

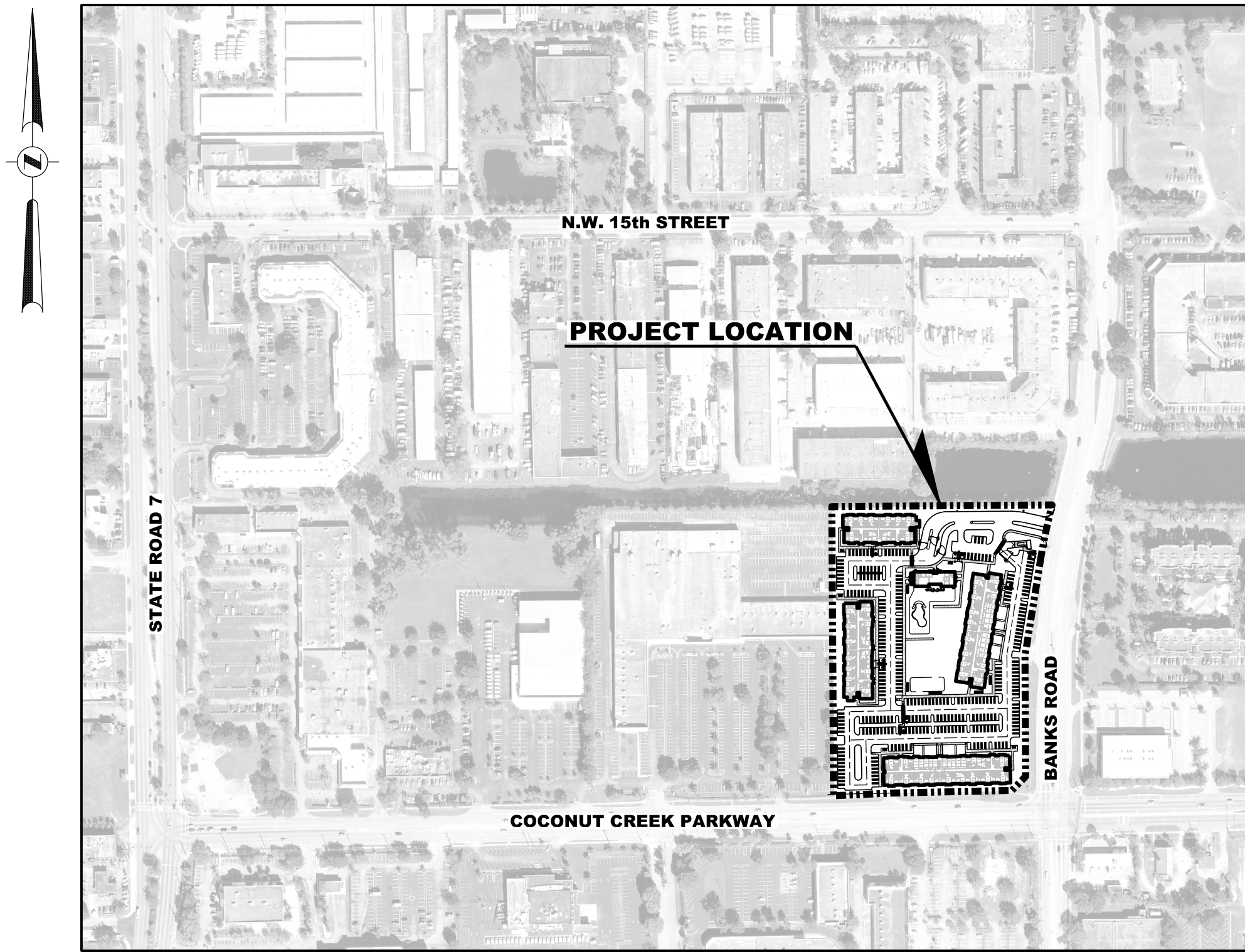
MARQUESA

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

ALLIANCE XVI, LLC

INDEX OF PLANS

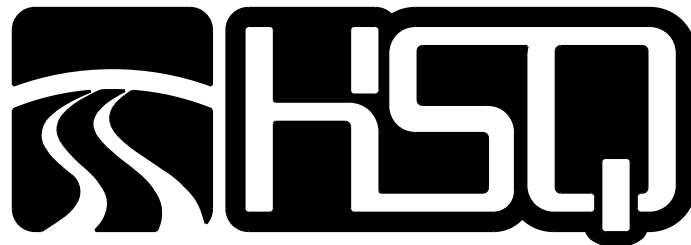
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LOCATION MAP

SCALE: 1" = 300'
SECTION 30 / TOWNSHIP 48 S / RANGE 42 E

SITE PLAN



HSQ GROUP, INC.
Engineers · Planners · Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015 · 786.534.3621
C26258 · LB7924

APPLICANT:
ALLIANCE XVI, LLC.
2601 SOUTH BAYSHORE DRIVE, SUITE 100
COCONUT GROVE, FL 33133
(305) 500-9400

PLANNER:
HSQ GROUP, INC.
5951 NORTHWEST 173RD DRIVE, SUITE 4
MIAMI, FLORIDA 33015
(786) 534-3621

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.
5951 NORTHWEST 173RD DRIVE, SUITE 4
MIAMI, FLORIDA 33015
(786) 534-3621

LANDSCAPE ARCHITECT:
JFS DESIGN, INC.
1833 NORTHWEST 140TH TERRACE
PEMBROKE PINES, FLORIDA 33028
(954) 447-1852

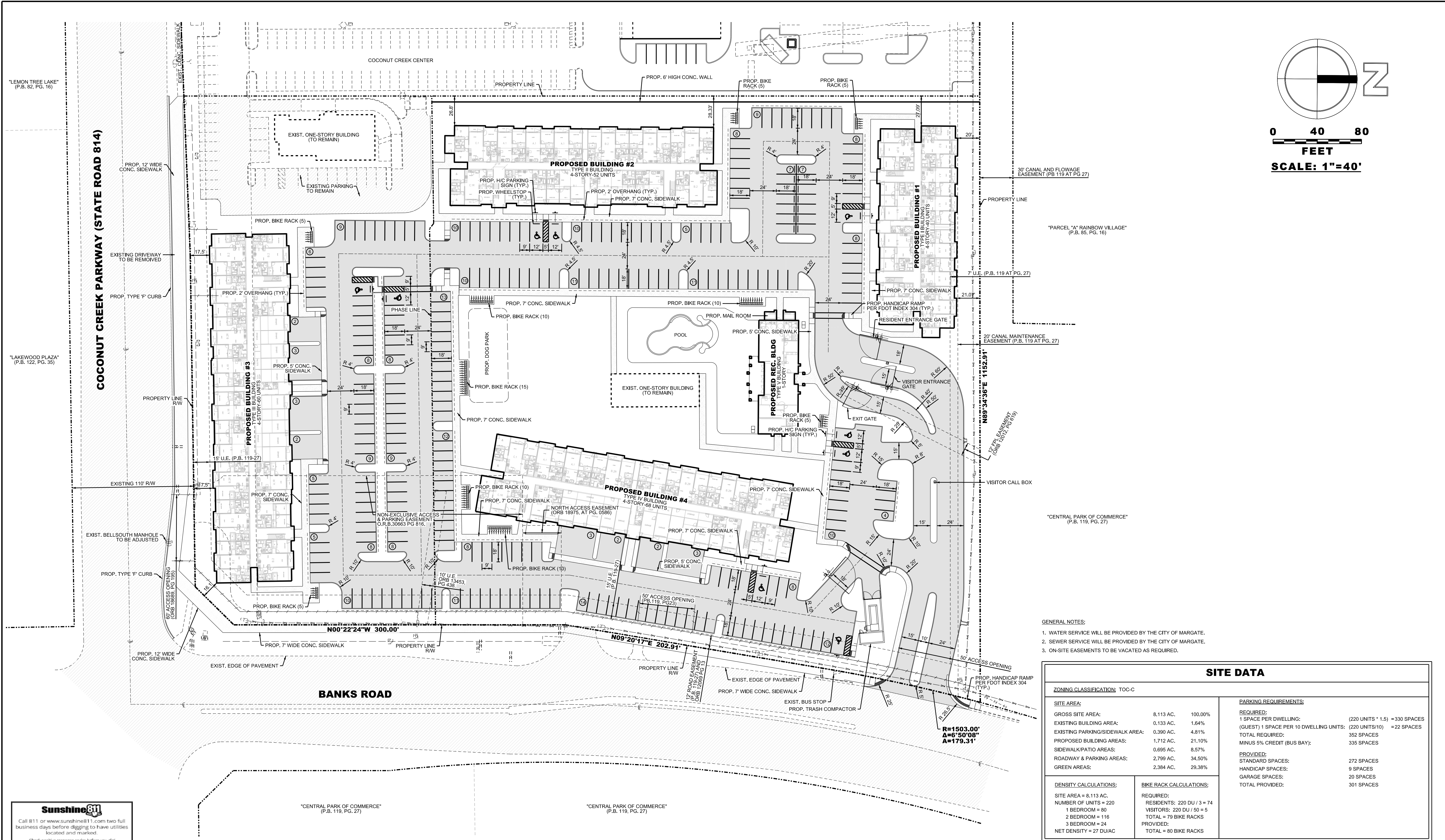
SURVEYOR:
FORD, ARMENTEROS & FERNANDEZ
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
(305) 477-6472

LEGAL DESCRIPTION:
PARCEL I (FEE SIMPLE) PARCEL "A" CENTRAL PARK OF COMMERCE,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

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: 10/30/2017	Seal
Approved by: ANTONIO QUEVEDO Registered Engineer Number: 59471 State of Florida	



- GENERAL NOTES:
1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE.
 2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE.
 3. ON-SITE EASEMENTS TO BE VACATED AS REQUIRED.

SITE DATA			
ZONING CLASSIFICATION: TOC-C			
SITE AREA:		PARKING REQUIREMENTS:	
GROSS SITE AREA:	8,113 AC.	100.00%	REQUIRED:
EXISTING BUILDING AREA:	0.133 AC.	1.64%	1 SPACE PER DWELLING: (220 UNITS * 1.5) = 330 SPACES
EXISTING PARKING/SIDEWALK AREA:	0.390 AC.	4.81%	(GUEST) 1 SPACE PER 10 DWELLING UNITS: (220 UNITS/10) = 22 SPACES
PROPOSED BUILDING AREAS:	1,712 AC.	21.10%	TOTAL REQUIRED: 352 SPACES
SIDEWALK/PATIO AREAS:	0.695 AC.	8.57%	MINUS 5% CREDIT (BUS BAY): 335 SPACES
ROADWAY & PARKING AREAS:	2,799 AC.	34.50%	PROVIDED:
GREEN AREAS:	2,384 AC.	29.38%	STANDARD SPACES: 272 SPACES
			HANDICAP SPACES: 9 SPACES
			GARAGE SPACES: 20 SPACES
			TOTAL PROVIDED: 301 SPACES
DENSITY CALCULATIONS:		BIKE RACK CALCULATIONS:	
SITE AREA = 8,113 AC.		REQUIRED:	
NUMBER OF UNITS = 220		RESIDENTS: 220 DU / 3 = 74	
1 BEDROOM = 80		VISITORS: 220 DU / 50 = 5	
2 BEDROOM = 116		TOTAL = 79 BIKE RACKS	
3 BEDROOM = 24		PROVIDED:	
NET DENSITY = 27 DU/AC		TOTAL = 80 BIKE RACKS	

NO.	DATE	BY	REVISION
1	10/30/17	RW	REVISED PER CITY OF MARGATE DRC COMMENTS

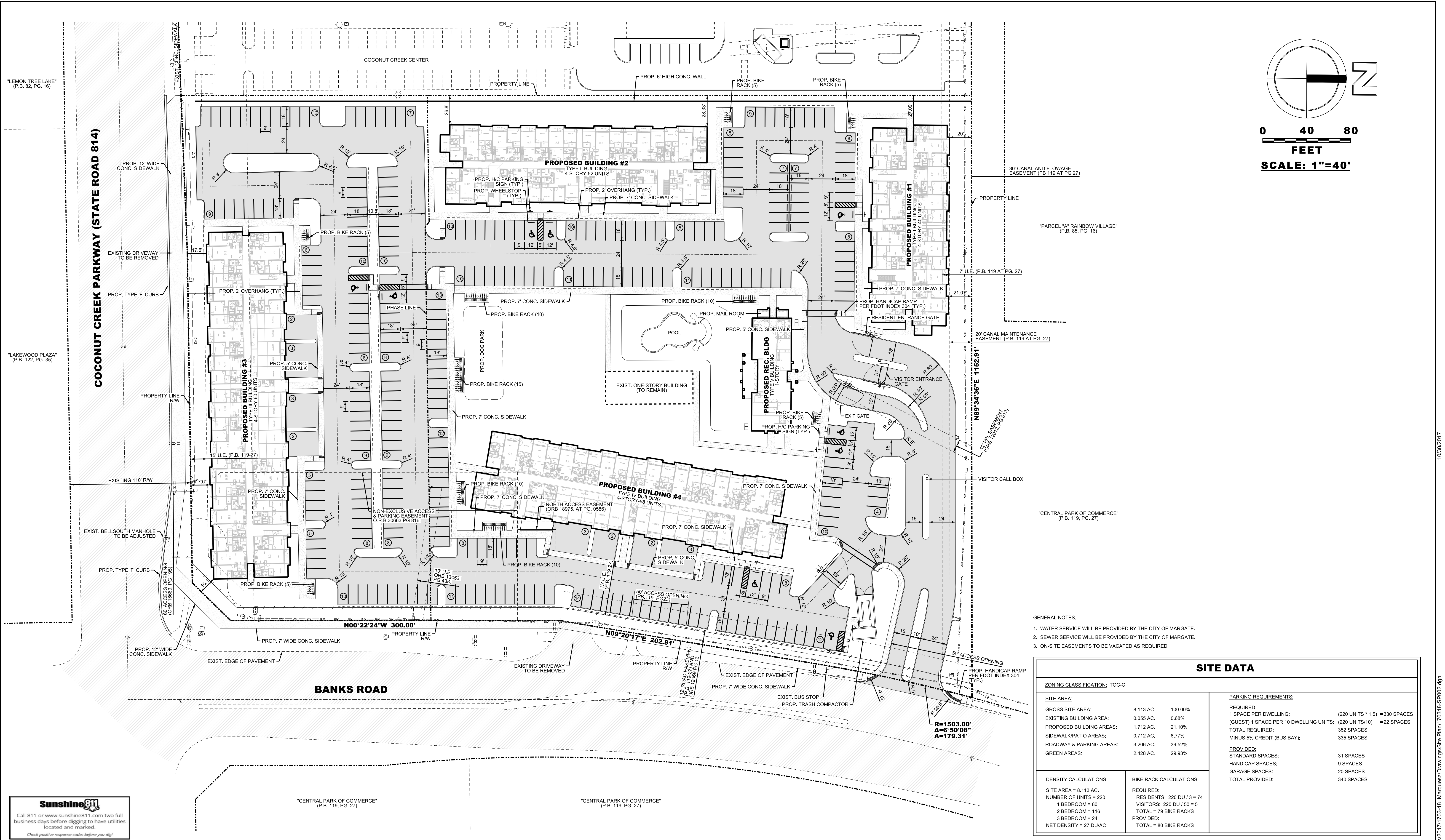
Designed by:	A.Q.	Date:	4/17	Approved by:	ANTONIO QUEVEDO	Date:	10/30/2017
Drawn by:	R.W.	Date:	4/17				
Checked by:	A.Q.	Date:	4/17	Registered Engineer Number	59471		
				State of Florida			



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MARQUESA
SITE PLAN - PHASE 1

PROJECT NUMBER	1703-18
SHEET NUMBER	SP-1



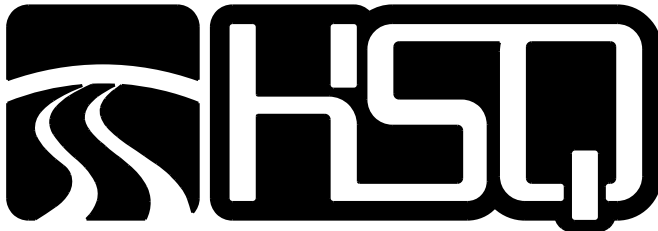
Sunshine811
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SITE DATA			
ZONING CLASSIFICATION: TOC-C			
SITE AREA:		PARKING REQUIREMENTS:	
GROSS SITE AREA:	8,113 AC.	100.00%	
EXISTING BUILDING AREA:	0.055 AC.	0.68%	
PROPOSED BUILDING AREAS:	1,712 AC.	21.10%	
SIDEWALK/PATIO AREAS:	0.712 AC.	8.77%	
ROADWAY & PARKING AREAS:	3,206 AC.	39.52%	
GREEN AREAS:	2,428 AC.	29.93%	
DENSITY CALCULATIONS:		BIKE RACK CALCULATIONS:	
SITE AREA = 8,113 AC.		REQUIRED:	
NUMBER OF UNITS = 220		RESIDENTS: 220 DU / 3 = 74	
1 BEDROOM = 80		VISITORS: 220 DU / 50 = 5	
2 BEDROOM = 116		TOTAL = 79 BIKE RACKS	
3 BEDROOM = 24		PROVIDED:	
NET DENSITY = 27 DU/AC		TOTAL = 80 BIKE RACKS	
		REQUIRED:	
		1 SPACE PER DWELLING: (220 UNITS * 1.5) = 330 SPACES	
		(GUEST) 1 SPACE PER 10 DWELLING UNITS: (220 UNITS/10) = 22 SPACES	
		TOTAL REQUIRED: 352 SPACES	
		MINUS 5% CREDIT (BUS BAY): 335 SPACES	
		PROVIDED:	
		STANDARD SPACES: 31 SPACES	
		HANDICAP SPACES: 9 SPACES	
		GARAGE SPACES: 20 SPACES	
		TOTAL PROVIDED: 340 SPACES	

NO.	DATE	BY	REVISION
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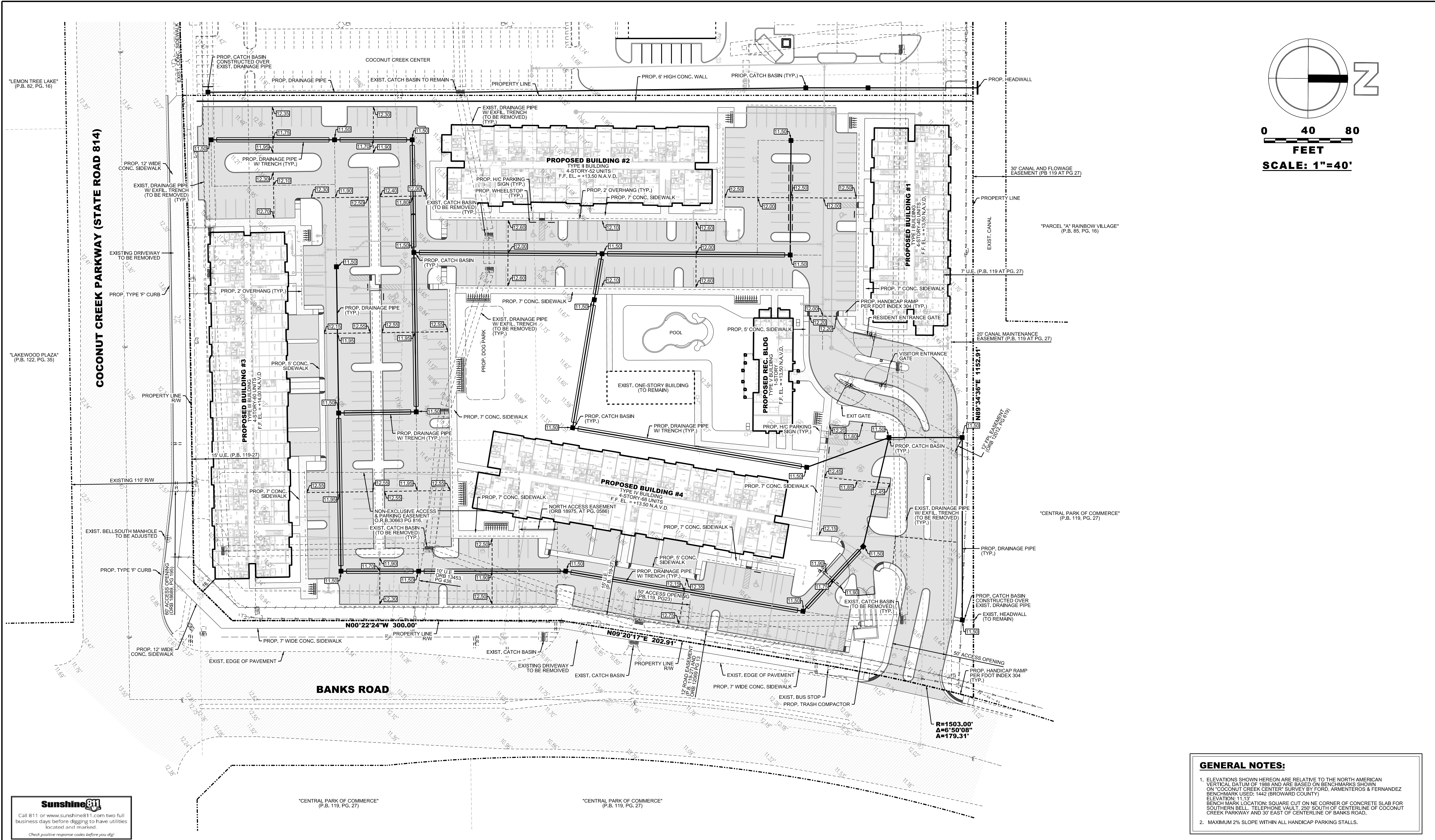
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Registered Engineer Number 59471
State of Florida



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MARQUESA
SITE PLAN - OVERALL

PROJECT NUMBER
1703-18
SHEET NUMBER
SP-2

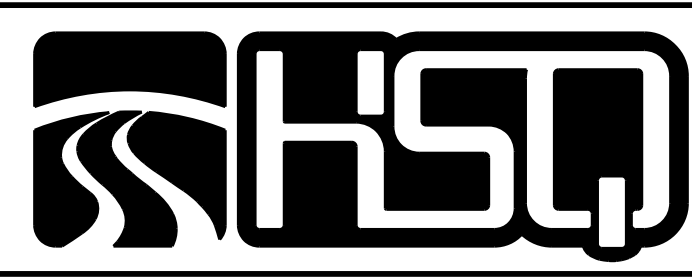


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- GENERAL NOTES:**
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON BENCHMARKS SHOWN ON "COCONUT CREEK CENTER" SURVEY BY FORD, ARMENTEROS & FERNANDEZ BENCHMARK USED: 1442 (BROWARD COUNTY) ELEVATION: 11.13 BENCHMARK LOCATION: SQUARE CUT ON NE CORNER OF CONCRETE SLAB FOR SOUTHERN BELL TELEPHONE VAULT 290 SOUTH OF CENTERLINE OF COCONUT CREEK PARKWAY AND 30' EAST OF CENTERLINE OF BANKS ROAD.
 - MAXIMUM 2% SLOPE WITHIN ALL HANDICAP PARKING STALLS.

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Checked by:	A.Q.	Date:	4/17	Registered Engineer Number	59471		
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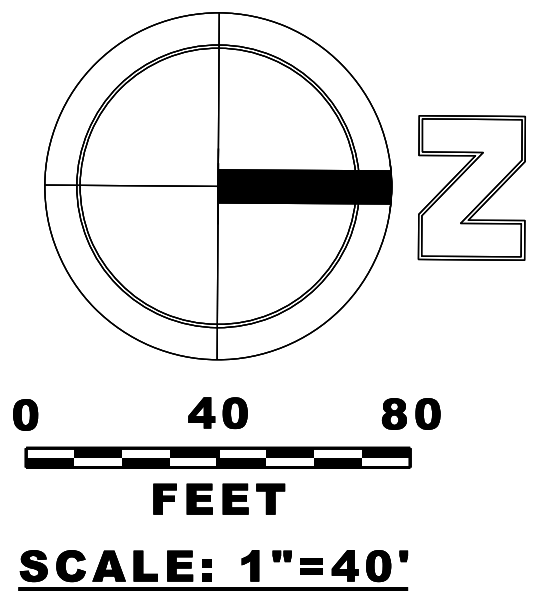
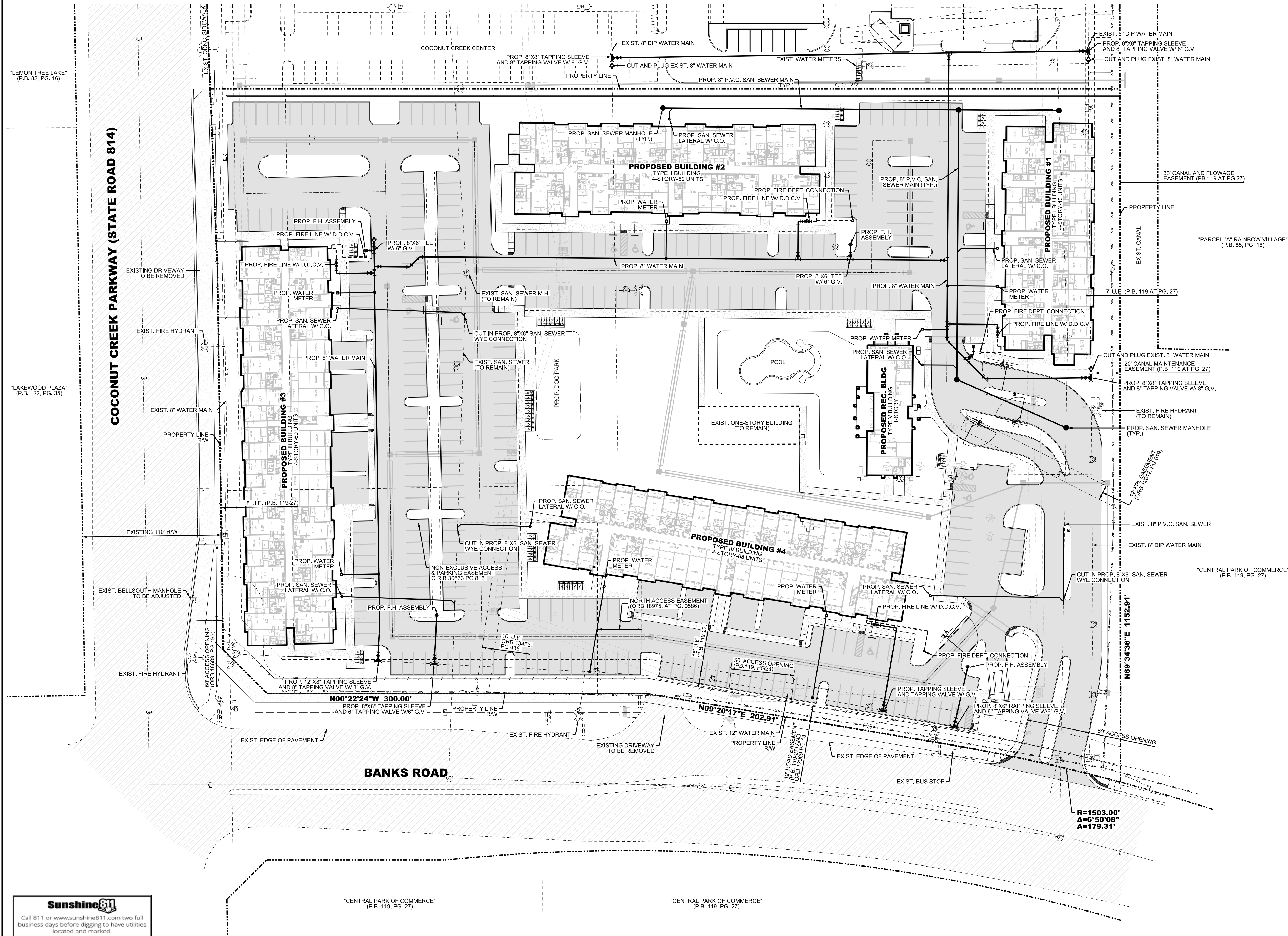
MARQUESA

CONCEPTUAL PAVING AND DRAINAGE PLAN

PROJECT NUMBER
1703-18

SHEET NUMBER
CE-1

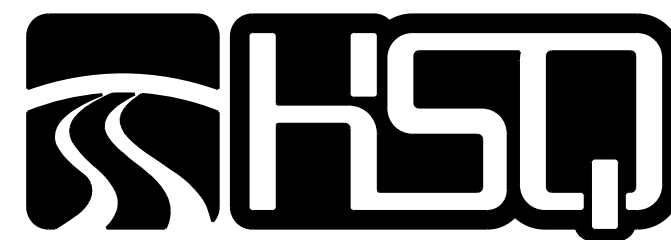
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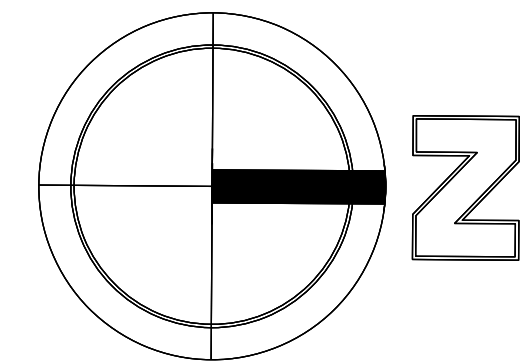
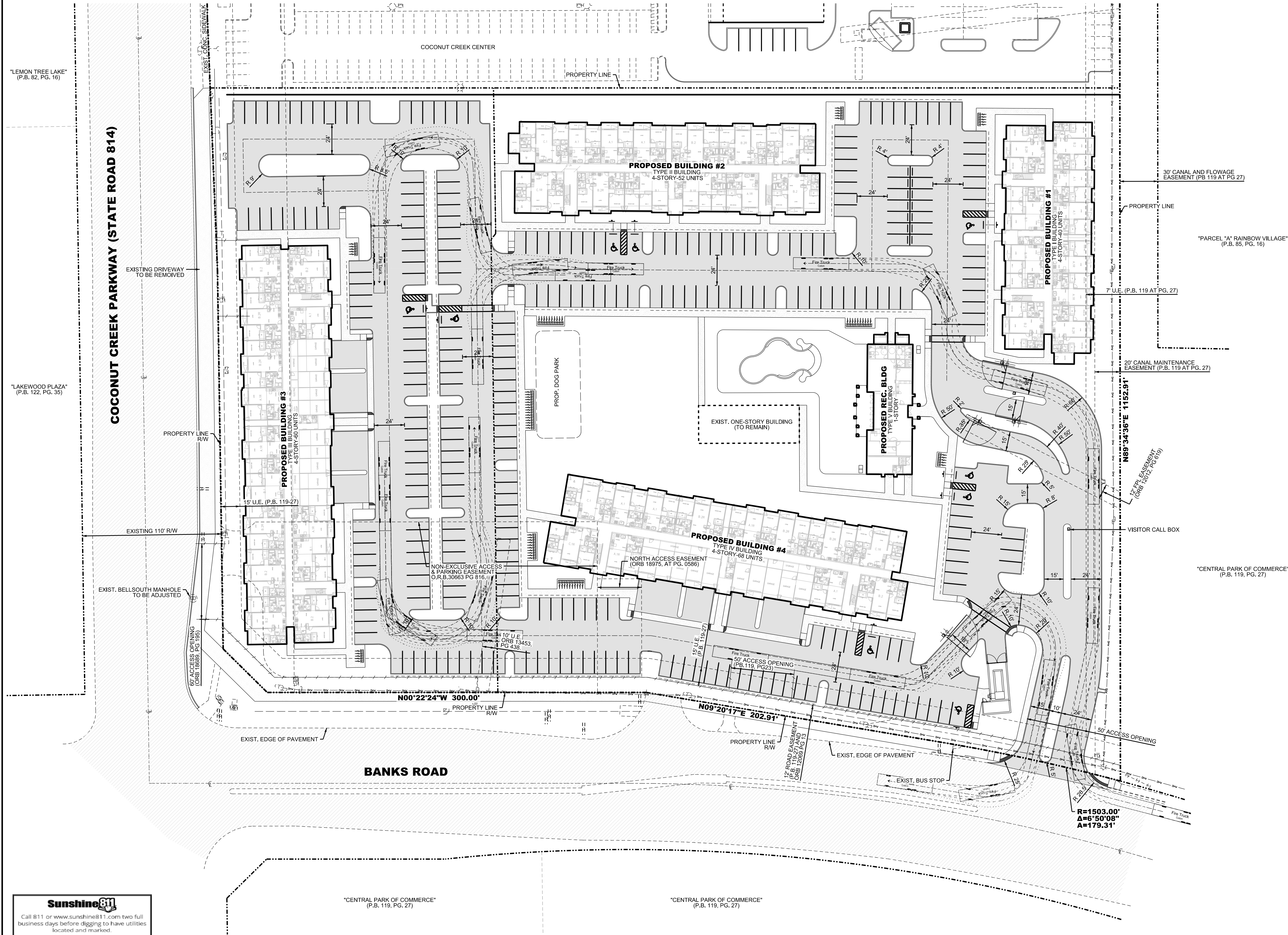
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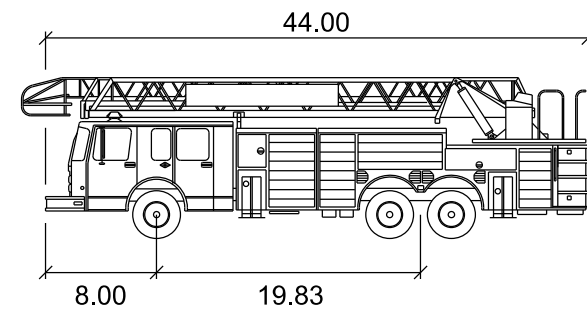
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MARQUESA
CONCEPTUAL WATER AND SEWER PLAN

PROJECT NUMBER
1703-18
SHEET NUMBER
CE-2



0 40 80
FEET
SCALE: 1"=40'



Fire Truck
Width : 9.00
Track : 9.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

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MARQUESA
FIRE ACCESS PLAN

PROJECT NUMBER
1703-18
SHEET NUMBER
FA-1