

# 18 FEE SIMPLE TOWNHOMES

144-124 NW 25TH STREET & 117 NW 24TH STREET  
WILTON MANOR, FLORIDA 33301



ALL SECTIONS AND DETAILS INDICATED BY AND REFERENCED BY THIS DRAWING ARE FOR USE ON AND IN COALITION WITH THE SPECIFIED PROJECT. ALL DRAWINGS HEREIN ARE THE PROPERTY OF AUSTIN FOX ARCHITECTURE AND NOT TO BE REPRODUCED, COPIED, OR IN PART WITHOUT THE WRITTEN PERMISSION AND CONSENT FROM AUSTIN FOX ARCHITECTURE. WRITTEN OWNER'S AND ARCHITECT'S PRECEDENCE OVER REPRODUCED DRAWINGS TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 905.2 OF THE FLORIDA BUILDING CODE AND THE FLORIDA STATUTES. NOTE: AUTHENTIC COPIES OF THIS DOCUMENT SHALL BEAR THE SIGNATURE IN ORIGINAL AND THE SEAL OF THE ATTESTING ARCHITECT OR ENGINEER OF RECORD.

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## DESIGN DEVELOPMENT FOR DRC REVIEW

### GENERAL NOTES

- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
- THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
- THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
- DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS. ALL INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
- ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
- ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS INDICATED OTHERWISE.
- INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS INDICATED OTHERWISE FOR PLUMBING WALLS.
- EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED.
- ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED, CONCRETE BOARD OR HARDIE BACKER TYPE MATERIAL AT ALL "WET AREAS"; USE CEMENT BACKER BOARD AT ALL TILED WALLS. OR FULL SET MORTAR BACKING AT TILED WALLS.
- ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
- A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGN STUDIO AND OTHER TRADES. BUILDING CODES. PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONED SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
- EXTERIOR WALL SHEATHING 1" PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYVEK EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYVEK.
- FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
- INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATIN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS) INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.

- ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
- PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH DESIGN STUDIO/OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEO REGULATIONS.
- CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
- CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
- SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 317.1.1.
- COMPLIANCE WITH IRC R613.2 FOR WINDOW SILLS.
- WATER RISER MUST BE METAL ABOVE GROUND, SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
- ALL WALLS WITH DRAW-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.
- ATTIC ACCESS, MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
- ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
- ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
- NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE
- LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.
- EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE, BECOME GENERALLY FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE DESIGN STUDIO AND THE DESIGN STUDIO'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE, INCLUDING THE DRAWINGS AND SPECIFICATIONS, AND WILL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE CONTRACTOR, SUBCONTRACTORS, SUB-SUBCONTRACTORS, AND MATERIAL OR EQUIPMENT SUPPLIERS SHALL NOT OWN OR CLAIM A COPYRIGHT IN THE INSTRUMENTS OF SERVICE. SUBMITTAL OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSE IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE DESIGN STUDIO OR DESIGN STUDIO'S CONSULTANTS RESERVED RIGHTS.
- THE CONTRACTOR, SUBCONTRACTORS, SUB-SUBCONTRACTORS AND MATERIAL OR EQUIPMENT SUPPLIERS ARE AUTHORIZED TO USE AND REPRODUCE THE INSTRUMENTS OF SERVICE PROVIDED TO THEM SOLELY AND EXCLUSIVELY FOR EXECUTION OF THE WORK. ALL COPIES MADE UNDER THIS AUTHORIZATION SHALL BEAR THE COPYRIGHT NOTICE, IF ANY, SHOWN ON THE INSTRUMENTS OF SERVICE. THE CONTRACTOR, SUBCONTRACTORS, SUB-SUBCONTRACTORS, AND MATERIAL OR EQUIPMENT SUPPLIERS MAY NOT USE THE INSTRUMENTS OF SERVICE ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT OUTSIDE THE SCOPE OF THE WORK WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE OWNER, DESIGN STUDIO AND THE DESIGN STUDIO'S CONSULTANTS.

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## DRC SET

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET &  
117 NW 24TH STREET,  
WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
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### ABBREVIATIONS

&	AND	CLG.	CEILING	FUT	FUTURE	O.C.	ON CENTER	T.O.S.	TOP OF STEEL
@	FOOT	CLO	CLOSE	GA	GAUGE	O.D.	OUTSIDE DIAMETER	TYP.	TYPICAL
'	INCH	CMU	CONCRETE MASONRY UNIT	GALV.	GALVANIZED	OPNG.	OPENING	U.N.O.	UNLESS NOTED OTHERWISE
#	POUND OR NUMBER	CONC	CONCRETE	GRAB BAR	OPP.	O.P.P.	OPPOSITE	UR.	URINAL
°	DEGREE	CONN	CONNECTION	GC	GENERAL CONTRACTOR	ORIG.	ORIGINAL	UR.	URINAL
Ø	DIAMETER	CORR	CORRIDOR	GL	GLASS GLAZING	O.S.	OVERFLOW SCOPPER	V.	VENT
		C.T.	CERAMIC TILE	GR	GRADE	GYP.	GYP.	VERT.	VERTICAL
AB	AIR BARRIER	DBL	DOUBLE	H/C	HANDICAP	PLYWD.	PLYWOOD	V.C.T.	VINYL COMPOSITION TILE
ABV	ABOVE	D.F.	DRINKING FOUNTAIN	H/DW.	HARDWARE	PTD	PAINTED	V.I.F.	VERIFY IN FIELD
ACM	ASEBESTOS CONTAINING MATERIAL	DIA.	DIA.	H.B.	HOLLOW CORE	Q.T.	QUANTITY	W.C.	WATER CLOSET
A/C	AIR CONDITIONER	DIM	DIMENSION	H.M.	HOLLOW METAL	Q.T.	QUANTITY	W.H.	WATER HEATER
ACOUS	ACOUSTICAL	DISP	DISPENSER	H.O.R.	HORIZONTAL	HYD.	HYDRAULIC	W.R.B.	WEATHER RESISTANT BARRIER
ACR	ACRYLIC	DIST	DISTANCE	H.R.	HORIZONTAL	HYD.	HYDRAULIC	W.V.	WATER VALVE
ACT	ACOUSTICAL CEILING TILE	DN	DOWN	INSUL.	INSULATION	INT.	INTERIOR	WP.	WATERPROOF
AD	AREA DRAIN	DR	DOOR	IN	INCH	I.D.	INSIDE DIAMETER	WM	WATER METER OR MAIN
ADD	ADDITIONAL	DR	DOOR	IN	INCH	I.D.	INSIDE DIAMETER	W	WEST
ADH	ADHESIVE	DS	DOWNSPOUT	INC	INCLUDE	INFO	INFORMATION	WDW.	WINDOW
ADJ	ADJUSTABLE	DWG	DRAWING	INSP	INSPECT	RD	ROOF DRAIN	W/O	WITHOUT
A.F.F	ABOVE FINISHED FLOOR	DWR	DRAWER	INT.	INTERIOR	R.O.	ROUGH OPENING	WD	WOOD
AHU	AIR HANDLING UNIT	E	EAST	JCT.	JUNCTION	RAW	RIGHT OF WAY		
ALT	ALTERNATE	EA	EACH	JT.	JOINT	SD	STORM DRAIN		
ALUM	ALUMINUM	EF	EXHAUST FAN	JT.	JOINT	SCH	SCHEDULE		
ANOD	ANODIZED	EJ	EXPANSION JOINT	JT.	JOINT	SECT.	SECTION		
A.P.	APPROXIMATE	EL	ELEVATION	K.P.	KICK PLATE	SHWR.	SHOWER		
ARCH	ARCHITECTURAL	ELEC	ELECTRICAL	KG	KILOGRAM	SIM	SIMILAR		
AV	AUDIO VISUAL	ELEV	ELEVATOR	LAM.	LAMINATE	S.C.	SOLID CORE		
AVG	AVERAGE	EMER	EMERGENCY ENCLOSURE	LAV.	LAVATORY	S.	SOUTH		
BC	BRICK COURSE	ENCL.	ENCLOSURE	LIN.	LINEAR	SPEC.	SPECIFICATION		
BD	BOARD	EQ	EQUAL EQUIPMENT	LT.	LIGHT	SQ.	SQUARE		
BEL	BELOW	EQMT	EQUIPMENT	MFR.	MANUFACTURER	SQ. M.	SQUARE FEET		
BIT	BITUMEN, BITUMINOUS	E.W.	EACH WAY	M.O.	MASONRY OPENING	S.S.	STAINLESS STEEL		
BLDG	BUILDING	EXP	EXPANSION	MAX.	MAXIMUM	STD.	STANDARD		
BLKG	BLOCKING	F.A.	FIRE ALARM	MECH.	MECHANICAL	STL.	STEEL		
BM	BEAM	F.F.D.	FIRE FLOOD DRAIN	MTL	METAL	STRUCT.	STRUCTURAL		
B.O.S.	BOTTOM OF STEEL	F.F.C.	FIRE EXTINGUISHER	MISC.	MISCELLANEOUS	SUSP.	SUSPENDED		
BOT	BOTTOM	F.F.C.	FIRE EXTINGUISHER CABINET	M.S.	MISCELLANEOUS	SY	SYMMETRICAL		
BOW	BOTTOM OF WALL	F.G.	FINISH GRADE	MW	MICROWAVE	TAN.	TANGENT		
BR	BEDROOM	FIN	FINISH	N/A	NOT APPLICABLE	TH	THRESHOLD		
BRG	BEARING	FXT	FIXTURE	N	NORTH	THRU	THROUGH		
BRKT	BRACKET	FLASH	FLASHING	N.C.	NOT IN CONTRACT	T.O.P.	TOP OF PAVEMENT		
BSMT	BASEMENT	FLR	FLOOR	N.T.S.	NOT TO SCALE				
BTM	BOTTOM	FLOR.	FLOOR						
BTW	BETWEEN	F.L.O.R.	FLOOR						
B.U.R.	BUILT-UP ROOFING	F.O.C.	FACE OF CONCRETE						
		F.O.F.	FACE OF FINISH						
		F.O.M.	FACE OF MASONRY						
		F.O.S.	FACE OF STRUCTURE						
		FR	FRAMING						
		FRZR	FREEZER						
		FT	FOOT, FEET						
		FURR	FURRING, FURRED						

### CUTTING AND PATCHING NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. ALL AREAS REQUIRING CUTTING, FITTING AND PATCHING SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO CUTTING, FITTING AND PATCHING, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
- PATCH HOLES AND DAMAGED AREAS THAT ARE CREATED BY DEMOLITION OF ITEMS INDICATED ELSEWHERE.
- PATCH FINISH MATERIALS WHERE ITEMS ARE REMOVED.
- PATCH SUBSTRATES WHERE ITEMS ARE REMOVED.
- PATCH HOLES AND DAMAGED AREAS OF MASONRY, PLASTER, AND CONCRETE SURFACES THAT ARE CREATED BY DEMOLITION OF ITEMS MOUNTED WITH MECHANICAL FASTENERS, ADHESIVES, AND SETTING BEDS.
- REPLACE MASONRY WHERE CUTTING AND DEMOLITION EXPOSES MASONRY CORES.
- WHERE EXCESSIVE CUTTING CANNOT BE AVOIDED AND PATCHING IS NOT FEASIBLE, REMOVE AND RECONSTRUCT ITEM TO MATCH EXISTING.

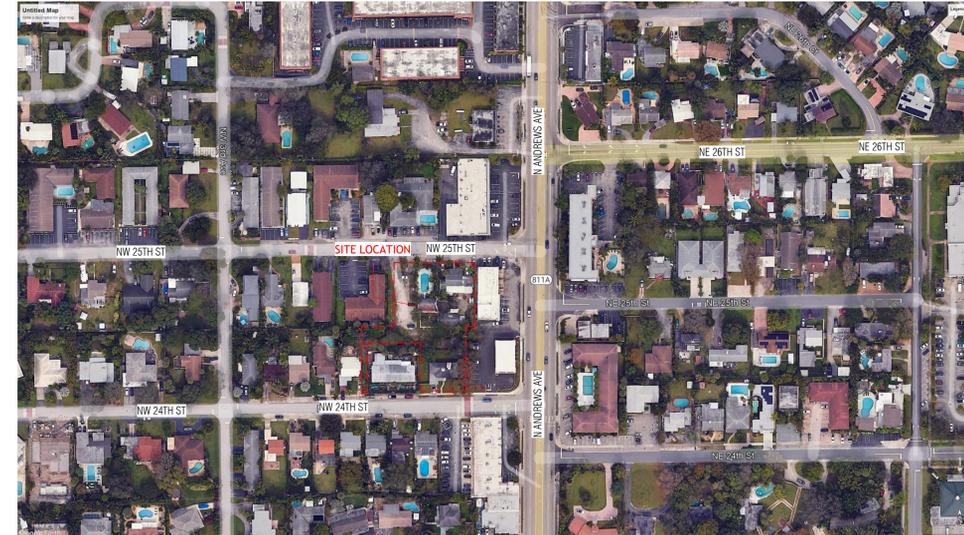
### STANDARDS AND REGULATIONS

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS. IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS, COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC:

- BUILDING.....2023 FLORIDA BUILDING CODE, 8TH EDITION
- RESIDENTIAL.....2023 FLORIDA BUILDING CODE, 8TH EDITION
- ACCESSIBILITY.....2023 FLORIDA BUILDING CODE, 8TH EDITION
- PLUMBING.....2023 FLORIDA BUILDING CODE, 8TH EDITION
- MECHANICAL.....2023 FLORIDA BUILDING CODE, 8TH EDITION
- FIRE.....2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION
- LIFE SAFETY CODE.....NFPA 101 (2021 EDITION)
- NATIONAL ELECTRICAL CODE.....NFPA 70 (2020)
- NATIONAL FIRE PROTECTION ASSOCIATION 12 (2022)
- NFPA 1 (UNIFORM FIRE CODE) (2021 EDITION)

ALL MECHANICAL, ELECTRICAL AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

### LOCATION MAP



### REVISION LOG

No.	Description	Date

## COVER SHEET

Project number	AF2533
Date	01.28.2026
Drawn by	NO
Checked by	AUSTIN FOX

# A000

Scale



UNIT MIX				
UNIT TYPE	UNIT TYPE	COUNT	NET SQFT	GROSS SQFT
	TYPE 1	2	2,158 SF	2,628 SF
	TYPE 2	9	2,158 SF	2,628 SF
	TYPE 3	2	2,158 SF	2,158 SF
	TYPE 4	1	2,096 SF	2,556 SF
	TYPE 5	3	2,096 SF	2,556 SF
	TYPE 6	1	2,096 SF	2,556 SF
	TOTAL	18		

LANDSCAPE REQUIREMENT		
PERVIOUS	REQUIRED	PROVIDED
	20% OR 8,031 SQFT	27% OR 10,954 SQFT

SECTION. 030-090. LANDSCAPING; PERVIOUS AREA

PARKING CALCULATION		TOTAL SPACES
REQUIRED	1.5 SPACES PER EACH RESIDENTIAL UNIT	27
PROVIDED	2-CAR GARAGE (18) PER DWELLING UNIT	36
	ADDITIONAL & OFF STREET PARKING	7
	<b>PROVIDED</b>	<b>43</b>

SECTION. 135-060- OFF STREET PARKING REQUIREMENTS D(1)

BICYCLE RACK		TOTAL SPACES
REQUIRED	ONE BICYCLE SPACE FOR EACH 5 RESIDENTIAL UNIT	4
PROVIDED	ONE BICYCLE SPACE FOR EACH 5 RESIDENTIAL UNIT	4

SECTION. 170-080.- BICYCLE PARKING/STORAGE (B)

GREEN BUILDING TABLE POINTS		POINTS
	WHITE ROOF	4
	COOL PAVEMENT	4
	ENERGY STAR RATING FOR ALL APPLIANCES & EQUIPMENT	4
	<b>TOTAL:</b> (REQUIRED: 12 POINTS FOR MULTI-FAMILY) PER SECTION. 170-040 REQUIREMENTS	<b>12</b>

SECTION. 170-050.- GREEN BUILDING DEVELOPMENT OPTIONS AND POINTS



### PROJECT DATA

**SCOPE OF WORK**  
18 3-STORY TOWNHOMES

**CODE REFERENCE**  
BUILDING: WILTON MANORS  
FBC 8TH EDITION 2023

**BASIC ZONING**  
ZONING DISTRICT / LAND USE DESIGNATION: TCOW  
EXISTING LAND USE: RESIDENTIAL  
FEMA FLOOD ZONE: AE COASTAL FLOODPLAIN (6FT)

**LOTS:**  
PARCEL ID / FOLIO: A 494227010110 27,961 SF; B 494227010111 11,963 SF  
LOT SIZES: A 494227010110 27,961 SF; B 494227010111 11,963 SF

**TOTAL LOT SIZE:** 39,924 SF OR .916 ACRES (GROSS)  
**NET AREA OF PARCEL:** 27,200 SF (SF OF BUILDABLE AREA FROM BUILDING SETBACKS)

**LEGAL DESCRIPTION:**  
LOTS 21, 22, & 23 TOGETHER WITH THE NORTH 47.50 FEET OF LOTS 6, 7, 8, 9, TOGETHER WITH THE WEST 10.00 FEET OF LOT 9, LESS THE NORTH 47.50 FEET THEREOF, TOGETHER WITH THE FOLLOWING PORTION OF LOTS 1, 2, 3, BEGINNING AT THE NW CORNER OF SAID LOT 1, THENCE SOUTH ALONG THE WEST LINE OF SAID LOTS 1, 2 AND 3, 152.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3, 20.34 FEET; THENCE NORTHERLY 152.35 FEET TO THE NORTH LINE OF SAID LOT 1, THENCE WEST ALONG SAID NORTH LINE, 22.35 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 2, 'BEULALAND', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BUILDING SETBACKS	REQUIRED	PROVIDED
ALL OTHER STREET FRONTAGE	5 FT	5 FT
PEDESTRIAN FRONTAGE	7 FT	7 FT
SIDE	15 FT	15 FT
	45 FT	45 FT & GREATER
	(WHEN ADJUTING SINGLE FAMILY LOTS)	
REAR	15 FT	15 FT

ARCITE 30; SEC. 030-040; TOC-W, TIER 1 CRITERIA FOR PROPERTIES LESS THAN 2AC.

**BUILDING HEIGHT:**  
GRADE TO FINISH: 2 FT (RETAINING WALL)  
FINISH TO ROOF: 36 FT  
MECHANICAL EQUIPMENT SCREEN (ON ROOF): 6 FT

**TOTAL HEIGHT: 44 FT**  
(NOTE: AC UNITS WILL BE LOCATED ON THE ROOF)

<b>POOL SETBACK</b>	5 FT	5 FT
SEC. 045-060 - POOLS, DECKS, AND SCREEN ENCLOSURES		
<b>RESIDENTIAL DENSITY</b>	60 DU / ACRE	18 DU
(BY RIGHT ALLOWED- 55 DU)		
SEC. 030-032.-RESIDENTIAL USES		

### SETBACK LEGEND

STREETSCAPE & URBAN FORM DESIGN (TIER 1) SETBACK	---
PEDESTRIAN REALM FRONTAGE	---
LANDSCAPE BUFFER	---

### TWO WAY DIRECTIONAL LANES & INTERIOR DRIVES

TWO WAY DIRECTIONAL LANE REGARDLESS OF PARKING ANGLE: SECTION 135-020. DESIGN STANDARDS (D)(2) & (8)  
INTERIOR DRIVES: SECTION 135-020. DESIGN STANDARDS (E)(1)

### PARKING BUILDING NOTES

- PARKING SPACES ARE MARKED AND ASSIGNED FOR OWNERS AND AUTHORIZED GUEST ONLY.
- SIGNAGE IS PROVIDED IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNERS/ AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT.
- TOWING SIGNAGE IS PROVIDED TO ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES



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### DRC SET

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
WILTON 114 LLC

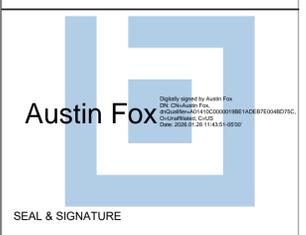
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**STRUCTURAL ENGINEER:**

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### REVISION LOG

No.	Description	Date

### SITE PLAN

Project number	AF2533
Date	01.28.2026
Drawn by	NO
Checked by	AUSTIN FOX

**SP100**  
Scale: As indicated



# TIER 1 SETBACKS

7/29/25, 3:14 PM

Wilton Manors, FL Code of Ordinances

DISTRICT			
TOC-W		Transit-Oriented Corridor West District	
BUILDING HEIGHTS			
Absolute Maximum Height (Allowable Base Heights + Incentive Additional Heights)		See Article <a href="#">030-038</a> — Absolute Maximum Height	
	Allowable Base Heights	Incentive Additional Heights	
For properties less than 2 ac			
	Minimum	Maximum	
Tier 1	1 Story (a)	3 Stories (b)	
Tier 2	—	1 Story	2 Stories (b)
For properties greater than 2 ac			
	Minimum	Maximum	
Tier 1	2 Stories (a)	3 Stories (b)	—
Tier 2	—	1 Story (b)	2 Stories (b)
Notes:			
(a) 3 stories min for Freestanding Multifamily when fronting a primary street frontage.			
(b) Development shall meet all Additional Heights Incentive Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.			

DISTRICT	
TOC-W	
Transit-Oriented Corridor West District	
Criteria for properties less than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	7 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet



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## DRC SET

### PROJECT NAME: PROPOSED 18 FEE SIMPLE TOWNHOMES

PROJECT ADDRESS:  
114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33301

OWNER NAME:  
WILTON 114 LLC

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### REVISION LOG

No.	Description	Date

## CODE ANALYSIS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

# SP100.2

Scale

## PARKING

Sec. [030-060](#) - Off-street parking requirements.

- (A) Required parking for uses not described herein shall be provided as required in [Article 135](#), Off-Street Parking. For the purposes of this Section, required parking shall be determined based on gross building area.
- (B) Commercial uses:
- Retail (WDAE):
    - Existing buildings that increase in overall size and new buildings: No parking required.
  - Retail (TOC-N, TOC-S, TOC-E, and TOC-W):
    - Existing buildings that do not increase in overall size by more than twenty (20) percent: No additional parking required.
    - New Buildings and existing buildings that increase in overall size by more than twenty (20) percent: One space per five hundred (500) square feet.
  - Office (WDAE, TOC-N, TOC-S, TOC-E, and TOC-W):
    - Existing buildings that do not increase in overall size by more than twenty (20) percent: No additional parking required.
    - New buildings and existing buildings that increase in overall size by more than twenty (20) percent: One per three hundred (300) square feet.
  - Restaurants (TOC-N, TOC-S, TOC-E, and TOC-W):
    - Sit-down dining in existing, existing buildings that increase in overall size by more than twenty (20) percent and new buildings: Three (3) spaces per one thousand (1,000) square feet.
    - Take-out dining or counter service food establishments in existing, existing buildings that increase in overall size by more than twenty (20) percent and new buildings that have a customer service area of three hundred (300) square feet or less: One space per three hundred (300) square feet or less of customer service area plus one additional space for the overall establishment. Restaurants with customer service areas greater than 300 square feet will be required to meet the requirements of (Subsection) (4)a, above. Customer service area is defined in [Section 135-080](#).
  - Restaurants (WDAE):
    - Sit-down dining, take out dining or counter service food establishments in existing, existing buildings that increase in overall size by more than twenty (20) percent and new buildings: One (1) space per five hundred (500) square feet.
  - Bar, lounge or nightclub (TOC-N, TOC-S, TOC-E, and TOC-W):
    - Existing buildings that increase in overall size by more than twenty (20) percent and new buildings: One (1) space per one hundred (100) square feet.
  - Bar, lounge or nightclub (WDAE):
    - Existing buildings that increase in overall size by more than twenty (20) percent and new buildings: One (1) space per five hundred (500) square feet.
- (C) In reference to all requirements in Subsection B: Change in ownership, use or occupancy will require compliance with these regulations. Credit will be considered for prior satisfaction of these regulations through payment in lieu provided for parking or otherwise paid to the extent that parking was provided. Notwithstanding anything contained herein to the contrary, a change of use within the TOC-N and TOC-S Districts will not require provision of additional parking pursuant to [Section 135-060](#) unless the principal building increases in size by more than twenty (20) percent, or if the new use is a food and/or beverage establishment, bar, lounge or nightclub, which must meet the requirements of Section [135-080](#).
- (D) Dwelling, Multi-family:
- Freestanding dwellings or part of a mixed-use building—One and one-half (1.5) spaces per each residential unit
  - Multi-family units designated as affordable housing—One (1) space per affordable housing designated unit.

## PAYMENT IN LIEU OF PARKING

- Sec. [030-062](#) - Payment in lieu of parking.
- (A) Applicability. Properties with existing buildings as of the date of the adoption of this ordinance, shall be able to utilize the payment in lieu of process. Any new development or redevelopment where a new building is constructed is required to meet the parking standards set forth in this Article.
- (B) Payment. In the event the Director of Community Development Services, or designee, authorizes a payment in lieu of parking, the applicant shall pay a fee per parking space based on the difference between required and provided parking. For food and beverage establishment projects two thousand (2,000) square feet or less, and outdoor dining areas, the fee shall be reduced by fifty (50) percent. The fee shall be paid at the time of final site plan approval or upon issuance of a building permit, whichever shall occur first. The payment of the parking fee shall be in addition to all other fees, charges or assessments. The payment in lieu of parking option shall not exceed seventy-five (75) percent of the required parking twenty (20) parking spaces, whichever is less. The fee is determined and may be modified by resolution of the City Commission.
- (C) Trust fund. The City Commission hereby creates the "Parking Fee Trust Account" which shall be maintained separate and apart from all other City accounts. Payments in lieu of parking shall, upon receipt by the City, be deposited into the Parking Fee Trust Account immediately upon receipt. The monies deposited into the Parking Fee Trust Account shall be used solely for the purpose of providing growth-necessitated capital improvements to the City's Parking System including, but not limited to:
- Land acquisition, including any cost of acquisition.
  - Fees for professional services, including but not limited to architecture, engineering, surveying, landscaping, soils and material testing, legal, appraisals, and construction management.
  - Design and construction documents.
  - Site development and on-site and off-site improvements incidental to the construction thereof.
  - Any permitting or application fees necessary for the construction.
  - Design and construction of parking for recreational facilities.
  - Design and construction of drainage facilities required by the construction of parking facilities or improvements thereto.
  - Relocating utilities required by the construction of parking facilities or improvements or additions thereto.
  - Landscaping in parking and pedestrian areas.
  - Acquisition of capital equipment for the City Parking System.
  - Repayment of monies borrowed from any budgetary fund of the City which were used to fund growth necessitated capital improvements to the City Parking System as provided herein.
  - Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the City to fund growth-necessitated improvements and additions to the City Parking System subsequent to the effective date of this Ordinance.
  - Costs related to the administration, collection, and implementation of the parking impact fees.
- (Ord. No. 2021-011, § 2, 8-24-21)

## LANDSCAPING- PERVIOUS

7/22/25, 6:33 PM

Wilton Manors, FL Code of Ordinances

Sec. [030-090](#) - Landscaping; pervious area.

- (A) The minimum pervious area requirement is established is a percentage of lot area in the table below. The symbol (<) means "less than" and the symbol (>) means "greater than."
- (B) **Notwithstanding Subsection (A), all townhouse lots shall provide a minimum twenty (20) percent landscaped pervious area.**

Parcel Size	Required Pervious Area
<1.5 acres	None required
1.5—2.0 acres	At least 6 percent
>2.0—2.5 acres	At least 8 percent
>2.5—3.0 acres	At least 10 percent
>3.0—3.5 acres	At least 12 percent
>3.5—4.0 acres	At least 14 percent
>4.0—4.5 acres	At least 16 percent
>4.5—5.0 acres	At least 18 percent
>5.0 acres	At least 20 percent

(Ord. No. 2021-011, § 2, 8-24-21)

## POOLS & DECKS

Sec. [045-060](#) - Pools, decks and screen enclosures.

- (A) The following setbacks shall apply to accessory swimming pools, decks, and screen enclosures:

	Pool*	Deck*	Screen enclosure or roofed structure*
Yard Location			
Front Yard	5 feet	3 feet	20 feet
Side Yard	5 feet	3 feet	5 feet
Rear Yard	5 feet	3 feet	5 feet

\*Setback measurement is to the water's edge for pools; edge of deck for decking; edge of screen enclosure for screen enclosures; and edge of overhang for roofed enclosures.

- (B) It shall be the duty of the property owner and any person in possession of a residential dwelling unit in the City to erect a permanent barrier meeting the minimum standards of Subsection 434.2.17 of the Florida Building Code, as may be amended, around a pool. The City shall apply these same requirements to any open well, cistern, other waterbody or dangerous excavations thereon. The barrier shall, at a minimum, be four (4) feet in height as measured on the side facing away from the pool, waterbody or excavation, with a self-closing, self-latching gate operable only from the interior of the fenced area. A walk space at least eighteen (18) inches wide shall be provided between a pool and any walls, fences or screen enclosure.
- (C) Proof that engineering requirements have been met must be submitted at the time of application for the building permit for an accessory swimming pool.

## BICYCLE RACK

Sec. [170-080](#) - Bicycle parking/storage.

- The provisions contained herein are intended to promote the health, safety, and general welfare of the citizens by providing support for alternative transportation methods.
- (A) Nonresidential development shall provide a minimum of six (6) secure bicycle parking/storage spaces for each fifty thousand (50,000) square feet of floor area or part thereof.
- (B) **Townhouse and multifamily development shall provide secure bicycle parking/storage spaces at a ratio of one space for each five (5) residential units or fraction thereof for those units that do have an accompanying individual detached enclosed garage.**
- (C) The location of the bicycle space/storage shall be indicated on the site plan.
- (Ord. No. 2020-005, § 8, 5-26-20)

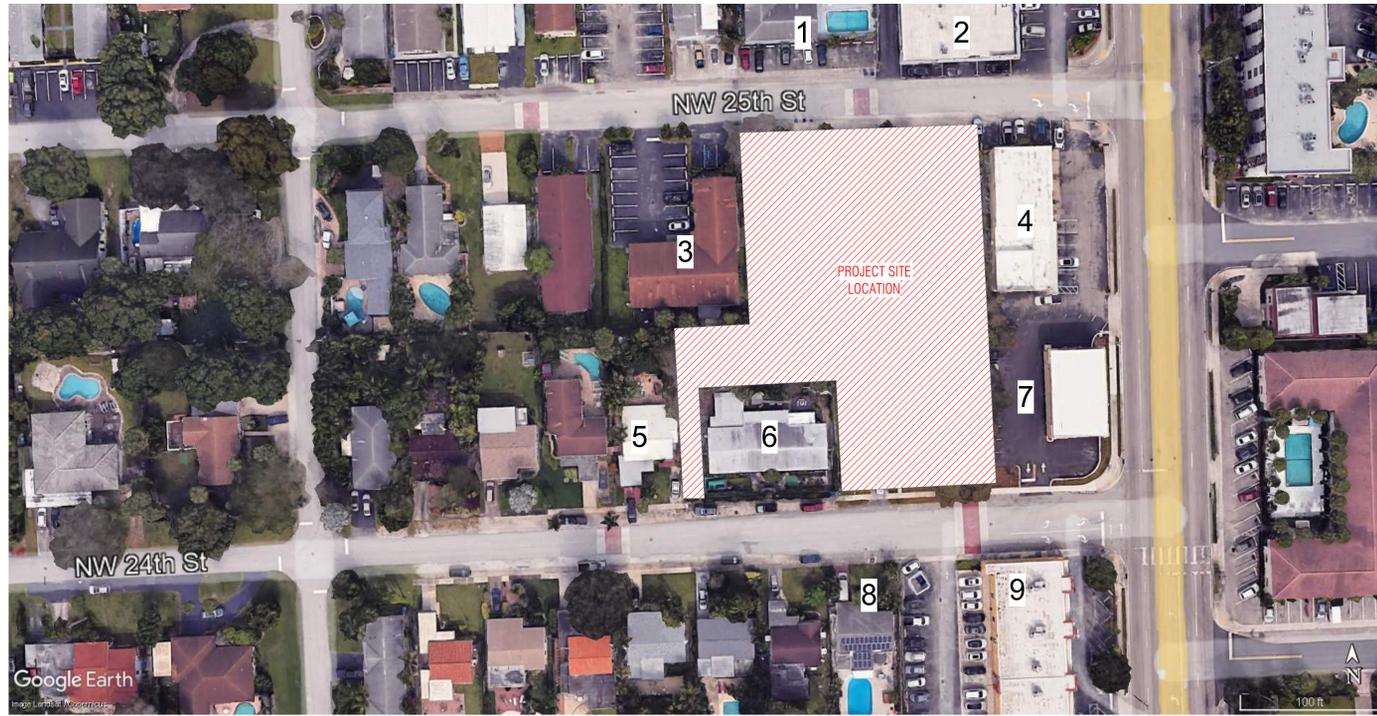
## UNIT DENSITY

Sec. [030-032](#) - Residential uses.

Residential uses are subject to the following regulations within the WDAE District where flexibility units are allocated in the WDAE District, and within the TOC-N, TOC-S, TOC-E, and TOC-W Districts where either residential units or the flexibility provisions are utilized for residential development.

- (A) **Pool of flexibility and redevelopment units established.** A pool of flexibility units and affordable housing flexibility units as well as redevelopment units have been established for use on parcels designated commercial within the Urban Center Districts, subject to regulations outlined below. The Department of Community Development Services shall maintain charts reflecting the total units available. As such units are utilized, the Department of Community Development Services shall update the charts to reflect utilization of such units. It is the intention of the City to distribute such units evenly throughout the Urban Center Districts. **However, in no instance shall the density of an individual parcel utilizing such flexibility units exceed sixty (60) units per gross acre.**





**ADJACENT LAND USES AND BLDG. LOCATION MAP**

①

SCAL 6" = 1'-0"  
E:

NUMBER	TYPE
1	MULTIFAMILY LESS THAN 10 UNITS, 1 STORY
2	RETAIL BUILDING, 1 STORY
3	MULTIFAMILY LESS THAN 10 UNITS, 2 STORY
4	TIRE DEALER SALES/ REPAIR, 1 STORY
5	SINGLE FAMILY RESIDENTIAL, 1 STORY
6	SINGLE FAMILY RESIDENTIAL, 1 STORY
7	GARAGE AUTO BODY/ PAINT SHOP, 1 STORY
8	SINGLE FAMILY RESIDENTIAL, 1 STORY
9	OFFICE BUILDING/ RETAIL, 1 STORY



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**DRC SET**

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**OWNER NAME:**  
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SEAL & SIGNATURE

**REVISION LOG**

No.	Description	Date

**ADJACENT LAND USES AND BLDG. LOCATION MAP**

Project number AF2533  
Date 01.28.2026  
Drawn by Author  
Checked by Checker

**SP103**

Scale 6" = 1'-0"

**NW 25TH STREET**



**NW 24TH STREET**





**DRAINAGE CALCULATION:**

**LEGEND**

**EXISTING CONDITIONS:**  
 SITE AREA = 39,924 SF  
 PERVIOUS AREA = 29,371 SF (73.6%)  
 IMPERVIOUS AREA = 10,553 SF (26.4%)

**PROPOSED SITE DISTRIBUTION:**  
 SITE AREA = 39,924 SF  
 PERVIOUS AREA = 10,954 SF (27.4%)  
 IMPERVIOUS AREA = 28,970 SF (72.6%)

**REQUIRED STORAGE:**  
 RAINFALL AMOUNT (P) = 3.2 INCHES (5-yr/1-hr)  
 COMPACTED SOIL STORAGE = 8.18" (SFWMD)

**EXISTING CONDITIONS:**  
 $S = (\text{PERVIOUS/SITE}) * (\text{COMPACTED SOIL STORAGE}) = (29,371/39,924) * (8.18) = 6.02"$   
 $S(\text{EXIST.}) = 6.02"$   
 $\text{RUNOFF}(R) = (P - 0.2S) \sim 2 / (P + 0.8S) = 0.50"$   
 $\text{VOLUME OF RUNOFF}(V) = A * R / 12 = 39,924 * 0.50 / 12 = 1,664 \text{ CF}$

**PROPOSED CONDITIONS:**  
 $S = (\text{PERVIOUS/SITE}) * (\text{COMPACTED SOIL STORAGE}) = (10,954/39,924) * (8.18) = 2.24"$   
 $S(\text{PROP.}) = 2.24"$   
 $\text{RUNOFF}(R) = (P - 0.2S) \sim 2 / (P + 0.8S) = 1.52"$   
 $\text{VOLUME OF RUNOFF}(V) = A * R / 12 = 39,924 * 1.52 / 12 = 5,057 \text{ CF}$

$5,090 \text{ CF} - 1,664 \text{ CF} = 3,426 \text{ CF}$   
 $1.0 \text{ IN.} \times 39,924 \text{ SF} / 12 \text{ in/ft} = 3,327 \text{ CF}$   
 $\text{SITE AREA FOR WQ: } 39,924 \text{ SF} - 17,650 \text{ SF}(\text{roof}) = 22,274 \text{ SF}$   
 $\text{IMPERVIOUS AREA FOR WQ: } 22,274 \text{ SF} - 10,827 \text{ SF} = 11,447 \text{ SF}$   
 $2.5 \text{ IN.} \times 51.4\% (\text{PERCENT IMPERVIOUS WQ}) = 1.28 \text{ IN.}$   
 $1.28 \text{ IN.} \times 39,924 \text{ SF} / 12 \text{ in/ft} = 4,259 \text{ CF}$

$\text{SWALE AREA STORAGE} = (\text{TOP AREA} + \text{BOTTOM AREA}) / 2 * \text{SWALE AREA DEPTH}$

$\text{SWALE AREA \#1} = (3,237 + 2,473) / 2 * 1' = 2,855 \text{ CF}$   
 $\text{SWALE AREA \#2} = (1,132 + 600) / 2 * 0.83' = 719 \text{ CF}$

**TOTAL DRY-RETENTION SWALE AREA STORAGE:** 3,574 CF

$\text{Vwq EXF. TRENCH} = 5,057 \text{ CF} - 3,574 \text{ CF} = 1,483 \text{ CF}$   
 $= 0.0340 \text{ AC-FT} = 0.408 \text{ AC-IN}$

$L1 = \frac{FS * \%WQ * Vwq}{K(H2 * W + 2 * Heff * Du - Du^2 + 2 * Heff * Ds) + 0.000139 * W * Du}$

$L2 = \frac{FS * \%WQ * Vwq}{K(2 * Heff * Du - Du^2 + 2 * Heff * Ds) + 0.000139 * W * Du}$

$K = 0.000118$ , PER GEOTECHNICAL REPORT DATED 08/12/2024  
 $FS = 2$   
 $\%WQ = 0.5$   
 $Heff = 1.60'$   
 $W = 3.25'$   
 $H2 = 3.20'$   
 $Du = 2.20'$   
 $Ds = 2.80'$   
 $\text{TRENCH HEIGHT} = 5.00'$

$L1 = 115.3' \rightarrow 115'$

$L2 = 176.5' \rightarrow 177' \text{ REQUIRED } Ds > Du$

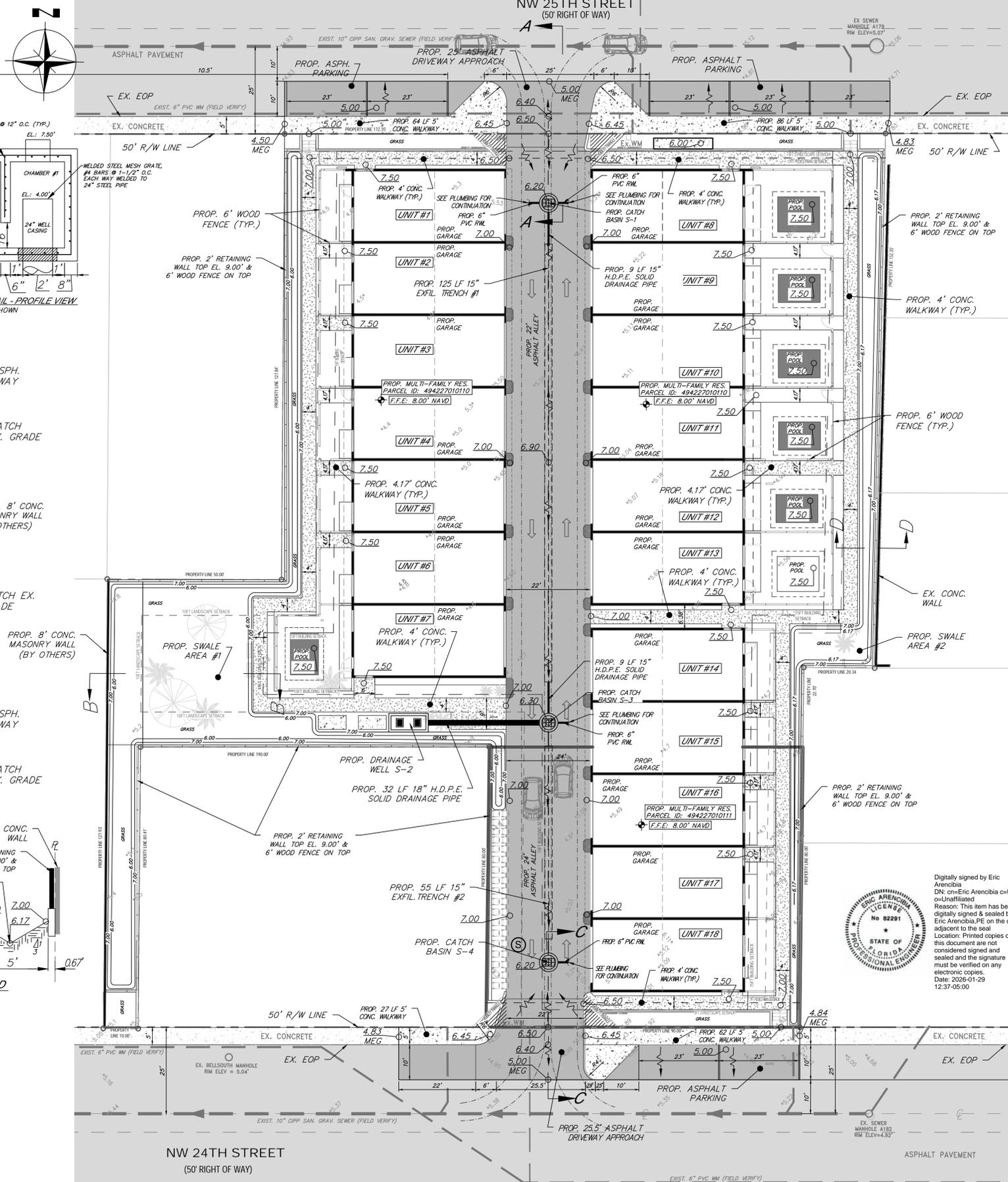
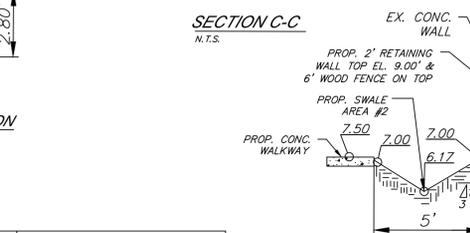
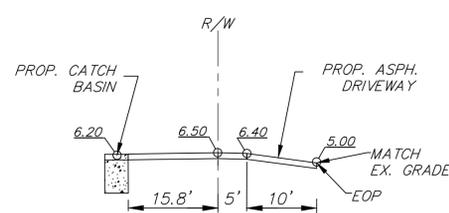
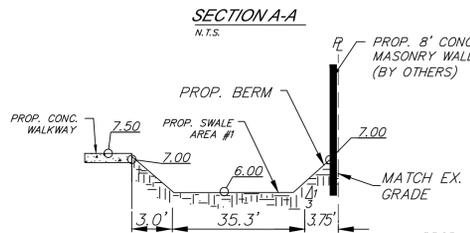
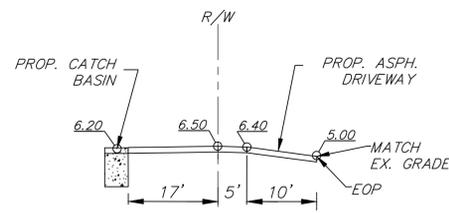
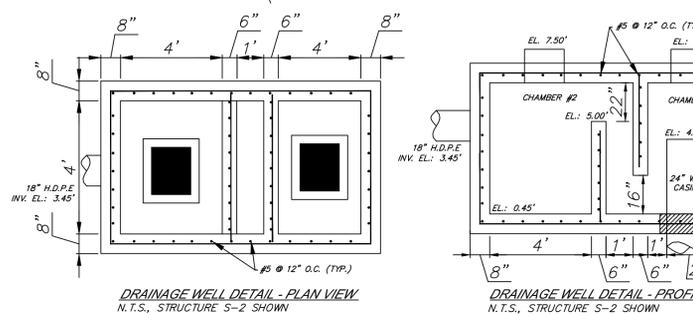
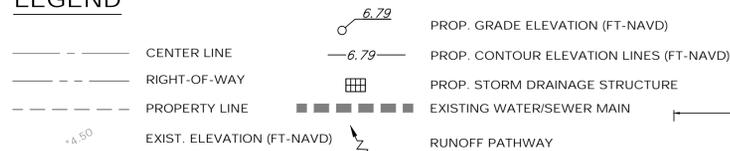
180" F.D. PROVIDED

**TYP. EXFILTRATION TRENCH SECTION**  
 N.T.S.

STRUCTURE NO.	STRUCTURE DIAMETER	RIM EL.	INVERT EL.	BOTTOM EL.	FRAME & GRATE (USF)
S-1	4'	6.20'	3.45' (S)	1.45'	4105 & 6224
S-2	10'x4'	7.50'	3.45' (E)	0.45'	(2) 7641-JE HATCHES
S-3	4'	6.30'	3.45' (N.W.S)	1.45'	4105 & 6224
S-4	4'	6.20'	3.45' (N)	1.45'	4105 & 6224

**ENGINEER NOTES:**

- ALL RAINFALL RUNOFF TO BE RETAINED ON-SITE. PERIMETER OF LOT SHALL BE GRADED WITH MINIMUM 6" HIGH BERM.
- A MINIMUM SLOPE OF 3:1 WITHIN ALL SWALE AREAS SHALL BE MAINTAINED.
- SURFACE WATER SHALL SLOPE AWAY FROM ALL STRUCTURES A MINIMUM OF 6" WITHIN THE FIRST 10-FEET.
- PROPOSED CONTOUR LINES ARE ESTIMATED, AND SHALL BE COORDINATED WITH LANDSCAPE PLANS.
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR HARDSCAPE MATERIALS TO BE USED.
- ELEVATIONS SHOWN HEREON RELATE TO N.A.V.D., 1988.
- SITE CONCRETE SHALL HAVE MINIMUM STRENGTH 3,000 PSI.
- ADEQUATE DRAINAGE SHALL BE PROVIDED, AND SURFACE RUNOFF WATER SHALL BE DIVERTED TO A STORM CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION IN ACCORDANCE WITH FLORIDA BUILDING CODE AND CITY OF WILTON MANORS CODE ORDINANCES. ALL SITE DRAINAGE IS DESIGNED AND SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RUNOFF RATES, VOLUME, AND POLLUTANT LOADS NOT EXCEEDING PREDEVELOPMENT CONDITIONS AND PREVENTING FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.



**PAVING, GRADING, & DRAINAGE PLAN**  
 SCALE: 1" = 16'-0"



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!



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 PE NO. 82291  
 ERIC ARENCIBIA, P.E.



Digitally signed by Eric Arenecibia  
 DN: cn=Eric Arenecibia, o=US, ou=Unaffiliated  
 Reason: This item has been digitally signed and sealed by Eric Arenecibia, PE on the date adjacent to the seal. Location: Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
 Date: 2026-01-29 12:37:05-00



**SITE PLAN SUBMITTAL (DD SET)**

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
 114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33304

**OWNER NAME:**  
 WILTON 114 LLC

**OWNER ADDRESS:**

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 PEMBROKE PINES, FL 33024  
 PH: 754-777-7993  
 ERICARENCIBIA@EA3CIVIL.COM

**LANDSCAPE ARCHITECT**  
 RAHIM VEDAAE  
 PH: RVVEDAAE1@YAHOO.COM

**STRUCTURAL ENGINEER:**  
 TBD  
 INFO ADDRESS

**MEP ENGINEERING**  
 TBD  
 INFO ADDRESS

SEAL & SIGNATURE

REVISION LOG

**PAVING, GRADING & DRAINAGE PLAN**

Project number AF2533  
 Date 01.13.2026  
 Drawn by AL  
 Checked by EA

**C200**

Scale As indicated



**LEGEND**

- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXIST. ELEVATION (FT-NAVD)
- EXISTING WATER/SEWER MAIN
- PROPOSED WATER/SEWER LINES
- EXISTING / PROPOSED WATER VALVE



BROWARD COUNTY PUBLIC WORKS DEPARTMENT PLOTTED: 10/20/21	STANDARD DETAIL	BROWARD COUNTY PUBLIC WORKS DEPARTMENT PLOTTED: 10/20/21	STANDARD DETAIL	BROWARD COUNTY PUBLIC WORKS DEPARTMENT PLOTTED: 10/20/21	STANDARD DETAIL
REVISED 7/7/2021	SHALLOW MAINTENANCE ACCESS STRUCTURE <b>FIGURE 311</b>	REVISED 7/7/2021	WYE SEWER SERVICE CONNECTION <b>FIGURE 331</b>	REVISED 7/7/2021	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE <b>FIGURE 341</b>

BROWARD COUNTY PUBLIC WORKS DEPARTMENT PLOTTED: 10/17/2021	STANDARD DETAIL	BROWARD COUNTY PUBLIC WORKS DEPARTMENT PLOTTED: 10/20/21	STANDARD DETAIL
REVISED 10/17/2021	FIRE HYDRANT INSTALLATION <b>FIGURE 231</b>	REVISED 7/7/2021	TYPE 2 PRIVATE FIRE PROTECTION CONNECTION <b>FIGURE 236</b>

Digitally signed by Eric Arenobia  
DN: cn=Eric Arenobia c=US  
o=Unaffiliated  
Reason: This item has been digitally signed & sealed by Eric Arenobia, PE on the date adjacent to the seal.  
Location: Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
Date: 2026-01-29 12:36:05:00



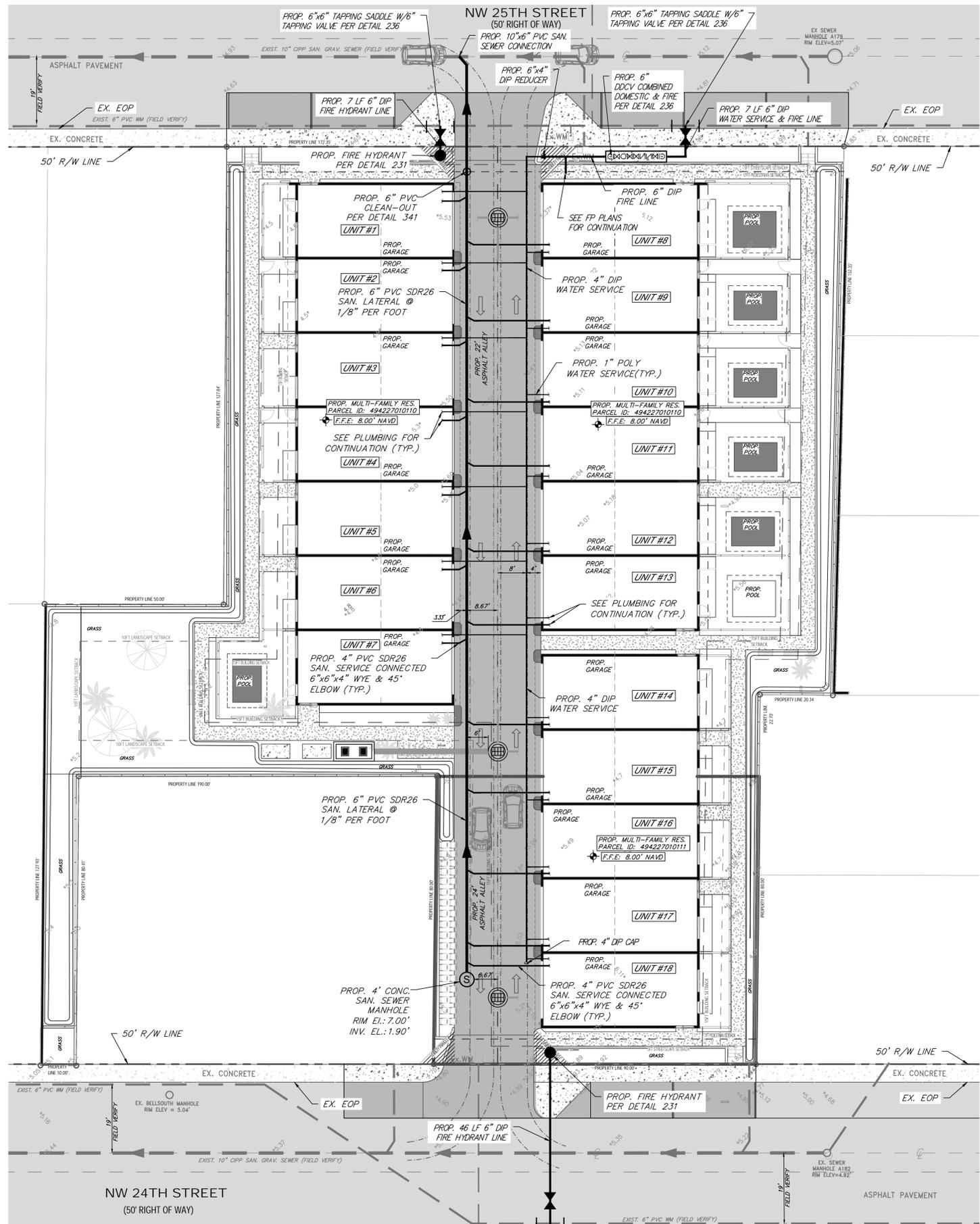
**NOTES**

- MINIMUM SLOPE FOR 6" PVC SANITARY SEWER LATERAL SHALL BE 1.0%.
- MINIMUM COVER FOR UTILITY LINES IN PRIVATE PROPERTY SHALL BE 18".

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM, N.A.V.D. 1988.



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!



**UTILITIES PLAN**  
SCALE: 1" = 16'-0"

**EAS CIVIL ENGINEERING, INC.**  
9050 PINES BLVD., STE. 415-415  
PEMBROKE PINES, FLORIDA 33024  
OFFICE: 754.777.7993  
WWW.EA3CIVIL.COM

CA NO. 32522  
PE NO. 82291  
ERIC ARENCIBIA, P.E.



**SITE PLAN SUBMITTAL (DD SET)**

**PROJECT NAME:**  
PROPOSED 18 FEE SIMPLE TOWNHOMES

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33304

**OWNER NAME:**  
WILTON 114 LLC

**OWNER ADDRESS:**

**ARCHITECT**  
AUSTIN FOX ARCHITECTURE  
1754 E COMMERCIAL BLVD  
FORT LAUDERDALE, FL 33334  
PH: 954-314-9242  
INFO@AF-ARCHITECT.COM  
AR101117

**CIVIL ENGINEER**  
EA3 CIVIL ENGINEERING  
ERIC ARENCIBIA, P.E.  
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ERICARENCIBIA@EA3CIVIL.COM

**LANDSCAPE ARCHITECT**  
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RAHIM VEDAAE  
PH: RVEDAE1@YAHOO.COM

**STRUCTURAL ENGINEER:**  
TBD  
INFO ADDRESS

**MEP ENGINEERING**  
TBD  
INFO ADDRESS

**REVISION LOG**

NO.	DATE	DESCRIPTION

**UTILITIES PLAN**

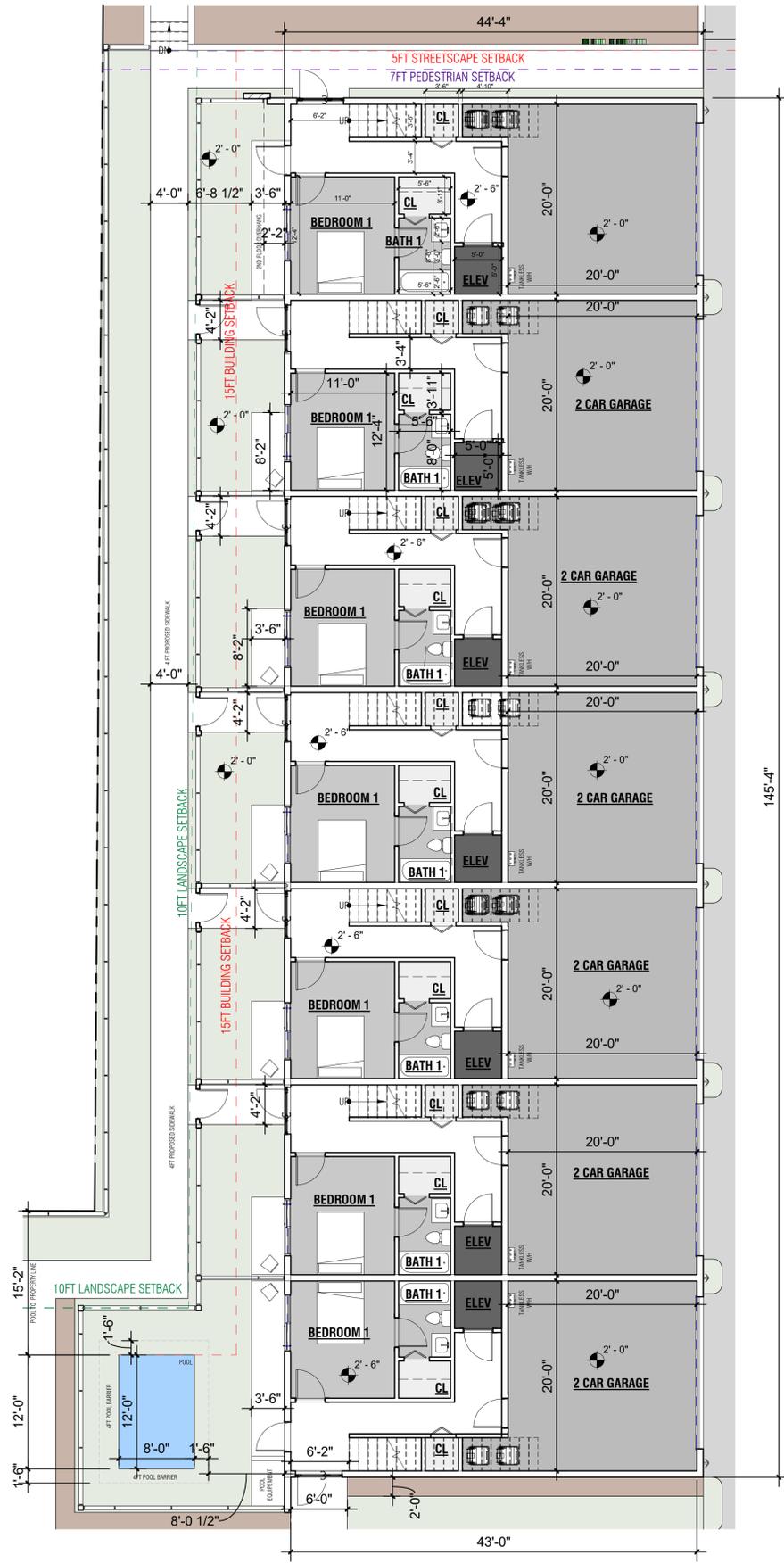
Project number	AF2533
Date	01.13.2026
Drawn by	AL
Checked by	EA

**C300**

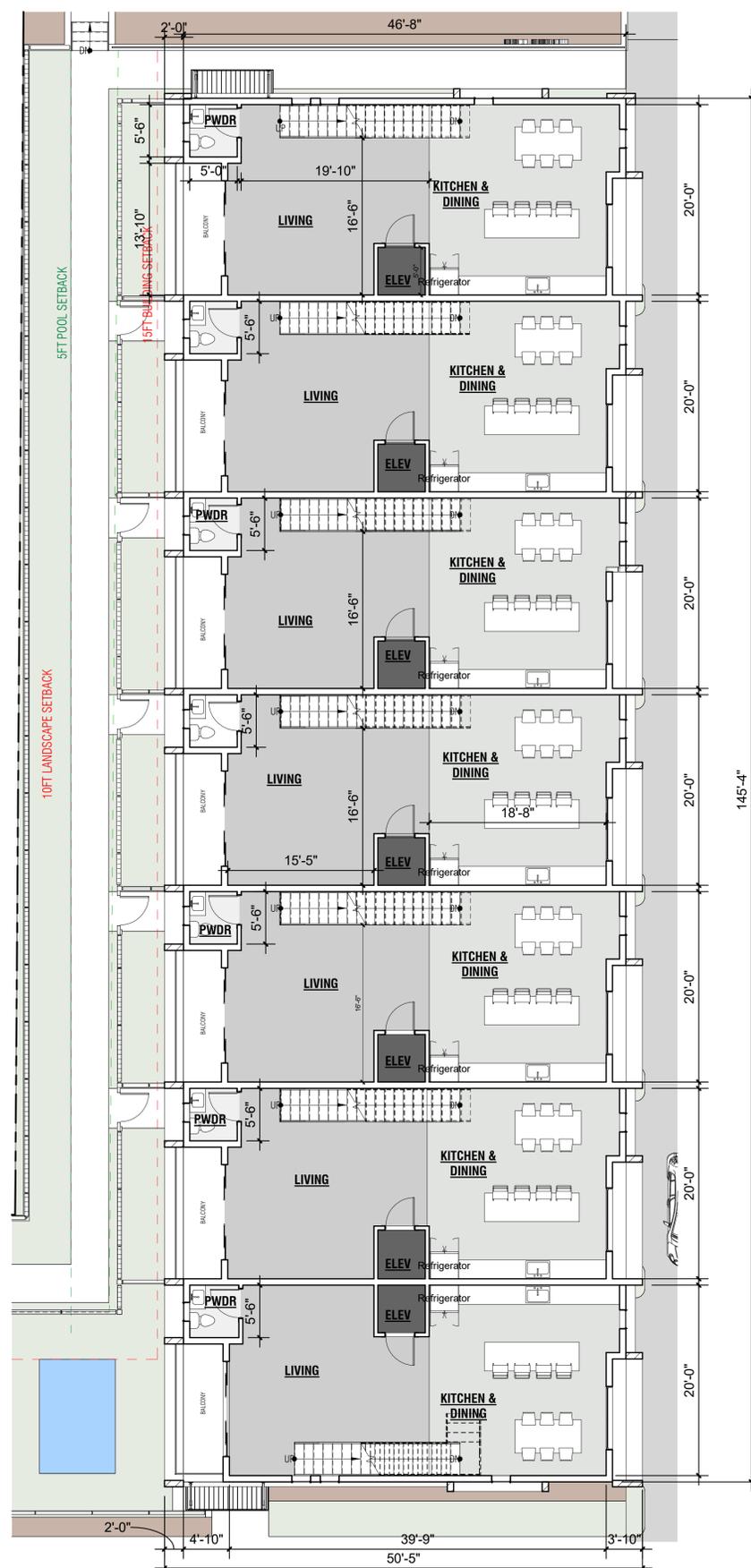
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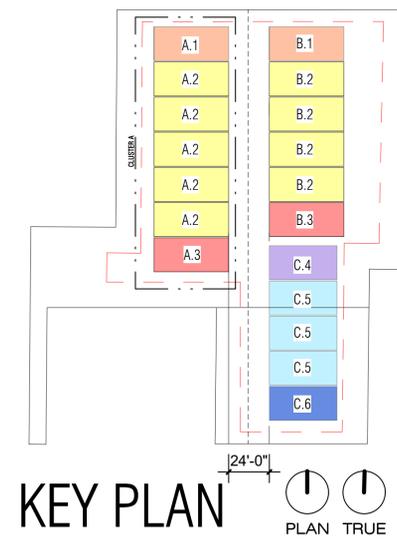




1 ENLARGED TYPE A CLUSTER GROUND PLAN  
 SCALE 1/8" = 1'-0"  
 E:



2 ENLARGE TYPE A CLUSTER SECOND FLOOR PLAN  
 SCALE 1/8" = 1'-0"  
 E:



KEY PLAN  
 PLAN TRUE

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD LEVEL	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
NON-CONDITIONED SQUARE FOOTAGE	
GARAGE	416 SF
BALCONY	55 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,629 SF</b>

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD FLOOR	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
NON-CONDITIONED SQUARE FOOTAGE	
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BALCONIES	55 SF
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RESIDENTIAL AREA CALCULATIONS	
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**DRC SET**

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
 114-124 NW 25TH STREET &  
 117 NW 24TH STREET,  
 WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
 WILTON 114 LLC

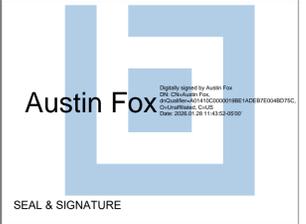
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 AUSTIN FOX ARCHITECTURE  
 1754 E Commercial Blvd  
 FORT LAUDERDALE, FL 33334  
 PH: 954-790-2702  
 INFO@AF-ARCHITECT.COM  
 AR101117

**STRUCTURAL ENGINEER:**

**MEP ENGINEERING**

**CIVIL ENGINEER**  
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**LANDSCAPE ARCHITECT**  
 RAHIM VEDAEE  
 RAHIM VEDAEE  
 PH:  
 RVEDAEE1@YAHOO.COM



SEAL & SIGNATURE

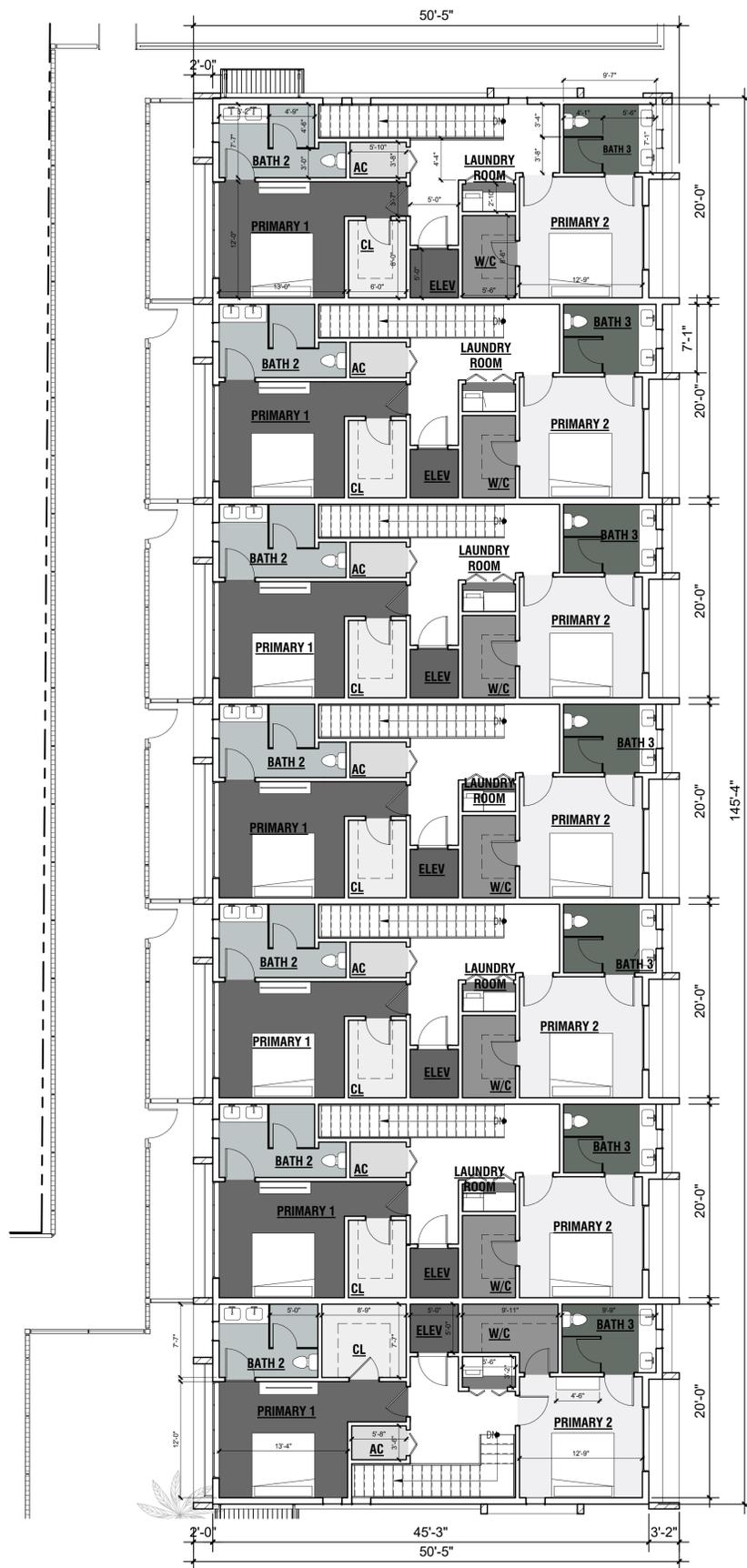
REVISION LOG		
No.	Description	Date

**ENLARGED TYPE A CLUSTER FLOOR PLANS**

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

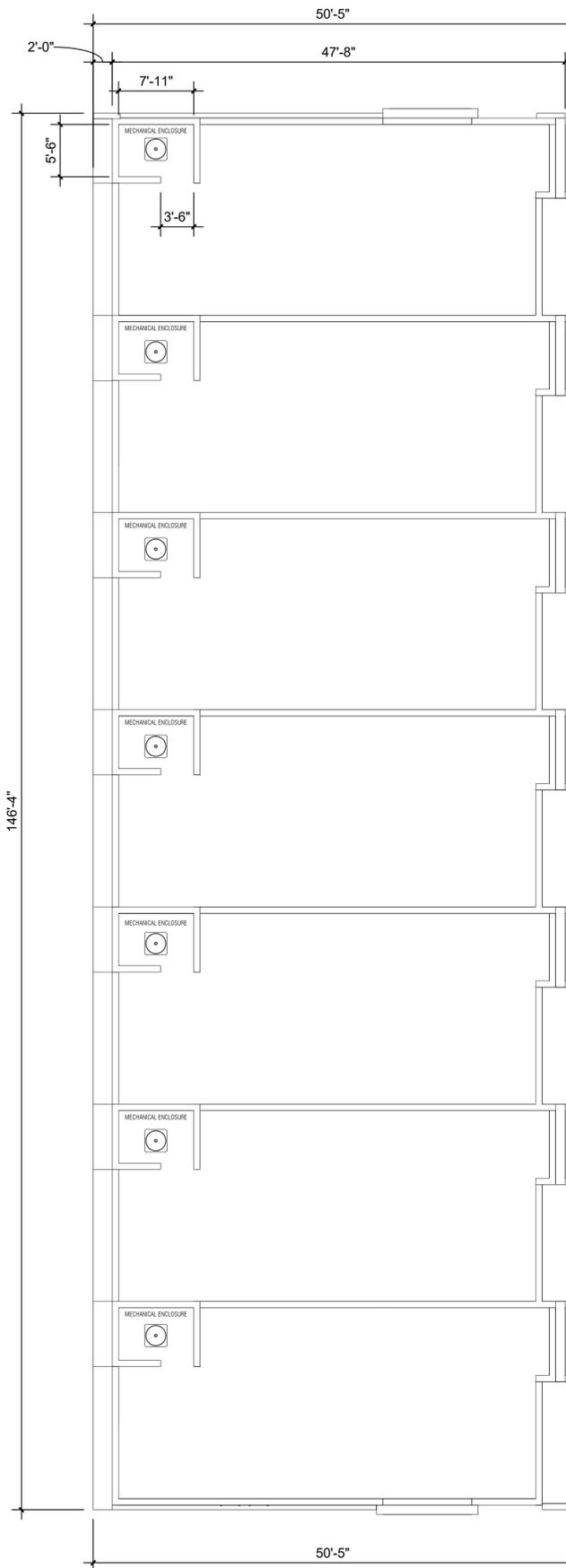
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Scale As indicated



**1 ENLARGED CLUSTER A THIRD FLOOR PLAN**

SCAL 1/8" = 1'-0"  
E:



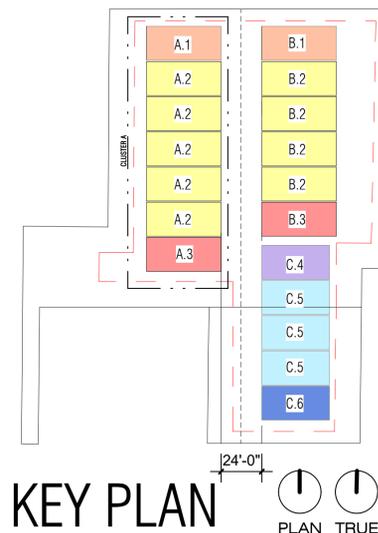
**2 CLUSTER A ROOF PLAN**

SCAL 1/8" = 1'-0"  
E:

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD LEVEL	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
NON-CONDITIONED SQUARE FOOTAGE	
GARAGE	416 SF
BALCONY	55 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,629 SF</b>

RESIDENTIAL AREA CALCULATIONS	
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**KEY PLAN**



**AUSTIN FOX ARCHITECTURE**  
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954.314.9242

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**DRC SET**

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
WILTON 114 LLC

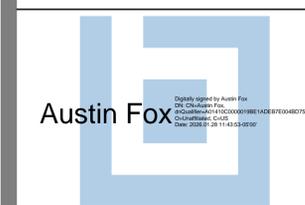
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**STRUCTURAL ENGINEER:**

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REVISION LOG		
No.	Description	Date

**ENLARGED TYPE A CLUSTER FLOOR PLANS**

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

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**AUSTIN FOX ARCHITECTURE**

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### DRC SET

### PROJECT NAME: PROPOSED 18 FEE SIMPLE TOWNHOMES

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET &  
117 NW 24TH STREET,  
WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
WILTON 114 LLC

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**LANDSCAPE ARCHITECT**  
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RAHIM VEDAEE  
PH:  
RVEDAEE1@YAHOO.COM

**Austin Fox** Digitally signed by Austin Fox  
DN: cn=Austin Fox, o=Austin Fox, ou=Architecture, email=Austin.Fox@af-architect.com, c=US  
Date: 2023.08.28 11:43:03-0500

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### REVISION LOG

No.	Description	Date

### ENLARGED TYPE B CLUSTER FLOOR PLANS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

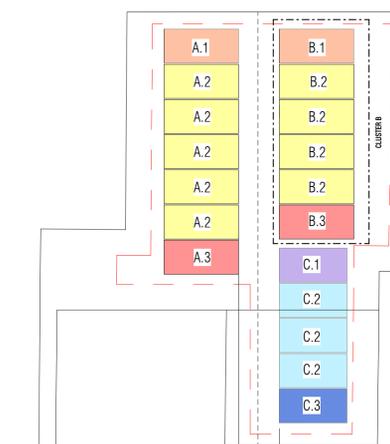
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Scale As indicated

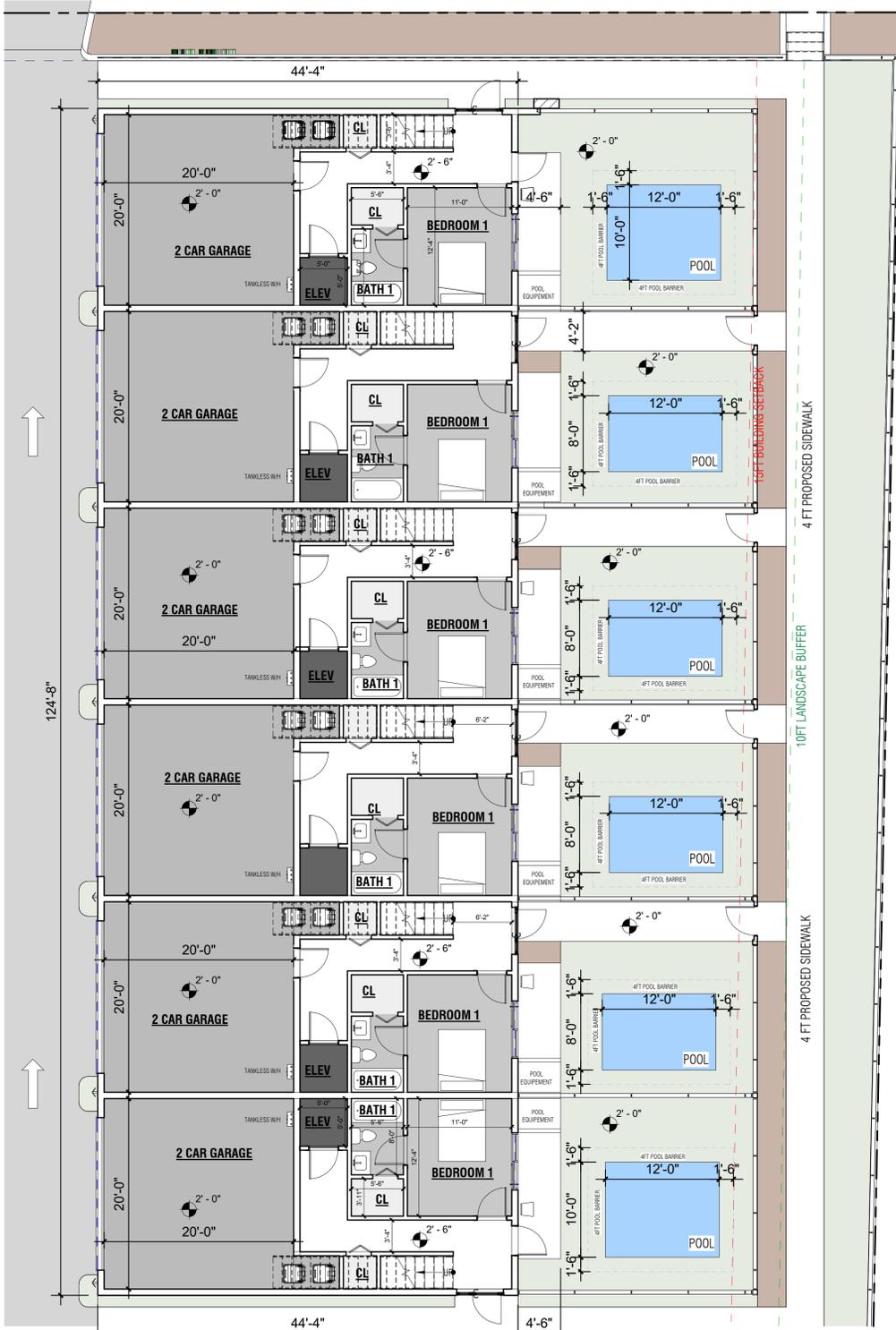
RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD LEVEL	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
NON-CONDITIONED SQUARE FOOTAGE	
GARAGE	416 SF
BALCONY	55 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,629 SF</b>

RESIDENTIAL AREA CALCULATIONS	
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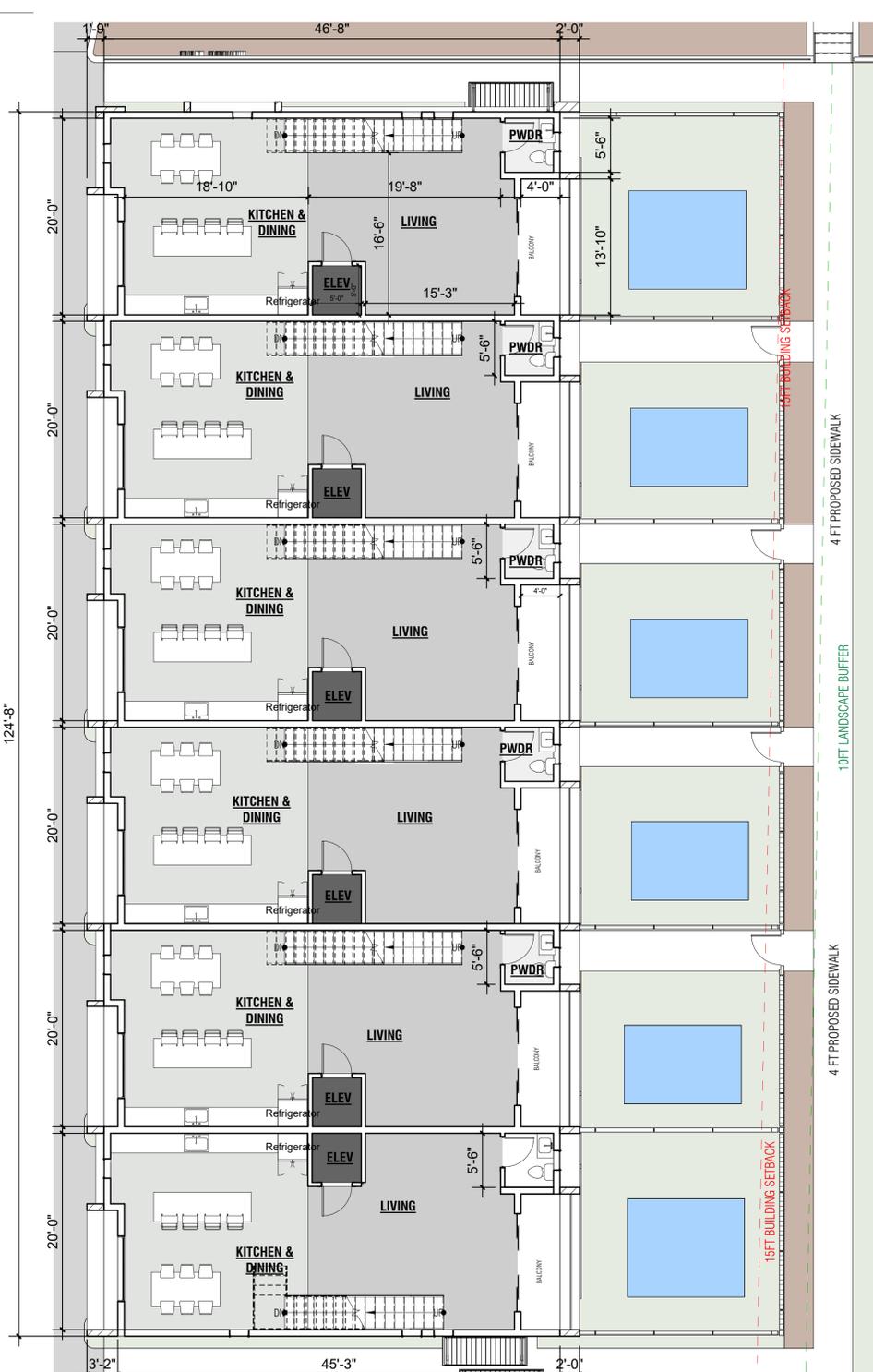


## KEY PLAN



### ENLARGED TYPE B CLUSTER GROUND PLAN

1 SCAL 1/8" = 1'-0"  
E:



### ENLARGED TYPE B CLUSTER SECOND FLOOR PLAN

2 SCAL 1/8" = 1'-0"  
E:



AUSTIN FOX ARCHITECTURE

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954.314.9242

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### DRC SET

PROJECT NAME:  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

PROJECT ADDRESS:  
114-124 NW 25TH STREET &  
117 NW 24TH STREET,  
WILTON MANORS, FLORIDA 33301

OWNER NAME:  
WILTON 114 LLC

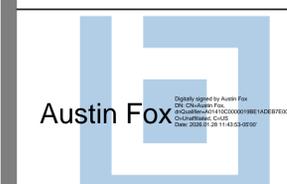
ARCHITECT  
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STRUCTURAL ENGINEER:

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LANDSCAPE ARCHITECT  
RAHIM VEDAEE  
RAHIM VEDAEE  
PH:  
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SEAL & SIGNATURE

### REVISION LOG

No.	Description	Date

### ENLARGED TYPE B CLUSTER FLOOR PLANS

Project number AF2533  
Date 01.28.2026  
Drawn by Author  
Checked by Checker

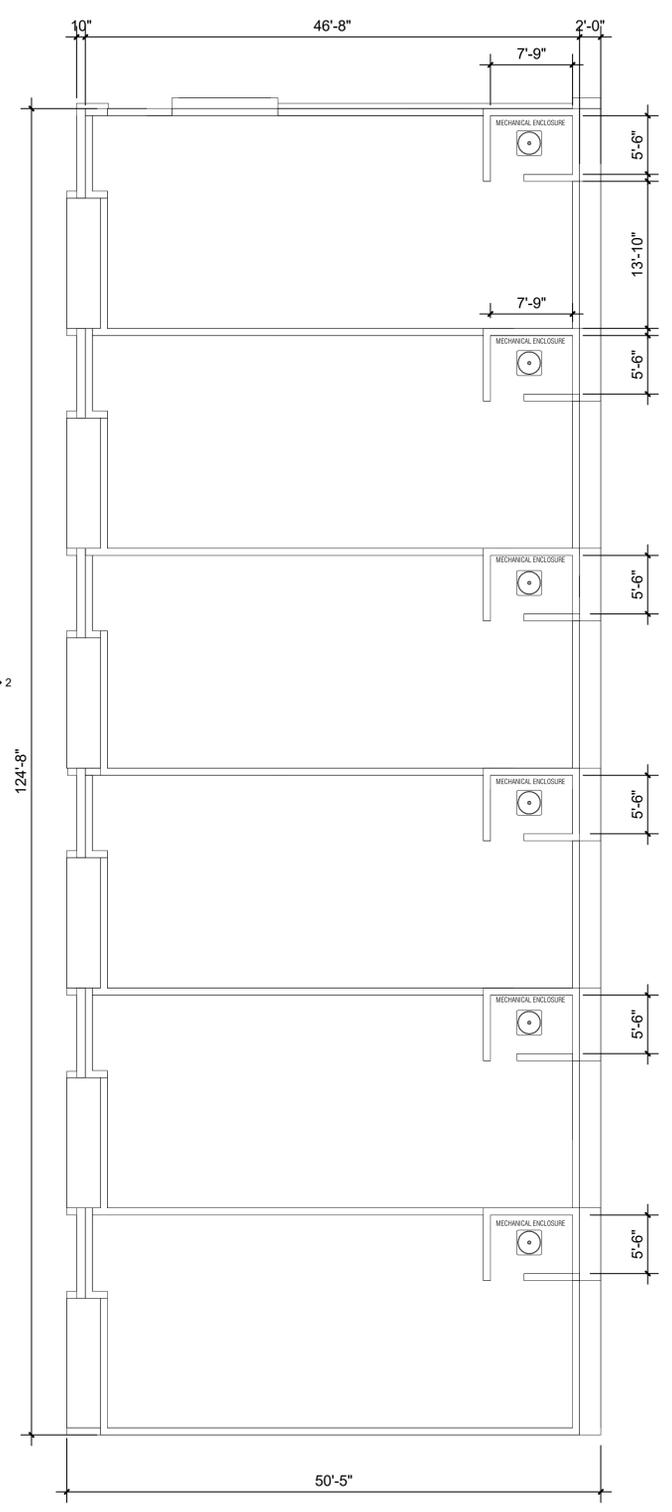
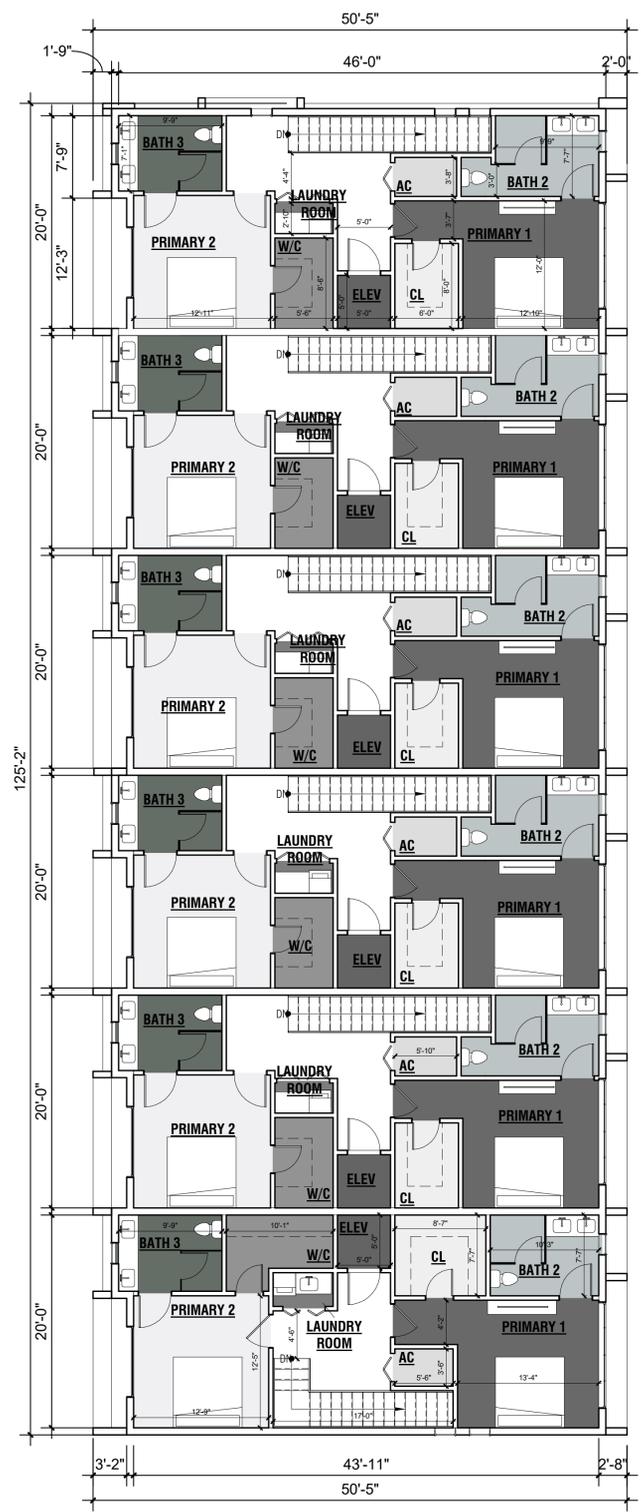
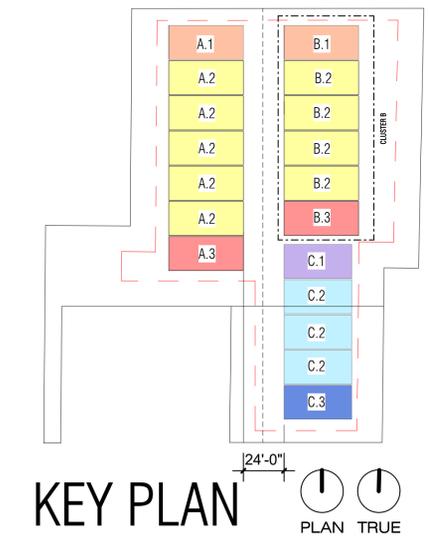
# A101.1

Scale As indicated

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD LEVEL	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
NON-CONDITIONED SQUARE FOOTAGE	
GARAGE	416 SF
BALCONY	55 SF
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<b>TOTAL AREA PER UNIT</b>	<b>2,629 SF</b>



### ENLARGED CLUSTER B THIRD FLOOR PLAN

1 SCAL 1/8" = 1'-0"  
E:

### ENLARGED CLUSTER B ROOF PLAN

2 SCAL 1/8" = 1'-0"  
E:



**AUSTIN FOX**  
ARCHITECTURE

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INFO@AF-ARCHITECT.COM  
954.314.9242

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### DRC SET

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**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
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**OWNER NAME:**  
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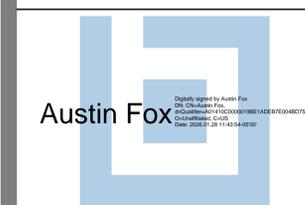
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AR101117

**STRUCTURAL ENGINEER:**

**MEP ENGINEERING**

**CIVIL ENGINEER**  
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SEAL & SIGNATURE

### REVISION LOG

No.	Description	Date

### ENLARGED TYPE C CLUSTER FLOOR PLANS

Project number AF2533  
Date 01.28.2026  
Drawn by Author  
Checked by Checker

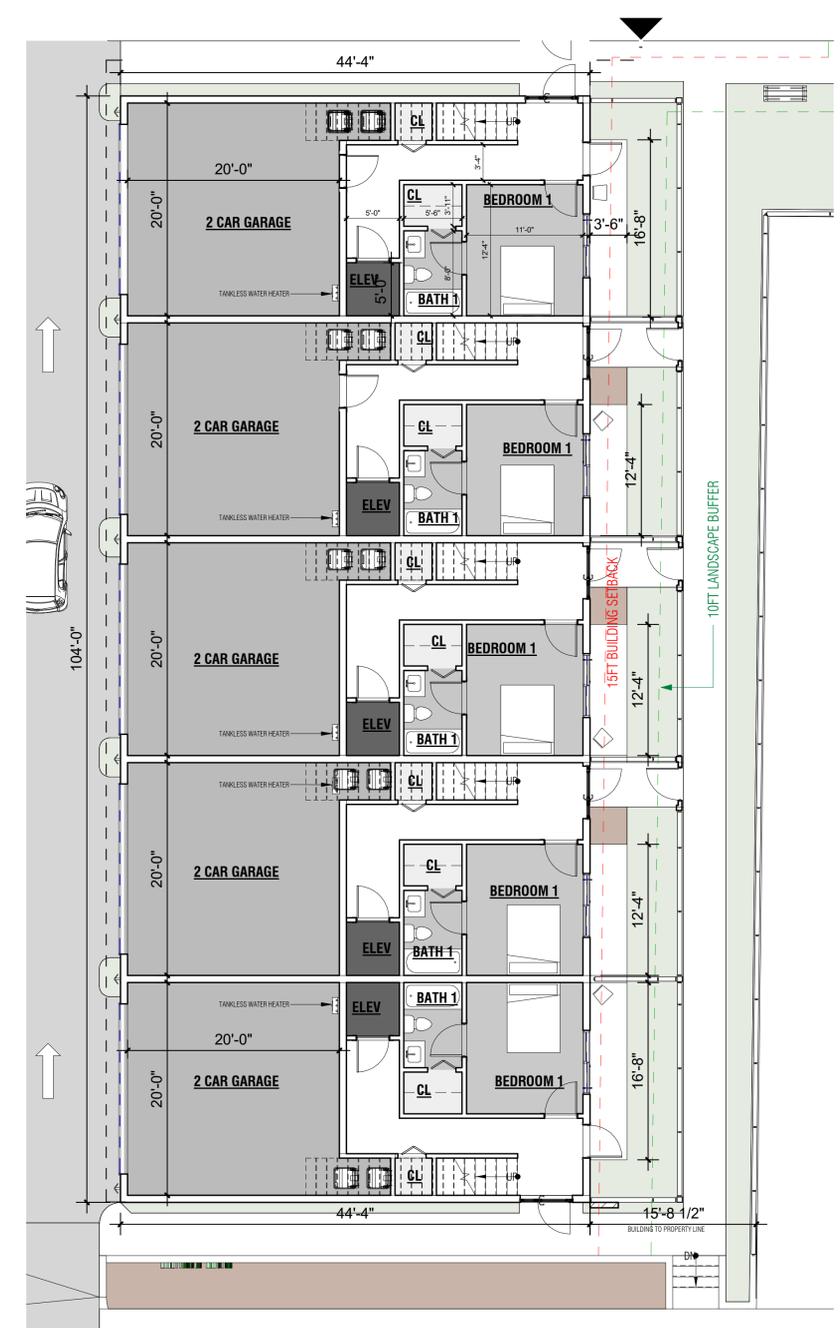
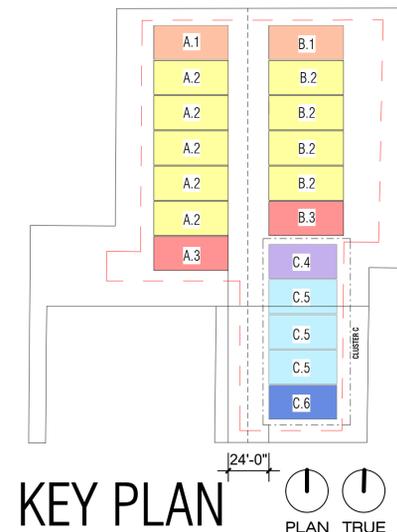
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Scale As indicated

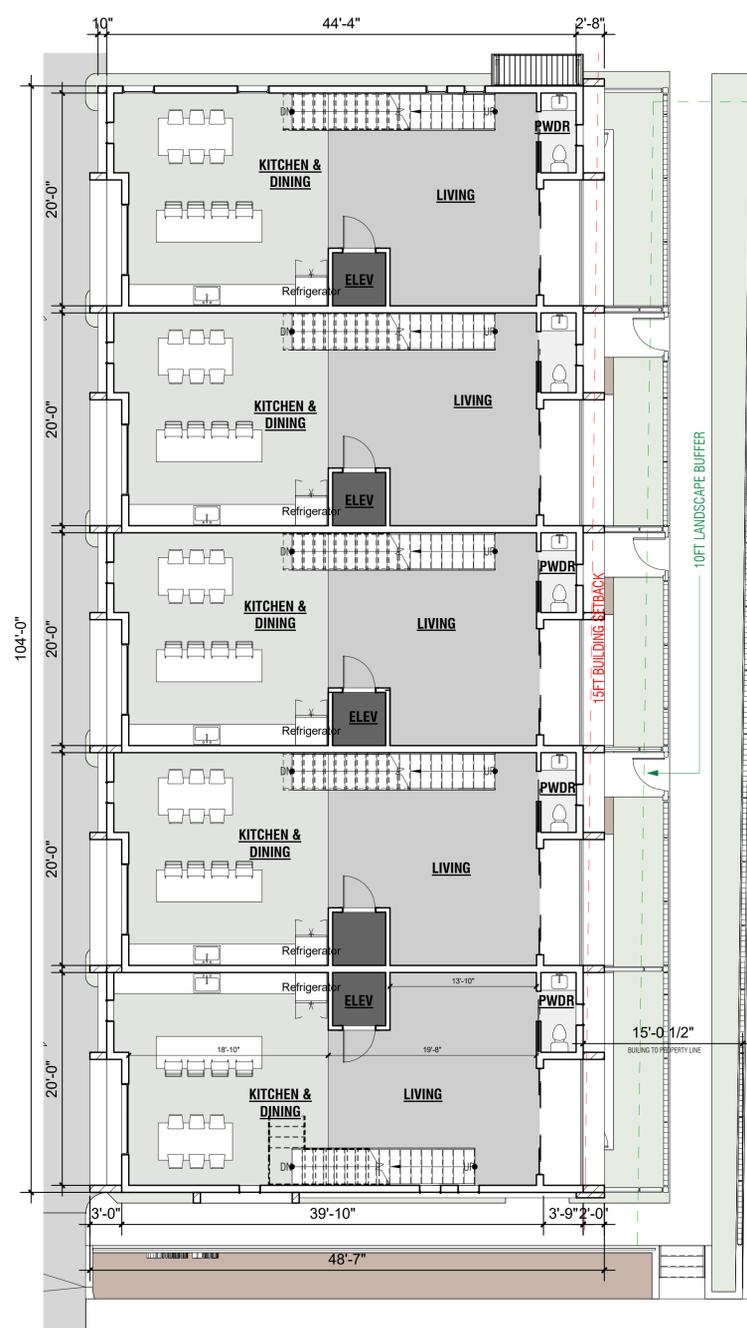
RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	429 SF
SECOND LEVEL	810 SF
THIRD FLOOR	857 SF
<b>TOTAL</b>	<b>2,096 SF</b>
FLOOR LEVEL	NON-CONDITIONED SQUARE FOOTAGE
GARAGE	416 SF
BALCONY	44 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,556 SF</b>

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	429 SF
SECOND LEVEL	810 SF
THIRD FLOOR	857 SF
<b>TOTAL</b>	<b>2,096 SF</b>
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① ENLARGED CLUSTER C GROUND PLAN  
SCAL 1/8" = 1'-0"  
E:



② ENLARGED CLUSTER C SECOND FLOOR PLAN  
SCAL 1/8" = 1'-0"  
E:

KEY PLAN  
PLAN TRUE



**AUSTIN FOX ARCHITECTURE**  
 1754 E COMMERCIAL BLVD, FT. LAUDERDALE, FL 33334  
 INFO@AF-ARCHITECT.COM  
 954.314.9242

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**DRC SET**

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
 114-124 NW 25TH STREET &  
 117 NW 24TH STREET,  
 WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
 WILTON 114 LLC

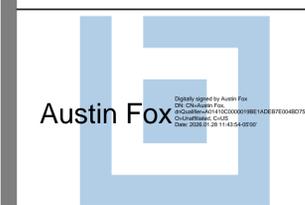
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SEAL & SIGNATURE

**REVISION LOG**

No.	Description	Date

**ENLARGED TYPE C CLUSTER FLOOR PLANS**

Project number AF2533  
 Date 01.28.2026  
 Drawn by Author  
 Checked by Checker

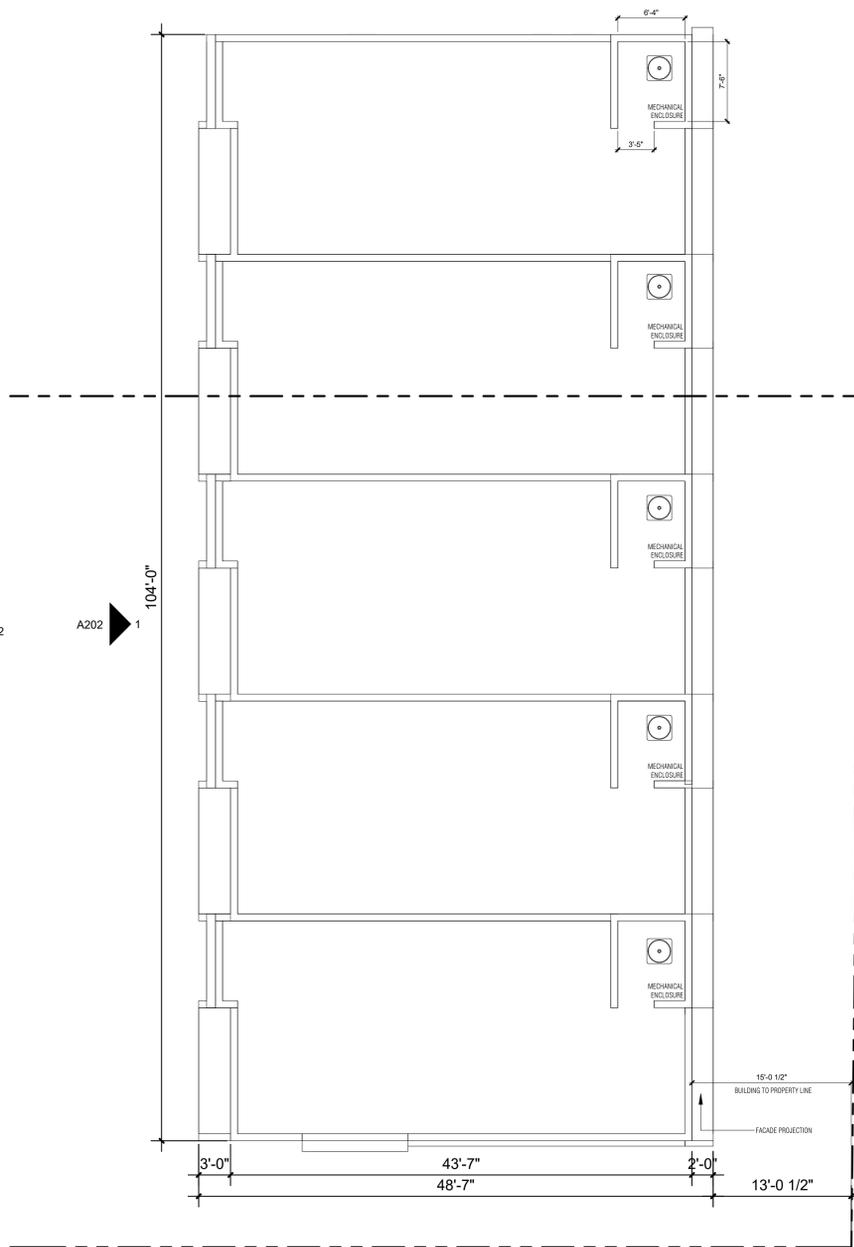
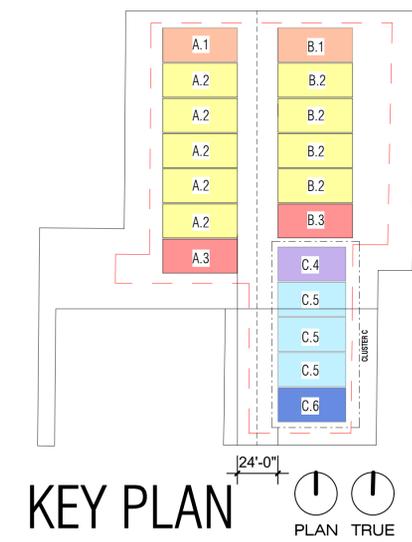
**A102.1**

Scale As indicated

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	429 SF
SECOND LEVEL	810 SF
THIRD FLOOR	857 SF
<b>TOTAL</b>	<b>2,096 SF</b>
FLOOR LEVEL	NON-CONDITIONED SQUARE FOOTAGE
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BALCONY	44 SF
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<b>TOTAL AREA PER UNIT</b>	<b>2,556 SF</b>



**1 ENLARGED CLUSTER C THIRD FLOOR PLAN**

SCAL 1/8" = 1'-0"  
 E:

**2 ENLARGED CLUSTER C ROOF PLAN**

SCAL 1/8" = 1'-0"  
 E:

# GENERAL ROOF PLAN NOTES

1. ALL MECHANICAL EQUIPMENT AT ROOF TO BE MOUNTED ON METAL STANDS.
2. ALL SOLAR PANELS EQUIPMENT TO BE MOUNTED ON METAL STANDS.
3. ALL ROOF FLOOR SURFACE FINISHED IN WHITE.

ROOF FLOOR PLAN NOTES	
NUMBER	KEYNOTE



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**PROPOSED 18 FEE SIMPLE TOWNHOMES**

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**OWNER NAME:**  
WILTON 114 LLC

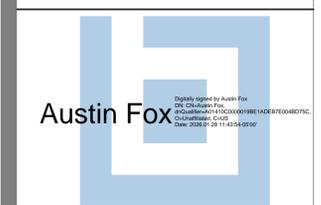
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SEAL & SIGNATURE

### REVISION LOG

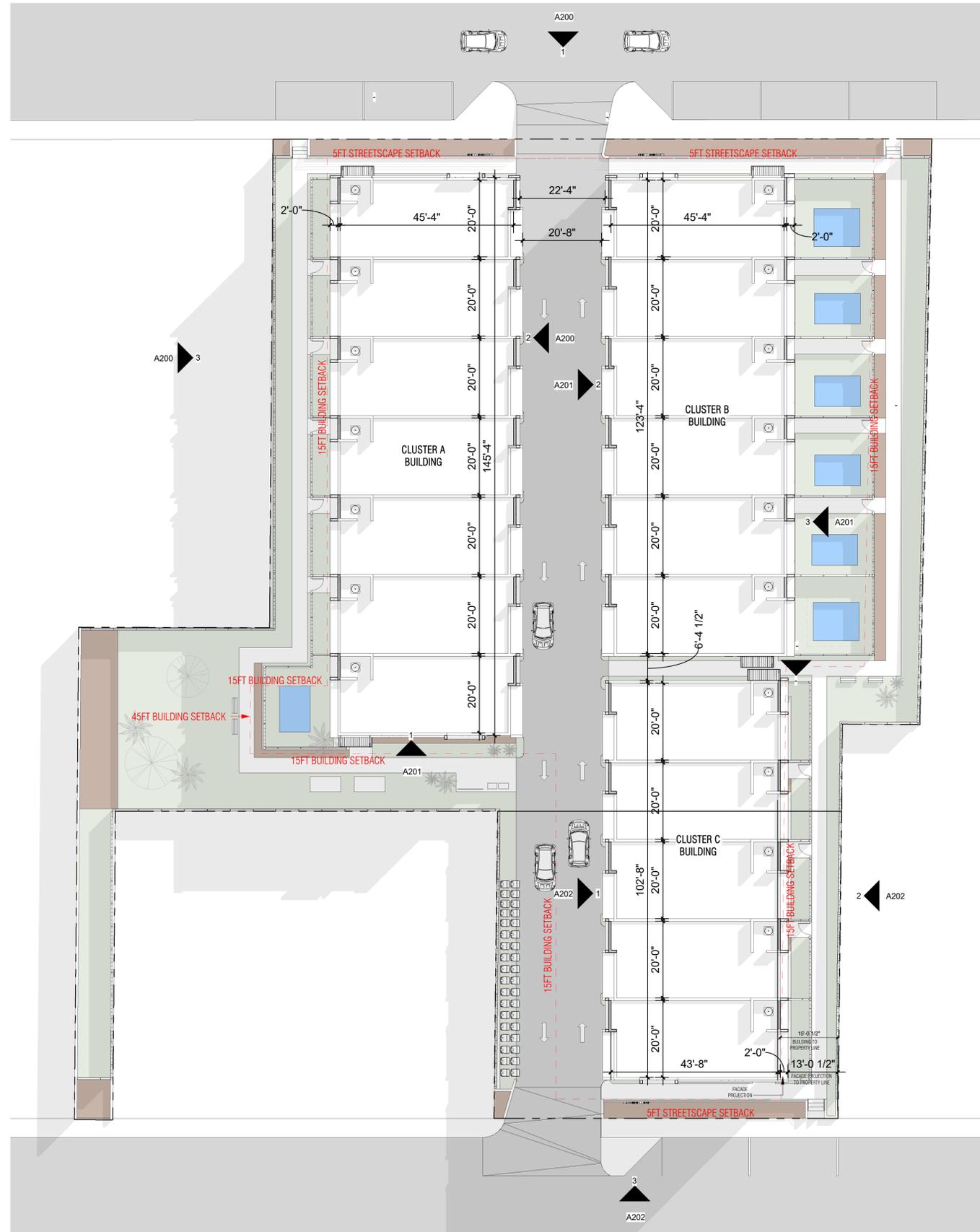
No.	Description	Date

## ROOF PLAN

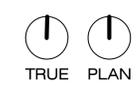
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Date 01.28.2026  
Drawn by MO  
Checked by AUSTIN FOX

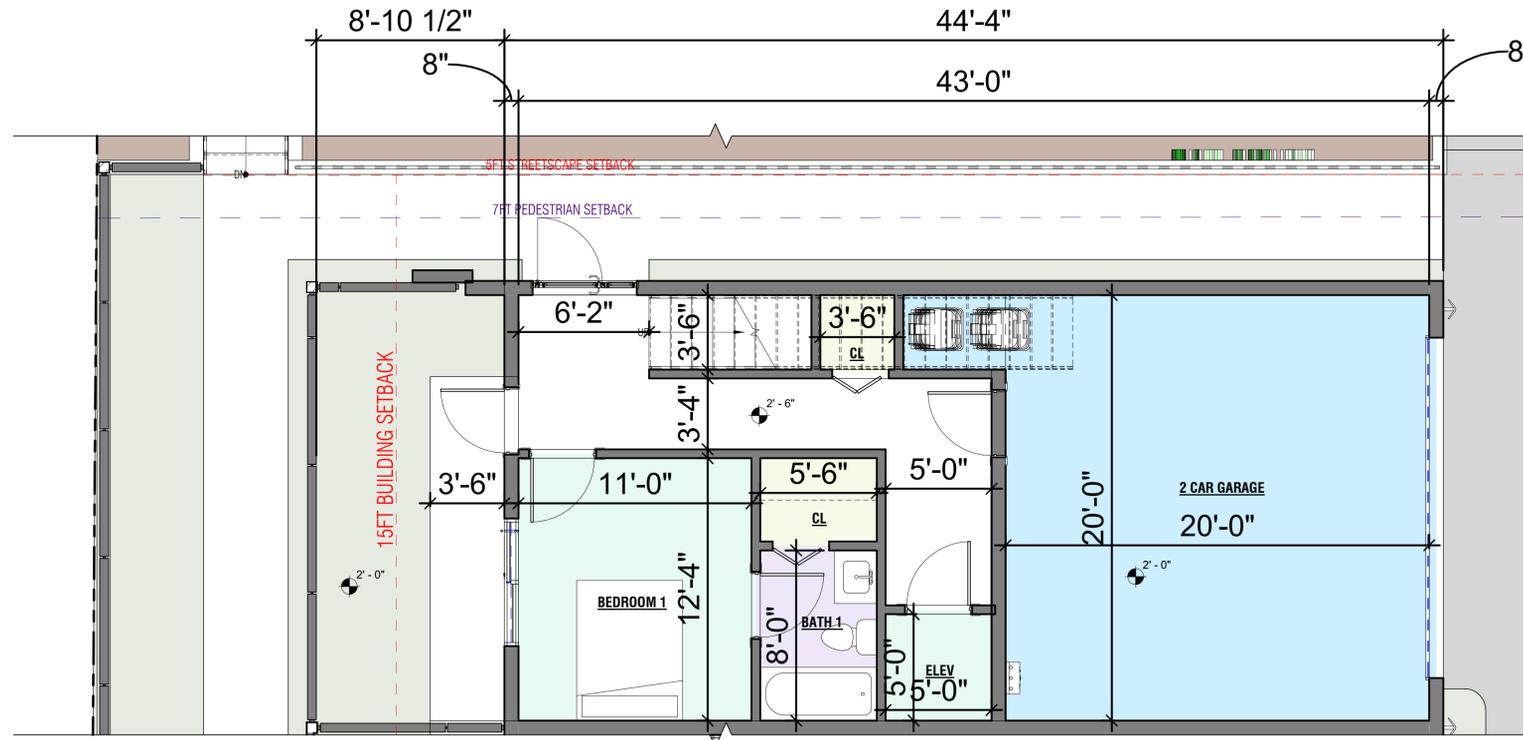
**A103**

Scale As indicated



**1 OVERALL ROOF PLAN**  
SCAL 1/16" = 1'-0"  
E:





1 TYPICAL TYPE 1 UNIT GROUND FLOOR

SCAL 1/4" = 1'-0"  
E:

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD LEVEL	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
<b>NON-CONDITIONED SQUARE FOOTAGE</b>	
GARAGE	416 SF
BALCONY	55 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,629 SF</b>

**GENERAL FLOOR PLAN NOTES**

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THIS PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
- OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO: MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MUNTIN/LITE PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFRUBRISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURER'S REQUIREMENTS.
- ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE W/ OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOAT TEXTURE AND PAINT.
- STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
- PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.
- PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
- PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.
- ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.
- PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ALL CONCRETE FOR FOUNDATION AND SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE, AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO LOCAL FLOOD CRITERIA. EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THIS DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST AUSTIN FOX. LIABILITIES SHALL BE LIMITED TO FEES PAID TO DESIGN PROFESSIONAL.
- ALL FURNITURE SHOWN IS FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.
- ALL MILLWORK AND PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.



ALL DESIGN AND DETAILS INDICATED BY AND HEREIN REFERRED TO BY THIS DRAWING ARE FOR USE ON AND IN CONNECTION WITH THE SERVICES PROJECT. ALL DRAWINGS HEREIN ARE THE PROPERTY OF AUSTIN FOX ARCHITECTURE AND NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT FROM AUSTIN FOX ARCHITECTURE. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE, TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS SHALL BE VOID. THE ARCHITECT OR ENGINEER'S LIABILITY IS LIMITED TO THE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL FLORIDA STATUTES. NOTE: AUTHENTIC COPIES OF THIS DOCUMENT SHALL BEAR THE SIGNATURE OF ORIGINAL AND THE SEAL OF THE ATTENDING ARCHITECT OR ENGINEER OF RECORD.  
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**DRC SET**

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
WILTON 114 LLC

**ARCHITECT:**  
AUSTIN FOX ARCHITECTURE  
1754 E Commercial Blvd  
FORT LAUDERDALE, FL 33334  
PH: 954-790-2702  
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AR101117

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**LANDSCAPE ARCHITECT**  
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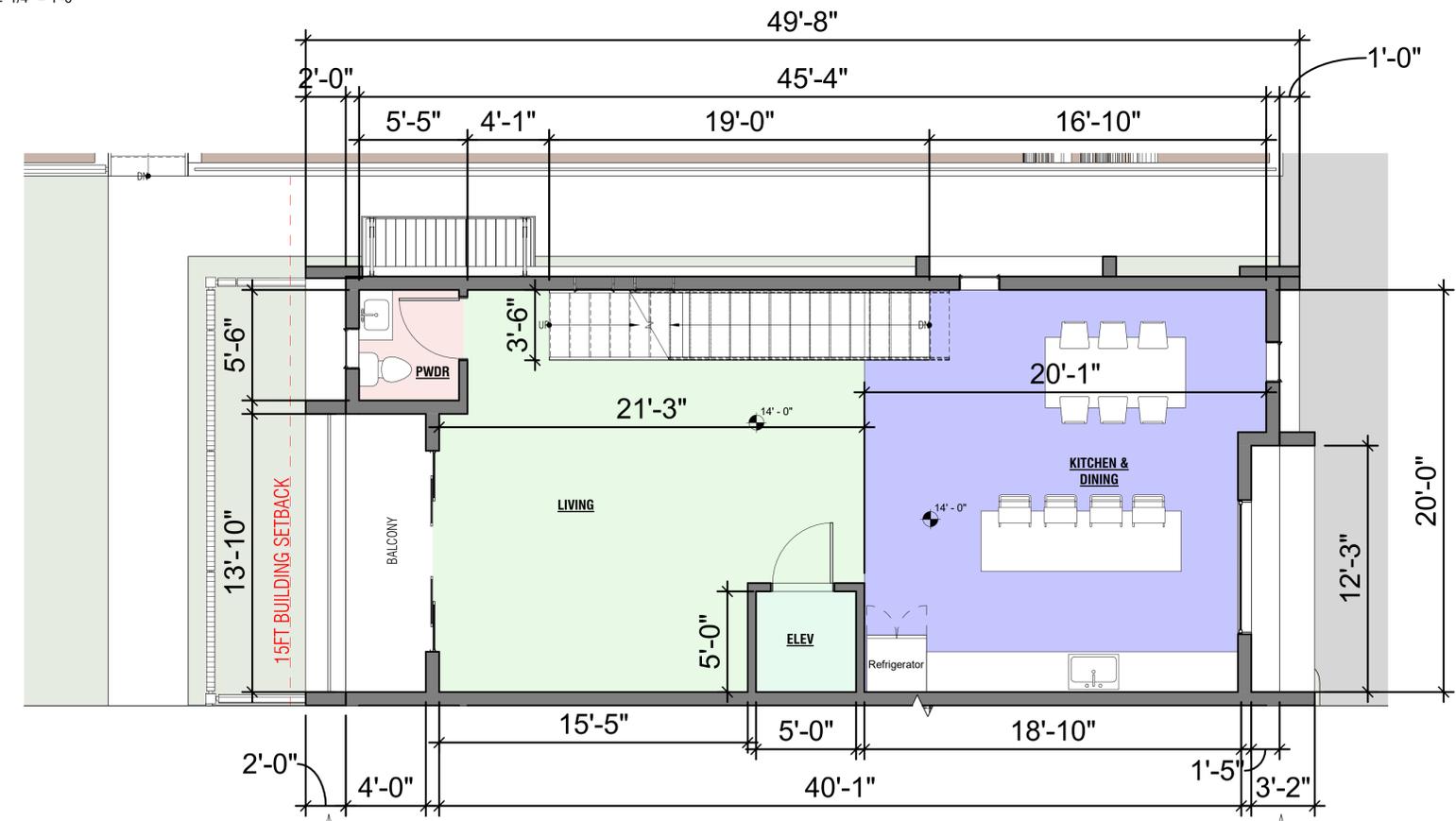
REVISION LOG		
No.	Description	Date

**TYPICAL TYPE 1 UNIT FLOOR PLANS**

Project number AF2533  
Date 01.28.2026  
Drawn by NO  
Checked by AUSTIN FOX

**A104.0**

Scale As indicated



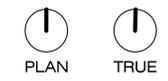
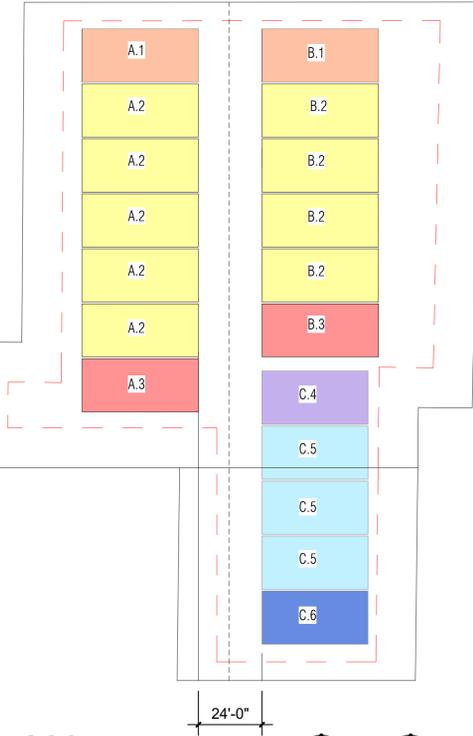
2 TYPICAL TYPE 1 UNIT SECOND LEVEL

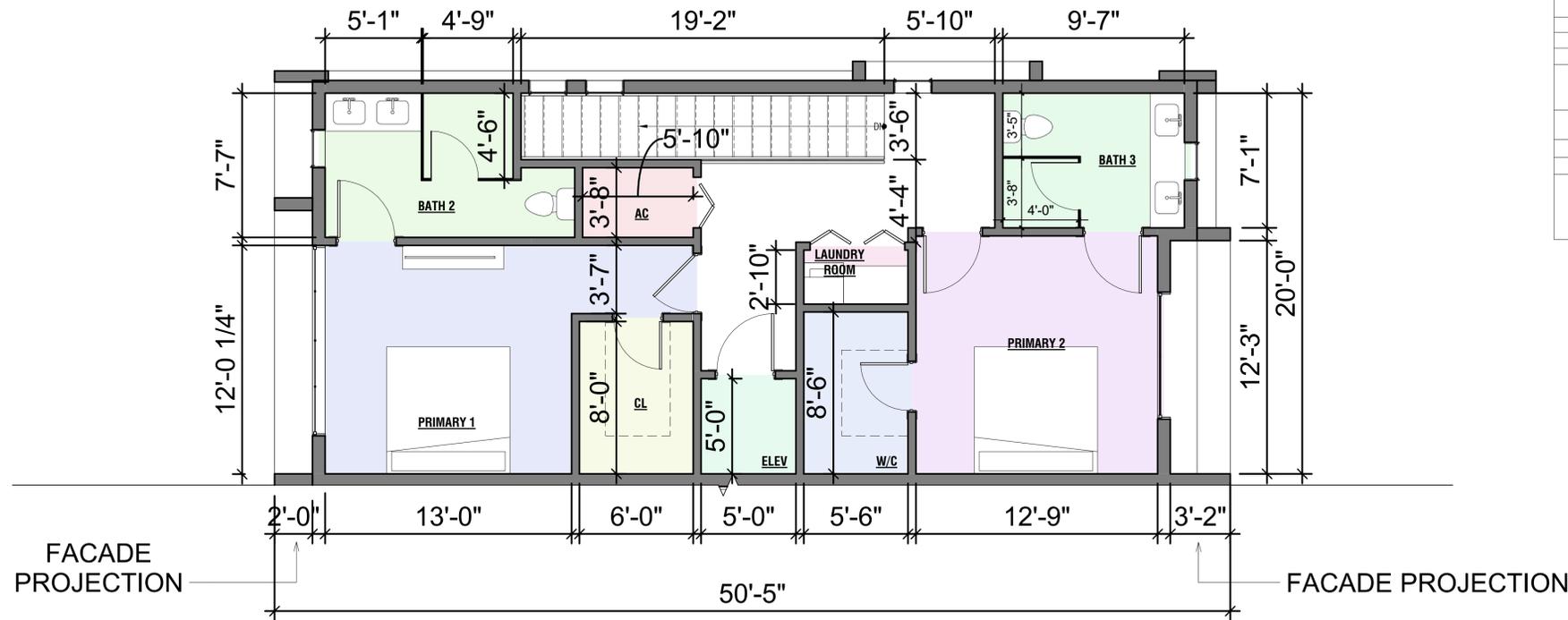
SCAL 1/4" = 1'-0"  
E:

**KEY PLAN**

**SITE PLAN COLOR REFERENCE**

REFER TO SP100- SITE PLAN  
ANY END UNITS WITH THIS UNIT COLOR WOULD HAVE THE TYPICAL END CAP UNIT TYPE 1





1 TYPICAL TYPE 1 UNIT THIRD FLOOR PLAN  
 SCAL 1/4" = 1'-0"  
 E:

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD LEVEL	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
NON-CONDITIONED SQUARE FOOTAGE	
GARAGE	416 SF
BALCONY	55 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,629 SF</b>

### GENERAL FLOOR PLAN NOTES

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- OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO, MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MULTIPLE PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURBISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURERS REQUIREMENTS.
- ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE W OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOAT TEXTURE AND PAINT.
- STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
- PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.
- PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
- PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.
- ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.
- PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ALL CONCRETE FOR FOUNDATION AND SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUDED CELLS, SLABS ABOVE GRADE, AND THE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO LOCAL FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
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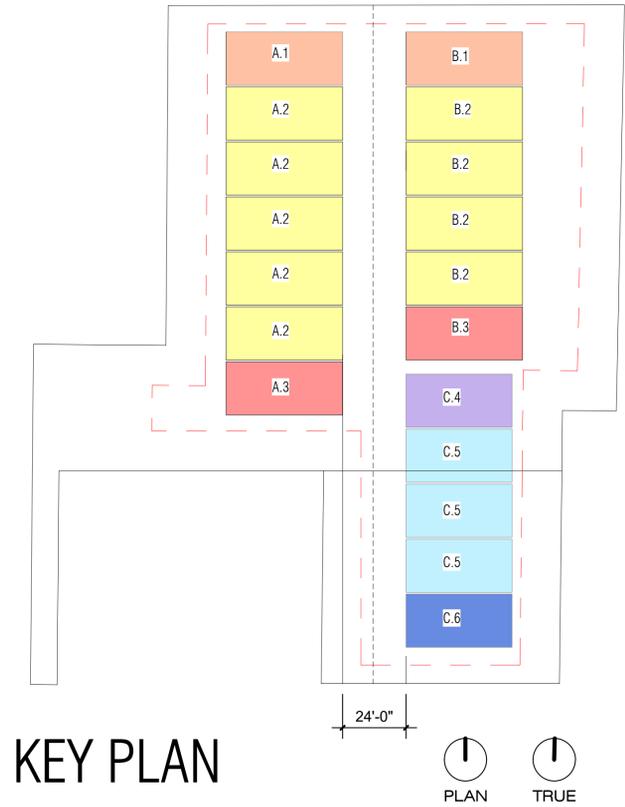
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LANDSCAPE ARCHITECT  
 RAHIM VEDAEE  
 RAHIM VEDAEE  
 PH:  
 RVEDAEE1@YAHOO.COM



### KEY PLAN

### SITE PLAN COLOR REFERENCE

REFER TO A100- SITE PLAN  
 ANY END UNITS WITH THIS UNIT COLOR WOULD HAVE THE TYPICAL TYPE 1 FLOOR PLANS



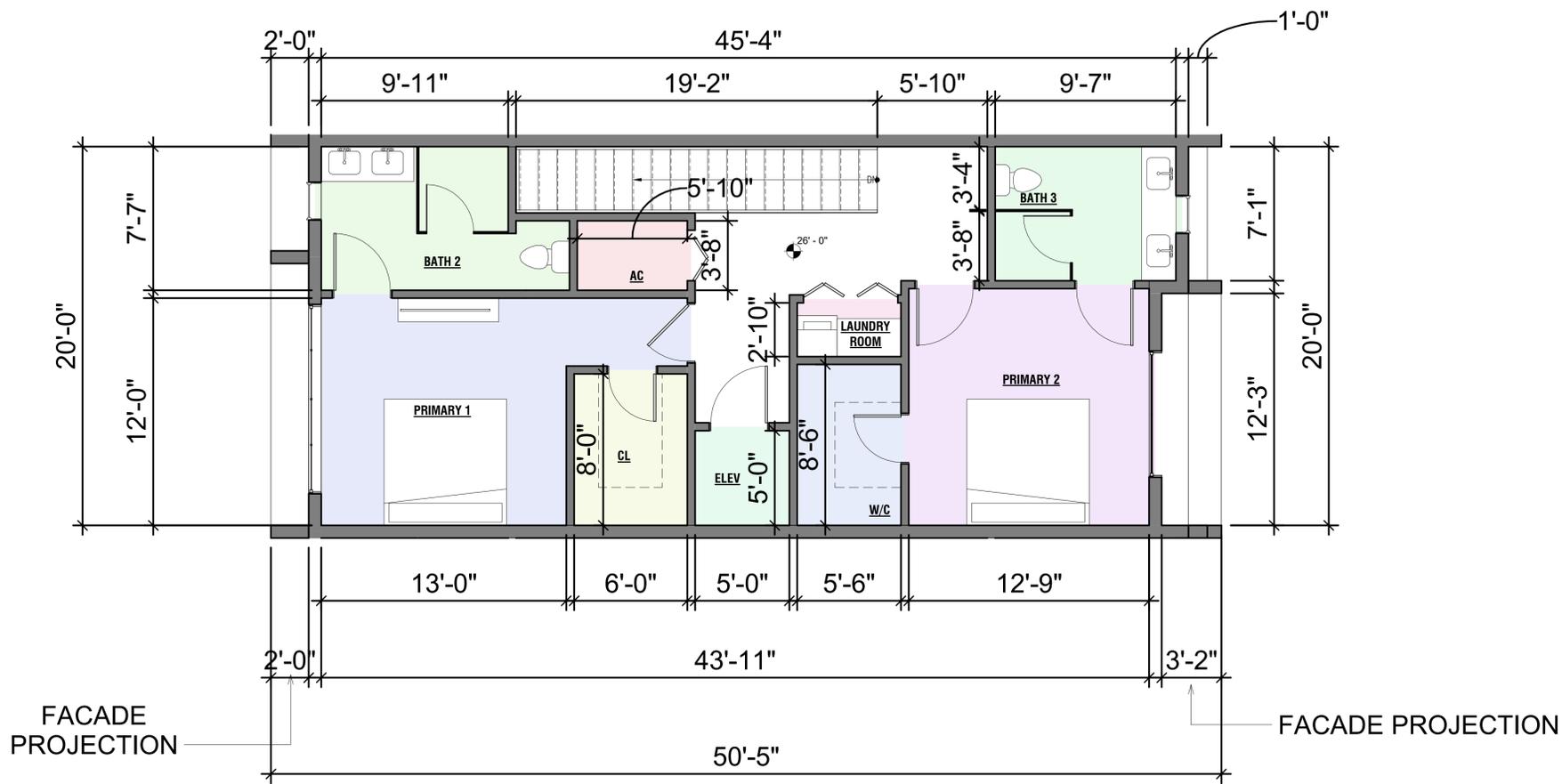
REVISION LOG		
No.	Description	Date

### TYPICAL TYPE 1 UNIT FLOOR PLANS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

**A104.1**  
 Scale As indicated





1 TYPICAL TYPE 2 UNIT THIRD FLOOR PLAN  
 SCAL 1/4" = 1'-0"  
 E:

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD FLOOR	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
FLOOR LEVEL	NON-CONDITIONED SQUARE FOOTAGE
GARAGE	416 SF
BALCONIES	55 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,629 SF</b>

### GENERAL FLOOR PLAN NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THIS PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
- OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/OOWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO: MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MUNTIN/LITE PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURBISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURER'S REQUIREMENTS.
- ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE W/ OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOAT TEXTURE AND PAINT.
- STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
- PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.
- PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
- PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.
- ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.
- PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ALL CONCRETE FOR FOUNDATION AND SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE, AND THE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO LOCAL FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THIS DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST AUSTIN FOX. LIABILITIES SHALL BE LIMITED TO FEES PAID TO DESIGN PROFESSIONAL.
- ALL FURNITURE SHOWN IS FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.
- ALL MILLWORK AND PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.



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### DRC SET

PROJECT NAME:  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

PROJECT ADDRESS:  
 114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33301

OWNER NAME:  
 WILTON 114 LLC

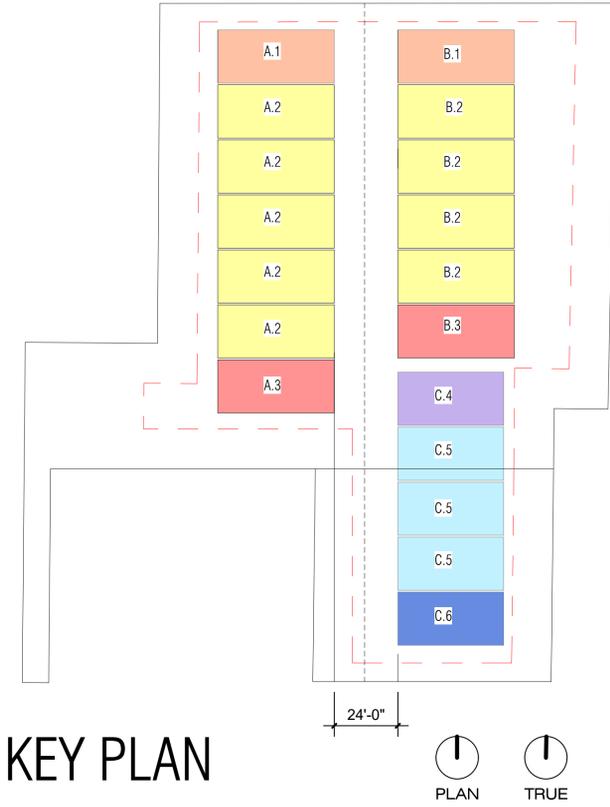
ARCHITECT  
 AUSTIN FOX ARCHITECTURE  
 1754 E Commercial Blvd  
 FORT LAUDERDALE, FL 33334  
 PH: 954-790-2702  
 INFO@AF-ARCHITECT.COM  
 AR101117

STRUCTURAL ENGINEER:

MEP ENGINEERING

CIVIL ENGINEER  
 EA3 CIVIL ENGINEERING  
 ERIC ARENCIBIA, P.E.  
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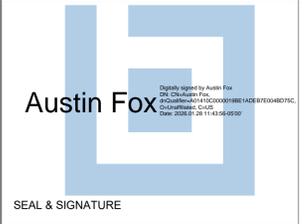
LANDSCAPE ARCHITECT  
 RAHIM VEDAEE  
 RAHIM VEDAEE  
 PH:  
 RVEDAEE1@YAHOO.COM



### KEY PLAN

### SITE PLAN COLOR REFERENCE

REFER TO SP100 SITE PLAN ANY INTERIOR UNITS WITH THIS UNIT COLOR WOULD HAVE THE TYPICAL TYPE 2 FLOOR PLANS



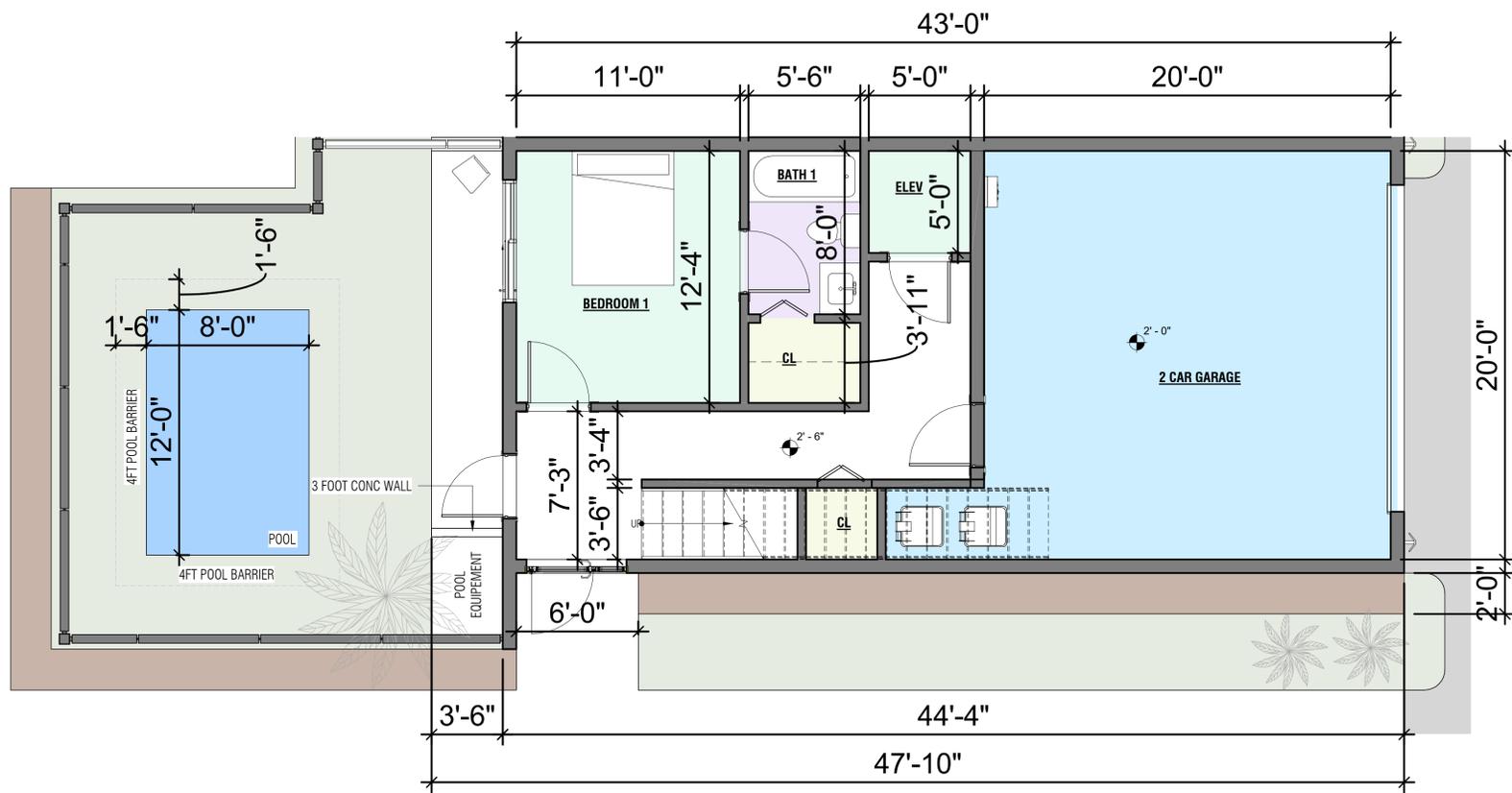
REVISION LOG		
No.	Description	Date

### TYPICAL TYPE 2 UNIT FLOOR PLANS

Project number AF2533  
 Date 01.28.2026  
 Drawn by NO  
 Checked by AUSTIN FOX

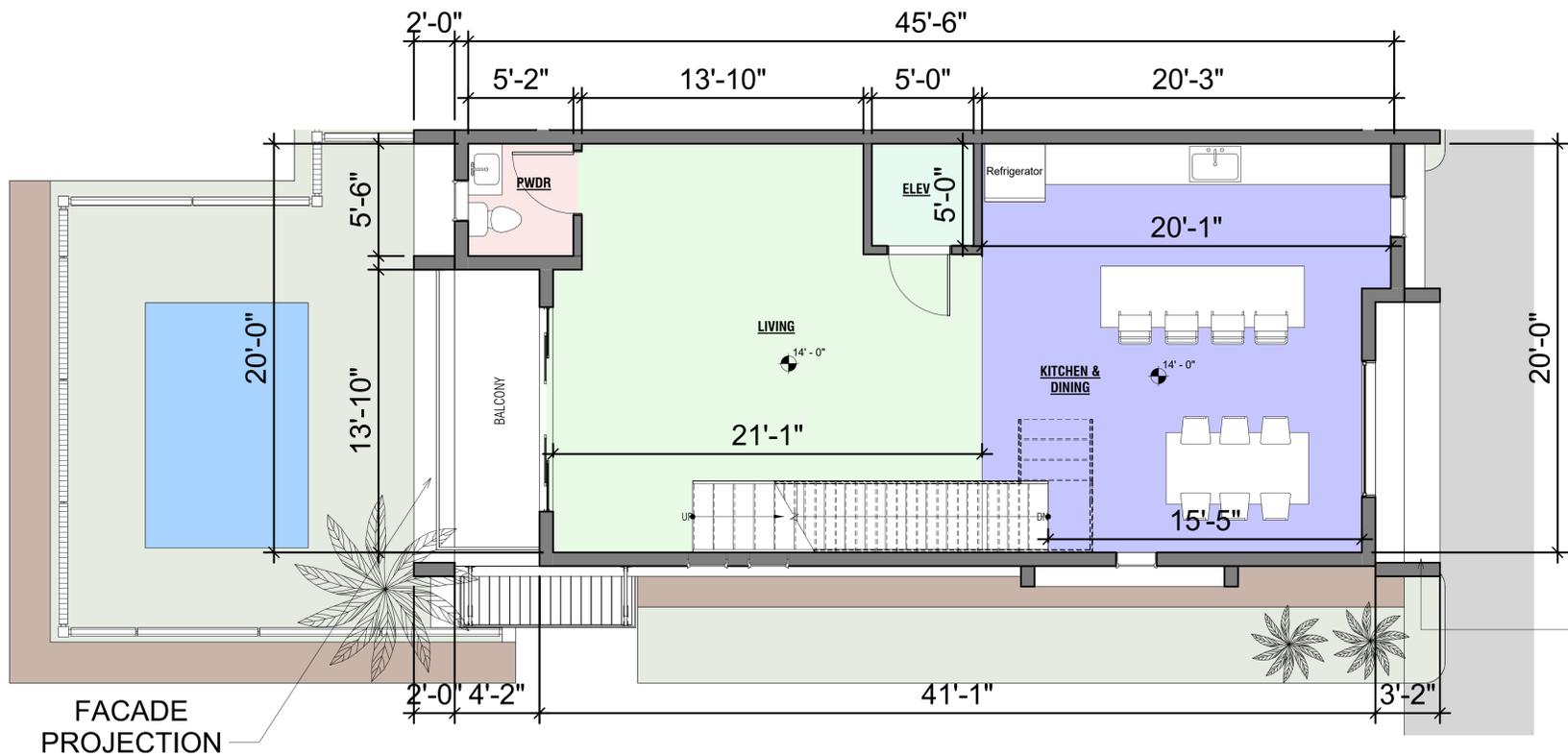
**A105.1**

Scale As indicated



1 TYPICAL TYPE 3 GROUND FLOOR PLAN

SCAL 1/4" = 1'-0"  
E:



2 TYPICAL TYPE 3 UNIT SECOND FLOOR

SCAL 1/4" = 1'-0"  
E:

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	431 SF
SECOND LEVEL	849 SF
THIRD FLOOR	878 SF
<b>TOTAL</b>	<b>2,158 SF</b>
FLOOR LEVEL	NON-CONDITIONED SQUARE FOOTAGE
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- ALL MILLWORK AND PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.



### DRC SET

**PROJECT NAME:**  
PROPOSED 18 FEE SIMPLE TOWNHOMES

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
WILTON 114 LLC

**ARCHITECT**  
AUSTIN FOX ARCHITECTURE  
1754 E Commercial Blvd  
FORT LAUDERDALE, FL 33334  
PH: 954-790-2702  
INFO@AF-ARCHITECT.COM  
AR101117

**STRUCTURAL ENGINEER:**

**MEP ENGINEERING**

**CIVIL ENGINEER**  
EA3 CIVIL ENGINEERING  
ERIC ARENCIBIA, P.E.  
PH: 754-777-7993  
ERICARENCIBIA@EA3CIVIL.COM

**LANDSCAPE ARCHITECT**  
RAHIM VEDAEE  
RAHIM VEDAEE  
PH: RVEDAEE1@YAHOO.COM



SEAL & SIGNATURE

### REVISION LOG

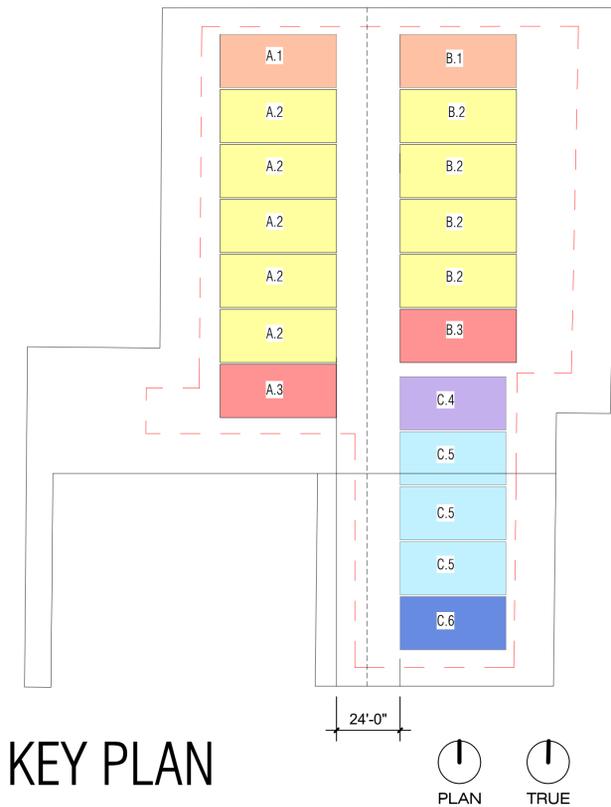
No.	Description	Date

### TYPICAL TYPE 3 UNIT FLOOR PLANS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

**A106.0**

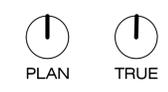
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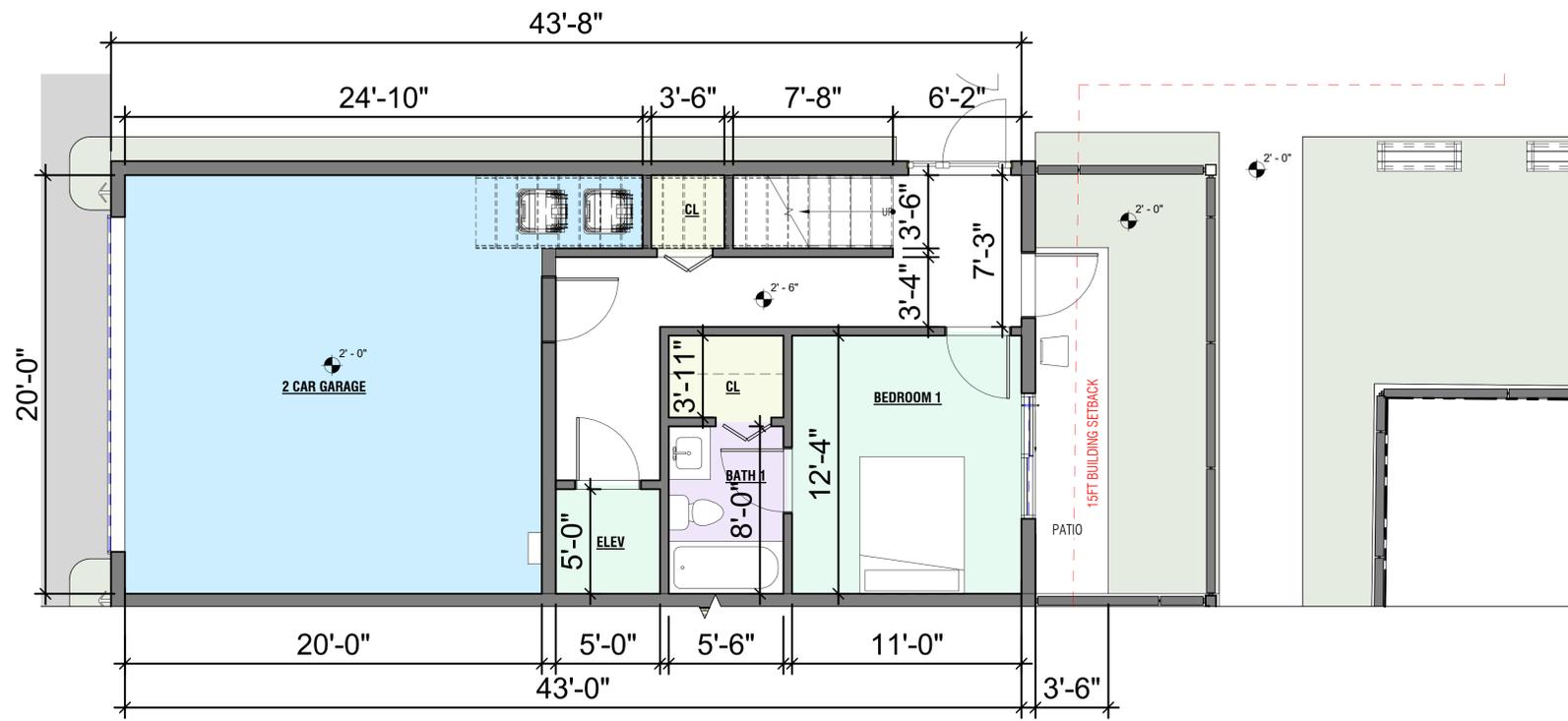
### KEY PLAN

### SITE PLAN COLOR REFERENCE

REFER TO SP100 SITE PLAN ANY INTERIOR UNITS WITH THIS UNIT COLOR WOULD HAVE THE TYPICAL TYPE 3 FLOOR PLANS

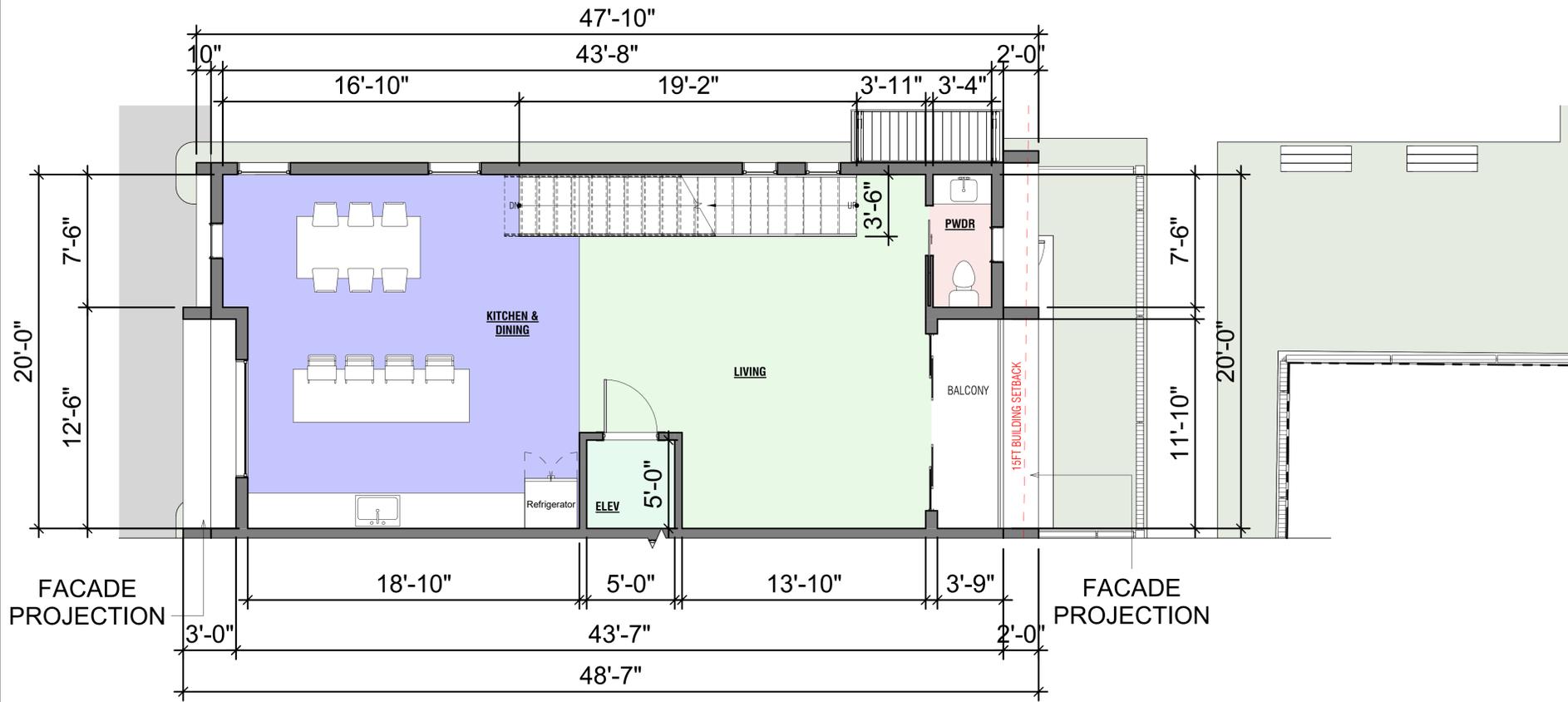






1 TYPICAL TYPE 4 UNIT GROUND PLAN

SCAL 1/4" = 1'-0"  
E:



2 TYPICAL TYPE 4 UNIT SECOND FLOOR PLAN

SCAL 1/4" = 1'-0"  
E:

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	429 SF
SECOND LEVEL	810 SF
THIRD FLOOR	857 SF
<b>TOTAL</b>	<b>2,096 SF</b>
FLOOR LEVEL	NON-CONDITIONED SQUARE FOOTAGE
GARAGE	416 SF
BALCONY	44 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,556 SF</b>

**GENERAL FLOOR PLAN NOTES**

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**DRC SET**

**PROJECT NAME:**  
PROPOSED 18 FEE SIMPLE TOWNHOMES

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
WILTON 114 LLC

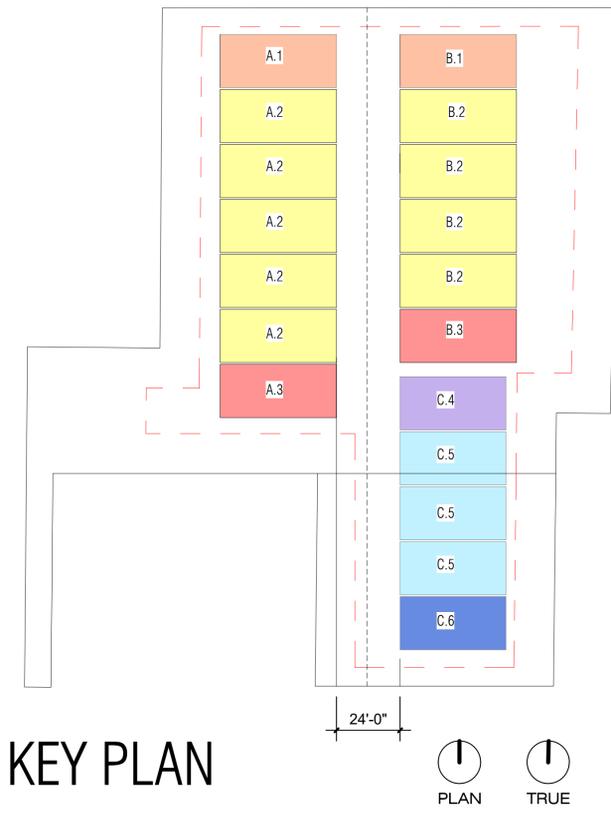
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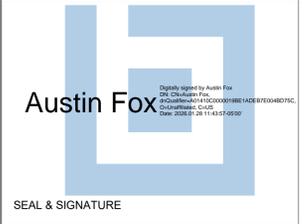
**LANDSCAPE ARCHITECT**  
RAHIM VEDAEE  
RAHIM VEDAEE  
PH:  
RVEDAEE1@YAHOO.COM



**KEY PLAN**

**SITE PLAN COLOR REFERENCE**

REFER TO A100- SITE PLAN  
ANY END UNITS WITH THIS UNIT COLOR WOULD HAVE THE TYPICAL TYPE 4 UNIT FLOOR PLANS



SEAL & SIGNATURE

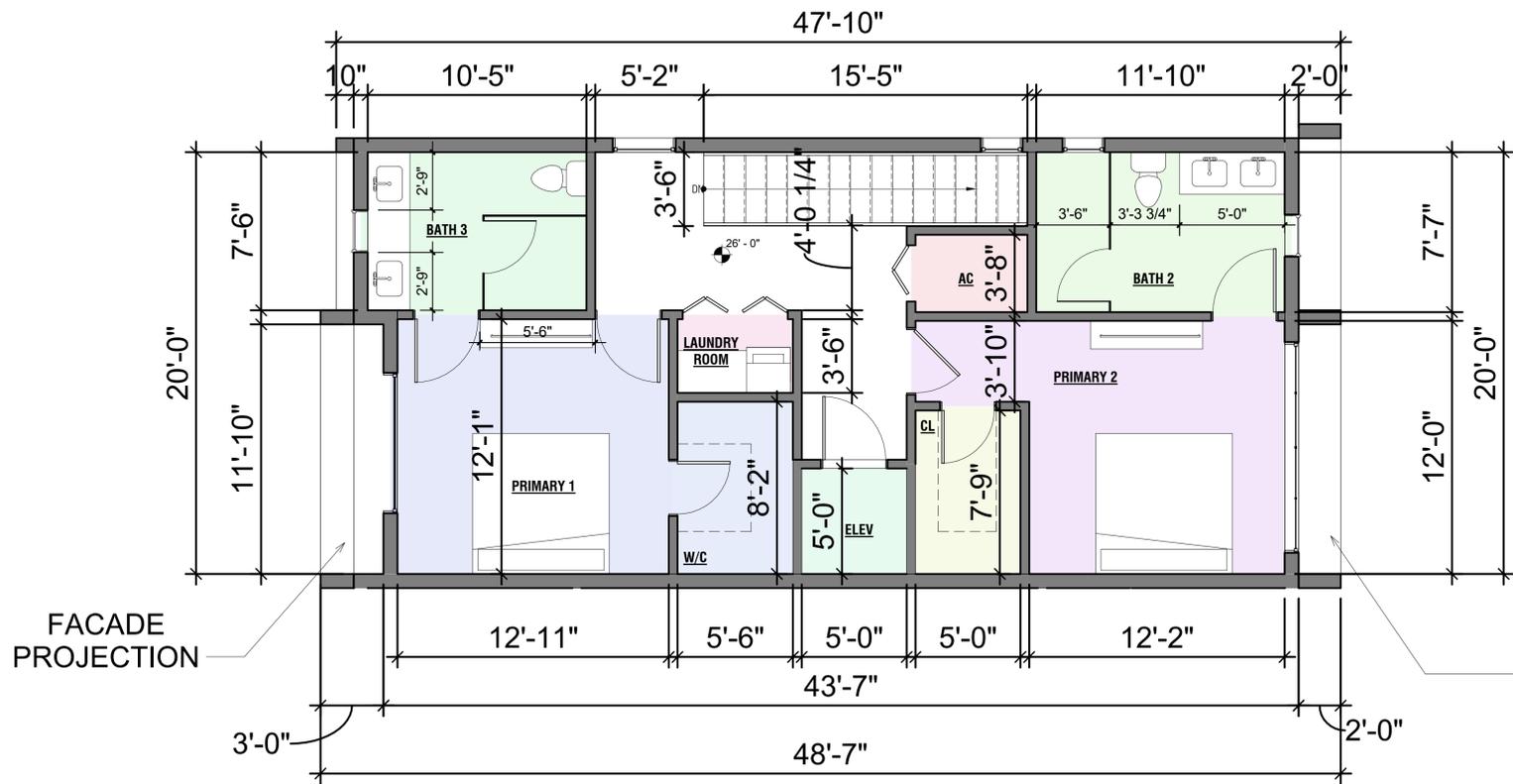
REVISION LOG		
No.	Description	Date

**TYPICAL TYPE 4 UNIT FLOOR PLANS**

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

**A107.0**

Scale As indicated



RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	429 SF
SECOND LEVEL	810 SF
THIRD FLOOR	857 SF
<b>TOTAL</b>	<b>2,096 SF</b>
FLOOR LEVEL	NON-CONDITIONED SQUARE FOOTAGE
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- CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO LOCAL FLOOD CRITERIA EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THIS DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST AUSTIN FOX. LIABILITIES SHALL BE LIMITED TO FEES PAID TO DESIGN PROFESSIONAL.
- ALL FURNITURE SHOWN IS FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.
- ALL MILLWORK AND PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.



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### DRC SET

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
 114-124 NW 25TH STREET & 117 NW 24TH STREET, WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
 WILTON 114 LLC

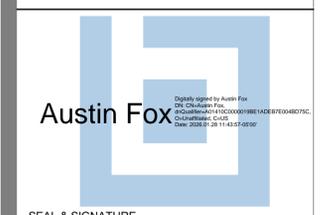
**ARCHITECT**  
 AUSTIN FOX ARCHITECTURE  
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 INFO@AF-ARCHITECT.COM  
 AR101117

**STRUCTURAL ENGINEER:**

**MEP ENGINEERING**

**CIVIL ENGINEER**  
 EA3 CIVIL ENGINEERING  
 ERIC ARENCIBIA, P.E.  
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**LANDSCAPE ARCHITECT**  
 RAHIM VEDAEE  
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 RVEDAEE1@YAHOO.COM



SEAL & SIGNATURE

REVISION LOG		
No.	Description	Date

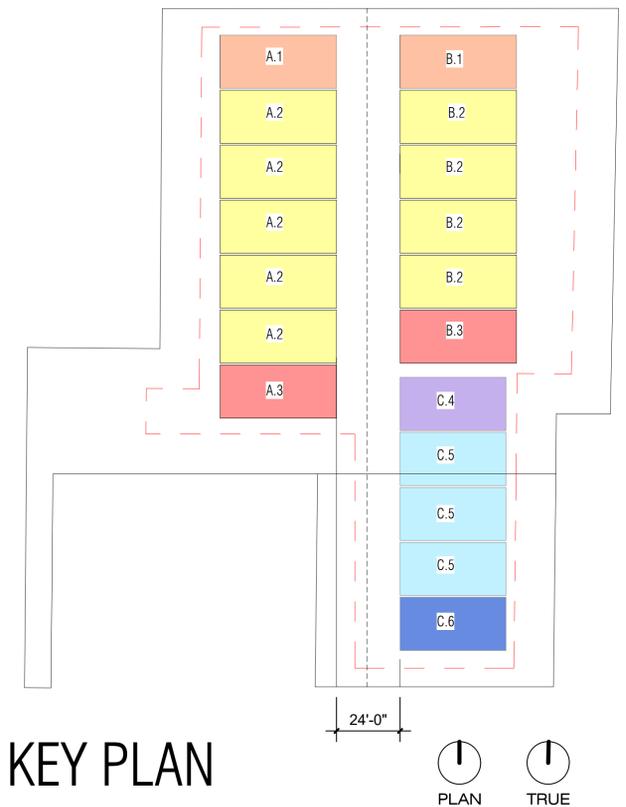
### TYPICAL TYPE 4 UNIT FLOOR PLANS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

**A107.1**

Scale As indicated

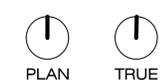
① TYPICAL TYPE 4 UNIT THIRD FLOOR PLAN  
 SCAL 1/4" = 1'-0"  
 E:

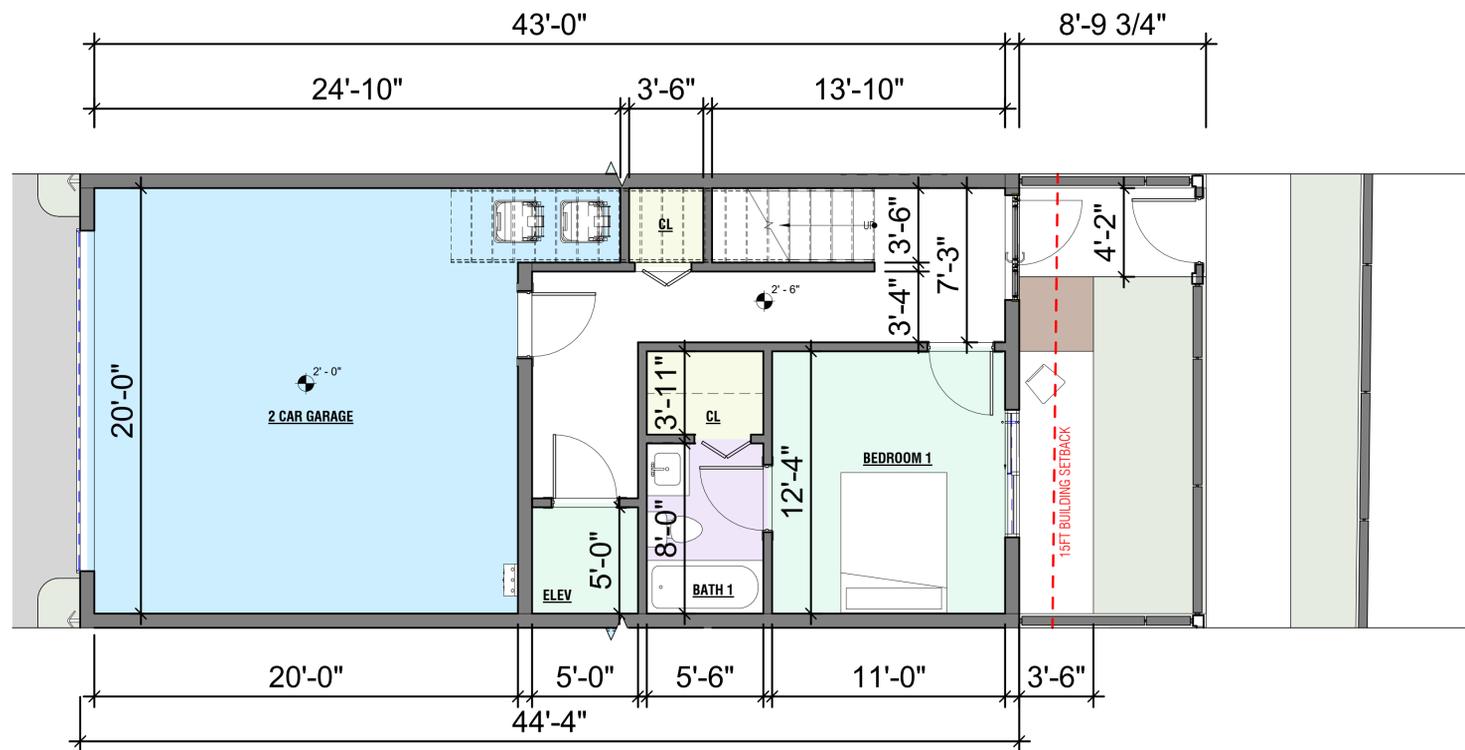


### KEY PLAN

### SITE PLAN COLOR REFERENCE

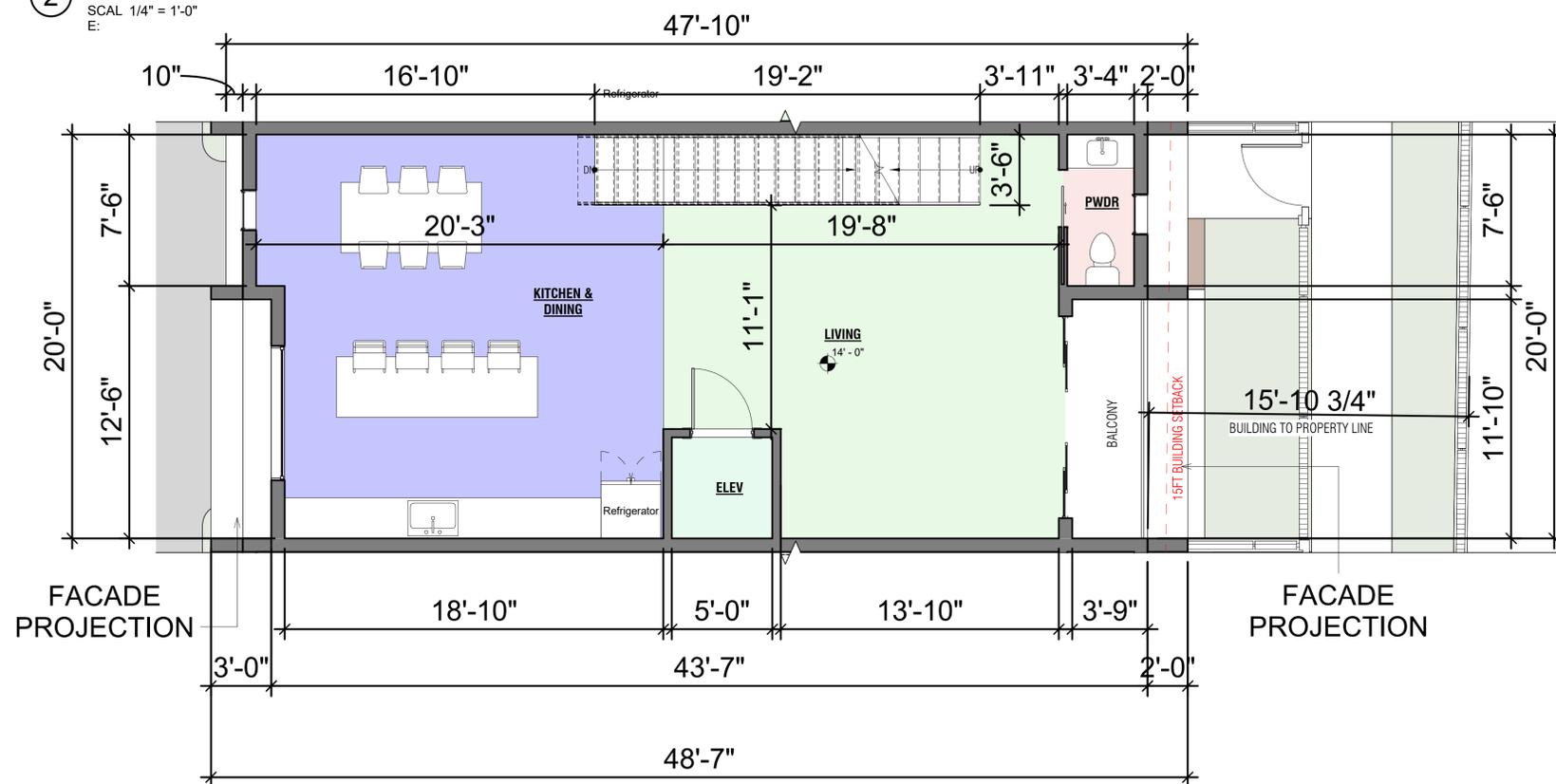
REFER TO A100- SITE PLAN  
 ANY END UNITS WITH THIS UNIT COLOR WOULD HAVE THE TYPICAL TYPE 4 UNIT FLOOR PLANS





② TYPICAL TYPE 5 UNIT GROUND FLOOR PLAN

SCAL 1/4" = 1'-0"  
E:



① TYPICAL TYPE 5 UNIT 2ND FLOOR PLAN

SCAL 1/4" = 1'-0"  
E:

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	429 SF
SECOND LEVEL	810 SF
THIRD LEVEL	857 SF
<b>TOTAL</b>	<b>2,096 SF</b>
FLOOR LEVEL	NON-CONDITIONED SQUARE FOOTAGE
GARAGE	416 SF
BALCONY	44 SF
<b>TOTAL AREA PER UNIT</b>	<b>2,556 SF</b>

## GENERAL FLOOR PLAN NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THIS PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
- OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO, MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MOUNTING PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURBISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURER'S REQUIREMENTS.
- ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE W OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOAT TEXTURE AND PAINT.
- STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
- PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.
- PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
- PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.
- ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.
- PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.
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- ALL CONCRETE FOR FOUNDATION AND SLABS ON GRADE SHALL REACH 2800 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE, AND THE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
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**PROJECT ADDRESS:**  
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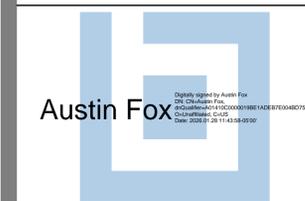
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**LANDSCAPE ARCHITECT**  
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RVEDAEE1@YAHOO.COM



SEAL & SIGNATURE

## REVISION LOG

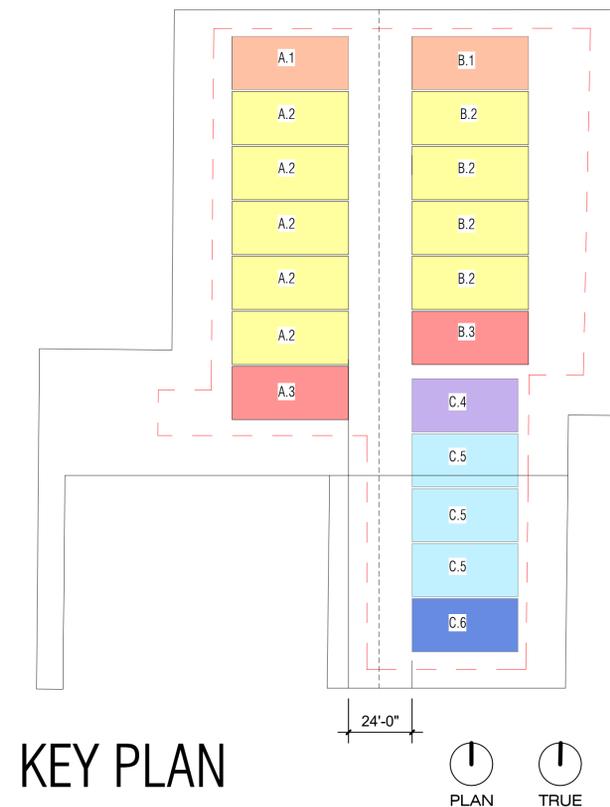
No.	Description	Date

## TYPICAL TYPE 5 UNIT FLOOR PLANS

Project number AF2533  
Date 01.28.2026  
Drawn by Author  
Checked by Checker

**A108.0**

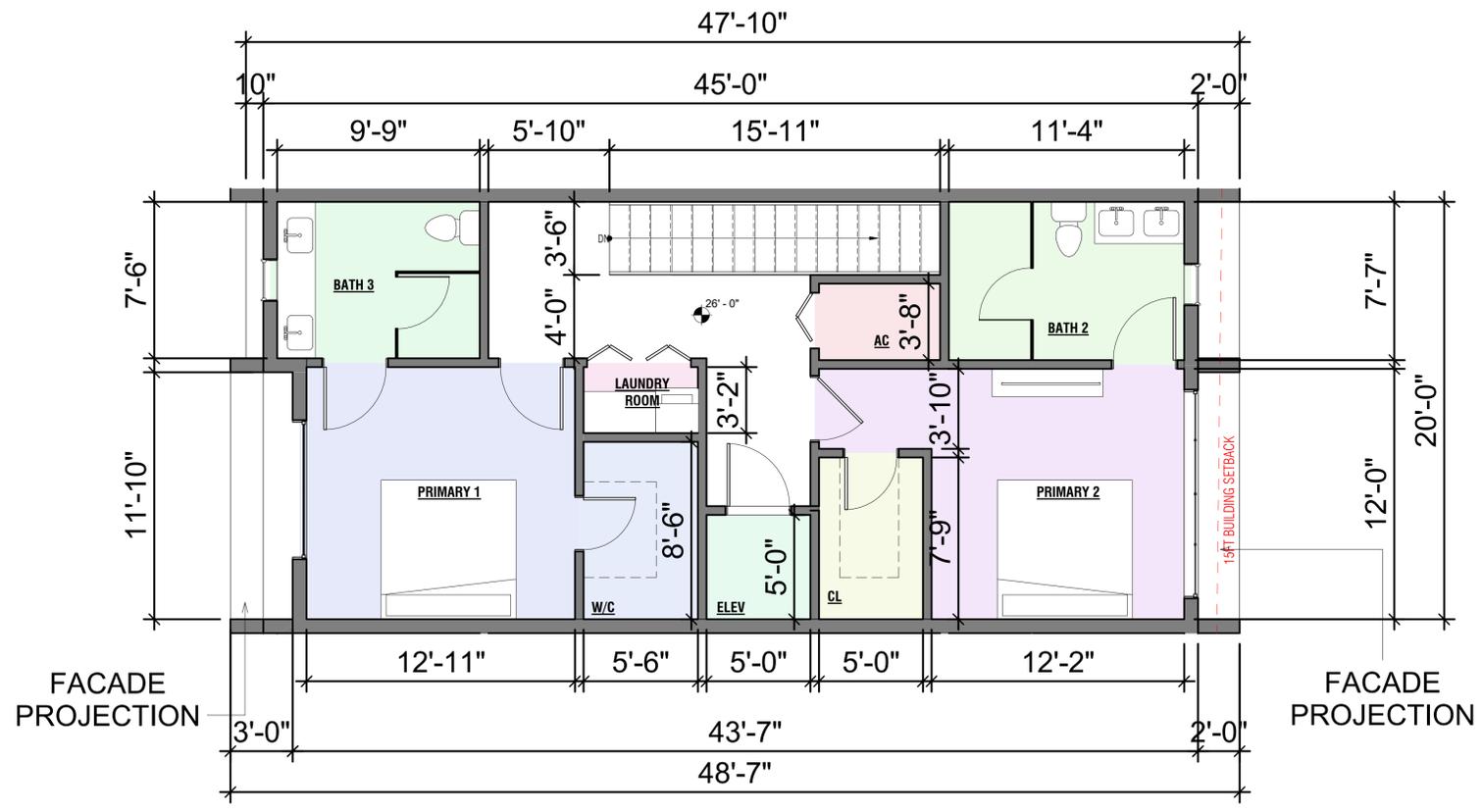
Scale As indicated



## KEY PLAN

## SITE PLAN COLOR REFERENCE

REFER TO A100- SITE PLAN  
ANY INTERIOR UNITS WITH THIS UNIT COLOR WOULD HAVE THE TYPICAL TYPE 5 FLOOR PLANS.



1 TYPICAL TYPE 5 UNIT THIRD FLOOR PLAN  
 SCAL 1/4" = 1'-0"  
 E.

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	429 SF
SECOND LEVEL	810 SF
THIRD LEVEL	857 SF
<b>TOTAL</b>	<b>2,096 SF</b>
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GARAGE	416 SF
BALCONY	44 SF
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### DRC SET

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**PROPOSED 18 FEE SIMPLE TOWNHOMES**

PROJECT ADDRESS:  
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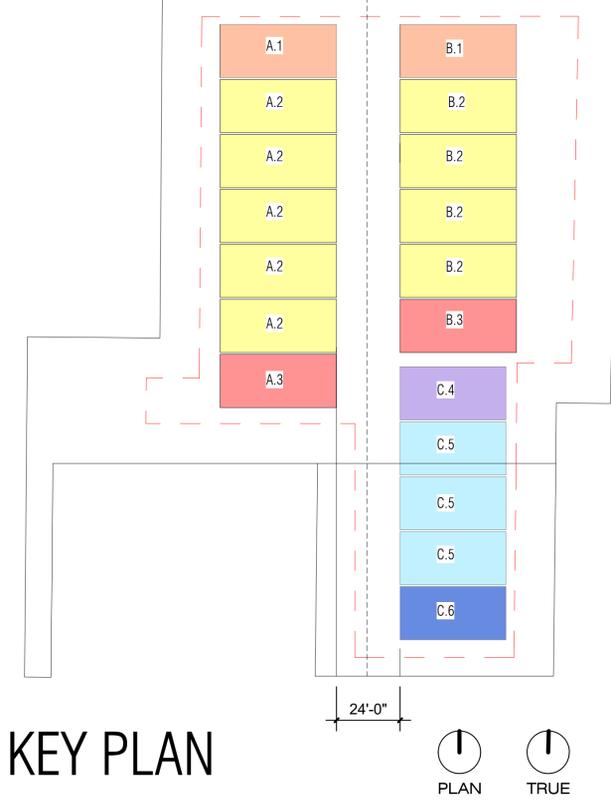
REVISION LOG		
No.	Description	Date

### TYPICAL TYPE 5 UNIT FLOOR PLANS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

**A108.1**

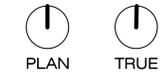
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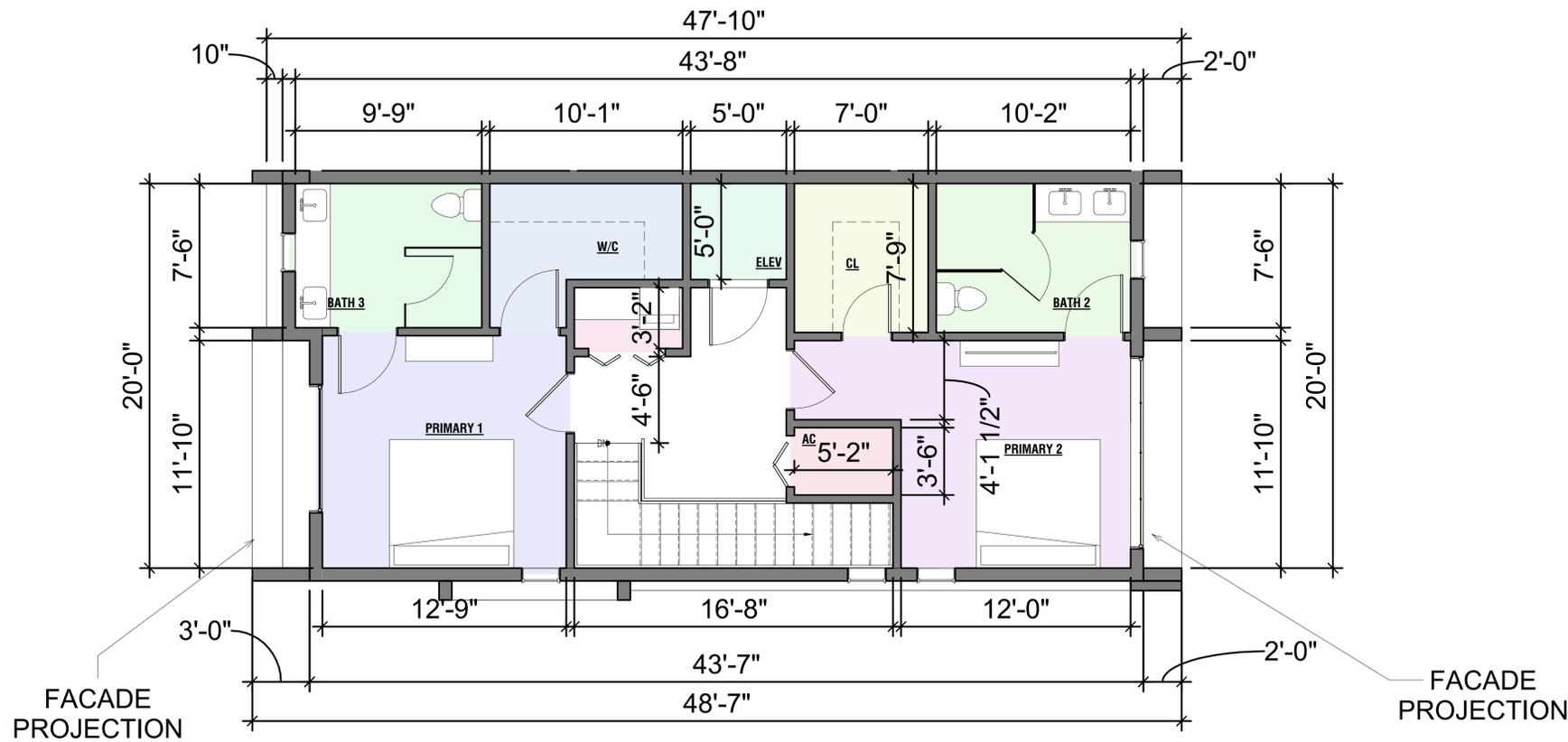
### KEY PLAN

### SITE PLAN COLOR REFERENCE

REFER TO A100- SITE PLAN ANY INTERIOR UNITS WITH THIS UNIT COLOR WOULD HAVE THE TYPICAL TYPE 5 FLOOR PLANS.







1 TYPICAL TYPE 6 THIRD FLOOR PLAN  
 SCAL 1/4" = 1'-0"  
 E:

RESIDENTIAL AREA CALCULATIONS	
FLOOR LEVEL	CONDITIONED SQUARE FOOTAGE
GROUND LEVEL	429 SF
SECOND LEVEL	810 SF
THIRD LEVEL	857 SF
<b>TOTAL</b>	<b>2,096 SF</b>
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LANDSCAPE ARCHITECT  
 RAHIM VEDAEE  
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 RVEDAEE1@YAHOO.COM



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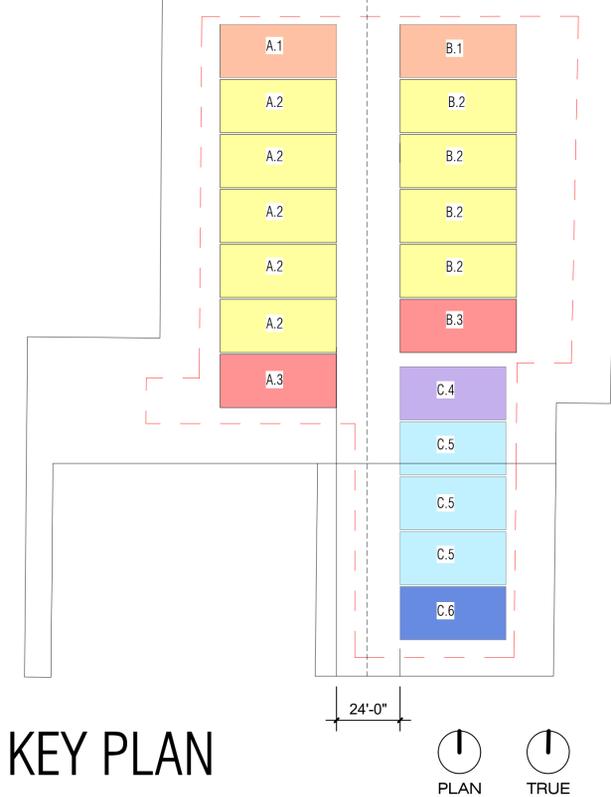
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No.	Description	Date

### TYPICAL TYPE 6 UNIT FLOOR PLANS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

**A109.1**

Scale As indicated



### KEY PLAN

### SITE PLAN COLOR REFERENCE

REFER TO A100- SITE PLAN  
 ANY INTERIOR UNITS WITH THIS UNIT  
 COLOR WOULD HAVE THE TYPICAL TYPE 6  
 UNIT FLOOR PLAN





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### DRC SET

**PROJECT NAME:**  
**PROPOSED 18 FEE SIMPLE TOWNHOMES**

**PROJECT ADDRESS:**  
114-124 NW 25TH STREET &  
117 NW 24TH STREET,  
WILTON MANORS, FLORIDA 33301

**OWNER NAME:**  
WILTON 114 LLC

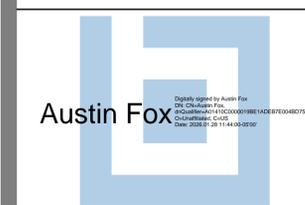
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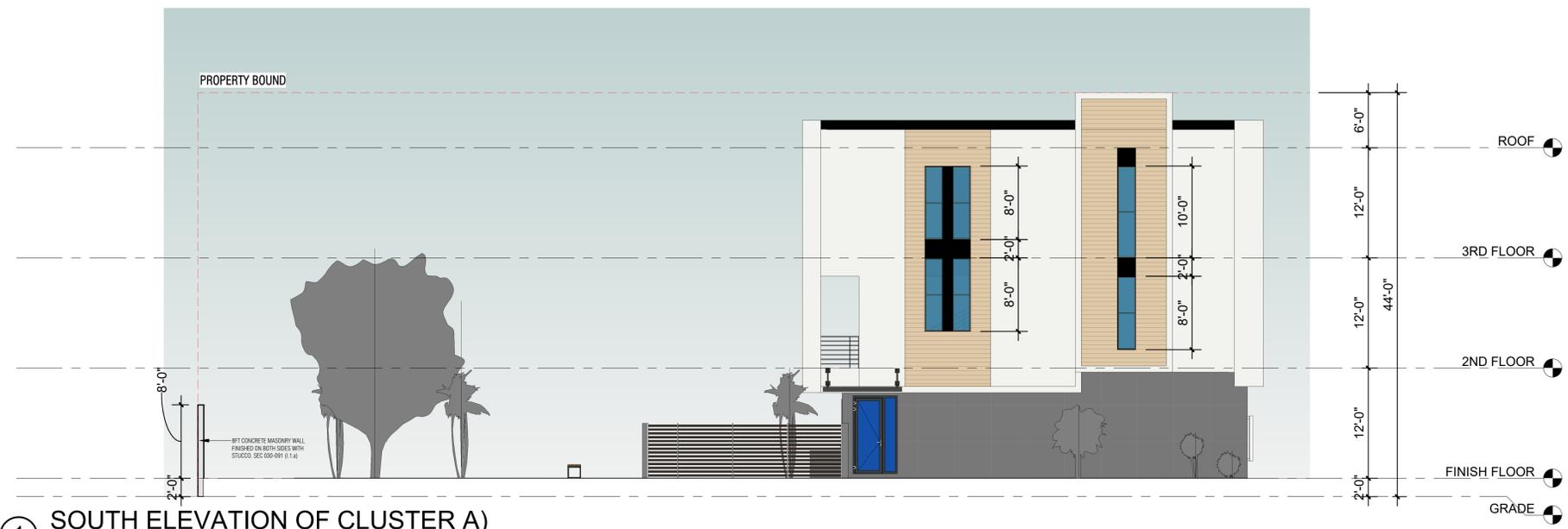
No.	Description	Date

### ELEVATIONS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

# A201

Scale 1/8" = 1'-0"



1 SOUTH ELEVATION OF CLUSTER A)

SCAL 1/8" = 1'-0"  
E:



2 EAST ELEVATION (FRONT OF CLUSTER B)

SCAL 1/8" = 1'-0"  
E:



3 WEST ELEVATION (REAR OF CLUSTER B)

SCAL 1/8" = 1'-0"  
E:



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### DRC SET

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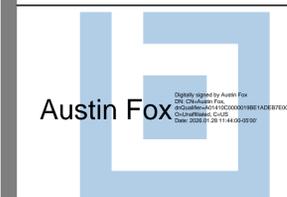
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No.	Description	Date

### ELEVATIONS

Project number	AF2533
Date	01.28.2026
Drawn by	Author
Checked by	Checker

# A202

Scale 1/8" = 1'-0"



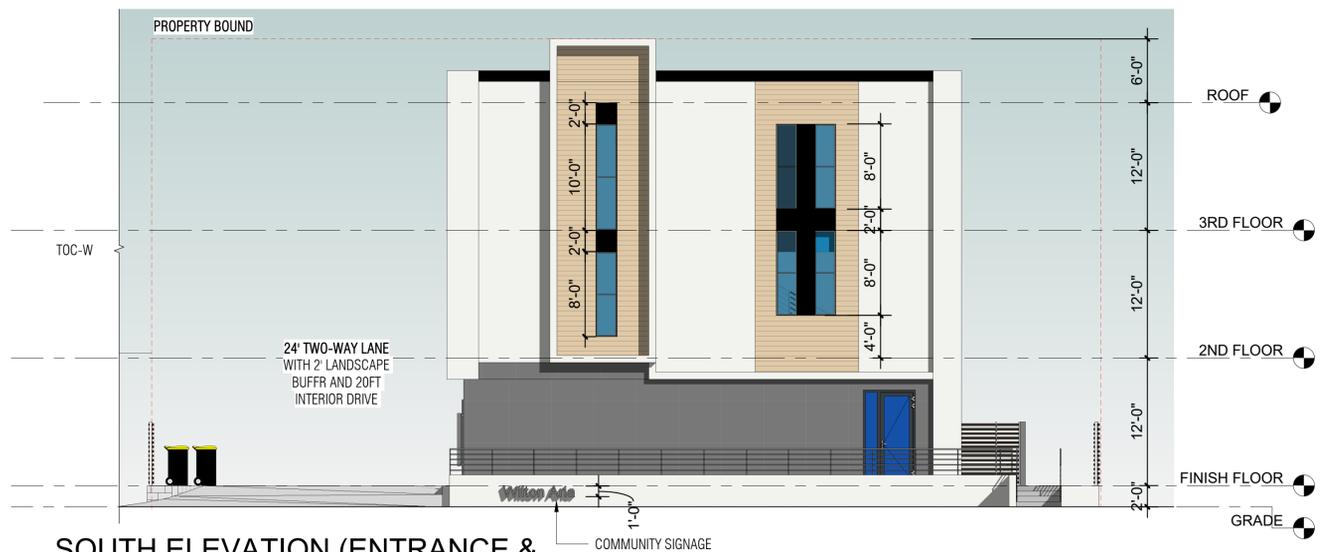
1 EAST ELEVATION (FRONT- CLUSTER C)

SCAL 1/8" = 1'-0"  
E:



2 WEST ELEVATION ( REAR- CLUSTER C)

SCAL 1/8" = 1'-0"  
E:



3 SOUTH ELEVATION (ENTRANCE & CLUSTER C)

SCAL 1/8" = 1'-0"  
E:



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**DRC SET**

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**PROPOSED 18 FEE  
SIMPLE  
TOWNHOMES**

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**OWNER NAME:**  
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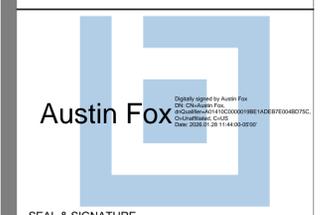
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**REVISION LOG**

No.	Description	Date

**3D RENDERING 1**

Project number	AF2533
Date	01.28.2026
Drawn by	MO
Checked by	AUSTIN FOX

**A300**

Scale



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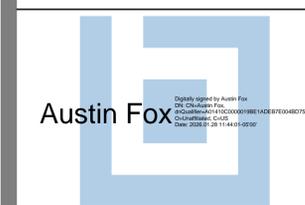
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**REVISION LOG**

No.	Description	Date

**3D RENDERING 2**

Project number AF2533  
Date 01.28.2026  
Drawn by MO  
Checked by AUSTIN FOX

**A301**

Scale



**AUSTIN FOX  
ARCHITECTURE**

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## DRC SET

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**PROPOSED 18 FEE  
SIMPLE  
TOWNHOMES**

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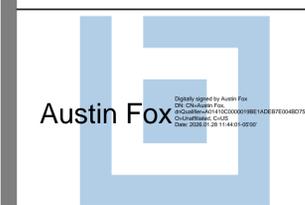
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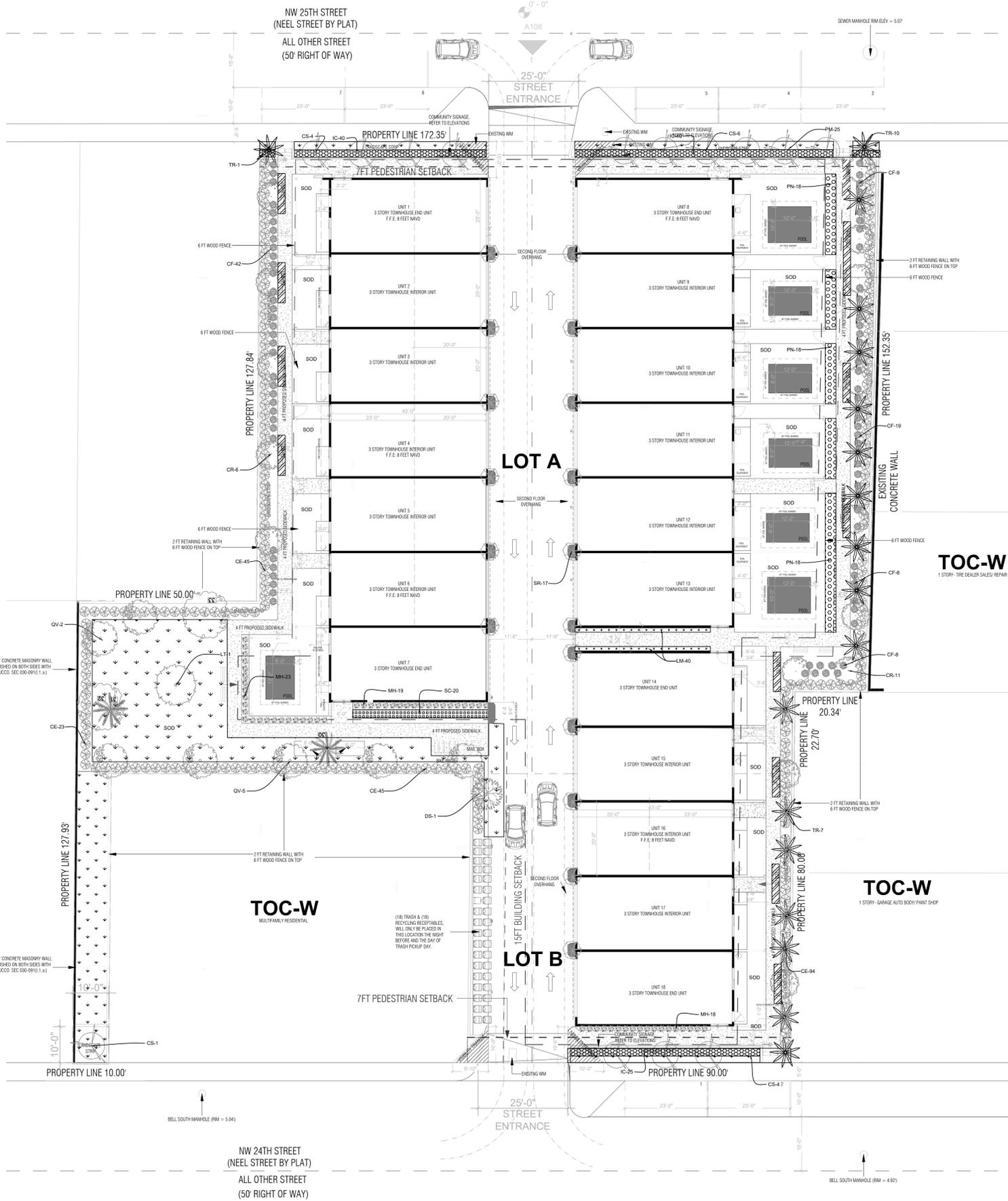
### 3D RENDERING 3

Project number	AF2533
Date	01.28.2026
Drawn by	NO
Checked by	AF

# A302

Scale





**LANDSCAPE NOTES:**

**SITE CALCULATIONS**

TOTAL LOT AREA \_\_\_\_\_ 40,156 SQFT

TOTAL PVIOUS AREA \_\_\_\_\_ 10,827 SQFT

**WILTON MANORS LANDSCAPE REQUIREMENTS**

Sec. 030-090. PVIOUS AREA 20% 8,031 SQFT REQUIRED / 27% 11,034 SQFT PROVIDED

STREETSCAPE TREES: Sec. 030-091.

One tree shall be planted for every thirty (25) linear feet of property line.

TOTAL 90 L.F. Along NW 24th Street

(4) TREES REQUIRED / (4) ORANGE GEIGER TREES PROVIDED

TOTAL 172 L.F. Along NW 25th Street

(7) TREES REQUIRED / (7) ORANGE GEIGER TREES PROVIDED

SHRUBS-Sec. 030-091.B

(10) shrubs shall be required for every one tree

(110) TREES REQUIRED / (336) TREES PROVIDED

BUFFER LANDSCAPE: Sec. 030-091.1.2.

ONE CANOPY TREE PER 25' L.F.

WEST SIDE (14) REQUIRED / (14) TREES PROVIDED (5) PITCH APPLES (7) LIVE OAKS

(1) EXISTIGN TREES

EAST SIDE (11) REQUIRED / (11) PITCH APPLES PROVIDED

VUA TREES: Sec. 150-040.

One tree shall be required for every one thousand (1,000) square feet, or fraction thereof, of VUA.

TOTAL VUA SQFT 6,000

(6) TREES REQUIRED / (6) TREES PROVIDED

25% SHADE TREES 12' HT X 3" CAL X 4.5' CT

(2) REQUIRED / (1) Wild Tamarind (1) EXISTING TREE PROVIDED.

25% SHADE TREES 8' HT X 2" CAL X 4.5' CT

(2) REQUIRED / (1) Willow Busic (1) Pitch Apple PROVIDED.

20% FLOWERING TREES 10' HT X 2" CAL

(1) REQUIRED / (4) ORANGE GEIGER PROVIDED.

30% PALMS TREES, SHADE TREES, OR FLOWERING

(1) REQUIRED / (3) FLORIDA THATCH PALM PROVIDED.

VUA Shrubs: Sec. 150-040. (6) shrubs shall be required for every one thousand (1,000)

TOTAL VUA SQFT 6,000.

(36) TREES REQUIRED / (126) TREES PROVIDED

60% TREES TO BE NATIVE - TOTAL TREES 28 (17) REQUIRED / (27) PROVIDED.

50% Shrubs TO BE NATIVE - TOTAL SHRUBS 472 - (195) REQUIRED / (281) PROVIDED.

TOTAL SOD AREA 15%

**PLANT MATERIAL SCHEDULE**

SYMBOL	NUMBER SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
TR		Florida Thatch Palm	Thrinax radiata	12' HT, 6" CT	Yes	17	Medium
DS		Dipholis salicifolia	Willow Busic	MIN. 1" Cal, 8" HT, 4' SPR.	Yes	1	Medium
CR		Clusia rosea	Pitch Apple	MIN. 3" Cal, 16" HT, 5' SPR.	Yes	6	Medium
CS		Cordia sebestena	Orange Geiger	12' HT X 5' Sprd x 2" Cal	YES	15	Medium
QV		Quercus virginiana	Live Oak	12' HT X 5' Sprd x 2" Cal	YES	7	Medium
LT		Lysiloma latisiliquum	Wild Tamarind	12' HT X 5' Sprd x 2" Cal	No	1	Medium
Shrubs and Groundcover							
SC		Salvia coccinea	Tropical Sage	18" HT x 18" Spread 24" O.C.	Yes	20	Medium
CE		Conocarpus erectus	Green Buttonwood	48" HT X 24" SPRD X 30" O.C.	Yes	207	Medium
CF		Cordyline fruticosa	Ti Plant	36" HT X 24" SPRD X 30" O.C.	No	86	Medium
IC		Ixora coccinea	Mau Ixora Red	18" HT. X 18" SPR., 24" O.C.	No	105	Medium
MH		Muhlenbergia capillaris	Mulhy Grass	18" HT. X 18" SPR., 24" O.C.	No	60	Medium
PS		Psychotria nervosa	Wild Coffee	24" HT. X 18" SPR., 24" O.C.	Yes	54	Medium
LM		Liriope muscari	Liriope	10" HT. X 10" SPR., 18" O.C.	No	40	Medium
SR		Streitzia reginae	Orange Bird of paradise	36" ht	No	17	Medium
SOD		ST. AUGUSTINE FLORATAM	ON SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY		APPROX. 6,689 S.F.	
CU SOIL		STRUCTURAL SOIL	STRUCTURAL SOIL AREA	CONTRACTOR SHALL VERIFY QUANTITY		APPROX. 875 S.F.	

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

**TREE DISPOSITION LIST Rahim Vedaae: Certified Arborist FL-9609A**

KEY	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK	CONDITION (%)	DISPOSITION
31	sabal Palm	Sabal Palmetto	16	25	13	132.7	18	Fair	Remain
32	strangler fig	Ficus aurea	8	16	10	78.5		Poor	Remain
33	Mango	Mangifera indica	22	50	36	1017.4		Good	Remain

REVISION / DATE
10/24/2025
12/30/2025

**EnviroScape**

4132 SW 51 ST  
Dania Beach FL 33314

**Single Family Residence**

114 NW 25th Street  
Wilton Manors FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	AF2533
DATE:	12/27/2026

**N**

SCALE 1/16"=1'

**James B Ewell**

Digitally signed by James B Ewell

Date: 2026.01.28 08:45:15 -0500

**GENERAL PLANTING REQUIREMENTS**

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

**SPECIAL INSTRUCTIONS**

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

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

**TREE RELOCATION**

**1) ROOT PREPARATION**

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

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

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

fertilizer to promote root growth.

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

temperature fluctuation.

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

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

Florida Department of Agriculture.

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

3-1/2" to 4" 28"

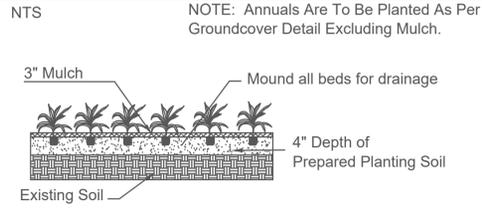
4" to 4-1/2" 30"

4-1/2" to 5" 32"

5" to 5-1/2" 34"

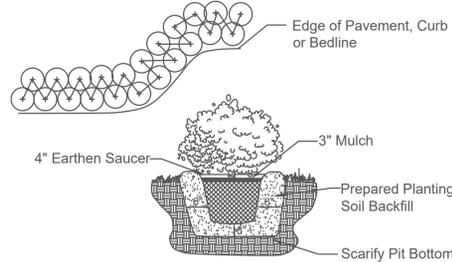
Larger sizes increase proportionally.

**Groundcover & Annual Detail**



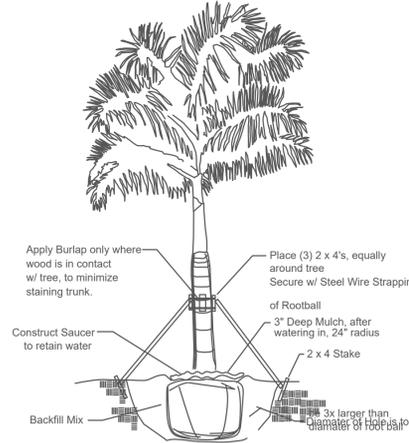
**Shrub & Groundcover Planting Detail**

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



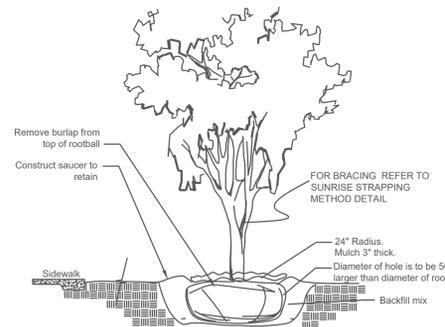
**Palm Planting Detail**

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

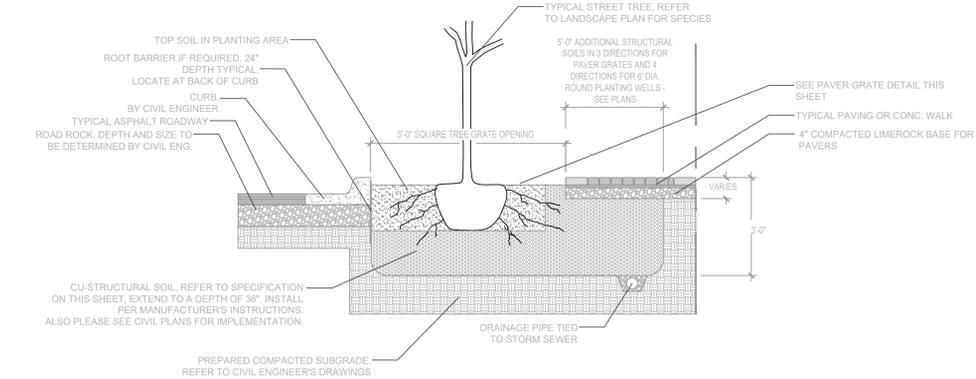


**Tree Planting Detail**

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



1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Wilton Manors, Florida landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant material shall be warranted as follows: 6 months for trees/palms, 90 days for shrubs/groundcover, and 30 days for sod. Warranty period begins at the time of project acceptance by the owner.
16. Contractor to verify 100% irrigation coverage for all plant material.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Wilton Manors and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch shall be used..



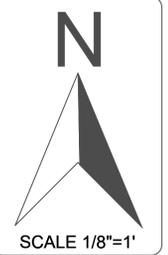
**STRUCTURAL SOIL DETAIL AND NOTES**

REVISION / DATE

**EnviroScape**  
 4132 SW 51 ST  
 Dania Beach FL 33314

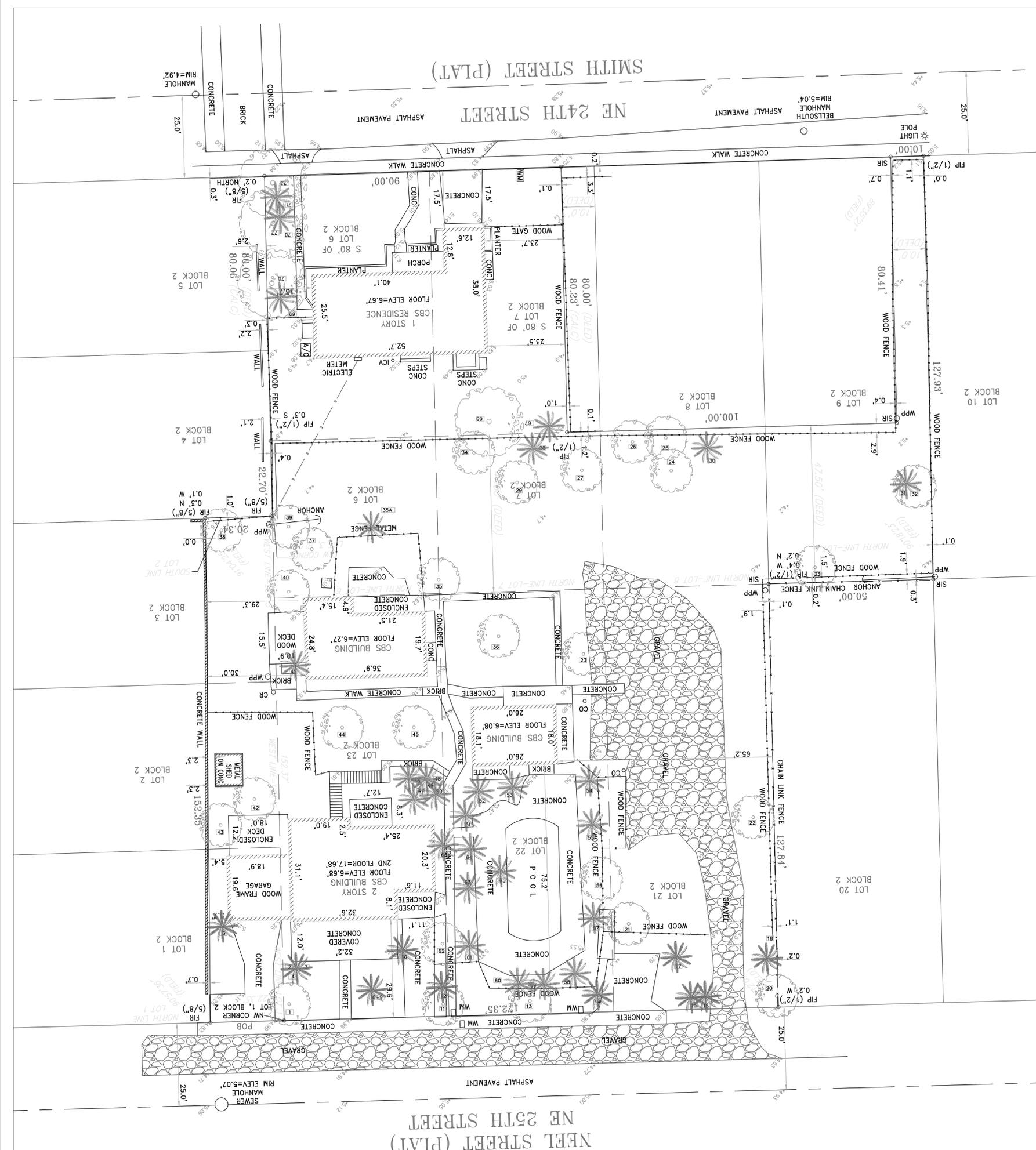
**Single Family Residence**  
 114 NE 25th Street  
 Wilton Manors FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	AF2533
DATE:	12/30/2025



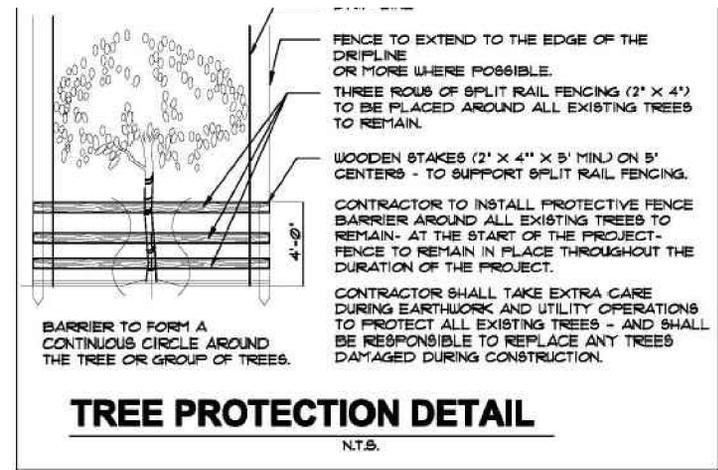
REGISTERED LANDSCAPE ARCHITECT  
 JAMES BRIAN ELLER  
 LA 6668897  
 STATE OF FLORIDA

**L-2**



**TREE DISPOSITION LIST** Rahim Vedaae: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK	CONDITION (%)	DISPOSITION
1	Frangipani	<i>Pulmeria</i>	7	20	18	254.3		Fair	Remove
2	Traveler Palm	<i>Ravenala madagascariensis</i>	10	15	14	153.9		Fair	Remove
3	Traveler Palm	<i>Ravenala madagascariensis</i>	10	15	14	153.9		Fair	Remove
4	Traveler Palm	<i>Ravenala madagascariensis</i>	10	15	14	153.9		Fair	Remove
5	Royal Palm	<i>Roystonea regia</i>	16	40	16	201.0	30	Fair	Remove
6	Ponytail Palm	<i>Beaucarnea recurvata</i>	8	15	10	78.5		Fair	Remove
7	Ponytail Palm	<i>Beaucarnea recurvata</i>	18	20	16	201.0		Fair	Remove
8	Ponytail Palm	<i>Beaucarnea recurvata</i>	16	20	10	78.5		Fair	Remove
9	Ponytail Palm	<i>Beaucarnea recurvata</i>	7	10	4	12.6		Fair	Remove
10	sabal Palm	<i>Sabal Palmetto</i>	14	40	13	132.7	34	Fair	Remove
11	Royal Palm	<i>Roystonea regia</i>	18	40	16	201.0	30	Fair	Remove
12	Mahogany	<i>Swietenia mahagoni</i>	10	30	16	201.0		Fair	Remove
13	DEAD	DEAD							Remove
14	Royal Palm	<i>Roystonea regia</i>	15	40	16	201.0	30	Fair	Remove
15	sabal Palm	<i>Sabal Palmetto</i>	13	25	13	132.7	18	Fair	Remove
16	sabal Palm	<i>Sabal Palmetto</i>	13	25	13	132.7	18	Fair	Remove
17	Royal Palm	<i>Roystonea regia</i>	10	35	14	153.9	25	Fair	Remove
18	sabal Palm	<i>Sabal Palmetto</i>	14	25	13	132.7	14	Fair	Remove
20	Live oak	<i>Quercus virginiana</i>	18	40	21	346.2		Fair	Remove
21	Gumbo Limbo	<i>Bursera simaruba</i>	14	18	16	201.0		Poor	Remove
22	Gumbo Limbo	<i>Bursera simaruba</i>	17	30	27	572.3		Fair	Remove
23	Mango	<i>Mangifera indica</i>	11	20	18	254.3		Poor	Remove
24	Wild Tamarind	<i>Lysiloma latisiliquum</i>	18	45	37	1074.7		Good	Remove
25	Carrotwood	<i>Cupaniopsis anacardioides</i>	16	30	27	572.3		Poor	Remove
26	Laurel Oak	<i>Quercus laurifolia</i>	11	35	16	201.0		Fair	Remove
27	Gumbo Limbo	<i>Bursera simaruba</i>	9	20	16	201.0		Fair	Remove
28	sabal Palm	<i>Sabal Palmetto</i>	10	25	13	132.7	18	Fair	Remove
29	sabal Palm	<i>Sabal Palmetto</i>	8	40	13	132.7		Poor	Remove
30	sabal Palm	<i>Sabal Palmetto</i>	10	35	13	132.7	28	Fair	Remove
31	sabal Palm	<i>Sabal Palmetto</i>	16	25	13	132.7	18	Fair	Remove
32	strangler fig	<i>Ficus aurea</i>	8	16	10	78.5		Poor	Remain
33	Mango	<i>Mangifera indica</i>	22	50	36	1017.4		Good	Remain
34	Gumbo Limbo	<i>Bursera simaruba</i>	10	30	20	314.0		Good	Remove
35	Royal Poinciana	<i>Delonix regia</i>	16	25	30	706.5		Fair	Remove
36	Gumbo Limbo	<i>Bursera simaruba</i>	10	18	19	283.4		Fair	Remove
35A	Areca Palm	<i>Dypsis lutescens</i>	2	20	10	78.5	14	Fair	Remove
37	Avocado	<i>Persea americana</i>	7	25	14	153.9		Fair	Remove
38	Sea grape	<i>Coccoloba uvifera</i>	17	30	27	572.3		Poor	Remove
39	Cherry hedge	<i>Prunus caroliniana</i>	4	15	10	78.5		Poor	Remove
40	DEAD	DEAD							Remove
41	Washingtonia	<i>Washingtonia</i>	12	40	13	132.7	33	Fair	Remove
42	Frangipani	<i>Pulmeria</i>	8	20	18	254.3		Fair	Remove
43	Brazilian Pepper	<i>Schinus terebinthifolia</i>	3	18	21	346.2		Poor	Remove
44	Gumbo Limbo	<i>Bursera simaruba</i>	7	18	14	153.9		Fair	Remove
45	Gumbo Limbo	<i>Bursera simaruba</i>	8	20	23	415.3		Fair	Remove
46	sabal Palm	<i>Sabal Palmetto</i>	12	35	13	132.7	28	Fair	Remove
47	sabal Palm	<i>Sabal Palmetto</i>	12	35	13	132.7	28	Fair	Remove
48	Christmas Palm	<i>Adonidia merrillii</i>	4	25	13	132.7	18	Fair	Remove
49	foxtail palm	<i>Wodyetia bifurcata</i>	8	30	16	201.0	22	Fair	Remove
50	Christmas Palm	<i>Adonidia merrillii</i>	4	15	13	132.7	8	Fair	Remove
51	foxtail palm	<i>Wodyetia bifurcata</i>	8	30	16	201.0	22	Fair	Remove
52	Christmas Palm	<i>Adonidia merrillii</i>	4	15	13	132.665	8	Fair	Remove
53	Washingtonia	<i>Washingtonia</i>	8	40	13	132.665	34	Fair	Remove
54	Gumbo Limbo	<i>Bursera simaruba</i>	8	20	18	254.34		Fair	Remove
55	Washingtonia	<i>Washingtonia</i>	14	40	13	132.665	33	Fair	Remove
56	Washingtonia	<i>Washingtonia</i>	14	40	13	132.665	33	Fair	Remove
57	Gumbo Limbo	<i>Bursera simaruba</i>	4	15	10	78.5		Poor	Remove
58	royal palm	<i>Roystonea regia</i>	16	40	16	200.96	30	Fair	Remove
59	Christmas Palm	<i>Adonidia merrillii</i>	4	12	10	78.5	6	Fair	Remove
60	Frangipani	<i>Pulmeria</i>	2	15	10	78.5		Poor	Remove
61	Royal Palm	<i>Roystonea regia</i>	16	40	16	200.96	30	Fair	Remove
62	Gumbo Limbo	<i>Bursera simaruba</i>	15	18	18	254.34		Fair	Remove
63	foxtail palm	<i>Wodyetia bifurcata</i>	7	20	13	132.665	12	Fair	Remove
64	Christmas Palm	<i>Adonidia merrillii</i>	4	20	13	132.665	12	Fair	Remove
65	Alexander Palm	<i>Ptychosperma elegans</i>	2	20	10	78.5	15	Poor	Remove
66	sabal Palm	<i>Sabal Palmetto</i>	12	30	13	132.7	23	Fair	Remove
67	Mango	<i>Mangifera indica</i>	22	40	31	754.4		Fair	Remove
68	sabal Palm	<i>Sabal Palmetto</i>	12	30	13	132.7	23	Fair	Remove
69	Live	<i>Quercus virginiana</i>	33	50	34	907.5		Fair	Remove
70	sabal Palm	<i>Sabal Palmetto</i>	12	30	13	132.7	23	Fair	Remove
71	sabal Palm	<i>Sabal Palmetto</i>	12	30	13	132.7	23	Fair	Remove
72	Live oak	<i>Quercus virginiana</i>	24	45	29	660.2		Fair	Remove
73	Gumbo Limbo	<i>Bursera simaruba</i>	7	20	15	176.6		Fair	Remove



REVISION / DATE

**EnviroScape**  
 4132 SW 51 ST  
 Dania Beach FL 33314

**Single Family Residence**  
 117 NW 24th Street  
 Wilton Manors FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	AF2533
DATE:	1/2/2026

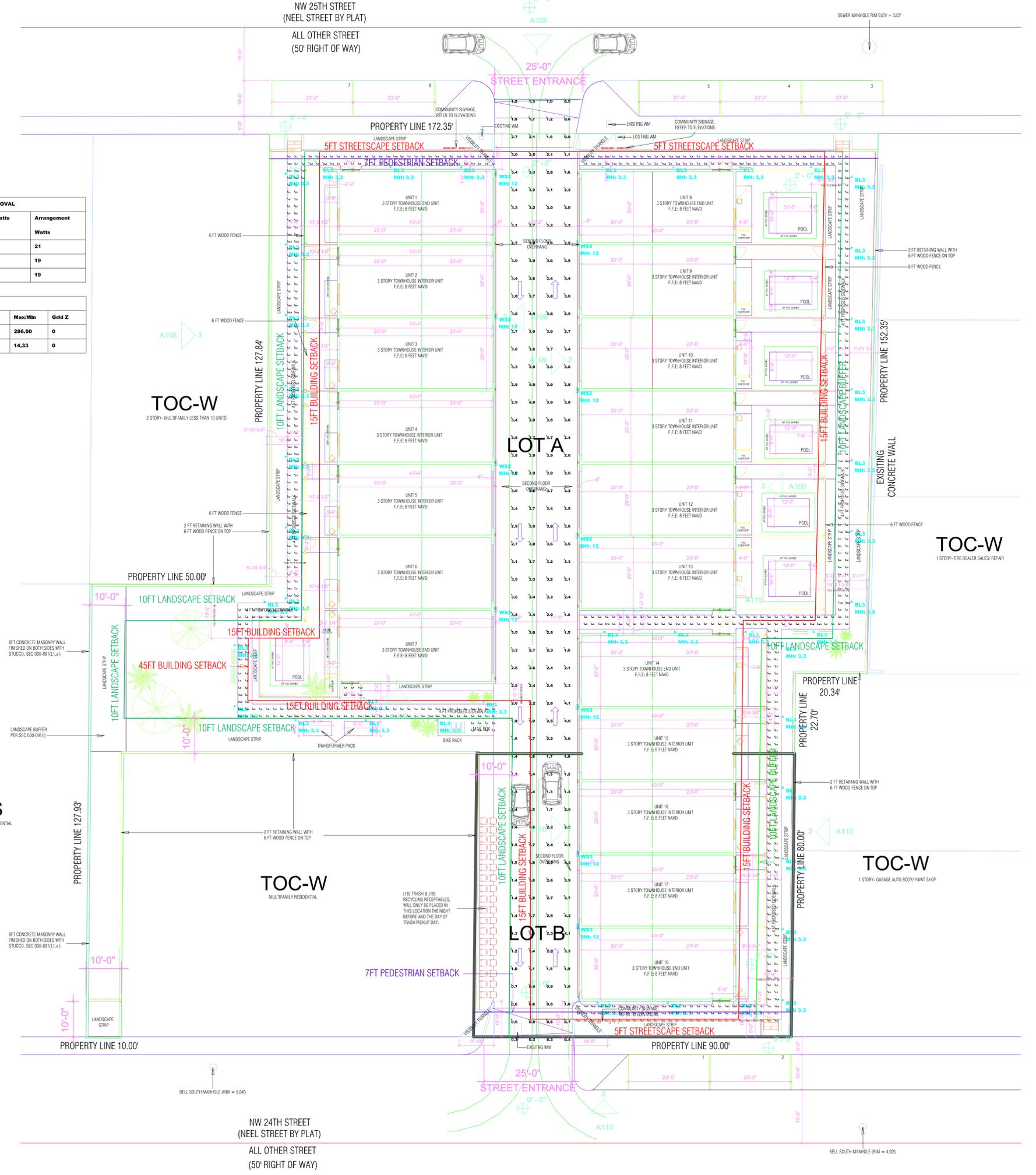


**James B Euell**  
 Digitally signed by James B Euell  
 Date: 2026.01.05 09:14:50 -0500

**TD-1.1**

Luminaire Schedule									
MANUFACTURERS CONSIDERED EQUAL MUST SUBMIT TO ARCHITECT/ENGINEER 10 WORKING DAYS PRIOR TO BID FOR WRITTEN APPROVAL									
Symbol	Qty	Label	[MANUFAC]	Description	Lamp Type	LLF	Lum. Lumens	Lum. Watts	Arrangement Watts
	42	BL3	LITON	BL2QZ-40-(FINISH)-L14-SYM-W-T40-1	70 CRI 4000K CCT LED	0.900	1186	21	21
	7	WS2	VISIONAIRE	ARS-1-T2-16LC-3-4K-UNV-WM-(FINISH)-(OPTIONS)	70 CRI 4000K CCT LED	0.900	2709	19	19
	3	WS3	VISIONAIRE	ARS-1-T3-16LC-3-4K-UNV-WM-(FINISH)-(OPTIONS)	70 CRI 4000K CCT LED	0.900	2696	19	19

Calculation Summary								
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
SIDEWALK	Illuminance	Fc	7.29	57.2	0.2	36.45	286.00	0
STREET LIGHTING	Illuminance	Fc	2.61	4.3	0.3	8.70	14.33	0



NW 24TH STREET  
(NEEL STREET BY PLAT)  
ALL OTHER STREET  
(50' RIGHT OF WAY)

BELL SOUTH MANHOLE (RM = 4.82)

BELL SOUTH MANHOLE (RM = 5.04)

SEWER MANHOLE RIM ELEV = 5.07

RS-S  
1 STORY - SINGLE FAMILY RESIDENTIAL

TOC-W  
2 STORY - MULTIFAMILY LESS THAN 10 UNITS

TOC-W  
MULTIFAMILY RESIDENTIAL

TOC-W  
1 STORY - GARAGE AUTO BODY PAINT SHOP

TOC-W  
1 STORY - TIRE DEALER SALES/REPAIR

LOT A

LOT B