

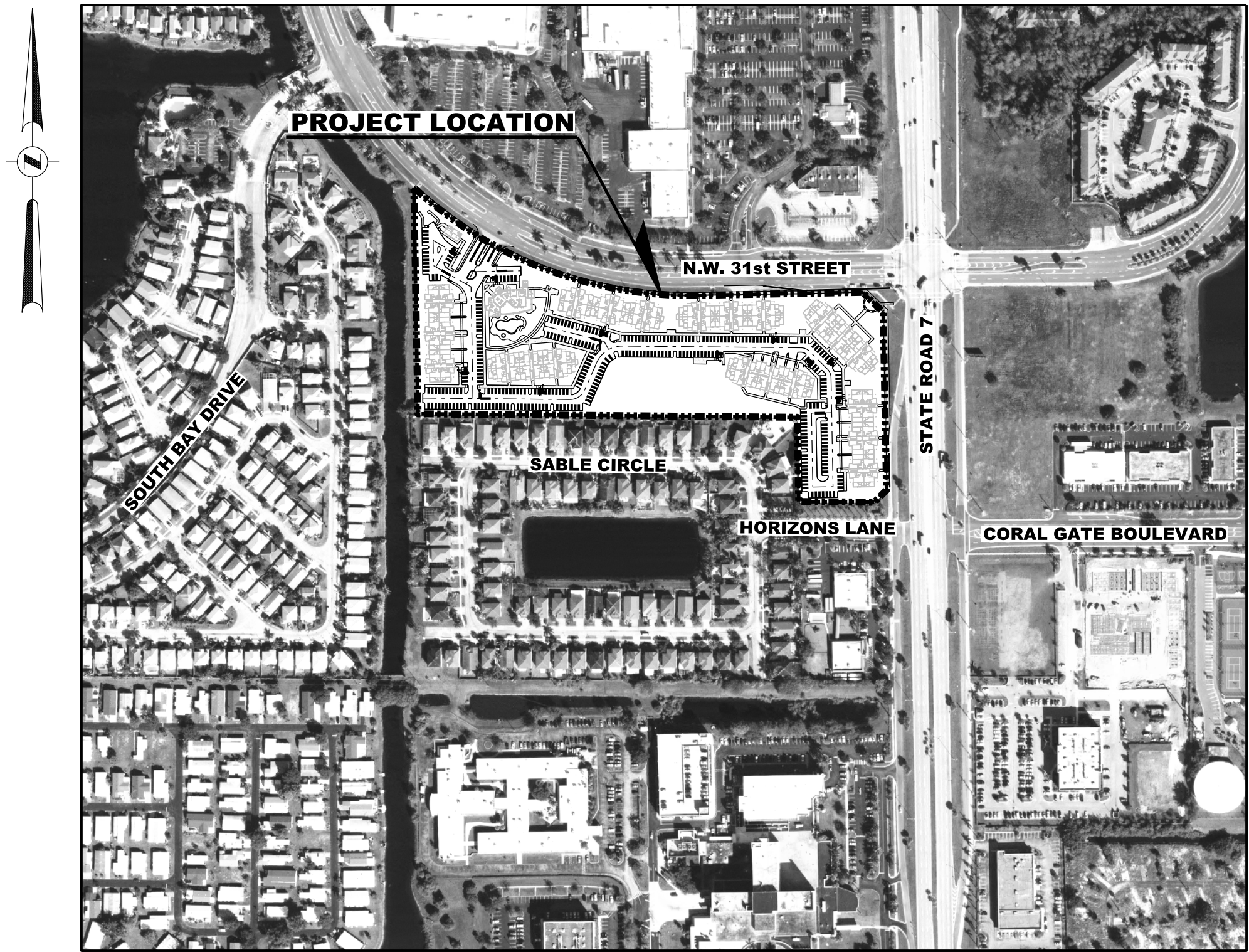
TOSCANA

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

TOSCANA PARK VILLAS, LLC

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
SP-1	SITE PLAN MODIFICATIONS
PM-1	SIGNAGE AND PAVEMENT MARKING PLAN
PM-2	SIGNAGE AND PAVEMENT MARKING PLAN
L-1	ADDITIONAL PARKING LANDSCAPE PLAN
L-2	ADDITIONAL PARKING LANDSCAPE PLAN
L-3	ADDITIONAL PARKING LANDSCAPE PLAN
PH-1	PHOTMETRICS PLAN



LOCATION MAP

SCALE: 1" = 300'
SECTION 24 / TOWNSHIP 48 S / RANGE 41 E

APPLICANT:

TOSCANA PARK VILLAS, LLC
JUAN PORRO
ONE NORTH CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 366-5247

PLANNER:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD, SUITE 340
BOCA RATON, FLORIDA 33486
(561) 392-0221

ARCHITECT:

MARC WIENER, A.I.A.
ARCHITECTURE/PLANNING
33 S.E. 4th STREET SUITE 101
BOCA RATON, FL 33432
(561) 750-4111

CIVIL ENGINEER:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD, SUITE 340
BOCA RATON, FLORIDA 33486
(561) 392-0221

LANDSCAPE ARCHITECT:

MICHAEL J. PETROW & ASSOCIATES, INC.
11210 NORTHWEST 41st STREET
CORAL SPRINGS, FLORIDA 33075
(954) 752-7762

SURVEYOR:

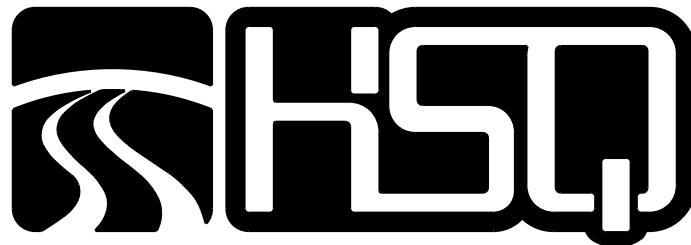
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD, SUITE 340
BOCA RATON, FLORIDA 33486
(561) 392-0221

LEGAL DESCRIPTION:

PARCEL "A", NEWTH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 173, PG. 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

SITE PLAN MODIFICATIONS



HSQ GROUP, INC.

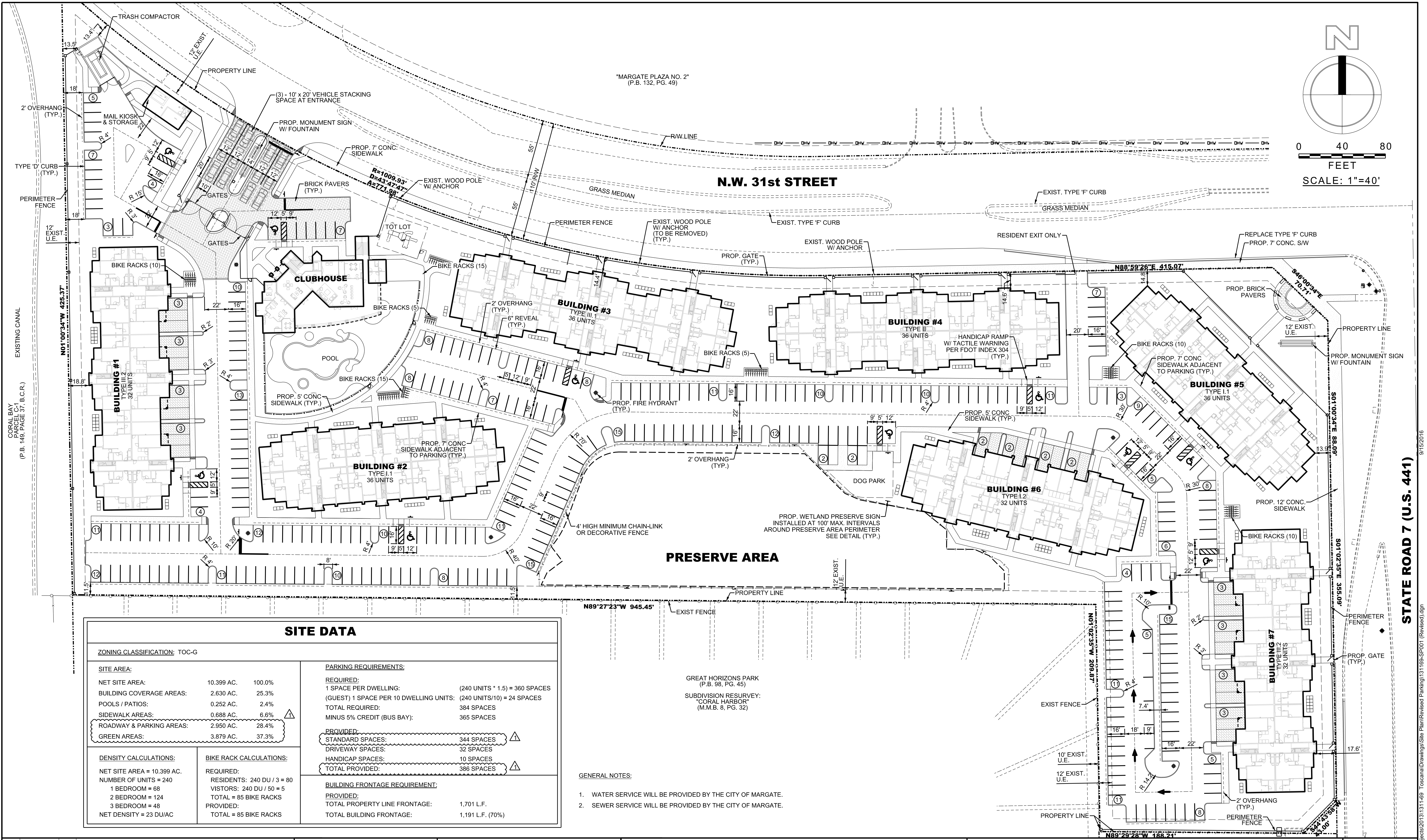
Engineers · Planners · Surveyors

1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

Sunshine811

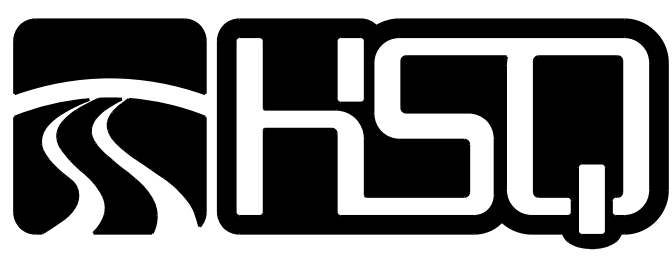
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

Date: 9/15/2016	Seal
Approved by: ANTONIO QUEVEDO Registered Engineer Number: 59471 State of Florida	



NO.	DATE	BY	REVISION
1	9/15/16	RW	SITE PLAN REVISIONS - ADDITIONAL PARKING

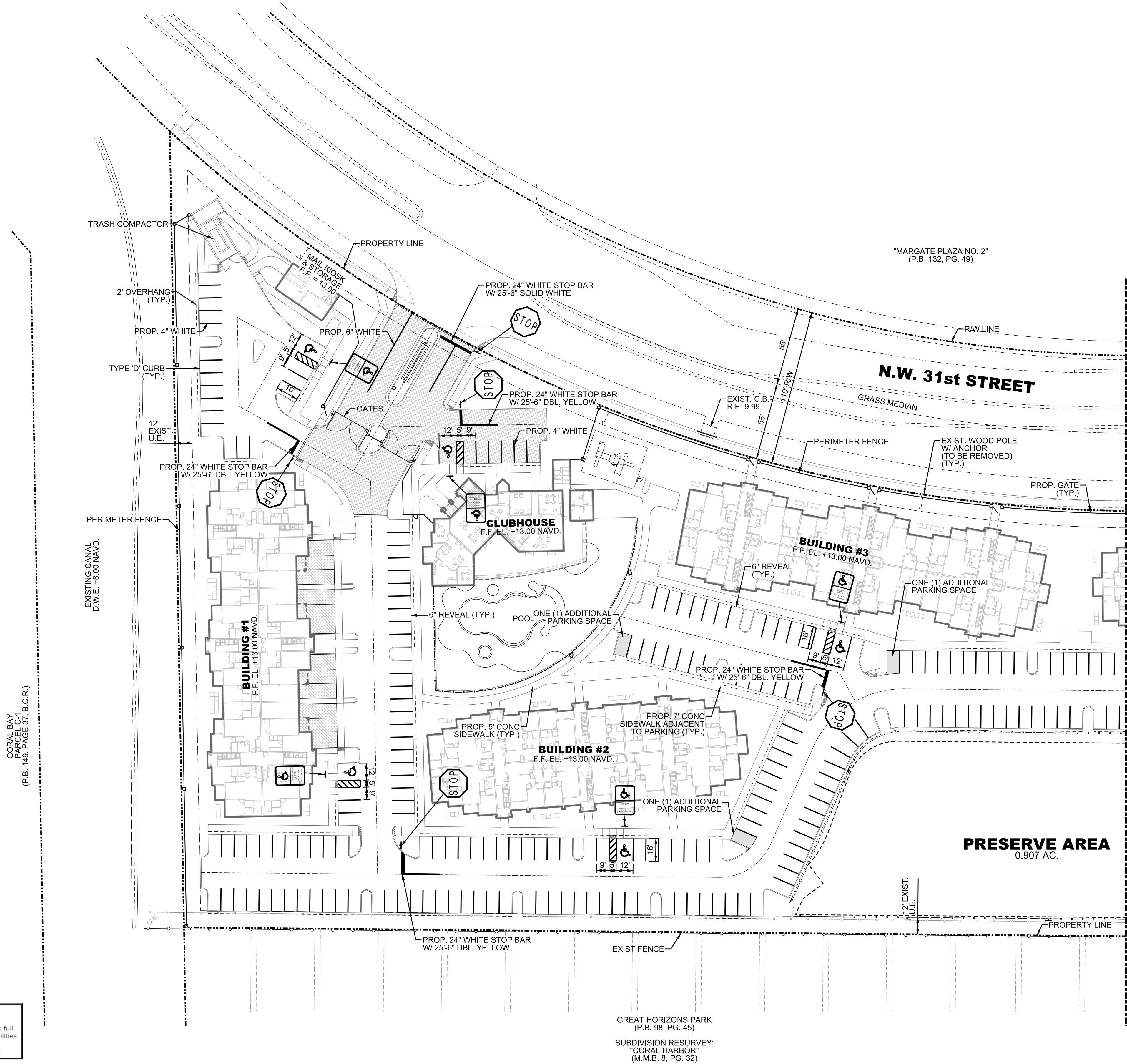
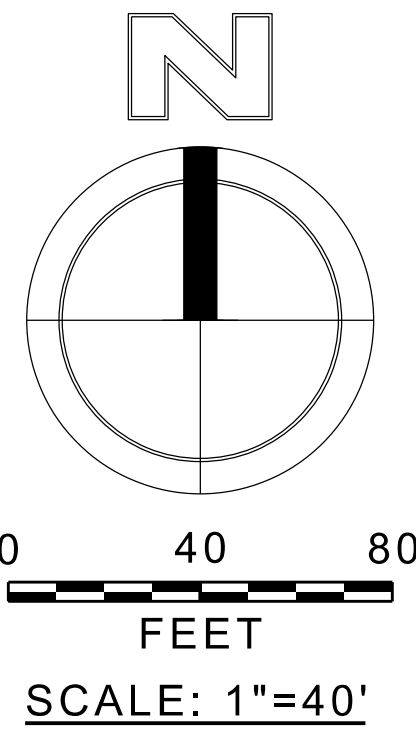
Designed by:	A.Q.	Date:	3/14	Approved by:	ANTONIO QUEVEDO, P.E.	Date:	9/15/2016
Drawn by:	R.W.	Date:	3/14				
Checked by:	N.S.	Date:	3/14	Registered Engineer Number	59471		
				State of Florida			



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

TOSCANA
SITE PLAN MODIFICATIONS

PROJECT NUMBER	1311-69
SHEET NUMBER	SP-1



MATCHLINE - SEE SHEET PD-2

GENERAL NOTES:

- ALL SIGNS TO BE MOUNTED IN ACCORDANCE WITH FDOT INDEX 11860 AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
- ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED USING HIGH INTENSITY REFLECTORIZED MATERIAL.
- INSTALL RPMS IN THE CENTERLINE OF THE NEAREST DRIVE LANE AS FOLLOWS:
2 BLUE RPMS FOR EACH HYDRANT (1 FOOT APART);
1 BLUE RPM FOR EACH WATER VALVE BOX COVER;
1 GREEN RPM FOR EACH SEWER VALVE BOX COVER;
VERIFY THESE DETAILS WITH FIELD INSPECTOR.
- ALL PAVEMENT MARKINGS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING THERMOPLASTIC PAINT.

SIGN LEGEND:

- R1-1 "STOP SIGN" (30" X 30")
- R5-1 "DO NOT ENTER SIGN" (30" X 30")
- HANDICAP PARKING ONLY SIGN (SEE DETAIL)

- D3-1 "STREET SIGN"
SEE PLAN FOR STREET NAMES

NOTE:

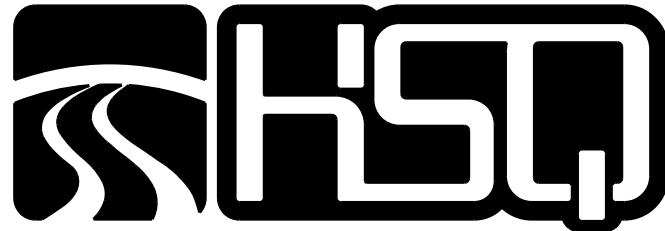
ALL SIGNS TO BE MOUNTED IN ACCORDANCE WITH FDOT INDEX 11860
ALL STOP BARS ARE A MINIMUM OF 4' FROM CROSS WALK

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!

NO.	DATE	BY	REVISION
1	9/15/16	RW	SITE PLAN REVISIONS - ADDITIONAL PARKING

Designed by: A.Q. Date: 3/14
Drawn by: R.W. Date: 3/14
Checked by: N.S. Date: 3/14

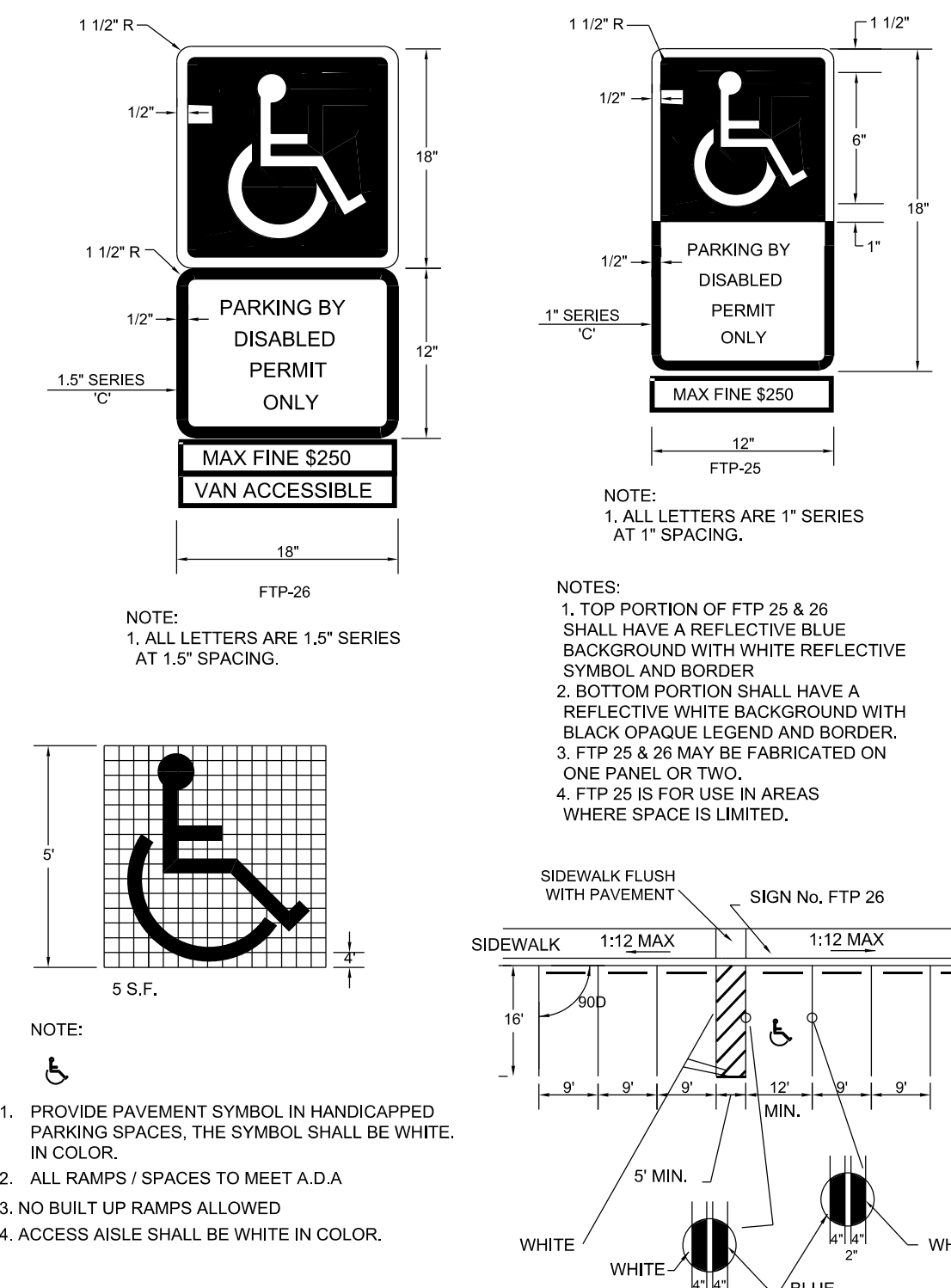
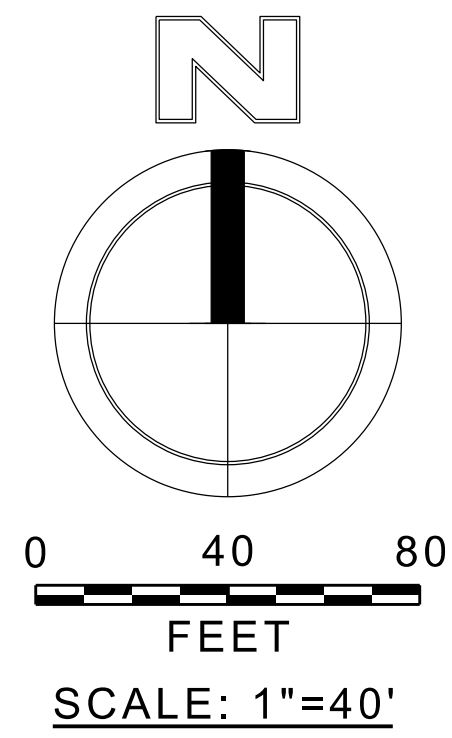
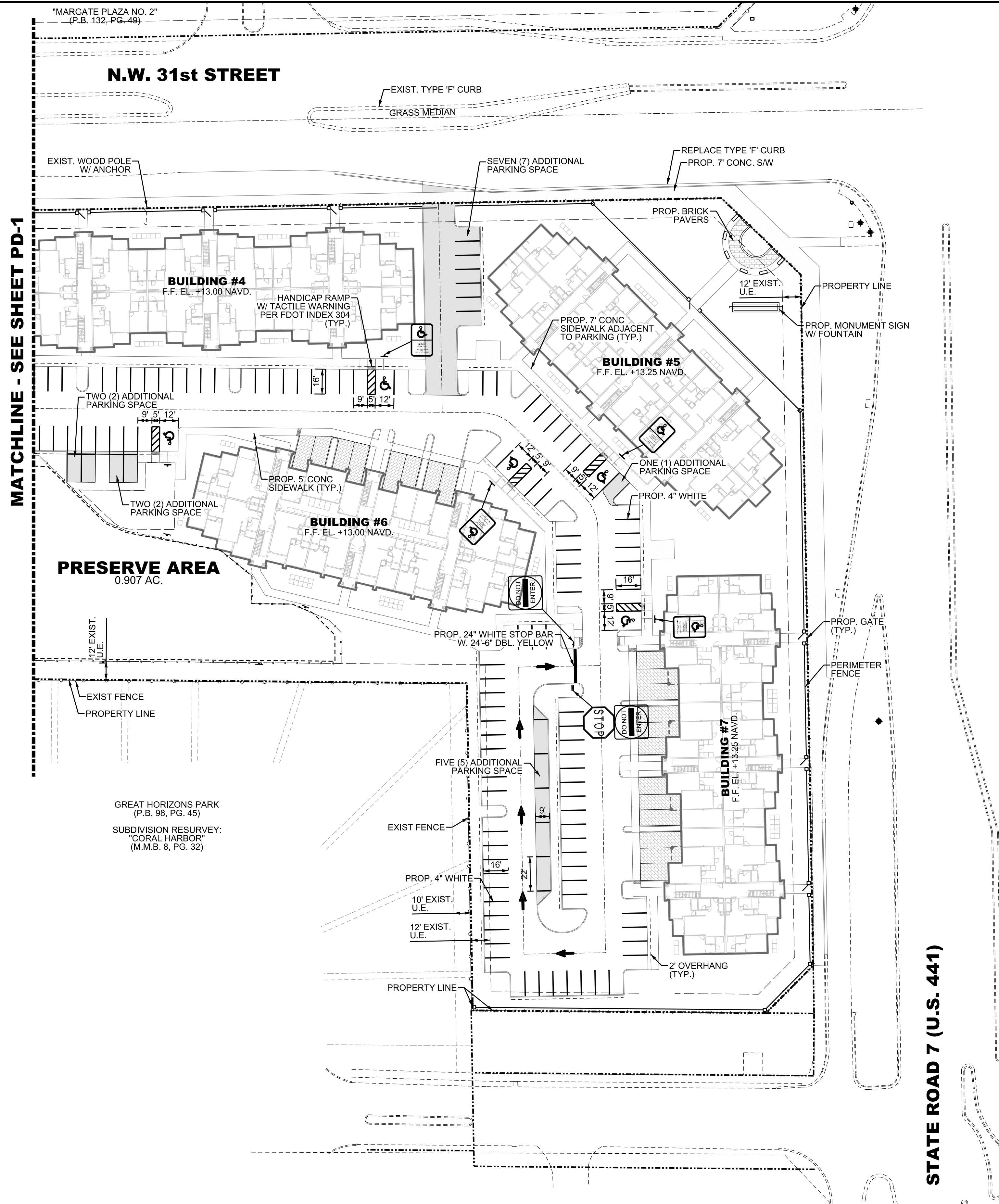
Approved by: ANTONIO QUEVEDO Date: 9/15/2016
Registered Engineer Number 59471
State of Florida



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

TOSCANA
STRIPING AND PAVEMENT MARKING PLAN

PROJECT NUMBER
1311-69
SHEET NUMBER
PM-1

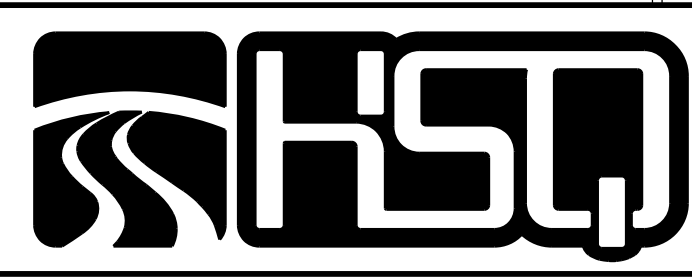


HANDICAP PARKING STALL DETAIL
N.T.S.

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!

NO.	DATE	BY	REVISION
1	9/15/16	RW	SITE PLAN REVISIONS - ADDITIONAL PARKING

Designed by: A.Q.	Date: 3/14	Approved by: ANTONIO QUEVEDO	Date: 9/15/2016
Drawn by: R.W.	Date: 3/14		
Checked by: N.S.	Date: 3/14	Registered Engineer Number 59471	State of Florida



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

TOSCANA
SIGNAGE AND PAVEMENT MARKING PLAN

PROJECT NUMBER	1311-69
SHEET NUMBER	PM-2



THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT, IN-HOUSE PURPOSES & RIDING ON Y.

©Copyright 2014, Michael J. Petrow and Associates, Inc. All Rights Reserved.

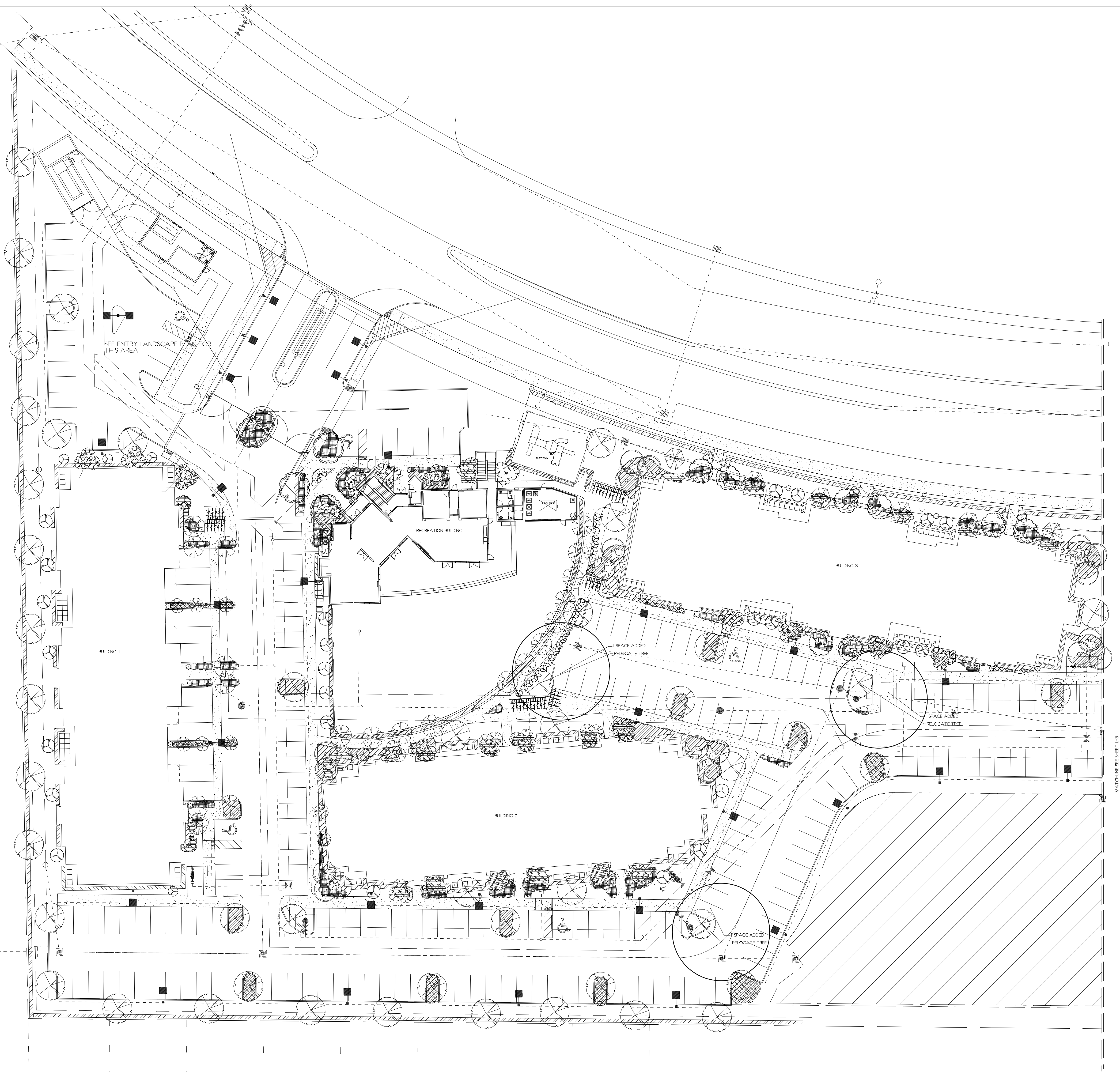
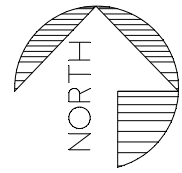
Michael J. Petrow
and
Associates, Inc.

Landscape Architecture
P.O. Box 8601, Coral Springs, FL 33075
Phone: (954) 448-0659 Fl. Reg. #392

SHEET NO:
ENTRY L-1
OF: THREE

RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented by these plans are an instrument of service for this project only and are owned by and remain the property of the landscape Architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the written consent of the landscape Architect.

To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty, either expressed or implied, is hereby given.



ADDITIONS TO PARKING AND
TREE RELOCATION ADJUSTMENTS
AS CIRCLED

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE
UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE REINFORSED SEAL
BY THE PROFESSIONAL ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT AND
BY THE CLIENT IN HOUSE PURPOSES & BINDING ONLY

©Copyright 2014, Michael J. Petrow and Associates, Inc. All Rights Reserved.

SHEET NO:
L-2
OF: THREE

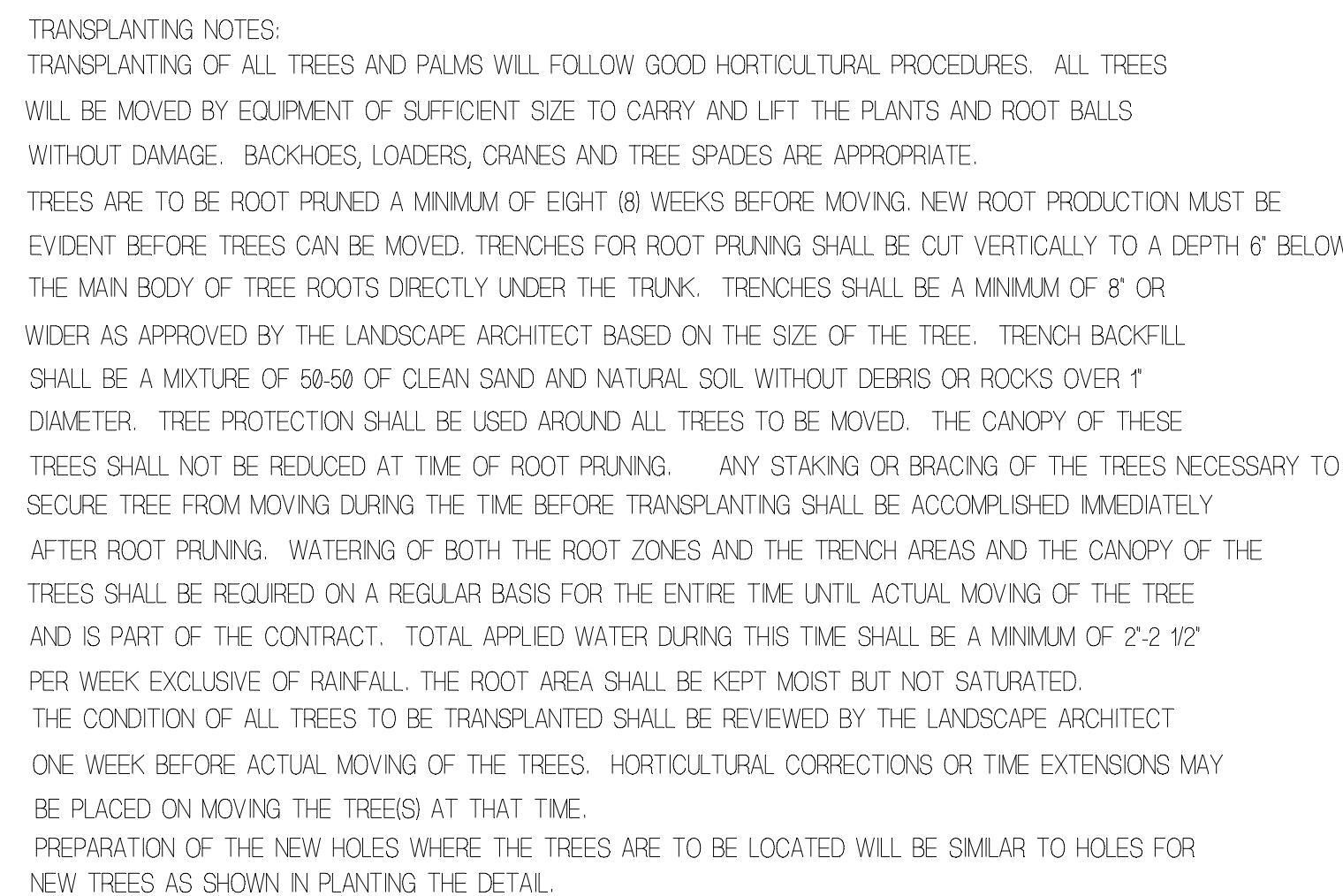
Michael J. Petrow
and
Associates, Inc.
Landscape Architecture
P.O. Box 8601, Coral Springs, FL 33075
Phone: (954) 446-0039 FL Reg #592

ADDITIONAL PARKING LANDSCAPE PLAN FOR TOSCANA
MARGATE, FLORIDA

SCALE: 1"=30'
DATE: SEPTEMBER 6, 2016
DRAWN BY:
M.J.P.

NO REVISIONS

NOT FOR CONSTRUCTION: The drawings, designs, and/or plans represented by these drawings are the property of the firm and are not to be used for any purpose other than that for which they were prepared. The drawings are not to be used for any purpose other than that for which they were prepared. The drawings are not to be used for any purpose other than that for which they were prepared. The drawings are not to be used for any purpose other than that for which they were prepared.



PRIOR TO MOVING THE TREE, THE ROOTBALL SHALL BE EXCAVATED TO THE OUTSIDE OF THE TRENCH TAKING CARE NOT TO DAMAGE THE NEW ROOTS.

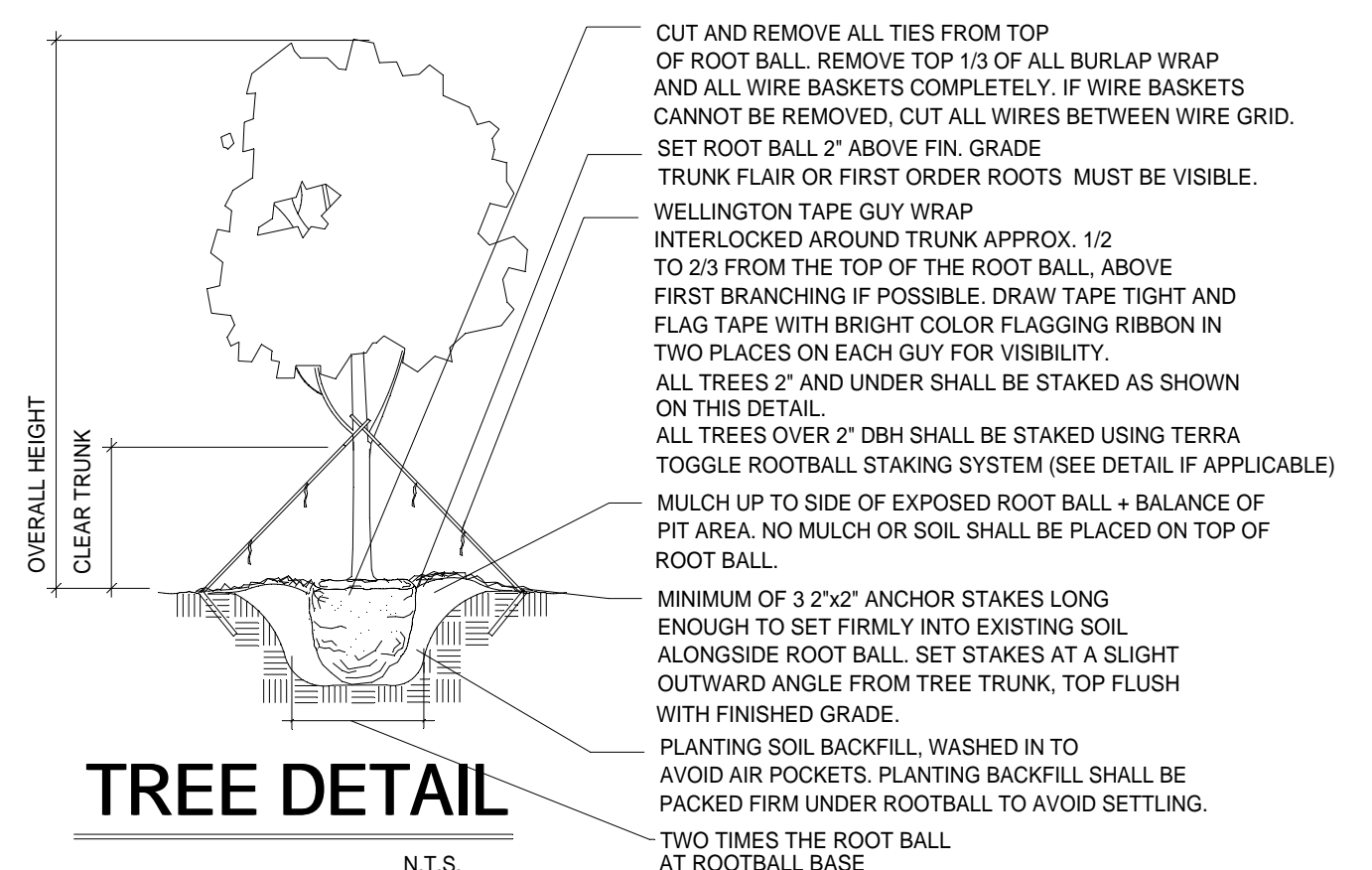
THE TREE ROOT BALLS SHALL BE WRAPPED IN BURLAP AT ANGLES TO THE BALL'S SURFACE PLANES. ONLY HEMP OR BURLAP TWINE SHALL BE USED TO SECURE THE BURLAPED WRAPPED BALL. METAL WIRE, MESH OR PLASTIC CORD SHALL NOT BE USED TO SECURE THE BALL. TREES SHALL BE LIFTED BY CLOTH STRAPS AROUND THE ROOT BALL AND IF NECESSARY AROUND THE TREE TRUNK. THE TREE TRUNK AND BALL SHALL BE PROTECTED FROM DAMAGE FROM THE STRAPS BY USE OF PROTECTION LAYERS OF BURLAP.

TREES SHALL NOT BE DROPPED DURING ANY PHASE OF THE PRUNING, MOVING OR INSTALLATION PROCESSES OF TRANSPLANTING. TREES SHALL BE STAKED IMMEDIATELY AFTER PLANTING STAKES SHALL BE ADJUSTED AS NECESSARY DURING THE PERIOD OF ESTABLISHMENT TO PREVENT DAMAGE TO THE TREE TRUNK.

ALL PLANTING NOTES, SPECIFICATIONS AND ADDITIVES AS SPECIFIED FOR NEW TREES SHALL APPLY TO TRANSPLANTED TREES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPLYING A ROOT STIMULATOR AT IFMGR'S RECOMMENDED RATE(S) TO THE NEWLY PLANTED TREES. BACKFILL SOIL SHALL BE AS SPECIFIED FOR NEWLY PLANTED TREES. AFTER PLANTING CONTRACTOR SHALL REMOVE ALL SUCKER BRANCHING AND POOR BRANCHING STRUCTURES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR WATERING AND CARE OF THE TRANSPLANTED TREES FOR A PERIOD OF 60 DAYS AFTER INSTALLATION OF THE TREES.

ALL PERTINENT SPECIFICATIONS, OPERATIONS AND REQUIREMENTS ABOVE SHALL APPLY TO PALMS TO BE TRANSPLANTED EXCEPT AS NEXT NOTED. ROOT PRUNING OF THE PALMS ON THIS PROJECT SHALL NOT BE NECESSARY. ALL BACKFILL OF NEW HOLES FOR PALMS SHALL BE CLEAN DEBRIS-FREE SAND WITH NO MORE THAN 30% ORGANIC CONTENT EXCEPT WHERE ORIGINAL SOIL CONDITIONS WARRANT. PALMS SHALL BE PLANTED LEVEL WITH ROOT BALL LEVEL WITH FINISH GRADE UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. THE TOP 2'-3" OF THE SAUCER AREA OF A PALM TREE WELL MAY BE TOPSOIL. PALMS SHALL BE TRANSPORTED WITH BALLS BURLAPED UNLESS PRIOR PERMISSION FROM LANDSCAPE ARCHITECT IS OBTAINED IN WRITING. ALL SABAL PALMS TO BE TRANSPLANTED SHALL BE HURRICANE CUT. ON ALL OTHER PALMS, NO PRUNING OF LEAF, GREEN FRONDS SHALL BE PERMITTED WITHOUT PERMISSION OF THE LANDSCAPE ARCHITECT. NO PRUNING OF FRONDS PAST THE 9:00 AND 3:00 POSITION SHALL BE PERMITTED IN ANY CASE.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL TREE WELLS, BERMS AND STAKING FROM TRANSPLANTED TREES AFTER THE TREES HAVE BEEN ESTABLISHED OR FOR A PERIOD NOT LONGER THAN ONE YEAR AND TO ADJUST OR REPLACE UNDERSTORY PLANTINGS OR SOD AND REMULCH TREE WELLS.



TOSCANA CANOPY COVERAGE CALCULATIONS CHART												
TREE CANOPY ADDED TO SITE												
SYM	QNT	BOTANICAL NAME	COMMON NAME	OA	HEIGHT	SPREAD	TRUNK FEET	TRUNK DIA.	COMMENTS	CATEGORY	PER TREE CANOPY	TOTAL CANOPY
BHR12	4	Badenia variegata	Hong Kong Orchid tree	12	5'		4.5'CT	2'dia		2	150	600
BS12	30	Burera sinuata	"Quambo Limbo"	12	6'		4.5'CT	2'dia		1	300	10800
BUL	100	Budleia salween	Verenwood	12	4'-5'		4.5'ia			2	150	1500
PD10	2	Polepohorum japonicum	Yellow Poinciana	10	5'		4.5'CT			2	150	300
DEL12	6	Delonix regia	Royal Poinciana	12	7'		4.5'CT	2'dia		1	300	1800
ELAS	4	Elaeagnus decipiens	Japanese Silverberry	8	4'		3'CT			1	100	400
IAP12	20	Ilex attenuata 'East Palatka'	'East Palatka Holly'	12	5'		3'CT	2'dia		2	150	3000
IC8	18	Ilex cassine	"Daboon Holly"	8	4'		3'CT	1'dia		2	150	3300
L16	2	Lagerstroemia indica	Crape Myrtle	6	4'		1'CT		MULT	3	100	300
L18	2	Lagerstroemia indica	Crape Myrtle	8	4'		2-3'CT			3	100	200
LJ10	27	Liquidambar japonica	Was Privet	10	6'		4'CT		MULT	3	100	2700
LJ18	62	Liquidambar japonicum	Was Privet	8	4'		3'CT			3	100	6200
PE12	5	Psychoporum elegans	Solitaire Palm	12					Triple	4	50	250
PE14	22	Psychoporum elegans	Solitaire Palm	14						50	1100	
PE12	4	Psychoporum japonicum	Copper Pod	12	6'		4.5'CT	2.5'dia		2	150	600
PE14	4	Psychoporum japonicum	Copper Pod	14	7'		4.5'CT	3'dia		2	150	600
QW12	70	Quercus virginiana	"Live Oak"	12	6'		4.5'CT			1	300	21000
SH12	22	Salal pendula	"Cabbage Palm"	12	6'		4.5'CT			1	300	2200
SP16	44	Salal pendula	"Cabbage Palm"				16'CT			3	100	4400
SYL14	15	Phloxis styleri	Sylvestre Palm				14'CT			3	100	1500
TP12	5	Taxodium imbricatum	Purple Trunk Tree	12	6'		4.5'CT	2'dia		1	100	1200
VM10	13	Vecthia montgomeryana	Montgomery Palm	16			10'CT			4	50	650
VM12	2	Vecthia montgomeryana	Montgomery Palm	18			12'CT			4	50	100
VM16	12	Vecthia montgomeryana	Montgomery Palm	24			16'CT			4	50	600
VM18	6	Vecthia montgomeryana	Montgomery Palm	24			18'CT			4	50	300
WB12	3	Wodyetia bifurcata	Foxtail Palm	12	6'		6'GW			50	150	
WB18	23	Wodyetia bifurcata	Foxtail Palm	18			12'GW			4	100	1250
WB18	2	Wodyetia bifurcata	Foxtail Palm	18			12'GW		TRIPLE	4	50	100
											TOTAL	67100
TREE CANOPY REMOVED FROM SITE												
17	SABAL PALMS		CABBAGE PALM							113	1921	
1	FICUS AUREA		STRANGLER FIG							1964	1964	
1	FICUS AUREA		STRANGLER FIG							1964	1964	
1	FICUS AUREA		STRANGLER FIG							208	208	
											TOTAL	6554
TREE CANOPY PRESERVED ON SITE												
PRESERVED CANOPY ESTIMATED BY AVERAGE CANOPY FOR AVERAGE CALIBER OF TREE												
49	TAXODIUM DISTICHUM		BALD CYPRESS							314	15794	
20	FICUS AUREA		STRANGLER FIG							1257	25113	
1	QUERCUS VIRGINIANA		LIVE OAK							79	79	
1	SABAL PALMETTO		CABBAGE PALM							113	565	
9	ROYNSONIA REGIA		ROYAL PALM							120	1080	
											TOTAL	42250
NOTE: ALL OTHER TREES ON SITE ARE INVASIVES BISCHOFIA, FLORIDA HOLLY, LEAD TREES, THERE ARE NO WILD TAMARIND TREES ON SITE.												

THESE DRAWINGS ARE NOT VALID FOR BIDDING OR CONTRACT CONSTRUCTION USE UNLESS SPECIFICALLY NOTED OTHERWISE. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE LANDSCAPE ARCHITECT. UNLESS OTHERWISE NOTED, ALL DRAWINGS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. THESE DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES AND BIDDING ONLY.

© Copyright 2014, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP. The drawings, designs, arrangements and ideas represented by or for the client are the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the written consent of the Landscape Architect.

To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

	NO REVISIONS


SCALE: 1"=30'
DATE: SEPTEMBER 6, 2016
DRAWN BY: W.J.P.

L-2 REVISIONS & ADDITIONS PLAN FOR TOSCANA
MARGATE, FLORIDA

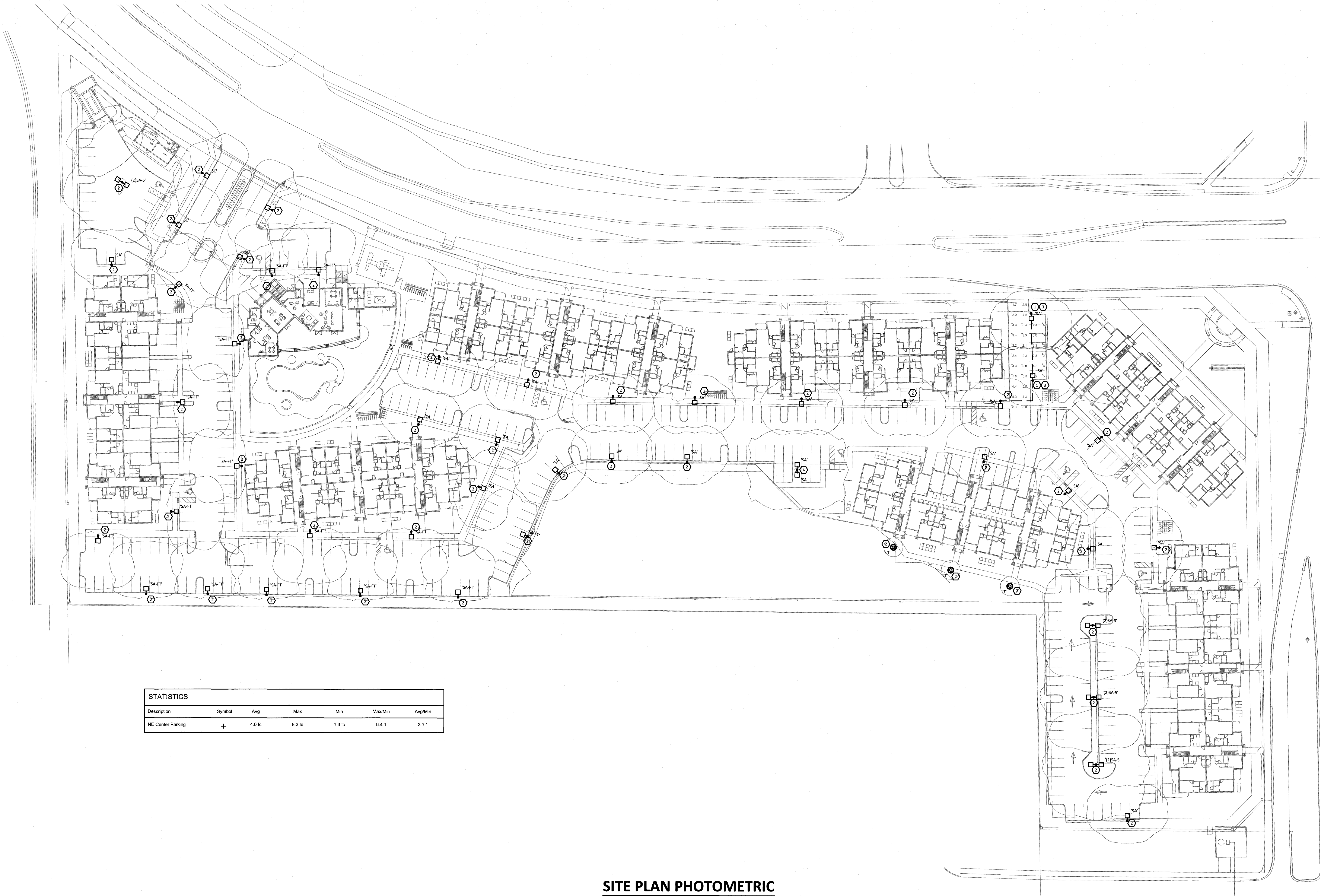
Michael J. Petrow
and
Associates, Inc.

Landscape Architecture
P.O. Box 8861, Coral Springs, FL 33075
Phone: (954) 448-0639 FL Reg. #382

SHEET NO: L-3
OF: THREE



Printed By: T:\Projects\2016\11-29-AM
Project Director: W:\100_PROJECTS\Tosca Apartments\TOS15002\Photometrics\CAD\Site Lighting 09.09.2016.dwg



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NE Center Parking	+	4.0 fc	8.3 fc	1.3 fc	6.4:1	3.1:1

SITE PLAN PHOTOMETRIC
SCALE: 1" = 40'
0 20' 40' 120'

DESIGN CRITERIA:

U.G.N. UNLESS OTHERWISE NOTED

- CITY OF MARGATE MUNICIPAL CODE, SECTION 33.2 (E) (2) FOR PARKING LOTS:
PARKING LOTS SHALL BE PROVIDED WITH A MAINTAINED MINIMUM OF 1.0 FOOT-CANDLE ON THE PARKING SURFACE FROM DUSK UNTIL DAWN. THE UNIFORMITY RATIO SHALL NOT EXCEED A TEN TO ONE RATIO (10:1) MAXIMUM TO MINIMUM FOOT-CANDLES.

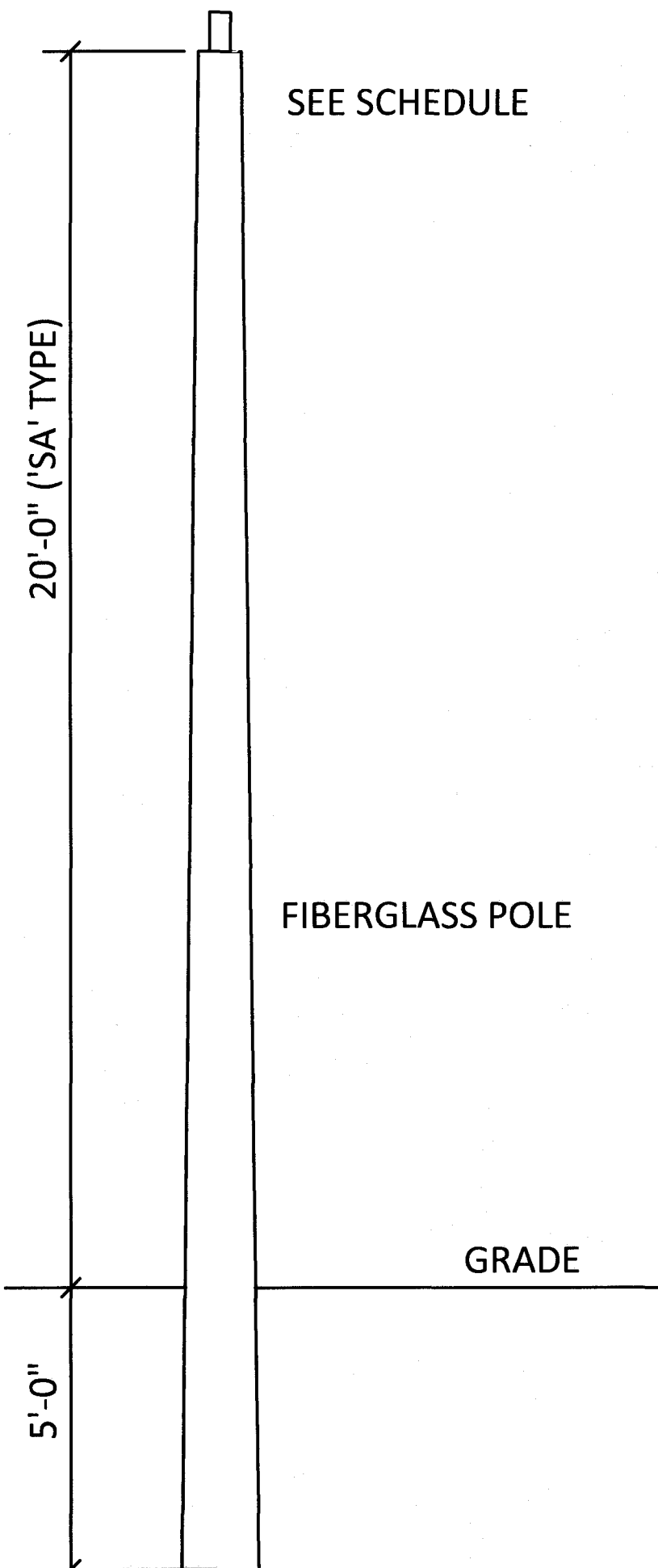
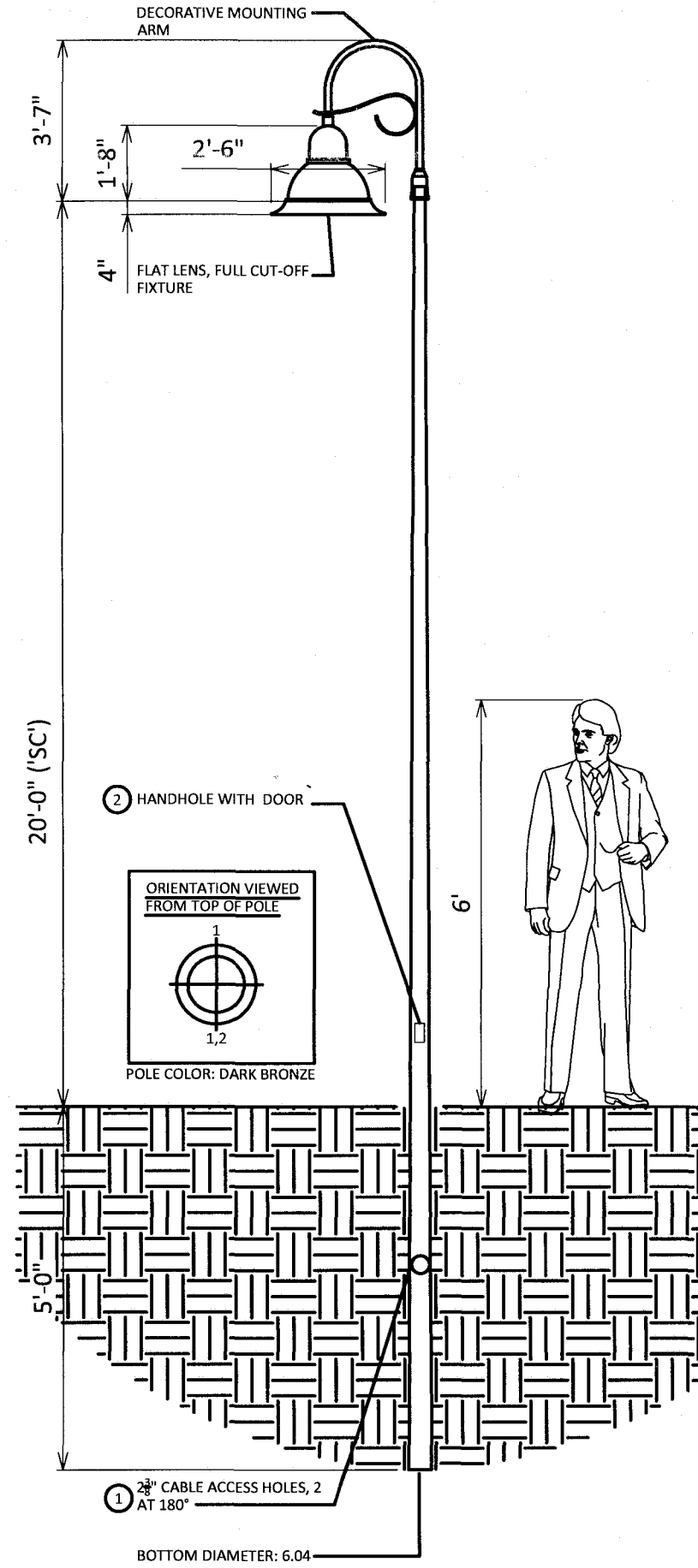
General Notes:

- PHOTOMETRIC CONTROL OF ALL LIGHTING SHALL OPERATE FROM DUSK TO DAWN.
- THE PLANS PROVIDED HEREIN REPRESENT AN ANALYSIS TO DEMONSTRATE ILLUMINATION (PHOTOMETRIC) PERFORMANCE. THE FIXTURES WERE SUBSTITUTED WITH LIKE FIXTURES. THE FIXTURE COUNT WAS REDUCED FROM THE PREVIOUS DESIGN.
- PLEASE REFER TO MASTER PERMIT SET FOR ADDITIONAL DETAILS ON ELECTRICAL INFRASTRUCTURE SERVING THE LIGHTS. ALSO, REFER TO DRAWINGS SET DATED APRIL 4, 2015 SUBMITTED BY RANDALL STOFFER OF STOFFER & ASSOCIATES, INC. CONSULTING ENGINEERS TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL.

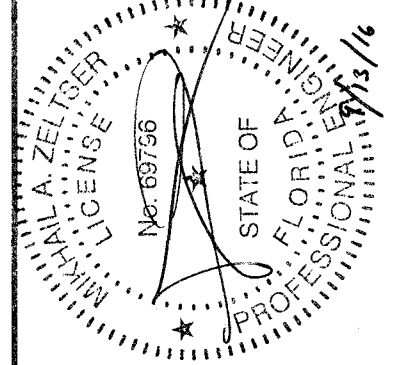
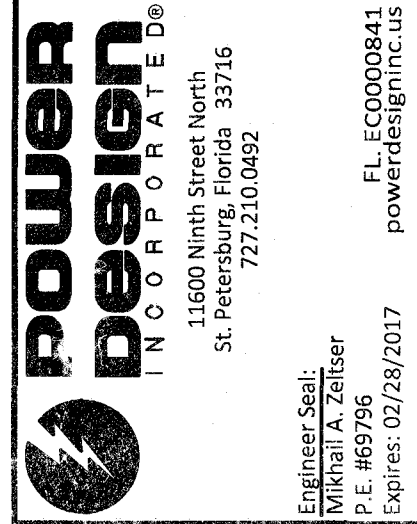
Coded Notes:

U.G.N. UNLESS OTHERWISE NOTED

- PROVIDE US ARCHITECTURAL MODEL #TSU-III-250PSMH-277-1-RAL-8019-T TO MATCH EXISTING SITE FIXTURE HEADS. PROVIDE ALLIANCE COMPOSITES, INC. MODEL RDC25SDN1 STANDARD DUTY POLE 25' SHAFT LENGTH BRONZE FINISH TO MATCH EXISTING SITE POLES.
- EXISTING SITE POLE TO REMAIN.
- EXTEND EXISTING BRANCH CIRCUITS "H2-12,14" TO NEW POLE FIXTURE.
- RELOCATE EXISTING SITE POLE TO LOCATION SHOWN.



LIGHTING POLE DETAIL
NOT TO SCALE



Any Plan: N

Toscana Apartments
3051 North SR 7
Margate, FL 33063

TOS15002	
Photometric Study	
CADD Technician	Date Signed
Designer	
Independent Reviewer	
Supervisor	
Date Issued: September 12, 2016	
Sheet Number:	