

Our Fund Foundation Offices

2520 North Dixie Highway, Wilton Manors, Florida

Architecture:
 Allica Architectural Group
 2454 Northeast 13 Avenue
 Wilton Manors, Florida 33305

Landscape Architecture:
 Thomas White, ASLA-ISA
 -
 -

MEP Consulting Engineers:
 E & E Consulting Engineers
 1701 Sunset Harbour Drive, L706
 Miami Beach, Florida 33020

Builder:
 Platts Bluff Services
 5220 Northwest 77 Court
 Pompano Beach, Florida

LICENSE No. 12640

ALLICA ARCHITECTURAL GROUP

ROBERT C. ALLICA, ARCHITECT
 2454 NORTHEAST 13 AVENUE
 WILTON MANORS, FLORIDA 33305
 954.563.5320, allicargroup@gmail.com

REVISIONS

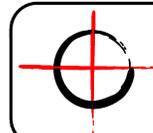
ADDITION AND RENOVATION TO:
OUR FUND FOUNDATION, INC.
 2520 NORTH DIXIE HIGHWAY
 WILTON MANORS, FLORIDA

DRAWN BY -
 CHECKED BY RCA
 APPROVED BY -

PROJECT NO.
 26-023
 DATE
 02 / 23 / 26

SHEET NO.
 08
 OF -

- PRE-APPLICATION -



PINNELL SURVEY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
 COCONUT CREEK, FLORIDA 33073
 PHONE: (954)418-0400 FAX: (954)418-4941
 LICENSED BUSINESS #6857

**PROJECT ADDRESS: 2520 NORTH DIXIE HIGHWAY
 WILTON MANORS, FLORIDA 33305**

CERTIFY TO:
 1. OUR FUND FOUNDATION INC

LEGAL DESCRIPTION:
 LOT 7, RESUBDIVISION OF LOTS 1-14 INCL., AND 37-50 INCL., BLOCK 69 OF UNIT 1-WILTON MANORS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 TOGETHER WITH:
 A 25.00 FOOT STRIP OF LAND BEING A PORTION OF THE F.E.C. RAILROAD RIGHT-OF-WAY AS SHOWN RE-SUBDIVISION OF LOTS 1-14 INCLUSIVE AND 37-50 INCLUSIVE, BLOCK 69 OF UNIT 1-WILTON MANORS AS RECORDED IN PLAT BOOK 32, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHEAST CORNER OF LOT ONE OF SAID 'RESUBDIVISION OF LOTS 1-14 INCL. AND 37-50 INCL., BLOCK 69 OF UNIT 1-WILTON MANORS'; THENCE ON AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1 ON AN ASSUMED BEARING OF S89°57'30"E A DISTANCE OF 25.00 FEET; THENCE S00°00'25"W ALONG A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID 'RESUBDIVISION OF LOTS 1-14 INCL. AND 37-50 INCL., BLOCK 69 OF UNIT 1-WILTON MANORS' A DISTANCE OF 365.00 FEET; THENCE N89°57'30"W A DISTANCE OF 25.00 FEET; THENCE N00°00'25"E ALONG THE SAID EAST LINE OF SAID 'RESUBDIVISION OF LOTS 1-14 INCL. AND 37-50 INCL., BLOCK 69 OF UNIT 1-WILTON MANORS' AND THE SOUTHERLY EXTENSION OF SAID EAST LINE A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.
 SAID LAND SITUATED WITHIN THE CITY OF WILTON MANORS, BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:
 1) 6 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHERLY PROPERTY LINE OF LOT 7.
 2) FOOT CHAIN LINK FENCE CROSSES OVER THE WESTERLY AND EASTERLY PROPERTY LINES OF THE 25 FOOT STRIP OF LAND.

GENERAL NOTES:
 1) TYPE OF SURVEY: BOUNDARY
 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
 11) REFERENCE BENCHMARK: BROWARD COUNTY B.M. #1640 ELEV.= 11.670' NGVD '29' / ELEV.= 10.092' NAVD '88'.
 12) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSSCON 6.0.1.
 13) BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED BEARING OF NORTH 88°16'03" EAST ALONG THE NORTHERLY LINE OF LOT 7, P.B. 32, PG. 20, B.C.R.
 14) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8 FEET AND WITHIN A FLOOD ZONE X(0.25) WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 125156-0367-1, BEARING A MAP EFFECTIVE DATE OF 07/31/24 AND AN INDEX MAP REVISION DATE OF 07/31/24.
 15) DATE FIELDWORK PERFORMED: 01/01/25 (FIELD BOOK 684, PAGE 06)
 16) DRAWN BY: J.P./ K.M. CHECKED BY: J.P./ K.M.

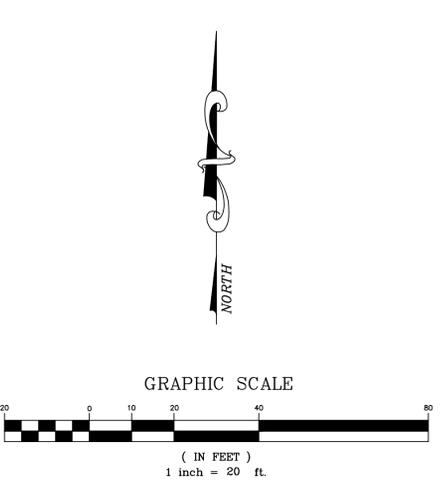
CERTIFICATION:
 THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5A-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.



REVISIONS:

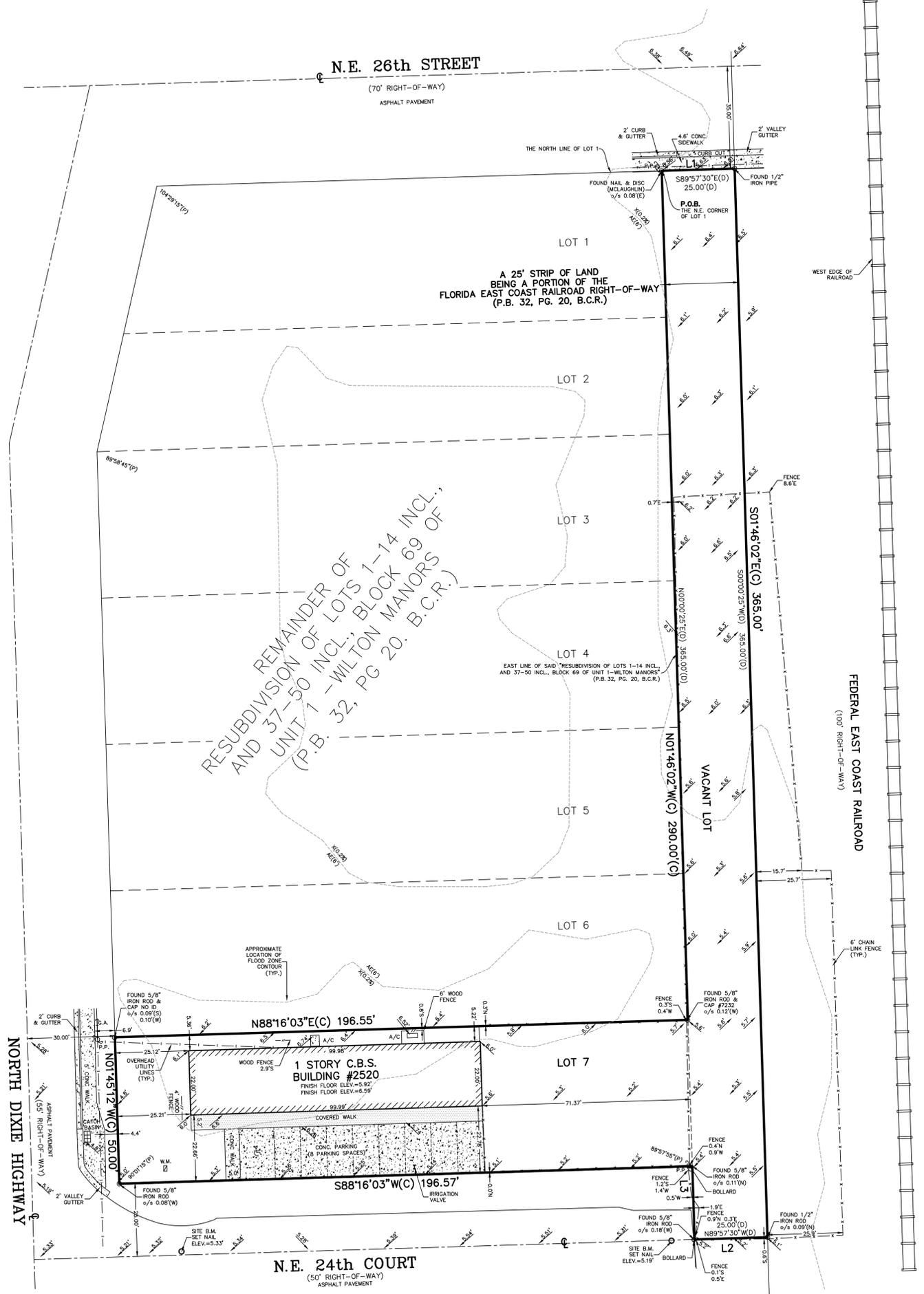
REVISION	DATE	CHECKED BY

PROJECT NAME: OUR FUND FOUNDATION INC JOB NO.: 26-0201



L1
 N88°16'03"E(C) 25.00'
 L2
 S88°16'03"W(C) 25.00'
 L3
 N01°46'02"W(C) 25.00'(C)

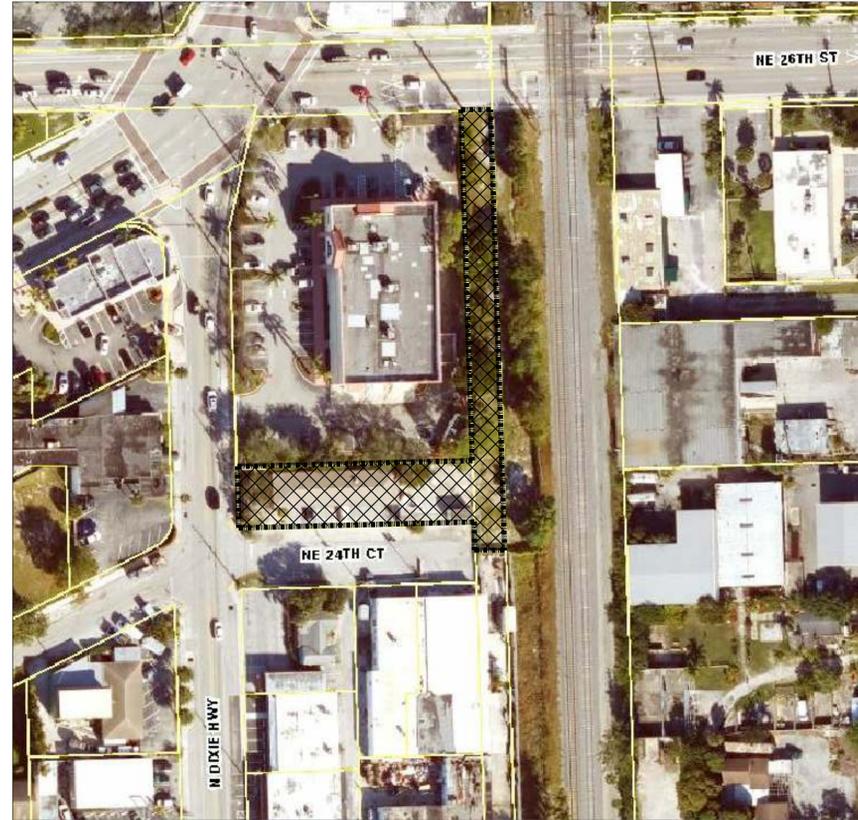
- LEGEND:**
- B.M. = BENCHMARK
 - B.C.R. = BROWARD COUNTY RECORDS
 - C = CALCULATED MEASUREMENT
 - ☉ = CENTERLINE
 - C.B. = CHORD BEARING
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.L.F. = CHAIN LINK FENCE
 - C.O. = CLEAN OUT
 - CONC. = CONCRETE
 - C.L.P. = CONCRETE LIGHT POLE
 - C.R. = CABLE RISER
 - D = DEED MEASUREMENT
 - E.S. = ELECTRIC SERVICE
 - ELEV. = ELEVATION
 - F.P.L. = FLORIDA POWER & LIGHT
 - G.A. = GUY ANCHOR
 - G.V. = GATE VALVE
 - L.P. = LIGHT POLE
 - M.C. = METAL COVER
 - M-D.C.R. = MIAMI-DADE COUNTY RECORDS
 - M.H. = MANHOLE
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P = PLAT MEASUREMENT
 - P.B. = PLAT BOOK
 - P.E. = POOL EQUIPMENT
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - TYP. = TYPICAL
 - W.M. = WATER METER
 - P.P. = POWER POLE
 - A/C = AIR CONDITIONING UNIT
 - o/s = OFFSET
 - R/W = RIGHT-OF-WAY
 - H.C.P. = HANDI-CAPPED PARKING
 - F.H. = FIRE HYDRANT
 - U.P. = UTILITY POLE
 - S.E. = SPOT ELEVATION



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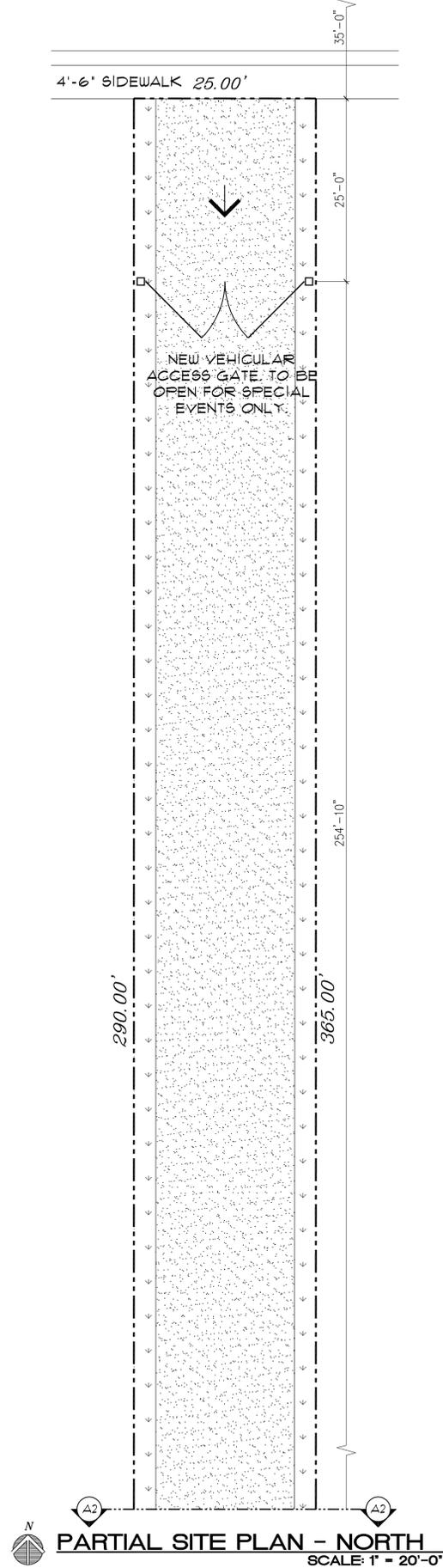
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NORTHEAST 26 STREET



LOCATION MAP

LEGEND	
	EXISTING BUILDING, PROPOSED RENOVATION
	PROPOSED ADDITION
	ASPHALT / CONCRETE GRAVEL
	LANDSCAPED / SODDED
	STABILIZED GRASS



PARTIAL SITE PLAN - NORTH
SCALE: 1" = 20'-0"

SITE DATA SUMMARY	
PARCEL ID'S: 4942 26 01 0010	
ADDRESS: 2520 N. DIXIE HIGHWAY, WILTON MANORS, FLORIDA	
LAND USE DESIGNATION: TRANSIT ORIENTED CORRIDOR	
ZONING DESIGNATION: TRANSIT ORIENTED CORRIDOR SOUTH	
FLOOD ZONE INFO FLOOD ZONE - AE / X BASE FLOOD ELEVATION - 6' TOP OF BOTTOM FLOOR - 5.9' & 6.6'	
AREA CALCULATIONS	
SITE AREA:	10,346 SF / .43 ACRES / 100%
PLOT COVERAGE BY ROOFED STRUCTURE:	5,020 SF / 26%
PARKING	1,931 SF / 10%
WALKS & PAVED AREAS	556 SF / 3%
TOTAL IMPERVIOUS AREA	3,114.0 (83%)
TOTAL PERVIOUS AREA REQUIRED	0% (LESS THAN 15 ACRES)
TOTAL PERVIOUS AREA PROVIDED	6,935 GSF (11%)
PROPOSED TENANT SPACE:	4,919 SF
PROPOSED USAGE	PROFESSIONAL OFFICE
TIER 1 SETBACKS:	
- FRONT SOUTH PRIMARY STREET	REQUIRED: 10'-0" EXISTING: 10'-1"
- INTERIOR SIDE, EAST	15'-0" 10'-0"
- SECONDARY STREET, SIDE, WEST	10'-0" 20'-0"
- REAR NORTH	15'-0" 5'-5" (EXISTING)
BUILDING HEIGHT	1 STORY +/- 16'-0"
ADJACENT ZONING AND LAND USE:	
- NORTH	TOC-S, RETAIL
- EAST	TOC-EAST, RETAIL & PROFESSIONAL OFFICES
- WEST	AE DISTRICT, RESTAURANT & RETAIL
- SOUTH	TOC-S, WAREHOUSE

BUILDING DATA	
- CLASSIFICATION, GROUP B, BUSINESS / ASSEMBLY	
- TYPE OF CONSTRUCTION, TYPE III B, UN-SPRINKLED	

PARKING CALCULATIONS	
PROFESSIONAL OFFICE PARKING	
AREA	2,526 SF
REQUIRED, 1 / 300 SF	8 SPACES
PROVIDED	10 SPACES
EVENT CENTER	
AREA	1,736 SF
REQUIRED, 1 / 300 SF	10
PROVIDED	EVENT VALET PARKING
BREEZEWAY	
AREA	1,712 SF
REQUIRED, 1 / 300 SF	?
PROVIDED	EVENT VALET PARKING

PROJECT DATA	
OCCUPANCY TYPE	
- OFFICE AREA	2,526 SF TOTAL
OCCUPANCY LOAD	
- BUSINESS AREAS (1 / 100 SF GROSS)	26 PEOPLE
RESTROOM CALCULATIONS, BUSINESS	
- FIXTURE REQUIREMENT, MEN	1/25 WC'S / 1/40 LAVS
- REQUIRED FIXTURES, MEN	1 WC / 1 LAV
- PROVIDED FIXTURES, MEN	1 WC / 1 LAV
- FIXTURE REQUIREMENT, WOMEN	1/25 WC'S / 1/40 LAVS
- REQUIRED FIXTURES, WOMEN	1 WC / 1 LAV
- PROVIDED FIXTURES, WOMEN	1 WC / 1 LAV
- OTHER REQUIREMENT	1 SERVICE SINK
- PROVIDED	1 SERVICE SINK
OCCUPANCY TYPE	
- EVENT AREAS (ASSEMBLY W/O FIXED SEATS)	
OCCUPANCY LOAD	
- EVENT AREAS (1 / 15 SF NET)	2,508 SF TOTAL, 1298 SF NET
	86 PEOPLE
RESTROOM CALCULATIONS, A3	
- FIXTURE REQUIREMENT, MEN	1/500 WC'S / 1/750 LAVS
- REQUIRED FIXTURES, MEN	1 WC / 1 LAV
- PROVIDED FIXTURES, MEN	1 WC / 1 LAV
- FIXTURE REQUIREMENT, WOMEN	1/500 WC'S / 1/750 LAVS
- REQUIRED FIXTURES, WOMEN	1 WC / 1 LAV
- PROVIDED FIXTURES, WOMEN	1 WC / 1 LAV
- OTHER REQUIREMENT	1 SERVICE SINK
- PROVIDED	1 SERVICE SINK

GENERAL NOTES	
- SCOPE OF WORK IS THE RENOVATION AND ADDITION TO THE EXISTING OFFICE BUILDING AS SHOWN.	
- OFFICE WILL BE USED DURING NORMAL BUSINESS HOURS. BREEZEWAY AND EVENT CENTER WILL BE USED FOR AFTER HOUR SPECIAL EVENTS ONLY.	
- EVENT PARKING WILL BE VALET PARKING IN THE STABILIZED PARKING AREAS.	

SHEET INDEX	

LICENSE No. 12640

ALLICIA ARCHITECTURAL GROUP

ROBERT C. ALLICA, ARCHITECT
2454 NORTHEAST 13 AVENUE
WILTON MANORS, FLORIDA 33505
954.563.5320, allicarob@alligra.com

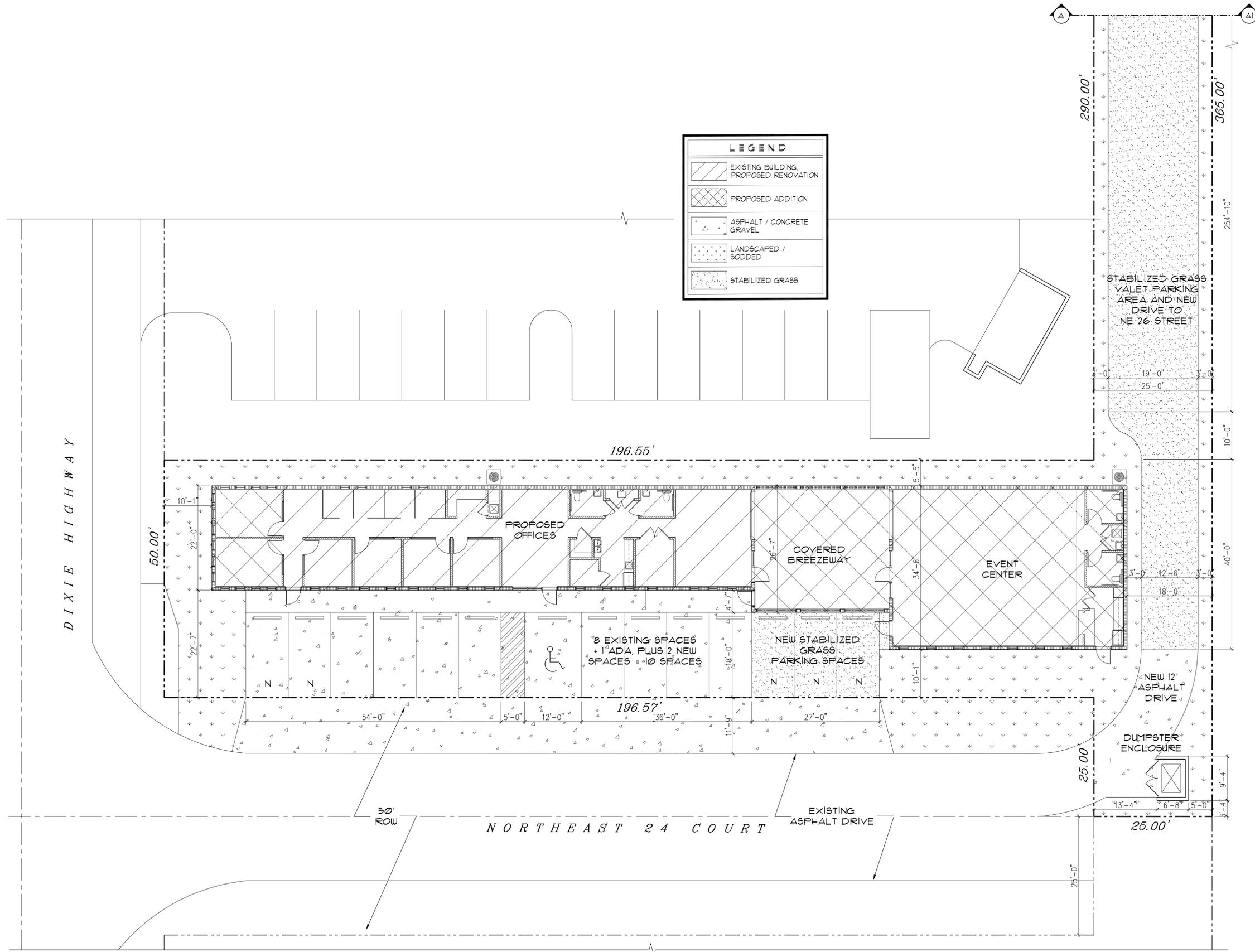
REVISIONS

ADDITION AND RENOVATION TO:
OUR FUND FOUNDATION, INC.
2520 NORTH DIXIE HIGHWAY
WILTON MANORS, FLORIDA

DRAWN BY: -
CHECKED BY: RCA
APPROVED BY: -

PROJECT NO.
26-003
DATE
02 / 23 / 26

SHEET NO.
1
OF 1



LEGEND	
	EXISTING BUILDING PROPOSED RENOVATION
	PROPOSED ADDITION
	ASPHALT / CONCRETE GRAVEL
	LANDSCAPED / SODDED
	STABILIZED GRASS

PARTIAL SITE PLAN - SOUTH
SCALE: 1" = 20'-0"

LICENSE No. 12640

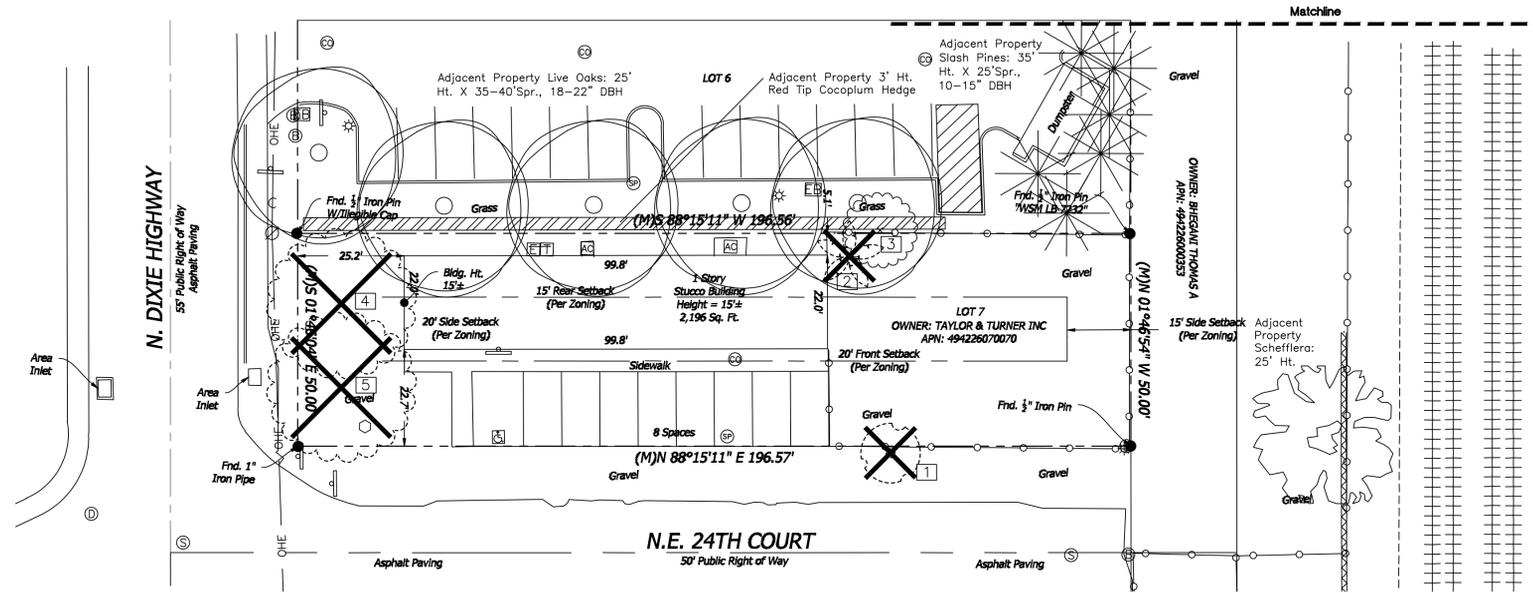
A L L I C A A R C H I T E C T U R A L G R O U P

ADDITION AND RENOVATION TO:
OUR FUND FOUNDATION, INC.
2520 NORTH DIXIE HIGHWAY
WILTON MANORS, FLORIDA

ROBERT C. ALLICA, ARCHITECT
2454 NORTHEAST 13 AVENUE
WILTON MANORS, FLORIDA 33505
954.563.5320, allicarcg@aol.com

REVISIONS

DRAWN BY	-
CHECKED BY	RCA
APPROVED BY	-
PROJECT NO.	26-023
DATE	02 / 23 / 26
SHEET NO.	A2
OF	1



Existing Tree List
 ISA Guide for Plant Appraisal, 10th Edition
 Location: 2520 N. Dixie Hwy., Wilton Manors, FL
 Date: 2/10/2026
 Appraiser: Thomas White, ASLA-ISA
 Landscape Architect FL #LA1100
 ISA Arborist FL-5248A

Tree #	Species (Botanical Name / Common Name)	Height Feet	Spread Feet	Class	Rating %	=	X DBH Inches	X (Condition)	Condition %	=	DBH Removed	Replacement Value (\$65 per inch)	Disposition
3	Bursera simarubra / Gumbo Limbo Tree	25	30	A	100	1.00	20	Fair-Poor	0.40	0.00	\$0		Remain
4	Bursera simarubra / Gumbo Limbo Tree	25	35	A	100	1.00	26	Good-Fair	0.60	15.60	\$1,014		Remove
5	Bursera simarubra / Gumbo Limbo Tree	25	35	A	100	1.00	24	Good-Fair	0.60	14.40	\$936		Remove

NOTE: Both trees #5 and 6 are under/near overhead powerlines and the roots would be severely damaged from the proposed new construction

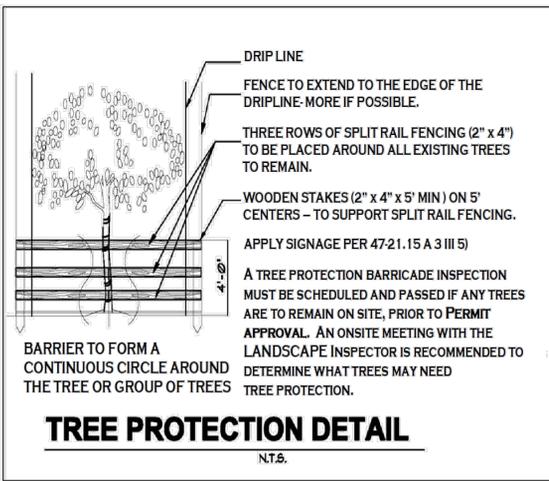
Existing Palm List

Tree #	Species (Botanical Name / Common Name)	Class	Rating %	=	Height-OA (In Feet)	CT (In Feet)	Palm Replacement	Replacement Value (\$180 Ea.)	Disposition
1	Sabal palmetto / Cabbage Palm	C	60	0.60	22	16	1	\$180	Remove
2	Hyophorbe lagenicaulis / Bottle Palm	D	40	0.40	7	4	0	\$0	Remove

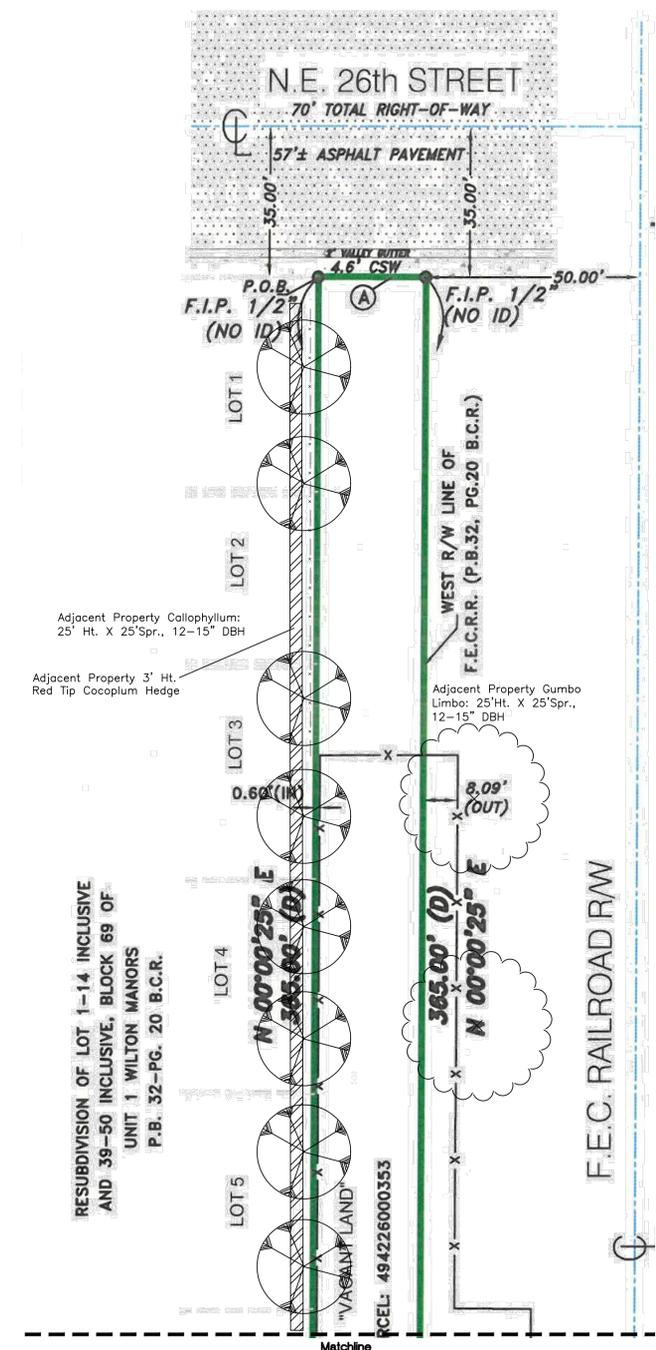
Condition:
 Specimen / Excellent: 81-100 %
 Good-Healthy: 61-80 %
 Fair: 41-60 %
 Poor: 21-40 %
 Very Poor: 1-20 %
 Dead-Cull: 0-1 %

Class:
 A: 100%
 B: 80%
 C: 60%
 D: 40%
 E: 20%
 F: 0%

Caliper Removed Formula = Rating % x DBH Caliper x Condition %
 Replacement Value Formula = DBH Caliper Inches x \$65.



Before Construction Begins, Contractor to Install and Maintain Tree Protection Fencing Around Existing Trees As Shown. See Existing Tree Protection Detail This Sheet



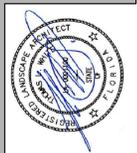
Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!

THOMAS WHITE, ASLA-ISA
 LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
 tcwhite@bellsouth.net
 954-253-2265

REVISIONS

NO.	DESCRIPTION

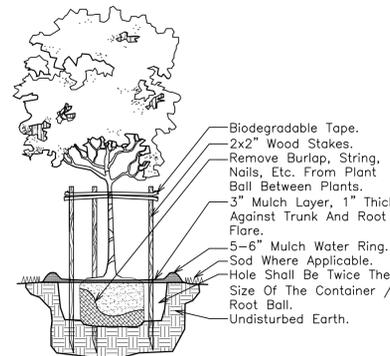
Tree Survey
Our Fund Foundation, Inc.
 2520 N. Dixie Highway
 Wilton Manors, Florida 33334



DRAWN: TW
 CHECKED: TW
 DATE: 2-17-2026
 SCALE: 1"=20'

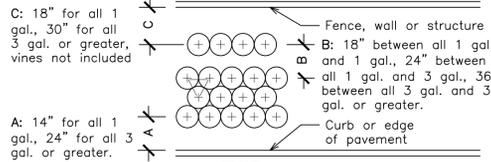
GENERAL LANDSCAPE NOTES

- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- 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 sizes shown for plant material on the plans are to be considered Minimum. 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.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks 1/2" or larger, sticks, and all objectionable non-native material including weeds, weed seeds. All limerock, road rock, asphalt shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds and top 2" of all sodded areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all rocks, concrete, asphalt, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flare are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. 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. 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.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- All landscape and lawn areas are irrigated by an existing fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. One bubbler shall be provided for each tree. The system is operational with a rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with a 3" layer of Melaleuca mulch or Florimulch when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
- Please refer to the planting details for a graphic representation of the above notes.
- All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Thomas L White, ASLA-ISA.
- 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.
- A min. 5 feet horizontal clearance / horizontal separation is required between city utilities infrastructure and proposed small trees and 10 foot separation from large trees.



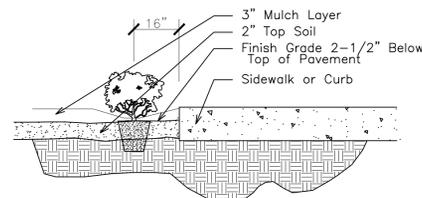
SMALL TREE PLANTING DETAIL

NTS



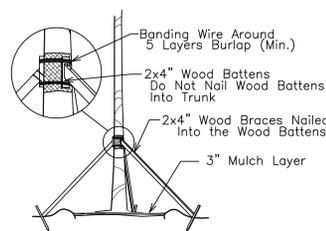
TYPICAL SHRUB SPACING DETAIL

NTS



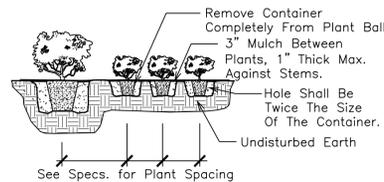
SHRUB INSTALLATION DETAIL

NTS



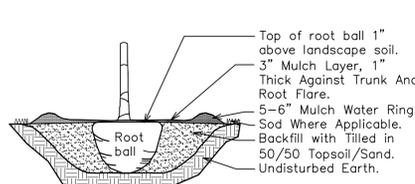
TREE/PALM BRACING DETAIL

NTS



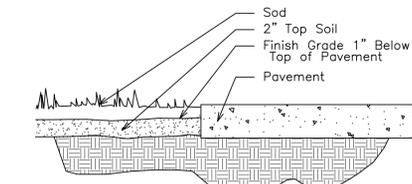
SHRUB PLANTING DETAIL

NTS



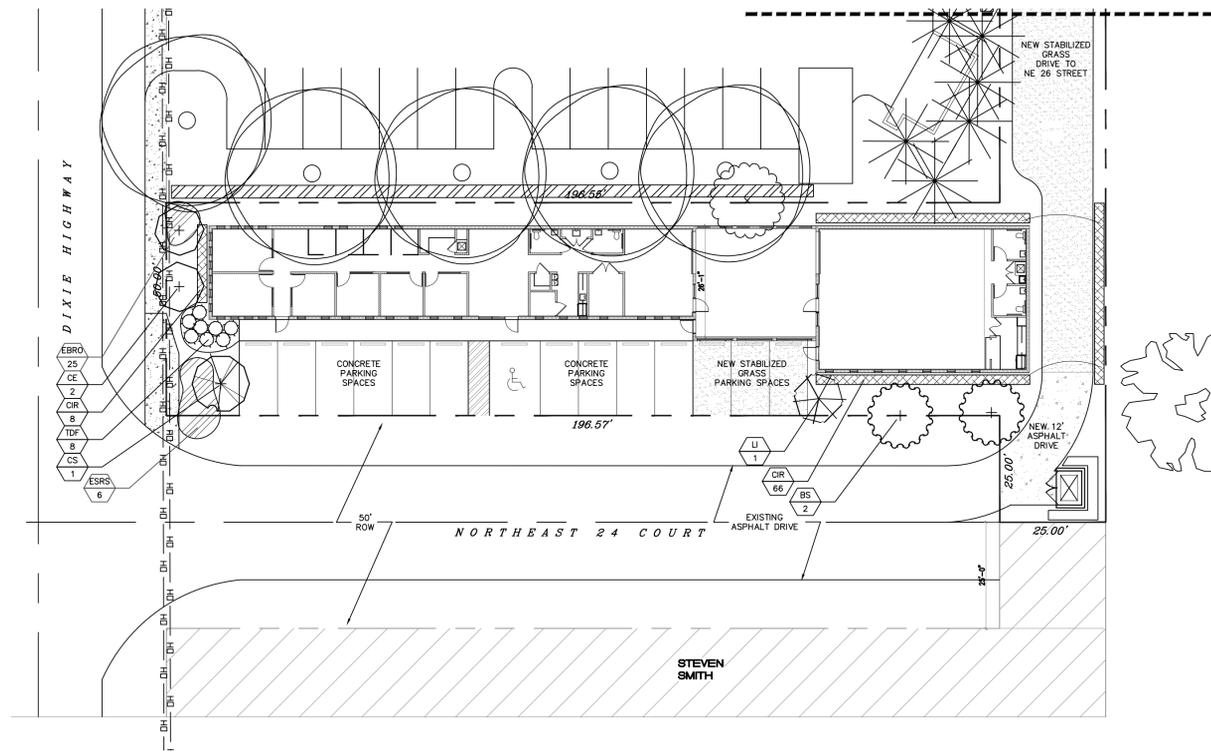
TREE/PALM PLANTING DETAIL

NTS



SOD INSTALLATION DETAIL

NTS



PLANT LIST					Wilton Manors:		Broward County:			
Code	Drought	Qty.	Botanical Name / Common Name	Specifications	Section	On Approved Tree List	On Approved Tree List	Category	Category Pts.	Total Pts.
EXISTING TREE										
ESP (N)	V	1	Bursera simarubra / Gumbo Limbo	25x30', 20' DBH						
PROPOSED TREES										
BS (N)	V	2	Bursera simarubra / Gumbo Limbo	14x6', 3' DBH	150-130.(A)	Yes	Yes	1	300	600
CE (N)	V	2	Conocarpus erectus sericeus / Silver Buttonwood	12x5', 3' DBH	150-130.(B)	Yes	Yes	2	200	400
CS (N)	V	1	Cordia sebestena / Orange Geiger	10x5', 2.5' DBH	150-130.(B)	Yes	Yes	2	200	200
LI (N)	V	1	Lagerstroemia indica / Crape Myrtle 'Natchez	10x5', 2.5' DBH	150-130.(B)	Yes	Yes	3	100	100
		7	Total Trees							
		5	Native Trees							
		71%	Native Trees (100% Drought Tolerant)							
SHRUBS										
CIR (N)	V	74	Chrysobalanus icaco / 'Red Tip' Cocoplum	24x24', 24" OC	150-140.(A)	Yes	Yes			
ESRS (N)	V	16	Serenoa repens / Saw Palmetto Silver	6' OA Ht.	150-140.(A)	Yes	Yes			
TDF (N)	V	8	Tripsacum dactyloides / Fakahatchee Grass	30x30', 4" OC	150-140.(A)	Yes	Yes			
		98	Total Shrubs							
		98	Native Shrubs							
		100%	Native Shrubs (100% Drought Tolerant)							
GROUND COVER / SOD										
EBRO (N)	V	25	Bromelias spp. / Bromeliads-Red, Owner Supplied	12' OA, 12-15' OC	150-140.(B)	Yes	Yes			
SOD (N)	M	By GC	S.F. Stenotaphrum secundatum / St. Augustine 'Floratum'	Solid application-no gaps		NA	NA			
MISCELLANEOUS										
SOIL (N)		12 C.Y.	50-60% Sand / 40-50% Topsoil	Per Planting Details						
	(N)		Florida Native Plant Species							
	(V)		Very Drought Tolerant							
	(M)		Medium Drought Tolerant							

NOTE: Grass parking surfaces shall consist of at least a six (6) inch course of natural limerock, surfaced with a species of grass acceptable for high-traffic use, over four (4) inches of topsoil. The City Manager may approve other equivalent surfaces. The parking area shall have adequate drainage as provided herein. All requirements for landscaping vehicular use areas shall be met as well as all required interior-landscaping requirements for parking areas. Grass parking areas shall not count toward satisfying required landscape area, pervious area or open space.

CITY OF WILTON MANORS PLANTING CALCULATIONS				
Sec.	Zone	Description	Required	Provided
Sec. 050-081	Roadside Zone (RZ)	One Tree for every 30 linear feet of Frontage less driveways		
		63 197 Feet of NE 24th Court Minus 134' Driveway / Sidewalk	2	2
		50 Feet Corner of N. Dixie Hwy.	2	2
		Total RZ Trees	4	4
		20 Shrubs per each tree	80	80
Sec. 150-040 (B)	VUA Landscape Area	20% of the VUA S.F.	2,352	520
Sec. 150-040 (C)	VUA Tree Calculations	One tree for every 1000 s.f.		
		2,352 S.F.	3	3
		25% Required 12' Ht. Shade Trees with a 3" Dia. at 4.5' above ground	1.0	1.0
		25% Required 8' Ht. Shade Trees with a 2" Dia. at 4.5' above ground	1.0	1.0
		20% Required 10' Ht. Conspicuously Flowering Species	1.0	1.0
		30% Required Combination of the Above	0.0	0.0
		50% Max. Palms Counted 3:1	0.0	0.0
		Total VUA Trees	3	3
		6 Shrubs for every 1000 s.f.	18	18

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

THOMAS WHITE, ASLA-ISA
 LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
 tcwhite@bellsouth.net
 954-253-2265

REVISIONS

Landscaping Permit Plan
Our Fund Foundation, Inc.
 2520 N. Dixie Highway
 Wilton Manors, Florida 33334



DRAWN: TW
 CHECKED: TW
 DATE: 2-17-2026
 SCALE: 1"=20'

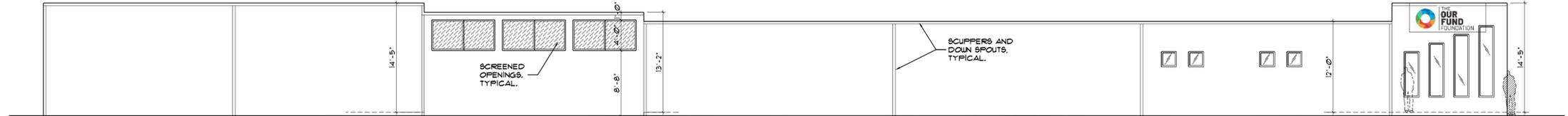
REVISIONS

ADDITION AND RENOVATION TO:
OUR FUND FOUNDATION, INC.
2520 NORTH DIXIE HIGHWAY
WILTON MANORS, FLORIDA

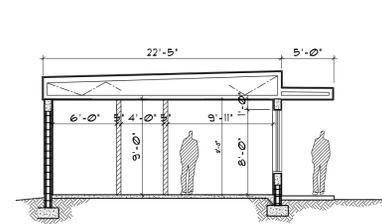
DRAWN BY -
CHECKED BY RCA
APPROVED BY -

PROJECT NO. 26-023
DATE 02 / 23 / 26

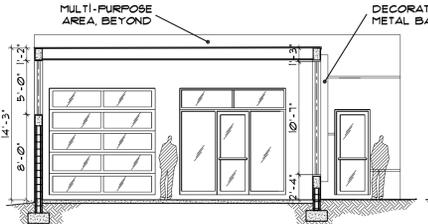
SHEET NO. 3
OF 1



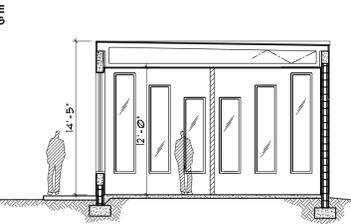
NORTH/REAR ELEVATION
SCALE: 1/8" = 1'-0"



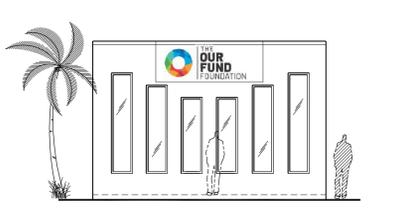
TYPICAL SECTION
SCALE: 1/8" = 1'-0"



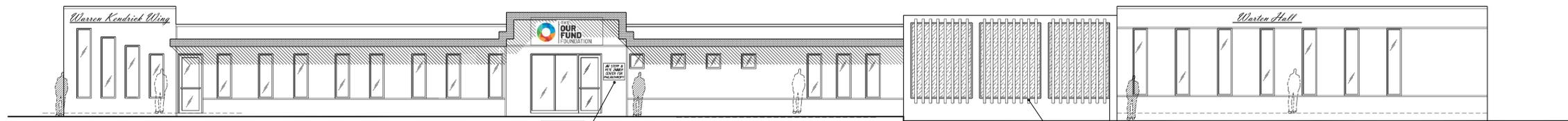
BREEZEWAY SECTION
SCALE: 1/8" = 1'-0"



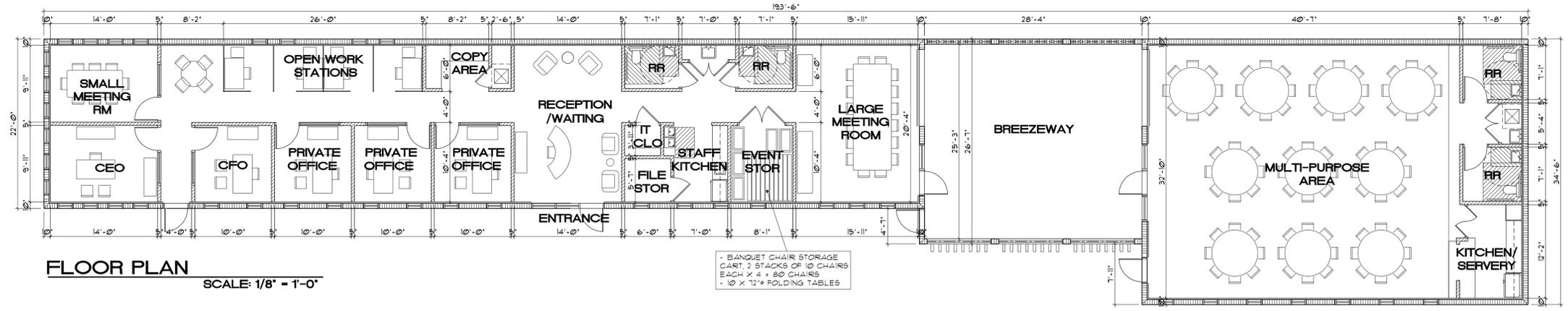
PRIVACY RM SECTION
SCALE: 1/8" = 1'-0"



SIDE/ WEST ELEVATION
SCALE: 1/8" = 1'-0"



FRONT / SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"