

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

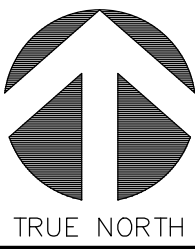
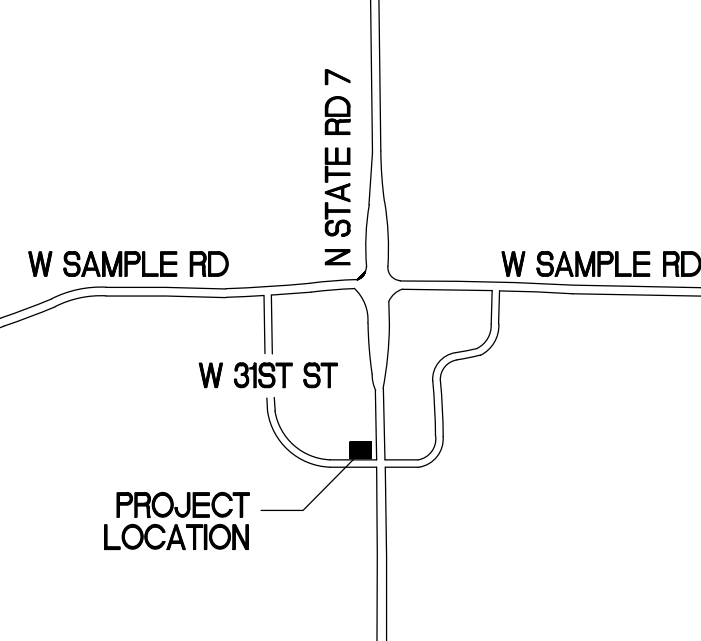
ELECTRICAL
EPD.1 PHOTOMETRIC DETAIL & NOTES
EPI.1 SITE PHOTOMETRIC PLAN

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

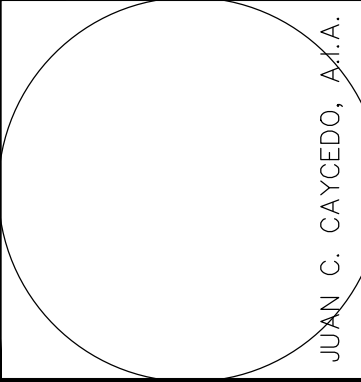
LOCATION MAP



D.R.C.
SUBMITTAL
1.17.2017

RLC Architects

RLC ARCHITECTS, P.A.
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BUILDING RENOVATION

3101 NORTH STATE ROAD 7
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REVISIONS

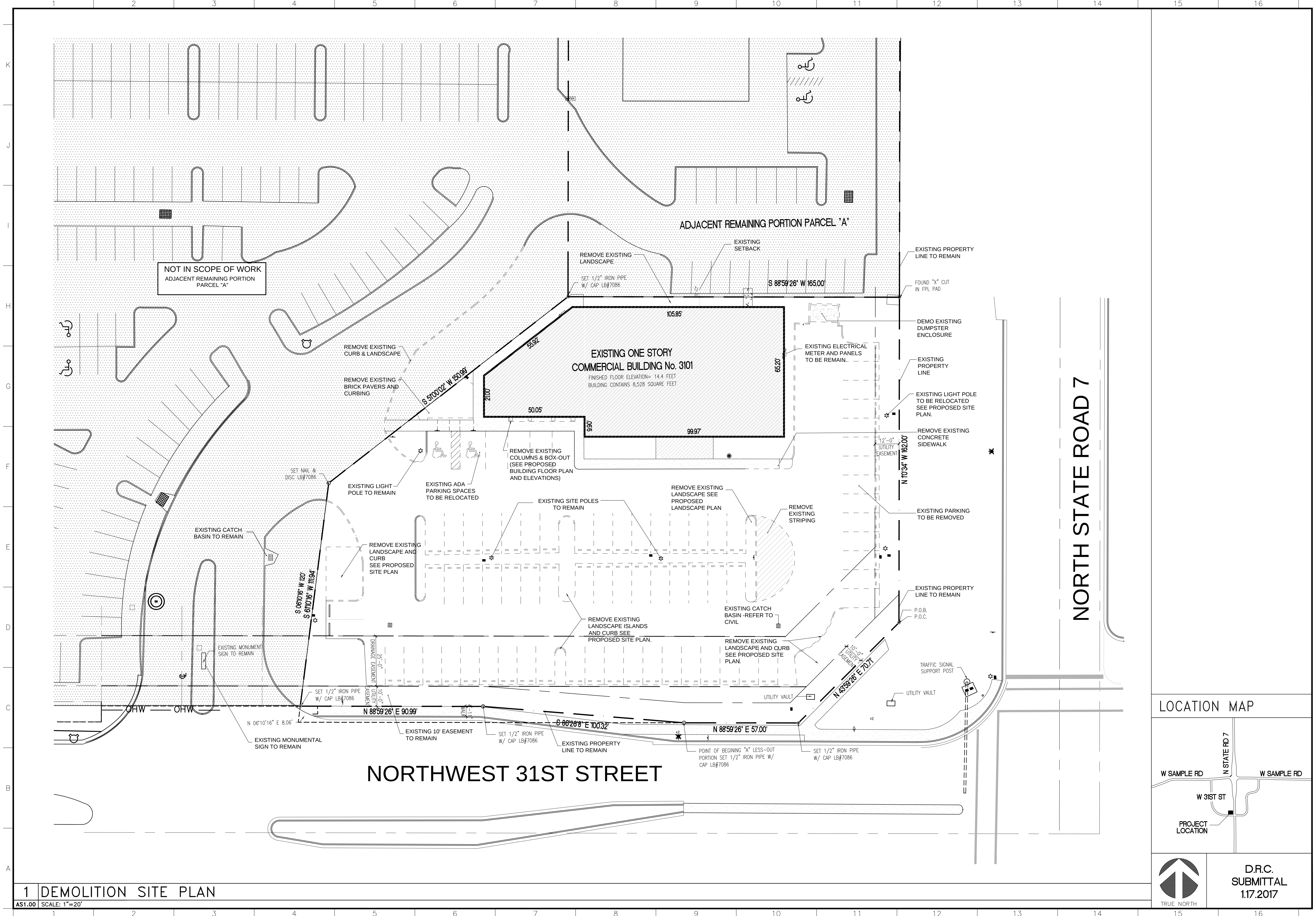
Drawing Title
COVER SHEET

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



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JOAN C. CAYCEDO, AIA

MARGATE RETAIL
BUILDING RENOVATION

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REVISIONS

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

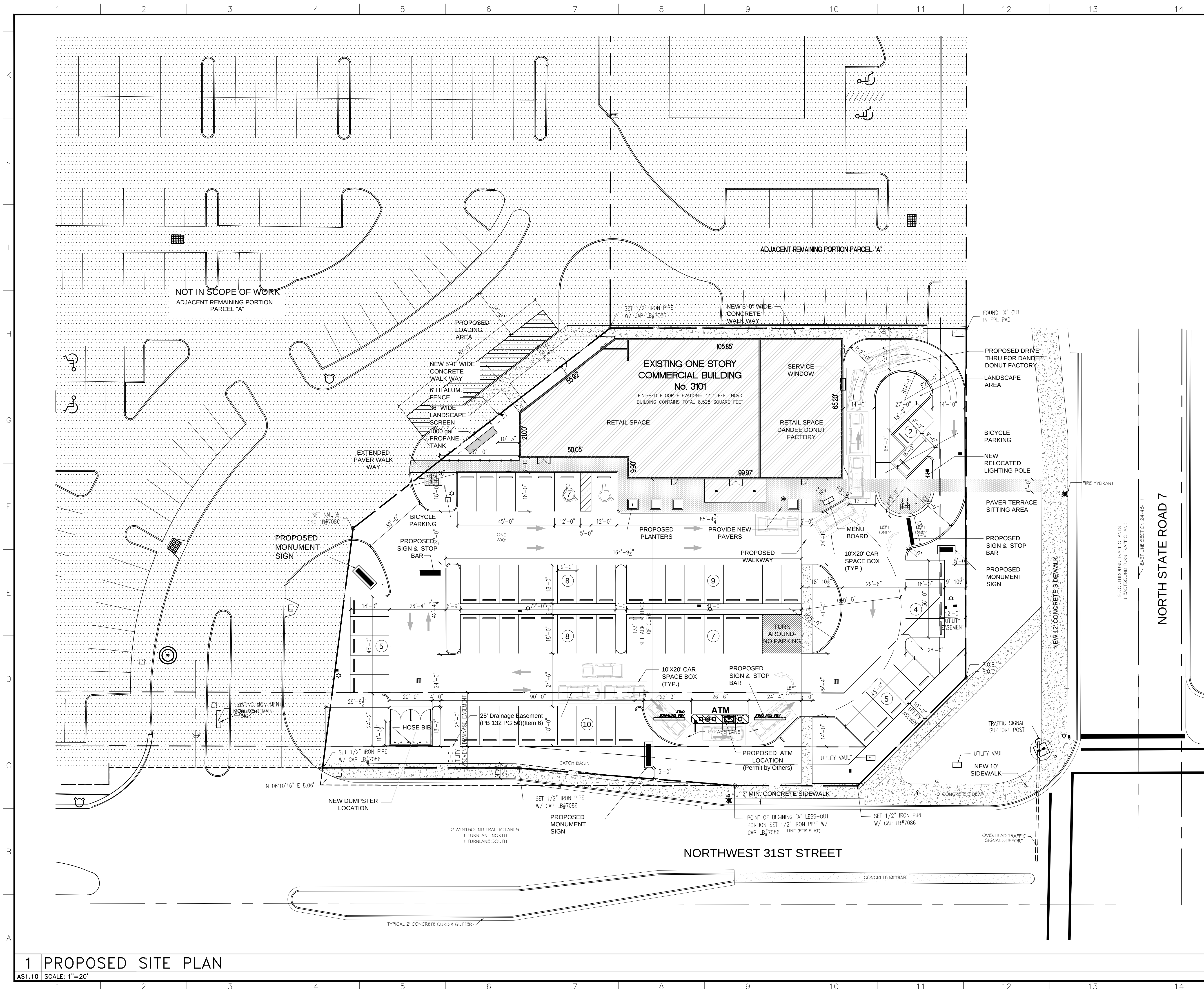
Sheet No.
AS1.00

1 DEMOLITION SITE PLAN

AS1.00 SCALE: 1"=20'

LOCATION MAP

D.R.C.
SUBMITTAL
1.17.2017



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

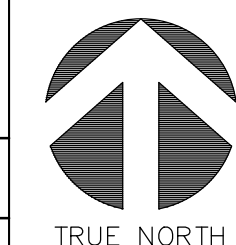
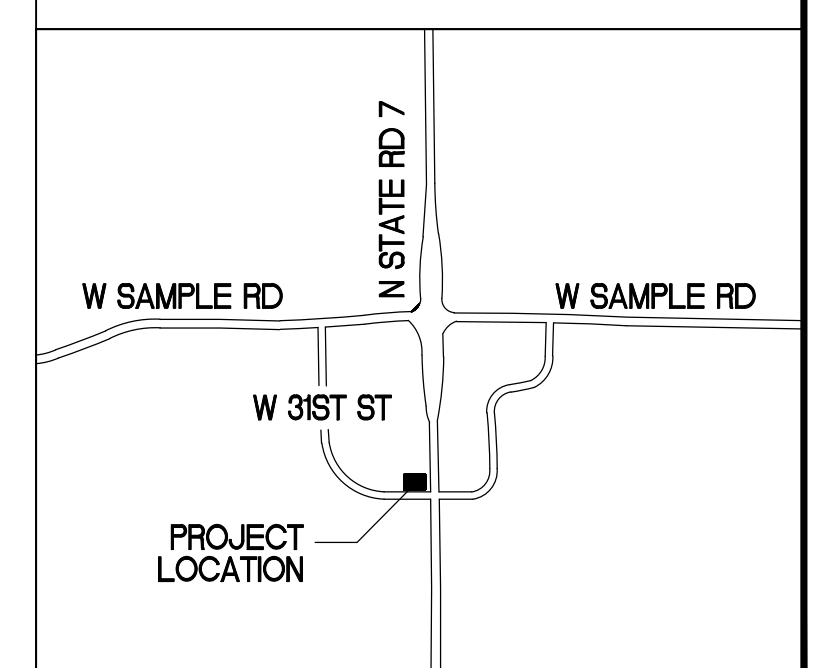
TOTAL SPACES REQUIRED	= 26 SPACES	REQUIRED
TOTAL SPACES PROVIDED	= 65 SPACES	PROVIDED

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



D.R.C.
SUBMITTAL
1.17.2017

1	PROPOSED SITE PLAN
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AS1.10	SCALE: 1"=20'
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14 SE 4th Street, Boca Raton, FL 33432
Tel 561 393 6555 Fax 561 395 0007

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MARGATE RETAIL BUILDING RENOVATION

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

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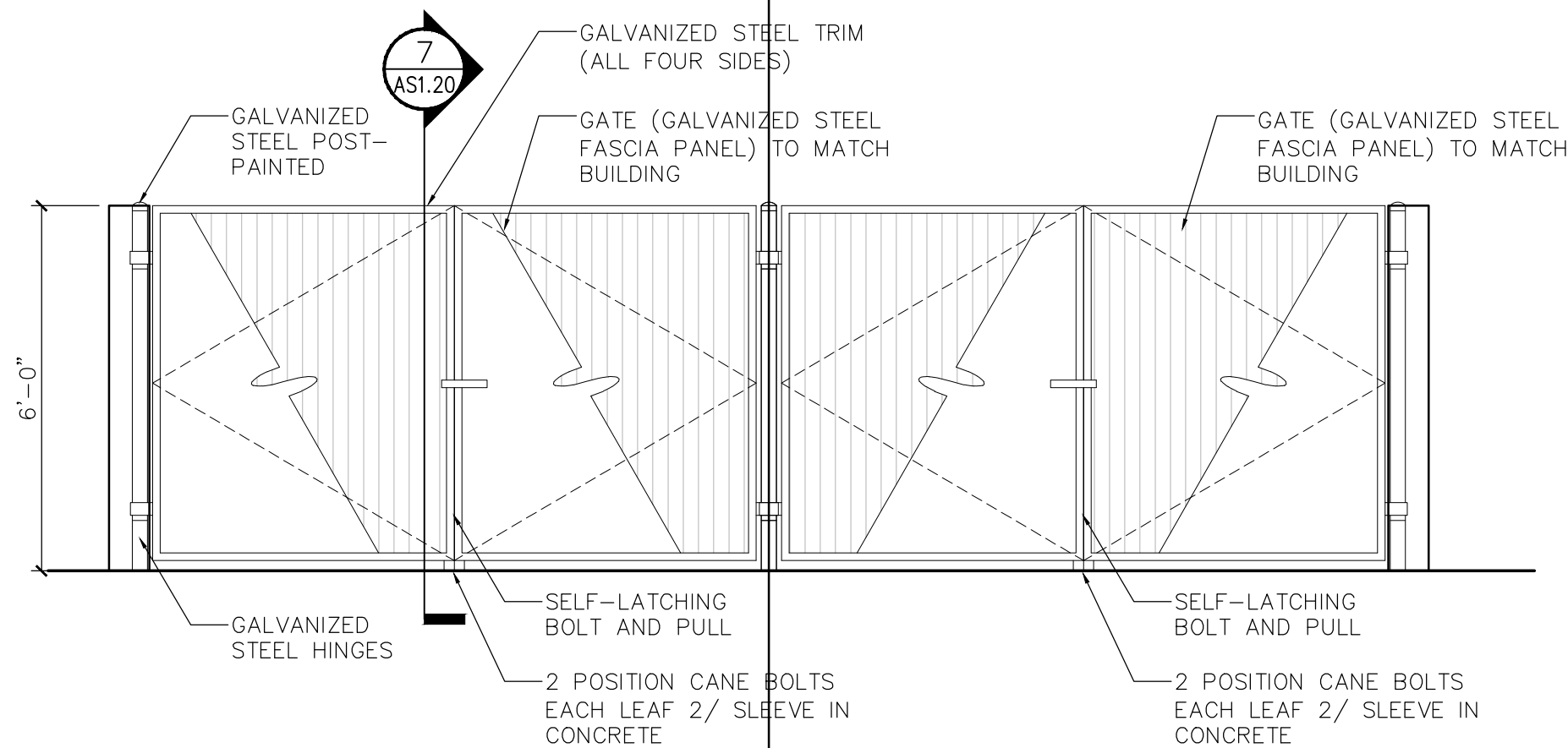
Drawing Title
**PROPOSED
SITE PLAN**

Project No. 15015.00
Date 04.25.2016

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

Sheet No.

AS1.10

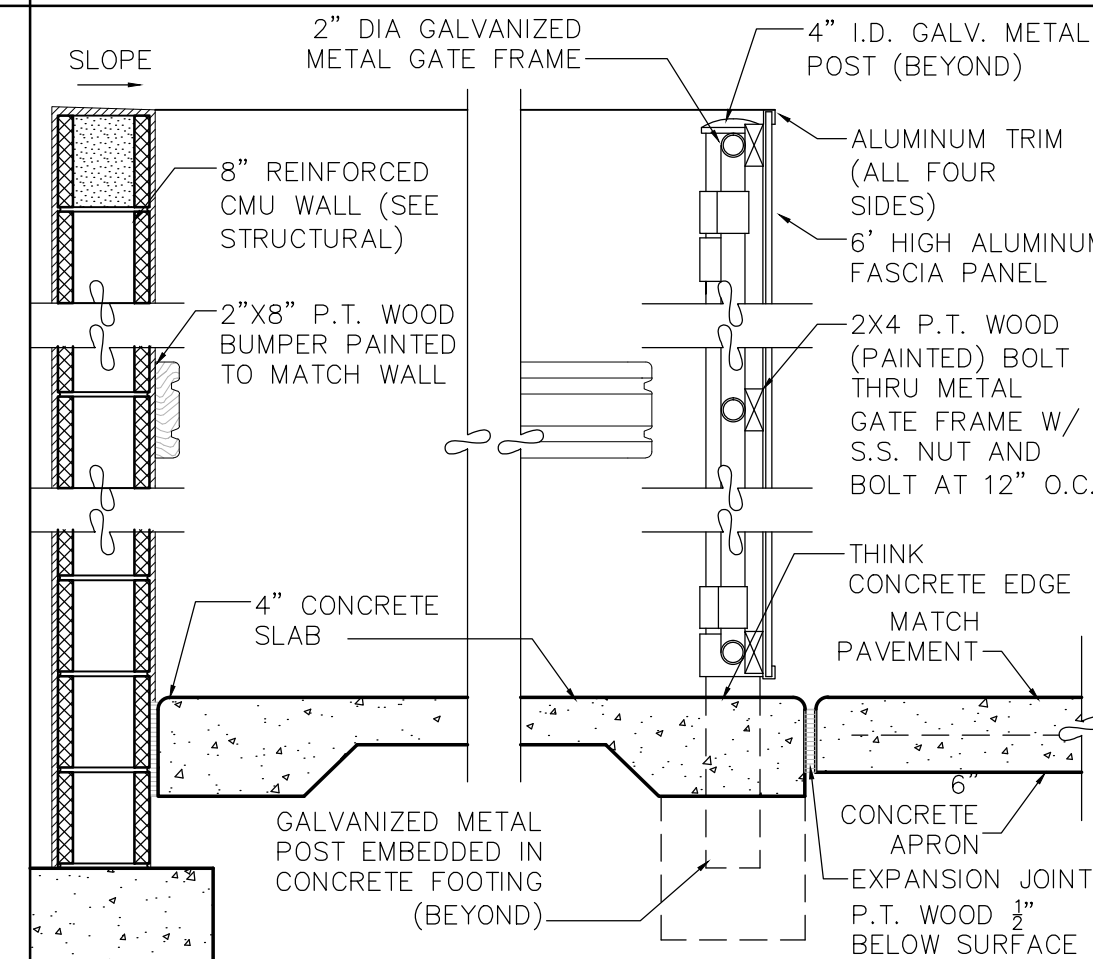


8	DUMPSTER ENCLOSURE
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AS1.20	SCALE: 1/4"=1'-0"
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AS1.20	SCALE: 3/8"=1'-0"
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AS1.20	SCALE: 3/4"=1'-0"
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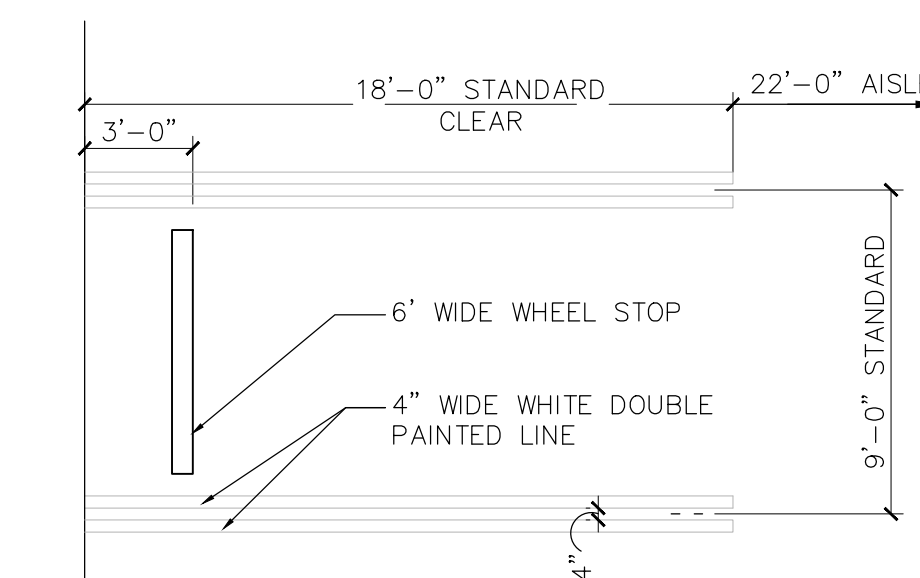


7	DUMPSTER ENCLOSURE
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AS1.20	SCALE: 3/4" = 1'-0"
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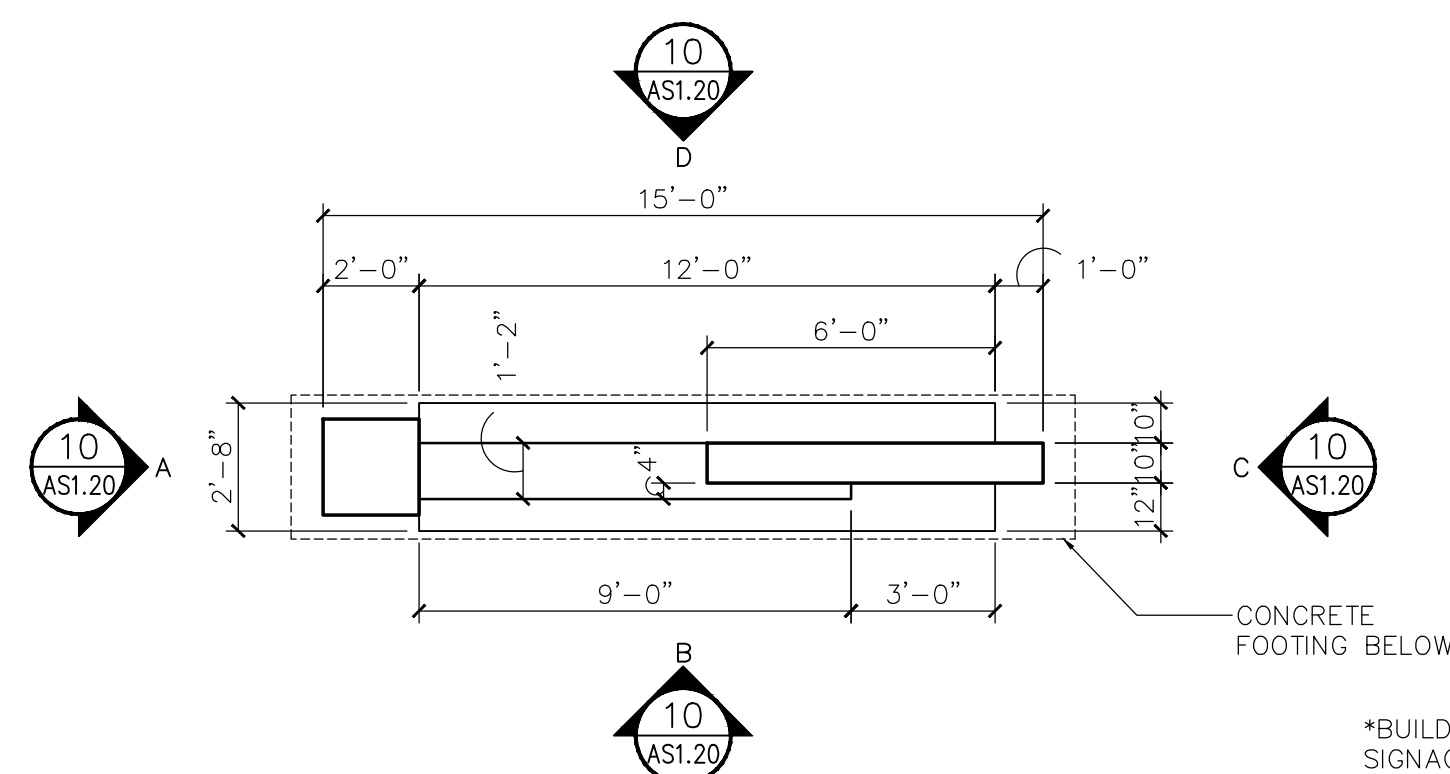
3	STANDARD PARKING
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AS1.20	SCALE: 3/16"=1'-0"
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10	CONCEPTUAL ENTRY SIGN – ELEVATIONS
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AS1.20	SCALE: 1/4"=1'-0"
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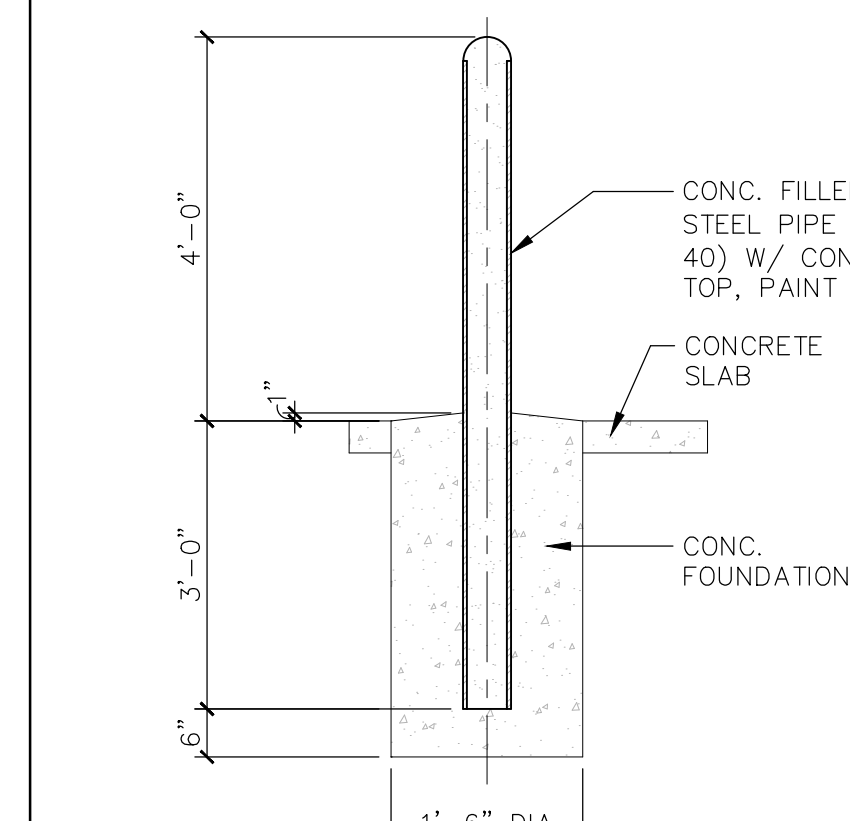


9	CONCEPTUAL ENTRY SIGN – FLOOR PLAN
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AS1.20	SCALE: 1/4"=1'-0"
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6	DUMPSTER POST DETAIL
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AS1.20	SCALE: 3/4" = 1'-0"
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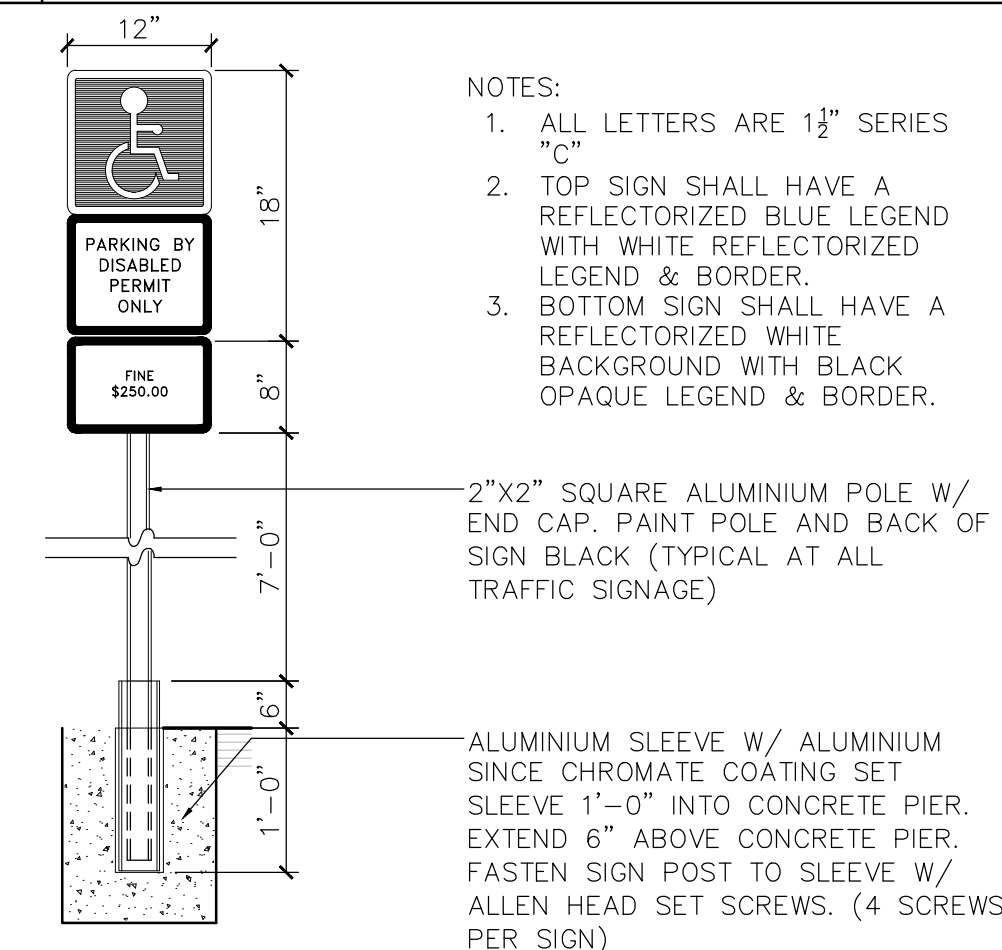
NOTE: SEE STRUCT. DWGS. FOR DETAILED SPECIFICATIONS

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

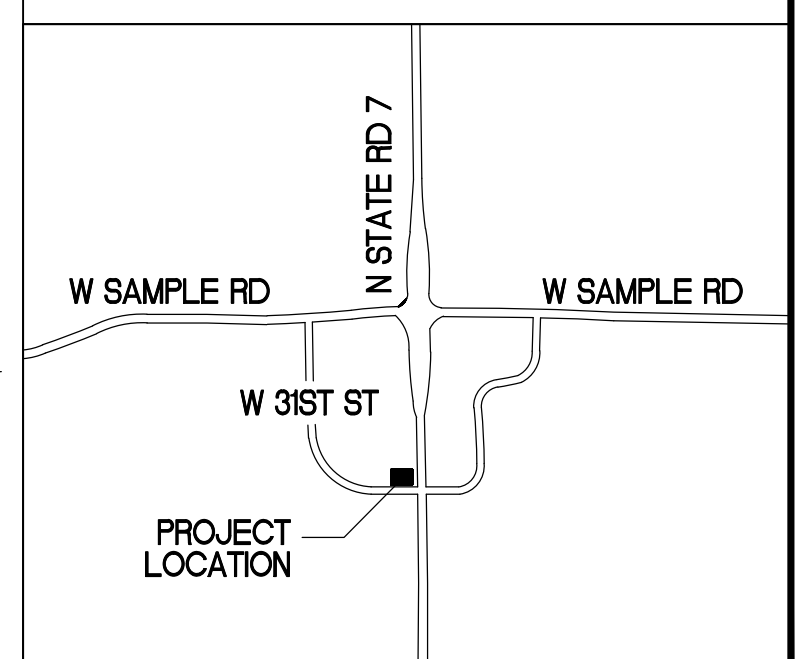
1. ALL LETTERS ARE 1½" SERIES "C"
2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE LEGEND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

—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' 2" INTO CONCRETE RIG

FASTEN SIGN POST TO SLEEVE W/
ALLEN HEAD SET SCREWS. (4 SCREW
PER SIGN)

LOCATION MAP



D.R.C.
SUBMITTAL
1.17.2017

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MARGATE RETAIL BUILDING RENOVATION

3101 NORTH STATE ROAD /
MARGATE, FLORIDA 33063

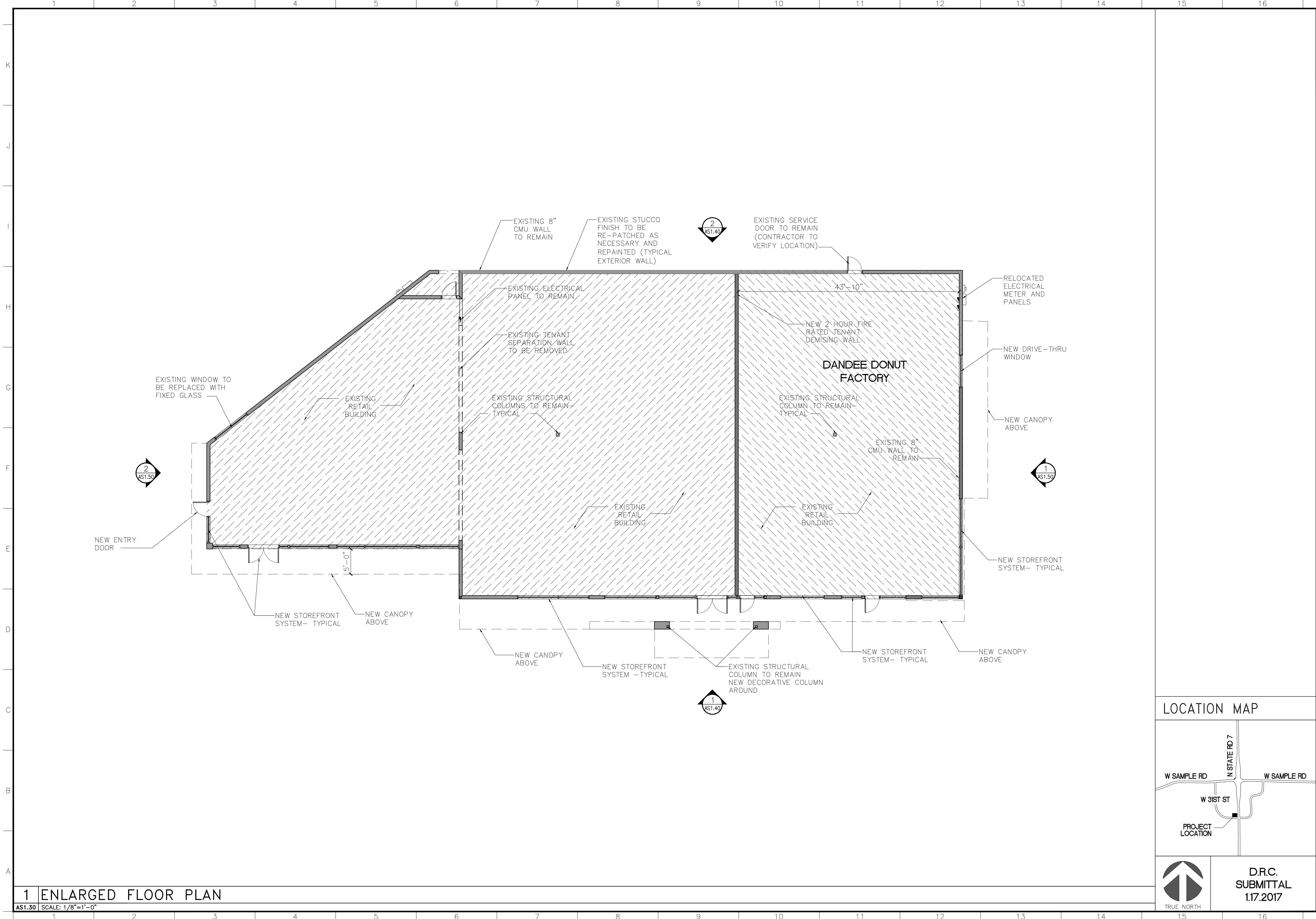
Drawing Title
SITE DETAILS

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.

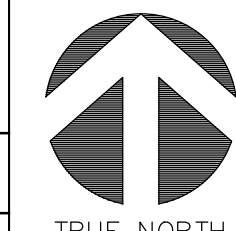
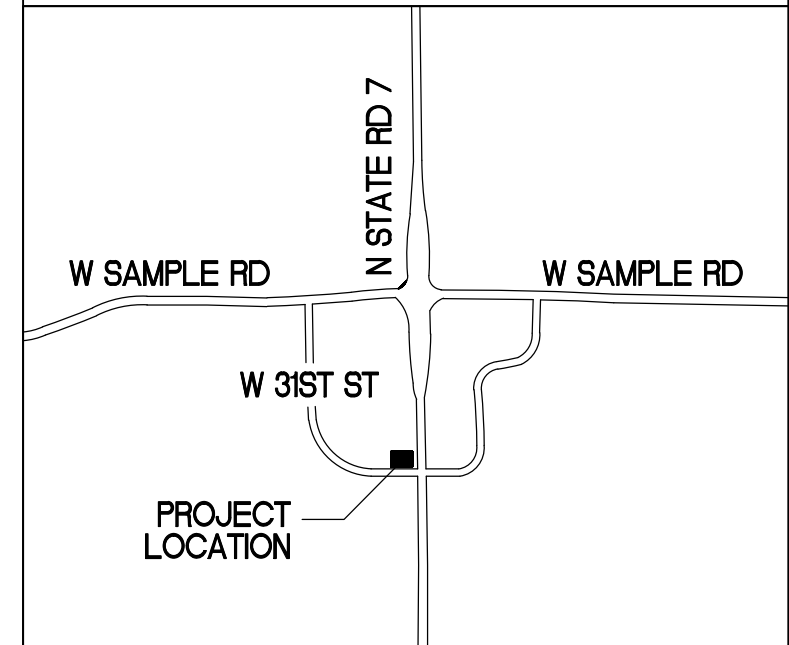
AS1.20



1 ENLARGED FLOOR PLAN

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

LOCATION MAP



D.R.C.
SUBMITTAL
117.2017

REVISIONS

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

MARGATE RETAIL
BUILDING RENOVATION

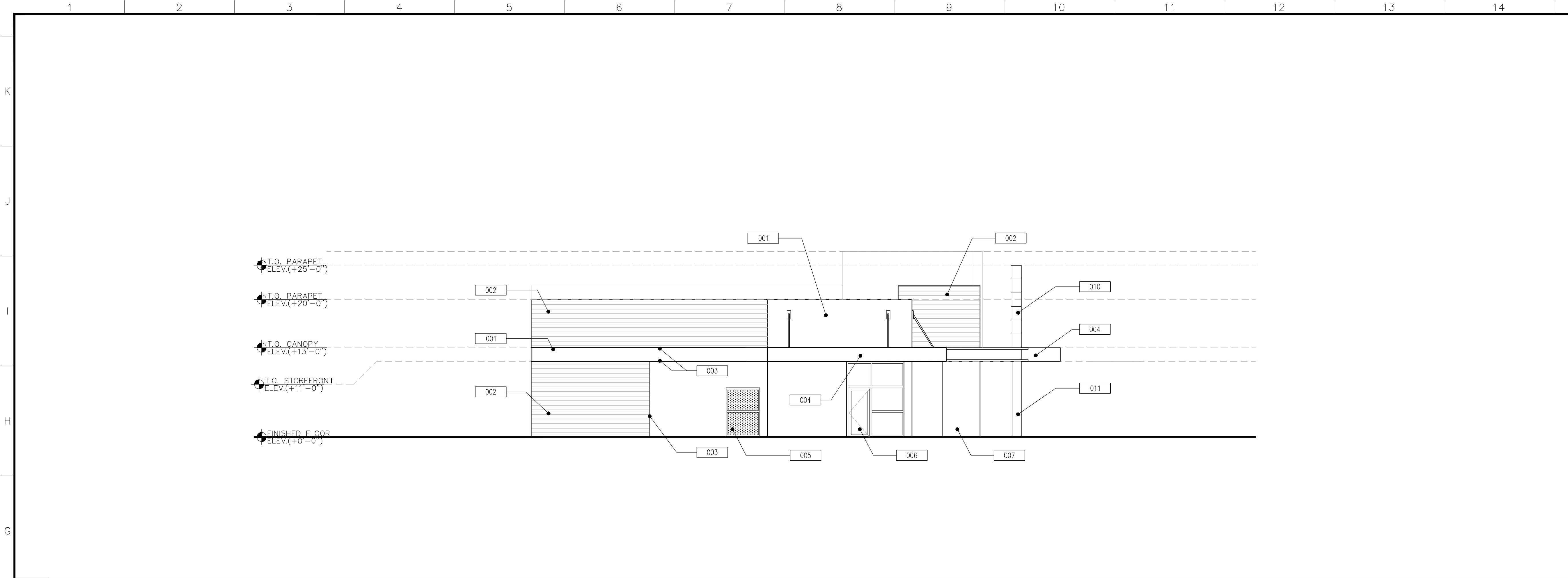
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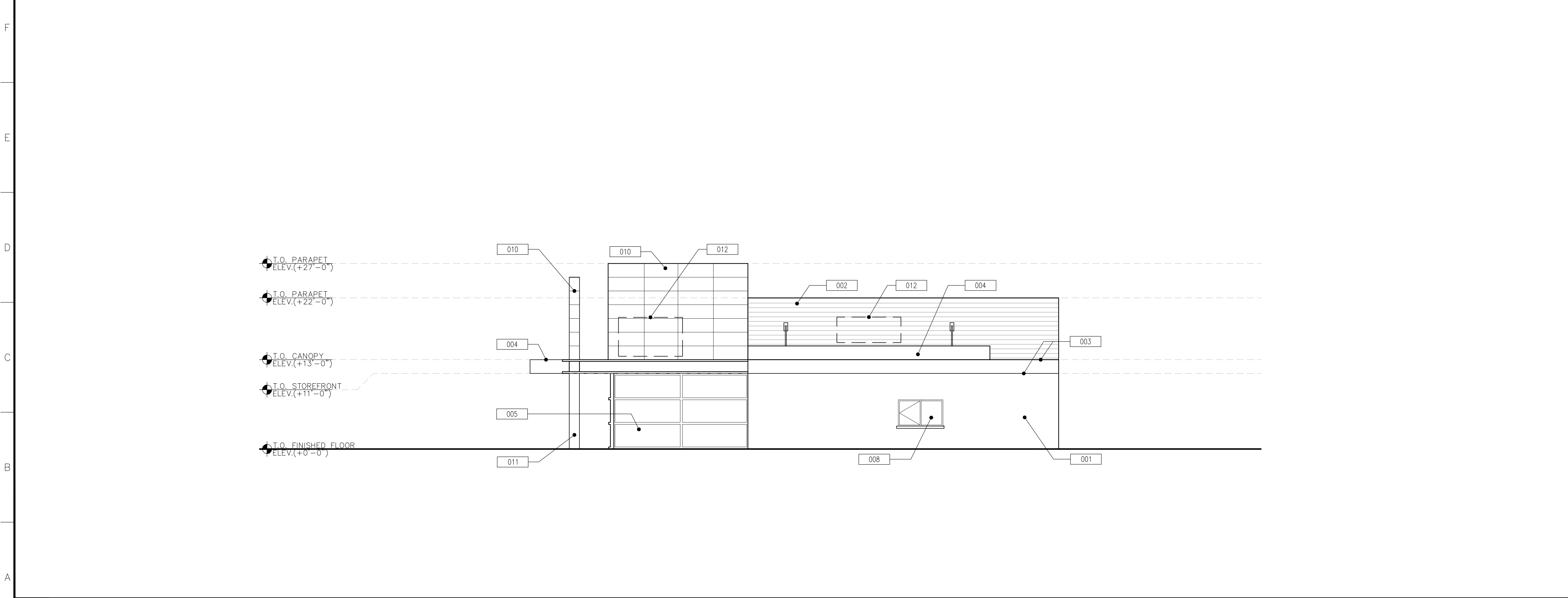
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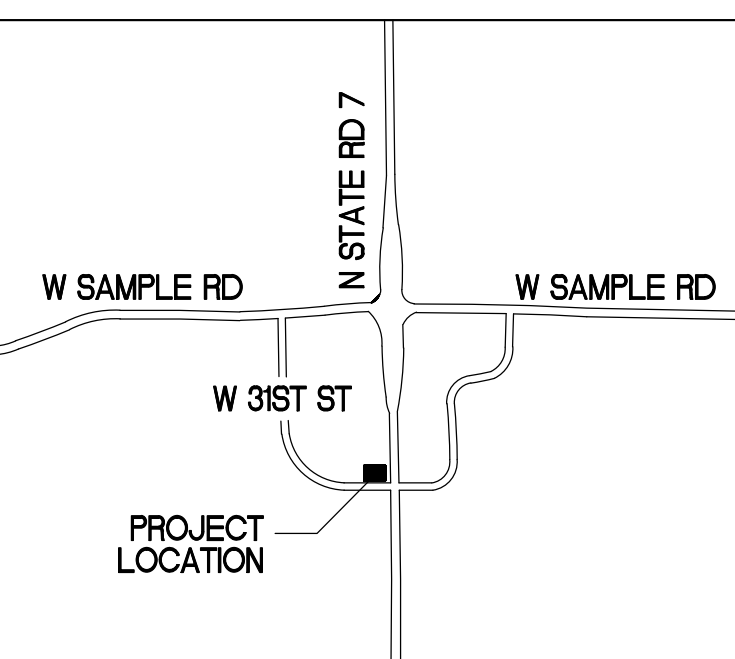
2 WEST ELEVATION
AS1.50 SCALE: 1/8"=1'-0"



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)

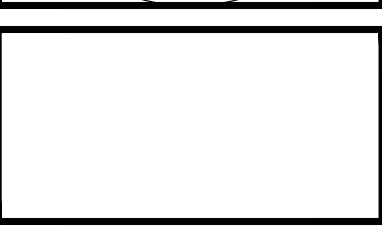
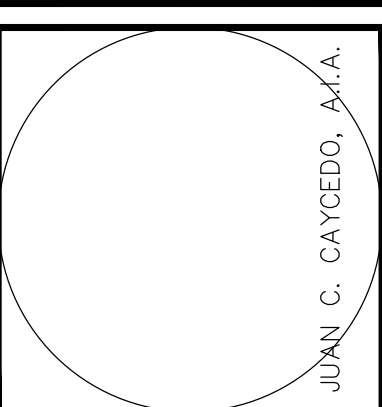
LOCATION MAP



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EXTERIOR
ELEVATIONS

Scale
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Sheet No.
AS1.50