

MARGATE RETAIL RENOVATION

D.R.C SITE PLAN APPROVAL

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063



LOCATION MAP

D.R.C.
SUBMITTAL
4.11.2017

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
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

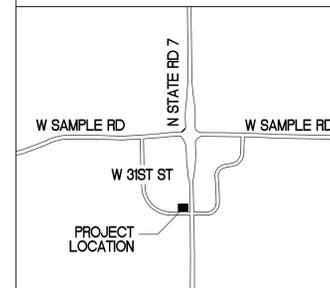
ELECTRICAL
EP0.1 PHOTOMETRIC DETAIL & NOTES
EP1.1 SITE PHOTOMETRIC PLAN

LANDSCAPE
LD-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:

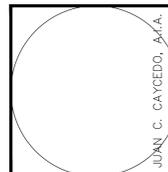
D.R.C. SUBMITTAL 04.25.2016
D.R.C. SUBMITTAL 1.17.2017
D.R.C. SUBMITTAL 3.27.2017
D.R.C. SUBMITTAL 4.11.2017

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D.R.C.
SUBMITTAL
4.11.2017

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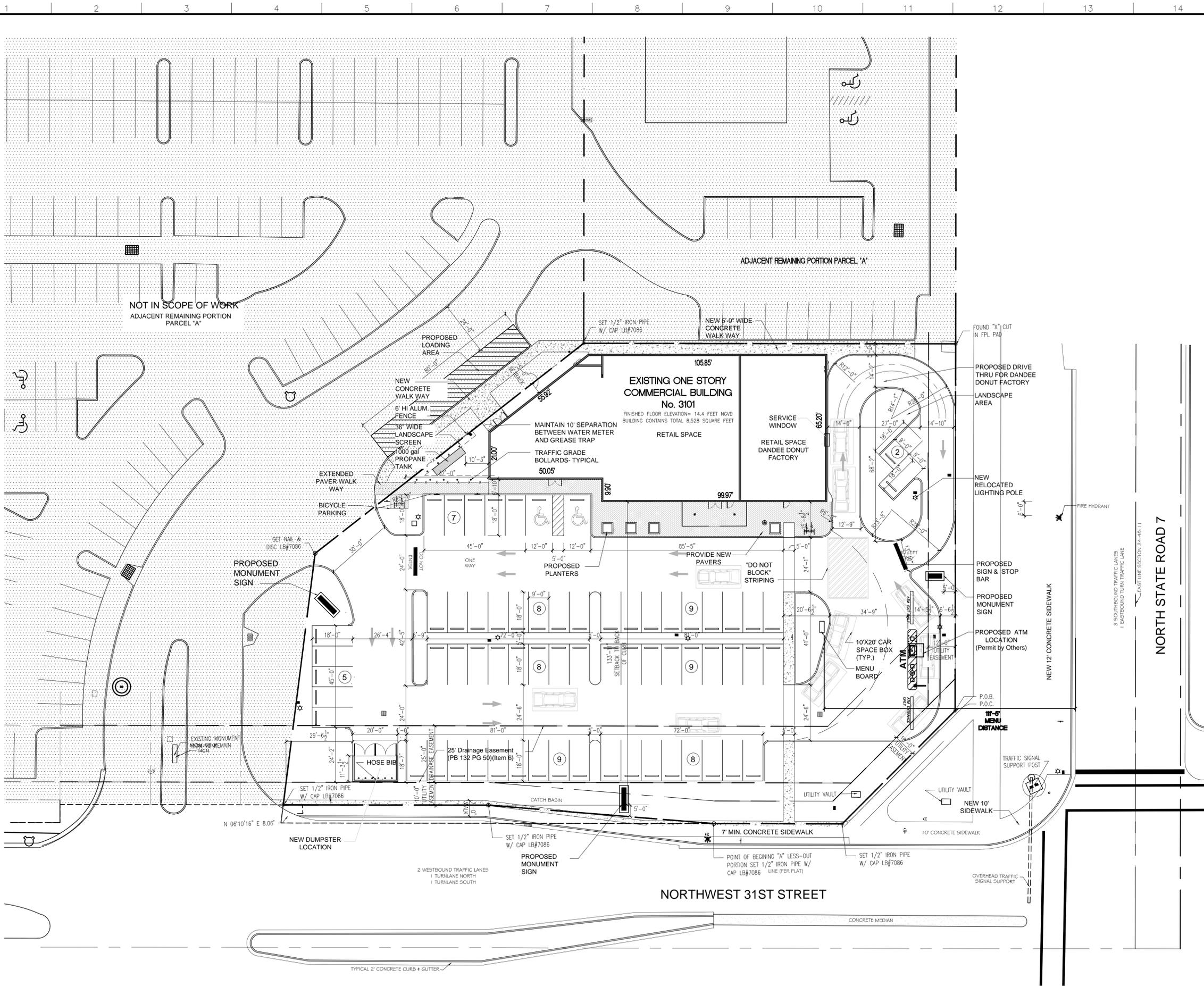
**MARGATE RETAIL
BUILDING RENOVATION**
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

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



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		10,735 SF = 20.18%
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	63 (11 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	

<p>1 PROPOSED SITE PLAN</p> <p>AS1.10 SCALE: 1"=20'</p>	<p>D.R.C. SUBMITTAL 4.11.2017</p>
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 14 SE 4th Street, Boca Raton, FL 33432
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JOAN C. CAYCEDO, AIA

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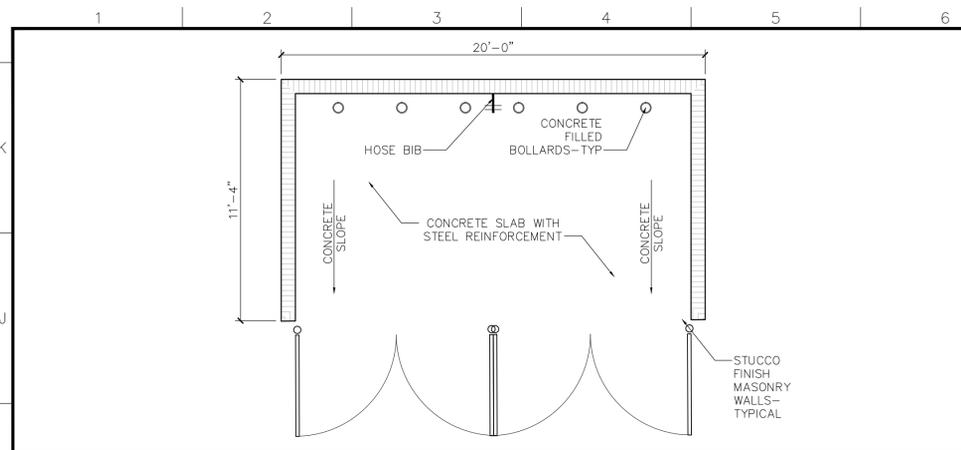
NO.	DESCRIPTION

Drawing Title
PROPOSED SITE PLAN

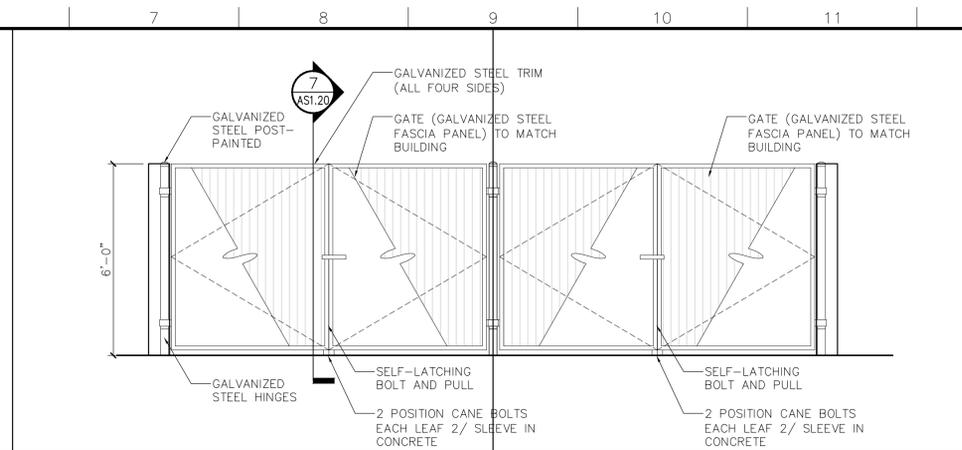
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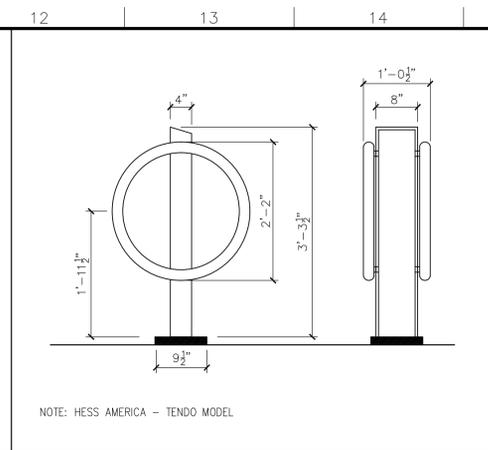
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AS1.10



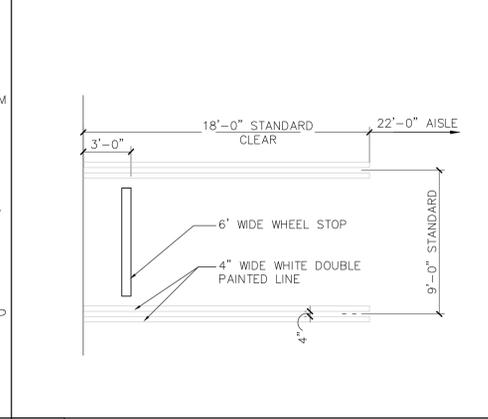
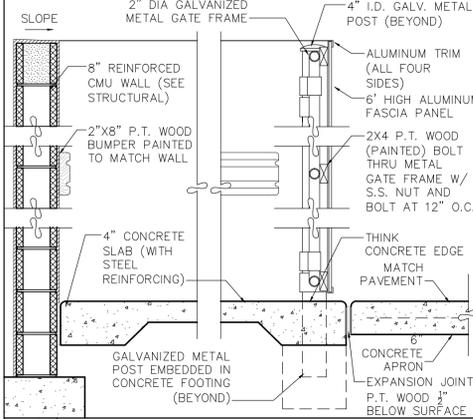
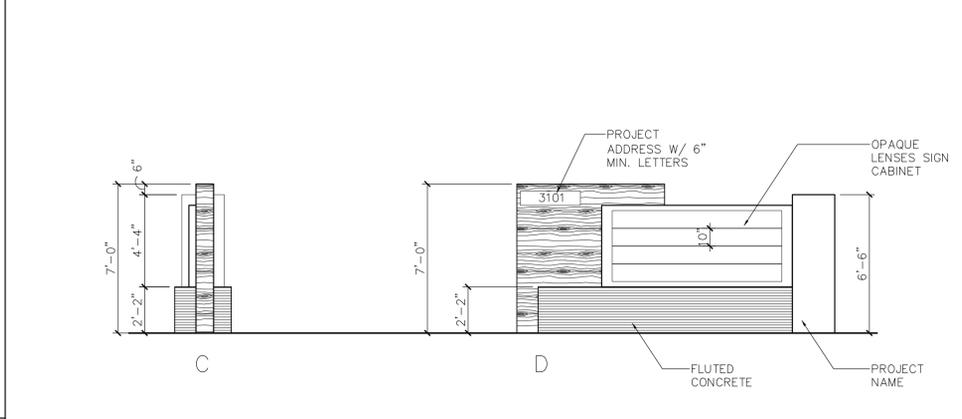
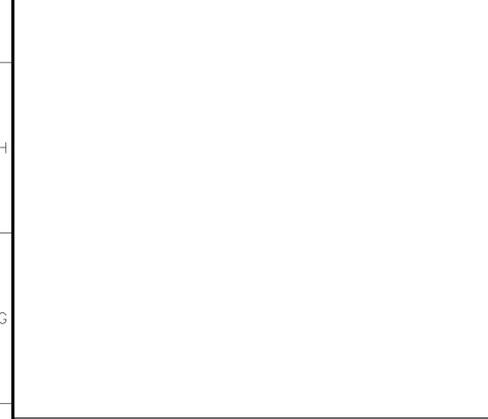
11 DUMPSTER PLAN
AS1.20 SCALE: 1/4"=1'-0"



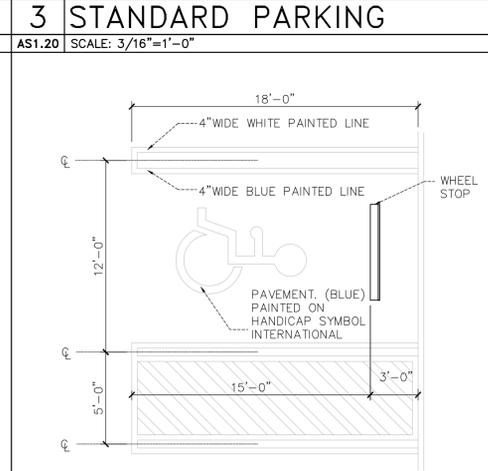
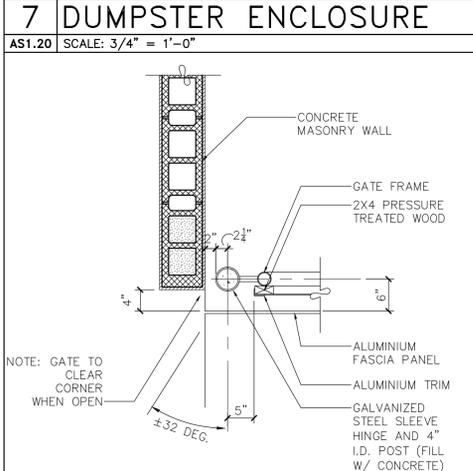
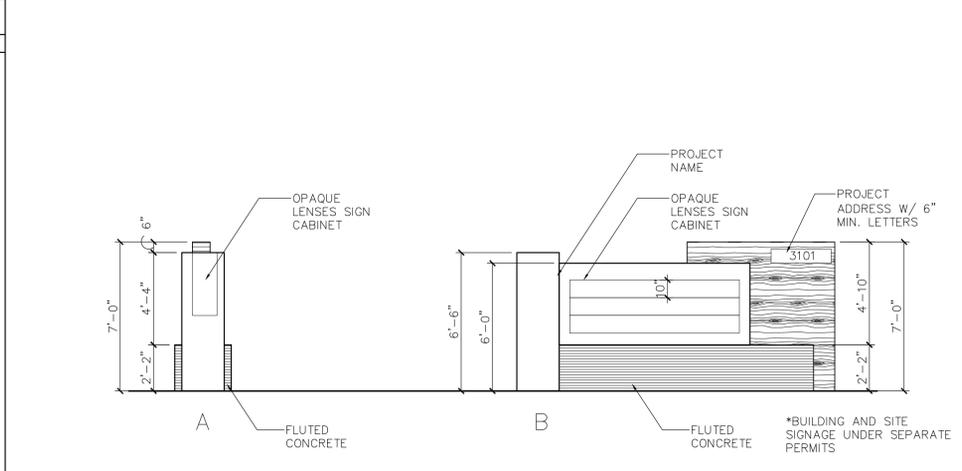
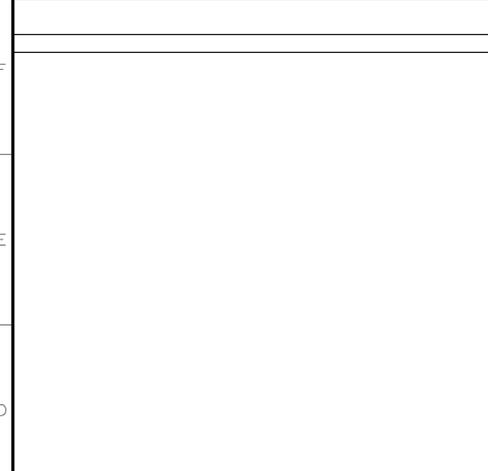
8 DUMPSTER ENCLOSURE
AS1.20 SCALE: 3/8"=1'-0"



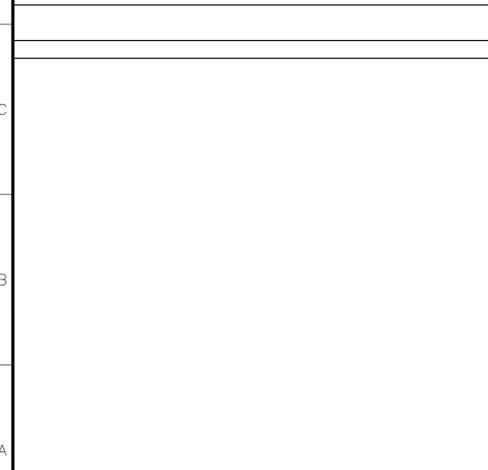
4 BICYCLE PARKING
AS1.20 SCALE: 3/4"=1'-0"



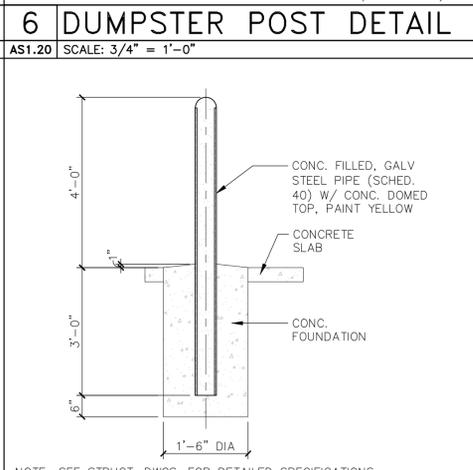
3 STANDARD PARKING
AS1.20 SCALE: 3/16"=1'-0"



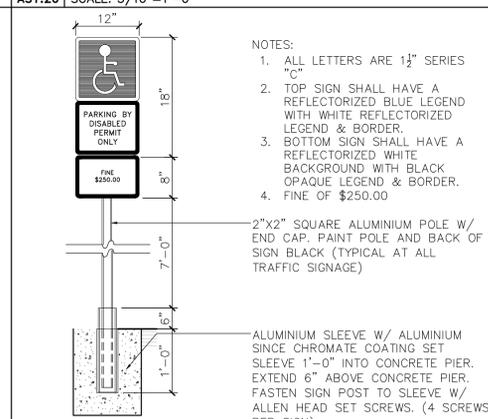
2 ADA PARKING SPACE
AS1.20 SCALE: 3/16"=1'-0"



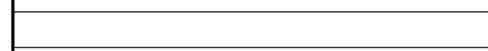
10 CONCEPTUAL ENTRY SIGN - ELEVATIONS
AS1.20 SCALE: 1/4"=1'-0"



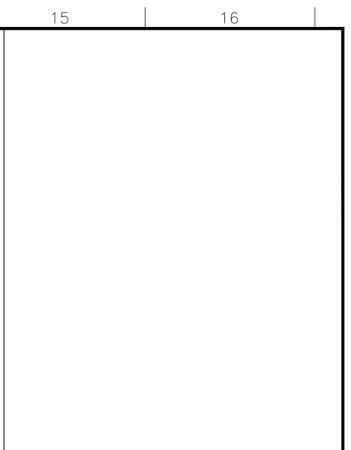
5 BOLLARD
AS1.20 SCALE: 1/2"=1'-0"



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



9 CONCEPTUAL ENTRY SIGN - FLOOR PLAN
AS1.20 SCALE: 1/4"=1'-0"



D.R.C. SUBMITTAL 4.11.2017

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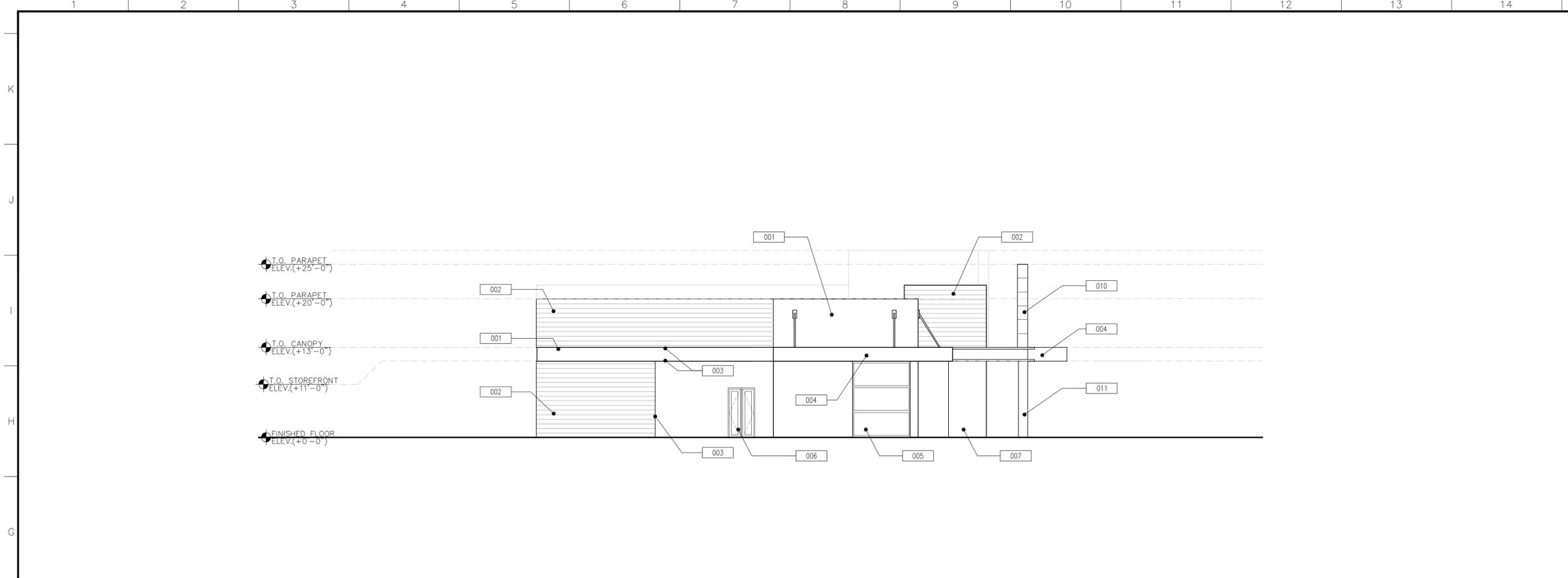
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SITE DETAILS

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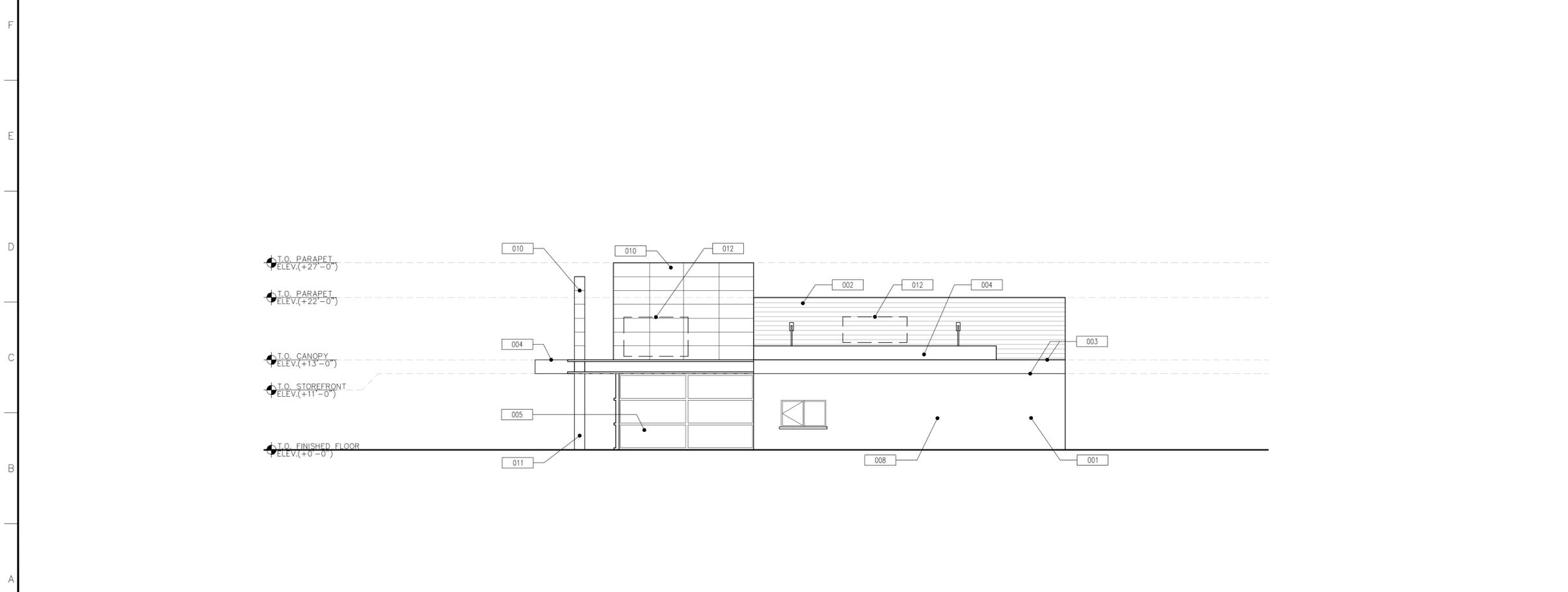
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2 WEST ELEVATION

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

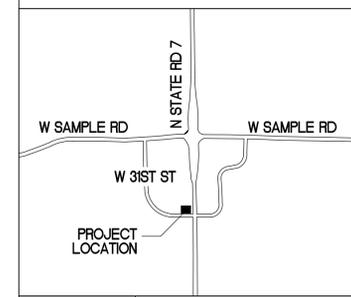


1 EAST ELEVATION

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)

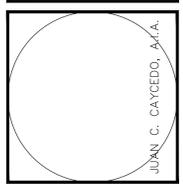
LOCATION MAP



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