

AVAN RESIDENCE

MINOR DEVELOPMET REVIEW

641 PALM DRIVE

HALLANDALE BEACH, FLORIDA



CLIENT
DAVID AVAN
641 PALM DRIVE
HALLANDALE BEACH, FL 33009

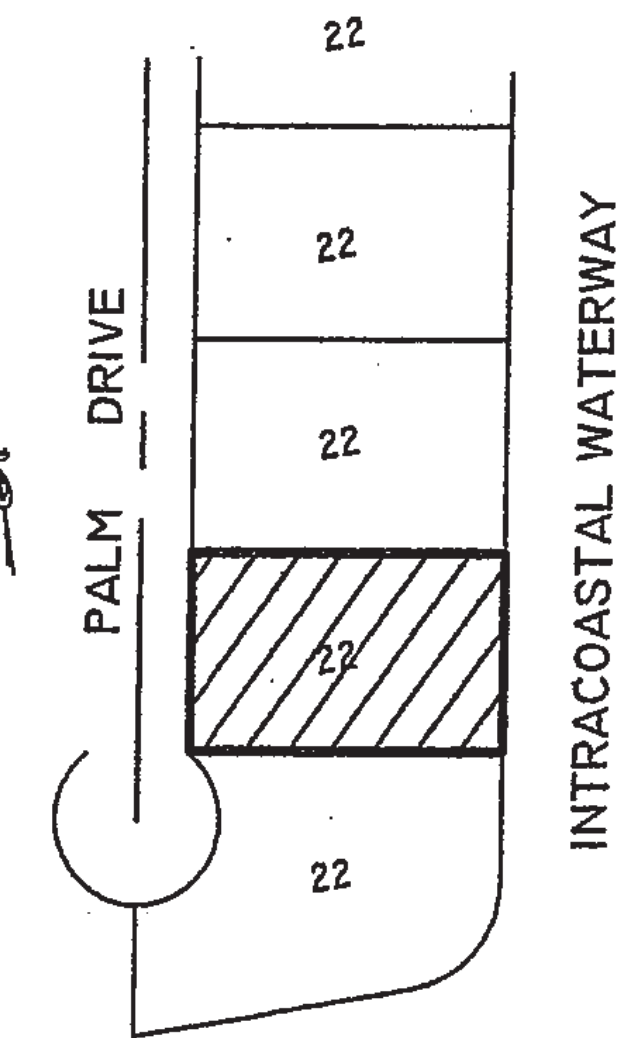
ARCHITECT
CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD. STE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE, LLC
780 NE 69TH ST., SUITE 1106
MIAMI, FL 33138
(305) 979-1585

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 W. FLAGLER STREET STE. 404
MIAMI, FL 33134
(305) 499-5010

SCOPE OF WORK
REQUEST FOR MINOR DEVELOPMENT REVIEW FOR A
NEW, TWO-STORY, SINGLE-FAMILY RESIDENCE.

LOCATION SKETCH
SCALE: NTS



AREA = 13,875.75 SQ. FEET
ZONE = RS-5 RESIDENTIAL SIGLE FAMILY DISTRICT

Property Address: 641 Palm Dr., Hallandale Beach, FL. 33009.

Legal Description: Lot 23 less the South 7.5 feet thereof, Block 1, of the REVISED PLAT OF BLOCK 1, GOLDEN ISLES SECTION "A", according to the Plat thereof, recorded in Plat Book 43, Page 37, Public Records of Broward County, Florida.

ABBREVIATIONS:
SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, AC=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, C/L=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER
WOOD FENCE= [Symbol]
MASONRY WALL= [Symbol]
CONCRETE= [Symbol]
MAINTENANCE & DRAINAGE EASEMENT= M & D.E.

ELEVATION-BASED-ON-LOC. #
CBM# E-203 ELV. 3.81' NAVD TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

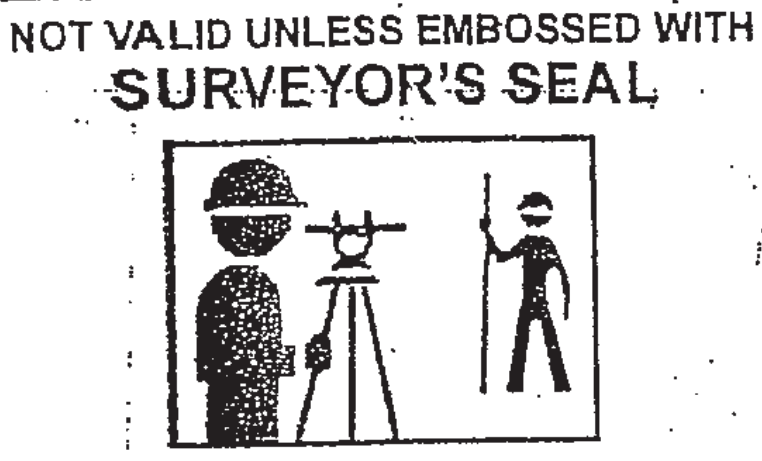
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB 43 PAGE 37

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.
There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

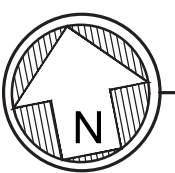
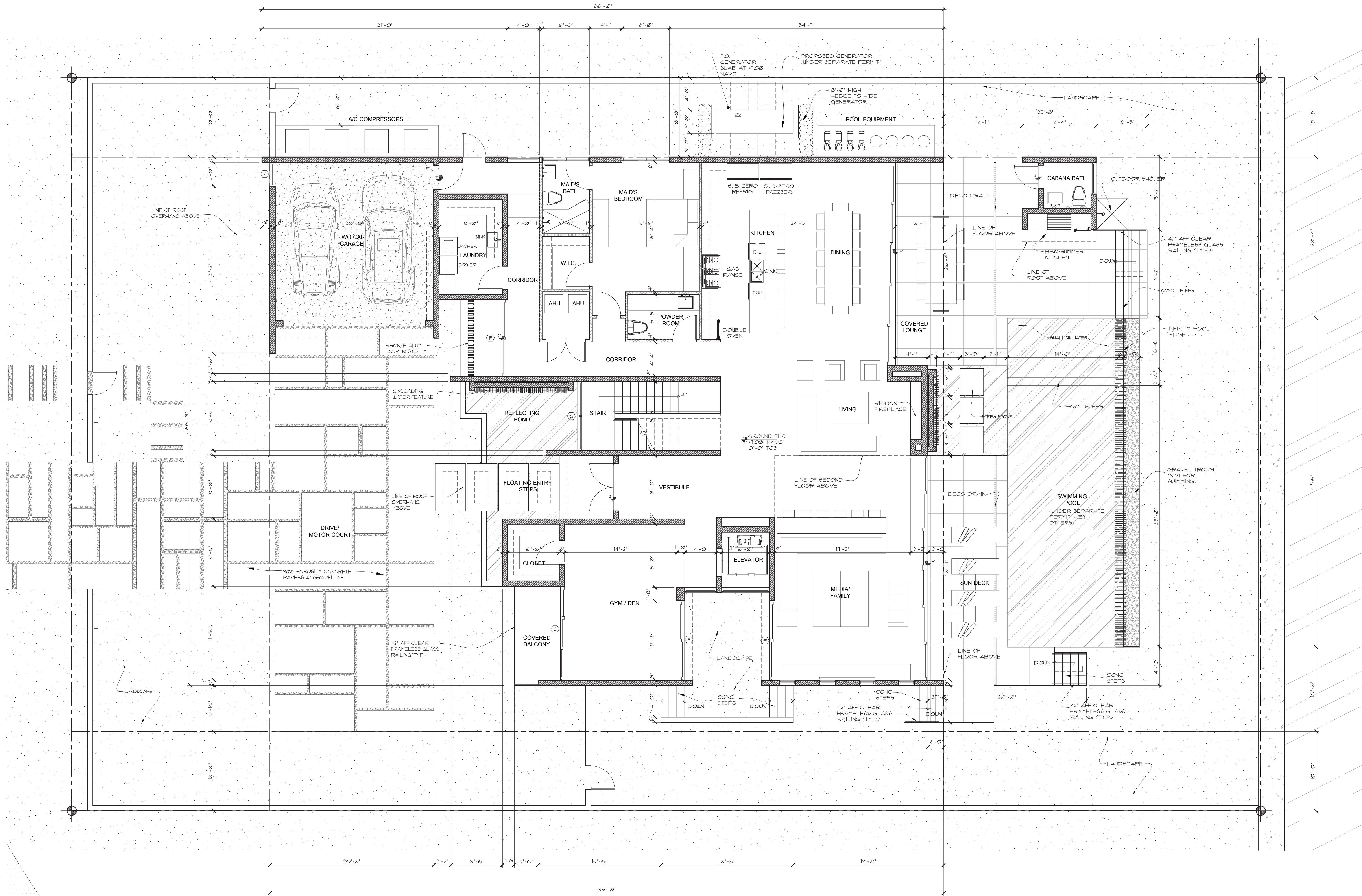
Adis N. Nunez
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

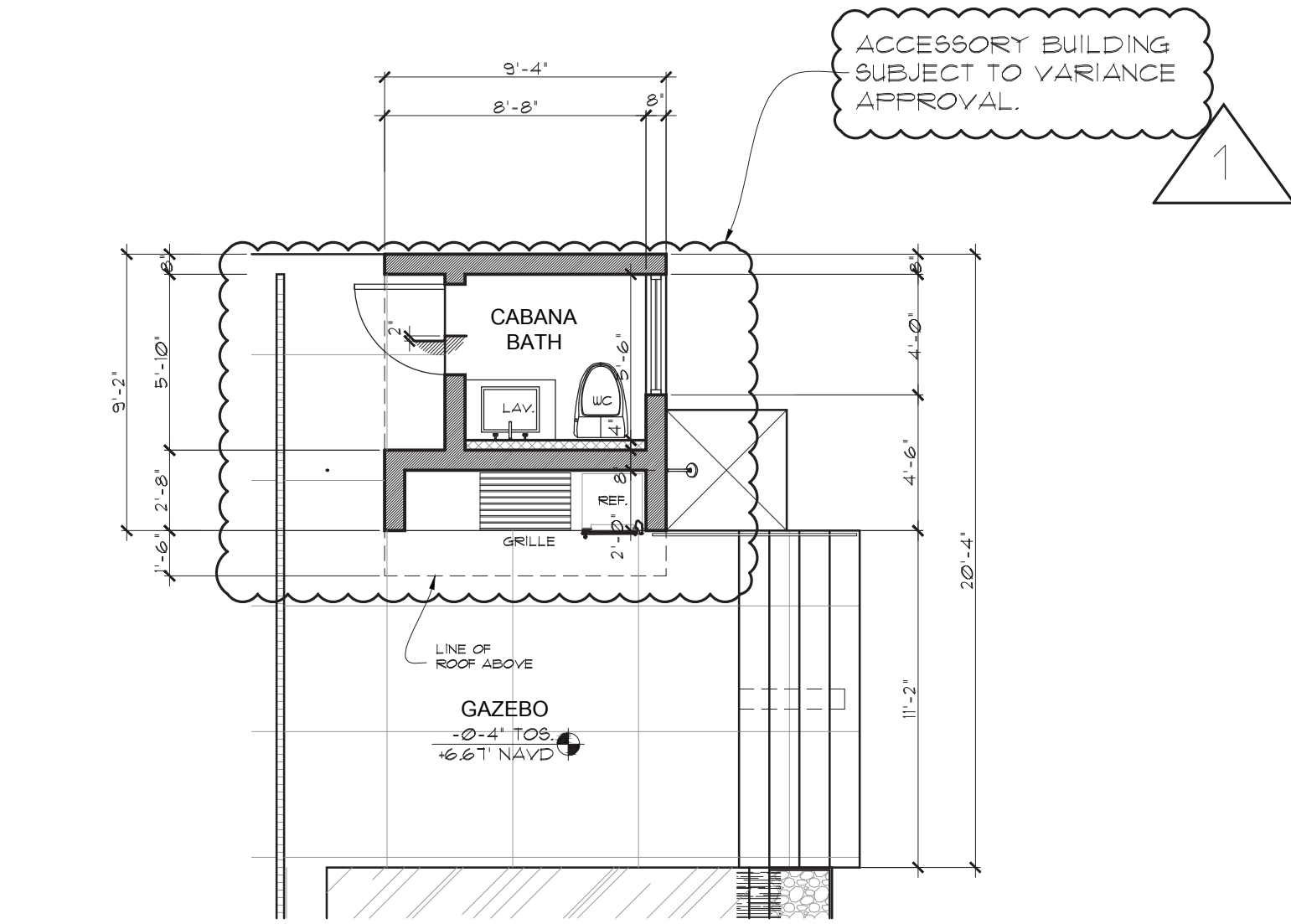
FLOOD ZONE: AE	SUFFIX: H	DATE: 8/18/14	BASE: 6'
PANEL: 0751	COMMUNITY # 125110		
DATE: 7/13/16	SCALE: 1" = 30'	DWN. BY: F. Blanco	JOB No 16-188



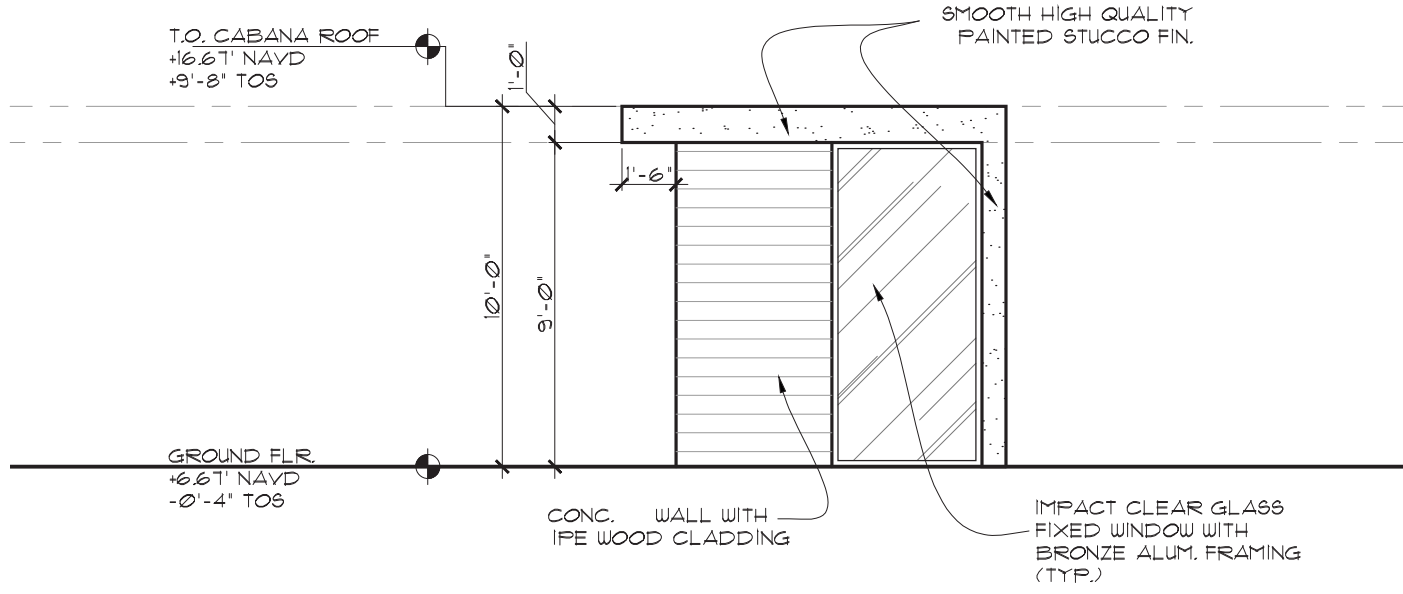
REVISED:



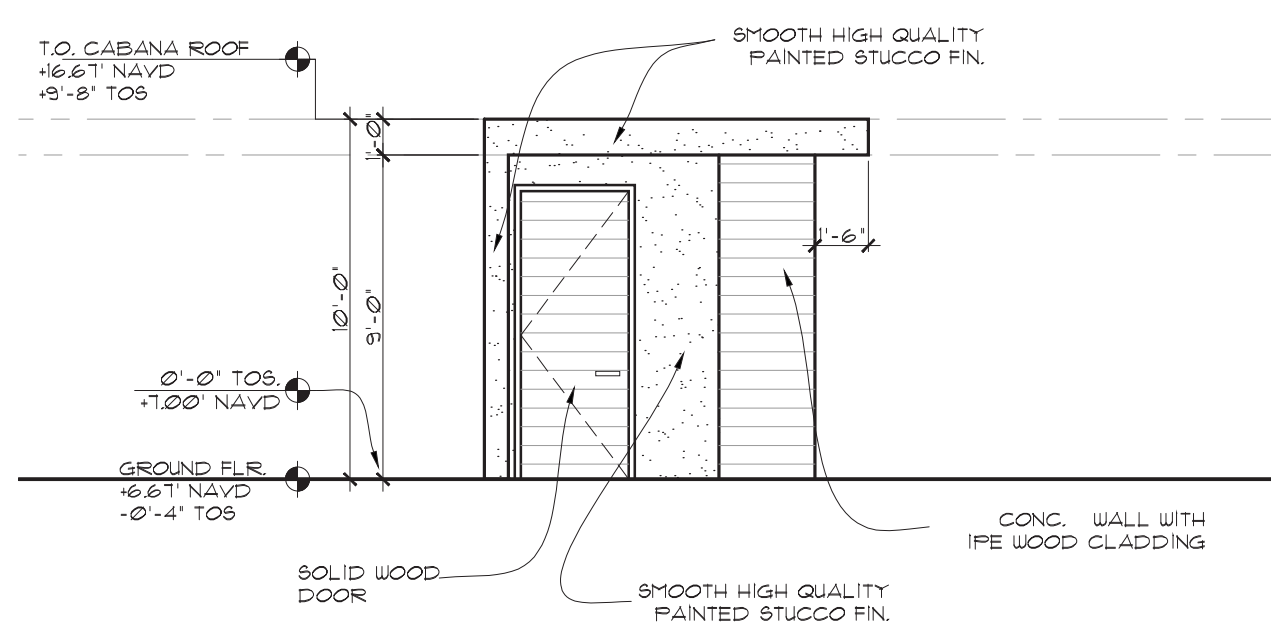
FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



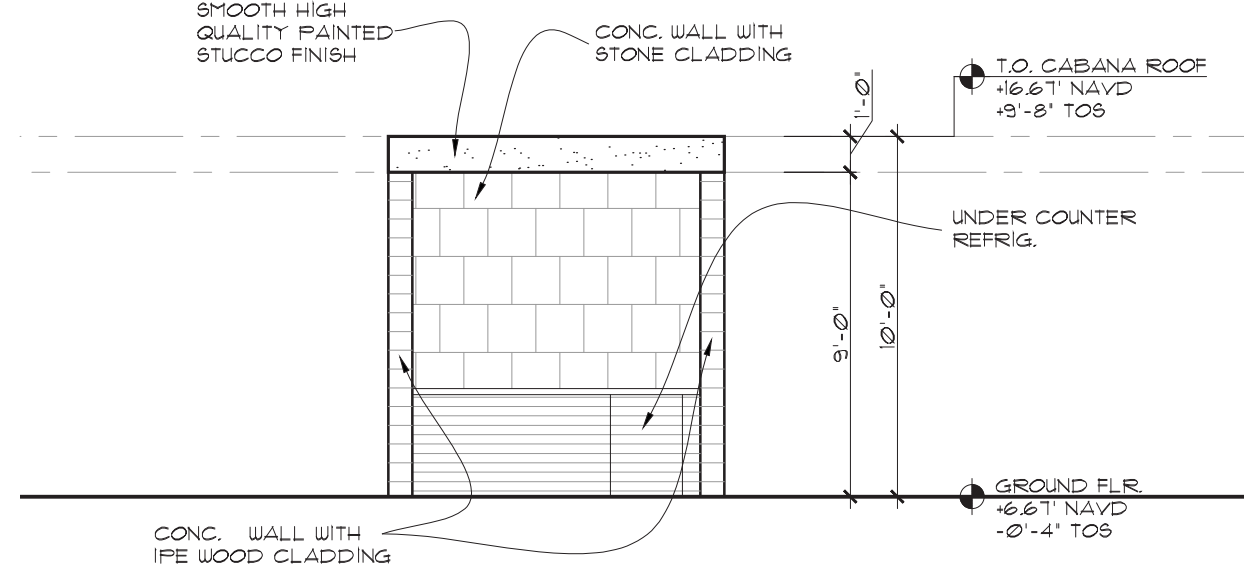
CABANA FLOOR PLAN
SCALE: 3/16"=1'-0"



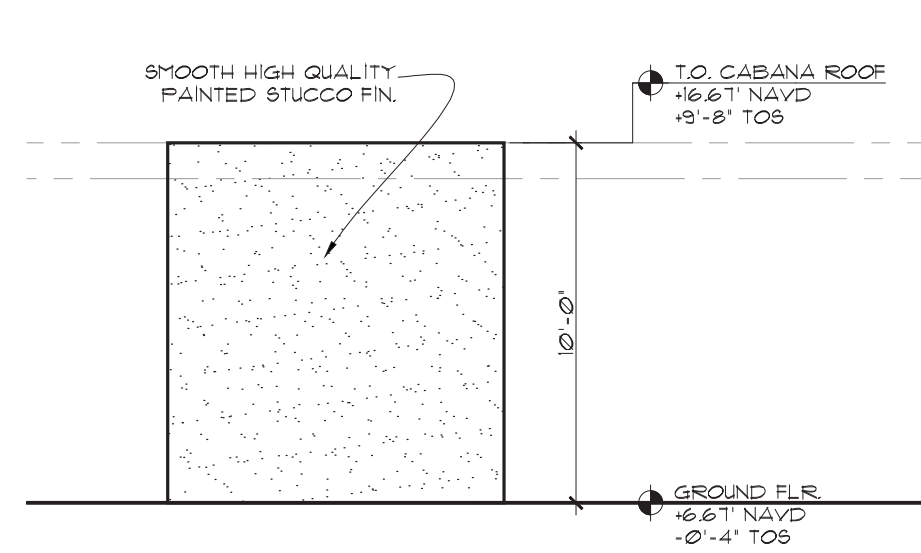
ELEVATION (WEST)



ELEVATION (EAST)



ELEVATION (SOUTH)



ELEVATION (NORTH)

CABANA EXTERIOR ELEVATIONS
SCALE: 3/16"=1'-0"

SQUARE FOOT CALCULATION :

SQUARE FOOT AT GAZEBO BATH ROOF — 48 SQ. FT.
SQUARE FOOT AT ROOF AREA — 52 SQ. FT.
TOTAL SQUARE FOOT PROVIDED — 100 SQ. FT.

TOTAL SQUARE FOOT ALLOWED — 100 SQ. FT.



NOTE 1 :
THIS SHEET IS SUBJECT TO VARIANCE
APPROVAL.

1

AVAN RESIDENCE
641 PALM DR.
HALLANDALE BEACH, FL 33009

seal

seal
Ralph Choeff
registered architect
AR0009679

comm no.
1602

date:
06/08/2017

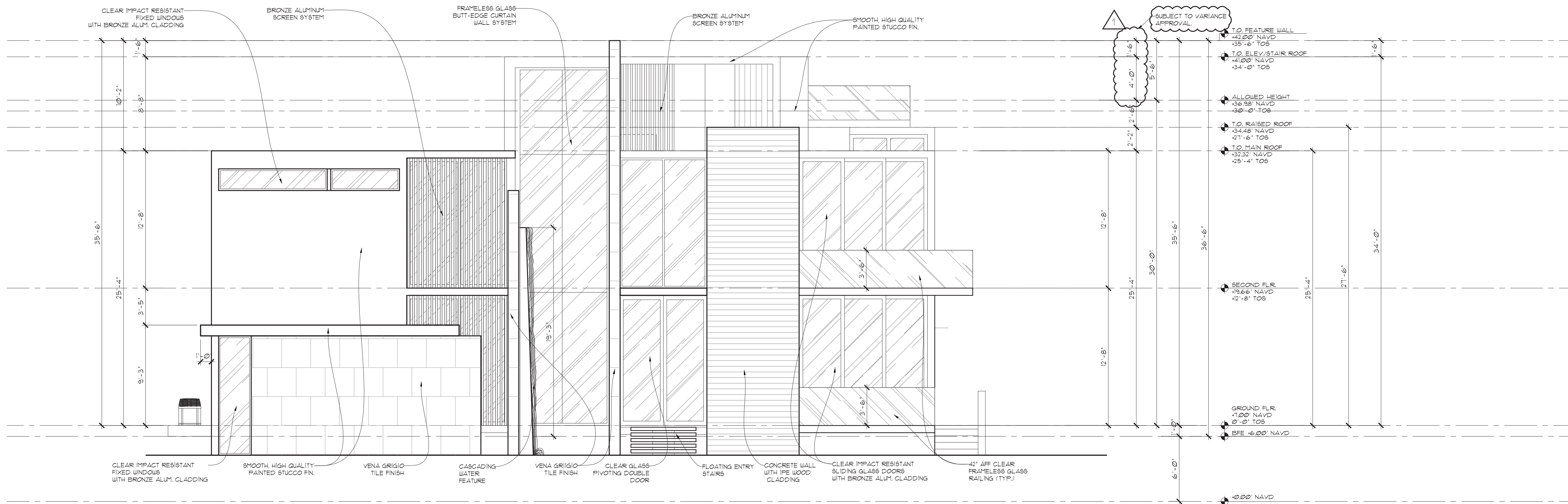
revised:

08-15-2017
REAR STRUCT. VARIANCE

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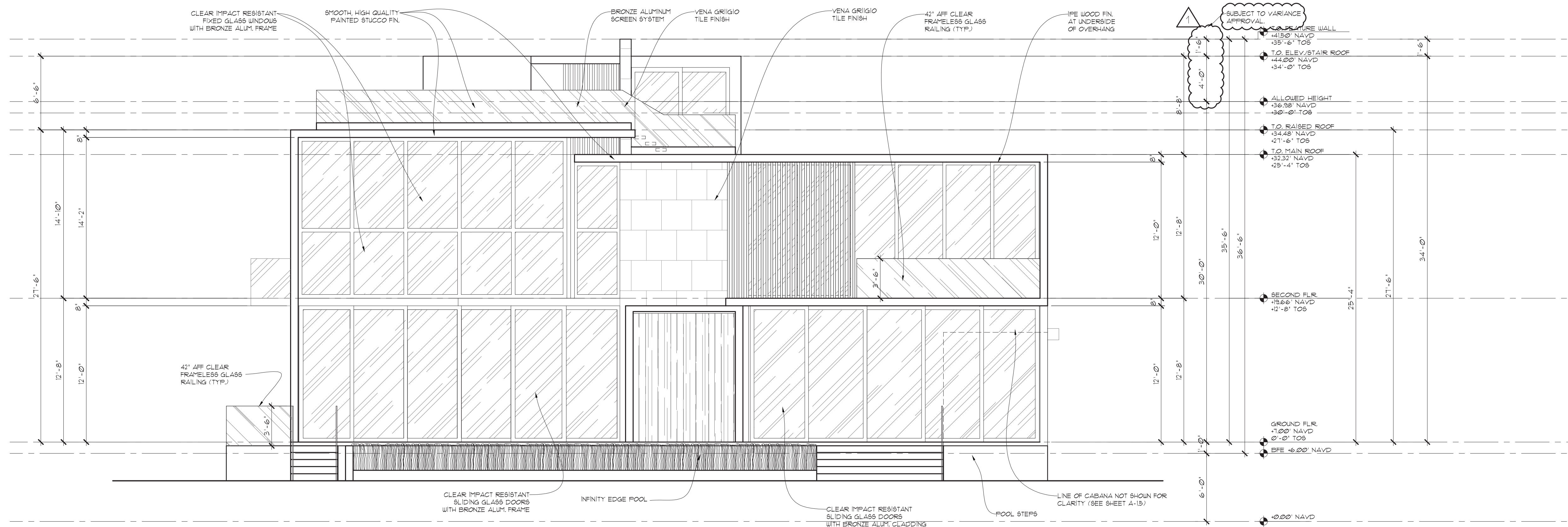
A-1.5

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FRONT ELEVATION (WEST)

SCALE: 3/16"=1'-0"



REAR ELEVATION (EAST)

SCALE: 3/16"=1'-0"

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revised:

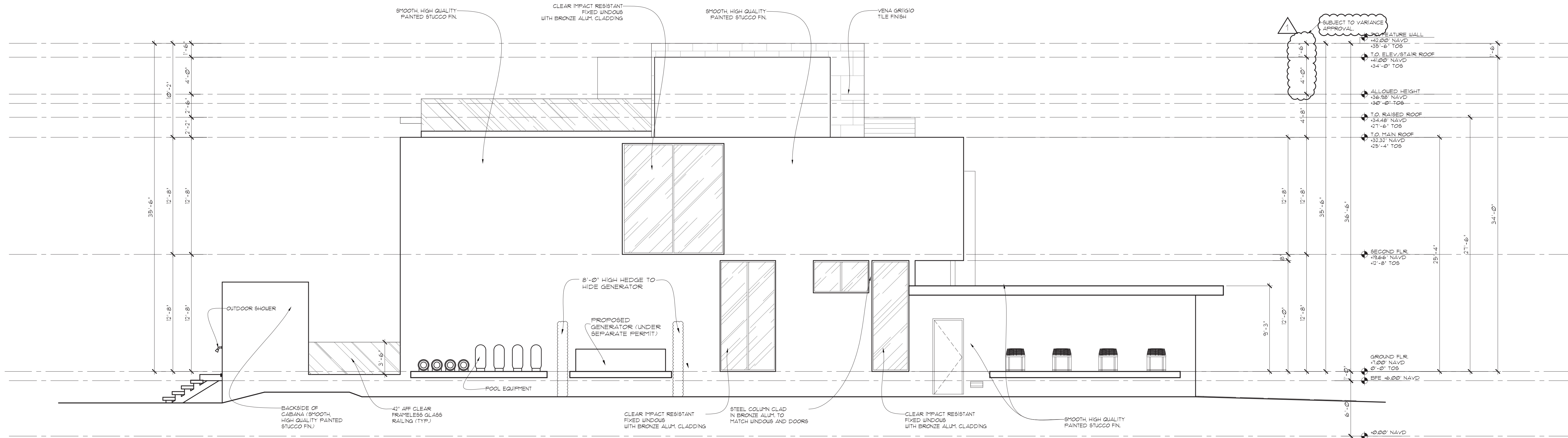
1 08-15-2017
HEIGHT VARIANCE

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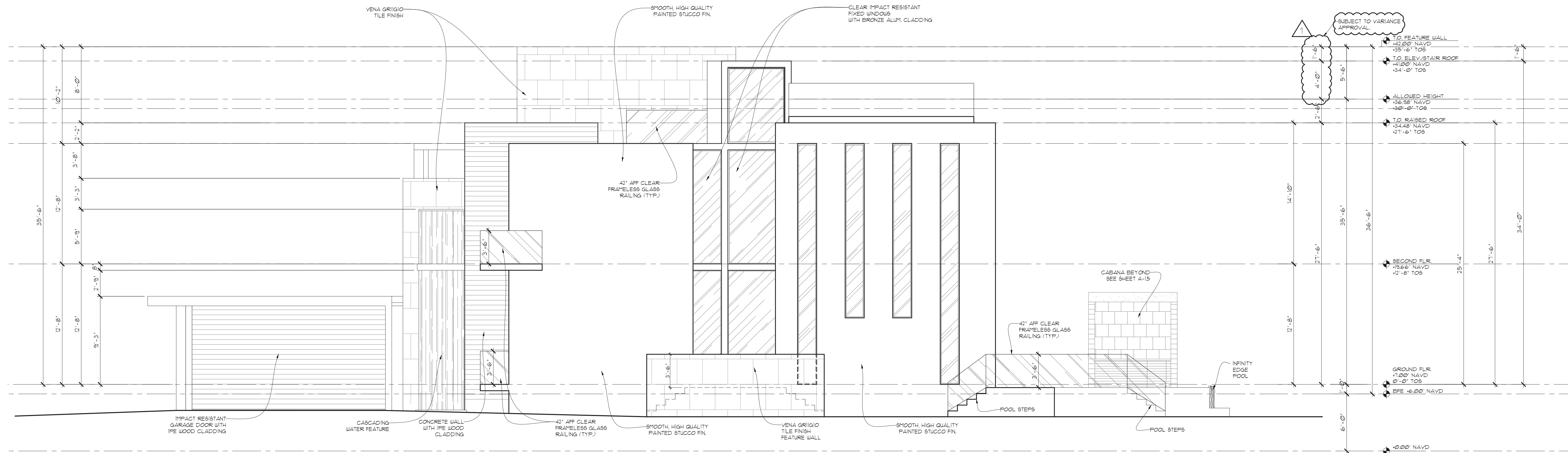
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SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

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revised:
08-15-2017
HEIGHT VARIANCE

sheet no.
A-3.2

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PROJECT DATA

LEGAL DESCRIPTION:

LOT 23 LESS THE SOUTH 15 FEET THEREOF, BLOCK 1, OF THE REVISED PLAT OF BLOCK 1, GOLDEN ISLES SECTION 'A', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 37, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

641 PALM DR.
HALLANDALE BEACH, FL. 33009

SCOPE OF WORK:

NEW 2-STORY CBS, SINGLE-FAMILY RESIDENCE W/
ROOF DECK

OCCUPANCY TYPE:

R-3

CONSTRUCTION TYPE:

TYPE II B

ZONING DATA

LOT SIZE:

13,875 S. F.

ZONING DESIGNATION:

R3-5

FIN. FLR. ELEVATION:

+7.00' NAVD

+7.00' NAVD

HEIGHT:

30'-0"

36'-6"

REQUIRED PARKING:

2

2

MAIN HOUSE SETBACKS:

FRONT SETBACK:

25'-0"

25'-0"

REAR SETBACK:

40'-0"

40'-0"

SIDE SETBACKS:

10'-0" EA.

10'-0" EA.

CABANA SETBACKS:

REAR SETBACK:

40'-0"

19'-3"

SIDE SETBACK:

10'-0"

10'-0"

POOL SETBACKS:

REAR SETBACK:

10'-0"

14'-4"

SIDE SETBACK:

10'-0"

21'-10" & 29'-2"

BUILDING DATA

MAIN HOUSE:

FIRST FLOOR (AC)

3,289 S. F.

SECOND FLOOR (AC)

3,166 S. F.

ROOF LEVEL (AC)

248 S. F.

TOTAL (AC):

6,703 S. F.

GARAGE (NON A/C)

459 S. F.

TOTAL (AC + NON-AC):

7,162 S. F.

SITE DATA

LOT SIZE:

13,875 S. F.

(100%)

PAVING AREA (IMPERVIOUS):

6,967 S. F. (50.21%)

BUILDING:

3,148 S. F.

DRIVE:

1,130 S. F.

PAVERS:

180 S. F.

DECK:

1,003 S. F.

CABANA:

80 S. F.

POOL:

692 S. F.

REFLECTING PONDS:

134 S. F.

LANDSCAPE AREA (PERVIOUS):

6,968 S. F. (50.22%)

LAWN / LANDSCAPE:

6,664 S. F.

PERVIOUS PAVERS (@15%):

200 S. F.

PARKWAY (@10%):

104 S. F.

SITE DATA (REAR YARD PERVIOUS CALC)

TOTAL REAR YARD:

3,700 S. F.

(100%)

PAVING AREA (IMPERVIOUS):

1,518 S. F.

DECK:

169 S. F.

CABANA:

80 S. F.

POOL:

669 S. F.

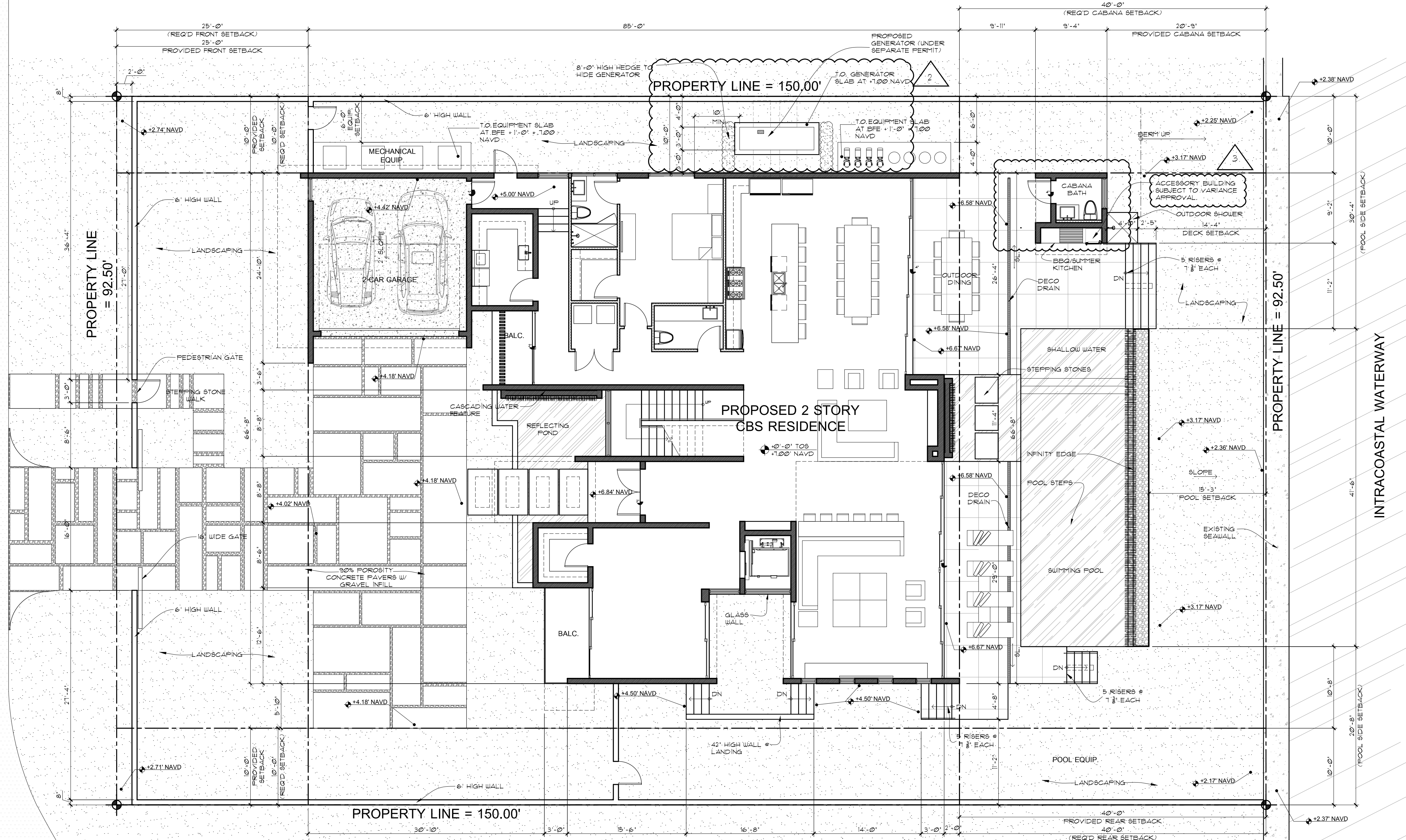
LANDSCAPE AREA (PERVIOUS):

2,181 S. F. (15.72%)

LAWN / LANDSCAPE:

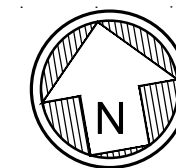
2,181 S. F.

PALM DRIVE



NOTE :

- 1- ALL PAVEMENT AREAS ASSOCIATED WITH THIS PROJECT SHALL BE RESTORED BY OWNER TO MEET CITY OF HALLANDALE STANDARDS.
- 2- A TRENCH RESTORATION DETAIL SHALL BE PROVIDED AT TIME OF CONSTRUCTION DRAWINGS FOR CITY APPROVAL.



SITE PLAN

SCALE: 1/8"=1'-0"

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registered architect
AR0009679

comm no.

1602

date:

06/08/2017

revised:

- 1- 08-15-2017 PAVEMENT & TRENCH NOTES.
- 2- 08-15-2017 SIDE YARD CLARIFICATION
- 3- 08-15-2017 REAR ACC. STRUCT. VARIANCE

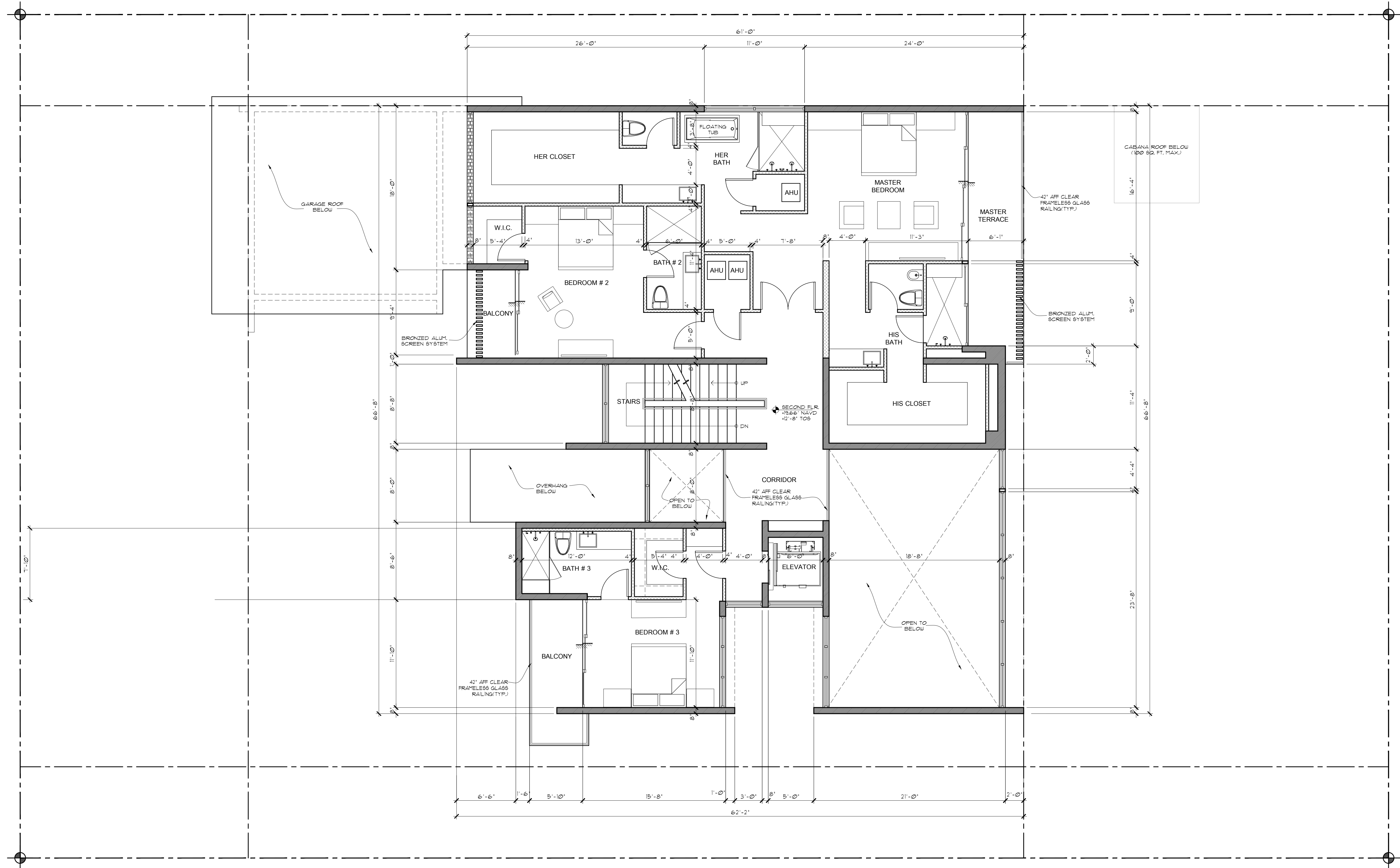
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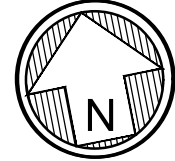
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 **SECOND FLOOR PLAN**
SCALE: 3/16"=1'-0"

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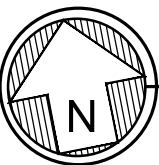
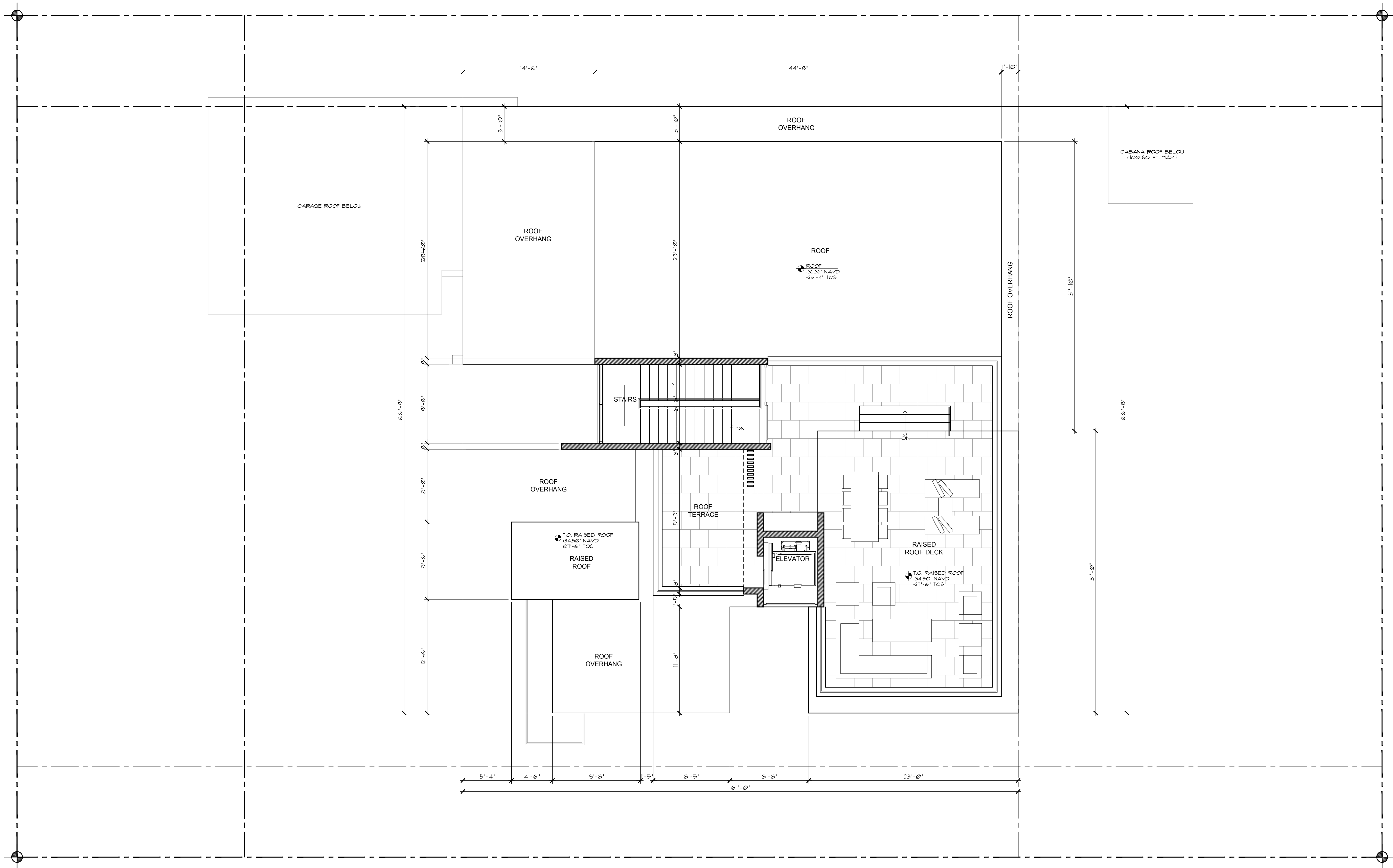
seal
Ralph Choeff
registered architect
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comm no.
1602

date:
06/08/2017

revised:

sheet no.
A-1.2



ROOF DECK PLAN

SCALE: 3/16"=1'-0"

seal

seal
Ralph Choeff
registered architect
AR0009679

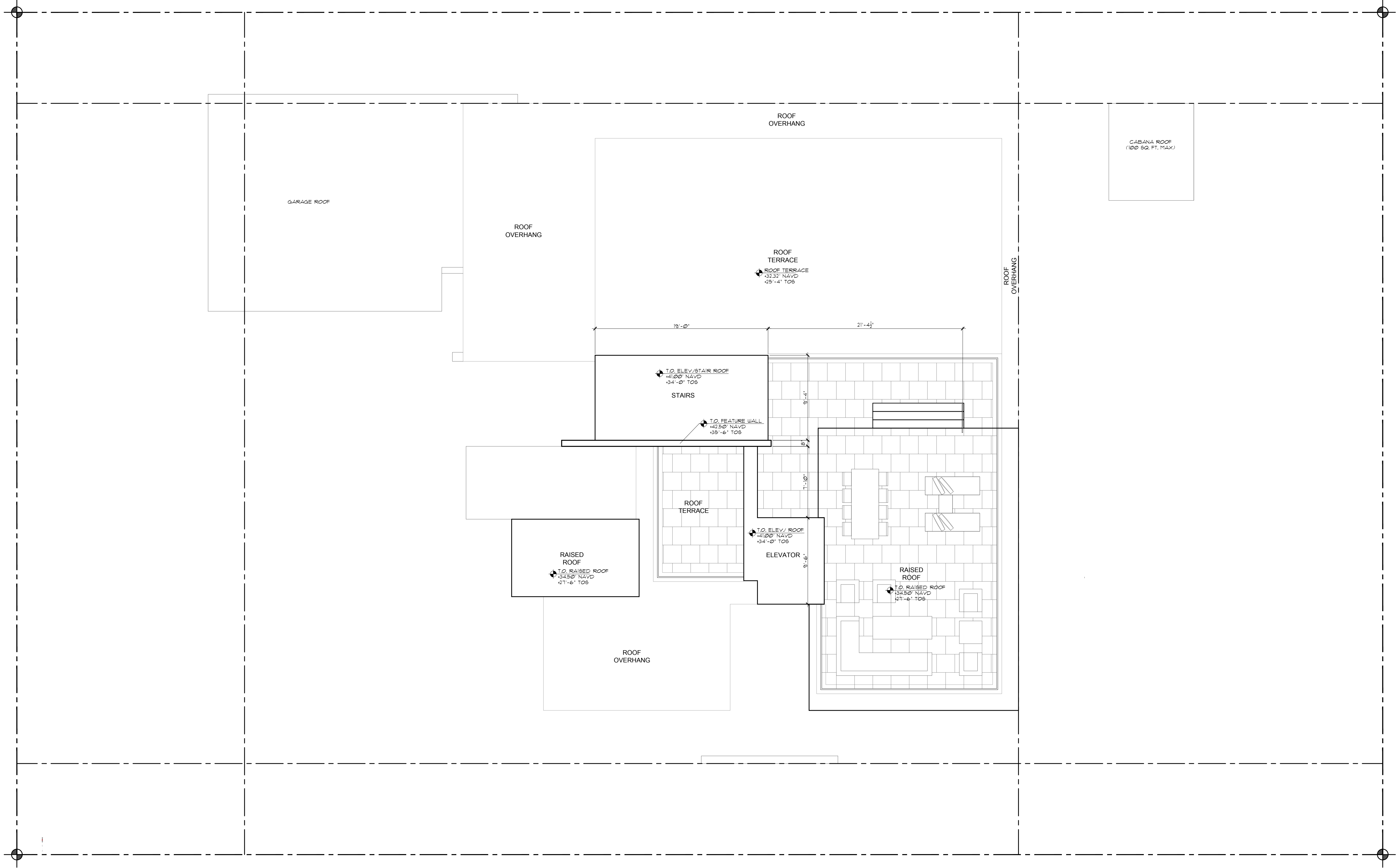
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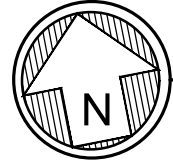
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 **ROOF PLAN**
SCALE: 3/16"=1'-0"

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HALLANDALE BEACH, FL 33009

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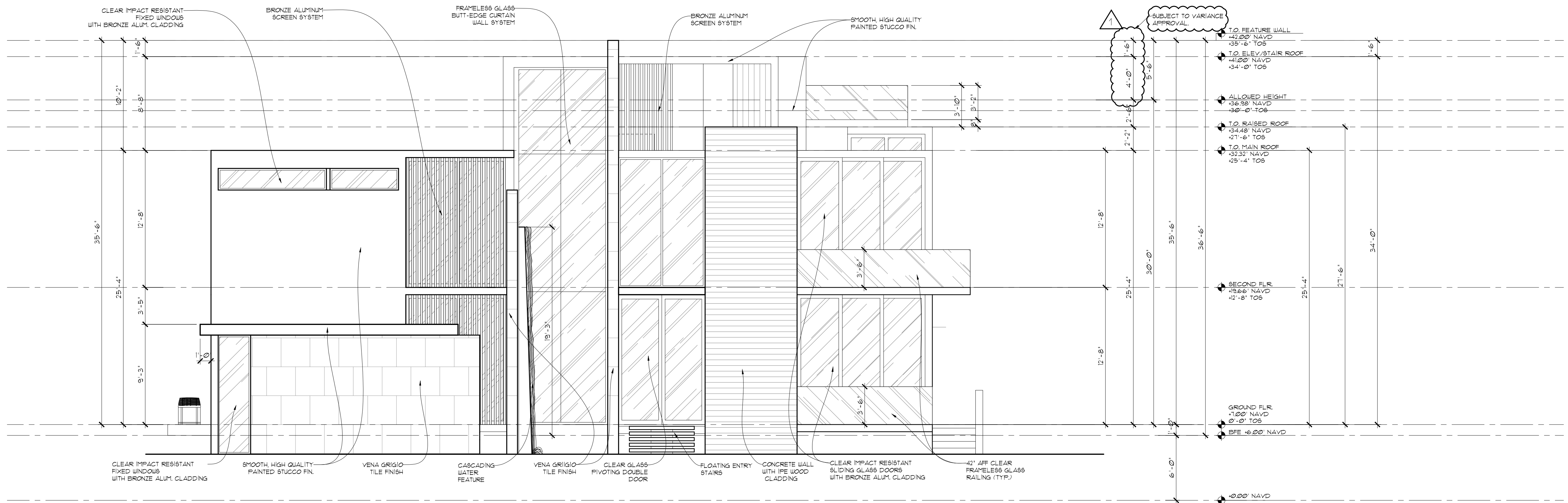
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06/08/2017

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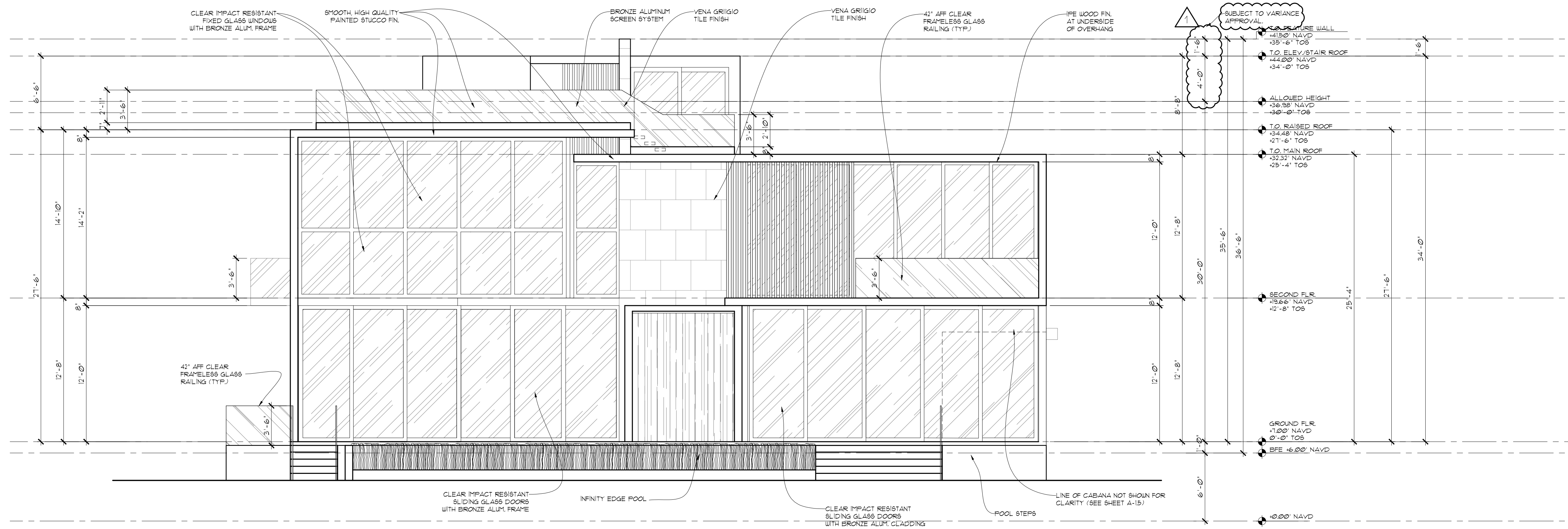
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FRONT ELEVATION (WEST)

SCALE: 3/16"=1'-0"



REAR ELEVATION (EAST)

SCALE: 3/16"=1'-0"

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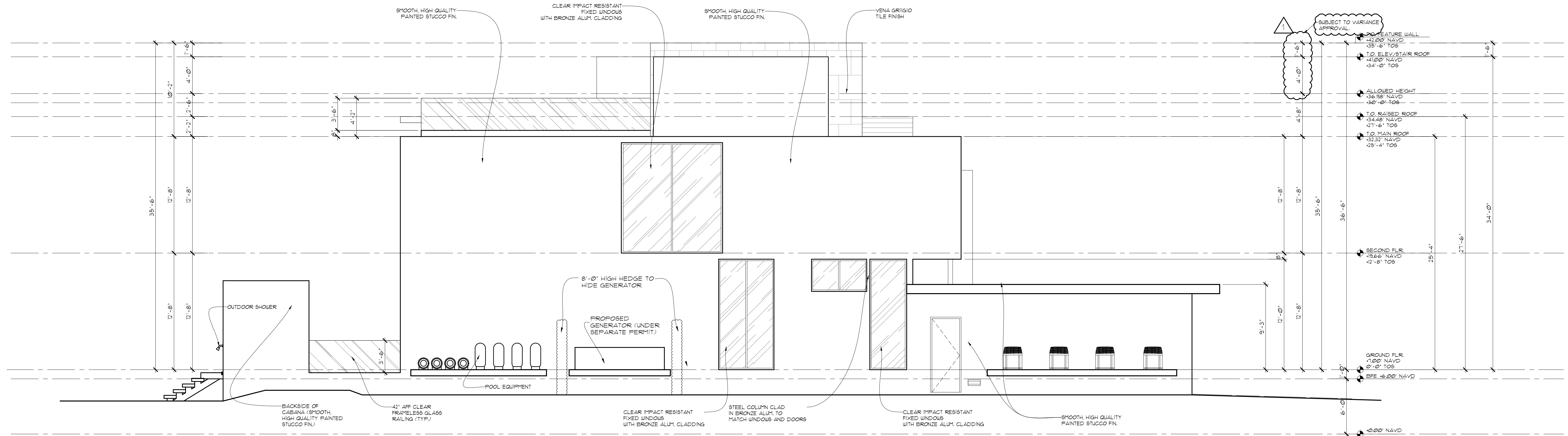
08-15-2017
HEIGHT VARIANCE

CHOEFF LEVY FISCHMAN
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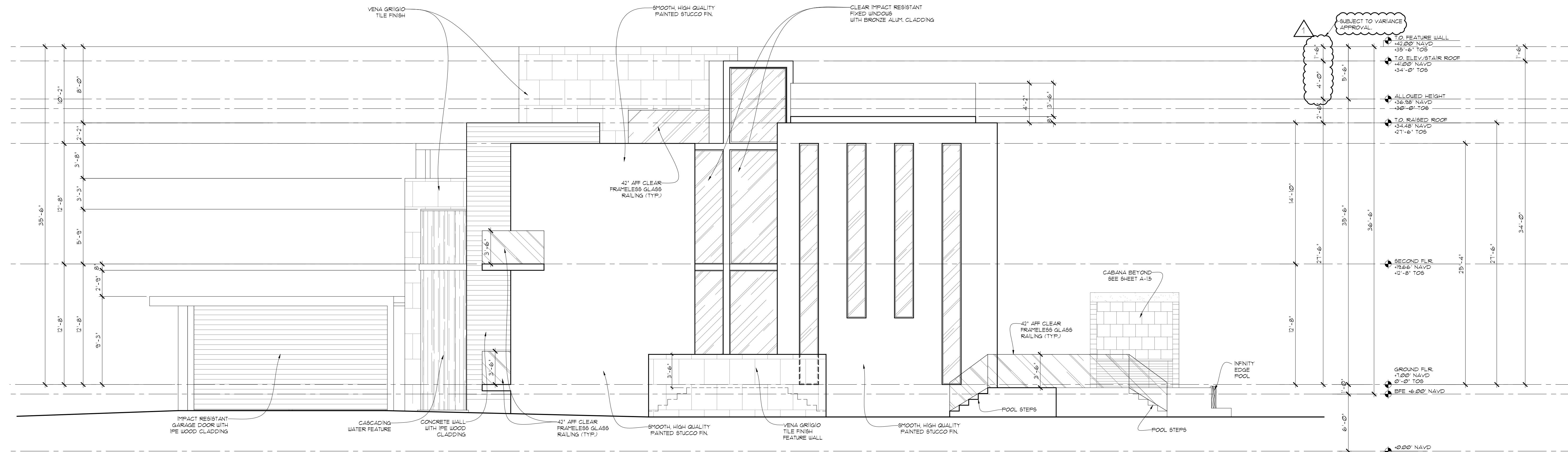
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A-3.1



SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"