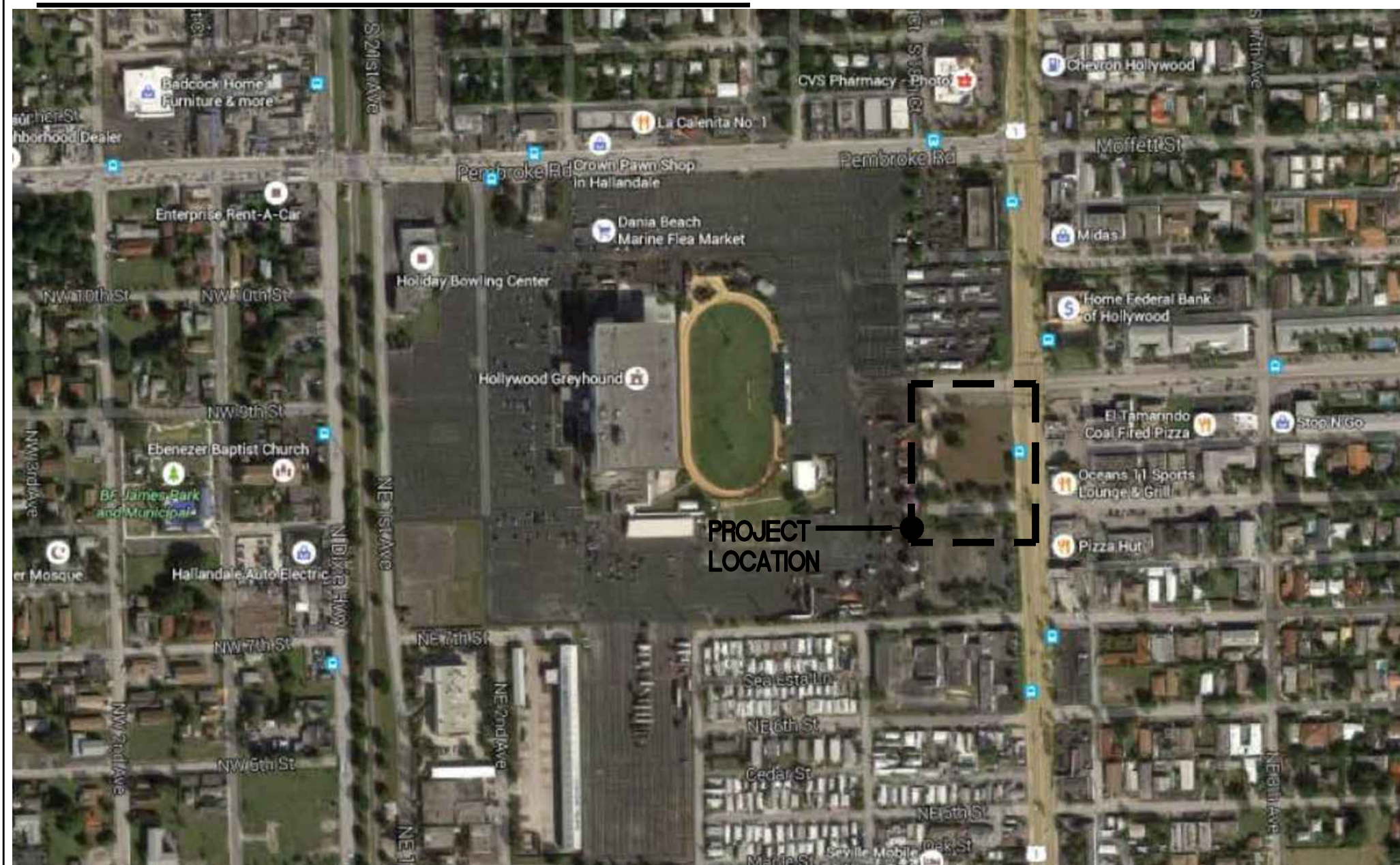


**LOCATION MAP****SITE INFORMATION:**

**CURRENT ZONING:** RAC CORRIDOR SUBDISTRICT  
**PROPOSED USE:** RETAIL / OFFICE / RESTAURANT  
**UTILITIES:**  
**ELECTRIC - FP & L**  
**WATER AND SEWER - CITY OF HALLANDALE BEACH**

**SITE CALCULATIONS**

<b>TOTAL SITE AREA :</b>	<b>(1.60 ACRES)</b>	<b>69,917 SQ. FT.</b>
<b>TOTAL LANDSCAPE AREA :</b>	<b>8,532 SQ. FT.</b>	<b>12.20 %</b>
<b>TOTAL IMPERVIOUS AREA :</b>	<b>61,385 SQ. FT.</b>	<b>87.80 %</b>
<b>LANDSCAPE AREA:</b>		
<b>TOTAL PROVIDED:</b>	<b>8,532 SQ. FT.</b>	<b>12.20 %</b>
<b>CIVIC SPACE LANDSCAPE AREA:</b>		
<b>TOTAL PROVIDED:</b>	<b>556 SQ. FT.</b>	<b>0.79 %</b>
<b>IMPERVIOUS AREA:</b>		
<b>TOTAL PROVIDED:</b>	<b>61,385 SQ. FT.</b>	<b>87.80 %</b>
<b>BUILDING FOOTPRINT AREA:</b>		
<b>TOTAL PROVIDED:</b>	<b>5,017 SQ. FT.</b>	<b>7.17 %</b>
<b>CIVIC OPEN SPACE:</b>		
<b>TOTAL PROVIDED:</b>	<b>3,494 SQ. FT.</b>	<b>5.00 %</b>
<b>VEHICULAR USE AREA (V. U. A.):</b>		
<b>TOTAL PROVIDED:</b>	<b>33,077 SQ. FT.</b>	<b>47.31 %</b>

**LEGAL DESCRIPTION****PARCEL A:**

TRACT B OF FEDERAL TRACTS, A SUBDIVISION OF LAND IN BROWARD COUNTY, FLORIDA, AS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS, HOWEVER THE EAST 200 FEET OF THE NORTH 100 FEET THEREOF AND LESS THE ROAD RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT B THENCE RUN EASTERLY ALONG THE SOUTH LINE OF SAID TRACT B A DISTANCE OF 291.07' (245.07') FEET TO A POINT OF CURVE AND THE POINT OF BEGINNING; THENCE RUN EASTERLY AND NORTHERLY ALONG SAID CURVE WHICH IS CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15 FEET; THRU A CENTRAL ANGLE OF 89°26'07" FOR AN ARC DISTANCE OF 23.41 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 0°57'43" WEST A DISTANCE OF 134.67 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST; THENCE RUN NORTH 90°16'57" FOR AN ARC DISTANCE OF 13.07 FEET; THENCE RUN NORTH 87°42'32" A DISTANCE OF 12.86 FEET; 37°43" EAST ALONG THE EAST LINE OF SAID TRACT B A DISTANCE OF 162.50 FEET; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID TRACT B A DISTANCE OF 26.85 FEET TO THE POINT OF BEGINNING.

ALSO LESS ANY PORTION THEREOF, TAKEN, USED OR DEEDED FOR STREET OR ROADWAY PURPOSES.

NOTE: THE PREVIOUS METES AND BOUNDS DESCRIBED PORTION OF ROAD WAY TAKEN APPEARS TO BE IN ERROR AND DOES NOT EXCEPT ALL OF THE LAND ACTUALLY USED OR INTENDED TO BE TAKEN FOR RIGHT-OF-WAY.

**PARCEL 2:**

ALL THAT CERTAIN LOT, PIECE OF PARCEL OF LAND, SITUATED, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HALLANDALE AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 NORTH 100 FEET OF THE EAST 200 FEET OF TRACT B OF FEDERAL TRACTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT B THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID TRACT B A DISTANCE OF 236.26 FEET TO A POINT OF CURVE, HAVING A TANGENT BEARING OF NORTH 87°42'32" EAST (N87°42'32" E) THROUGH SAID POINT AND THE POINT OF BEGINNING; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID CURVE, WHICH IS CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15 FEET; THROUGH A CENTRAL ANGLE OF 90°39'45" AN ARC DISTANCE OF 23.74 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 0°37'43" EAST A DISTANCE OF 50 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AN ARC DISTANCE OF 29.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY, ALONG SAID REVERSE CURVE HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 9°16'57" AN ARC DISTANCE OF 16.19 FEET; THENCE RUN NORTH 87°42'32" EAST A DISTANCE OF 12.86 FEET; THENCE RUN NORTH 0°37'43" WEST ALONG THE EAST LINE OF SAID TRACT B A DISTANCE OF 110 FEET; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID TRACT B A DISTANCE OF 35.72 FEET TO THE POINT OF BEGINNING.

ALSO LESS THAT PORTION THEREOF TAKEN, USED, OR DEEDED FOR STREET OR ROADWAY PURPOSES.

NOTE: THE PREVIOUS METES AND BOUNDS DESCRIBED PORTION OF ROAD WAY TAKEN SHOULD BE SURVEYED ALONG WITH THE ADJACENT PORTION TO THE SOUTH TO DETERMINE IF IT ACCURATELY DESCRIBES THE PORTION INTENDED TO BE TAKEN FOR RIGHT-OF-WAY.

**RAC CORRIDOR / DESIGN SUBDISTRICT REQUIREMENTS**

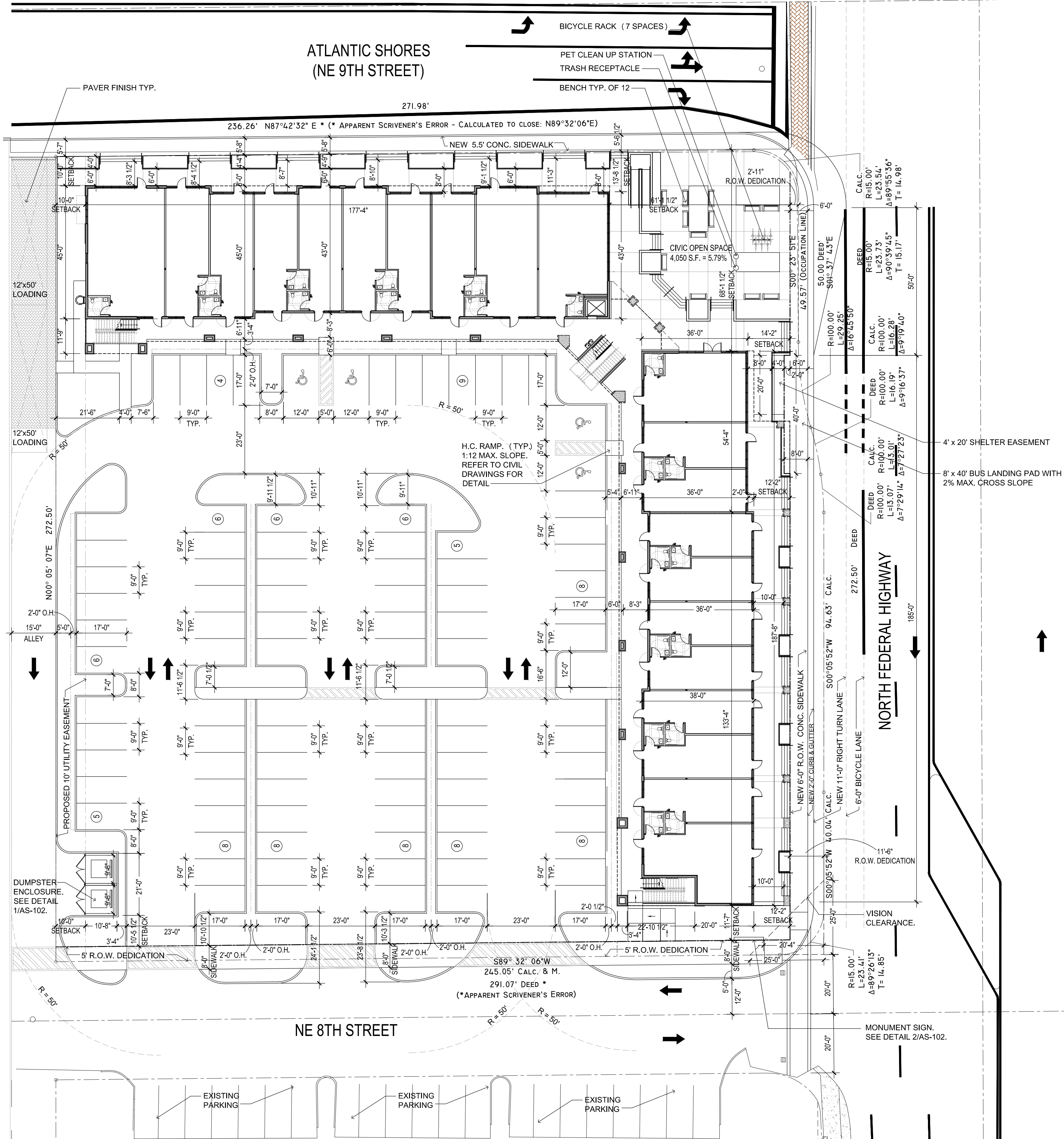
	REQUIRED	PROVIDED
LOT WIDTH	50' MIN.	260'
LOT AREA	5,000 S.F. MIN./ 100,000 S.F. MAX.	69,917 S.F.
LOT COVERAGE	95% MAX.	87.80%
LANDSCAPE AREA	5% MIN.	12.20%
FEDERAL HWY. SETBACK	15' MIN. / 20' MAX.	12'-2" (2'-10" SETBACK REDUCTION PER SEC. 32-201(6)a.2)
PRIMARY STREET SETBACK	10' MIN. / 15' MAX.	10'
SECONDARY STREET SETBACK	10' MIN.	11'-7"
INTERIOR SIDE SETBACK	0' MIN.	N/A
REAR SETBACK	10' MIN.	10'
BUILDING FRONTAGE ON PRIMARY STREETS	75% MIN. / 100% MAX.	FEDERAL HWY. = 89.44% N.E. 9TH ST. = 90.02%
MIN. HEIGHT PRIMARY STREETS	2 STORIES, OR 1 STORY 20 FT. HIGH	2 STORIES
CIVIC OPEN SPACE SITES 40,000 S.F. OR MORE	5%	5.79%

**DIMENSIONAL REQUIREMENTS FOR STOREFRONTS**

	REQUIRED	PROVIDED
BUILDING SETBACK	VARIABLES BY SUBDISTRICT	SEE ABOVE TABLE 32-195(a)
STOREFRONT WIDTH	70% MIN. / 100% MAX.	FEDERAL HWY. = 89.44% N.E. 9TH ST. = 90.02%
STOREFRONT BASE	1' MIN. / 3' MAX.	1'-0"
GLAZING HEIGHT	8' MIN.	14'-4"
GLAZING AREA	70% MIN. / 100% MAX.	FEDERAL HWY. = 70.76% N.E. 9TH ST. = 75.30%
AWNING PROJECTION	3' MIN. / 2' FROM CURB MAX.	3'-0"
PEDESTRIAN BLADE SIGN PROJECTION	4' MAX.	N/A

**DIMENSIONAL REQUIREMENTS FOR ARCADE/ COLONNADES**

	REQUIRED	PROVIDED
BUILDING SETBACK	VARIABLES BY SUBDISTRICT	SEE ABOVE TABLE 32-195(a)
ARCADE/ COLONNADE DEPTH	10' MIN. / 20' MAX.	FEDERAL HWY. = 10' N.E. 9TH ST. = N/A
ARCADE/ COLONNADE HEIGHT	12' MIN.	14'-4"
COLUMN/PILLAR TO FACE OF CURB	2' MIN. / 4' MAX.	6' (REQUIRED FDOT R.O.W. SIDEWALK)
ARCADE/ COLONNADE SETBACK ENCROACHMENT	VARIABLES BY STREET	N/A
PEDESTRIAN BLADE SIGN PROJECTION	4' MAX.	N/A



BUILDING DATA							
BUILDING STORY	BUILDING USE	GROSS BUILDING AREA (INCLUDES EXT. WALLS)	EXTERIOR COMMON AREA	AREA FOR PARKING CALCULATIONS	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
GROUND FLOOR	OFF/RET/ REST	14,452 S.F.		14,452 S.F. (GFA)	1/300 S.F.	49 SPACES	
SECOND FLOOR	OFF/RET/ REST	16,722 S.F.	3,232 S.F.	16,722 S.F. (GFA)	1/300 S.F.	56 SPACES	
TOTAL		31,174 S.F.	3,232 S.F.	31,174 S.F.		105 SPACES	(*) 96 SPACES
							4 SPACES
							4 SPACES

NOTE:  
 (\*) REQUEST FOR REDUCTION OF 9 SPACES PER SEC. 32-455(c)(1), EQUAL OR LESS THAN 10% OF TOTAL REQUIRED PARKING.



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Manuel Synalovski, AIA  
 AR 00116698  
 SEAL

LICENSE NO. AA26001863

# VILLAGE AT ATLANTIC SHORES

801 N. FEDERAL HIGHWAY  
 HALLANDALE BEACH, FL

CLIENT: ATLANTIC VILLAGE 1, LLC.

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET  
 ISSUE DATE: 05-11-16

PROJECT NUMBER: 1177 - 150203  
 DRAWN BY: JS  
 CHECKED BY: MS  
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**ARCHITECTURAL SITE PLAN**

SHEET TITLE:  
 SHEET NUMBER:  
**AS-101**

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