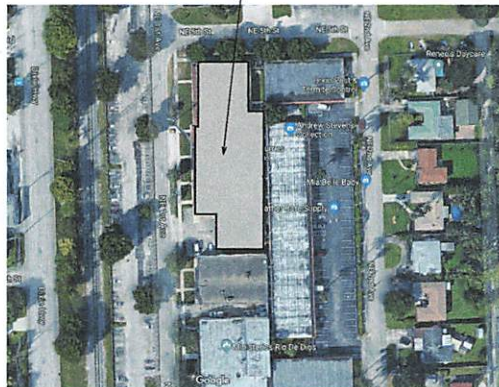


FACADE RENOVATION FOR: DESIGN FLEX SPACES LLC. AT:

410 NE 1ST AVE.
HALLANDALE BEACH, FL 33009



410 NE 1ST AVE.
(SUBJECT PROPERTY)



SCOPE OF WORK

FACADE RENOVATION & SITE IMPROVEMENTS FOR EXISTING BUILDING. ONLY EXTERIOR WORK. WORK INCLUDES:

- NEW FACADE WITH:
 - IMPACT RESISTANT STOREFRONT SYSTEM
 - NEW METAL FRAMING WALL AND PARAPET SYSTEM
 - NEW FINISHES USING CLADDING MATERIALS
- NEW ROOFING USING SUSTAINABLE MATERIALS
- NEW LANDSCAPING & IRRIGATION
- NEW SIDEWALKS & DRAINAGE
- NEW FACADE & SITE LIGHTING (ENERGY EFFICIENT)
- NEW SIGNS
- NEW ENVIRONMENTALLY SENSITIVE PAINT

SITE DATA

REQUIREMENTS	EXISTING	PROPOSED
ZONING	CENTRAL RAC	CENTRAL RAC (NO CHANGE)
LOT AREA:	27,899 SF	27,899 SF (NO CHANGE)
ACI AREA:	18,450 SF	18,450 SF (NO CHANGE)
PARKING:	5 SPACES	0 SPACES (ON-SITE)
LANDSCAPE AREA:	3,700 SF	6,300 SF
STREET LANDSCAPE AREA:	3,600 SF	3,900 SF

BASE
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BASE ARCHITECTURE INC.
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VEGA@BASESTUDIO.US

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BASE ARCHITECTURE INC.

Architect:

MIQUEL A. VEGA, R.A.
REGISTRATION No. AR99308

CLIENT NAME:
DESIGN FLEX SPACES
LLC.

REVISIONS

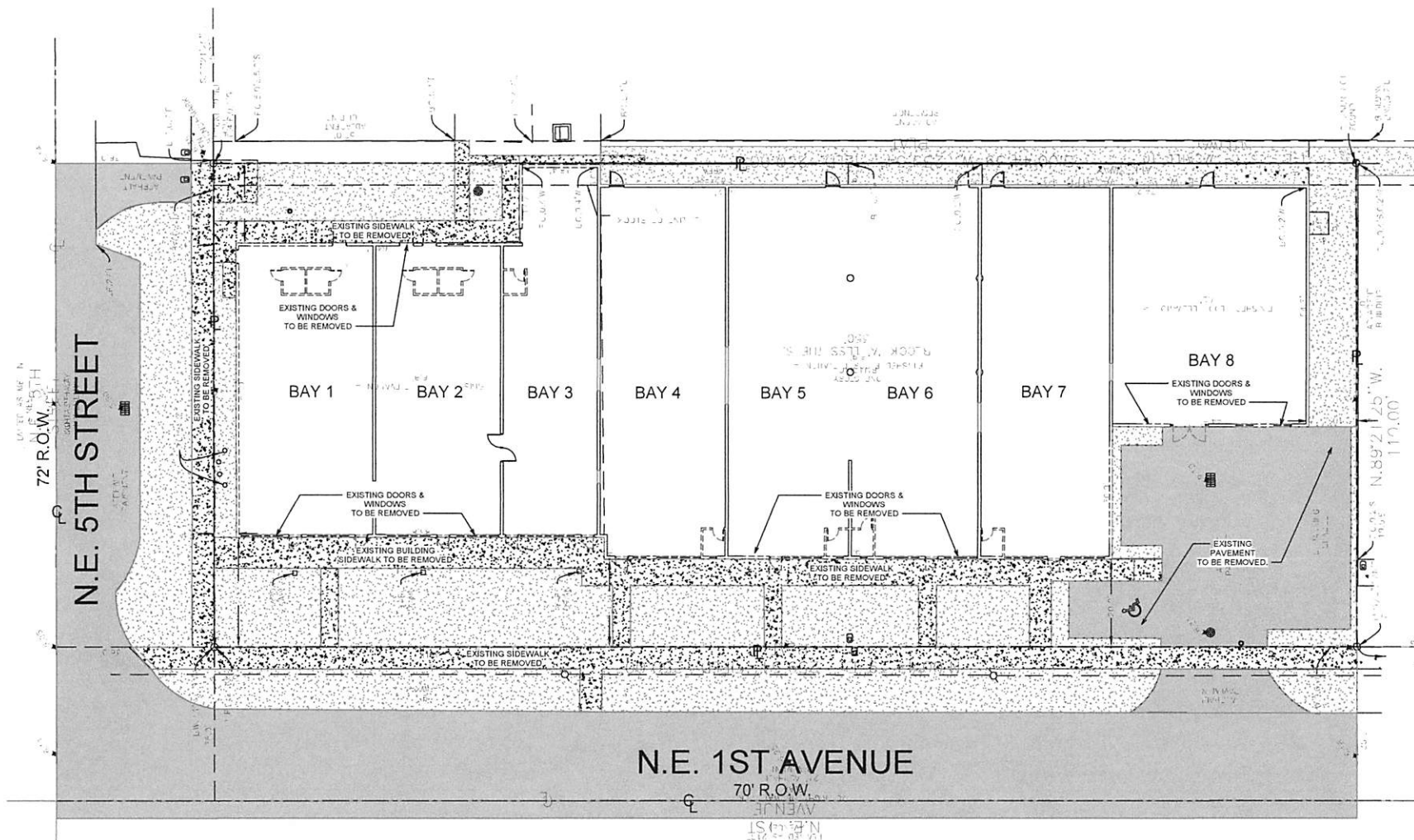
FACADE RENOVATION FOR:
DESIGN FLEX SPACES LLC.
LOCATED AT:
410 NE 1ST AVE.
HALLANDALE BEACH, FL 33009
COVER PAGE

PROJECT #: 19-013

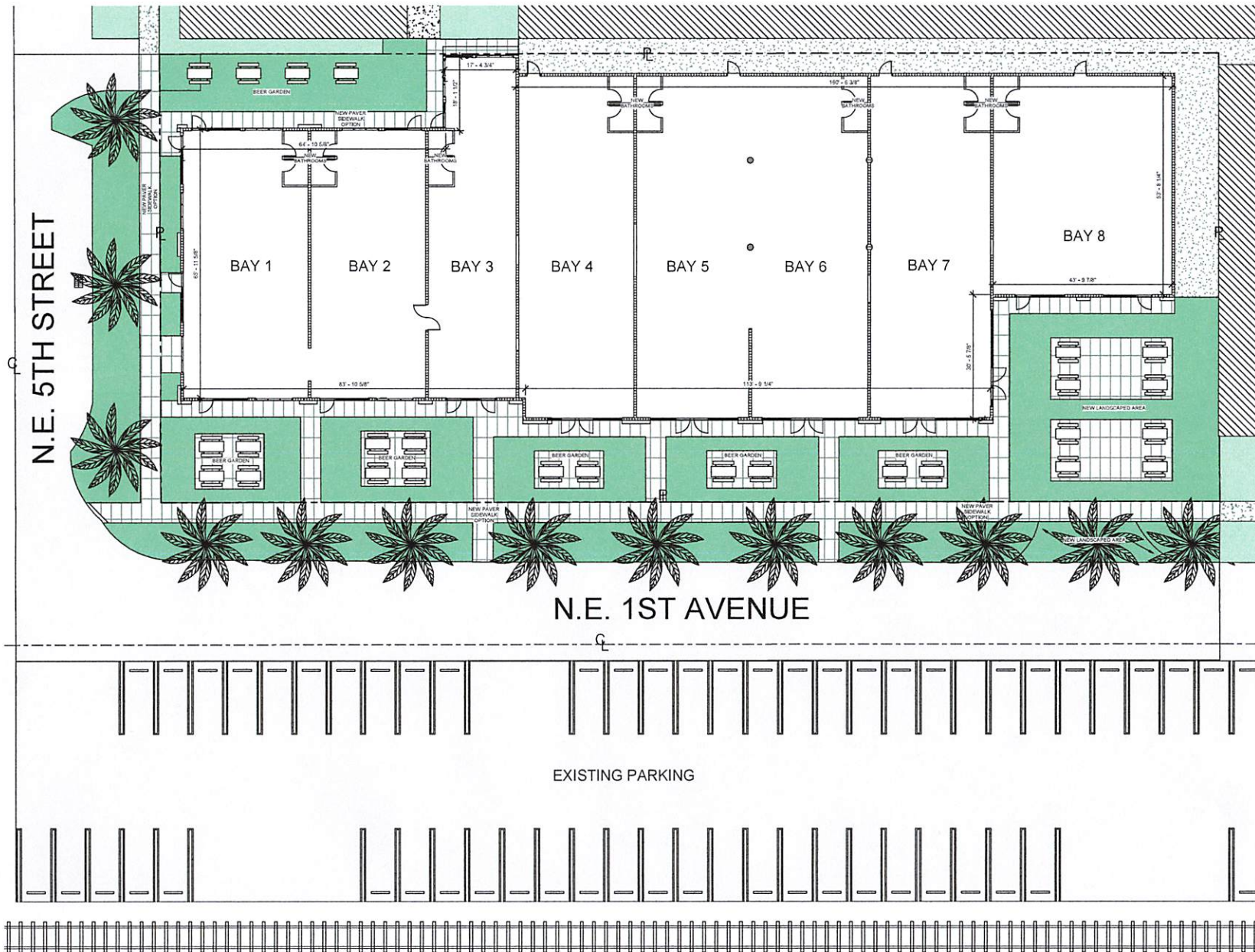
DATE
04-06-19

SHEET NUMBER

A0.0



1 EXISTING SITE PLAN
3/32" = 1'-0"



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REVISIONS:

FACADE RENOVATION FOR:
DESIGN FLEX SPACES LLC.
LOCATED AT:
410 NE 1ST AVE.
HALLANDALE BEACH, FL 33009

PROPOSED SITE PLAN

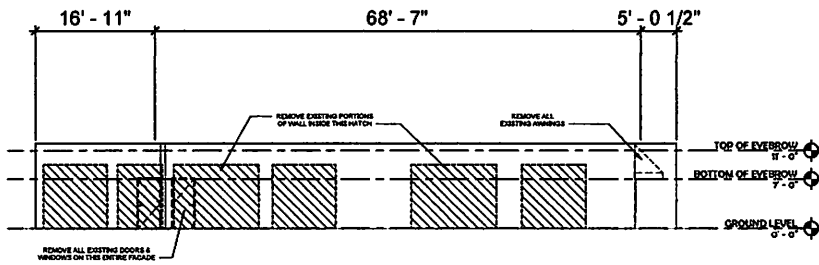
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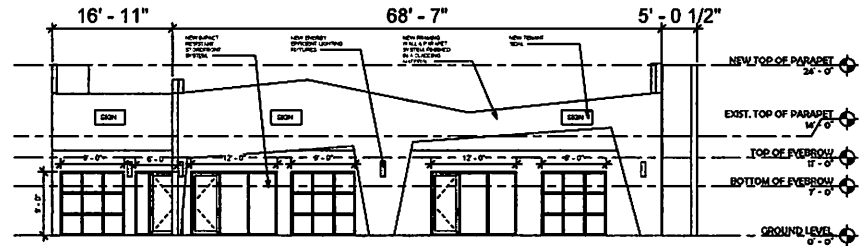
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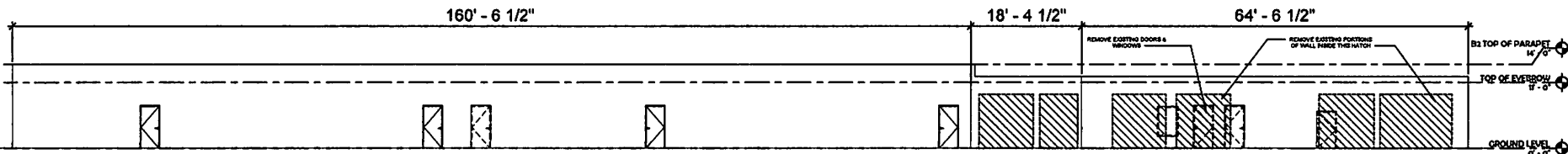
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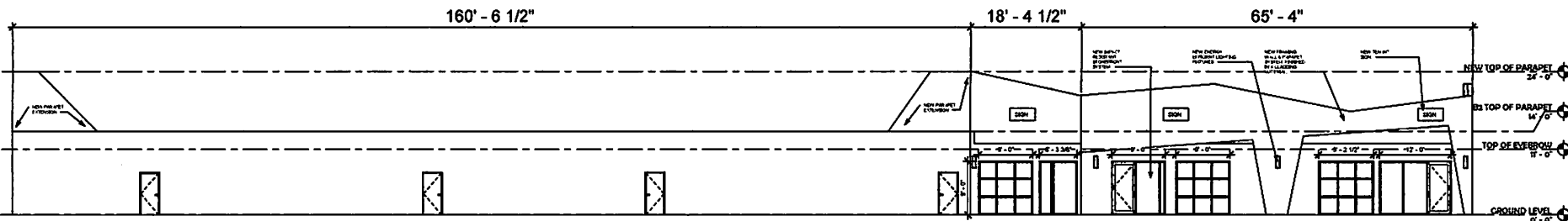
2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



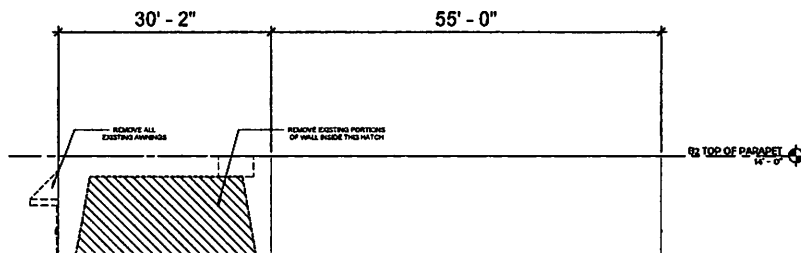
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



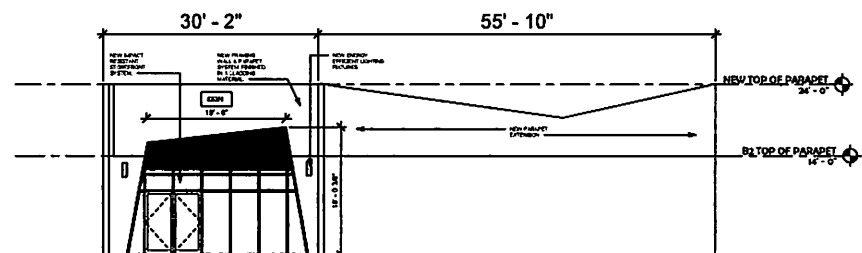
4 EXISTING EAST ELEVATION
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"



6 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



5 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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REVISIONS

FACADE RENOVATION FOR:
DESIGN FLEX SPACES LLC.
LOCATED AT:
410 NE 1ST AVE.
HALLANDALE BEACH, FL 33009

EXISTING & PROPOSED ELEVATIONS

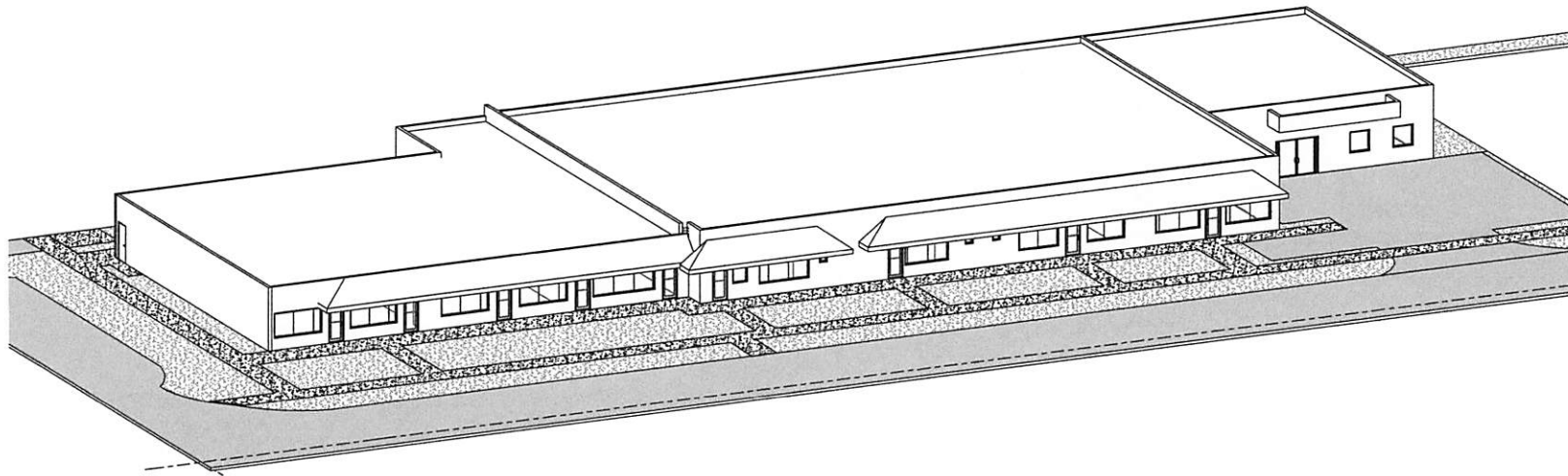
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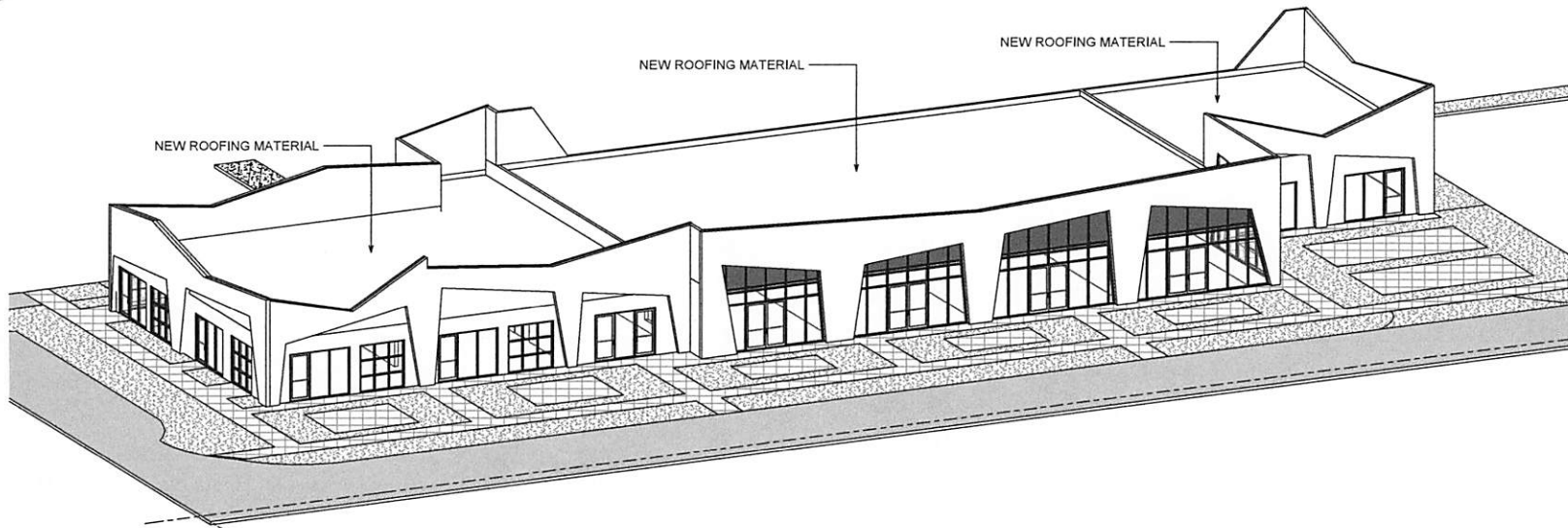
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SHEET NUMBER

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② EXISTING BUILDING



① PROPOSED FACADE

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CLIENT NAME:
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LLC.

REVISIONS:

FACADE RENOVATION FOR:
DESIGN FLEX SPACES LLC.

LOCATED AT:
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HALLANDALE BEACH, FL 33009

3D VIEWS

PROJECT #: 19-013

DATE:
04-06-19

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