

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	21	P5-4	4 @ 90 DEGREES	120000	0.750	Existing - (4) GBR-5-1000-PSMV-CT
	7	P5-3	3 @ 90 DEGREES	120000	0.750	Existing - (3) GBR-5-1000-PSMV-CT
	3	P3-2	TWIN	120000	0.750	Existing - (2)GBR-3-1000-PSMV-CT
	5	P5-2	D180	120000	0.750	Existing - (2) GBR-5-1000-PSMV-CT
	7	EX-1	SINGLE	22000	0.750	Existing 250 Watt MH Flood - 20' MH
	6	WM	SINGLE	22000	0.750	Existing
	4	WM-2	SINGLE	22000	0.750	Existing Wall Pack - 250 Watt MH
	3	P2-2	D180	120000	0.750	LSI # (2) GBR-3-1000-PSMV-CT - 35' MH / 45' OAL Concrete Pole
	1	FL-1	SINGLE	107800	0.750	LSI # OFL2-WB-1000-MH-F
	2	BFL-S16-T-VW-__-400MHX	SINGLE	36000	0.750	BETA # BFL-S16-T-VW-__-400MHX
	13	FI-4-250	SINGLE	22000	0.750	Beto # BFL-S16-T-VW-__-250MHX
	12	Exist FL	SINGLE	22000	0.750	Beto # BFL-S16-T-VW-__-250MHX
	26	WM-1	SINGLE	N.A.	0.900	Cree # XSPWx3MC-U - 15' MH

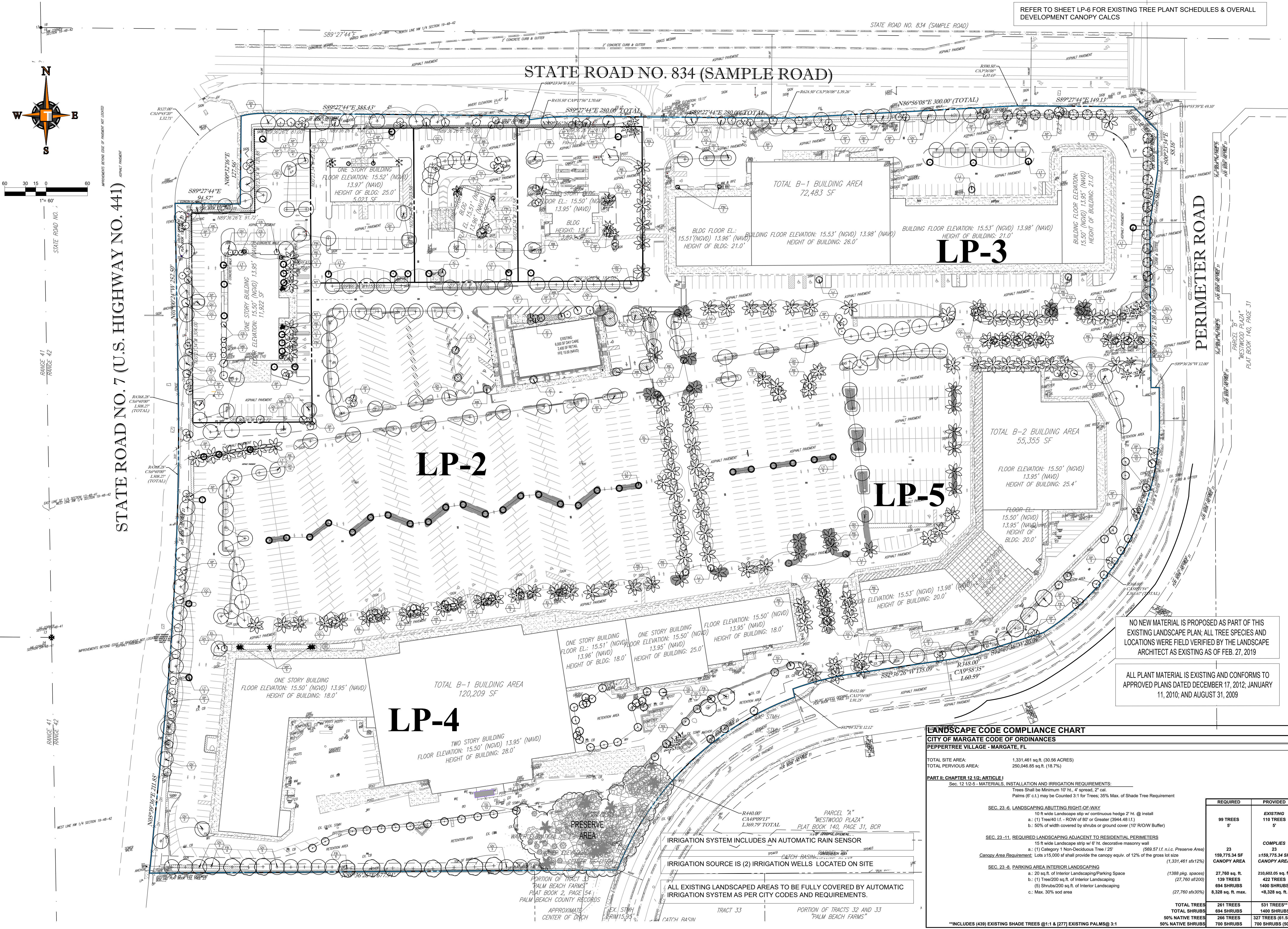
OUT PARCEL
PEPPERTREE PLAZA
SAMPLE ROAD & 441

REVISIONS	
COORDINATION 1 02/28/19	
JOB NO.	15155
DRAWN	
CHECK	
SCALE	
DATE	

SHEET NO.

**SITE
PLAN**

OF



THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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FORT LAUDERDALE, FL 33304
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F: 954-202-7070

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REVISIONS		
REV.	DATE	COMMENT

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PROJECT No.: F140221
DRAWN BY: RJK
CHECKED BY: RJK
DATE: 12-08-17
CAD ID: F140221 - PEPPERTREE VILLAGE

PROJECT:
PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

FOR
LSREF3 PEPPERTREE, LLC.

2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS

NO NEW MATERIAL IS PROPOSED AS PART OF THIS EXISTING LANDSCAPE PLAN; ALL TREE SPECIES AND LOCATIONS WERE FIELD VERIFIED BY THE LANDSCAPE ARCHITECT AS EXISTING AS OF FEB. 27, 2019

ALL PLANT MATERIAL IS EXISTING AND CONFORMS TO APPROVED PLANS DATED DECEMBER 17, 2012; JANUARY 11, 2010; AND AUGUST 31, 2009

THOMAS
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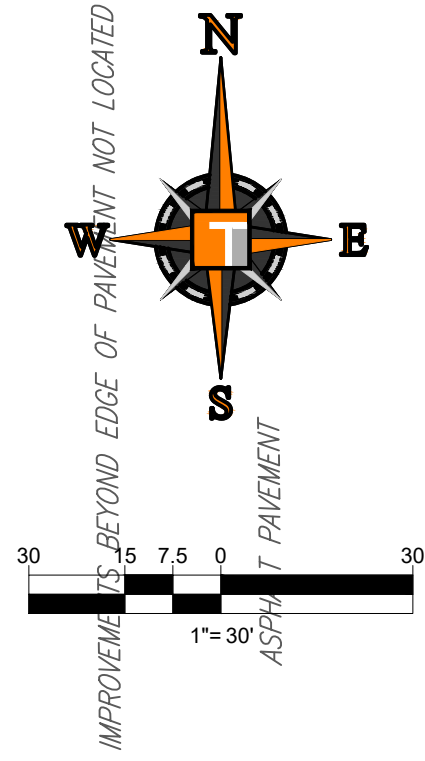
REGISTERED LANDSCAPE ARCHITECT
FLORIDA
L6667324
STATE OF FLORIDA
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SHEET TITLE:
OVERALL EXISTING LANDSCAPE PLAN-1

SHEET NUMBER:
LP-1

LANDSCAPE CODE COMPLIANCE CHART			
CITY OF MARGATE CODE OF ORDINANCES			
PEPPERTREE VILLAGE - MARGATE, FL			
TOTAL SITE AREA:	1,331,461 sq.ft. (30.56 ACRES)		
TOTAL PERVIOUS AREA:	250,046.85 sq.ft. (18.7%)		
PART II: CHAPTER 12.12: ARTICLE I			
Sec. 12.12.5 - MATERIALS, INSTALLATION AND IRRIGATION REQUIREMENTS:			
Trees Shall be Minimum 10" ht., 4" spread, 2" cal.			
Palms (6" c.t.) may be Counted 3:1 for Trees; 35% Max. of Shade Tree Requirement			
SEC. 23.6 - LANDSCAPING ADJACENT TO RIGHT-OF-WAY			
10 ft wide Landscape strip w/ continuous hedge 2' ht. @ install			
a: (1) Tree/40 ft. - ROW of 80' or Greater (3944.48 Lf.)			
b: 50% of width covered by shrubs or ground cover (10' ROW Buffer)			
SEC. 23.11 - REQUIRED LANDSCAPING ADJACENT TO RESIDENTIAL PERIMETERS			
15 ft wide Landscape strip w/ 6' ht. decorative masonry wall			
a: (1) Category 1 Non-Deciduous Tree / 25' (569.57 Lf. n.l.c. Preserve Area)			
Canopy Area Requirement: Lots >15,000 sq.ft. shall provide the canopy equiv. of 12% of the gross lot size			
(1,331,461 sq.ft.)			
SEC. 23.8 - PARKING AREA INTERIOR LANDSCAPING			
a: 20 sq.ft. of Interior Landscaping/Parking Space (1368 pkg. spaces)			
b: (1) Tree/200 sq.ft. of Interior Landscaping (27,760 sq.ft.)			
(5) Shrub/200 sq.ft. of Interior Landscaping (27,760 sq.ft.)			
c: Max. 30% sod area			
TOTAL TREES	261 TREES	531 TREES**	
TOTAL SHRUBS	694 SHRUBS	1400 SHRUBS	
50% NATIVE TREES	266 TREES	327 TREES (61.56%)	
50% NATIVE SHRUBS	700 SHRUBS	700 SHRUBS (50%)	
**INCLUDES (439) EXISTING SHADE TREES @1:1 & (277) EXISTING PALMS @3:1			

STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441)



R127.00'
CA14°45'20\"/>

L32.71'

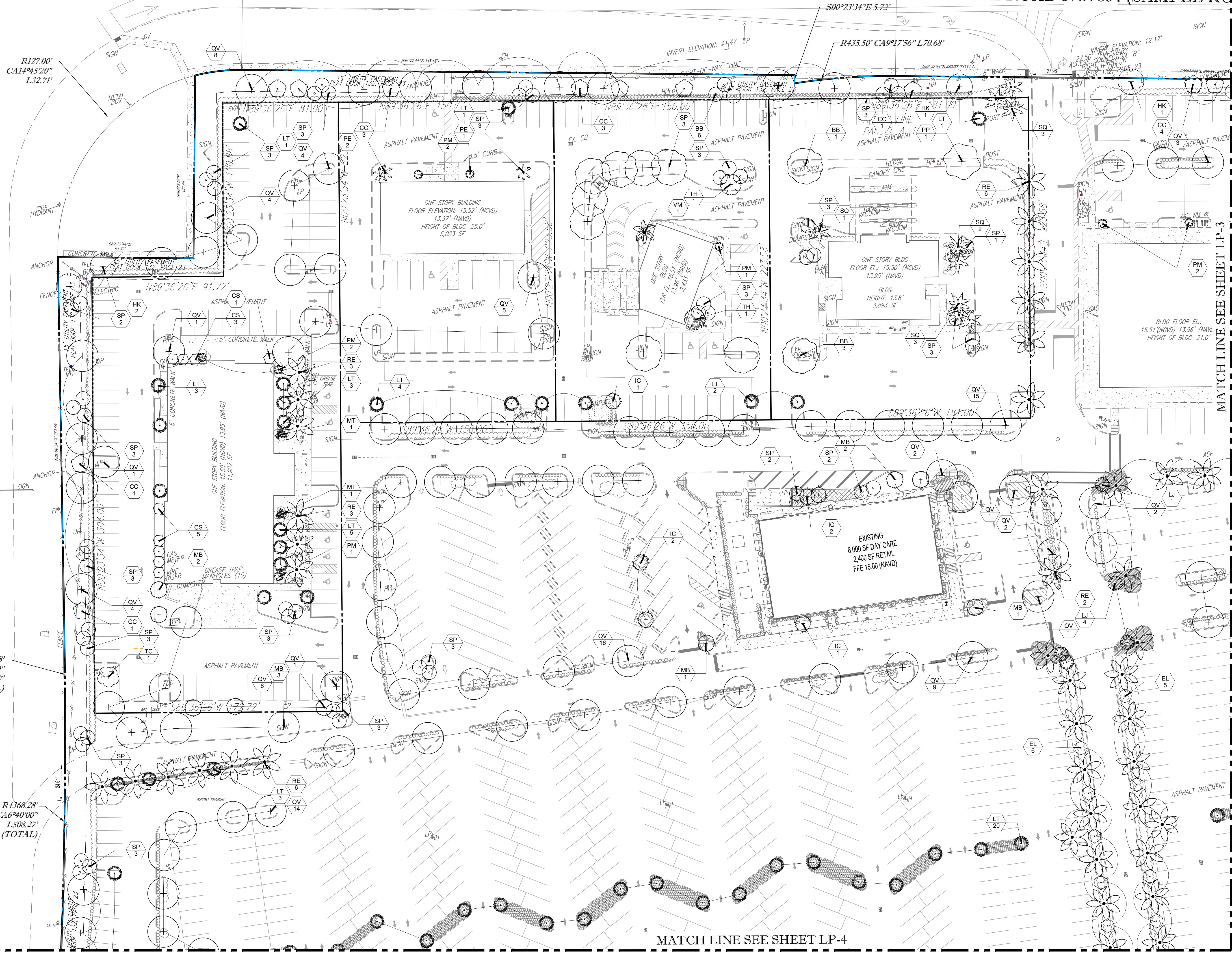
R4368.28'
CA6°40'00\"/>

L508.27'
(TOTAL)

R4368.28'
CA6°40'00\"/>

L508.27'
(TOTAL)

STATE ROAD NO. 834 (SAMPLE ROAD)



MATCH LINE SEE SHEET LP-4

MATCH LINE SEE SHEET LP-3



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REVISIONS		
REV.	DATE	COMMENT

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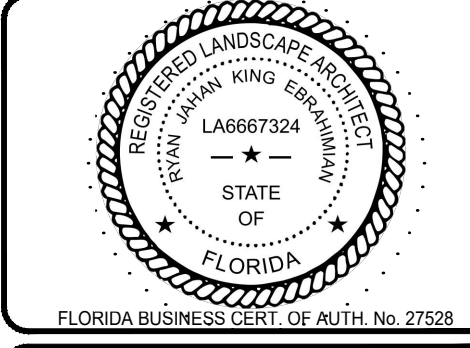
PROJECT No.: F140221
DRAWN BY: RJK
CHECKED BY: RJK
DATE: 12-08-17
CAD L.D.: F140221 - PEPPERTREE VILLAGE

PROJECT:
PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

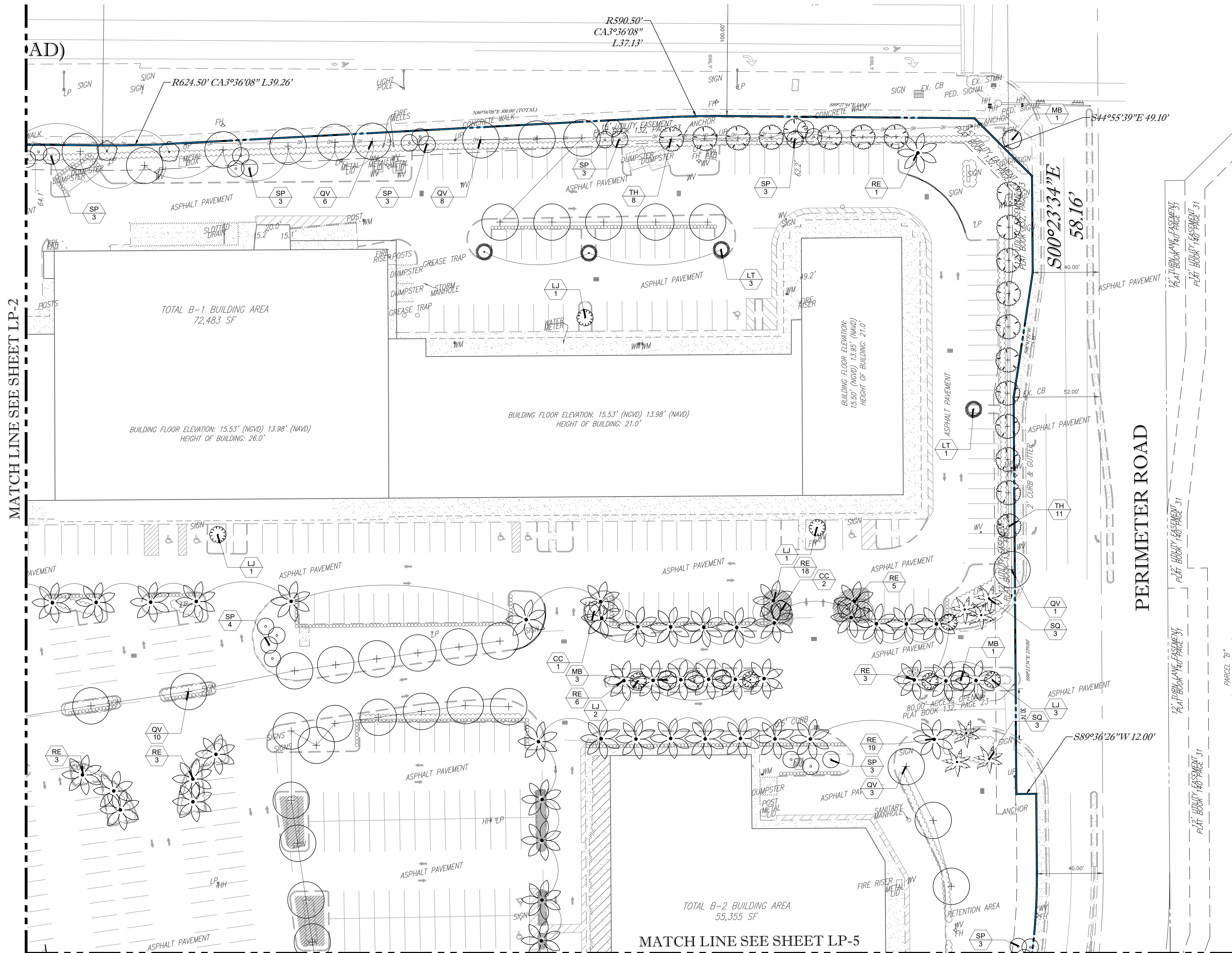
FOR
LSREF3 PEPPERTREE, LLC.
2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS



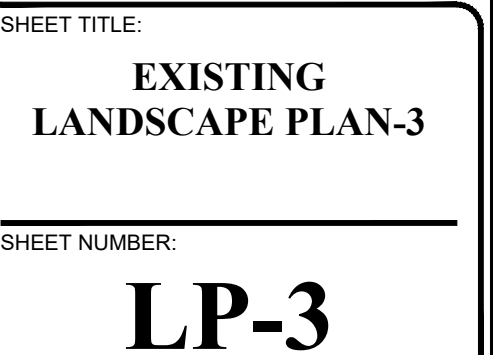
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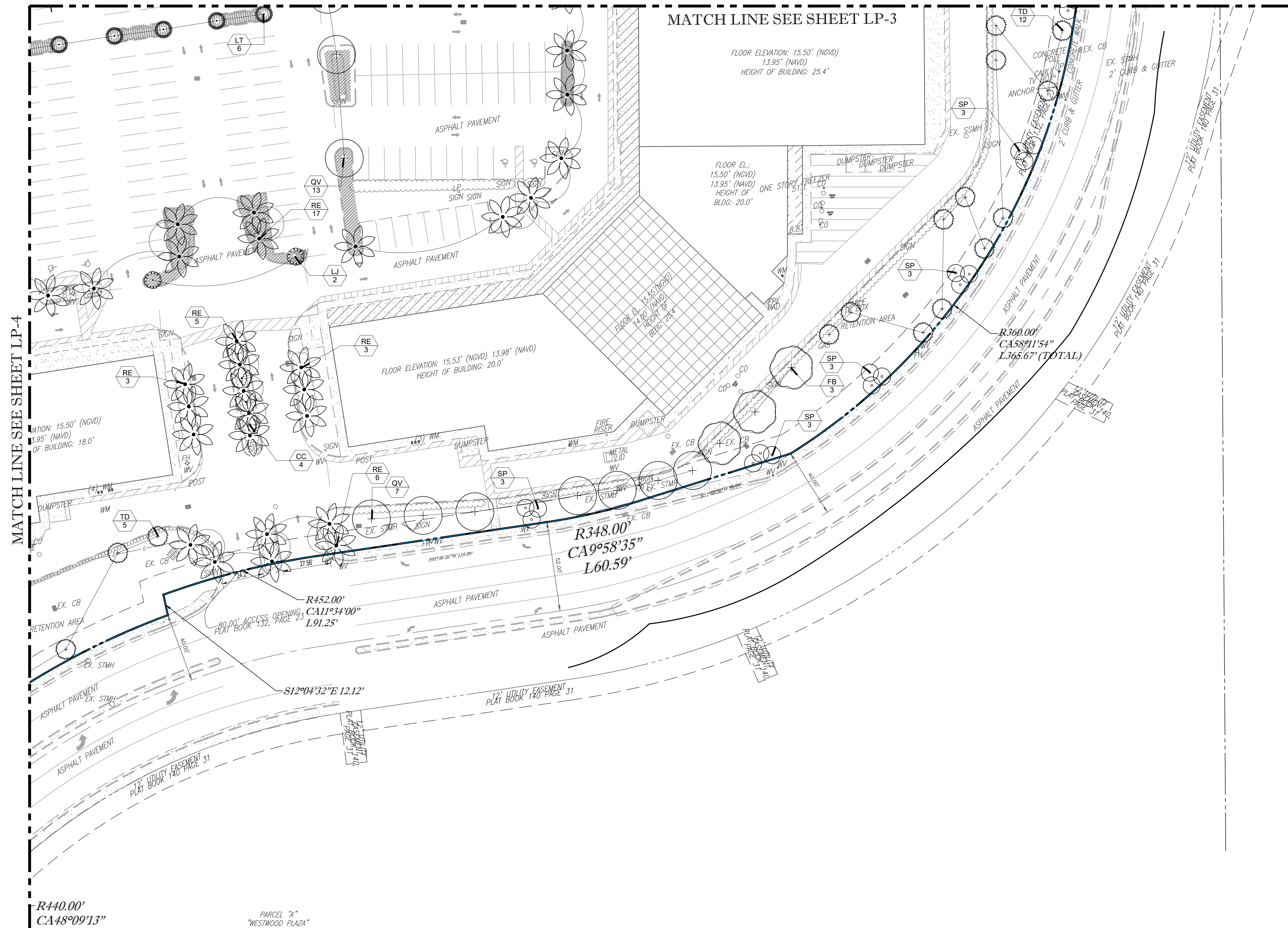
SHEET TITLE:
**EXISTING
LANDSCAPE PLAN - 2**
SHEET NUMBER:
LP-2



MATCH LINE SEE SHEET LP-5







MATCH LINE SEE SHEET LP-4

R440.00'
CA48°09'13"

PARCEL "A"
"WESTWOOD PLAZA"

FLOOR ELEVATION: 15.50' (NGVD),
13.95' (NAVD)
HEIGHT OF BUILDING: 25.4'

FLOOR EL.:
15.50' (NGVD)
13.95' (NAVD)
HEIGHT OF
BLDG: 20.0'

FLOOR ELEVATION: 15.53' (NGVD) 13.98' (NAVD)
HEIGHT OF BUILDING: 20.0'

R348.00'
CA9°58'35"
L60.59'

80.00' ACCESS OPENING
PAGE 23
R452.00'
CA11°34'00"
L91.25'

~~S12°04'32"E 12.12~~

12' UTILITY EASEMENT
PLAT BOOK 140 PAGE 3

R360.00'
CA58°11'54"
L365.67' (TOTAL

12-4-11
PLAT 31-148
PAGE 31-148

HOMAS
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6550 W. KENNEDY BLVD., SUITE 206
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PROJECT No.: F140221
DRAWN BY: RJK
CHECKED BY: RJK
DATE: 12-08-17
CAD I.D.: F140221 - PEPPERTREE VILLAGE -

PROJECT:
PEPPERTREE PLAZA
5594 & 5660 W. SAMPLE RD.
MARGATE, FL

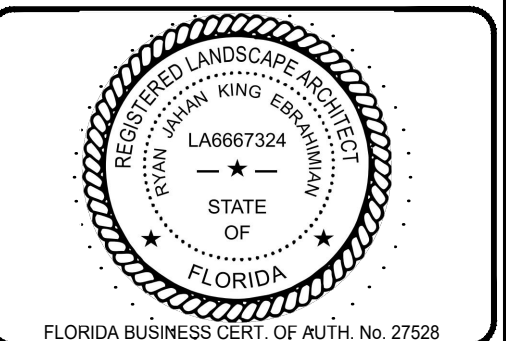
— FOR —

**LSREF3 PEPPERTREE,
LLC.**

**2711 N. HASKELL AVE.
SUITE 1700
DALLAS, TEXAS**



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1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
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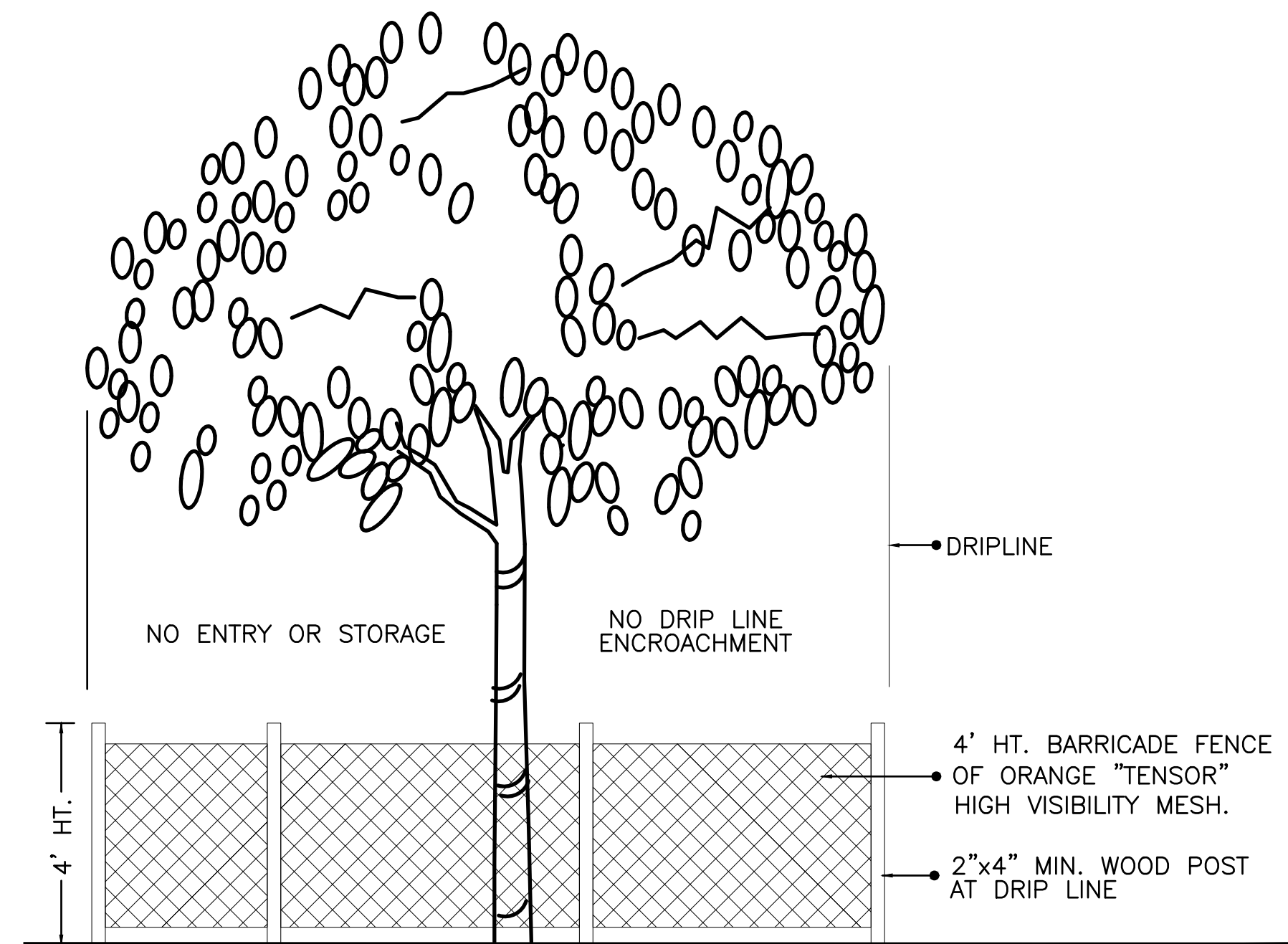
SHEET TITLE:

**EXISTING
LANDSCAPE PLAN-5
KEY SHEET**

SHEET NUMBER:

LP-5

EXISTING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	TREE CATEGORY	CANOPY AREA	NATIVE	TOTAL CANOPY EXISTING 3000 SF		REMARKS
	BB	10	Black Olive Tree	Bucida buceras	25-45'	CAT 1	300	NO			
	CC	28	Glaucous Cassia	Cassia surattensis	15-22'	CAT 2	150	NO	4200 SF		
	CS	9	Italian Cypress	Cupressus sempervirens	15-18'	CAT 3	100	NO	900 SF		
	EL	24	Japanese Blueberry Tree	Elaeocarpus decipiens	6-12'	CAT 2	150	NO	3600 SF		
	FB	17	Weeping Fig	Ficus benjamina	18-50'	CAT 1	300	NO	5100 SF		
	HK	4	Hong Kong Orchid Tree	Bauhinia x blakeana	20-35'	CAT 1	300	NO	1200 SF		
	HR	6	Chinese Hibiscus	Hibiscus rosa-sinensis	6-10'	CAT 3	100	NO	600 SF		
	IC	6	Dahoon Holly	Ilex cassine	18'	CAT 2	150	YES	900 SF		
	LJ	17	Japanese Privet	Ligustrum japonicum	6-15'	CAT 3	100	NO	1700 SF		MULTI
	LT	56	Tuskegee Crape Myrtle	Lagerstroemia x 'Tuskegee'	8-16'	CAT 3	100	NO	5600 SF		MULTI
	MB	14	Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	10-16'	CAT 1	300	YES	4200 SF		
	MP	5	Manilla Palm	Veitchia merillii	6-10'	CAT 4	50	NO	250 SF		
	MT	2	Manilla Palm 'Triple'	Veitchia merillii	6-10'	CAT 4	150	NO	300 SF		3 TRUNKS
	PE	3	Alexander Palm	Ptychosperma elegans	18-24'	CAT 4	50	NO	150 SF		
	PP	1	Pongam Tree	Pongamia pinnata	25'	CAT 1	300	NO	300 SF		
	QV	170	Southern Live Oak	Quercus virginiana	18-50'	CAT 1	300	YES	51,000 SF		
	RE	144	Florida Royal Palm	Roystonea elata	20-30' gw	CAT 3	100	YES	14,400 SF		
	SP	104	Cabbage Palmetto	Sabal palmetto	16-26' oa	CAT 3	100	YES	10,400 SF		
	SQ	18	Queen Palm	Syagrus romanzoffiana	15-24' ct	CAT 4	50	NO	900 SF		
	TC	1	Silver Trumpet	Tabebuia caraiba	24'	CAT 2	150	NO	150 SF		
	TD	55	Bald Cypress	Taxodium distichum	12-40'	CAT 1	300	YES	16,500 SF		
	TH	21	Pink Trumpet Tree	Tabebuia heterophylla	15-20'	CAT 2	150	NO	3,150 SF		
	VM	1	Montgomery Palm	Veitchia montgomeryana	16-26' oa	CAT 4	50	NO	50 SF		
LARGE SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	PM	8	Pigmy Date Palm Multi-Trunk	Phoenix roebelenii	NA	multi	Varies	Varies	No	High	



N.T.S.

1. **PLANT MATERIAL:** All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or mulch/wood grade "B" or better.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. **SOD:** All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any existing street pavement edge and to the mean waterline of any existing canal, lake or waterway.
8. **PLANTING SOIL:** All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.
9. Planting soil to be a weed-free mixture of 50% sand, 40% muck and 10% Canadian peat. All plant material to receive planting soil as per details.
10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note B).
15. No pruning of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
16. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
17. Fertilizer for grass areas shall be NPK 16-4-8 @ 125 lbs/2000 sq. ft. or 545 lbs/acre. Nitrogen 50% slow release form fertilizer to include secondary micronutrients.
18. **SUBSTITUTIONS AND CHANGES:** All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

15. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
16. All new plant material shall be guaranteed for 1 year from the time of final acceptance of project. Any plant material in healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blow over, caused by winds less than 15 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.
17. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
18. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
19. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
20. Root-prune all trees a minimum of (8) weeks prior to planting.
21. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water or impervious services and not cover walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
22. All plant material planted within the eight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
23. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
24. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.
25. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be damaged by proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to Landscape detail for tree preservation barricade fencing.
26. All in pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
27. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.

TOTAL EXISTING TREE CANOPY AREA
CREDITS ON SITE PER CODE BASED
ON EXISTING TREE CATEGORIES:
128,550 SF (SEE PLANT SCHEDULE FOR CANOPY CALCS)
+17,238 SF AT PRESERVE

[illegible]

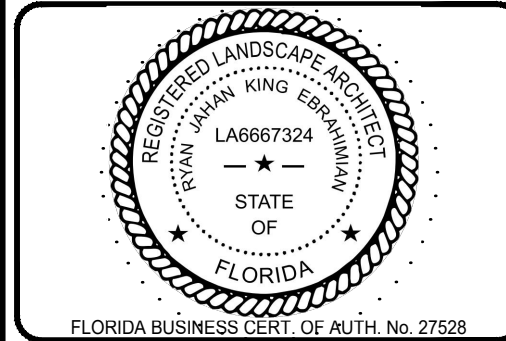
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DRAWN BY: RJK
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5594 & 5660 W. SAMPLE RD
MARGATE, FL

— FOR —
**LSREF3 PEPPERTREE,
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SHEET TITLE:

**EXISTING OVERALL
TREE SCHEDULE
& CANOPY CALCS**

SHEET NUMBER:
LP-6