CITY OF HALLANDALE BEACH
APPLICATION FORM

7th Ave Village

NO APPLICATIONS ARE AUTOMATICALLY SCHEDULED FOR ANY MEETINGS. APPLICATIONS MUST BE DETERMINED TO BE COMPLETE BY STAFF BEFORE ANY PROCESSING OCCURS.

PLEASE PRINT OR TYPE

Date of Application: 07/26/13
Name of Owner: 7TH AVENUE VILLAGE, LLC. (Elias Benaim 954) 610-4637
Name of Applicant, if different from owner: _____
Mailing Address: 1206 STIRLING ROAD, #7AB. DANIA BEACH, FL 33004.
Telephone: 954.610.4637 / 646.731.7692
Name of Authorized Representative, if different from applicant: SYNALOVSKI ROMANIK SAYE, LLC.
Mailing Address: 1800 ELLER DR. SUITE 500. FORT LAUDERDALE, FL 33316
Telephone: 954.961.6806.
Location of Subject Property: 645 & 701 W. HALLANDALE BEACH BLVD.
Folio Number: 514228120010; 514228140123; 514228140140; 514228140130; 514228120160; 514228120150 514228120140.
Legal Description: SEE ATTACHED SHEET WITH LEGAL DESCRIPTION AS PER SURVEY.

TYPE OF APPLICATION (Check the ones which apply to the request(s))

____REZONING FROM: _____ District TO: _____ District
SIZE OF SUBJECT PROPERTY TO BE CONSIDERED FOR REZONING_____ (acres)
____CONDITIONAL USE
____VARIANCE
____LAND USE PLAN AMENDMENT
✓ REDEVELOPMENT AREA MODIFICATION
____SPECIAL SIGN VARIANCE
____TEXT CHANGES (CITY CODE) _____
____MINOR DEVELOPMENT (Less than ten (10) residential units or less than 4,000 sq. ft. gross floor area)
Residential-Number of Units _____
Commercial-Sq. Ft. 25,026.
✓ MAJOR DEVELOPMENT(Ten or more residential units or more than 4,000 square feet gross floor area)
Residential-Number of Units _____
Commercial-Sq. Ft. _____
____Platting or Replatting a Subdivision or portion thereof
(Size of property _____ acres)
✓ Other RIGHT-OF-WAY VACATION (S.W. 7TH AVE.).

PLANS RECEIVED
JUL 29 2013
CITY OF HALLANDALE BEACH
DEVELOPMENT SERVICES DEPT.

BRIEF DESCRIPTION OF REQUEST

DEMO OF EXISTING COMMERCIAL BUILDINGS AND RESIDENCES AT THE ABOVE REFERENCED PROPERTIES, FOR PROPOSED NEW COMMERCIAL DEVELOPMENT (25,026 S.F.). SAID AREA IS PROVIDED IN TWO SEPARATE ONE STORY BUILDINGS FOR SMALL RETAIL BUSINESSES RETAIL FOOD ESTABLISHMENTS, AND OFFICE. PROPOSED PROJECT INCLUDES REQUEST FOR RIGHT-OF-WAY VACATION OF S.W. 7TH AVE. BETWEEN HALLANDALE BEACH BLVD. AND S.W. 1ST. STREET.

7TH AVENUE VILLAGE

645 / 701 WEST HALLANDALE BEACH BLVD.

HALLANDALE BEACH, FL. 33009

ARCHITECT

SYNALOVSKI ROMANIK SAYE, LLC.

1800 ELLER DRIVE, SUITE 500
FORT LAUDERDALE, FL 33316
PH: 954-961-6806 FAX: 954-961-6807

LANDSCAPE ARCHITECT

BRUCE E. CUMMINGS P.A. LANSCAPE ARCHITECTS

235 COMMERCIAL BLVD. SUITE 207
LAUDERDALE BY THE SEA, FL.33308
PH:954-771-8184 FAX:954-771-2780

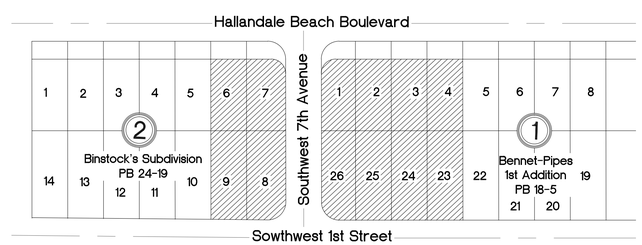
CIVIL ENGINEER

FLYNN ENGINEERING SERVICES

241 COMMERCIAL BLVD
LAUDERDALE BY THE SEA, FL.33308
PH:954-522-1004 FAX:954-522-7630

LOCATION MAP

N.T.S.



LOCATION SKETCH

N.T.S.

DRAWING INDEX

T-001	COVER SHEET
	BOUNDARY SURVEY
SP-101	ARCHITECTURAL SITE PLAN
SP-102	MONUMENT SIGN/ DUMPSTER DETAILS
A-101	FLOOR PLAN BUILDING 1
A-102	FLOOR PLAN BUILDING 2
A-201	BUILDING ELEVATIONS
PH 101	PHOTOMETRIC PLAN
L1	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
D1.0	SITE DEMOLITION PLAN
C1.0	SIGNING AND MARKING PLAN
C2.0	PAVING, GRADING AND DRAINAGE PLAN
C3.0	WATER AND SEWER PLAN
C4.0	PAVING GRADING AND DRAINAGE DETAILS
C4.1	R-TANK DETAILS
C5.0	WATER & SEWER DETAILS
C6.0	GENERAL NOTES & SPECIFICATIONS

SYNALOVSKI ROMANIK SAYE
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F 954.961.6807

www.synalovski.com

Manuel Synalovski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

7TH AVENUE VILLAGE

645 / 701 WEST HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FL 33009.

CLIENT: BECHA, LLC.

REV	DATE	DESCRIPTION
1	09.30.13	REVISED PER DRC COMMENTS
2	11.08.13	REVISED PER DRC COMMENTS

DESIGN DELIVERABLE: DRC SUBMITTAL

ISSUE DATE: 07/26/2013

PROJECT NUMBER: 1177-130502

DRAWN BY: JS

CHECKED BY: JS

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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T-001

E:\1177-130502 7th Avenue Village\Drawings\T-001.dwg 11/15/2013 11:14:15 AM

Boundary Survey

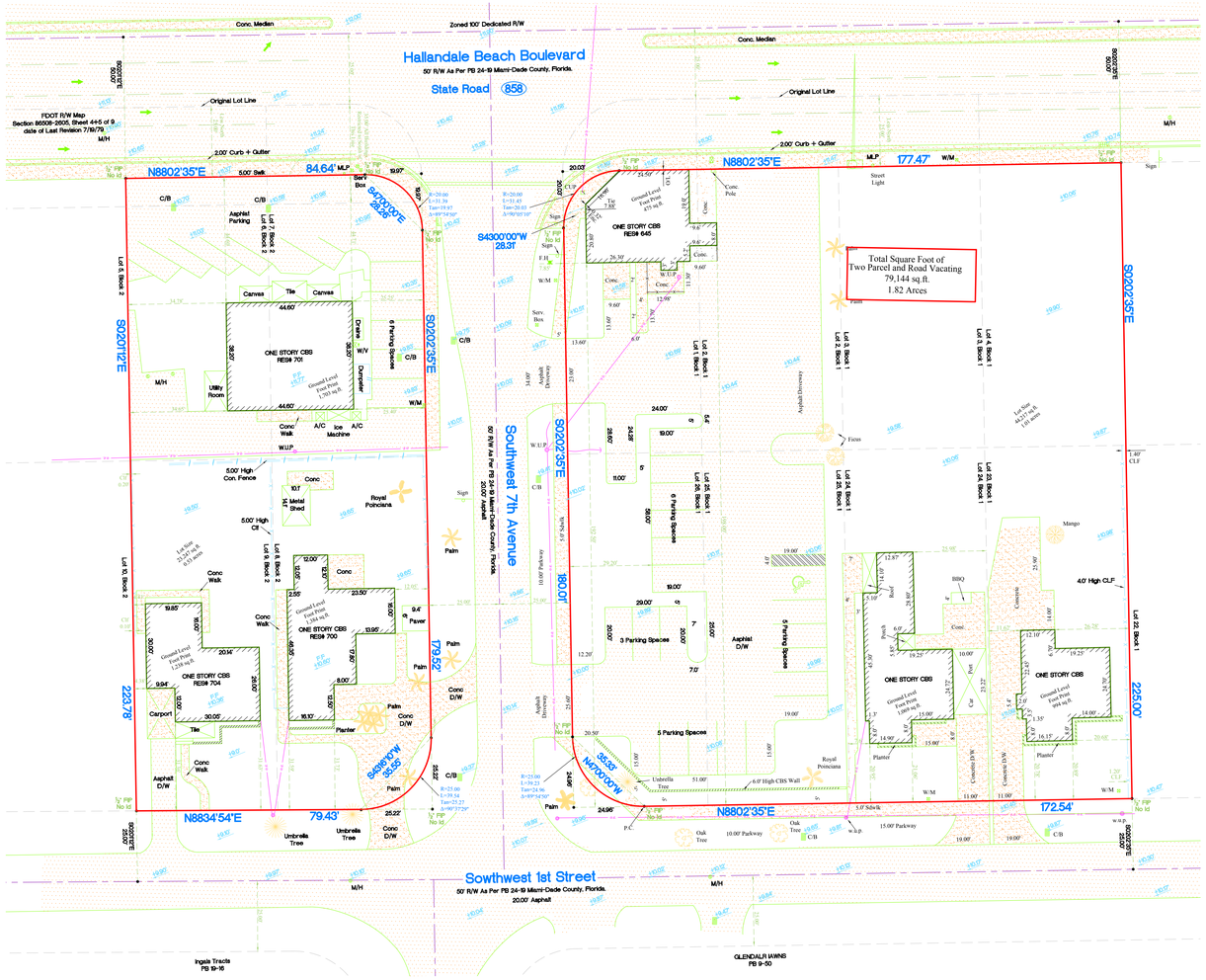
AFA & Company, Inc.

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

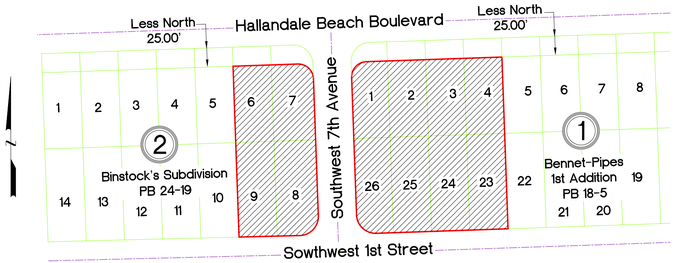
Graphic Scale 1" = 25'

Abbreviations of Legend

AVE.	=AVENUE
ASPH	=ASPHALT
B.W.	=BARBED WIRE
A/C	=AIR CONDITIONER
BLDG	=BUILDING
B. COR.	=BLOCK CORNER
CAL	=CALCULATED
C.B.	=CHAIN LINK
C.L.F.	=CHAIN LINK FENCE
CONC	=CONCRETE
COL.	=COLUMN
C.U.P.	=CONCRETE UTILITY POLE
C.L.P.	=CONCRETE LIGHT POLE
CBS	=CONCRETE BLOCK STRUCTURE
C.M.E.	=CANAL MAINTENANCE EASEMENT
D	=DELTA
D/W	=DRIVEWAY
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT
ENC	=ENCROACHMENT
E.T.P.	=ELECTRIC TRANSFORMER PAD
F.P.L.	=FLORIDA POWER AND LIGHT
F.H.	=FIRE HYDRANT
F.I.P.	=FOUND IRON PIPE
F.I.R.	=FOUND IRON ROD
DRIL	=FOUND DRILL HOLE
F.R.	=FOUND REBAR
F/D	=FOUND DISC
F/N	=FOUND NAIL
I/F	=IRON FENCE
E	=ENGINE
L.M.E.	=LAKE MAINTENANCE EASEMENT
L.F.E.	=LOWEST FLOOR ELEVATION
L.P.	=LIGHT POLE
MEAS	=MEASURED
M.H.	=MAN HOLE
M.L.	=MEAN HIGH WATER LINE
N.G.V.D.	=NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	=NOT TO SCALE
O.E.	=OVERHEAD ELECTRIC LINE
P.B.	=PLAT BOOK
P.C.P.	=PERMANENT CONTROL POINT
P.M.	=PARKING METER
P.C.	=POINT OF CURVATURE
P/W	=PARKWAY
PL	=PLANTER
	=POINT OF COMMENCEMENT
	=POINT OF BEGINNING
R	=RADIUS
RES	=RESIDENCE
R/W	=RIGHT OF WAY
S.D.H.	=SET DRILL HOLE
S.I.P.	=SET IRON PIPE
S.I.R	=SET IRON PIPE
P/SIDEWALK	=SIDEWALK
ST/R	=STREET
T	=TANGENT
U.E.	=UTILITY EASEMENT
W/F	=WOOD FENCE
W.V.	=WATER VALVE
W.U.P.	=WOOD/UTILITY POLE
	=WOOD FENCE
	=IRON FENCE
	=CBS WALL
	=CHAIN LINK FENCE
	=OVERHEAD ELEC.
	=CENTER LINE
	=EASEMENT
±0.00'	=DENOTES ELEVATIONS
	=BUILDING
	=CATCH BASIN
	=WATER METER
	=W.U.P.
	=STATE ROAD
	=US HIGHWAY
	=INTERSTATE
	=MONITORY WELL



Location Sketch N.T.S.



CERTIFIED ONLY TO:
7th Avenue Village LLC, a Florida Limited Liability Company
USA Express, Inc.
Kline, Moore & Klein, P.A.
Donald M. Klein, P.A.
First American Title Insurance Company

LEGAL DESCRIPTION:
Lot(s)1, 2, 3, 4, 26, 25, 24, 23 and22, Block 1,
BENNET-PIPES FIRST ADDITION, according to
the plat thereof, as recorded in Plat Book 18, Page 5,
of the Public Records of Miami-Dade County, Florida.
AND
Lot 6, 7, 8 and 9, Block 2 BINSTOCK'S SUBDIVISION
according to the plat thereof, as recorded in Plat Book 24,
Page 19, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	125110
Panel #	0318
Firm Zone:	"AE"
Date of Firm:	08-18-1992
Base Flood Elev.	8.00'
F.Floor Elev.	N/A
Garage Elev.	N/A
Suffix:	"L"
Elev. Reference to NGVD 1929	

PROPERTY ADDRESS:
645, 701 West Hallandale Beach Boulevard
Hallandale Beach, Florida 30009

JOB #	13-304
DATE	5-23-2013
PB	18-5, 24-19

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted.
#2 Benchmark: Miami-Dade County Public Works Dep.
N/A
#3 Bearings as Shown hereon are Based upon Hallandale Beach Boulevar, N88°02'35"E.
#4 Please See Abbreviations
#5 Drawn By M.Barrera
#6 Date: 5-23-2013
#7 Completed Survey Field Date: 5-23-2013
#8 Disc No: 2013, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determent

Surveyor's Notes:

#11 the herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWEED
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Seal County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy:
The expected use of land, as classified in the Minimum technical standards (51-17.050), is residential. the minimum relative distance accuracy for this type of boundary survey is 1:0 foot in 10,000'00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.

AFA & Company, Inc.

Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph. # (305) 234-0588
Fax # (206) 495-0778

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Alejandro F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

BUILDING DATA

BUILDING	BUILDING USE	GROSS BUILDING AREA (INCLUDES EXT. WALLS)	AREA FOR PARKING CALCULATIONS	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED
BLDG. #1 NEW (1) STORY	RES/RET	10,453 S.F.	10,453 S.F. (GFA)	1/250 S.F	41.81 SPACES	42 SPACES	FBC ACCESS. TABLE 208.2	
BLDG. #2 NEW (1) STORY	RES/RET	14,032 S.F.	14,032 S.F. (GFA)	1/250 S.F	56.12 SPACES	42 SPACES (*)	FBC ACCESS. TABLE 208.2	
TOTAL		24,485 S.F.			98 SPACES	84 SPACES (*)	4 SPACES	4 SPACES

NOTE:

(*) REQUEST FOR REDUCTION OF 14 SPACES PER SEC. 32-455(c)(1) AND REDEVELOPMENT AREA MODIFICATION.

SITE INFORMATION:

CURRENT ZONING: B-G / PLANNED REDEVELOPMENT OVERLAY DISTRICT
PROPOSED USE: RETAIL / OFFICE / RESTAURANT

UTILITIES:

ELECTRIC - FP & L
WATER AND SEWER - CITY OF HALLANDALE BEACH

SITE CALCULATIONS

TOTAL SITE AREA : (1.82 ACRES) 79,144 SQ. FT.

TOTAL LANDSCAPE AREA : 15,164 SQ. FT. 19.16 %
TOTAL IMPERVIOUS AREA : 63,980 SQ. FT. 80.84 %

LANDSCAPE AREA:

TOTAL REQUIRED: 15.00 %
TOTAL PROVIDED: 15,164 SQ. FT. 19.16 %

IMPERVIOUS AREA:

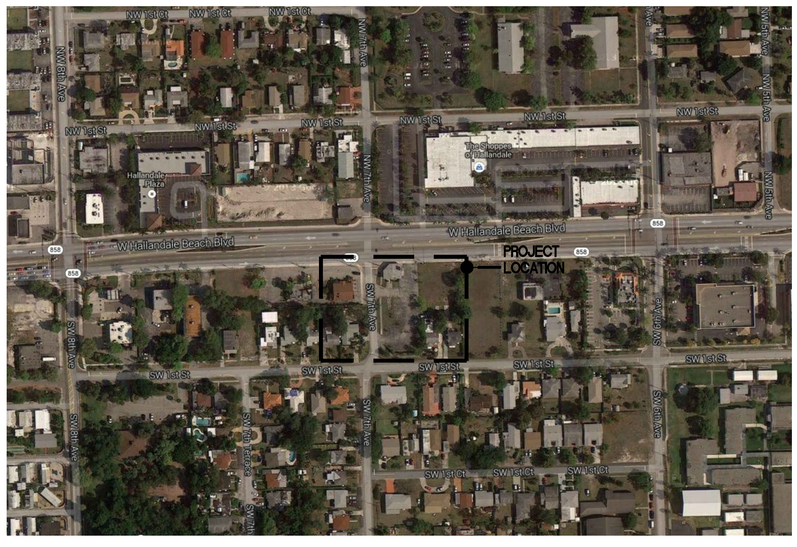
TOTAL PROVIDED: 63,980 SQ. FT. 80.84 %

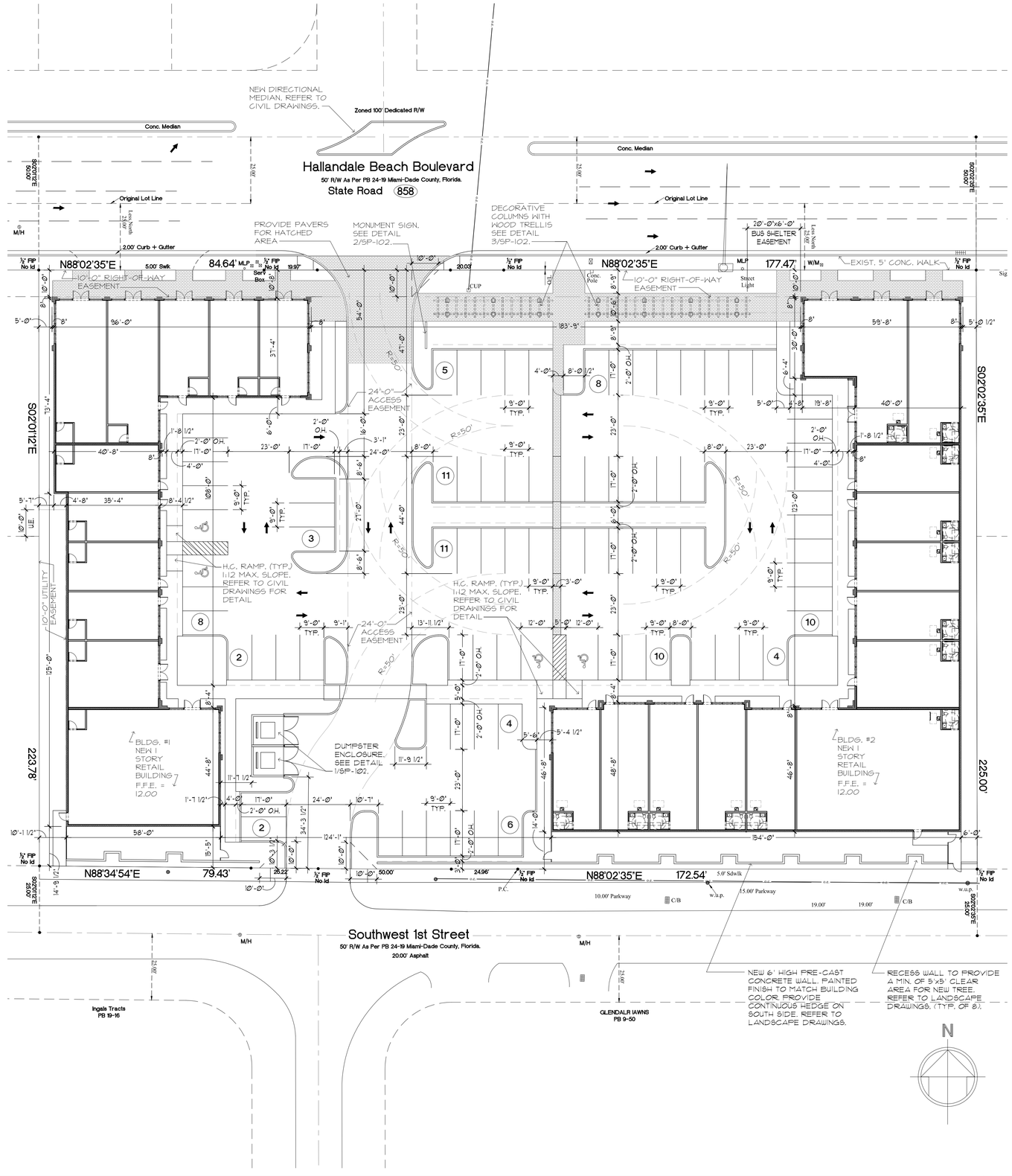
BUILDING FOOTPRINT AREA: 24,485 SQ. FT. 30.94 %
WALKS: 7,167 SQ. FT. 9.05 %
VEHICULAR USE AREA (V. U. A.): 32,328 SQ. FT. 40.85 %

LEGAL DESCRIPTION

LOT(S)1, 2, 3, 4, 26, 25, 24, 23 AND22, BLOCK 1,
BENNET-PIPES FIRST ADDITION, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 5,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
AND LOT 6, 7, 8 AND 9, BLOCK 2 BINSTOCK'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24,
PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP





SITE PLAN
SCALE: 1" = 20'-0"

1

SYNALOVSKI ROMANIK SAYE
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1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316

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www.synalovski.com

Manuel Synalovski, AIA
AR 0011698
SEAL

LICENSE NO. AA26001863

7TH AVENUE VILLAGE

645 / 701 WEST HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FL 33009.

CLIENT: BECHA, LLC.

REV	DATE	DESCRIPTION
1	09.30.13	REVISED PER DRC COMMENTS
2	11.08.13	REVISED PER DRC COMMENTS

DESIGN DELIVERABLE: DRC SUBMITTAL
ISSUE DATE: 07/26/2013

PROJECT NUMBER: 1177-130502
DRAWN BY: JS
CHECKED BY: JS / MS

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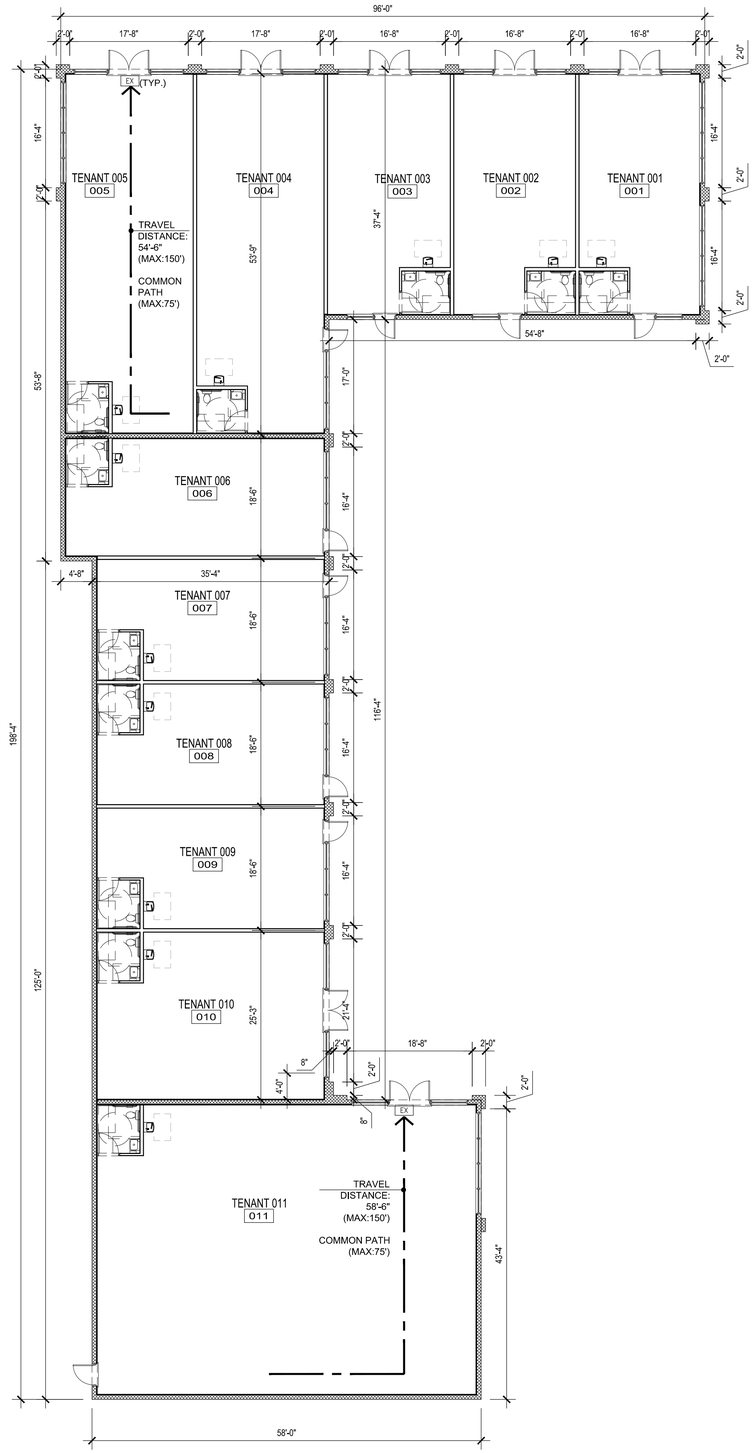
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP-101



CODE ANALYSIS

THE PROJECT IS DESIGNED TO BE IN CONFORMANCE WITH THE FOLLOWING APPLICABLE CODES:

2010 FLORIDA BUILDING CODE
2010 FLORIDA PLUMBING CODE (F.P.C)
2010 FLORIDA MECHANICAL CODE (F.M.C)
2008 STANDARD NATIONAL ELECTRICAL CODE (N.E.C)
2010 FLORIDA FIRE PREVENTION CODE (F.F.P.C)
NFPA-1 2009 WITH FLORIDA AMENDMENTS
CITY OF HALLANDALE BEACH CODE OF ORDINANCES

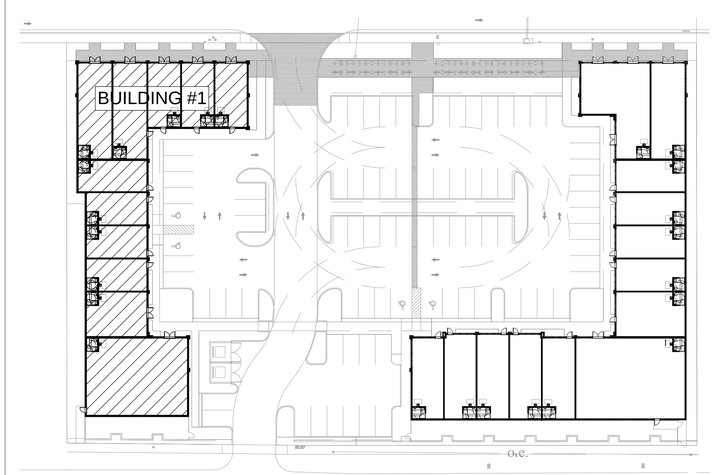
CODE INFORMATION				
		CFBC	REQUIRED/ ALLOWED	PROVIDED/ CLASSIFICATION
1	COCCUPANCY CLASSIFICATION	CHAPTER 3	MERCANTILE	MERCANTILE
2	HEIGHT AND AREA	TABLE 503	40 FT. 1 STORY 9,000 S.F.	MAX. HEIGHT: 26'-8" 1 STORY 10,453 S.F. (SEE AREA MODIFICATION ITEM #4)
3	HEIGHT MODIFICATIONS	SEC 504	N/A	N/A
4	AREA MODIFICATIONS	SEC 506	506.1 Aa= 10,620 S.F. *SEE CALCULATION BELOW	10,453 S.F.
5	CONSTRUCTION TYPE	CHAPTER 6		V-B
6	OCCUPANT LOAD	TABLE 1004.1.1	MERCANTILE: 30 GROSS	349 OCCUPANTS MAX.
7	EGRESS WIDHT PER OCCUPANT SERVED	TABLE 1005.1	STAIRWAYS: N/A OTHER EGRESS COMP: 0.2 X 349 = 69.8"	STAIRWAYS: N/A OTHER EGRESS COMP: PROV 648"
8	EXIT ACCESS TRAVEL DISTANCE	TABLE 1016.1	150'	74'-4" (WORST CASE)

*FRONTAGE INCREASE PER
(EQUATION 5-2) FBC 506.2
IF = (277 (F) / 634 (P) - 0.25) x 30(w)/30 = 0.18
(EQUATION 5-1) FBC 506.1
Aa = 9,000 + (9,000 x 0.18) + (9,000 x 0)
Aa = 9,000 + (1,620) + (0)
Aa = 10,620 S.F.

PER FBC TABLE 601; FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	TYPE V-B
STRUCTURAL FRAME	0 HR.
BEARING WALLS	
EXTERIOR	0 HR.
INTERIOR	0 HR.
NONBEARING WALLS AND PARTITIONS	
INTERIOR	0 HR.
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HR.
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HR.

2 CODE INFORMATION



1 KEY SITE PLAN
SCALE: 1" =40'-0"

4 NOT USED

3 FLOOR PLAN - BUILDING #1
SCALE: 3/32" =1'-0"

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PROJECT NUMBER: **1177-130502**
DRAWN BY: **MO**
CHECKED BY: **JS**

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SHEET TITLE:
BUILDING 1 FLOOR PLAN

SHEET NUMBER:
A-101

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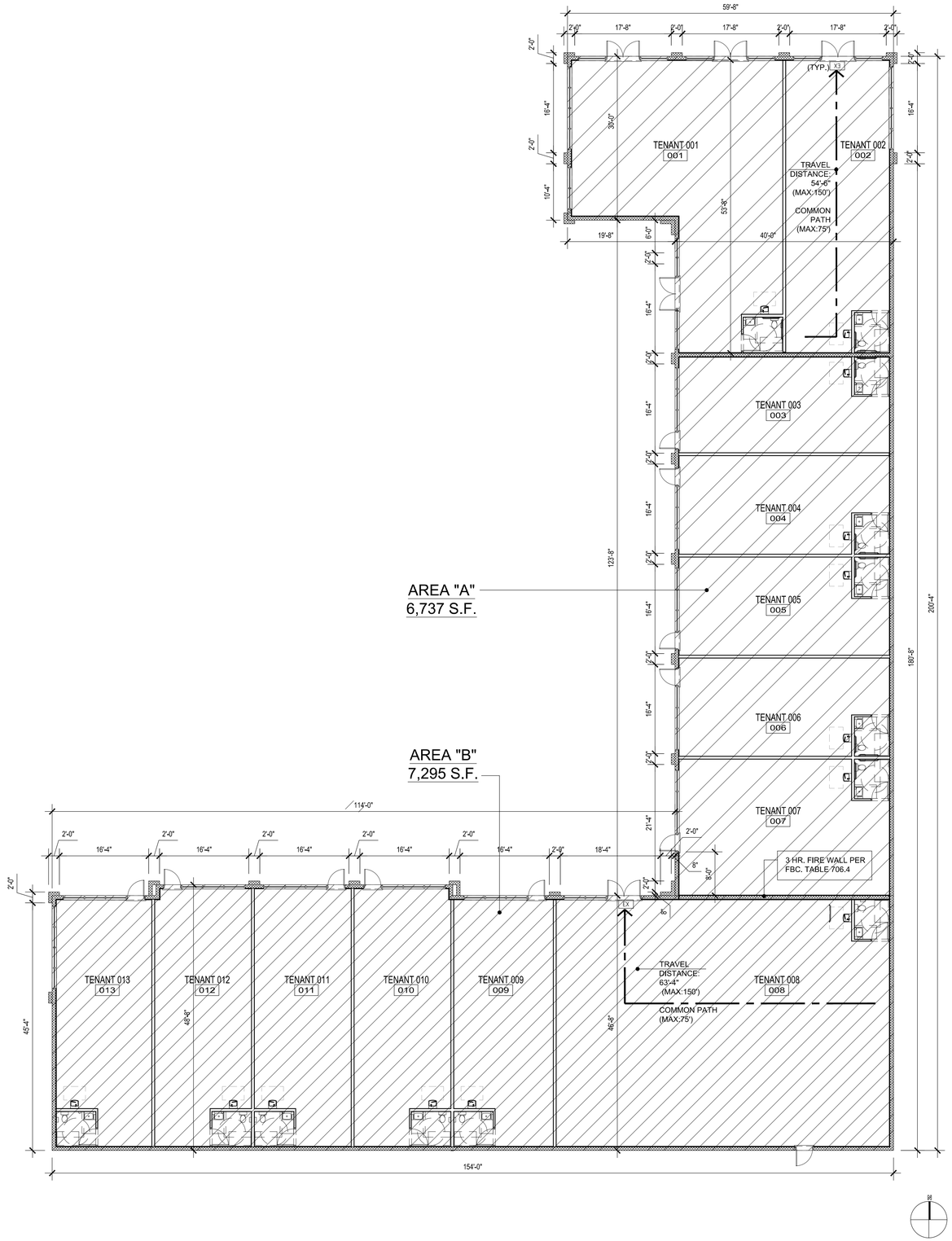

3 FLOOR PLAN - BUILDING #2
SCALE: 3/32" =1'-0"

CODE ANALYSIS

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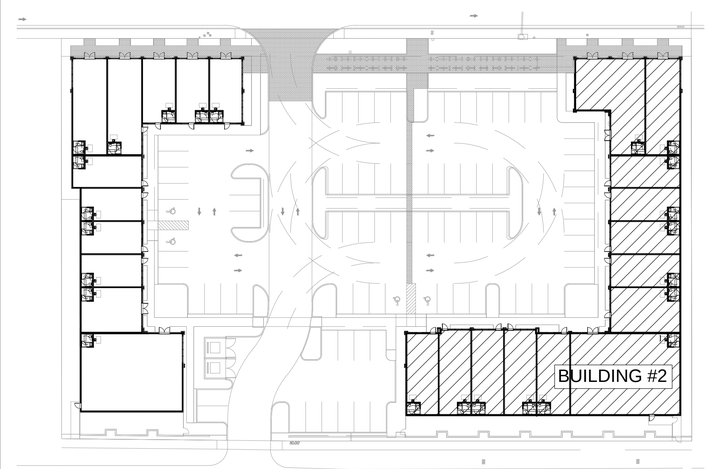
2	HEIGHT AND AREA	TABLE 503	40 FT., 1 STORY 9,000 S.F.	MAX. HEIGHT: 26'-8" 1 STORY AREA "A" = 6,737 S.F., AREA "B" = 7,295 S.F.,
3	HEIGHT MODIFICATIONS	SEC 504	N/A	N/A
4	AREA MODIFICATIONS	SEC 506	N/A	N/A
5	CONSTRUCTION TYPE	CHAPTER 6		V-B
6	OCCUPANT LOAD	TABLE 1004.1.1	MERCANTILE: 30 GROSS	AREA "A": 225 OCCUPANTS MAX. AREA "B": 244 OCCUPANTS MAX.
7	EGRESS WIDH:T PER OCCUPANT SERVED	TABLE 1005.1	STAIRWAYS: N/A OTHER EGRESS COMP: AREA "A" = 0.2 X 225 = 45" AREA "B" = 0.2 X 244 = 48.8"	STAIRWAYS: N/A OTHER EGRESS COMP: AREA "A": 390" AREA "B": 252"
8	EXIT ACCESS TRAVEL DISTANCE	TABLE 1016.1	150'	74'-4" (WORST CASE)

PER FBC TABLE 601; FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	TYPE V-B
STRUCTURAL FRAME	0 HR.
BEARING WALLS EXTERIOR INTERIOR	 0 HR. 0 HR.
NONBEARING WALLS AND PARTITIONS INTERIOR	 0 HR.
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HR.
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HR.

2 CODE INFORMATION



1 KEY SITE PLAN
SCALE: 1"= 40'-0"

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DESIGN DELIVERABLE: **DRC SUBMITTAL**
ISSUE DATE: **07/26/2013**

PROJECT NUMBER: **1177-130502**
DRAWN BY: **MO**
CHECKED BY: **JS**

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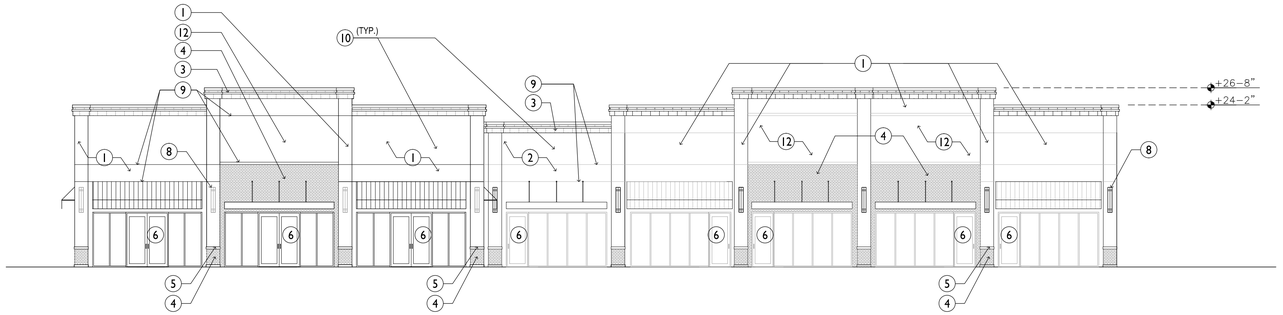
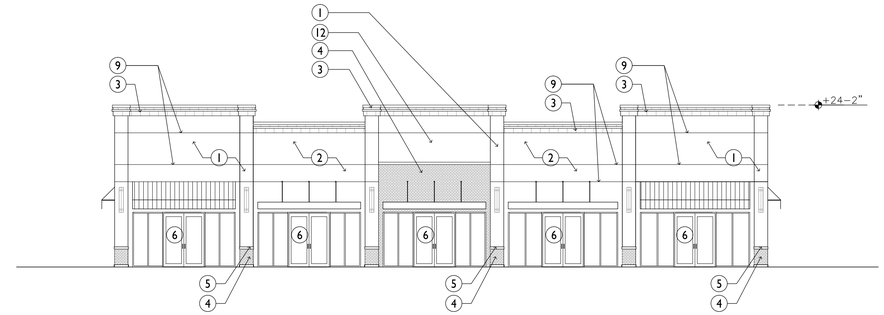
SHEET TITLE:
BUILDING 2 FLOOR PLAN

SHEET NUMBER:
A-102

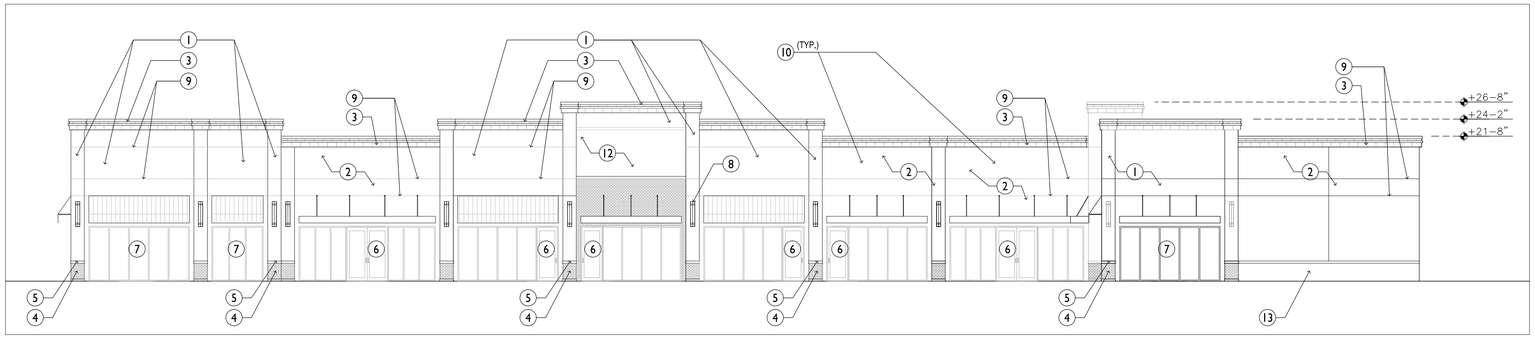
E:\1177-130502 7th Avenue Village\Drawings\A-102.dwg 11/15/2013 11:16:31 AM



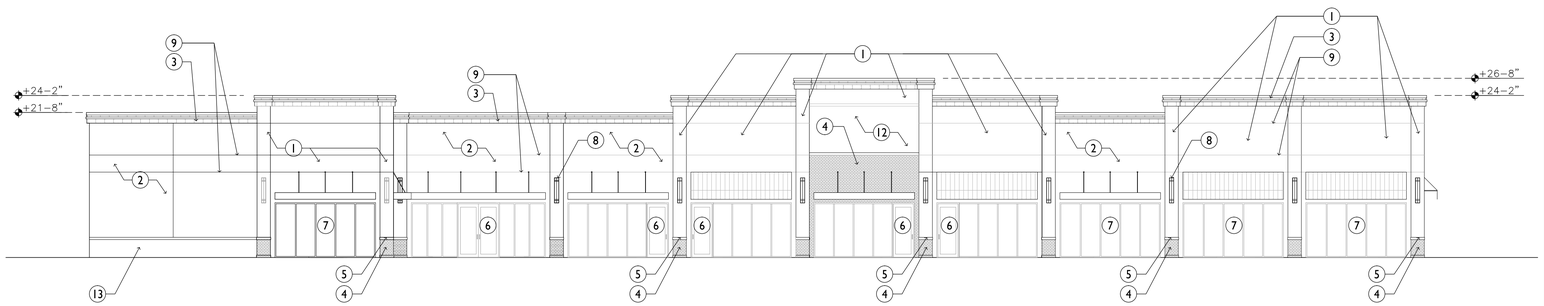
6 NORTH ELEVATION - BUILDING 2
SCALE: 3/32" =1'-0"



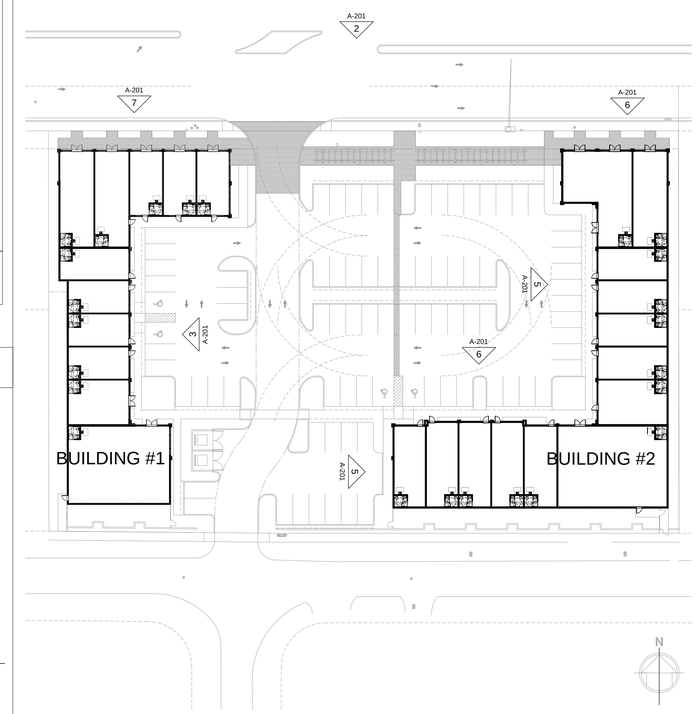
7 NORTH ELEVATION - BUILDING 1
SCALE: 3/32" =1'-0"



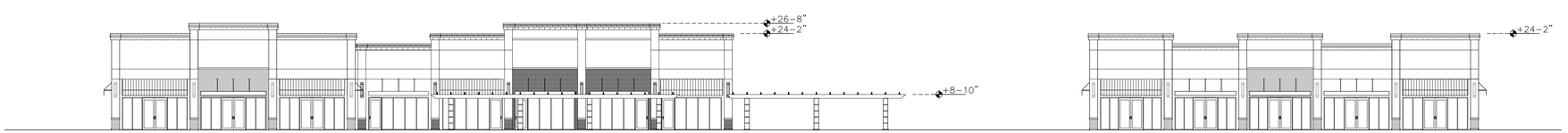
5 WEST ELEVATION - BUILDING 2
SCALE: 3/32" =1'-0"



3 EAST ELEVATION - BUILDING 1
SCALE: 3/32" =1'-0"



4 KEY SITE PLAN
SCALE: 1" =40'-0"



2 NORTH ELEVATION - BUILDINGS 1 & 2
SCALE: 1/16" =1'-0"

ELEVATION KEY NOTES

1. STUCCO FINISH, MEDIUM TEXTURE PAINTED SHERWIN WILLIAMS "GAUNTLET GRAY" SW 7019 (TYP.)
2. SMOOTH STUCCO PAINTED SHERWIN WILLIAMS "EIDER WHITE" SW 7014 (TYP.)
3. RAISED ACCENT BAND WITH DECORATIVE STONE VENEER AND METAL CAP (TYP)
4. DECORATIVE STONE VENEER
5. DECORATIVE PRECAST MOULDING
6. ALUM. STOREFRONT ENTRANCE BEYOND. KYNAR BAKED ENAMEL PAINT FINISH WHITE (TYP)
7. ALUMINUM. WINDOW
8. WALL MOUNTED EXTERIOR LIGHT FIXTURE (REFER TO ELEC DWG'S)
9. TYP STUCCO CONTROL JOINT
10. FUTURE TENANT SIGNAGE AS PER CITY ZONING AND LAND DEVELOPMENT CODE DIVISION 17. SIGNS.
11. METAL DOWNSPOUTS TIED TO THE STORM DRAINAGE SYSTEM.
12. SMOOTH STUCCO PAINTED SHERWIN WILLIAMS "DORIAN GRAY" SW 7017 (TYP.)
13. SMOOTH STUCCO PAINTED SHERWIN WILLIAMS "WARM STONE" SW 7032 (TYP.)

1 LEGEND

SYNALOVSKI ROMANIK SAYE
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SEAL

LICENSE NO. AA26001863

7TH AVENUE VILLAGE

645 / 701 WEST HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FL 33009.

CLIENT: BECHA, LLC.

REV	DATE	DESCRIPTION
1	09.30.13	REVISED PER DRC COMMENTS
2	11.08.13	REVISED PER DRC COMMENTS

DESIGN DELIVERABLE: **DRC SUBMITTAL**
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CHECKED BY: **JS**

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-201

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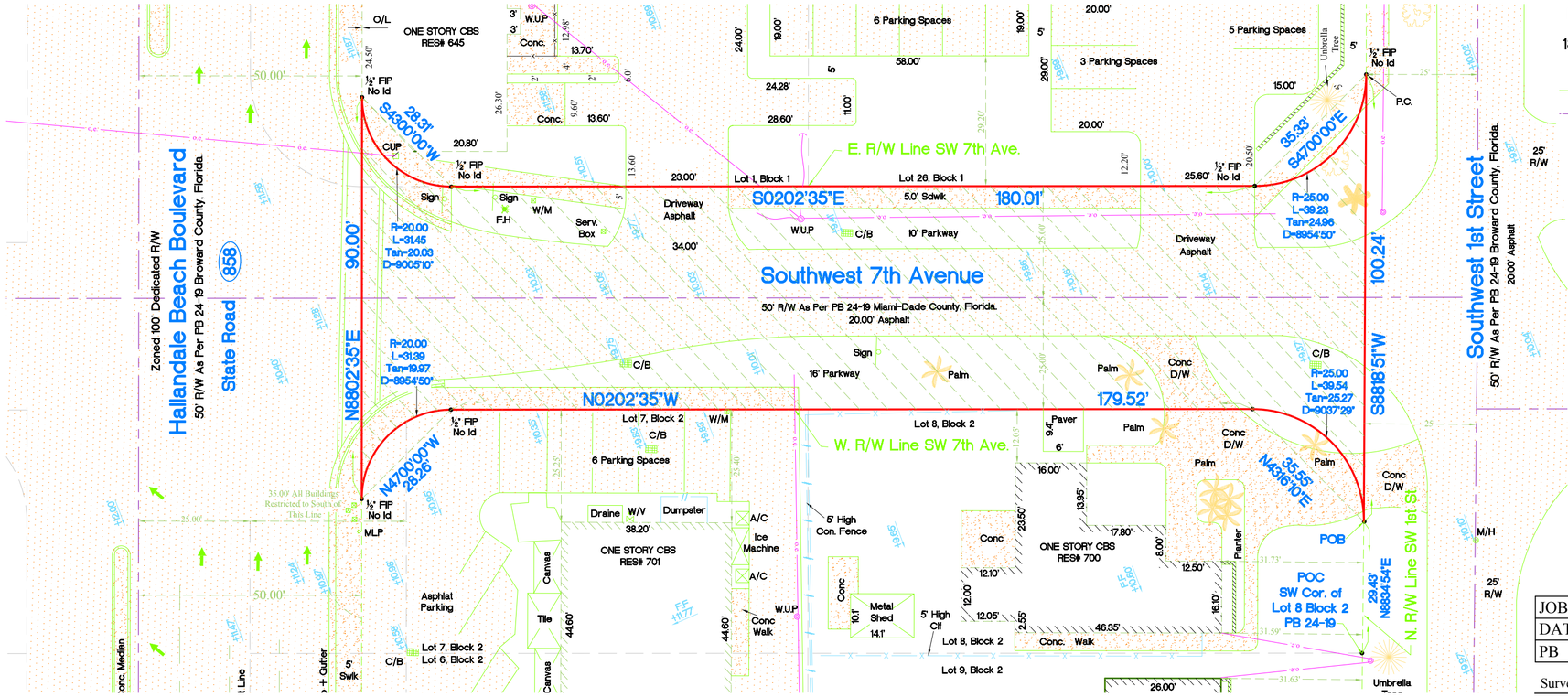
AFA & Company, Inc.
Land Surveyors

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

Specific Purpose Survey

for Vacating R/W for SW 7th Avenue at Hallande Beach Fl.

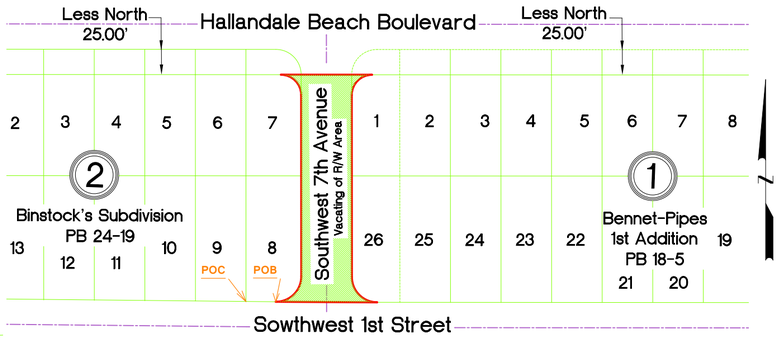
Graphic Scale 1" = 20'



Denotes: R/W Area to Be Vacated

Area
11,678 sq.ft.
0.268 acres

Location Sketch N.T.S.



LEGAL DESCRIPTION: R/W Vacating for SW 7th Avenue, Hallandale Beach Fl.

Commence at the SW Cor. of Lot 8 Block 2 of BINSTOCK'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 24, Page 19, of the Public Records of Broward County, Florida.
Thence Run N88°34'54"E long the N. R/W line of SW 1st St.
for a Distance of 29.43' to a Point of Curvature,
Thence Run along said curve concave to the NW and having for it's elements Radius of 25.00' ,
Central angle of 90°37'29", arcs Distance of 39.54' to a point of tangency,
Thence Run N02°02'35"E along to W. R/W Line of SW 7th Ave. for
a Distance of 179.52' to a Point of Curvature, Thence Run along said curve concave to the SE and having for it's elements Radius of 20.00', Central angle of 89°54'50",
Arcs Distance of 31.39' to a Point of Cusp,
Thence Run N88°02'35"E for a Distance of 90.00' to a Point of Cusp,
Thence Run along a curve concaved to the SW and having for it's elements Radius of 20.00',
Central angle of 90°05'10", arcs Distance 31.45' to a point of Tangency,
Thence Run S02°02'35"E along the E. R/W line of SW 7th Ave.,
For a Distance of 180.01' to the Point of Curvature,
Thence Run along a curve concaved to the NW and having for it's elements Radius of 25.00'
Central angle of 89°54'50", arcs Distance 39.23' to a Point of Cusp, Thence Run S88°18'51"W for a Distance of 100.24' to the Point of Begining.
all lying and being in Section 28 , Township 51 South, Range 42 East, Broward County Florida.
Containing 11,678 sq. ft. , 0.268 acres.

JOB #	13-542
DATE	8-14-2013
PB	24-19

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted.
#2 Benchmark: Broward County Public Works Dep. N/A
#3 Bearings as Shown hereon are Based upon Hallandale Beach Boulevar, N88°02'35"E
#4 Please See Abbreviations
#5 Drawn By: A. Alvarez
#6 Date: 8-14-2013
#7 Completed Survey Field Date: 5-23-2013
#8 Disc No 2013, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determent

AFA & Company, Inc.
Land Surveyors

Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph. # (305) 234-0588
Fax # (206) 495-0778

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 53-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Arqlando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal