & BLACK, P.L.; SYNOVUS BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; GREENSPOON MARDER LLP:

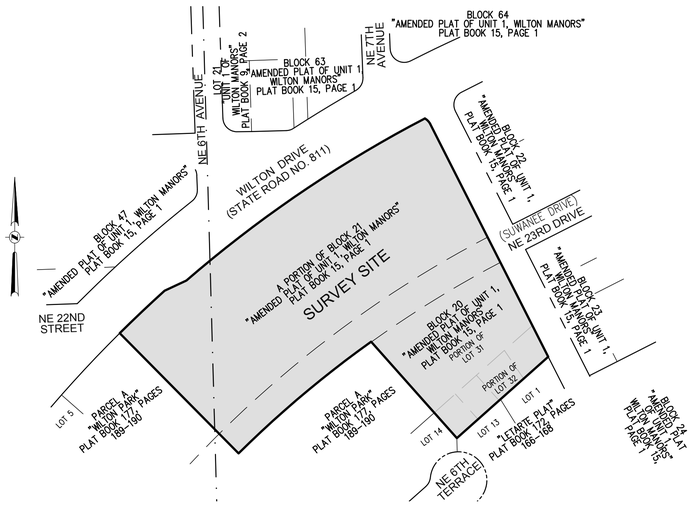
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9/17/24.

DATE OF PLAT OR MAP: 11/4/24

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

TREE DISPOSITION LIST

TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN.)	HEIGHT (FT.)	CANOPY (FT.)	DISPOSITION	MITIGATION (SQFT.)
3	Bursera simaruba	Gumbo Limbo	24	25	20	REMAIN	-
4	Quercus virginiana	Live Oak	30	35	30	REMAIN	-
5	Bursera simaruba	Gumbo Limbo	12	30	20	REMAIN	-
6	Quercus virginiana	Live Oak	30	30	40	REMAIN	-
8	Bursera simaruba	Gumbo Limbo	12	25	20	REMAIN	-
9	Quercus virginiana	Live Oak	36	35	30	REMAIN	-
10	Quercus virginiana	Live Oak	18	25	20	REMAIN	-
12	Quercus virginiana	Live Oak	12	25	20	REMAIN	-
13	Quercus virginiana	Live Oak	12	25	20	REMAIN	-
14	Palm Cluster	Palm Cluster	10	10	10	REMAIN	-
18	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
19	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
20	Archontophoenix alexandrae	Alexander Palm	4	13	8	REMOVE	50.27
21	Archontophoenix alexandrae	Alexander Palm	4	13	8	REMOVE	50.27
22	Olea europaea	Black Olive	20	25	20	REMOVE	628.32
23	Quercus virginiana	Live Oak	24	25	20	REMOVE	628.32
24	Quercus virginiana	Live Oak	24	25	20	REMOVE	628.32
25	Quercus virginiana	Live Oak	20	25	20	REMOVE	628.32
26	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
27	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
28	Quercus virginiana	Live Oak	24	25	25	REMOVE	981.74
29	Sabal palmetto	Sabal Palm	18	10	15	REMOVE	353.42
30	Olea europaea	Black Olive	24	25	40	REMOVE	2513.28
32	Olea europaea	Black Olive	18	20	35	REMOVE	1924.22
33	Olea europaea	Black Olive	10	15	20	REMOVE	314.16
34	Quercus virginiana	Live Oak	10	15	20	REMOVE	314.16
35	Olea europaea	Black Olive	18	25	30	REMOVE	1413.72
36	Quercus virginiana	Live Oak	18	25	30	REMOVE	1413.72
37	Olea europaea	Black Olive	12	20	20	REMOVE	314.16
38	Olea europaea	Black Olive	12	20	20	REMOVE	314.16
39	Olea europaea	Black Olive	20	25	20	REMOVE	628.32
40	Olea europaea	Black Olive	18	25	30	REMOVE	1413.72
41	Olea europaea	Black Olive	18	20	25	REMOVE	981.74
42	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
43	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
44	Olea europaea	Black Olive	24	25	25	REMOVE	981.74
45	Olea europaea	Black Olive	18	25	25	REMOVE	981.74
46	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
47	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
48	Plumeria rubra	Frangi-Pani	12	15	15	REMOVE	176.71
49	Olea europaea	Black Olive	18	25	20	REMOVE	628.32
52	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
53	Quercus virginiana	Live Oak	24	25	40	REMOVE	2513.28
55	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
56	Archontophoenix alexandrae	Alexander Palm	4	20	8	REMOVE	50.27
57	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
58	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
59	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
60	Archontophoenix alexandrae	Alexander Palm	4	20	8	REMAIN	-
61	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
62	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
63	Quercus virginiana	Live Oak	24	25	40	REMAIN	-
64	Quercus virginiana	Live Oak	12	20	20	REMAIN	-
65	Quercus virginiana	Live Oak	8	15	20	REMAIN	-
66	Quercus virginiana	Live Oak	8	15	20	REMAIN	-
67	Quercus virginiana	Live Oak	6	15	20	REMAIN	-
68	Quercus virginiana	Live Oak	6	15	20	REMAIN	-
69	Quercus virginiana	Live Oak	12	20	35	REMAIN	-
70	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMAIN	-
71	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
72	Archontophoenix alexandrae	Alexander Palm	4	15	5	REMOVE	19.63
75	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
76	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
77	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
78	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
79	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
80	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
81	Plumeria rubra	Frangi-Pani	3	10	7	REMOVE	38.48
82	Unknown	Unknown	6	7	6	REMOVE	28.27
83	Unknown	Unknown	6	7	6	REMOVE	28.27
84	Sabal palmetto	Cabbage Palm	3	15	5		
85	Unknown	Unknown	4	8	5	Canopy Removed	30537.76
86	Sabel palm	Cabbage Palm	6	10	5		
87	Unknown	Unknown	4	8	5		
88	Unknown	Unknown	4	8	5		
89	Sabal palmetto	Cabbage Palm	6	8	5		
90	Sabal palmetto	Cabbage Palm	6	10	5		
91	Sabal palmetto	Cabbage Palm	6	10	5		
92	Unknown	Unknown	4	8	10		
93	Sabel Palmetto	Cabbage Palm	6	10	5		
94	Sabel Palmetto	Cabbage Palm	6	10	5		
95	Unknown	Unknown	15	10	10		
96	Sabel Palmetto	Cabbage Palm	10	25	12		
97	Sabel Palmetto	Cabbage Palm	10	25	12		
98	Unknown	Unknown	10	15	10		
99	Sabel Palmetto	Cabbage Palm	12	30	10		
100	Sabel Palmetto	Cabbage Palm	12	20	10		
101	Sabel Palmetto	Cabbage Palm	12	15	10		
102	Sabel Palmetto	Cabbage Palm	12	15	20		
103	Olea europaea	Black Olive	18	40	10		
104	Unknown	Unknown	15	10	10		
105	Sabel Palmetto	Cabbage Palm	12	20	10		
106	Sabel Palmetto	Cabbage Palm	10	14	10		
107	Sabel Palmetto	Cabbage Palm	12	16	18		
108	Sabel Palmetto	Cabbage Palm	10	18	10		



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NO.	REVISIONS	BY
5	MISCELLANEOUS REVISIONS-11/4/24	L.S.
4	#73259-UPDATE SURVEY-9/17/24	K.F.
3	#70761-UPDATE SURVEY-11/17/22	J.S.
2	#69998-ADD TREE INFO-6/16/22	J.S.
1	#69864-ORIGINAL SURVEY-4/21/22	L.H.

SHOPPES OF WILTON
2200-2292 WILTON DRIVE
WILTON MANORS, FLORIDA 33305
(CITY OF WILTON MANORS, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
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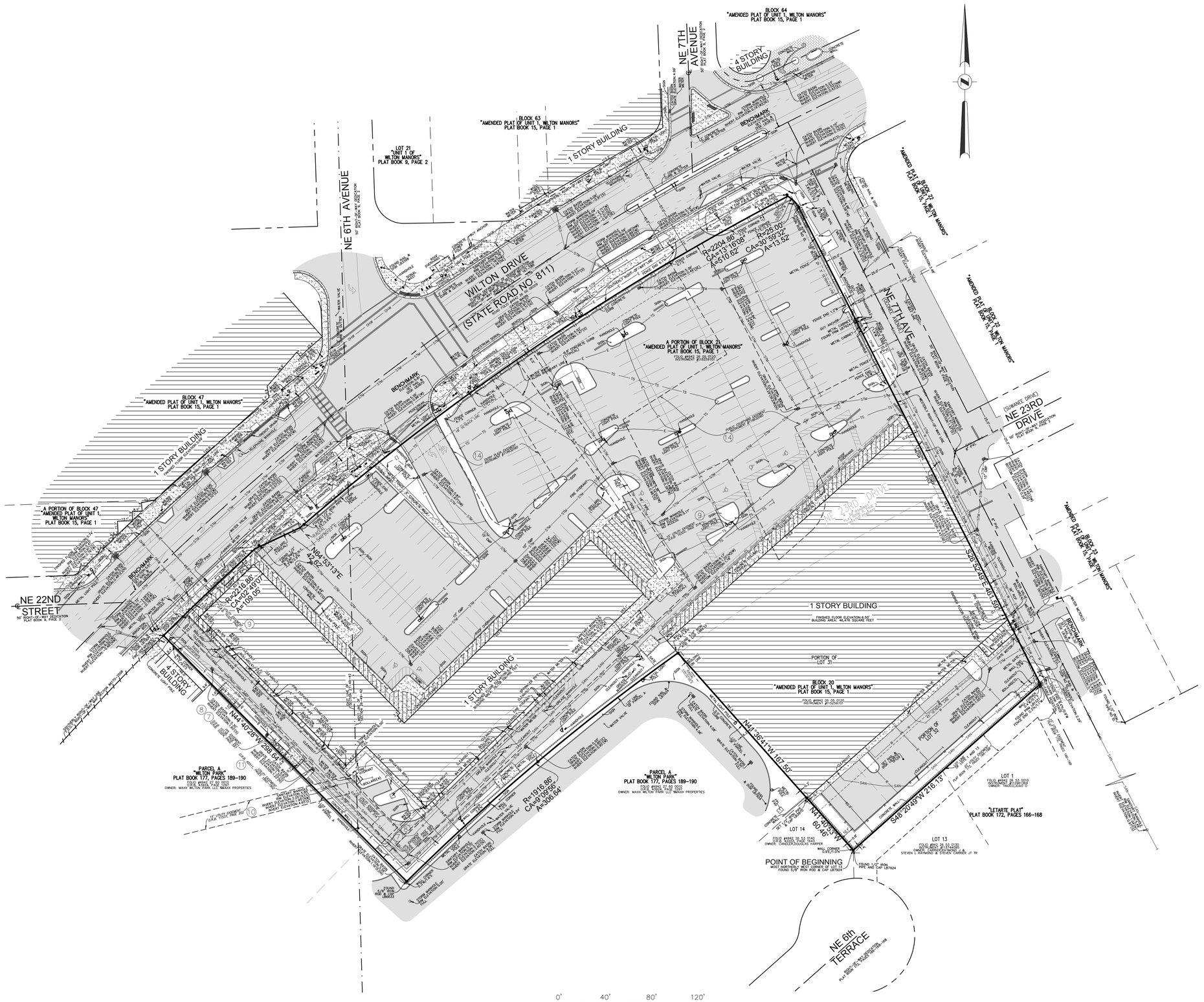
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.	SCALE: 1" = 40'	CLIENT: STILES ACQUISITIONS
CHECKED BY: J.F.P.	SURVEY DATE: 9/17/24	ORDER NO.: 73259



0' 40' 80' 120'

GRAPHIC SCALE
1"=40'

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVERS
	ELEVATION
—/—	NON-VEHICULAR ACCESS LINE
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
— W —	UNDERGROUND WATER LINE
— E —	UNDERGROUND ELECTRIC LINE
— T —	UNDERGROUND COMMUNICATION LINE
— TS —	UNKNOWN SURVEY LINE
℄	CENTERLINE
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
PRM	PERMANENT REFERENCE MONUMENT (BRASS DISK IN 4" X 4" CONCRETE MONUMENT)
	SECTION CORNER
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
(10)	TITLE COMMITMENT IDENTIFIER
	BLACK OLIVE TREE
	OAK TREE
	PALM TREE
	UNIDENTIFIED TREE

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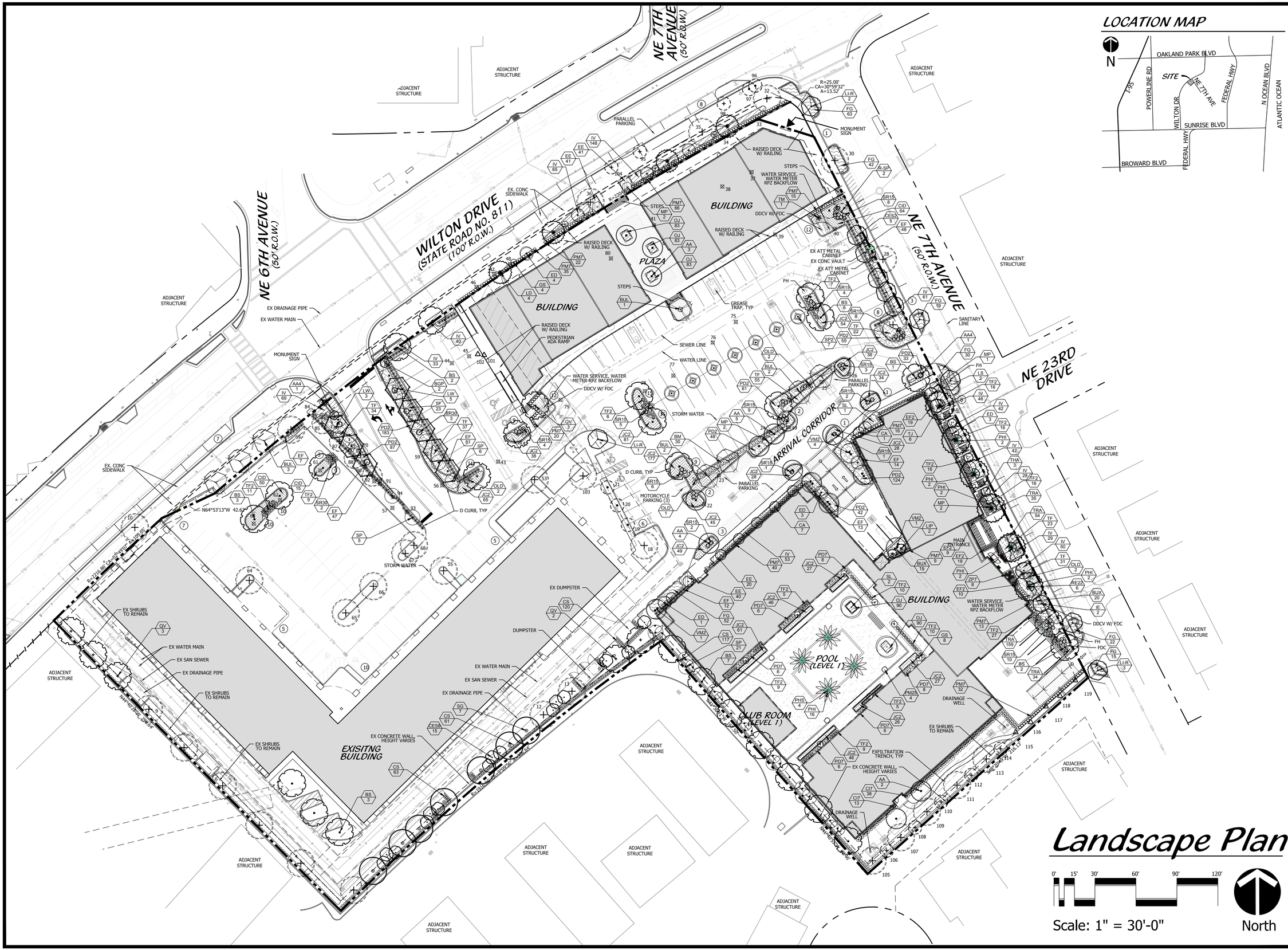

LOCATION MAP

Landscape Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SHOPPES AT WILTON MANORS

Wilton Manors, Florida

DESIGNED	JAE
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	25-0806
DATE	12-02-25
REVISIONS	12-23-25

December 23, 2025 3:17:07 p.m.
Drawing: 25-0914_LP.DWG

SHEET 1 OF 2

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WILTON MANORS LAND DEVELOPMENT REGULATIONS. THE CITY OF WILTON MANORS LANDSCAPE CODE SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF WILTON MANORS, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WILTON MANORS. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH CITY OF WILTON MANORS CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY; EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES								
BGP	2	BOUGAINVILLEA ' PALM BEACH PURPLE'	PURPLE BOUGAINVILLEA STANDARD	25 GAL	6'-7' OA	A.S.	N	FULL & THICK, MATCHED
✱ BS	24	BURSERA SIMARUBA	GUMBO LIMBO	FIELD GROWN	4" DBH	16' HT, X 7' SPRD.	Y	FULL CANOPY
✱ CESB	15	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD TREE	30 GAL	2" DBH	8' HT X 5' SPRD	Y	FULL CANOPY. SINGLE STRAIGHT TRUNK.
✱ CESZ	5	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD TREE	30 GAL	3" DBH	12' OA X 5' SPRD	Y	FULL CANOPY. SINGLE STRAIGHT TRUNK.
ED	11	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	FIELD GROWN	2.5" DBH	15' HT		FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY. SINGLE STRAIGHT TRUNK. 4' CT., MATCHED
GS	12	GARCINIA SPICATA	GARCINIA	25 GAL	1.5" CAL	5' HT., 4' SPRD		FULL & THICK, MATCHED
IE	2	ILEX X ATTENUATA ' EAGLESTON'	EAGLESTON HOLLY	30 GAL	3" DBH	12' HT X 5' SPRD	Y	FULL TO BASE, LIMB UP TO 4'
✱ LW	8	LYSILOMA LATISILIQUA	WILD TAMARIND	FIELD GROWN	3" DBH	14' HT X 5' SPRD	Y	
✱ QV	8	QUERCUS VIRGINIANA	LIVE OAK	N.A.	6" CAL.	20' HT, X 7' SPRD.	Y	FULL CANOPY, 5' C.T. MIN.
✱ SG	7	SIMAROUBA GLAUCA	PARADISE TREE	25 GAL	3" DBH	12' HT X 5' SPRD	Y	FULL CANOPY. SINGLE STRAIGHT TRUNK. STANDARD.
FLOWERING TREES								
BUL	8	BULNESIA ARBOREA	BULNESIA TREE	N.A.	3" DBH	14' HT X 5' SPRD	N	FULL CANOPY
✱ LI-R	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	RELOCATED	RELOCATED	RELOCATED	N	RELOCATED FROM ON-SITE
PALM TREES								
AA	14	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	25 GAL	N.A.	18' HT	N	FULL CANOPY, MATCHED
✱ CA	8	CARPENTARIA ACUMINATA	CARPENTARIA PALM	FIELD GROWN	N.A.	16' OA HT	N	FULL, MATCHED
OLD	7	COCCOTHRINAX CRINITA BREVICRINIS	SHORT HAIR OLD MAN PALM	25 GAL	N.A.	5'-6' O.A.	N	FULL CANOPY
LIP	2	CYRTOSTACHYS RENDA	LIPSTICK PALM	FIELD GROWN	N.A.	10' HT	N	FULL CANOPY, LOW BRANCHED.
LS	2	LICUALA GRANDIS	VANDUATU FAN PALM	25 GAL	N.A.	6' OA	N	FULL CLUMP.
LD	4	LIVISTONIA DECIPIENS	RIBBON PALM	FIELD GROWN	N.A.	18' CT		FULL CANOPY, STRAIGHT TRUNK, MATCHED
PHS	4	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	N.A.	12' CT	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED
✱ R-SP	2	RELOCATED SABAL PALMETTO	RELOCATED SABAL PALM	EXISTING	EXISTING	EXISTING	Y	RELOCATED FROM ON SITE
✱ RE22	6	ROYSTONEA REGIA	ROYAL PALM	FG	N/A	22' GW		FULL HEAD, HEAVY CALIPER, FLORIDA #1 OR BETTER
✱ SP2	7	SABAL PALMETTO	CABBAGE PALM	N.A.	N.A.	18' HT	Y	SLICK TRUNKS, STRAIGHT, MATCHED
✱ SP	32	SABAL PALMETTO	CABBAGE PALM	N.A.	N.A.	18', 22', 26' OA STGG	Y	SLICK TRUNKS, STRAIGHT, MATCHED
SL	3	SATAKENTIA LIUKUIENSIS	SATAKENTIA PALM	FIELD GROWN	N.A.	18' CT	N	FULL CANOPY, STRAIGHT TRUNK, MATCHED
✱ THA	3	THRINAX MORRISII ~	KEY THATCH PALM	15 GAL	N.A.	3'-4' OA	Y	FULL & THICK
VM2	6	VEITCHIA MONTGOMERYANA~^	DOUBLE MONTGOMERY PALM	FIELD GROWN	N.A.	14'-16' OA		FULL CANOPY, DOUBLE TRUNK
ACCENT								
✱ TR	1	THRINAX RADIATA	THATCH PALM	15 GAL	N.A.	4'-5' HT. X 5' SPRD.	Y	FULL & THICK
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
AA4	2	AGAVE AMERICANA ' BLUE CENTURY'	BLUE CENTURY PLANT	15 GAL	30" X 30"	A.S.	N	FULL & THICK
✱ BM	30	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	3 GAL	3' HT X 2' SPRD	2.5' OC		
✱ CI7	51	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	3' X 3'	3' O.C.	Y	FULL
✱ CS	300	CLUSIA GUTTIFERA	CLUSIA	3 GAL	2' HT X 2' SPRD	2' OC	N	FULL & THICK
EF2	57	EQUISETUM HYEMALE	HORSETAIL REED	3 GAL	1.5' HT X 1.5' SPRD	18" OC	N	
EF	202	EUGENIA FOETIDA	SPANISH STOPPER	3 GAL	2' HT X 2' SPRD	2' OC	Y	FULL & THICK
✱ MP	7	MURRAYA PANICULATA	ORANGE JASMINE STANDARD	15 GAL	6" HT X 3' SPRD	A.S.	N	FULL, STANDARD
✱ PD7	40	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK, FF
✱ PM25	4	PODOCARPUS MAKII	PODOCARPUS	25 GAL	6' X 3'	A.S.	N	FULL & THICK. SHRUB FORM- SHEARED TO COLUMN
✱ PM7	268	PODOCARPUS MAKII	PODOCARPUS	7 GAL	3' HT X 2' SPRD	2' OC	N	FULL & THICK
✱ SR15	63	SERENOA REPENS ' CINEREA' ~	SILVER SAW PALMETTO	15 GAL	2' HT., X 2' SPD	A.S.	Y	FULL & THICK, SPECIMEN.
✱ SR30	5	SERENOA REPENS ' CINEREA' ~	SILVER SAW PALMETTO	30 GAL	3' HT X 3' SPRD	A.S.	Y	FULL & THICK, SPECIMEN.
✱ TJ	6	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	3 GAL.	3' TRELLIS	A.S.	N	ATTACH TO WALL
✱ TF2	172	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	2' X 2'	2.5' OC	Y	FULL & THICK
✱ ZP7	8	ZAMIA PUMILA	COONTIE	7 GAL	2.5' X 2.5'	A.S.	Y	FULL & THICK
VINE/ESPALIER								
PHE	26	PHILODENDRON 'BURLE MARX'	BURLE MARX PHILODENDRON	7 GAL	2' OA HT	A.S.		FULL & THICK
GROUND COVERS								
✱ BUX	39	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	3 GAL	2' HT X 2' SPRD	2.5' OC		FULL & THICK
✱ CID	129	CHRYSOBALANUS ICACO ' HORIZONTAL'	DWARF COCOPLUM	3 GAL	12" X 12"	24" O.C.		FULL & THICK, NOT STRETCHED, FF
EE	142	ERAGROSTIS ELLIOTTII	ELLIOTT'S LOVE GRASS	3 GAL	1.5' HT X 1.5' SPRD	18" OC	Y	FULL
FG	243	FICUS MACROPHYLLA ' GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	15" X 15"	2' O.C.	N	FULL & THICK
✱ IV	706	ILEX VOMITORIA ' SHILLINGS DWARF'	DWARF YAUPON HOLLY	3 GAL	15" X 15"	2' O.C.	Y	FULL & THICK
✱ JC2	870	JUNIPERUS CONFERTA	SHORE JUNIPER	3 GAL.	6" X 12"	18" OC	N	FULL & THICK
OJ	429	OPHIOPOGON JAPONICUS	MONDO GRASS	1 GAL	4" X 4"	8" OC		
✱ PD2	633	PODOCARPUS MACR. ' PRINGLES ' OR ' MET A'	DWARF PODOCARPUS	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
TRA	282	TRACHELOSPERMUM ASIATICUM ' MINIMA' ~	MINIMA JASMINE	1 GAL	6" X 12"	12" OC		FULL & THICK, MULTIPLE RUNNERS
✱ TF	225	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	2' X 2'	2' O.C.	Y	FULL & THICK

* THESE PLANTS ARE ON WILTON MANORS APPROVED TREES LIST (SEC.150-130) & APPROVED HEDGE AND GROUND COVER MATERIAL LIST (SEC. 150-140)

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	5
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LETTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, REFILLING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

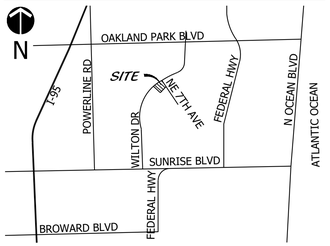
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANT LIST

NAME OF PROJECT	SHOPPES @ WILTON MANORS MIXED USE DEVELOPMENT
PROPERTY ID #	4942 26 05 0120
SECTION, RANGE, TOWNSHIP	26, 42, 49
PETITION NUMBER	TBD
NET SITE AREA	**229,793.83 SF** **5.2753**

| **OPEN SPACE** | **REQUIRED** | **PROVI

LOCATION MAP



LEGEND

- EXISTING TREE / PALM TO REMAIN
- EXISTING TREE / PALM TO BE RELOCATED
- EXISTING TREE / PALM TO BE REMOVED
- NEW LOCATION OF EXISTING TREE / PALM

TREE DISPOSITION LIST

SPECIMEN TREE	TAG NO.	SIZE AND TYPE	DBH	CANOPY	DISPOSITION	MITIGATION (S.F.)	SPECIMEN REPLACEMENT VALUE
	3	GUMBO LIMBO	24	20	REMAIN		
	4	LIVE OAK	30	30	REMAIN		
	5	GUMBO LIMBO	12	20	REMAIN		
	6	LIVE OAK	30	40	REMAIN		
	8	GUMBO LIMBO	12	20	REMAIN		
	9	LIVE OAK	36	30	REMAIN		
	10	LIVE OAK	18	20	REMAIN		
	12	LIVE OAK	12	20	REMAIN		
	13	LIVE OAK	12	20	REMAIN		
	18	LIVE OAK	24	40	REMAIN		
	19	ALEXANDER PALM	4	5	REMAIN		
	20	ALEXANDER PALM	4	8	REMAIN		
	21	ALEXANDER PALM	4	8	REMAIN		
•	22	BLACK OLIVE	20	20	REMOVE	314.00	$ 5,971.88
•	23	GREEN BUTTONWOOD	24	20	REMOVE	314.00	$ 8,467.20
•	24	GREEN BUTTONWOOD	24	20	REMOVE	314.00	$ 6,350.40
•	25	GREEN BUTTONWOOD	20	20	REMOVE	314.00	$ 4,410.00
•	26	GREEN BUTTONWOOD	24	25	REMOVE	490.63	$ 6,350.40
•	27	BLACK OLIVE	24	25	REMAIN		
	28	LIVE OAK	24	25	REMAIN		
	30	BLACK OLIVE	24	40	REMAIN		
	32	BLACK OLIVE	18	35	REMAIN		
	33	LIVE OAK	10	20	REMOVE	314.00	
	34	LIVE OAK	10	20	REMOVE	314.00	
	35	BLACK OLIVE	18	30	REMAIN		
•	36	BLACK OLIVE	18	30	REMAIN		
	37	BLACK OLIVE	12	20	REMOVE	314.00	
	38	BLACK OLIVE	12	20	REMOVE	314.00	
•	39	BLACK OLIVE	20	20	REMOVE	314.00	$ 6,300.00
•	40	BLACK OLIVE	18	30	REMOVE	706.50	$ 3,827.25
•	41	BLACK OLIVE	18	25	REMOVE	490.63	$ 3,827.25
•	42	BLACK OLIVE	18	25	REMOVE	490.63	$ 4,465.13
•	43	BLACK OLIVE	18	25	REMOVE	490.63	$ 4,465.13
•	44	BLACK OLIVE	24	25	REMOVE	490.63	$ 7,938.00
•	45	BLACK OLIVE	18	25	REMOVE	490.63	$ 4,465.13
	46	CRAPE MYRTLE	12	15	REMAIN		
	47	CRAPE MYRTLE	12	15	REMAIN		
	48	CRAPE MYRTLE	12	15	REMAIN		
•	49	BLACK OLIVE	18	20	REMOVE	314.00	$ 4,465.13
	53	LIVE OAK	24	40	REMAIN		
	55	LIVE OAK	24	40	REMAIN		
	56	ALEXANDER PALM	4	8	REMOVE	50.24	
	57	ALEXANDER PALM	4	5	REMOVE	19.63	
	58	ALEXANDER PALM	4	5	REMOVE	19.63	
	59	ALEXANDER PALM	4	5	REMOVE	19.63	
	60	ALEXANDER PALM	4	8	REMOVE	50.24	
	61	LIVE OAK	24	40	REMAIN		
	62	LIVE OAK	24	40	REMAIN		
	63	LIVE OAK	24	40	REMAIN		
	64	LIVE OAK	12	20	REMAIN		
	65	LIVE OAK	8	20	REMAIN		
	66	LIVE OAK	8	20	REMAIN		
	67	LIVE OAK	6	20	REMAIN		
	68	LIVE OAK	6	20	REMAIN		
	69	LIVE OAK	12	35	REMAIN		
	70	ALEXANDER PALM	4	5	REMOVE	19.63	
	71	ALEXANDER PALM	4	5	REMOVE	19.63	
	72	ALEXANDER PALM	4	5	REMOVE	19.63	
	75	CRAPE MYRTLE	3	7	RELOCATE		
	76	CRAPE MYRTLE	3	7	RELOCATE		
	77	CRAPE MYRTLE	3	7	RELOCATE		
	78	CRAPE MYRTLE	3	7	RELOCATE		
	79	CRAPE MYRTLE	3	7	RELOCATE		
	80	CRAPE MYRTLE	3	7	RELOCATE		
	84	ALEXANDER PALM	3	5	REMOVE	19.63	
	85	UNKNOWN	4	5	REMAIN		
	86	ALEXANDER PALM	6	5	REMOVE	19.63	
	87	UNKNOWN	4	5	REMAIN		
	88	UNKNOWN	4	5	REMAIN		
	89	ALEXANDER PALM	6	5	REMOVE	19.63	
	90	ALEXANDER PALM	6	5	REMOVE	19.63	
	91	ALEXANDER PALM	6	5	REMOVE	19.63	
	92	UNKNOWN	4	10	REMAIN		
	93	ALEXANDER PALM	6	5	REMOVE	19.63	
	94	ALEXANDER PALM	6	5	REMOVE	19.63	
	95	CRAPE MYRTLE	15	10	REMAIN		
	96	SABAL PALM	10	12	REMAIN		
	97	SABAL PALM	10	12	REMAIN		
	98	CRAPE MYRTLE	10	10	REMAIN		
	101	SABAL PALM	12	10	RELOCATE		
	102	SABAL PALM	12	20	RELOCATE		
	103	BLACK OLIVE	18	10	REMAIN		
	104	CRAPE MYRTLE	15	10	REMAIN		
	105	LIVE OAK	3	10	REMAIN		
	106	SILVER BUTTONWOOD	2	6	REMAIN		
	107	LIVE OAK	3	10	REMAIN		
	108	SILVER BUTTONWOOD	2	6	REMAIN		
	109	LIVE OAK	3	10	REMAIN		
	110	SILVER BUTTONWOOD	2	6	REMAIN		
	111	LIVE OAK	3	10	REMAIN		
	112	SILVER BUTTONWOOD	2	6	REMAIN		
	113	LIVE OAK	3	10	REMAIN		
	114	SILVER BUTTONWOOD	2	6	REMAIN		
	115	LIVE OAK	3	10	RELOCATE		
	116	SILVER BUTTONWOOD	2	6	RELOCATE		
	117	LIVE OAK	3	10	RELOCATE		
	118	SILVER BUTTONWOOD	2	6	RELOCATE		
	119	LIVE OAK	3	10	RELOCATE		
TOTAL CANOPY CREDITS (S.F.) CREDITS TO BE REMOVED =						7,146	
TOTAL REPLACEMENT CANOPY CREDITS (S.F.) REQUIRED (CANOPY CREDITS x 1.5)						10,719	
REPLACEMENT CANOPY CREDITS (S.F.) CREDITS PROVIDED =							
REPLACEMENT CANOPY CREDITS (S.F.) CREDITS STILL NEEDED =						10,719	
VALUE OF CANOPY TREE REPLACEMENT (CANOPY CREDITS x $1.25) =						$ 13,398.48	
SPECIMAN TREE REPLACEMENT VALUE =							$ 71,302.88
TOTAL TREE REPLACEMENT TO BE PAID TO THE TREE PRESERVATION TRUST FUN						$	84,701.35

Tree Disposition

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
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Jupiter, Florida 33458
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www.cotleurhearing.com
Lic# LC-C000239

SHOPPES AT WILTON MANORS

Wilton Manors, Florida

REGISTERED LANDSCAPE ARCHITECT
DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

DESIGNED JAE
DRAWN JAE
APPROVED DEH
JOB NUMBER 25-0806
DATE 12-02-25
REVISIONS

December 02, 2025 12:05:09 p.m.
Drawing: 25-0914_SP.DWG

SHEET 1 OF 1

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LOCATION MAP

OPEN SPACE

AREA:	SF:
1	1,222
2	2,898
3	791
4	1,023
5	111
6	1,131
7	1,433
8	363
9	197
10	89
11	1,141
12	140
13	1,885
14	4,672
15	129
16	1,676
17	270
18	570
19	2,499
20	853
21	770
22	156
23	690
24	5,756
25	1,573
26	556
27	10,605
28	1,128
29	1,074
30	621
31	2,369
32	198
33	824
34	18
35	76
36	280
37	18
38	76
39	280
40	18
41	76
42	73
43	158
44	486
45	1,147
46	120
47	88
48	93
49	285
50	1,738
51	9
52	9
53	9
54	9
55	9
56	9
57	9
58	277
59	1,885
60	1,980
61	9
TOTAL	58,657

Open Space Exhibit

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SHOPPES AT WILTON MANORS

Wilton Manors, Florida

DESIGNED JAE
DRAWN JAE
APPROVED DEH
JOB NUMBER 25-0806
DATE 12-23-25
REVISIONS

December 23, 2025 1:43:06 p.m.
Drawing: 25-0914_BASE.DWG

SHEET 1 OF 1

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GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE LIMITS OF THE SUBJECT PROPERTY SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF THE CITY OF WILTON MANORS AND BROWARD COUNTY.

2. IT SHALL BE THE DUTY OF THE CONTRACTOR, UPON EXECUTION OF THE CONTRACT, TO INFORM ALL PUBLIC SERVICES COMPANIES, INDIVIDUALS, AND ANY OTHERS OWNING OR CONTROLLING AND FACILITIES OR STRUCTURES WITHIN THE LIMITS OF THE PROJECT WHICH MAY CONFLICT WITH CONSTRUCTION OF THIS PROJECT, INCLUDING U.N.C.L.E. AT (800) 432-4770. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, SURVEY MARKERS AND OTHER FACILITIES. ALSO, CONTRACTOR SHALL INSPECT SITE AND VERIFY IF OTHER UTILITIES/STRUCTURES ARE PRESENT ON THE SITE OTHER THAN THOSE SHOWN ON THE PLANS.

3. THE CONTRACTOR IS REQUIRED TO FULLY INFORM HIMSELF CONCERNING THE LOCATIONS OF PUBLIC AND PRIVATE FACILITIES AND STRUCTURES ON, UNDER, OR OVER THE PROJECT WHICH MAY OR MAY NOT REQUIRE RELOCATION, ADJUSTMENT, AND/OR RECONSTRUCTION, AND WHICH MAY INTERFERE WITH HIS OPERATIONS. ALSO, CONTRACTOR SHALL PREPARED HIS BID AND ENTERED INTO THE CONTRACT IN FULL UNDERSTANDING OF THE CONDITIONS TO BE ENCOUNTERED AND HIS RESPONSIBILITY THEREWITH. ENGINEER HAS SHOWN ON THE DRAWINGS SUCH FACILITIES AND STRUCTURE THAT ARE OBVIOUS FROM A VISIT TO THE SITE, THE LOCATIONS OF WHICH HAVE BEEN OBTAINED FROM EXISTING MAPS AND RECORDS AND ARE, THEREFOR, SHOWN IN APPROXIMATE LOCATIONS. SUCH INDICATIONS ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY IN THIS RESPECT. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY OMISSION OR FAILURE TO GIVE NOTICE TO THE CONTRACTOR OF ANY FACILITY OR STRUCTURE ON, UNDER, OR OVER THE PROJECT.

4. CONTRACTOR SHALL PROTECT BENCHMARKS, UTILITIES, EXISTING TREES, SHRUBS AND OTHER LANDSCAPE FEATURES DESIGNATED FOR PRESERVATION WITH TEMPORARY FENCING OR BARRICADE SATISFACTORY TO THE ENGINEER. NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION CARRIED ON WITHIN 4 FEET OF ANY TREE TO BE SAVED OR WITHIN THE TREE PROTECTION FENCE.

5. THE CONTRACTOR SHALL SAVE HARMLESS THE OWNER FROM ANY EXPENSES INCURRED IN THE RELOCATION, PRESERVATION, OR RECONSTRUCTION OF AND SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

6. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, SIZE, MATERIAL AND ELEVATION OF THE EXISTING FACILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE ENGINEER-OF-RECORD SHOULD THERE BE ANY DISCREPANCIES WITH THE APPROVED CONSTRUCTION DRAWINGS.

7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE CITY, COUNTY, OWNER, CONTRACTOR, DRAINAGE DISTRICT, ENGINEER AND ALL INTERESTED PARTIES INVOLVED WITH THE CONSTRUCTION OF THE IMPROVEMENTS. CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON-SITE. THE PLANS ARE TO BE MADE AVAILABLE TO THE CITY ENGINEER OR HIS DESIGNEE UPON REQUEST.

8. THE CONTRACTOR SHALL SAFEGUARD ALL EXISTING LANDSCAPING WHEN POSSIBLE. SOD RESTORATION IS NOT PART OF THIS CONTRACT, HOWEVER THE CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA SO THAT IT CAN BE SODDED WITHOUT ADDITIONAL WORK BEING REQUIRED. SOD AND LANDSCAPING WORK SHALL BE COORDINATED BY THE LANDSCAPE ARCHITECT.

9. CONTRACTOR SHALL INFORM ALL COMPANIES, INDIVIDUALS AND OTHER OWNING OR CONTROLLING FACILITIES OR STRUCTURES WITHIN THE LIMITS OF THE WORK WHICH HAVE TO BE RELOCATED, ADJUSTED OR RECONSTRUCTED IN SUFFICIENT TIME FOR THE UTILITY OR ORGANIZATION TO PERFORM SUCH WORK IN CONJUNCTION WITH OR IN ADVANCE OF THE CONTRACTOR'S OPERATION.

10. CONTRACTOR SHALL PROVIDE TO OWNER AND ENGINEER WITH AS-BUILT INFORMATION PERTAINING TO THE LOCATION AND ELEVATION OF PROPOSED IMPROVEMENTS BY A FLORIDA REGISTERED SURVEYOR & MAPPER. AS-BUILT INFORMATION SHALL INCLUDE ALL STRUCTURES, PIPE, FITTINGS, SUBGRADE, BASE AND PAVEMENT. COMPACTION TESTING SHALL BE PERFORMED BY A FLORIDA STATE CERTIFIED SOILS TESTING LABORATORY.

11. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE OWNER, ENGINEER-OF-RECORD AND PERMITTING AGENCIES WITH JURISDICTION ON THE WORK PRIOR TO THE WORK BEING PERFORMED.

12. CONTRACTOR MUST NOTIFY OWNER, ENGINEER, AND CITY AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION AND ANY REQUIRED INSPECTIONS AND TESTING.

13. ALL UNDERGROUND IMPROVEMENTS MUST BE INSPECTED BY THE ENGINEER AND PERMITTING AGENCIES PRIOR TO BACKFILLING.

14. A COPY OF THE FOLLOWING PUBLICATIONS MUST BE AVAILABLE AT THE SITE DURING CONSTRUCTION:

    a. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

    b. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST REVISION.

    c. UNITED STATES DEPARTMENT OF TRANSPORTATION - FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISION.

15. CITY TO BE ADVISED IN WRITING AT LEAST 48 HOURS PRIOR TO THE FOLLOWING:

- WET CONNECTIONS
- PRESSURE TESTS
- FILLING/FLUSHING
- CHLORINATIONS
- BACTERIOLOGICAL SAMPLES

LEGEND

I — TYPE "J" INLET	DRAINAGE INLET DESIGNATION
M.H.	MANHOLE
90' - 15" R.C.P.	LENGTH, SIZE, AND TYPE OF PIPE
	FLOW OR WARP LINE
	RIDGE LINE
1%	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
6.50 / 1.00	PROPOSED GRADE
	EXISTING GRADE
FFE = 12.00	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK OR PROPOSED CONCRETE
	EXISTING UTILITIES OR UTILITIES BY OTHERS
	PROPOSED ASPHALT PAVEMENT
	PROPOSED PAVERS
P.R.B.	POLLUTION RETARDANT BAFFLE
U.E.	UTILITY EASEMENT
C.W.E.	CONTROL WATER ELEVATION
	EXISTING GATE VALVE AND FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	PROPOSED FIRE HYDRANT AND GATE VALVE
I	BACTERIOLOGICAL SAMPLING POINT
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
B.R.M.	BLUE REFLECTOR MARKINGS
I — 4' DIA. MANHOLE	SEWER MANHOLE STRUCTURE DESIGNATION
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	DIRECTION OF SANITARY SEWER FLOW
	R/W LINE
	PROPERTY LINE
	CENTERLINE C/L
	LIGHTPOLE
BOT 8" W.M.= 0.00 TOP 8" SAN= 0.00	BOTTOM OF PIPE ELEVATION TOP OF PIPE ELEVATION
SAN= W.M.= RCP= F.M.=	SANITARY SEWER PIPE WATER PIPE DRAINAGE PIPE FORCE MAIN PIPE
F.D.C.	FIRE DEPARTMENT CONNECTION

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD").

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Engineer of Record: 11/26/2025

CARLOS J. BALLBE LICENSE NO. 41811 STATE OF FLORIDA PROFESSIONAL ENGINEER

Carlos J. Ballbé
Registered Engineer Number 41811
State of Florida

Project Number: 202514

Sheet Number: C-1

Date: 11/26/2025

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 11/2025
Drawn by: CJB Date: 11/2025
Checked by: CJB Date: 11/2025

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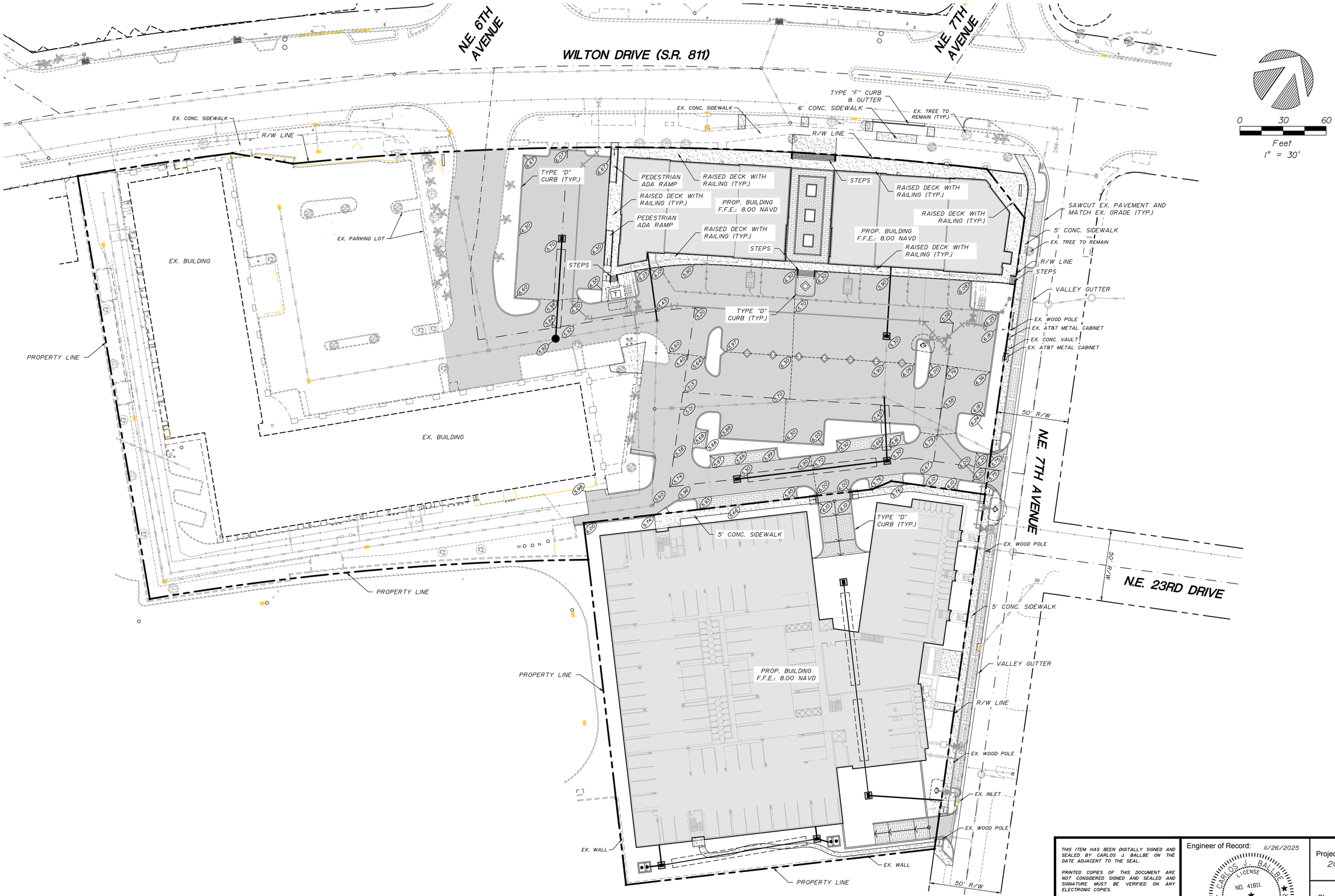
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. CA-26426

LEGEND AND GENERAL NOTES PLAN

SHOPPES OF WILTON MANORS

STILES / NEW URBAN COMMUNITIES



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Engineer of Record: 11/26/2025

CARLOS J. BALLBÉ LICENSE NO. 41811 STATE OF FLORIDA PROFESSIONAL ENGINEER

Carlos J. Ballbé
Registered Engineer Number 41811
State of Florida

Project Number: 2025|4

Sheet Number: C-2

Date: 11/26/2025

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 11/2025
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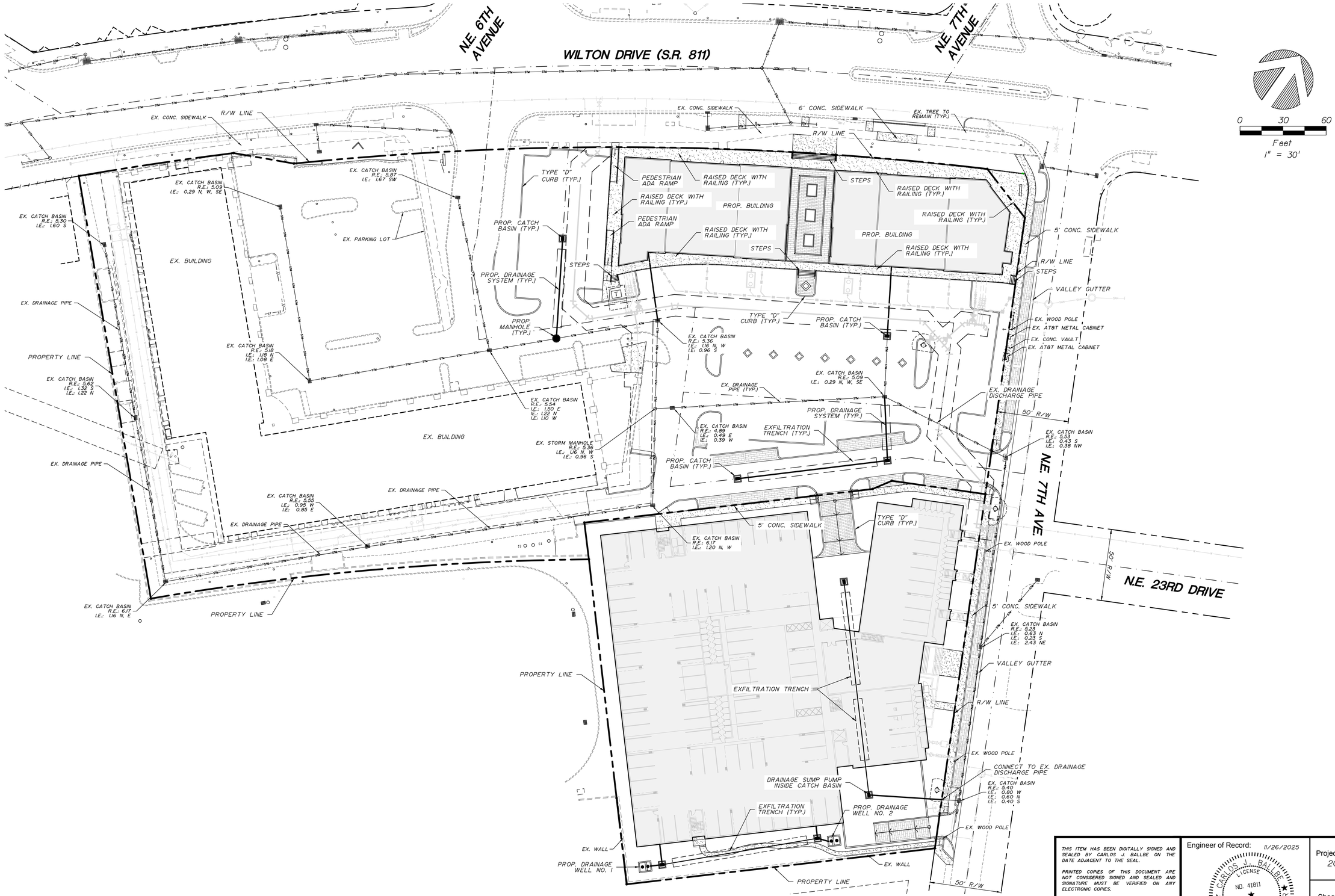
CONCEPTUAL PAVING AND GRADING PLAN

SHOPPES OF WILTON MANORS

STILES / NEW URBAN COMMUNITIES



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CARLOS J. BALLBÉ LICENSE NO. 41811 STATE OF FLORIDA PROFESSIONAL ENGINEER

Carlos J. Ballbé
Registered Engineer Number 41811
State of Florida

Project Number: 2025.14

Sheet Number: C-3

Date: 11/26/2025

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 11/2025
Drawn by: CJB Date: 11/2025
Checked by: CJB Date: 11/2025

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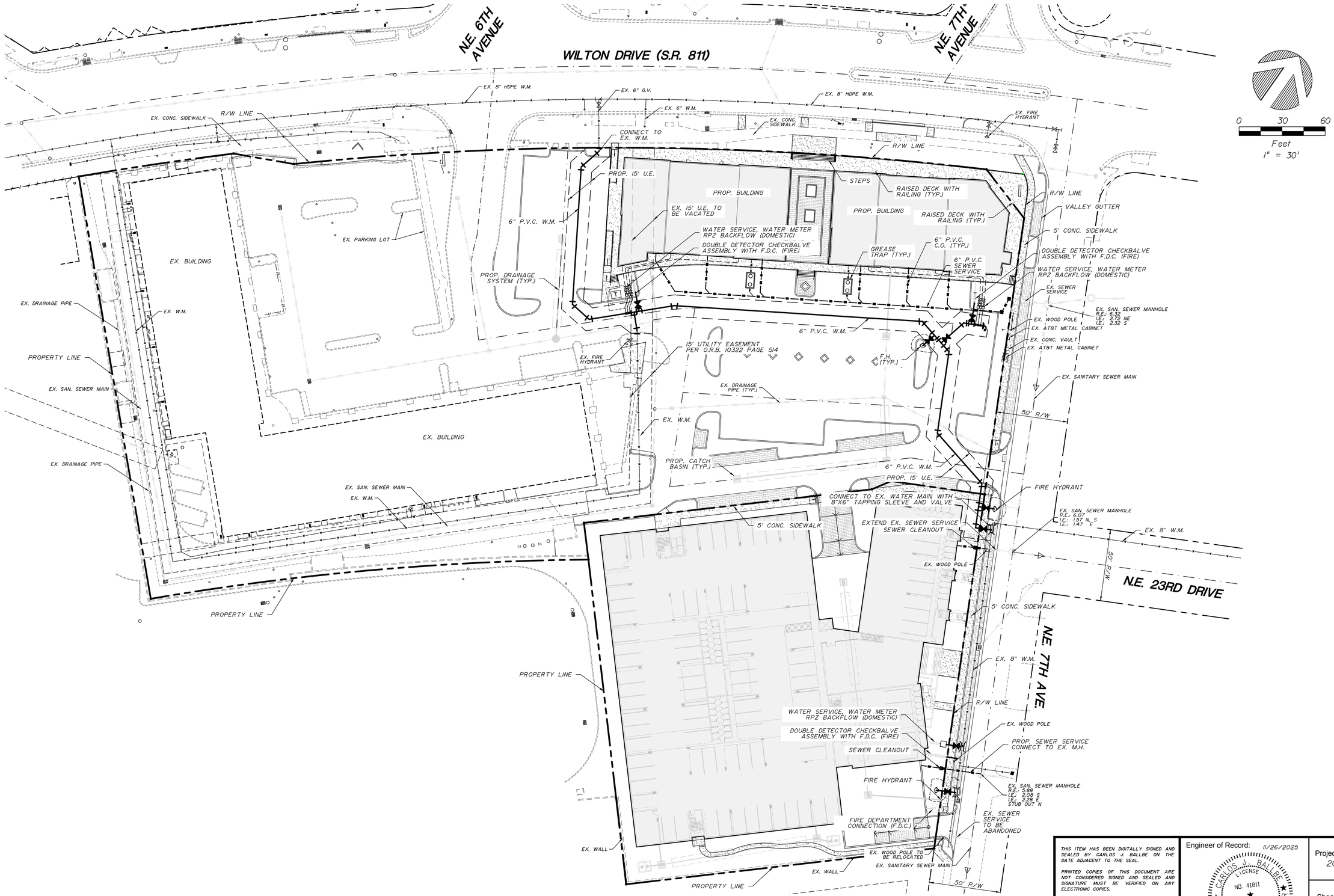
CONCEPTUAL DRAINAGE SYSTEM PLAN

SHOPPES OF WILTON MANORS

STILES / NEW URBAN COMMUNITIES



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Carlos J. Ballbé
Registered Engineer Number 41811
State of Florida

Project Number: 202514

Sheet Number: C-4

Date: 11/26/2025

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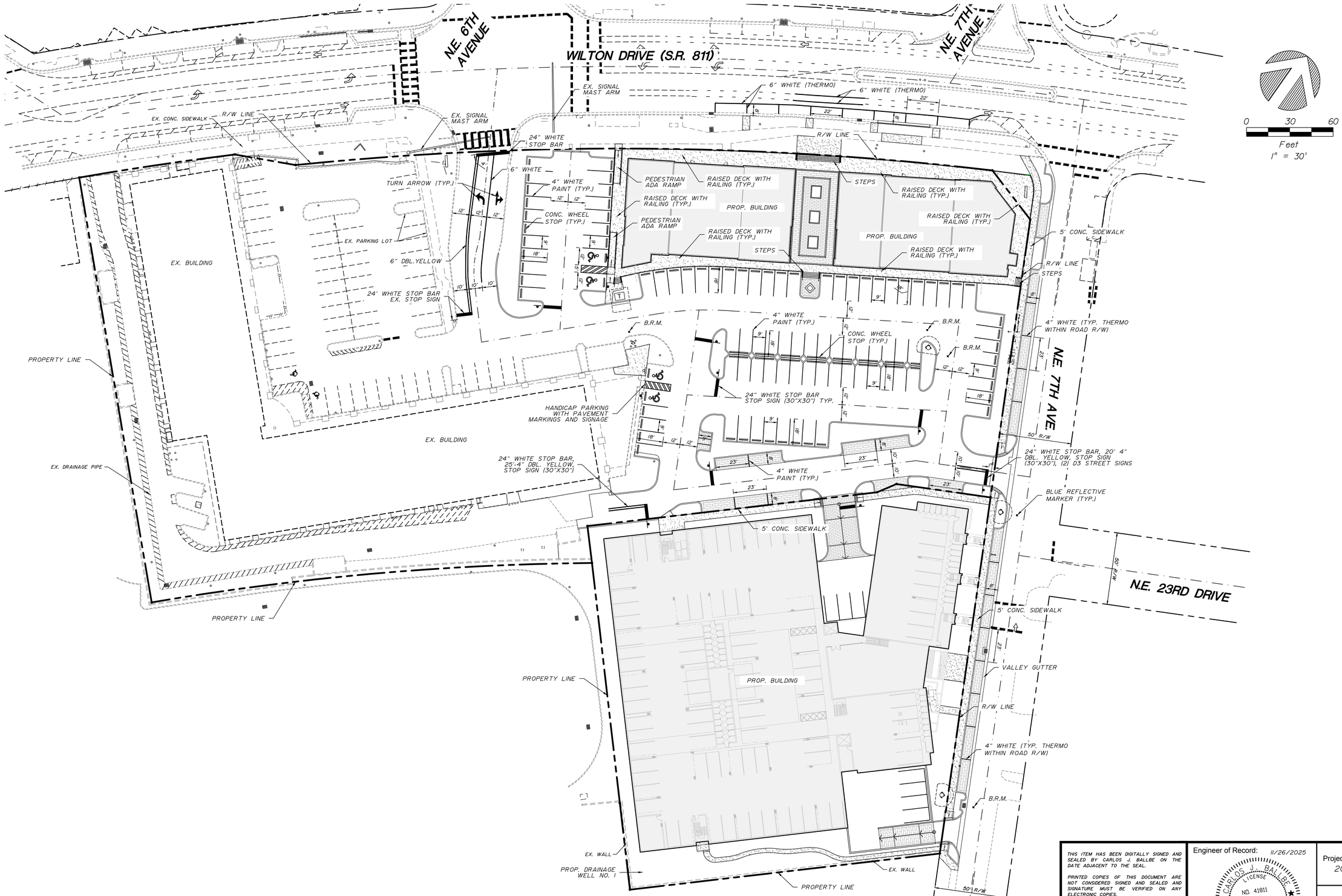
CONCEPTUAL WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEM PLAN

SHOPPES OF WILTON MANORS

STILES / NEW URBAN COMMUNITIES



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Carlos J. Ballbé
Registered Engineer Number 41811
State of Florida

Project Number: 2025I4

Sheet Number: C-5

Date: 11/26/2025

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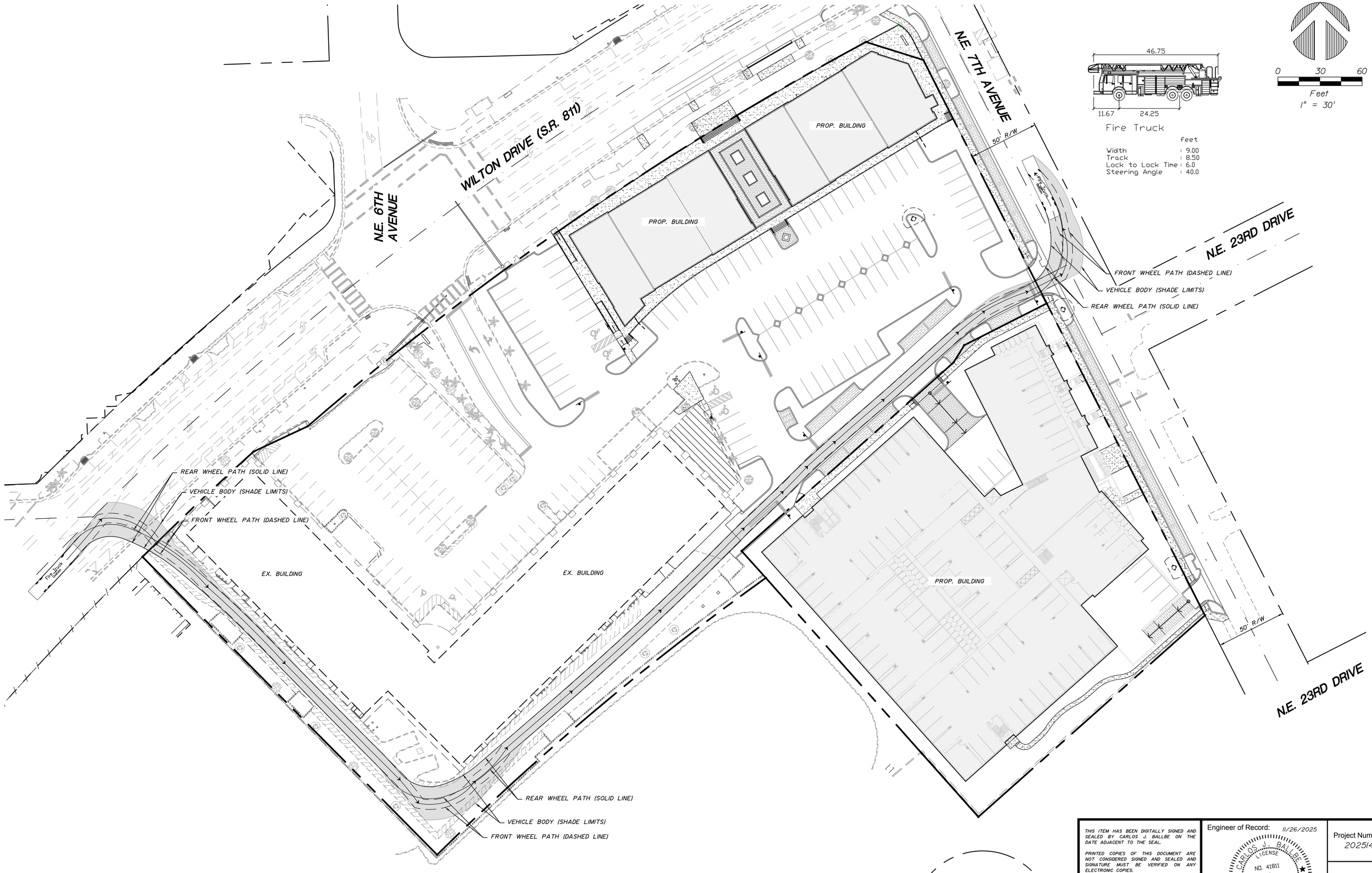
CONCEPTUAL PAVEMENT MARKINGS AND SIGNAGE PLAN

SHOPPES OF WILTON MANORS

STILES / NEW URBAN COMMUNITIES



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CARLOS J. BALLBÉ LICENSE NO. 41811 STATE OF FLORIDA PROFESSIONAL ENGINEER

Carlos J. Ballbé
Registered Engineer Number 41811
State of Florida

Project Number: 2025!4

Sheet Number: C-6

Date: 11/26/2025

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 11/2025

Drawn by: CJB Date: 11/2025

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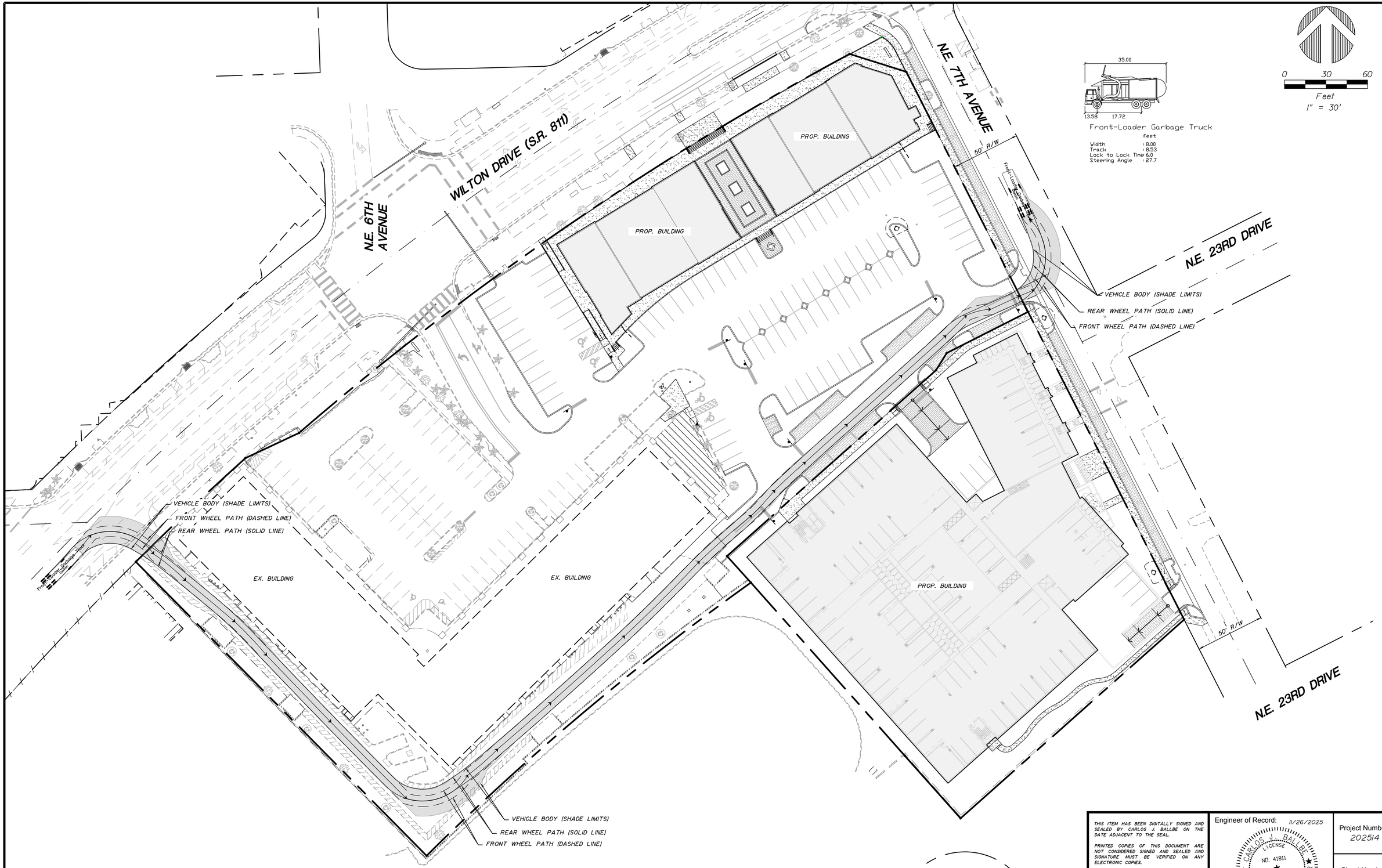
FIRE ACCESS TURNING RADIUS PLAN

SHOPPES OF WILTON MANORS

STILES / NEW URBAN COMMUNITIES



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Carlos J. Ballbé
Registered Engineer Number 41811
State of Florida

Project Number: 202514

Sheet Number: C-7

Date: 11/26/2025

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 11/2025

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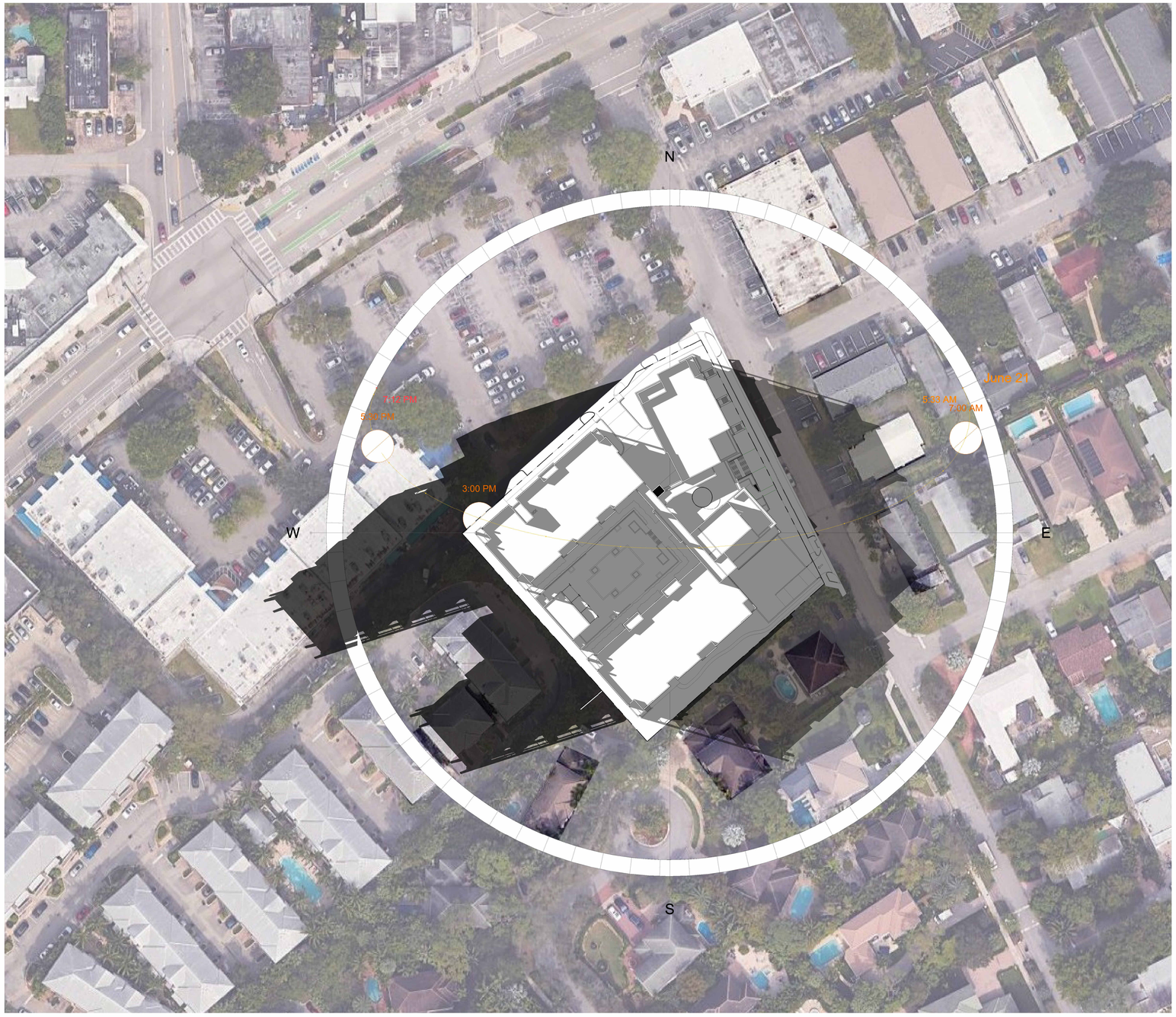
WASTE COLLECTION TURNING RADIUS PLAN

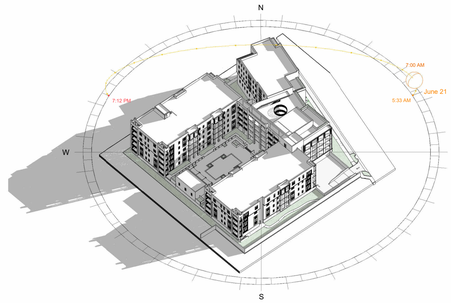
SHOPPES OF WILTON MANORS

STILES / NEW URBAN COMMUNITIES

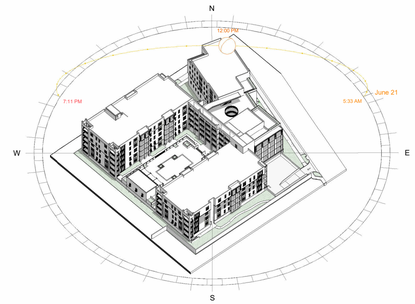


1 A-951 SUMMER SHADOW DIAGRAM - 7:00AM TO 5:30PM

1" = 50'-0"



A A-951 SUMMER - 7:00 AM



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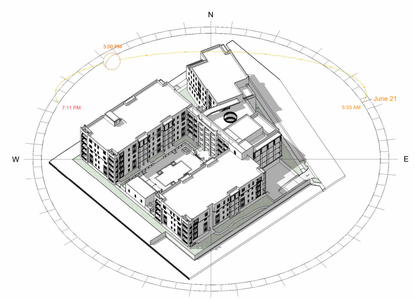
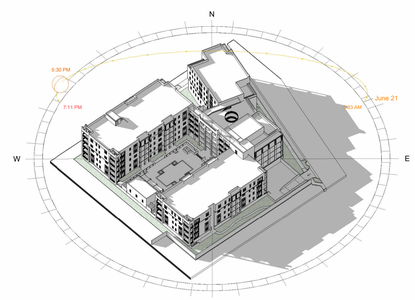


C A-951 SUMMER - 3:00 PM



D A-951 SUMMER - 5:30 PM

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DRAW: Author | CHECK: Checker

SHADE STUDY - SUMMER

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A-951

JOB NO. 2025-05 | DATE: 02-04-2025

Issue Date

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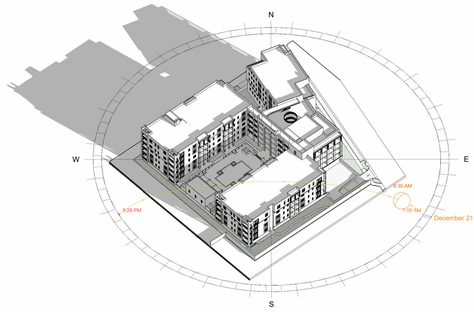
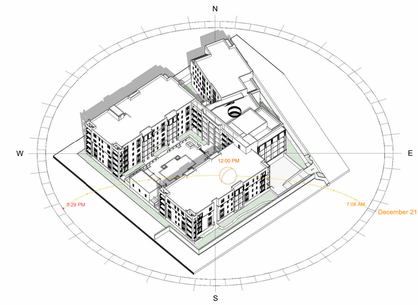
12/4/2025 2:37:17 PM

1 A-952 WINTER SHADOW DIAGRAM - 8:30AM TO 4:30PM

1" = 50'-0"



A A-952 WINTER - 8:30 AM



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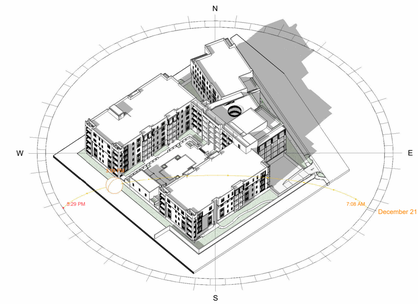

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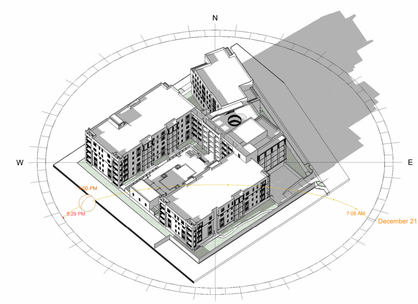

5 A-952 WINTER - 4:30 PM

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SHADE STUDY - WINTER

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A-952

JOB NO. 2025-05 | DATE: 02-04-2025

Issue Date

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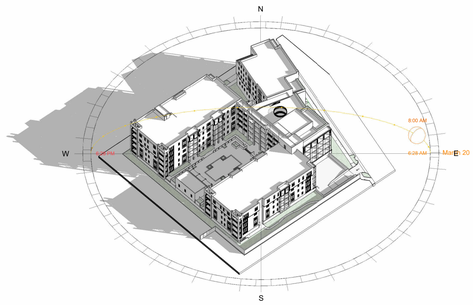
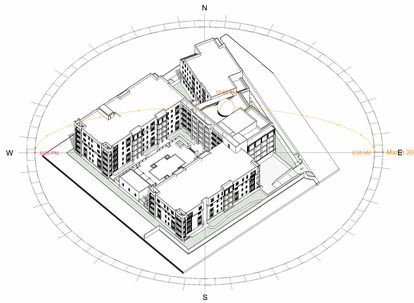
1 A-953 SPRING SHADOW DIAGRAM - 8AM TO 5PM

1" = 50'-0"



A A-953 SPRING - 8:00 AM



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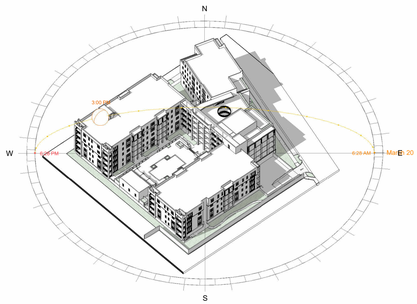

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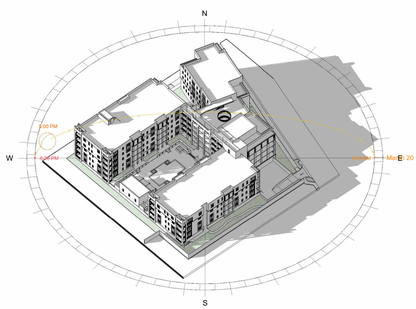

D A-953 SPRING - 5:00 PM

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SHADE STUDY - SPRING

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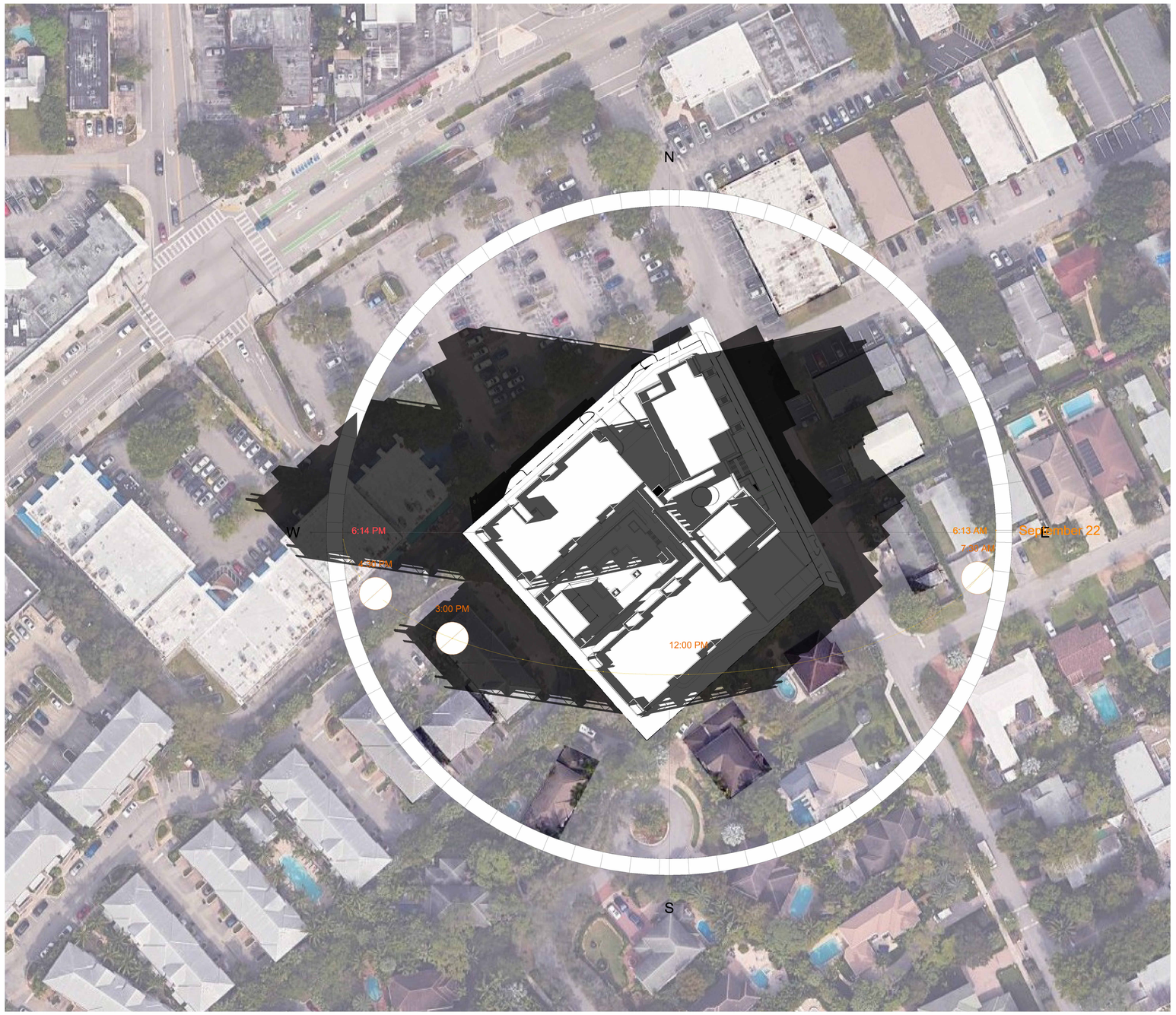
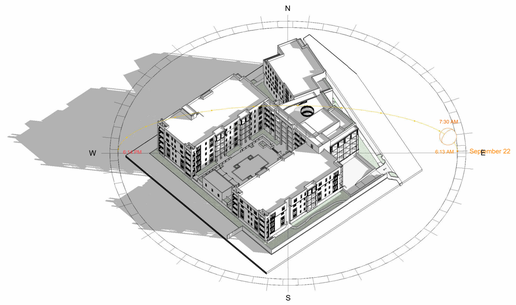


1 A-954 FALL SHADOW DIAGRAM - 7:30AM TO 4:30PM

1" = 50'-0"



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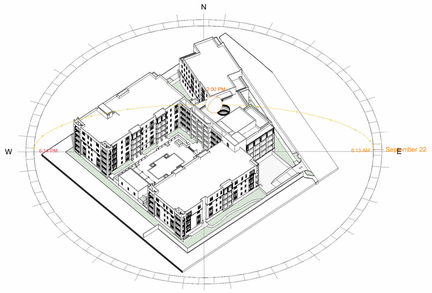

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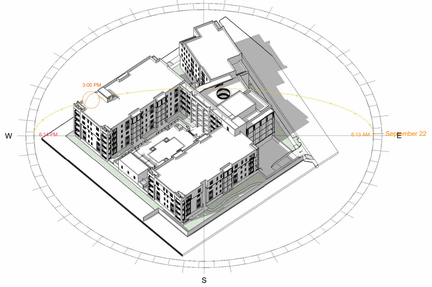

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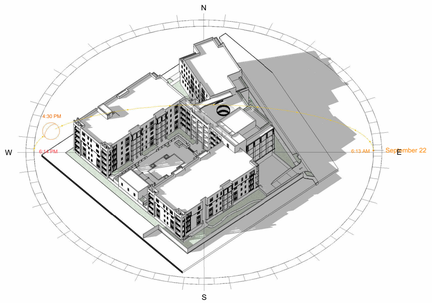

D A-954 FALL - 4:30 PM

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12/4/2025 2:46:25 PM

GENERAL NOTES:

1. REFER TO SHEET E-2.00 FOR PHOTOMETRICS AND LIGHTING DETAILS

KEY NOTES:

1. TYPE S1 FIXTURE SHALL BE SIMILAR TO THE FOLLOWING (TYPICAL):
   LITHONIA RADEON RAD1 P4 35K ASY MVOLT
2. TYPE S2 FIXTURE SHALL BE SIMILAR TO THE FOLLOWING (TYPICAL):
   LITHONIA RADEON RAD1 P5 35K ASY MVOLT

1 E-1.00 **ELECTRICAL SITE PLAN**

SCALE: 1/32"=1'-0"

NORTH

REVISIONS :

SEAL

CONSULTANT

STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd
Fort Lauderdale, Florida. 33301
954 - 627- 9180
FL. REG # AA-26001798

SHOPPES OF WILTON
2200-2292 WILTON DRIVE
WILTON MANORS, FL 33305

ELECTRICAL SITE PLAN

E-1.00

Bildworx Design
Engineering Consulting Services
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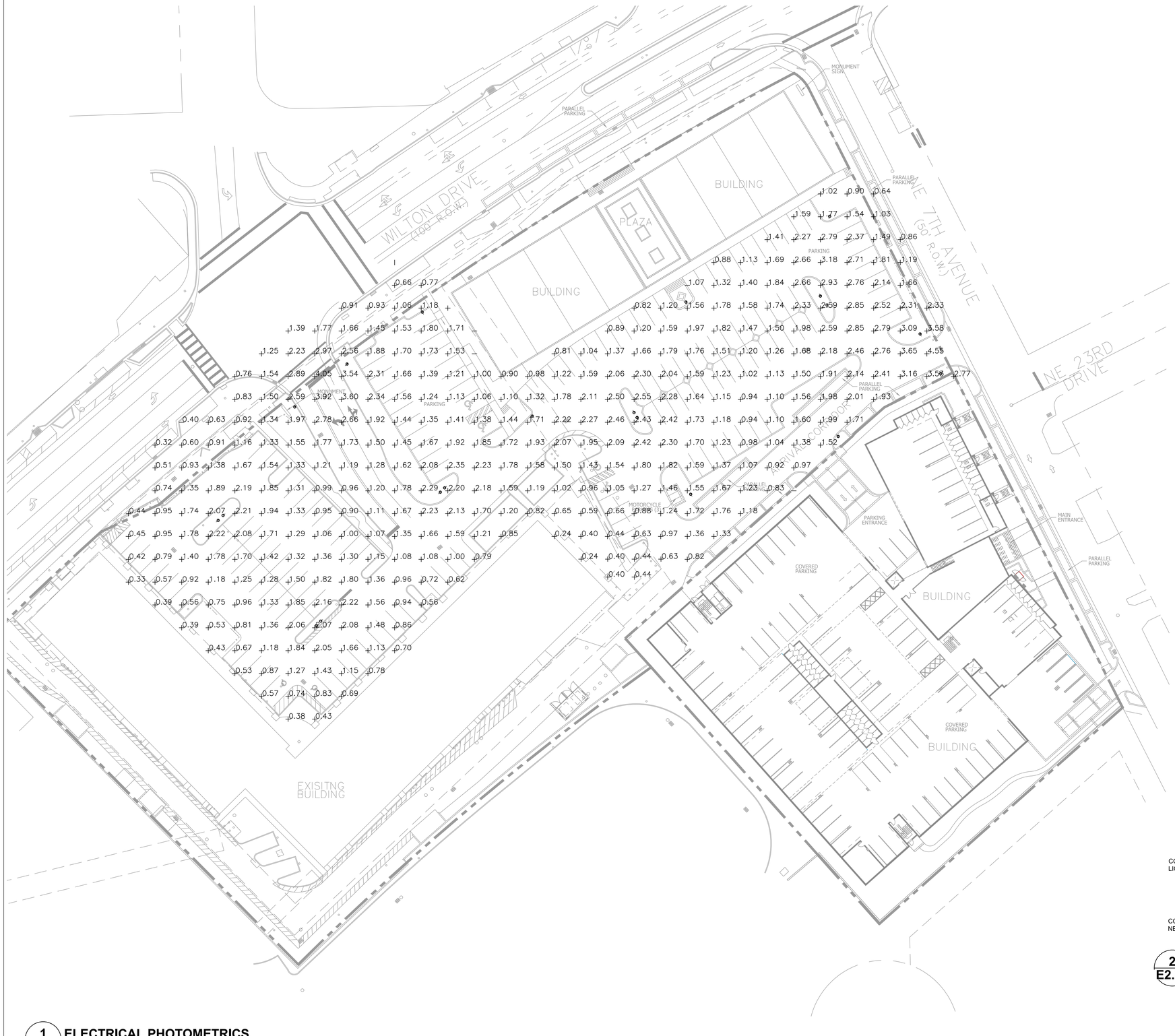
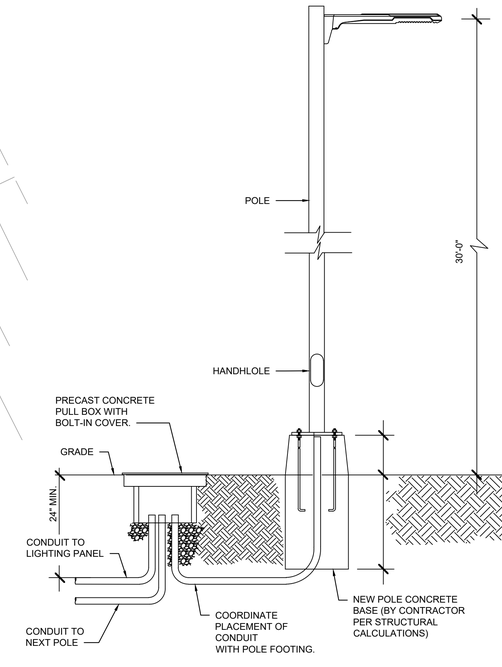
DATE :



CALCULATION RESULTS			
AVERAGE	MAX	MIN	UNIFORMITY
1.76	4.56	0.43	0.28



2 / E2.00 LIGHTING POLE DETAIL

SCALE: N.T.S.

1 / E-2.00 ELECTRICAL PHOTOMETRICS

SCALE: 1/32"=1'-0"

NORTH

REVISIONS :

SEAL

CONSULTANT

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627- 9180 33301
FL. REG # AA-26001798

SHOPPES OF WILTON
2200-2292 WILTON DRIVE
WILTON MANORS, FL 33305

ELECTRICAL SITE PLAN

E-2.00

PROJECT NO.

DRAWN BY :
AK
CHECKED BY :
RS
DATE :

Bildworx Design
Engineering Consulting Services
300 SE 2ND STREET, STE 600
FORT LAUDERDALE, FL 33301
PHONE: (954) 933-8246
www.bildworx.com

1 A-400

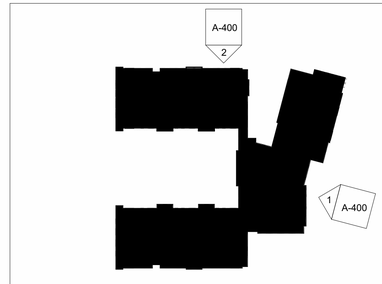
EAST ELEVATION (NE 7TH AVENUE STREET VIEW)

3/32" = 1'-0"

2 A-400

NORTH ELEVATION (ARRIVAL CORRIDOR STREET VIEW

3/32" = 1'-0"



ELEVATIONS - KEYPLAN

DESIGN
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2060 NW BOCA RATON BLVD.
SUITE 2
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TEL: (561) 392-3848
WWW.ARC4.DESIGN.COM

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Project Address

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1 A-401

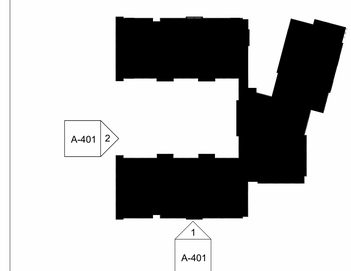
SOUTH ELEVATION

3/32" = 1'-0"

2 A-401

WEST ELEVATION

3/32" = 1'-0"



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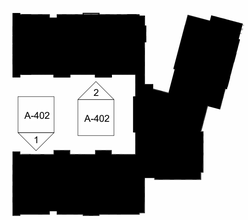
1 A-402 SOUTH NORTH (INNER COURT YARD)

3/32" = 1'-0"

2 A-402 NORTH (INNER COURT YARD)

3/32" = 1'-0"



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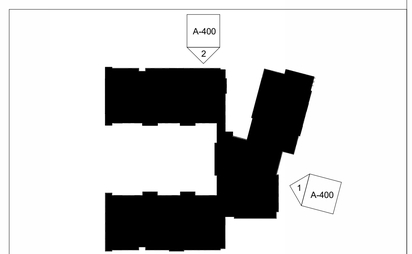
1 A-400 EAST ELEVATION (STREET VIEW)

3/32" = 1'-0"

2 A-400 NORTH ELEVATION

3/32" = 1'-0"



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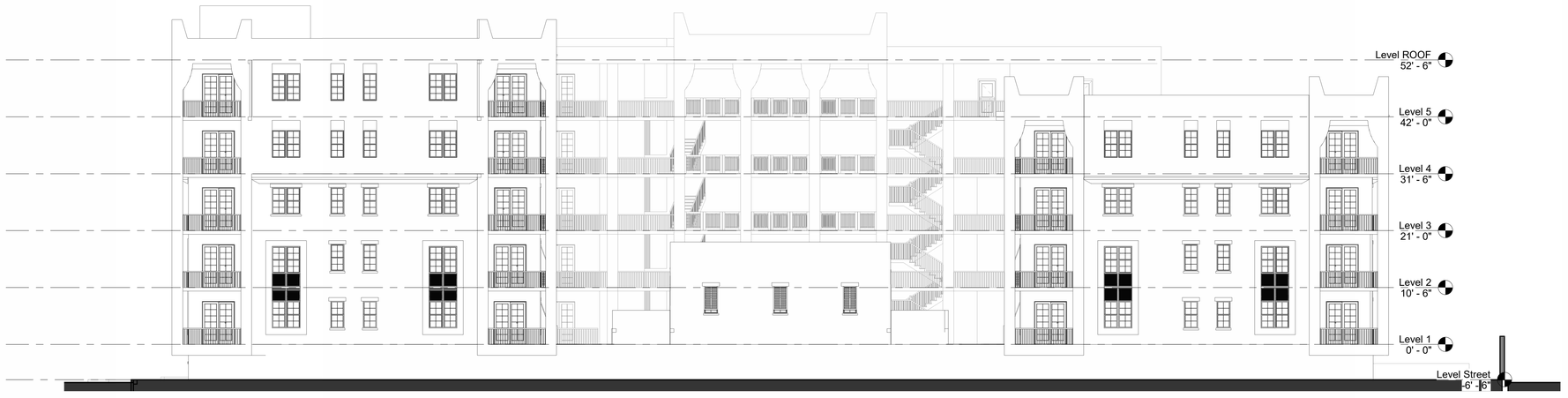
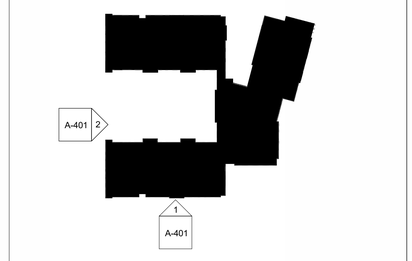
1 A-401 SOUTH ELEVATION

3/32" = 1'-0"



2 A-401 WEST ELEVATION

3/32" = 1'-0"



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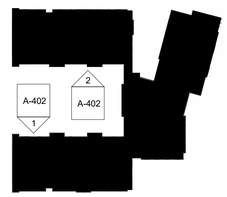
1 / A-402 SOUTH NORTH (INNER COURT YARD)

3/32" = 1'-0"

2 / A-402 NORTH (INNER COURT YARD)

3/32" = 1'-0"



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PROPOSED PROJECT FOR:

WILTON MANORS

5 STORIES - (MULTI FAMILY BUILDING)

PROJECT
ADDRESS

ARCHITECT

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BOCA RATON, FLORIDA 33431
TEL (561) 392-3848
FAX (561) 392-5402

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WILTON
MANORS

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REVISIONS		
#	DESCRIPTION	BY

DRAW: Author | CHECK: Checker

COVER
SHEET

SHEET
A-000

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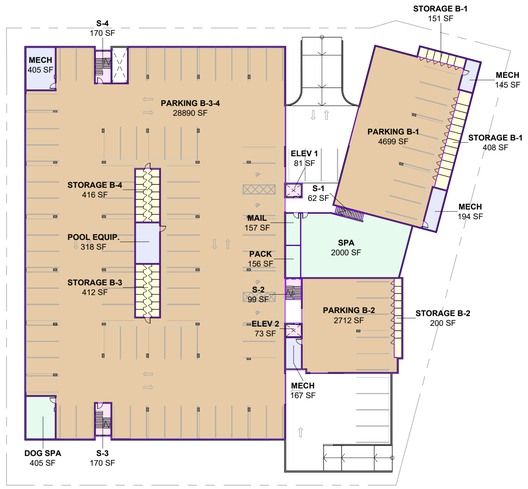
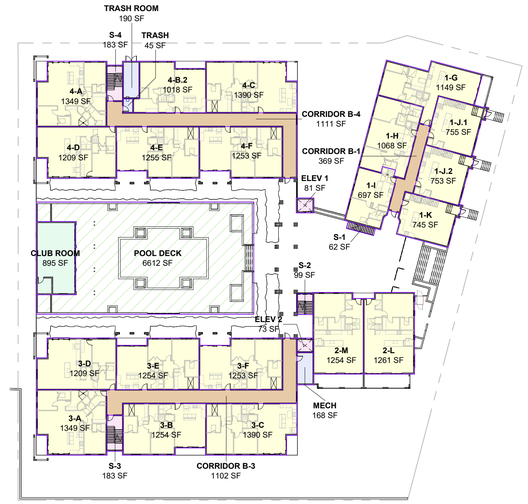
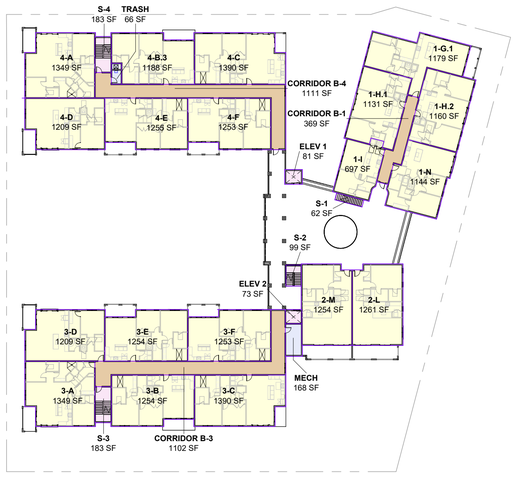


6 A-101 **Level Parking**
1" = 40'-0"

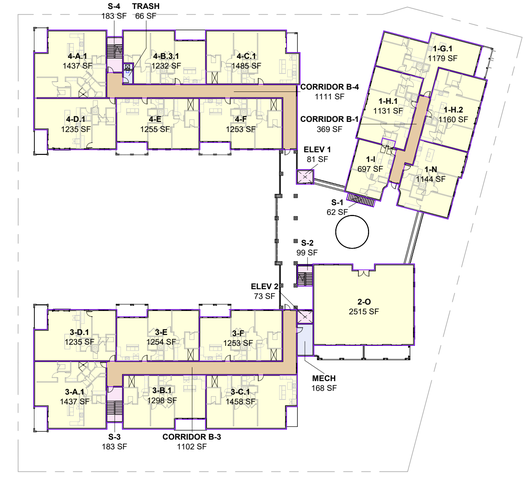


1 A-101 **Level 1**
1" = 40'-0"

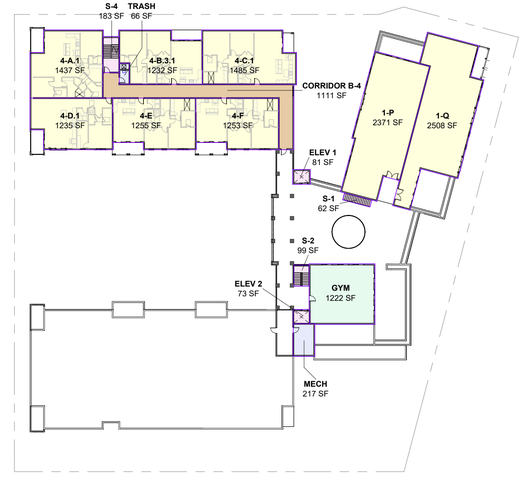
2 A-101 **Level 2**
1" = 40'-0"



3 A-101 **Level 3**
1" = 40'-0"



4 A-101 **Level 4**
1" = 40'-0"



5 A-101 **Level 5**
1" = 40'-0"

Area Schedule			
NAME	AREA	COUNT	TYPE
Building Common Area			
CORRIDOR B-1	369 SF	4	ENCLOSED CORRIDOR
CORRIDOR B-3	1102 SF	4	ENCLOSED CORRIDOR
CORRIDOR B-4	1111 SF	5	ENCLOSED CORRIDOR
PARKING B-1	4699 SF	1	COVERED PARKING
PARKING B-2	2712 SF	1	COVERED PARKING
PARKING B-3-4	28890 SF	1	COVERED PARKING
Exterior Area			
POOL DECK	6612 SF	1	OPEN AREA
Floor Area			
1-G	1149 SF	2	1 BEDROOM - 1.5 BATHROOMS
1-G.1	1179 SF	2	1 BEDROOM - 1.5 BATHROOMS
1-H	1068 SF	2	2 BEDROOMS - 2 BATHROOMS
1-H.1	1131 SF	2	2 BEDROOMS - 2 BATHROOMS
1-H.2	1160 SF	2	2 BEDROOMS - 2 BATHROOMS
1-I	697 SF	4	1 BEDROOM - 1 BATHROOM
1-J.1	744 SF	1	TH-2ND FLOOR
1-J.1	755 SF	1	TH-1ST FLOOR
1-J.2	742 SF	1	TH-2ND FLOOR
1-J.2	753 SF	1	TH-1ST FLOOR
1-K	733 SF	1	TH-2ND FLOOR
1-K	745 SF	1	TH-1ST FLOOR
1-N	1144 SF	2	2 BEDROOMS - 2 BATHROOMS
1-P	2371 SF	1	3 BEDROOMS - 3 BATHROOMS
1-Q	2508 SF	1	3 BEDROOMS - 3 BATHROOMS
2-L	1261 SF	3	1 BEDROOM - 1.5 BATHROOMS
2-M	1254 SF	3	1 BEDROOM - 1.5 BATHROOMS
2-O	2515 SF	1	3 BEDROOMS - 3 BATHROOMS
3-A	1349 SF	3	2 BEDROOMS - 2 BATHROOMS
3-A.1	1437 SF	1	2 BEDROOMS - 2 BATHROOMS
3-B	1254 SF	3	2 BEDROOMS - 2 BATHROOMS
3-B.1	1298 SF	1	2 BEDROOMS - 2 BATHROOMS
3-C	1390 SF	3	2 BEDROOMS - 2 BATHROOMS
3-C.1	1458 SF	1	2 BEDROOMS - 2 BATHROOMS
3-D	1209 SF	3	1 BEDROOM - 1.5 BATHROOMS
3-D.1	1235 SF	1	1 BEDROOM - 1.5 BATHROOMS
3-E	1254 SF	4	2 BEDROOMS - 2 BATHROOMS
3-F	1253 SF	3	2 BEDROOMS - 2 BATHROOMS
4-A	1349 SF	3	2 BEDROOMS - 2 BATHROOMS
4-A.1	1437 SF	2	2 BEDROOMS - 2 BATHROOMS
4-B.2	1018 SF	1	2 BEDROOMS - 2 BATHROOMS
4-B.3	1188 SF	2	2 BEDROOMS - 2 BATHROOMS
4-B.3.1	1232 SF	2	2 BEDROOMS - 2 BATHROOMS
4-C	1390 SF	3	2 BEDROOMS - 2 BATHROOMS
4-C.1	1485 SF	2	2 BEDROOMS - 2 BATHROOMS
4-D	1209 SF	3	1 BEDROOM - 1.5 BATHROOMS
4-D.1	1235 SF	2	1 BEDROOM - 1.5 BATHROOMS
4-E	1255 SF	5	2 BEDROOMS - 2 BATHROOMS
4-F	1253 SF	6	2 BEDROOMS - 2 BATHROOMS
STORAGE B-1	151 SF	1	UNITS STORAGE
STORAGE B-1	408 SF	1	UNITS STORAGE
STORAGE B-2	200 SF	1	UNITS STORAGE
STORAGE B-3	412 SF	1	UNITS STORAGE
STORAGE B-4	416 SF	1	UNITS STORAGE
Major Vertical Penetration			
ELEV 1	81 SF	6	ELEVATOR
ELEV 2	73 SF	6	ELEVATOR
S-1	62 SF	6	OPEN STAIR
S-2	99 SF	6	OPEN STAIR
S-3	170 SF	1	ENCLOSED STAIR
S-3	183 SF	4	ENCLOSED STAIR
S-4	170 SF	1	ENCLOSED STAIR
S-4	183 SF	5	ENCLOSED STAIR
Office Area			
CLUB ROOM	895 SF	1	POOL DECK CLUB ROOM
DOG SPA	405 SF	1	B.O.H. ROOM
GYM	1222 SF	1	ROOF TERRACE GYM
MAIL	157 SF	1	MAIL ROOM
PACK	156 SF	1	PACKAGE ROOM
SPA	2000 SF	1	PARKING LEVEL SPA
Store Area			
MECH	145 SF	1	B.O.H. ROOM
MECH	167 SF	1	B.O.H. ROOM
MECH	168 SF	4	B.O.H. ROOM
MECH	194 SF	1	B.O.H. ROOM
MECH	217 SF	1	B.O.H. ROOM
MECH	405 SF	1	B.O.H. ROOM
POOL EQUIP.	318 SF	1	B.O.H. ROOM
TRASH	45 SF	1	B.O.H. ROOM

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PLANNING
INTERIORS
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SUITE 2
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WILTON MANORS

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REVISIONS		
#	DESCRIPTION	BY

DRAW: D.D. | CHECK: D.R.

OVERALL AREAS

SHEET
A-101

JOB NO. 2025-05 | DATE: 02-04-2025

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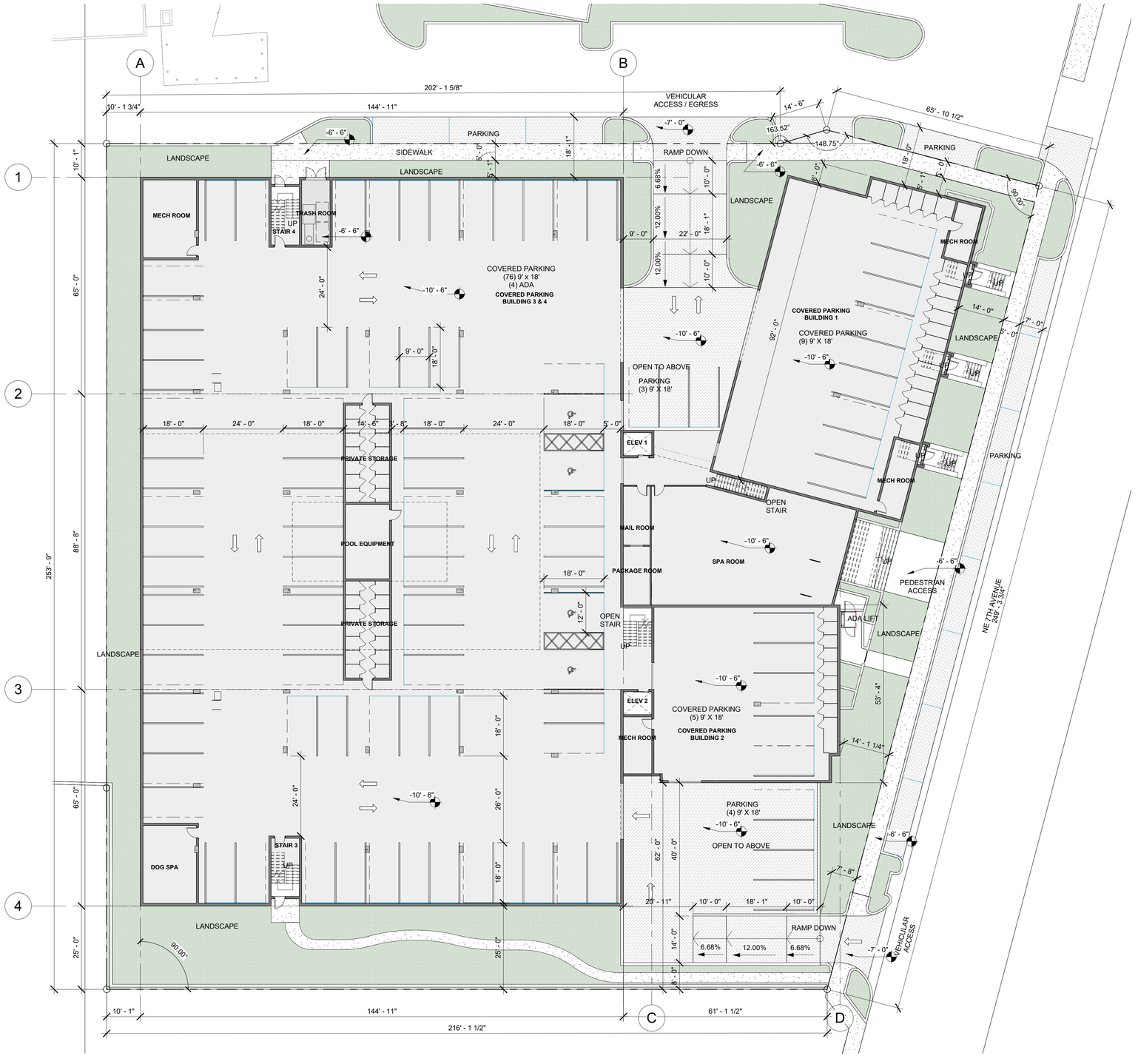

1 A-201 STREET LEVEL

1/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ACTUAL CONSTRUCTION DIMENSIONS SLIGHTLY TO ALLOW FOR EXACT MATERIAL THICKNESS AND REQUIRED CLEARANCES. DIMENSIONS ON PLANS ARE TO FACE OF INTERIOR STUD PARTITIONS, FACE OF MASONRY, AND COLUMN GRID.

2. THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH RESPECT TO COLUMNS AND STRUCTURAL ELEMENTS LOCATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

3. PLANS ARE COMPLIANT WITH ALL ACCESSIBILITY REQUIREMENTS PER THE 2023 FLORIDA BUILDING CODE - ACCESSIBILITY (8TH ED.)

4. REFER TO SHEETS A-901/A-902 AND A-903 FOR WALL TYPES.

5. FOR ROOMS LAYOUT AND FINISHES REFER TO I.D. DRAWINGS.

6. ALL WET WALLS AND SOFFIT ABOVE TUBS & TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.

7. REFER TO SHEET A-003, A-004, A-005 FOR ADA REQUIREMENTS WITHIN UNITS, INCLUDING EQUIPMENT MOUNTING HEIGHTS AND GRAB BAR REINFORCEMENT AT TUBS & WATER CLOSET.

8. PROVIDE 3/4" PLYWOOD BACKING AT ALL BATHROOM CABINETS WALLS.

9. INTERIOR PARTITIONS WILL BE CONSTRUCTED OF 25 GAUGE STUDS AT 24" O.C; WALLS THAT ARE TO RECEIVE WALL HUNG ITEMS SUCH AS CABINETS AND GRAB BARS TO BE FRAMED WITH 20 GAUGE METAL FRAMING AT 16" O.C.

10. REFER TO I.D. DRAWINGS FOR FURNITURE LAYOUT, WALL AND FLOOR FINISHES, LIGHTING SPECS. AND INTERIOR DETAILS.

11. WALLS SHALL RECEIVED LEVEL 4 FINISH. DROPPED CEILING AND SOFFIT SHALL RECEIVED A LEVEL 4 FINISH.

12. ALL UNITS DEMISING WALL PENETRATIONS ARE TO BE SEALED FOR 1-HR FIRE RATING (BOTH SIDES).

13. PROVIDE SOUND INSULATION IN ALL PLUMBING RISERS (STC 47 MIN).

14. ALL INTERSECTIONS OF DEMISING WALL TO SLABS, EXTERIOR WALLS, AND CORRIDOR WALLS AND ANY OTHER DEMISING WALL PENETRATION, ARE TO BE AIR SEALED.

15. FOLLOW ALL MANUFACTURER INSTALLATION GUIDELINES.

16. ALL TERRACES TO SLOPE TO DRAIN.

17. ALL WALLS AT GARAGE TO BE PAINTED XXXX.

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REVISIONS		
#	DESCRIPTION	BY

DRAW: Author | CHECK: Checker

OVERALL STREET LEVEL PLAN

SHEET

A-201

JOB NO. 2025-05 | DATE: 02-04-2025

Issue Date

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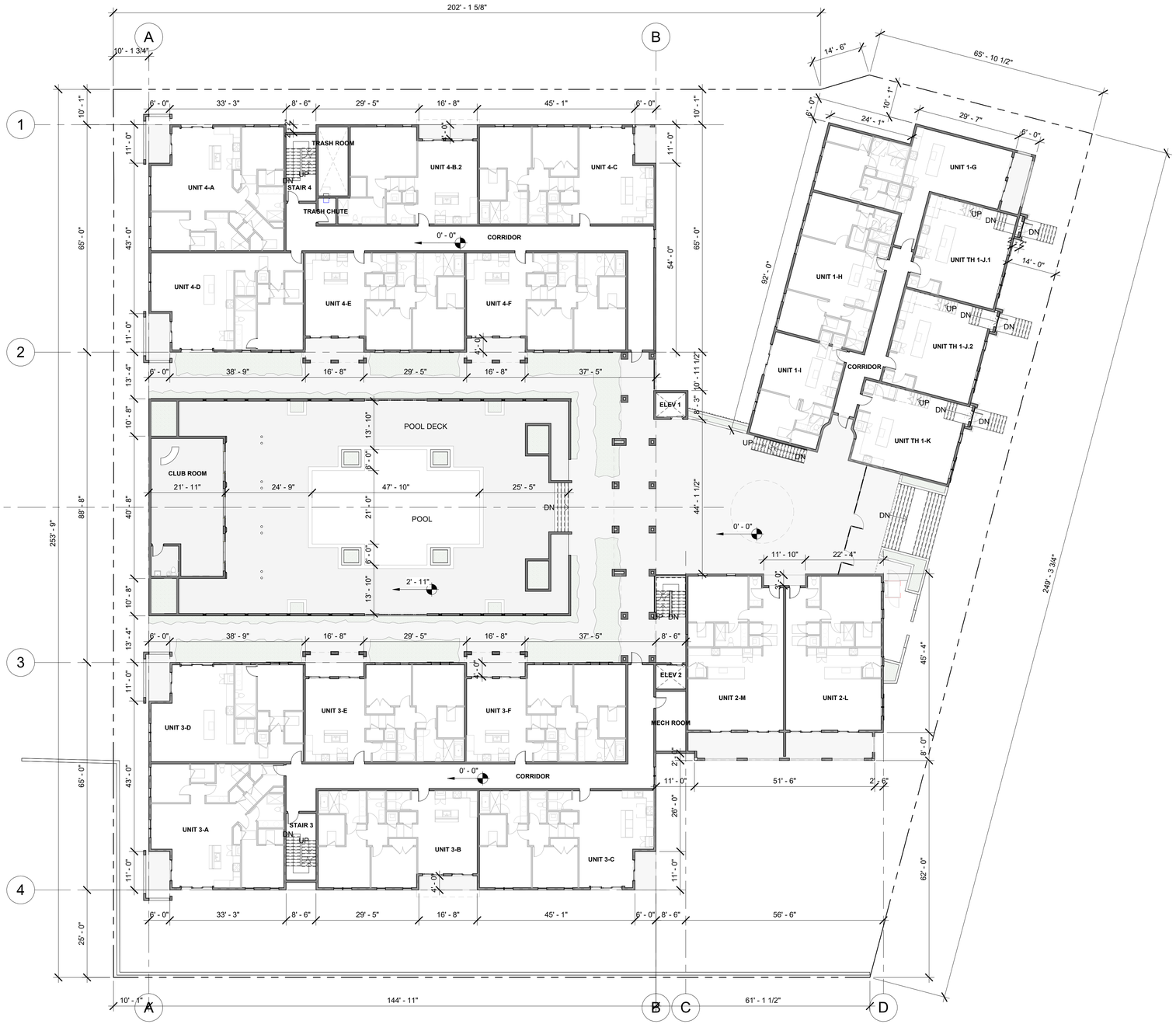

1 A-202 Level 1

1/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ACTUAL CONSTRUCTION DIMENSIONS SLIGHTLY TO ALLOW FOR EXACT MATERIAL THICKNESS AND REQUIRED CLEARANCES. DIMENSIONS ON PLANS ARE TO FACE OF INTERIOR STUD PARTITIONS, FACE OF MASONRY, AND COLUMN GRID.

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4. REFER TO SHEETS A-901/A-902 AND A-903 FOR WALL TYPES.

5. FOR ROOMS LAYOUT AND FINISHES REFER TO I.D. DRAWINGS.

6. ALL WET WALLS AND SOFFIT ABOVE TUBS & TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.

7. REFER TO SHEET A-003, A-004, A-005 FOR ADA REQUIREMENTS WITHIN UNITS, INCLUDING EQUIPMENT MOUNTING HEIGHTS AND GRAB BAR REINFORCEMENT AT TUBS & WATER CLOSET.

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16. ALL TERRACES TO SLOPE TO DRAIN.

17. ALL WALLS AT GARAGE TO BE PAINTED XXXX.

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Project Address

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REVISIONS		
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DRAW: Author | CHECK: Checker

OVERALL 1ST FLOOR PLAN

SHEET

A-202

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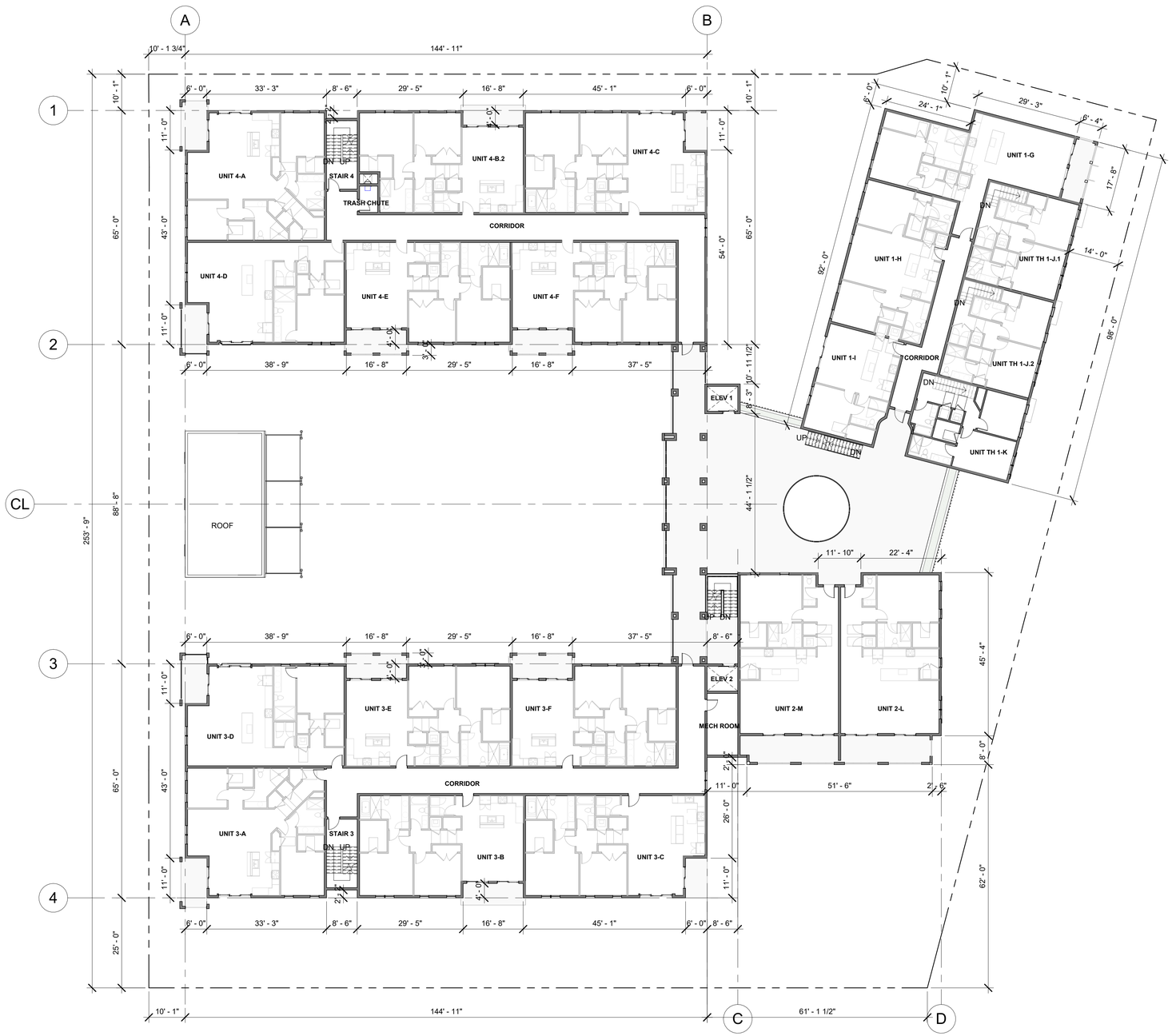

1 A-204 Level 2

1/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ACTUAL CONSTRUCTION DIMENSIONS SLIGHTLY TO ALLOW FOR EXACT MATERIAL THICKNESS AND REQUIRED CLEARANCES. DIMENSIONS ON PLANS ARE TO FACE OF INTERIOR STUD PARTITIONS, FACE OF MASONRY, AND COLUMN GRID.

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6. ALL WET WALLS AND SOFFIT ABOVE TUBS & TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.

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11. WALLS SHALL RECEIVED LEVEL 4 FINISH. DROPPED CEILING AND SOFFIT SHALL RECEIVED A LEVEL 4 FINISH.

12. ALL UNITS DEMISING WALL PENETRATIONS ARE TO BE SEALED FOR 1-HR FIRE RATING (BOTH SIDES).

13. PROVIDE SOUND INSULATION IN ALL PLUMBING RISERS (STC 47 MIN).

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15. FOLLOW ALL MANUFACTURER INSTALLATION GUIDELINES.

16. ALL TERRACES TO SLOPE TO DRAIN.

17. ALL WALLS AT GARAGE TO BE PAINTED XXXX.

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Project Address

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REVISIONS		
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OVERALL 2ND FLOOR PLAN

SHEET

A-204

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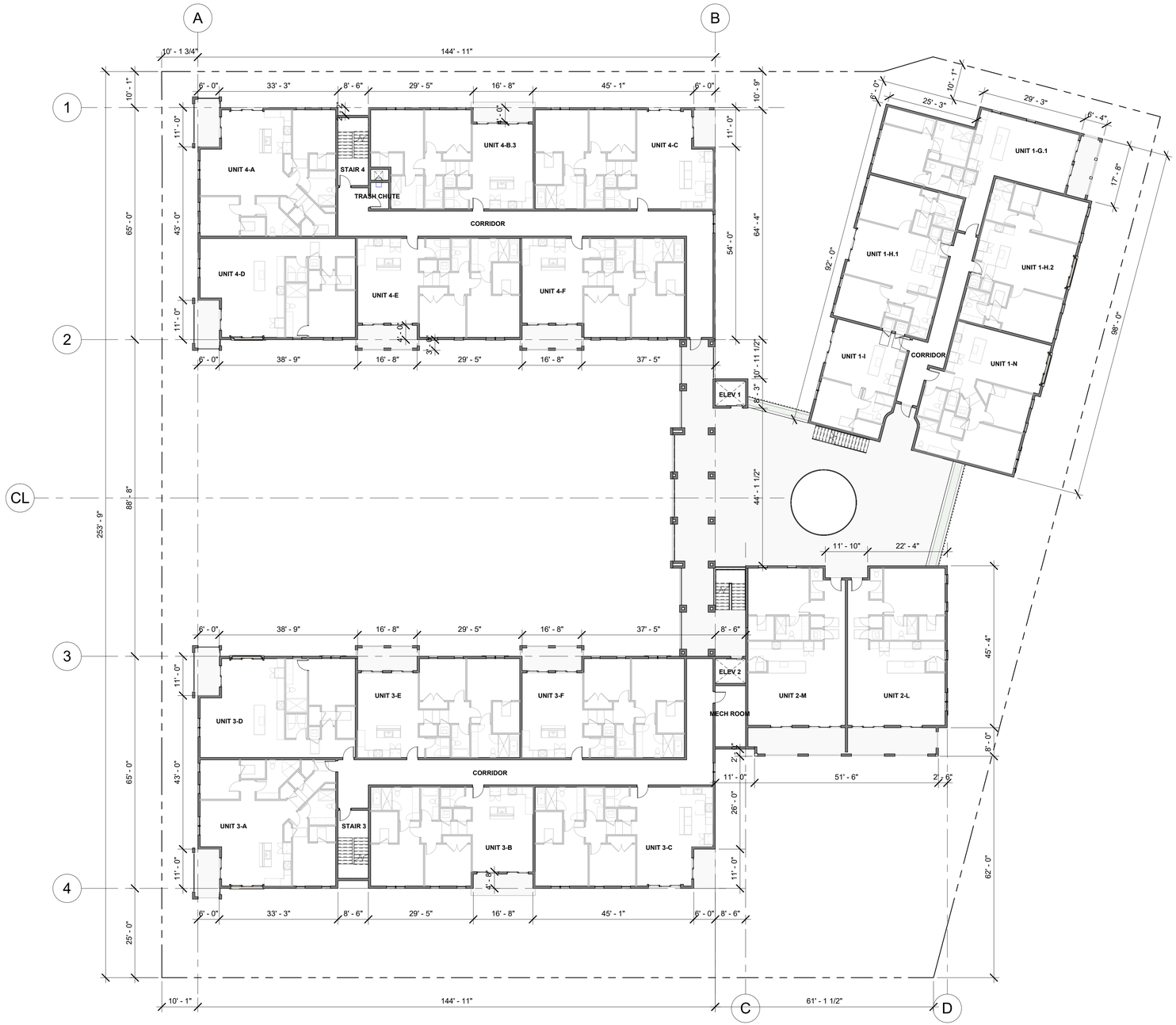

1 A-205 Level 3

1/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ACTUAL CONSTRUCTION DIMENSIONS SLIGHTLY TO ALLOW FOR EXACT MATERIAL THICKNESS AND REQUIRED CLEARANCES. DIMENSIONS ON PLANS ARE TO FACE OF INTERIOR STUD PARTITIONS, FACE OF MASONRY, AND COLUMN GRID.

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15. FOLLOW ALL MANUFACTURER INSTALLATION GUIDELINES.

16. ALL TERRACES TO SLOPE TO DRAIN.

17. ALL WALLS AT GARAGE TO BE PAINTED XXXX.

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OVERALL 3RD FLOOR PLAN

SHEET A-205

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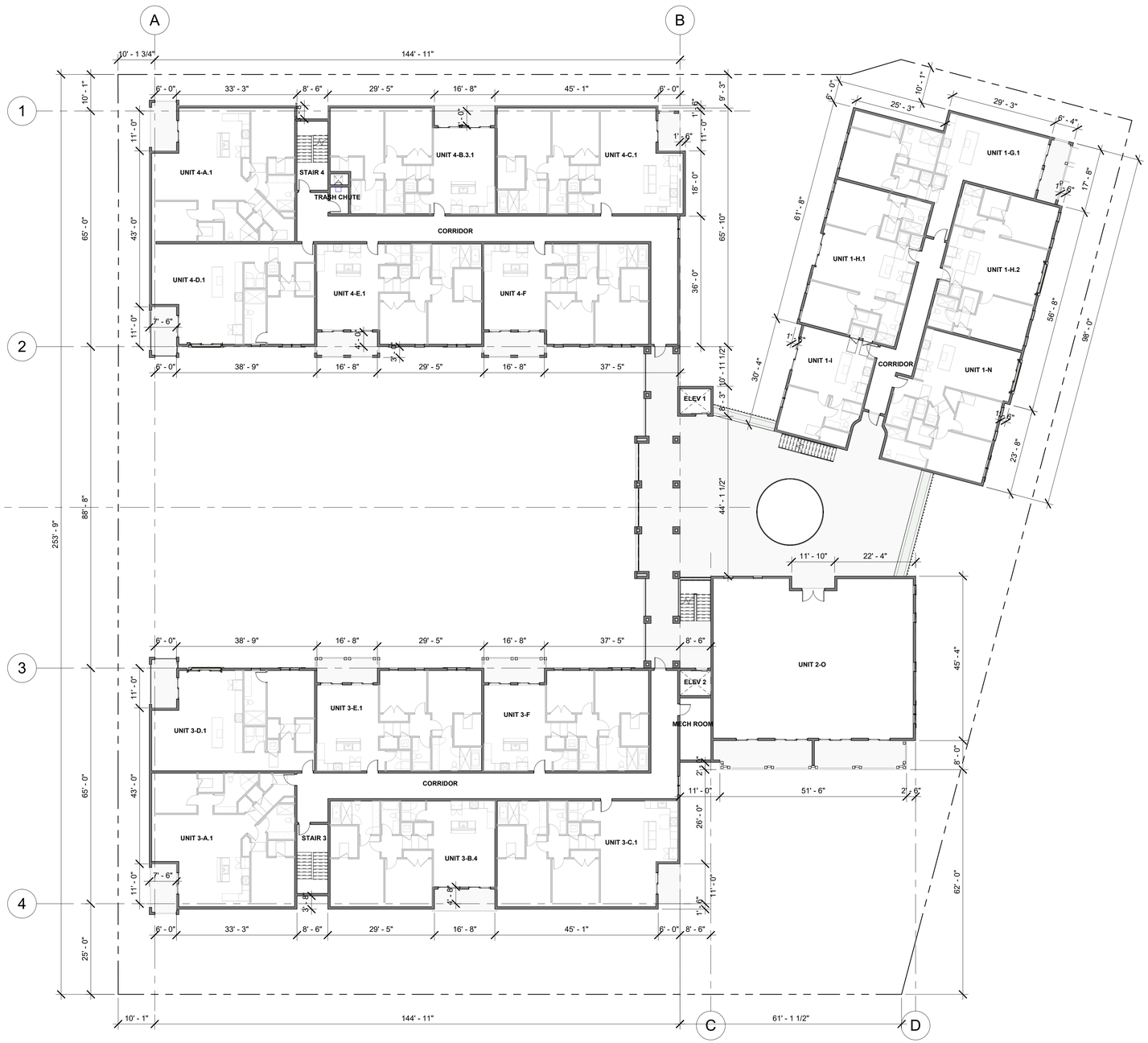

1 A-206 Level 4

1/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ACTUAL CONSTRUCTION DIMENSIONS SLIGHTLY TO ALLOW FOR EXACT MATERIAL THICKNESS AND REQUIRED CLEARANCES. DIMENSIONS ON PLANS ARE TO FACE OF INTERIOR STUD PARTITIONS, FACE OF MASONRY, AND COLUMN GRID.

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17. ALL WALLS AT GARAGE TO BE PAINTED XXXX.

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INTERIORS
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OVERALL 4TH FLOOR PLAN

SHEET A-206

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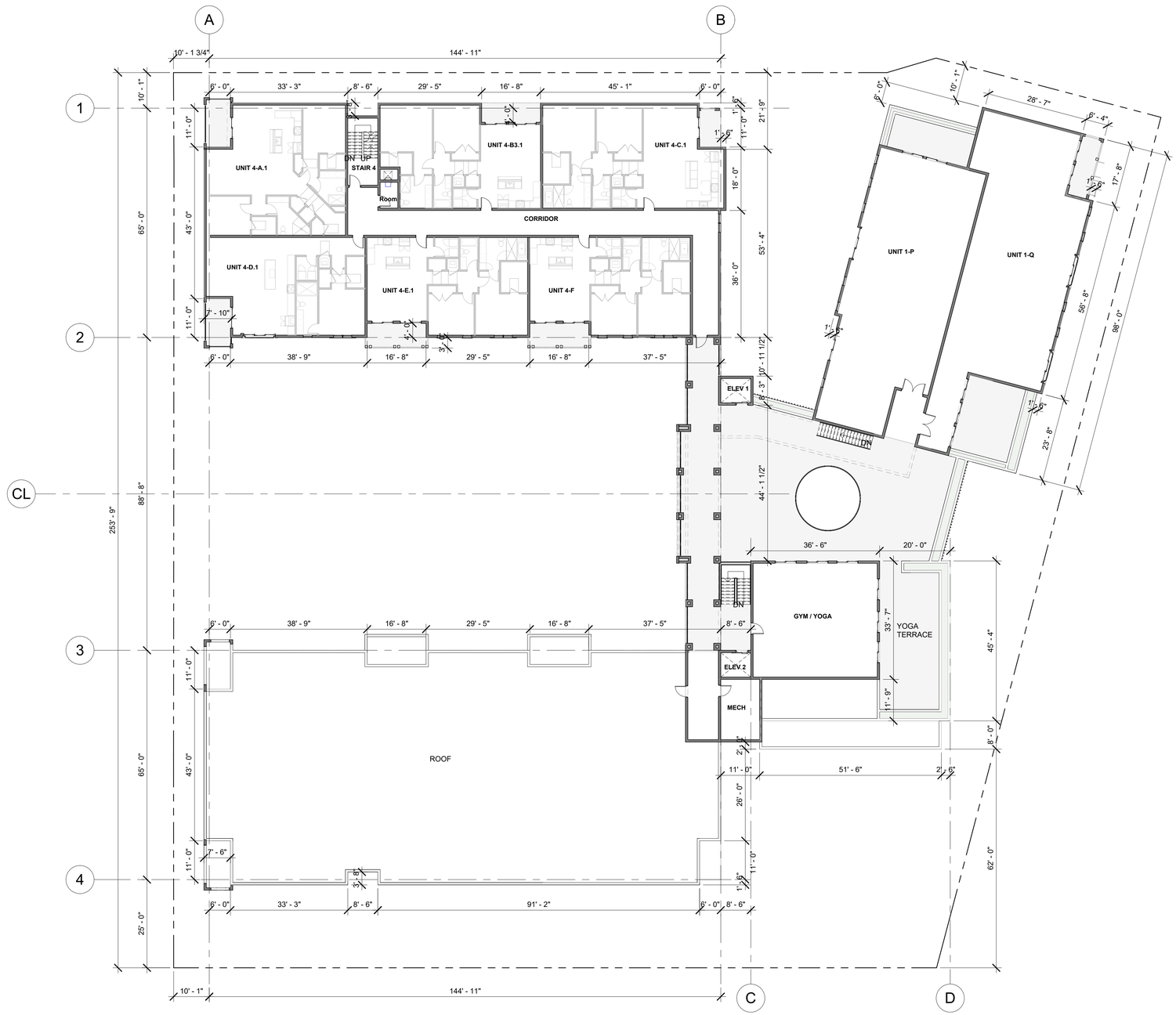

1 Level 5
A-207
1/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ACTUAL CONSTRUCTION DIMENSIONS SLIGHTLY TO ALLOW FOR EXACT MATERIAL THICKNESS AND REQUIRED CLEARANCES. DIMENSIONS ON PLANS ARE TO FACE OF INTERIOR STUD PARTITIONS, FACE OF MASONRY, AND COLUMN GRID.

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SUITE 2
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WILTON MANORS

Project Address

PROGRESS SET

REVISIONS		
#	DESCRIPTION	BY

DRAW: Author | CHECK: Checker

OVERALL 5TH FLOOR PLAN

SHEET
A-207

JOB NO. 2025-05 | DATE: 02-04-2025

Issue Date

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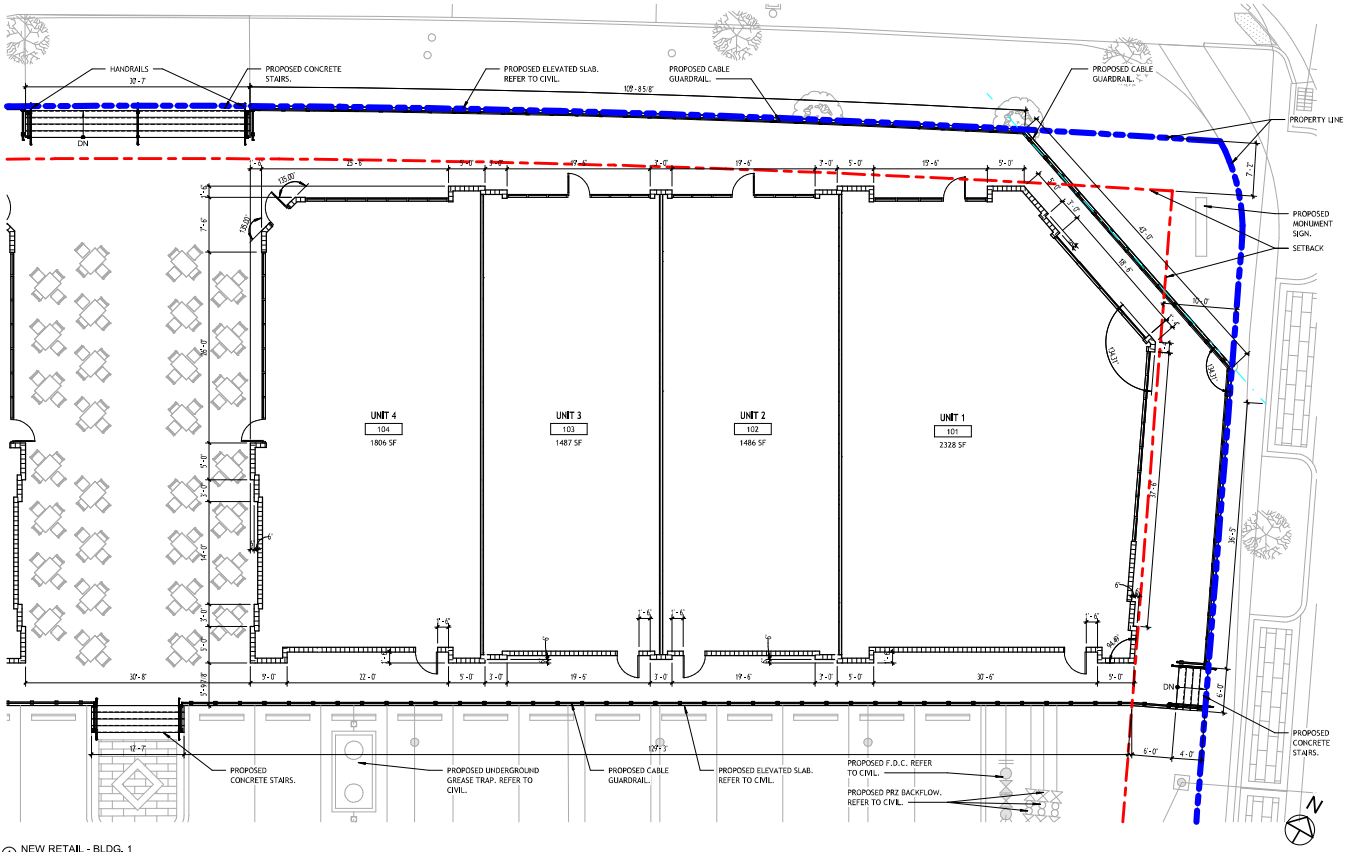

1 NEW RETAIL - BLDG. 1
1/8" = 1'-0"

REVISIONS :

No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
ARX 95254

Alejandro Echeverry

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

SCHEMATIC
WILTON SHOPPES
2200 Wilton Dr.
Wilton Manors, FL

FLOOR PLAN - BLDG. 1

A-2.1

PROJECT NO.
74185
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
12/02/2025

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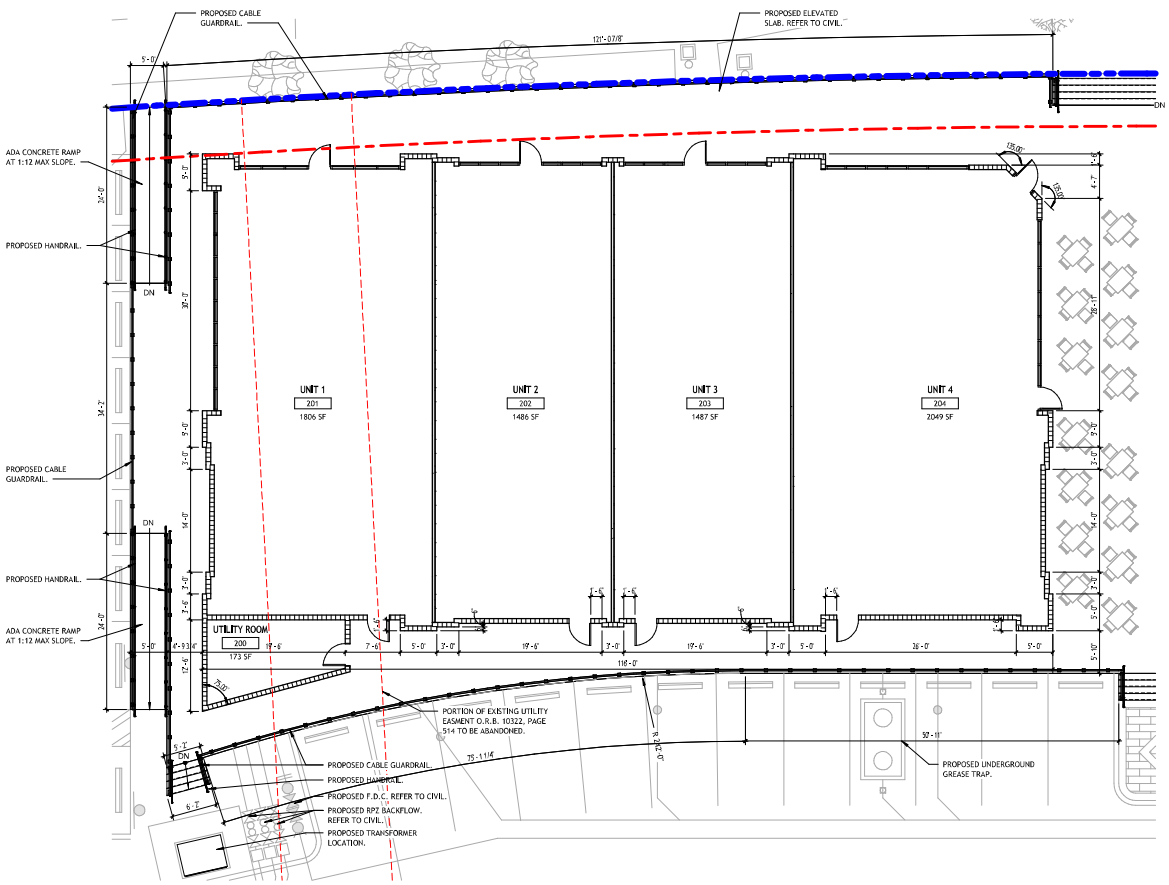

1 NEW RETAIL - BLDG. 2
1/8" = 1'-0"

REVISIONS :

No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254

Alejandro Echeverry

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

SCHEMATIC

WILTON SHOPPES

2200 Wilton Dr.
Wilton Manors, FL

FLOOR PLAN - BLDG. 2

A-2.2

PROJECT NO.
74195
DRAWN BY :
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CHECKED BY :
Checker
DATE :
12/02/2025

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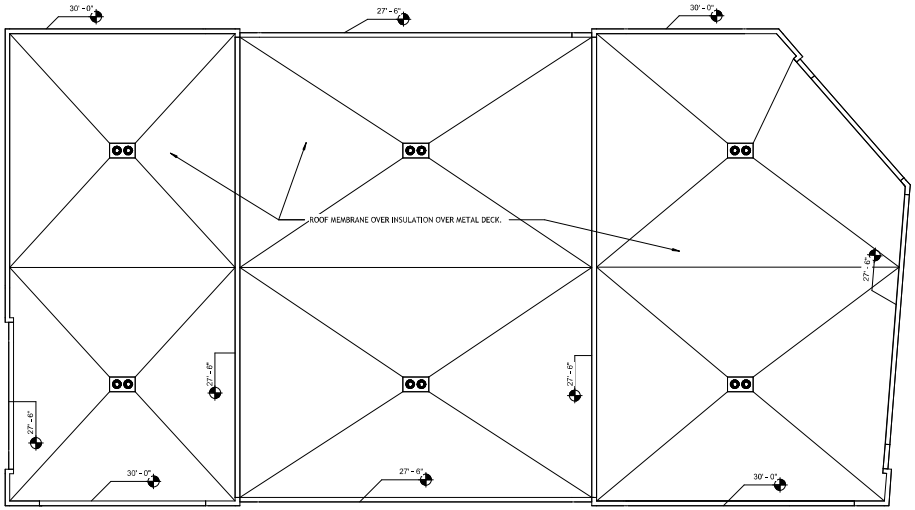

1 NEW RETAIL ROOF - BLDG. 1
1/8" = 1'-0"

REVISIONS :		
No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
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SCHEMATIC
WILTON SHOPPES
2200 Wilton Dr.
Wilton Manors, FL

ROOF PLAN - BLDG. 1

A-3.1

PROJECT NO.
74185
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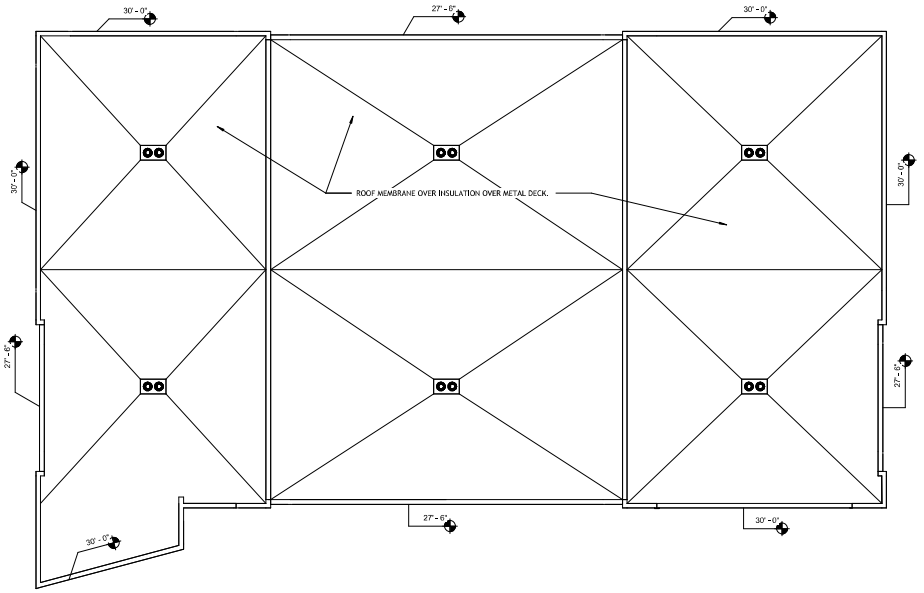

1 NEW RETAIL ROOF - BLDG. 2
1/8" = 1'-0"

REVISIONS :

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Wilton Manors, FL

ROOF PLAN - BLDG. 2

A-3.2

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74155
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12/02/2025

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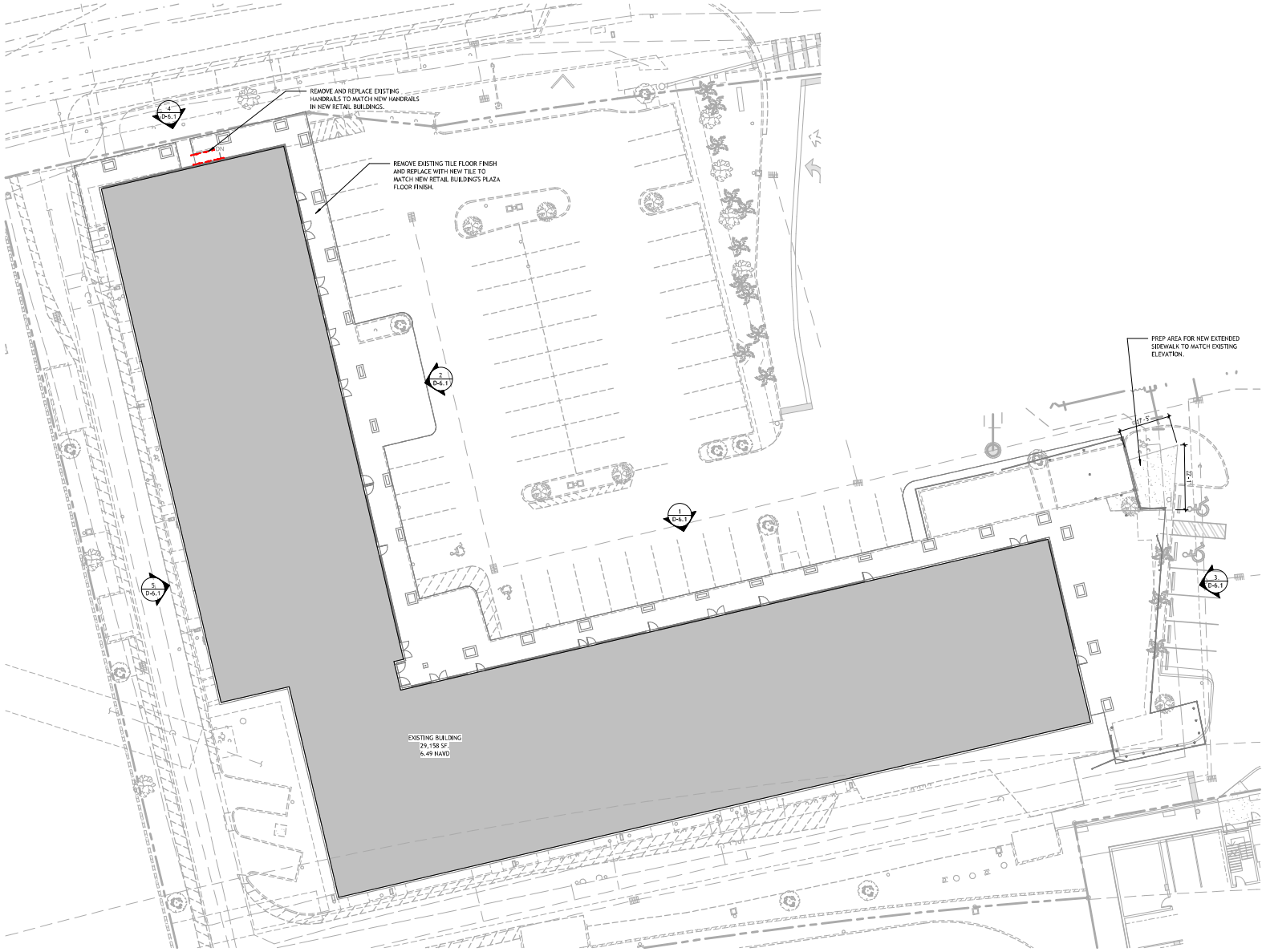

1 FLOOR PLAN - EXISTING RETAIL - DEMOLITION
1/16" = 1'-0"

REVISIONS :

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STATE OF FLORIDA
ALEJANDRO ECHEVERRY
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Wilton Manors, FL

FLOOR PLAN - EXISTING RETAIL DEMOLITION

D-2.1

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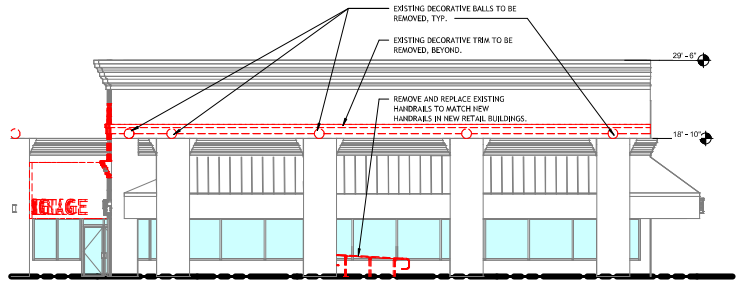
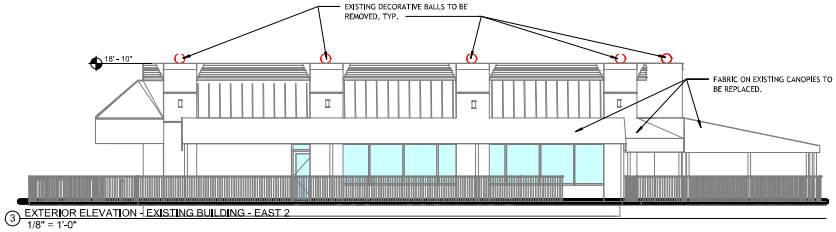
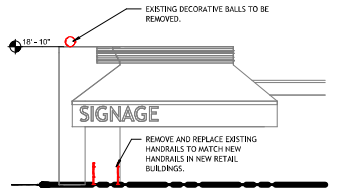


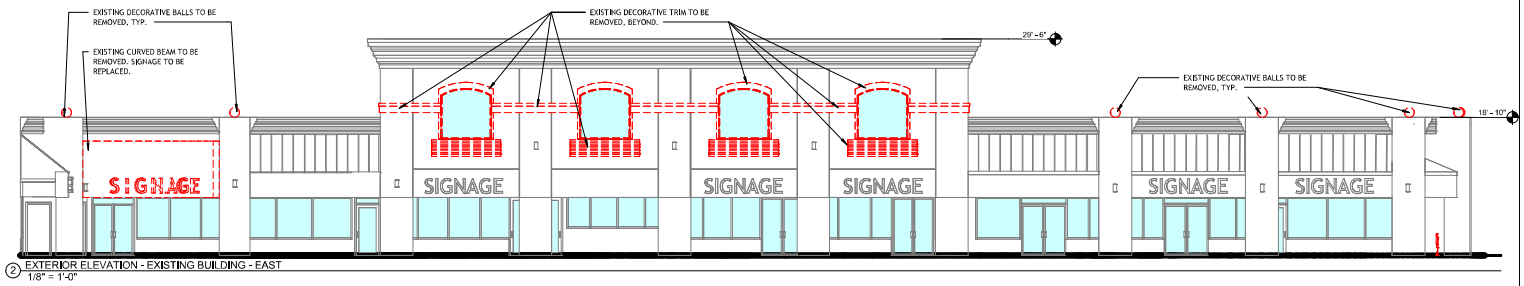
4 EXTERIOR ELEVATION - EXISTING BUIDLING - NORTH 2
1/8" = 1'-0"



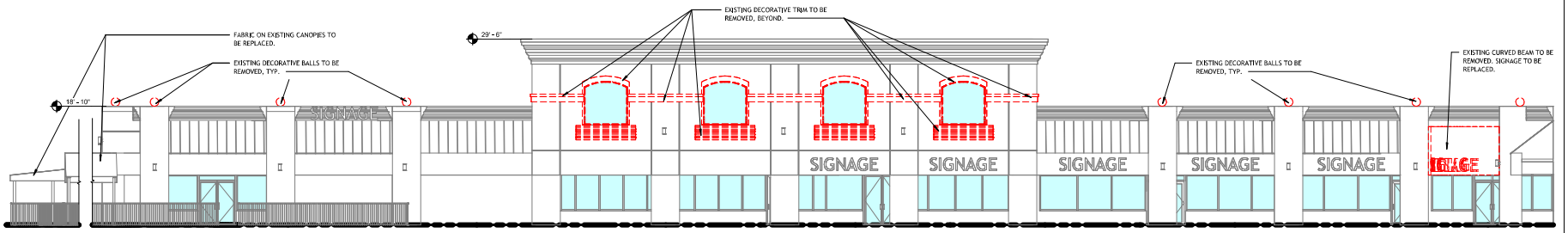
3 EXTERIOR ELEVATION - EXISTING BUILDING - EAST 2
1/8" = 1'-0"



5 PARTIAL EXTERIOR ELEVATION - EXISTING BUILDING - WEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EXISTING BUILDING - EAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - EXISTING BUILDING - NORTH
1/8" = 1'-0"

REVISIONS :

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WILTON SHOPPES
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EXTERIOR ELEVATION - EXISTING BUILDING DEMOLITION

D-6.1

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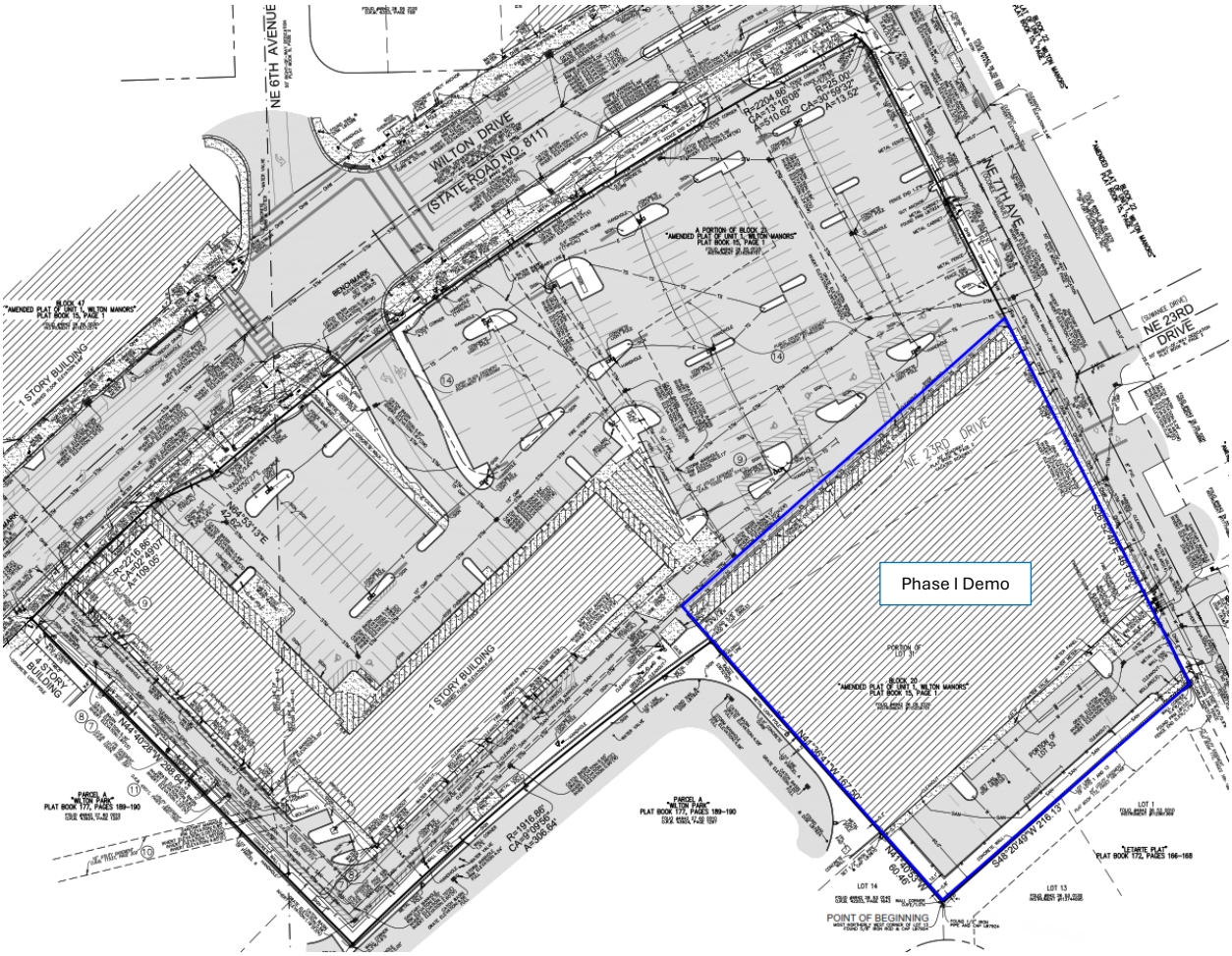
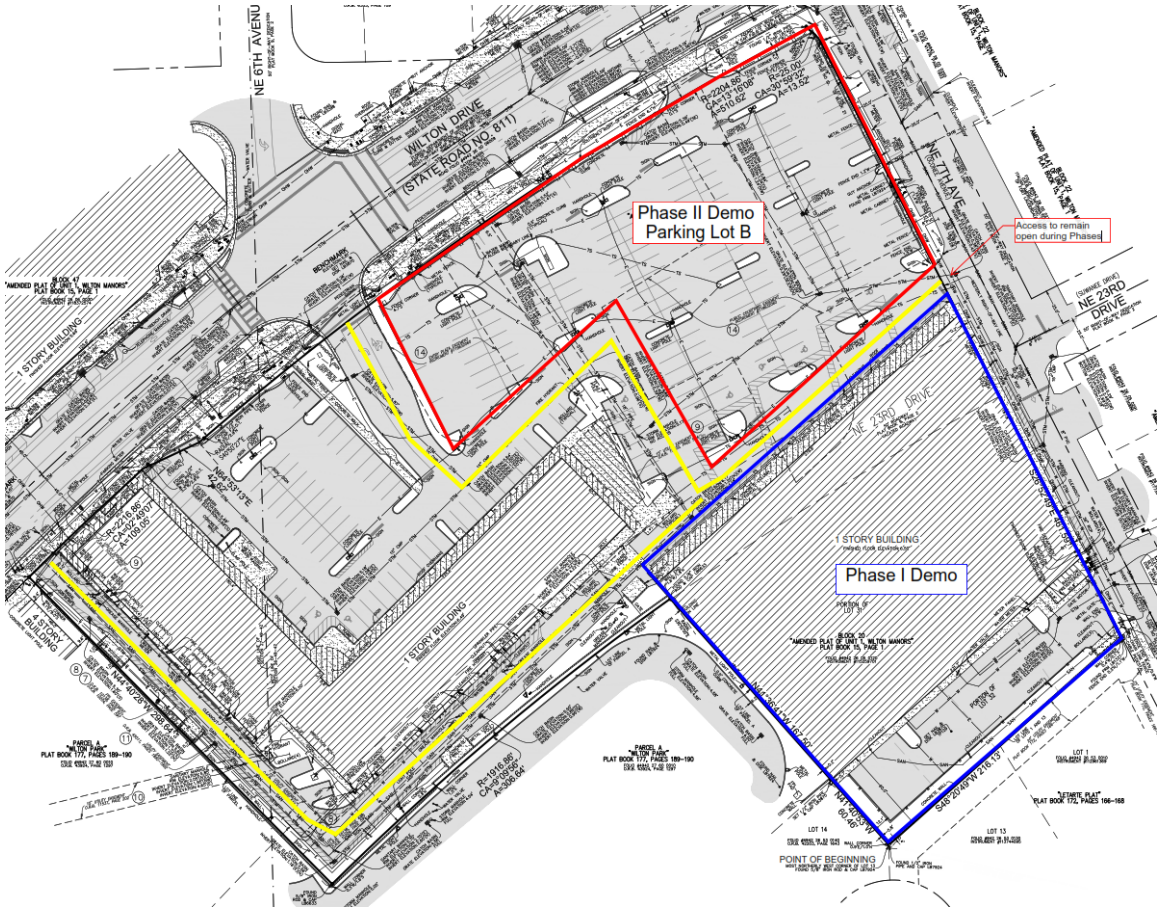
Phasing Plan

Phase I – Demo Existing Building. [approximately 90 days]



Phase II – Demo Existing Parking Lot B [approximately 60 days]



Phase III – VII – Construction Phases

- Phase III
- Phase IV
- Phase V
- Phase VI
- Phase VII
- Access Drive through Phase III & VII to remain open during all Phases. Temporary closures to be coordinate between all parties to ensure deliveries, trash and emergency vehicles.