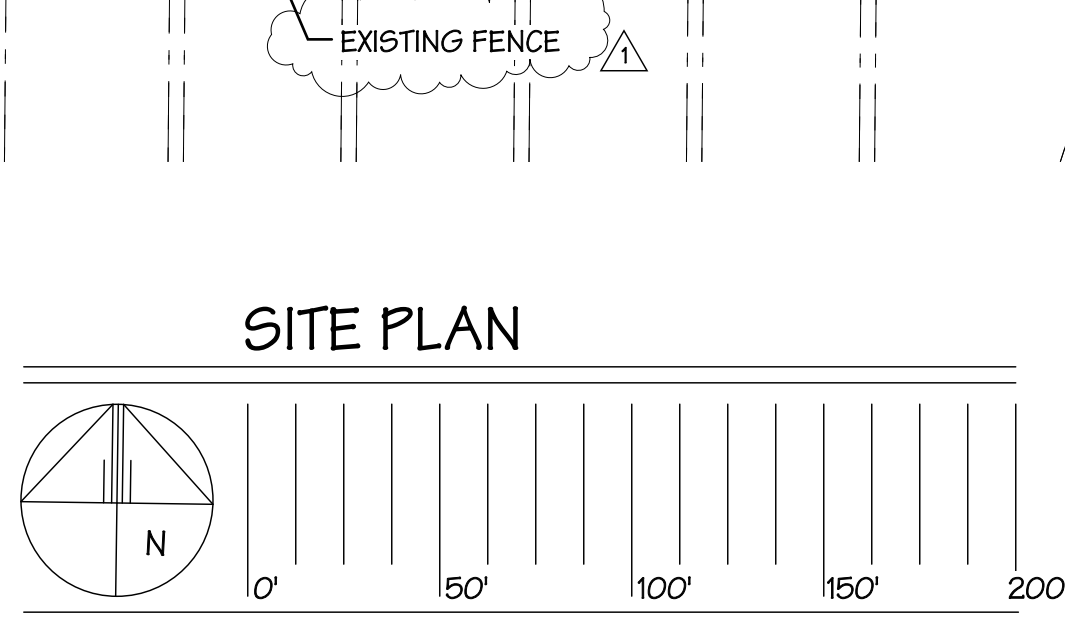
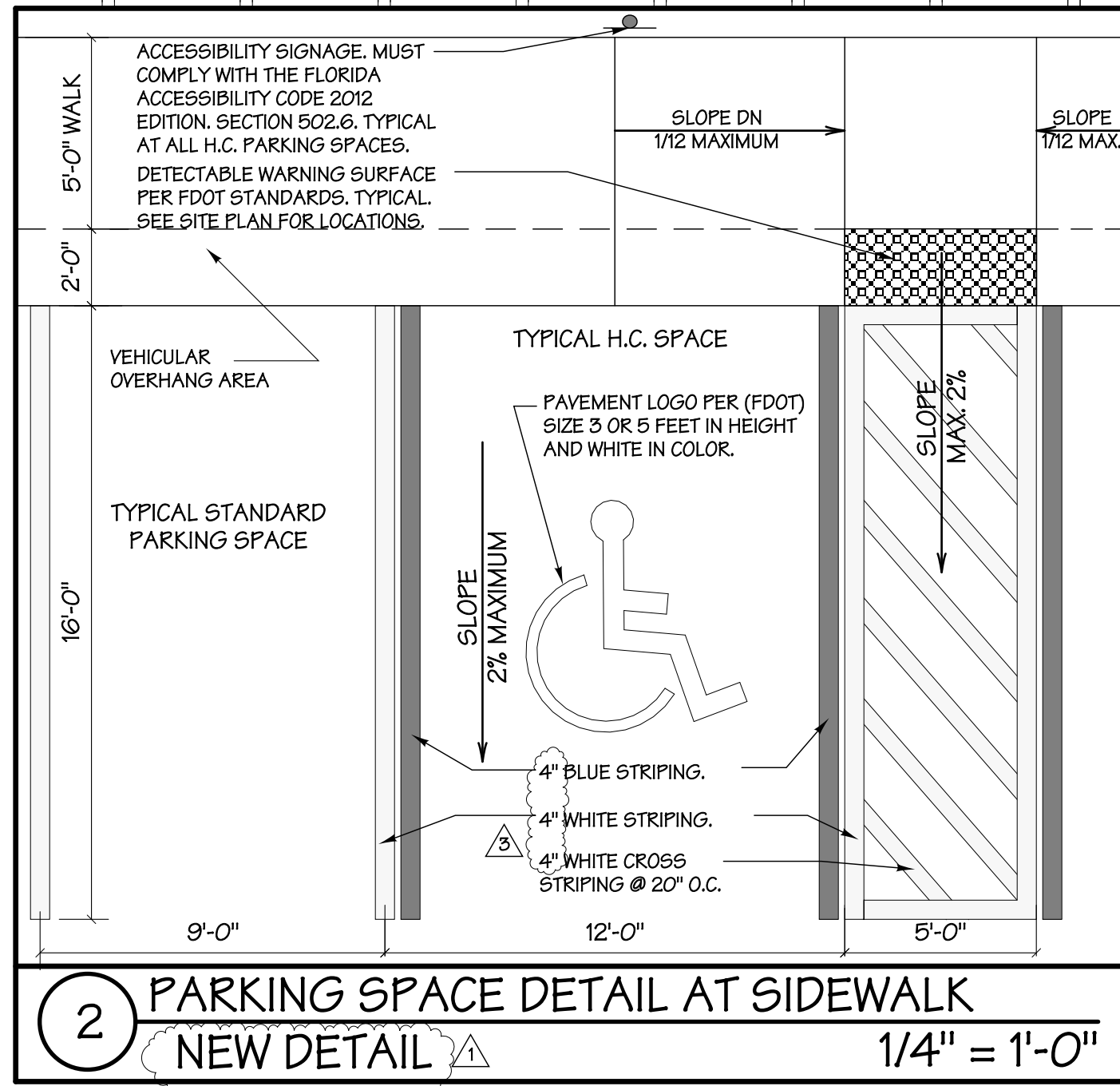
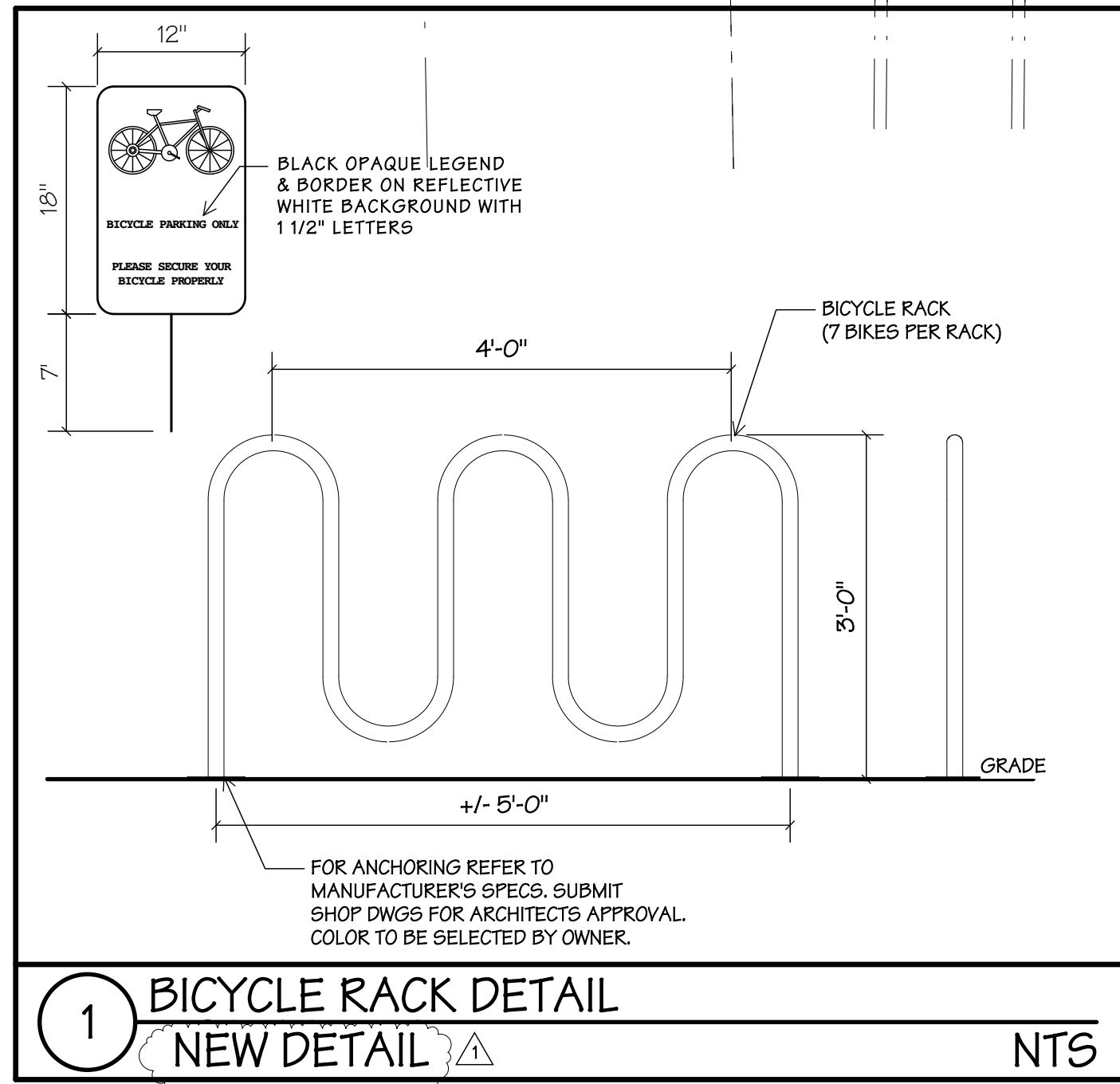
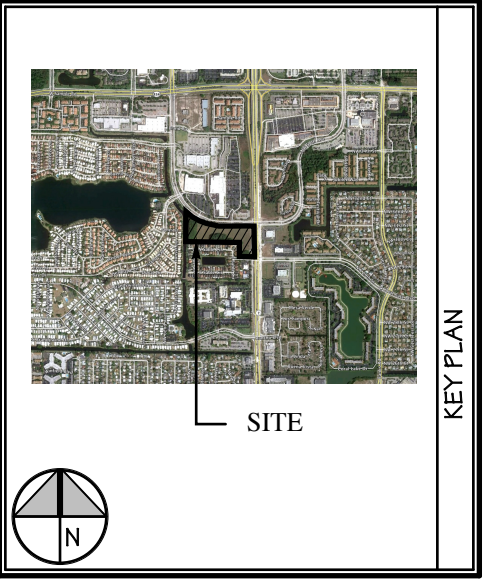
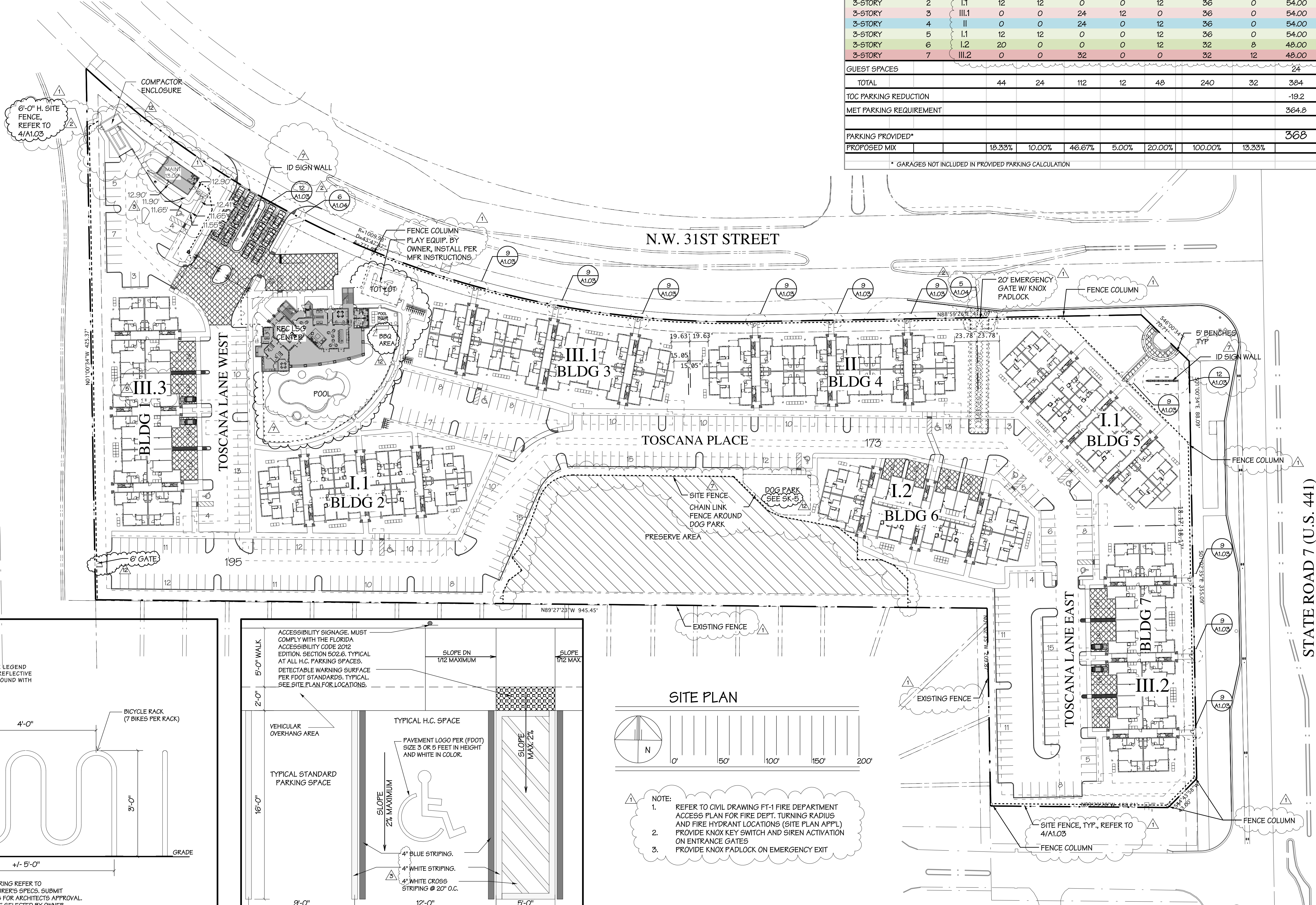


13131 - SP 13 - 16.03.03
PLOT : 16.03.03



- NOTE:
- REFER TO CIVIL DRAWING FT-1 FIRE DEPARTMENT ACCESS PLAN FOR FIRE DEPT. TURNING RADIUS AND FIRE HYDRANT LOCATIONS (SITE PLAN APPL)
 - PROVIDE KNOX KEY SWITCH AND SIREN ACTIVATION ON ENTRANCE GATES
 - PROVIDE KNOX PADLOCK ON EMERGENCY EXIT

TOSCANA MARGATE										
UNIT / BUILDING MIX										
	AC	BLDG #	BLDG TYPE	A-UNIT 1-BR/1B	A.2-UNIT 1-BR/1B/D	B-UNIT 2-BR/2B	B.2-UNIT 2-BR/2B/D	C-UNIT 3-BR/2B	TOTAL UNITS	GARAGES*
	UNIT AREA (SF)			795	816	1093	1247	1355		PARKING REQUIRED *
3-STORY	1	III.3	0	0	32	0	0	32	12	48.00
3-STORY	2	I.1	12	12	0	0	12	36	0	54.00
3-STORY	3	III.1	0	0	24	12	0	36	0	54.00
3-STORY	4	II	0	0	24	0	12	36	0	54.00
3-STORY	5	I.1	12	12	0	0	12	36	0	54.00
3-STORY	6	I.2	20	0	0	0	12	32	8	48.00
3-STORY	7	III.2	0	0	32	0	0	32	12	48.00
GUEST SPACES										
TOTAL				44	24	112	12	48	240	32
TOC PARKING REDUCTION										-19.2
MET PARKING REQUIREMENT										364.8
PARKING PROVIDED*										
PROPOSED MIX				18.33%	10.00%	46.67%	5.00%	20.00%	100.00%	13.33%
* GARAGES NOT INCLUDED IN PROVIDED PARKING CALCULATION										



MARK	DESCRIPTION	DATE
△	BD PRELIM REVIEW	6/20/14
△	DRC COMMENTS	8/15/14
△	BD COMMENTS	9/24/14
△	OWNER CHANGE	10/21/14
△	BLDG #1 (TYPE III.3)	12/1/14
△	ADD UNIT NO.'S	12/22/14
△	COORDINATION	01/14/15
△	REVISE SIGNWALL	01/27/15
△	TYPE II SPR. RISER REV.	3/2/15
△	RADON	3/13/15
△	TYPE II ELEC RM	4/15/15
△	AS-BUILT CHANGES	

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BOCA RATON, FLORIDA 33432
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REGISTERED ARCHITECT
FEB. 10, 2016

Florida Crystals
Investment Corporation
One North Clematis Street
Suite 200
West Palm Beach, FL 33401

OWNER IDENTIFICATION

ATLANTICO TOSCANA APARTMENTS

MARGATE, FLORIDA

BUILDING

JOB NUMBER	13131
SCALE	AS NOTED
ISSUE DATE	FEB. 10, 2016
PERMIT DATE	JUNE 20, 2014
BID DATE	JUNE 20, 2014

DRAWN BY	LPK
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	SITE PLAN
SHEET NUMBER	A1.01