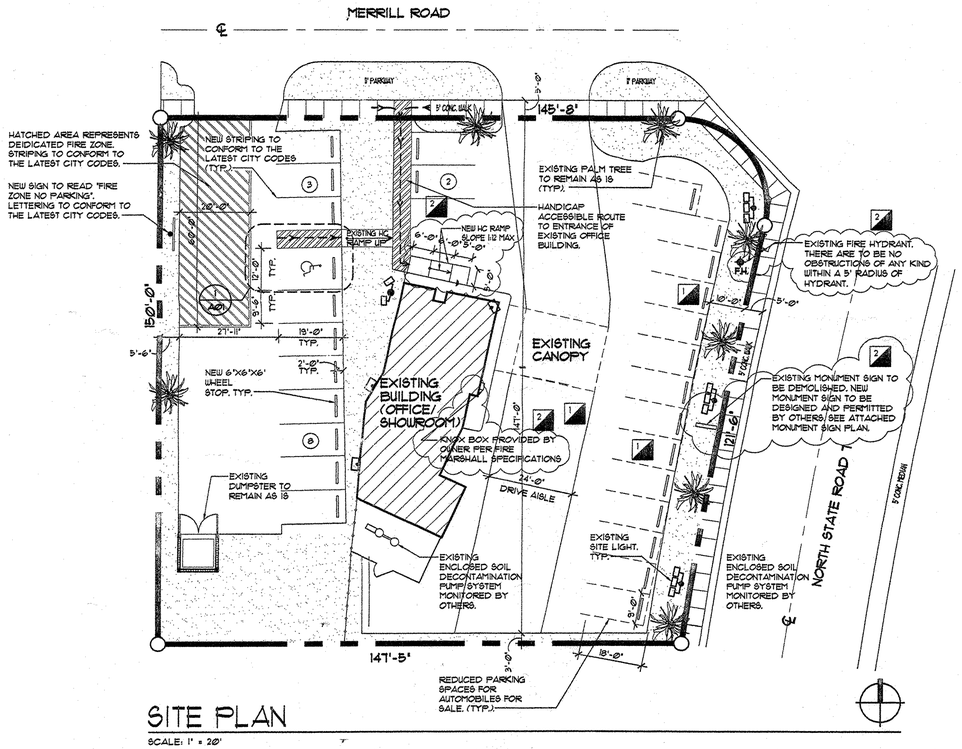


SITE PLAN

SCALE: 1" = 20'

SITE CALCULATIONS

TOTAL SITE AREA:	22,283	S.F.
TOTAL IMPERVIOUS:	17,291	S.F. (77.6%)
TOTAL PERVIOUS:	4,992	S.F. (22.4%)
TOTAL VUA:	22,283	S.F.
VUA LANDSCAPE:	17,291	S.F. (77.6%)
VUA IMPERVIOUS:	4,992	S.F. (22.4%)

GENERAL NOTES

ZONING: B3

THE LAYOUT OF ACCESSIBLE PARKING SPACE ON PLAN ARE PER THE LATEST EDITION OF THE FABC AND 553.5041, FLORIDA STATUTES. SEE DETAIL 1/A01.

THE EXTERIOR ELEVATION OF THE EXISTING BUILDING TO BE PAINTED WITH COLORS TO MATCH MARGATE CITY COLOR PALATE.

CONTRACTOR TO FIELD VERIFY THAT SLOPE OF EXISTING RAMP FROM CUSTOMER PARKING AREA TO SHOW ROOM AREA IS NO MORE THAN 1:12 MAXIMUM AND MODIFY AS REQUIRED.

CONTRACTOR TO PROVIDE WHITE STRIPING FOR ALL SHOW ROOM AND REGULAR PARKING SPACES PER MARGATE CITY CODE

PARKING CALCS.

PARKING REQUIRED:

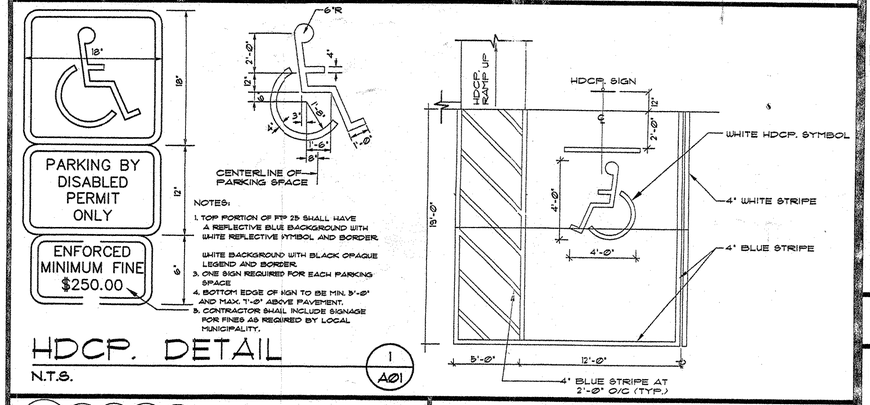
PARKING SPACES REQUIRED PER MARGATE CITY ZONING CODE FOR 'OFF STREET PARKING,' SECTION 18.3 (30).

SALES AND SHOW ROOM AREA = 1755 S.F.

SPACES REQUIRED:		SPACES PROVIDED:
REGULAR SPACE REQUIRED FOR PRINCIPAL.	= 1	1 SPACE
REGULAR SPACE REQUIRED FOR EXECUTIVE.	= 1	1 SPACE
REGULAR SPACE REQUIRED FOR EACH TWO (2) SALESMEN.	= 2	2 SPACES
REGULAR SPACES REQUIRED FOR SALES AND SHOW ROOM AREA = 1/300 S.F.	= 4	5 SPACES
REDUCED SIZE SPACES PROVIDED FOR ALL CARS FOR SALE		14 SPACES
REQUIRED TOTAL:	= 8	
PROVIDED TOTAL:	= 21	
HANDICAP SPACES INCLUDED:	= 1	

LEGAL DESCRIPTION

LOT 4 TOGETHER WITH NORTH 44 FEET OF LOT 5, BLOCK "I" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



NOTES:
1. TOP PORTION OF RTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
   WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. ONE SIGN REQUIRED FOR EACH PARKING SPACE
4. BOTTOM EDGE OF SIGN TO BE MIN. 5'-0" AND MAX. 7'-0" ABOVE PAVEMENT.
5. CONTRACTOR SHALL INCLUDE SIGNAGE FOR FINES AS REQUIRED BY LOCAL MUNICIPALITY.

HDCP. DETAIL

N.T.S.

1 / A01

DESIGNED HMC
DRAWN HMC
CHECKED DS

1 5/9/02
REVISIONS.
- ADD MODIFICATION OF MONUMENT SIGN TO GENERAL NOTES.
- SHOW 24' WIDE DRIVE AISLE IN SHOW ROOM AREA ON PLAN
- MODIFY PARKING CALCULATIONS.
- SHOW 10' SETBACK FROM CONCRETE SIDEWALK ON STATE RD. 7
- SHOW WHEEL STOPS

2 6/11/02
REVISIONS.
- REMOVE MONUMENT SIGN FROM PLAN
- REMOVE REFERENCE TO MONUMENT SIGN FROM GENERAL NOTES.
- SHOW SLOPE OF NEW RAMP AND DIMENSIONS
- ADD NOTE FOR EXISTING FIRE HYDRANT
- ADD KNOX BOX NOTE

REVISIONS

COMM:	DATE:
	3/22/02

BALAN MOTORS

891 NORTH STATE ROAD 7
MARGATE, FL.

SITE PLAN

A01 of

LAST DATE PRINTED:

1/07/2025 08:36:11 SITE-PLAN.dwg