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

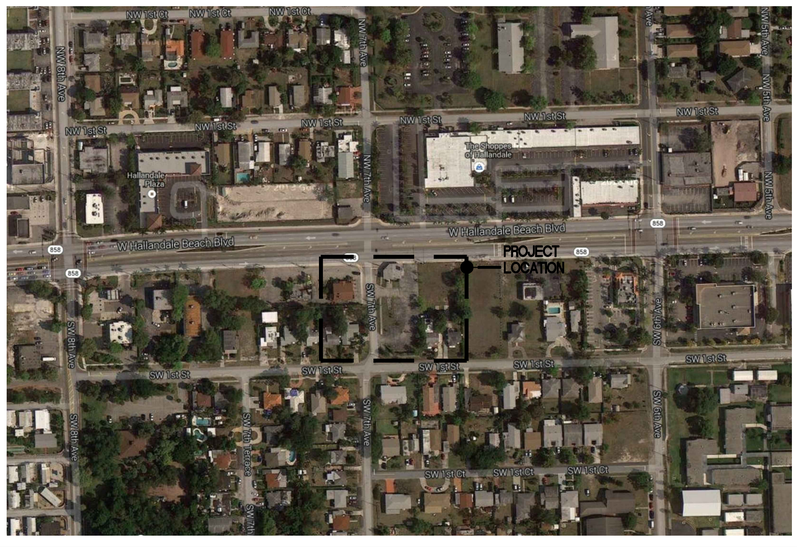
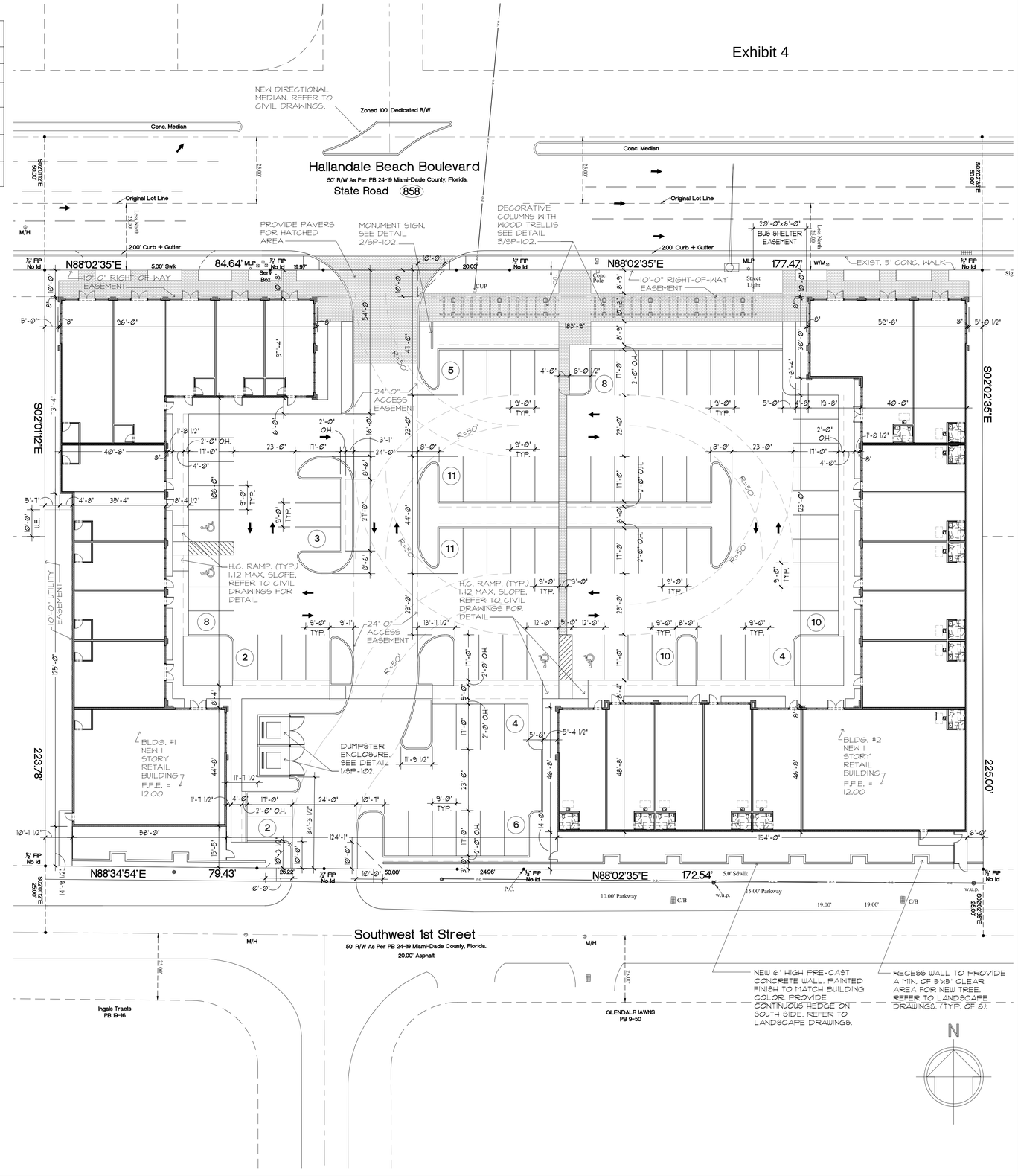


Exhibit 4



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