## 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

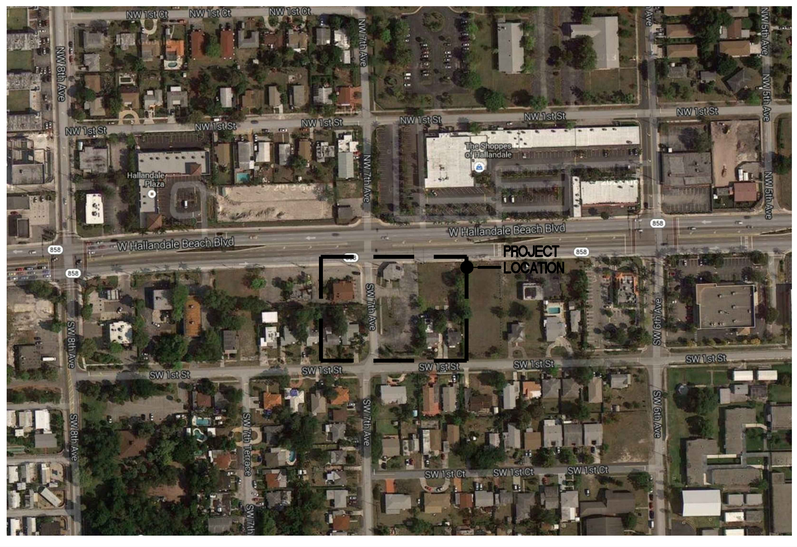
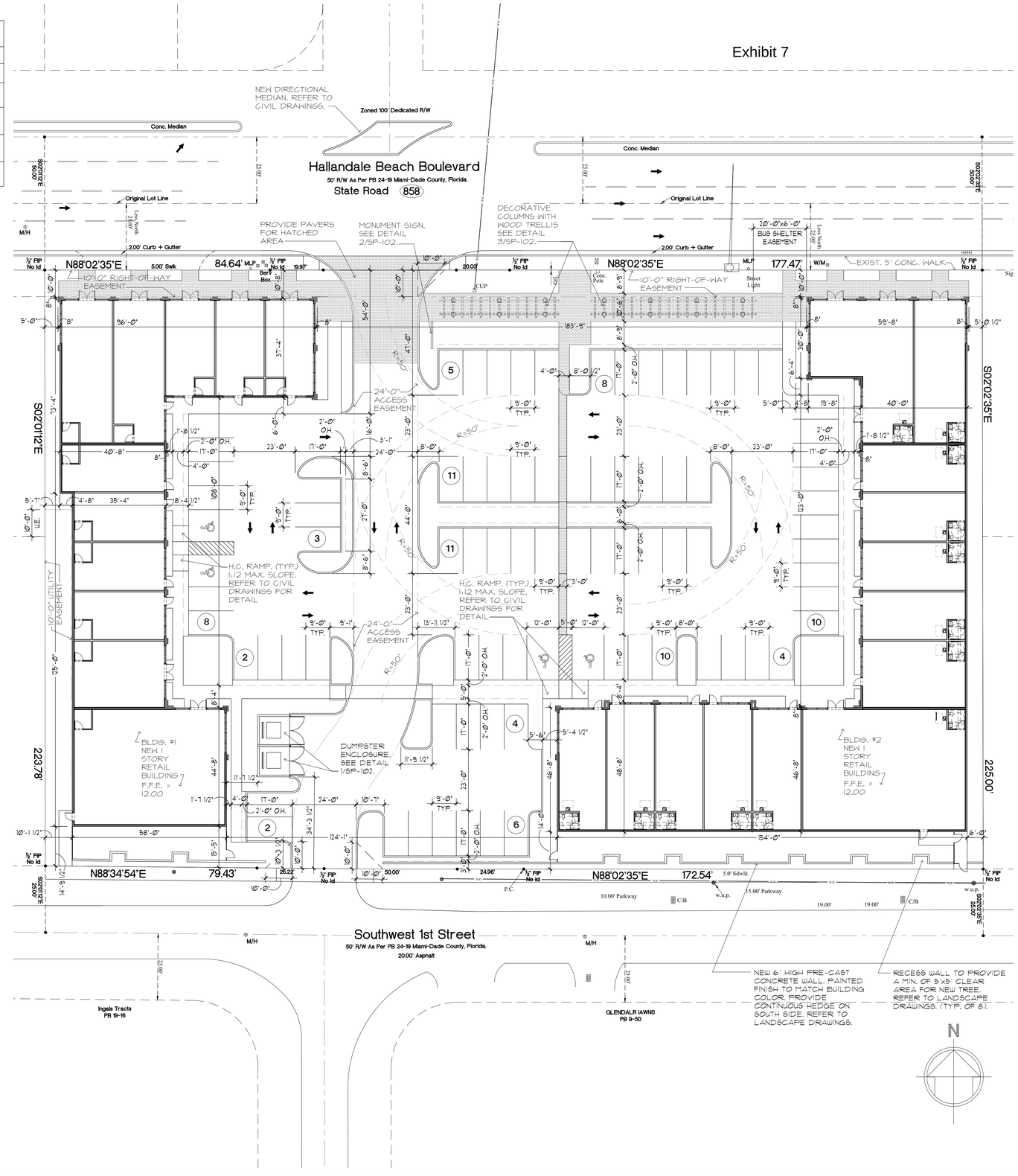



Exhibit 7




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