

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

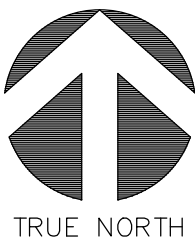
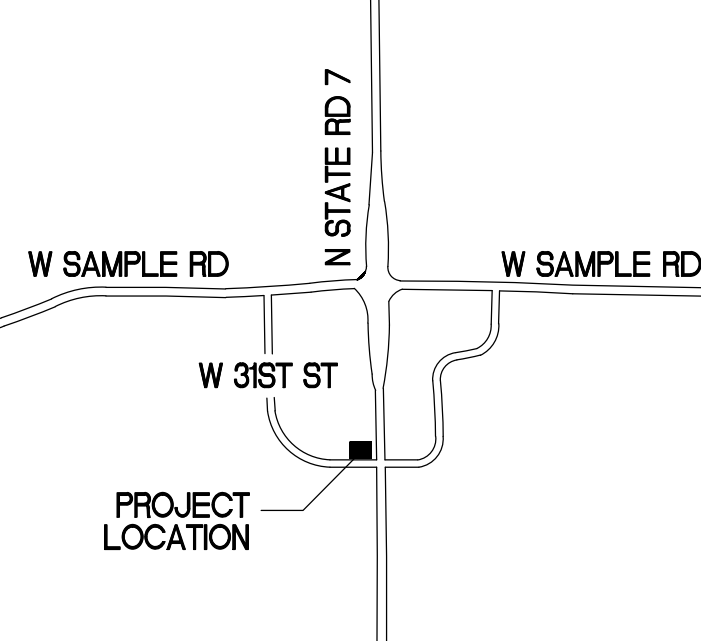
ELECTRICAL
EPD.1 PHOTOMETRIC DETAIL & NOTES
EPI.1 SITE PHOTOMETRIC PLAN

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

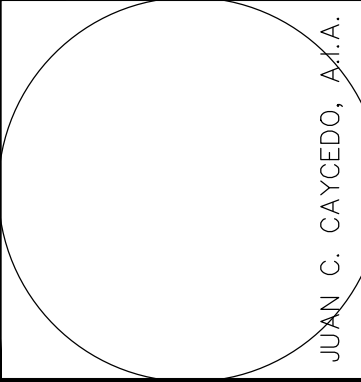
LOCATION MAP



D.R.C.
SUBMITTAL
1.17.2017

RLC Architects

RLC ARCHITECTS, P.A.
14 SE 4TH STREET, BOCA RATON, FL 33432
TEL 561.393.6555 FAX 561.395.0007
WWW.RLCARCHITECTS.COM
COPYRIGHT RLC ARCHITECTS, P.A., 2015.
THIS DRAWING IS THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.



MARGATE RETAIL
BUILDING RENOVATION

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

REVISIONS

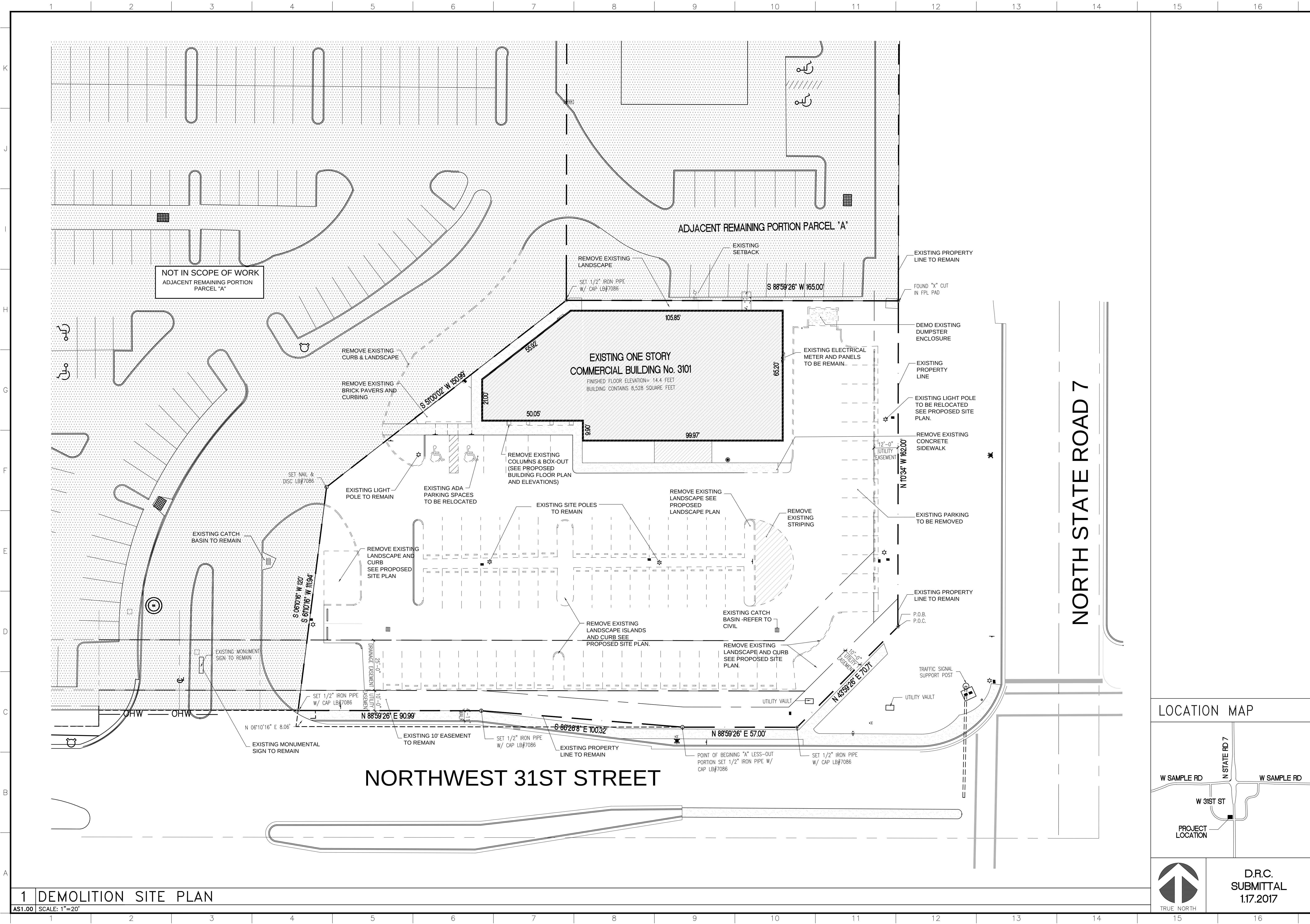
Drawing Title
COVER SHEET

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



RLC Architects
2450 N. State Road, Suite 200, Ft. Lauderdale, FL 33309
Tel: 561.993.6555 Fax: 561.993.0007
www.rlcarchitects.com

JOAN C. CAYCEDO, AIA

**MARGATE RETAIL
BUILDING RENOVATION**

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

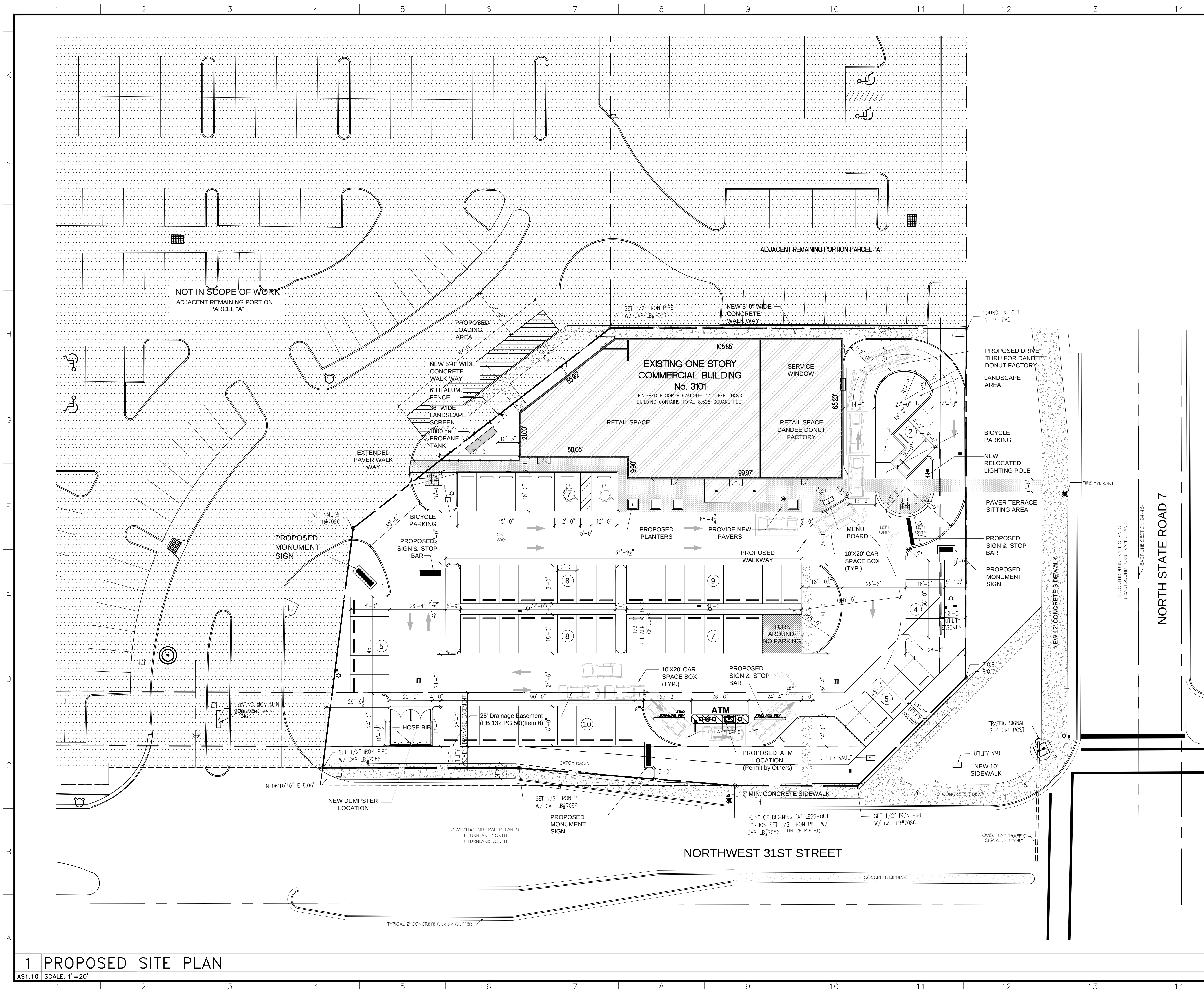
REVISIONS

Drawing Title
**DEMOLITION
SITE PLAN**

Scale
Project No. 15015.00
Date 04.25.2016

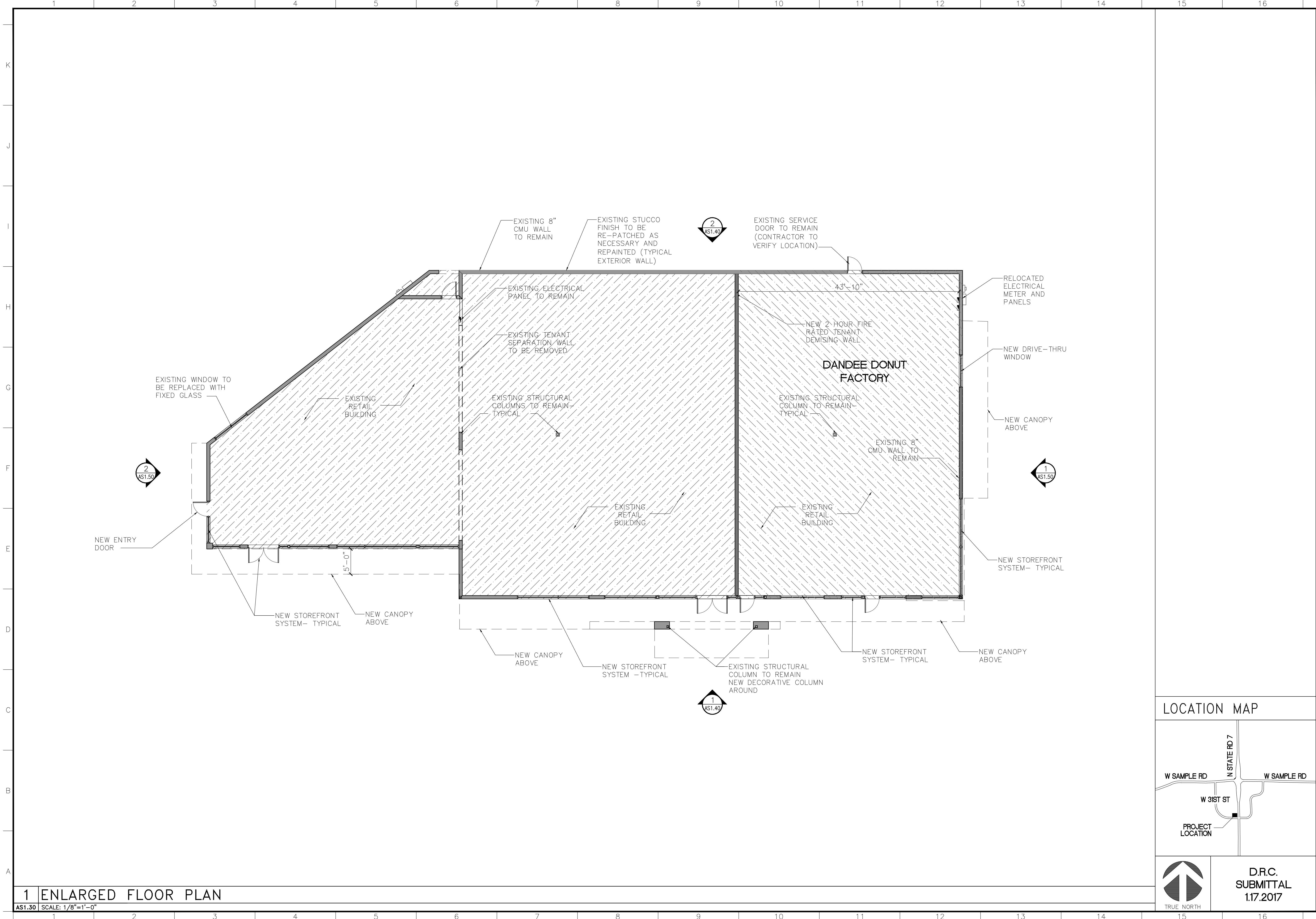
Principal: JCC
Project Director:
Project Manager:
Drafted by: BC
Checked by: BRE

Sheet No.
AS1.00



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 (53,18 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		
TRUE NORTH	D.R.C. SUBMITTAL 1.17.2017	

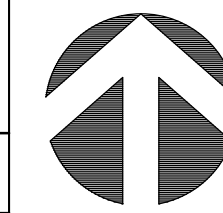
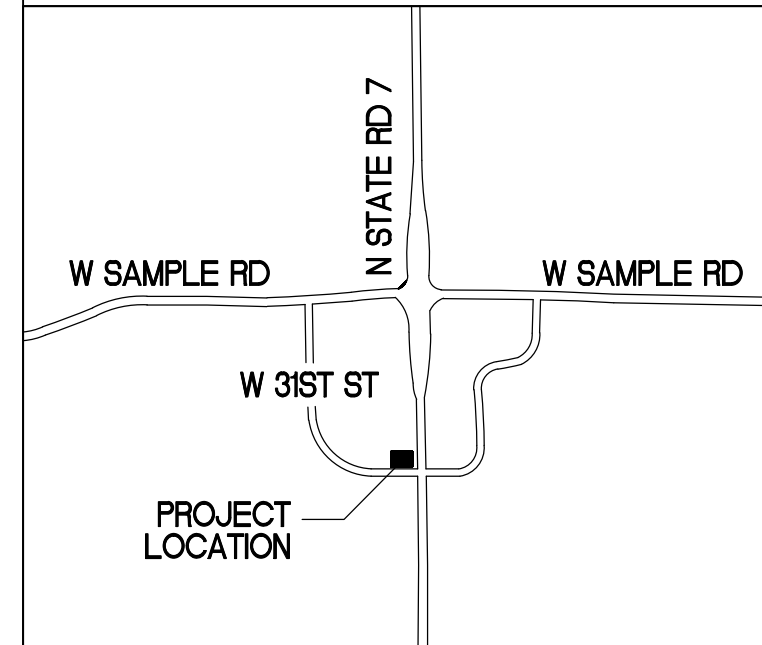
REVISIONS _____ _____ _____ _____ _____ _____		Drawing Title PROPOSED SITE PLAN	
Scale Project No. 15015.00 Date 04.25.2016		Principal: JCC Project Director: Project Manager: Drafted by: Checked by: BC BRE	
Sheet No. AS1.10		MARGATE RETAIL BUILDING RENOVATION 3101 NORTH STATE ROAD 7 MARGATE, FLORIDA 33063 JOHN C. CAYCEDO, M.A.	
RLC Architects 14 SE 4th Street, Boca Raton, FL 33432 Tel 561.393.9558 Fax 561.395.0007 WBO www.rlcarchitects.com		COPYRIGHT RLC ARCHITECTS, P.A., 2015 STATE OF FLORIDA LICENSE NO. 14262010060 THIS DOCUMENT AND THE SPECIFICATIONS, DESIGN AND PLANS INDICATED HEREON OR REPRESENTED THEREBY ARE OWNED BY AND ARE THE PROPERTY OF RLC ARCHITECTS, P.A. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM RLC ARCHITECTS, P.A.	



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

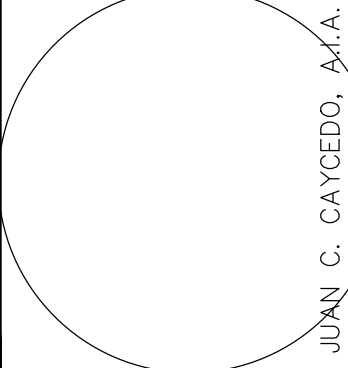
MARGATE RETAIL
BUILDING RENOVATION

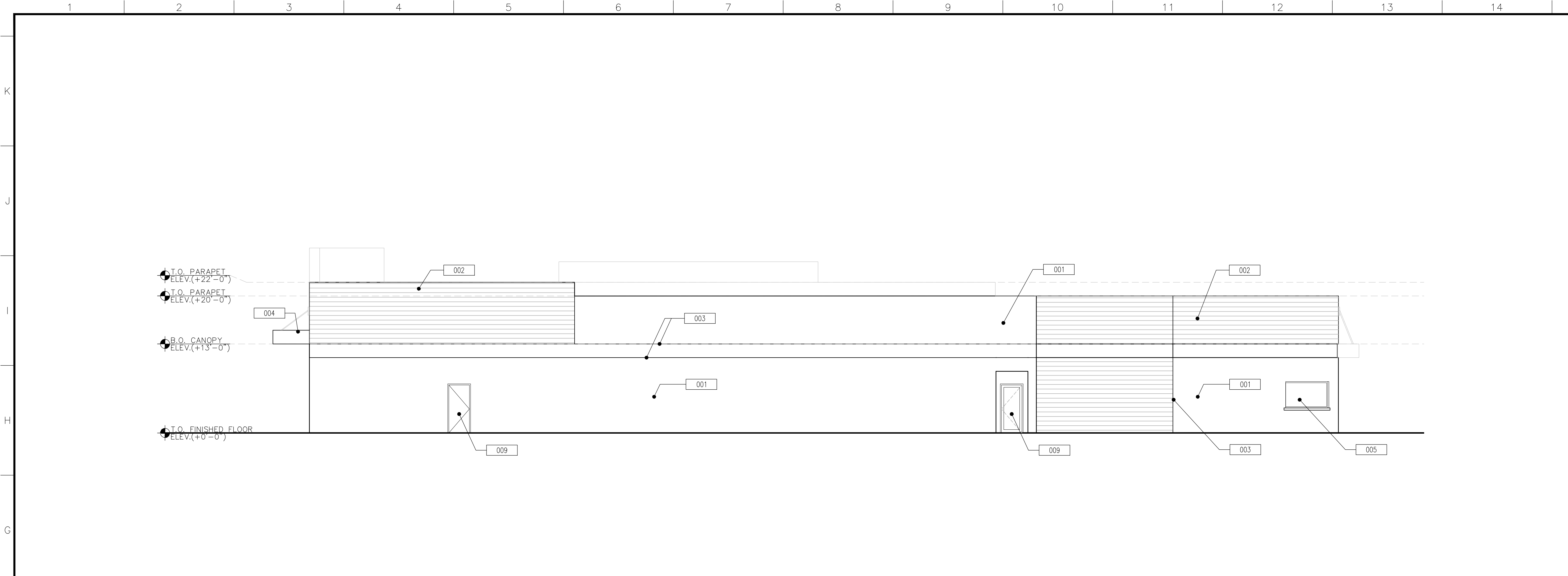
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

RLC Architects

14550 N. State Road, Suite 200, Dade County, FL 33142
Tel: 561.993.6555 Fax: 561.995.0007
Web: www.rlcarchitects.com

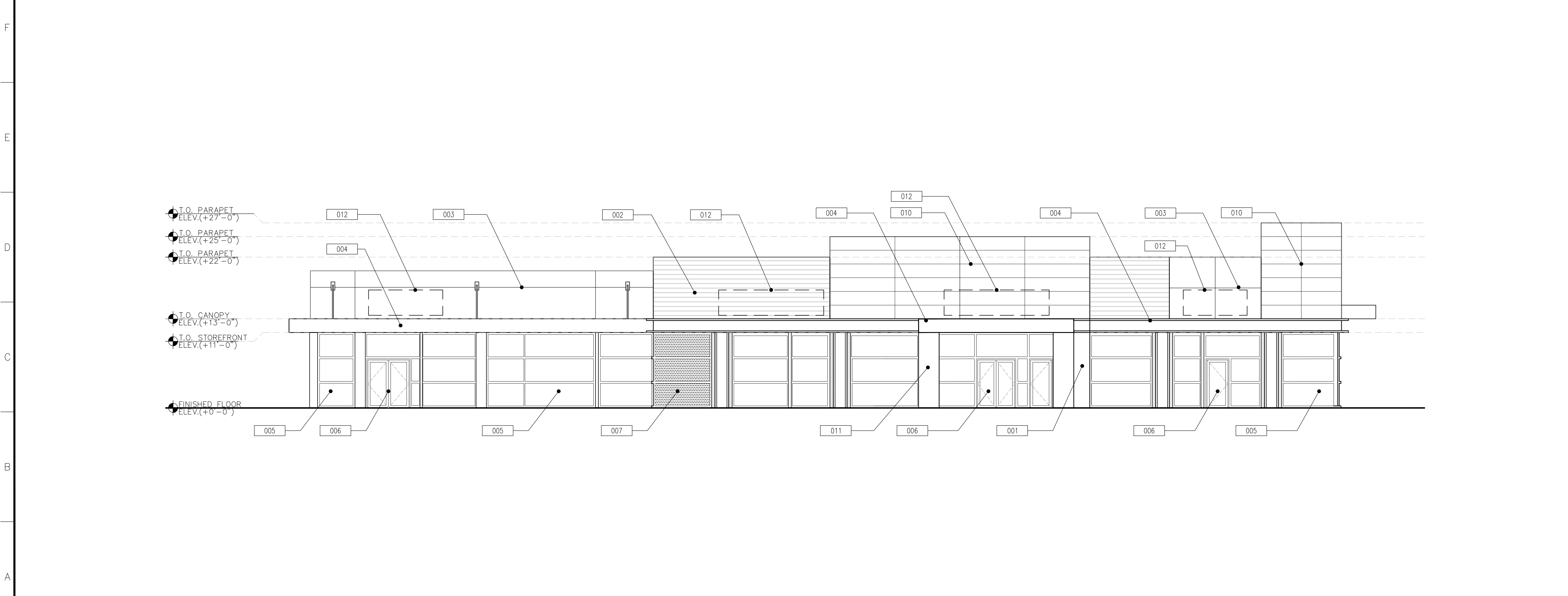
COPYRIGHT RLC ARCHITECTS, P.A., 2015.
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.





2 NORTH ELEVATION

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

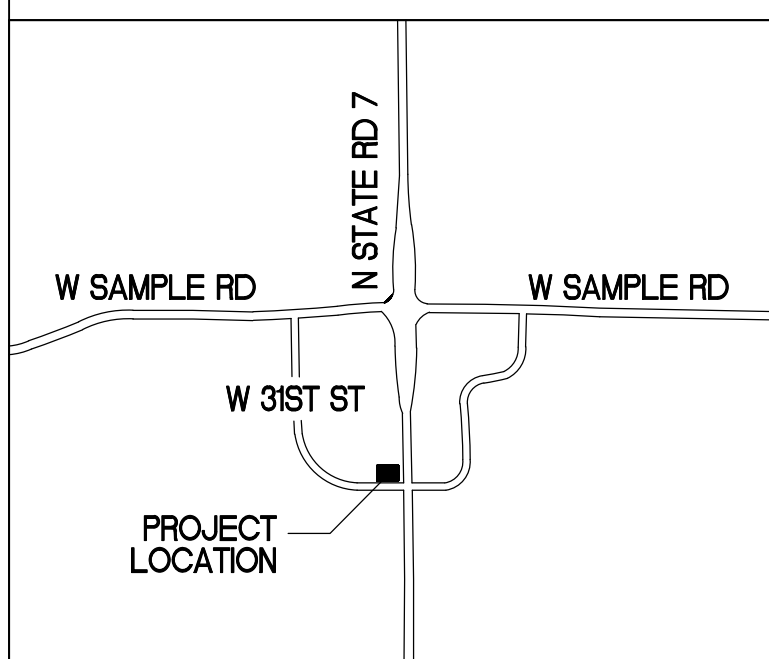


1 SOUTH ELEVATION

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
117.2017

RLC Architects

14550 N. State Road, Suite 300, Boca Raton, FL 33432
Tel: 561.993.6555 Fax: 561.995.0007
Web: www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A. 2015
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM RLC ARCHITECTS, P.A.

JOAN C. CAYCEDO, AIA

MARGATE RETAIL
BUILDING RENOVATION

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

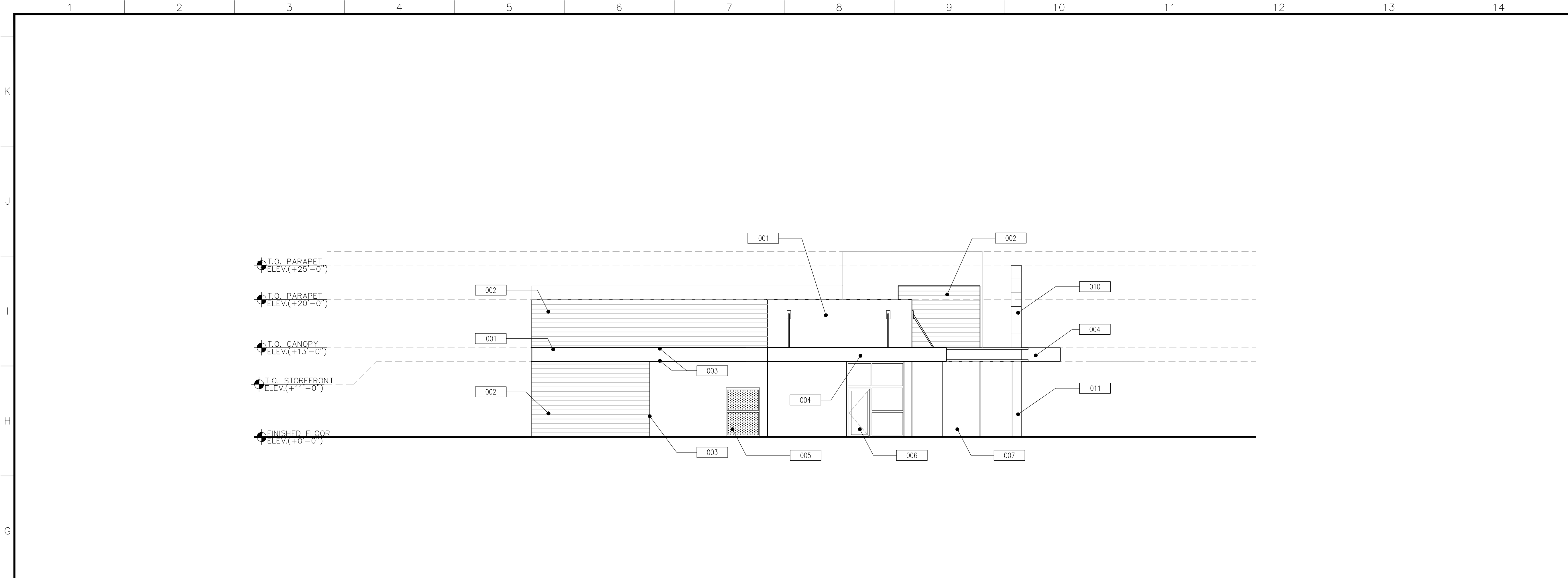
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

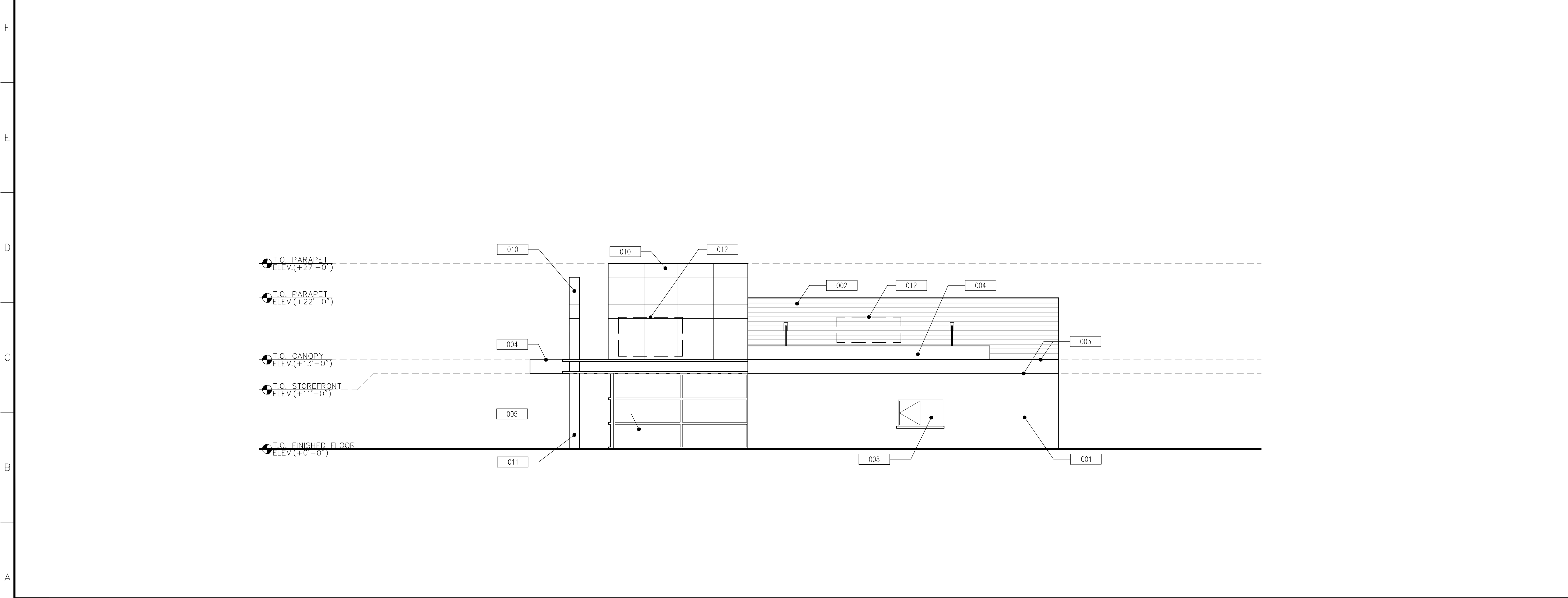
Scale
Project No. 15015.00
Date 04.25.2016

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

Sheet No.
AS1.40



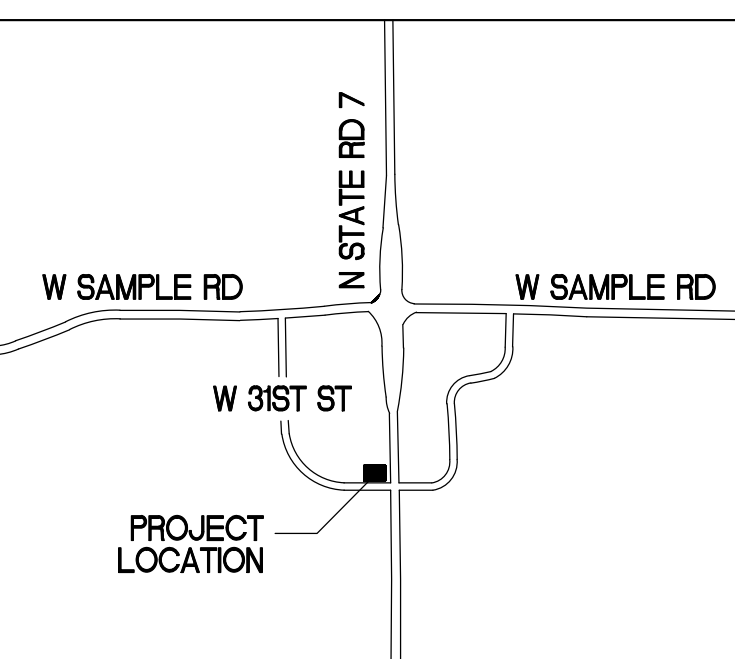
2 WEST ELEVATION
AS1.50 SCALE: 1/8"=1'-0"



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)

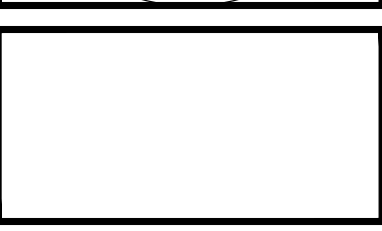
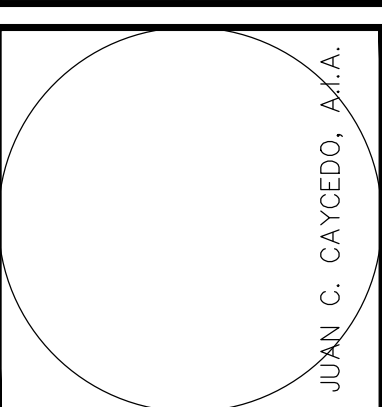
LOCATION MAP



D.R.C.
SUBMITTAL
117.2017

RLC Architects
2450 N. State Road, Suite 200, Boca Raton, FL 33432
Tel: 561.993.6555 Fax: 561.995.0007
Web: www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A., 2015.
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.



MARGATE RETAIL
BUILDING RENOVATION

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

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