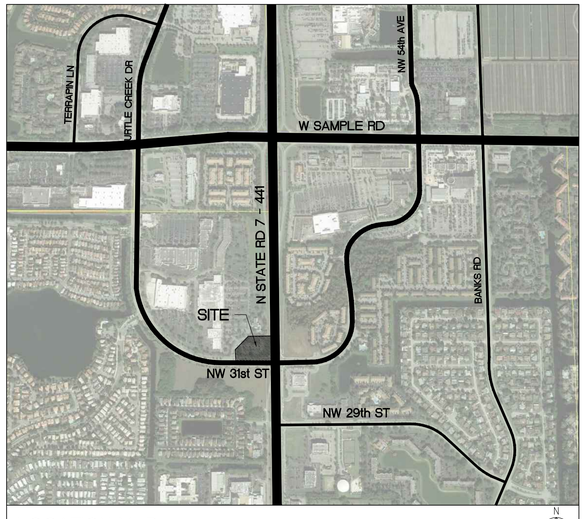
MARGATE RETAIL RENOVATION

D.R.C SITE PLAN APPROVAL

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063



LOCATION MAP

D.R.C.
SUBMITTAL
1.17.2017

PROJECT DESCRIPTION:

THESE DOCUMENTS DESCRIBE THE SITE IMPROVEMENT MODIFICATIONS (PARKING & PROPOSED ATM TELLER) AND THE EXTERIOR RENOVATIONS OF THE EXISTING VACANT 1-STORY RETAIL BUILDING.

PROJECT TEAM:

CLIENT: THE LEDER GROUP
4755 TECHNOLOGY WAY
SUITE #203
BOCA RATON, FLORIDA 33431
PH: 561.995.7878
FAX: 561.995.9181

ARCHITECT: RLC ARCHITECTS, P.A.
14 SOUTHEAST 4TH STREET
BOCA RATON, FLORIDA 33432
PH: 561.393.6555
FAX: 561.395.0007

MEP: FAE CONSULTING
700 WEST HILLSBORO BLVD
BUILDING #1, SUITE #204
DEERFIELD BEACH, FLORIDA 33441
PH: 561.391.9292

LANDSCAPE : ARCHITECTURAL ALLIANCE LANDSCAPE
612 SOUTHWEST 4TH AVENUE FORT LAUDERDALE, FLORIDA 33315
PH: 954.764.8858

CIVIL: DIVERSIFIED CONSTRUCTION AND ENGINEERING SERVICES
2295 NORTHWEST CORPORATE BOULEVARD
SUITE 125 BOCA RATON, FLORIDA 33431
PH: 561.750.3717

LAND-USE ATTORNEY : GREENSPOON MARDER LAW
200 EAST BROWARD BOULEVARD SUITE 1500 FORT LAUDERDALE, FLORIDA 33301
PH: 954.761.2929

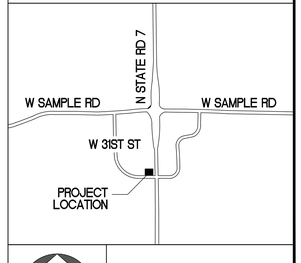
LIST OF DRAWINGS:

SURVEY	
1 OF 1	ALTA / ACSM SURVEY
CIVIL	
C-1	CONCEPTUAL SITE ENGINEERING PLAN
ARCHITECTURAL	
A0.00	COVER SHEET
AS1.00	DEMOLITION SITE PLAN
AS1.10	PROPOSED SITE PLAN
AS1.20	SITE DETAILS
AS1.30	ENLARGED FLOOR PLAN
AS1.40	EXTERIOR ELEVATIONS
AS1.50	EXTERIOR ELEVATIONS
ELECTRICAL	
EP0.1	PHOTOMETRIC DETAIL & NOTES
EP1.1	SITE PHOTOMETRIC PLAN
LANDSCAPE	
TD-1	TREE DISPOSITION PLAN
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE NOTES AND DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
IR-3	IRRIGATION NOTES

ISSUE DATES:

D.R.C. SUBMITTAL 04.25.2016
D.R.C. SUBMITTAL 1.17.2017

LOCATION MAP



TRUE NORTH

D.R.C.
SUBMITTAL
1.17.2017

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JUAN C. CAYCEDO, A.I.A.

REVISIONS

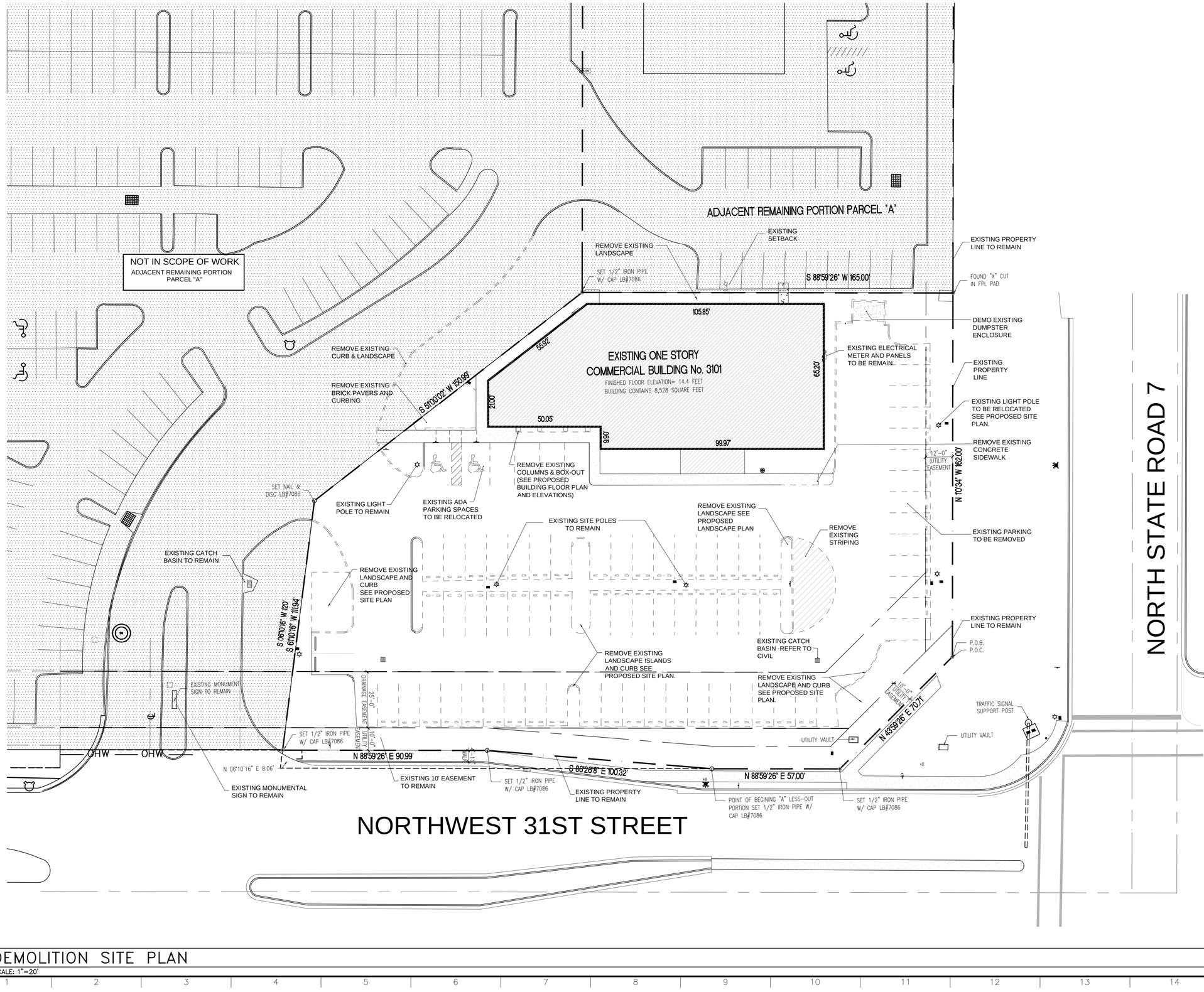
Drawing Title
COVER SHEET

Scale
Project No. 15015.00
Date 04.25.2016

Principal: JCC
Project Director:
Project Manager:
Drafted by: BC
Checked by: BRE

Sheet No.
A0.00

MARGATE RETAIL
BUILDING RENOVATION
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063



1 DEMOLITION SITE PLAN

AS1.00 SCALE: 1"=20'

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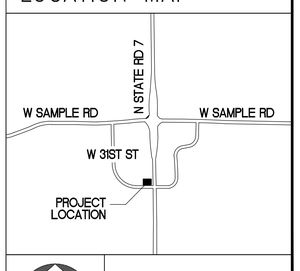
JUAN C. CAYCEDO, A.I.A.

REVISIONS

MARGATE RETAIL BUILDING RENOVATION

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

LOCATION MAP



TRUE NORTH

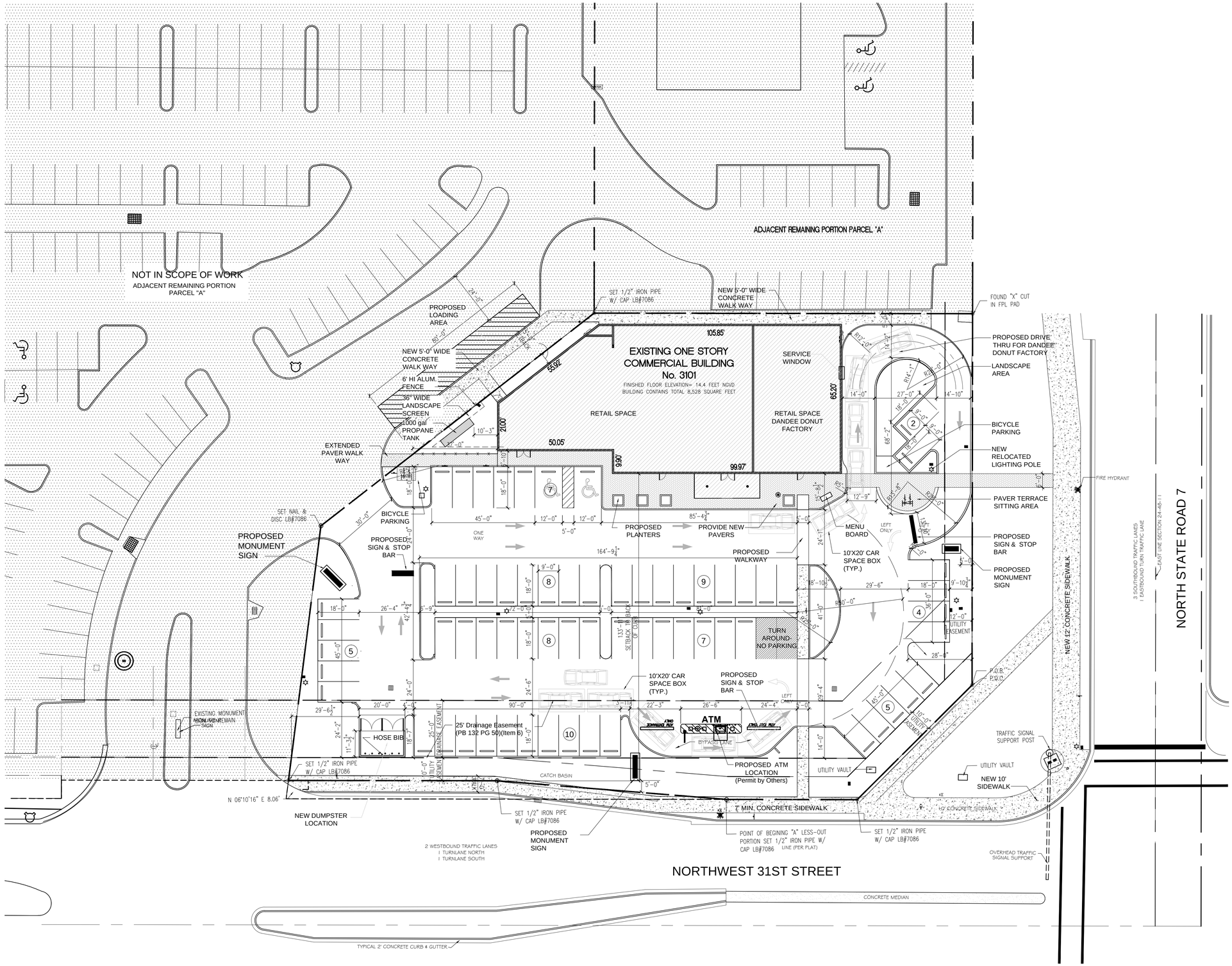
D.R.C. SUBMITTAL 1.17.2017

Drawing Title
DEMOLITION SITE PLAN

Scale
Project No. 15015.00
Date 04.25.2016

Principal: JCC
Project Director:
Project Manager:
Drafted by: BC
Checked by: BRE

Sheet No.
AS1.00



1 PROPOSED SITE PLAN

AS1.10 SCALE: 1"=20'

BUILDING NOTES

OCCUPANCY CLASS	MERCANTILE GROUP (M)
CONSTRUCTION TYPE	TYPE II-B
FIRE SUPPRESSION	FIRE SPRINKLER TO BE PROVIDED AS PART OF RENOVATION

SITE RESTRICTIONS

	REQUIRED:	PROVIDED:
SETBACKS:		
PRIMARY FRONT	25'-0" (FROM CURB)	60'-0"
SECONDARY	25'-0" (FROM CURB)	133"-11"
SIDE YARD	N/A	5'-0"
ALLEYWAY	12'-0"	9'-7"
	ALLOWED/REQUIRED:	PROVIDED:
GROSS LOT AREA	N/A	1.22 ACRES (53,189 S.F.)
PERVIOUS AREA		10,334 SF = 19.42%
BUILDING HEIGHT	94'-0" MAX.	27'-0"
BUILDING FOOTPRINT	N/A	8,528 S.F.

ZONING NOTES

LAND USE DESIGNATION:	TOC (TRANSIT ORIENTED CORRIDOR)
ZONING DISTRICT	TOC-G (TRANSIT ORIENTED CORRIDOR GATEWAY)
JURISDICTION	CITY OF MARGATE, FLORIDA

BUILDING AREAS

EXISTING AREA CALCULATIONS

EXISTING RETAIL	8,528 S.F.

PARKING CALCULATIONS

	STANDARD	H.C.
EXISTING PARKING	74	2
PROPOSED PARKING	67 (7 REMOVED)	2

PARKING REQUIREMENTS:
RETAIL 8,528 S.F. = 3 SPACES PER 1,000 S.F.
= 26 SPACES REQUIRED

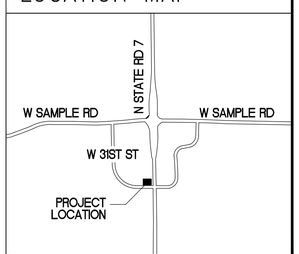
TOTAL SPACES REQUIRED
= 26 SPACES REQUIRED
TOTAL SPACES PROVIDED
= 65 SPACES PROVIDED

BICYCLE CALCULATIONS

BICYCLE REQUIREMENTS:
RETAIL 8,528 S.F. = 1 SPACES PER 2,500 S.F.
= 4 SPACES REQUIRED

TOTAL SPACES REQUIRED
= 4 SPACES REQUIRED
TOTAL SPACES PROVIDED
= 4 SPACES PROVIDED

LOCATION MAP



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D.R.C. SUBMITTAL 1.17.2017

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MARGATE RETAIL BUILDING RENOVATION

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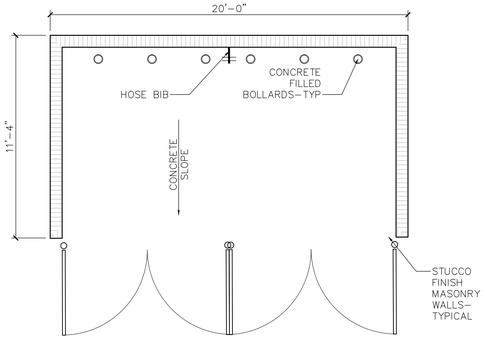
MARGATE, FLORIDA 33063

Drawing Title
PROPOSED SITE PLAN

Scale
Project No. 15015.00
Date 04.25.2016

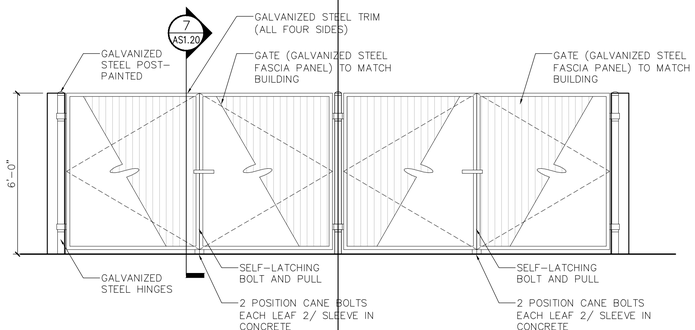
Principal: JCC
Project Director:
Project Manager:
Drafted by: BC
Checked by: BRE

Sheet No.
AS1.10



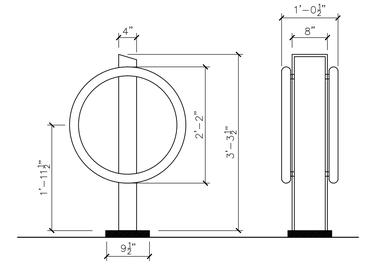
11 DUMPSTER PLAN

AS1.20 | SCALE: 1/4"=1'-0"



8 DUMPSTER ENCLOSURE

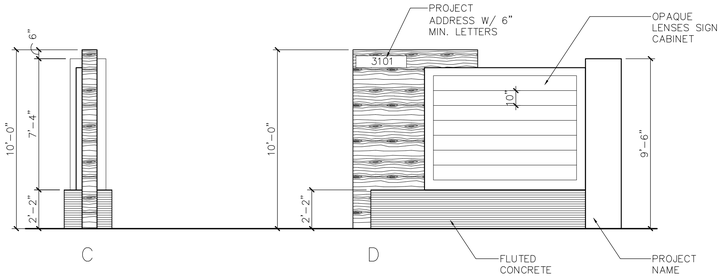
AS1.20 | SCALE: 3/8"=1'-0"



NOTE: HESS AMERICA – TENDO MODEL

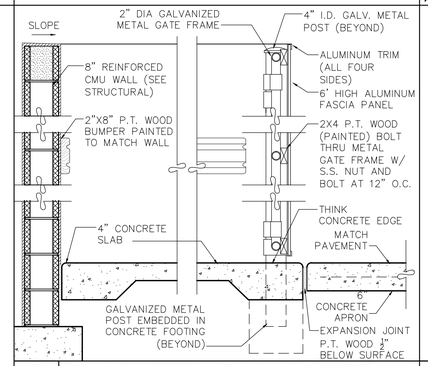
4 BICYCLE PARKING

AS1.20 | SCALE: 3/4"=1'-0"



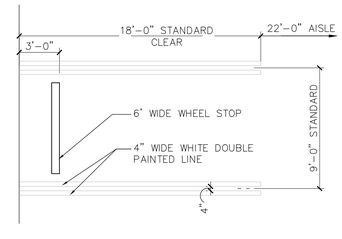
10 CONCEPTUAL ENTRY SIGN – ELEVATIONS

AS1.20 | SCALE: 1/4"=1'-0"



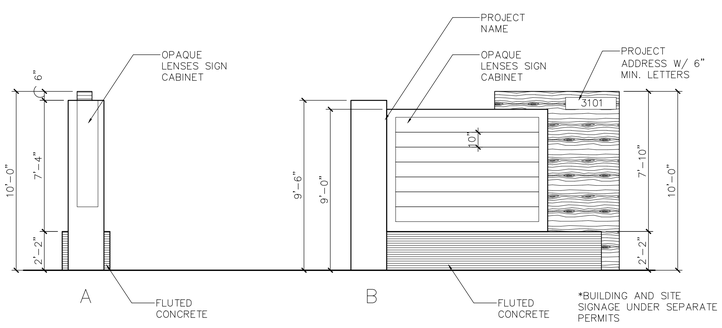
7 DUMPSTER ENCLOSURE

AS1.20 | SCALE: 3/4" = 1'-0"



3 STANDARD PARKING

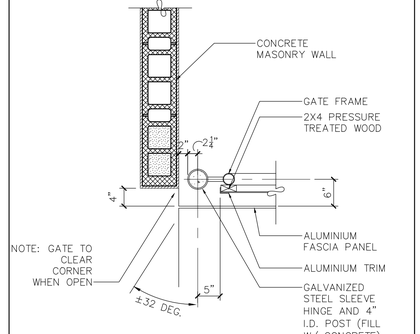
AS1.20 | SCALE: 3/16"=1'-0"



*BUILDING AND SITE SIGNAGE UNDER SEPARATE PERMITS

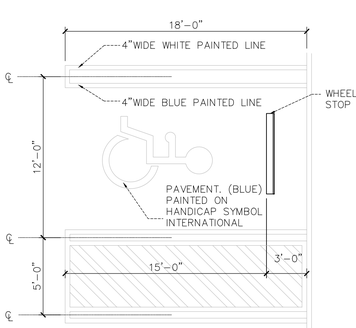
10 CONCEPTUAL ENTRY SIGN – ELEVATIONS

AS1.20 | SCALE: 1/4"=1'-0"



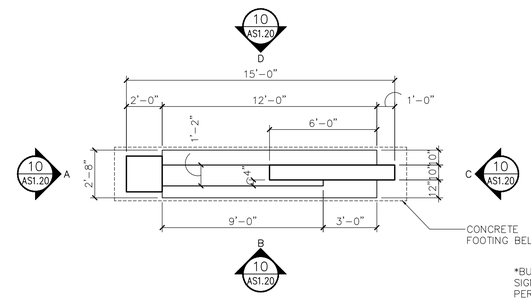
6 DUMPSTER POST DETAIL

AS1.20 | SCALE: 3/4" = 1'-0"



2 ADA PARKING SPACE

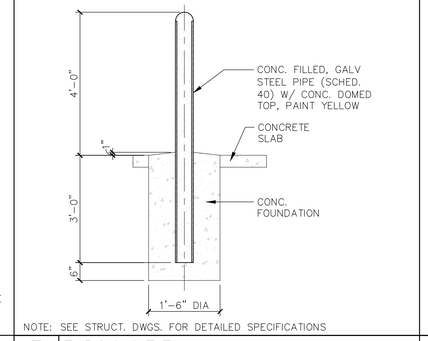
AS1.20 | SCALE: 3/16"=1'-0"



*BUILDING AND SITE SIGNAGE UNDER SEPARATE PERMITS

9 CONCEPTUAL ENTRY SIGN – FLOOR PLAN

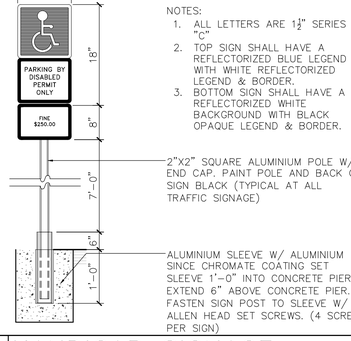
AS1.20 | SCALE: 1/4"=1'-0"



NOTE: SEE STRUCT. DWGS. FOR DETAILED SPECIFICATIONS

5 BOLLARD

AS1.20 | SCALE: 1/2" = 1'-0"



NOTES:
1. ALL LETTERS ARE 1½" SERIES "C"
2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE LEGEND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

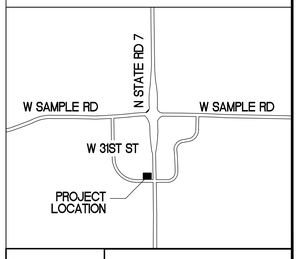
2"X2" SQUARE ALUMINIUM POLE W/ END CAP. PAINT POLE AND BACK OF SIGN BLACK (TYPICAL AT ALL TRAFFIC SIGNAGE)

ALUMINIUM SLEEVE W/ ALUMINIUM SINCE CHROMATE COATING SET SLEEVE 1'-0" INTO CONCRETE PIER. EXTEND 6" ABOVE CONCRETE PIER. FASTEN SIGN POST TO SLEEVE W/ ALLEN HEAD SET SCREWS. (4 SCREWS PER SIGN)

1 HANDICAP SIGNAGE

AS1.20 | SCALE: 1/2" = 1'-0"

LOCATION MAP



D.R.C. SUBMITTAL 1.17.2017

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JUAN C. CAYCEDO, A.I.A.

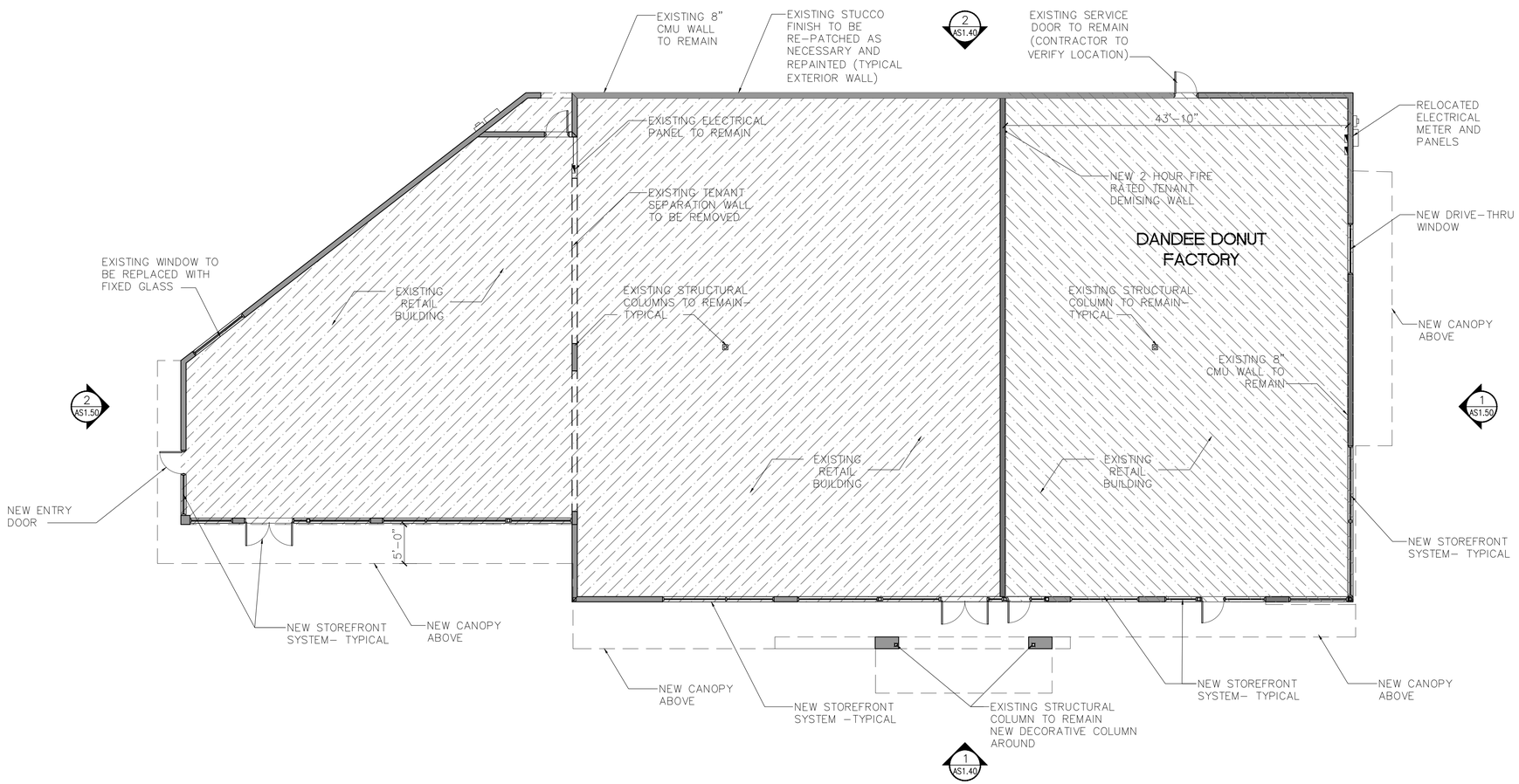
REVISIONS

MARGATE RETAIL
BUILDING RENOVATION
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

Drawing Title
SITE DETAILS

Scale	AS NOTED
Project No.	15015.00
Date	04.25.2016
Principal:	JCC
Project Director:	
Project Manager:	
Drafted by:	BC
Checked by:	BRE

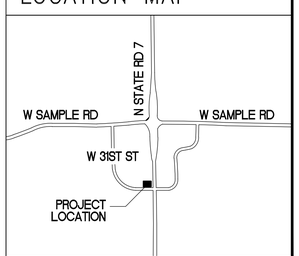
Sheet No.
AS1.20



1 ENLARGED FLOOR PLAN

AS1.30 SCALE: 1/8"=1'-0"

LOCATION MAP



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REVISIONS

MARGATE RETAIL
BUILDING RENOVATION

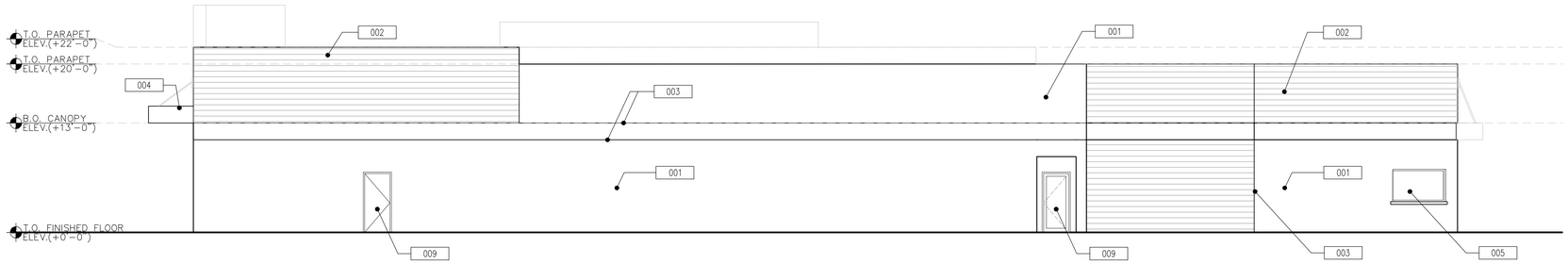
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

Drawing Title
ENLARGED FLOOR PLAN

Scale
Project No. 15015.00
Date 04.25.2016

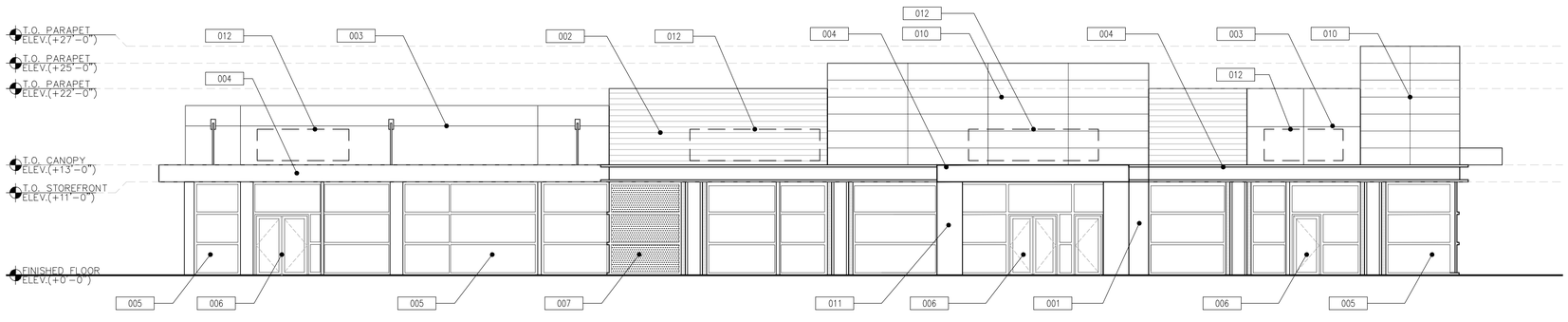
Principal: JCC
Project Director:
Project Manager:
Drafted by: BC
Checked by: BRE

Sheet No.
AS1.30



2 NORTH ELEVATION

AS1.40 SCALE: 1/8"=1'-0"



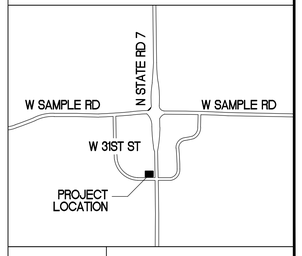
1 SOUTH ELEVATION

AS1.40 SCALE: 1/8"=1'-0"

LEGEND:

001	LIGHT TEXTURE STUCCO FINISH
002	CORRUGATED METAL
003	STUCCO REVEAL
004	METAL CANOPY
005	IMPACT RESISTANT GLASS ON ALUMINUM STORE-FRONT SYSTEM
006	IMPACT RESISTANT GLASS DOOR ON ALUMINUM STORE-FRONT SYSTEM
007	DECORATIVE METAL SCREEN
008	SLIDING GLASS DRIVE-THRU WINDOW WITH IMPACT RESISTANT GLASS IN ALUMINUM FRAME
009	SERVICE DOOR
010	PREFABRICATED TRANSLUCENT "KALWALL" SYSTEM
011	ALUMINUM CLADDED COLUMN
012	SIGNAGE LOCATION (UNDER SEPERATE PERMIT APPROVAL)

LOCATION MAP



D.R.C.
SUBMITTAL
1.17.2017

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REVISIONS

MARGATE RETAIL BUILDING RENOVATION

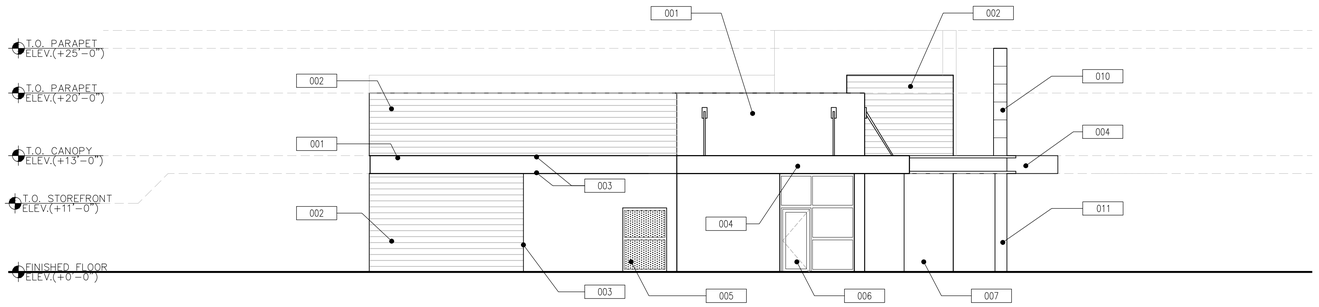
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

Drawing Title
EXTERIOR ELEVATIONS

Scale
Project No. 15015.00
Date 04.25.2016

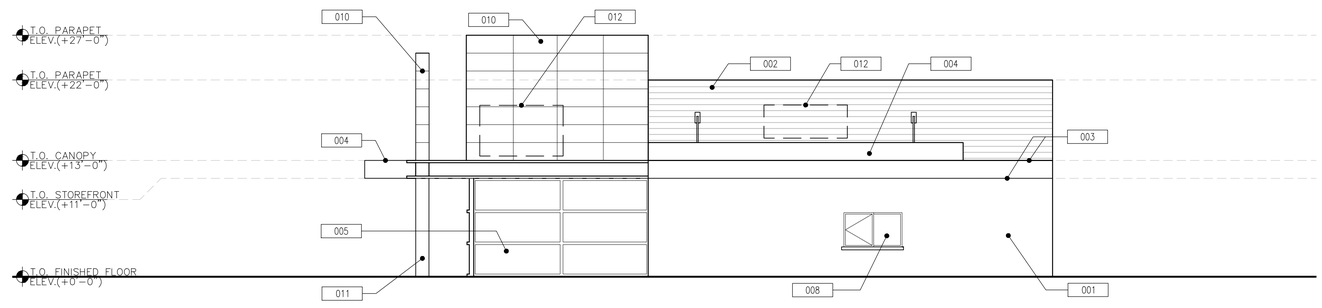
Principal: JCC
Project Director:
Project Manager:
Drafted by: BC
Checked by: BRE

Sheet No.
AS1.40



2 WEST ELEVATION

AS1.50 SCALE: 1/8"=1'-0"



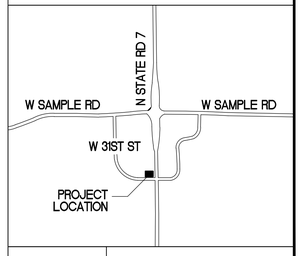
1 EAST ELEVATION

AS1.50 SCALE: 1/8"=1'-0"

LEGEND:

001	LIGHT TEXTURE STUCCO FINISH
002	CORRUGATED METAL
003	STUCCO REVEAL
004	METAL CANOPY
005	IMPACT RESISTANT GLASS ON ALUMINUM STORE-FRONT SYSTEM
006	IMPACT RESISTANT GLASS DOOR ON ALUMINUM STORE-FRONT SYSTEM
007	DECORATIVE METAL SCREEN
008	SLIDING GLASS DRIVE-THRU WINDOW WITH IMPACT RESISTANT GLASS IN ALUMINUM FRAME
009	SERVICE DOOR
010	PREFABRICATED TRANSLUCENT "KALWALL" SYSTEM
011	ALUMINUM CLADDED COLUMN
012	SIGNAGE LOCATION (UNDER SEPERATE PERMIT APPROVAL)

LOCATION MAP



D.R.C.
SUBMITTAL
1.17.2017

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MARGATE RETAIL BUILDING RENOVATION

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REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Scale
Project No. 15015.00
Date 04.25.2016

Principal: JCC
Project Director:
Project Manager:
Drafted by: BC
Checked by: BRE

Sheet No.
AS1.50