

SITE DATA

PROPERTY ADDRESS: 1801-1829 N.E. 13TH STREET FORT LAUDERDALE FL. 33304
BLDG PERMIT #:
LEGAL DESCRIPTION:
 PARCEL I
 LOTS 1, 2, 3, 4, AND 5, IN BLOCK 3, LAKE RIDGE ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE RIGHT-OF-WAY FOR N.E. 13TH STREET, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 33.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 90°27'13", A DISTANCE OF 110 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. 13TH STREET AND THE POINT OF TERMINATION.
 PARCEL III
 PARCEL "A", POINSETTA RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING AND PROPERTY INFORMATION:
 CURRENT USE: ONE SINGLE FAMILY DWELLING & VACANT LOTS
 LAND USE DESIGNATION: MEDIUM
 ZONING DESIGNATION: RC-15 - Residential Multifamily Low Rise/Medium Density
 SITE AREA: 43,007.56 S.F. 0.9873 ACRES

UTILITIES AND SERVICES:
 WATER PROVIDER: CITY OF FORT LAUDERDALE
 WASTE WATER PROVIDER: CITY OF FORT LAUDERDALE
 SOLID WASTE PROVIDER: PRIVATE HAULER
 RECYCLING PROVIDER: PRIVATE HAULER

RESIDENTIAL DEVELOPMENT DATA:
 NUMBER OF DWELLING UNITS: 14 UNITS - 3 BEDROOM - 2 STORIES
 TYPE OF DWELLING UNIT: FEE SIMPLE TOWNHOUSES
 DENSITY ALLOWED PER SITE AREA: 15 UNITS/ACRE / UNITS ALLOWED = 14.00
 DENSITY PROVIDED PER SITE AREA: UNITS/ACRE / UNITS ALLOWED = 14.28 U/A

PARKING DATA:
 PARKING SPACES REQUIRED: 2 PER UNIT X 14 UNITS + 3 GUEST = 31 SPACES
 TOTAL PARKING SPACES PROVIDED: 34 SPACES

SITE AND BUILDING DATA:
 BUILDING FOOT PRINT: 21,244.00 S.F. 49.40%
 VEHICULAR USE AREA (V.U.A.): 11,725.65 S.F. 27.26%
 PEDESTRIAN WALKS / SIDEWALKS: 1,399.72 S.F. 3.25%
 PVIOUS LANDSCAPE AREA: 7,070.19 S.F. 16.44%
 ENTRIES / PATIOS / POOL DECKS: 1,568.00 S.F. 3.65%
 TOTAL LOT AREA: 43,007.56 S.F. 100%
 BUILDING HEIGHT FROM GRADE: 24'-0" FT. TO TOP OF ROOF
 BUILDING HEIGHT TO UPPERMOST FEATURE: 25'-10" FT.
 NUMBER OF STORIES: TWO STORIES
 FLOOR AREA RATIO: 40,922.00 S.F. / 43,007.56 = 0.95
 MAX. BLDG. LENGTH ALLOWED = 200'-0"
 MAX. BLDG. LENGTH PROVIDED = 159'-4"

MISCELLANEOUS DATA:
 OPEN SPACE (LANDSCAPE, SIDEWALKS & DECKS) 10,037.91 S.F. 23.34%
 COMMON AREA LANDSCAPE 35% REQUIRED PROVIDED = 17,915.56 S.F. 41.66%

DATA FOR RESIDENTIAL UNIT AREAS:

UNITS : #1801 TO #1829	THREE BEDROOM - 2-1/2 BATHROOMS
1ST. FLOOR LIVING (A/C)	1,005.00 S.F.
2ND. FLOOR LIVING (A/C)	1,438.00 S.F.
ROOF	N/A S.F.
TOTAL LIVING (A/C)	2,443.00 S.F.
GARAGE (NON A/C)	480.00 S.F.
TOTAL BUILDING AREA (ENCLOSED)	2,923.00 S.F.
ENTRY	32 S.F.
PORCH & TERRACE:	N/A S.F.
BALCONIES	142 S.F.
ROOF DECK	N/A S.F.
TOTAL AREAS (NON ENCLOSED)	174 S.F.

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 Gustavo J. Carbonell, P.A. ©

DATE AND DESCRIPTION OF REVISION

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Townhouse Development for:

VISTA HAUS NORTH

NE 13TH STREET
 FT. LAUDERDALE FL. 33315

SITE PLAN & DETAILS

1 SITE PLAN
 SCALE: 1" = 20'

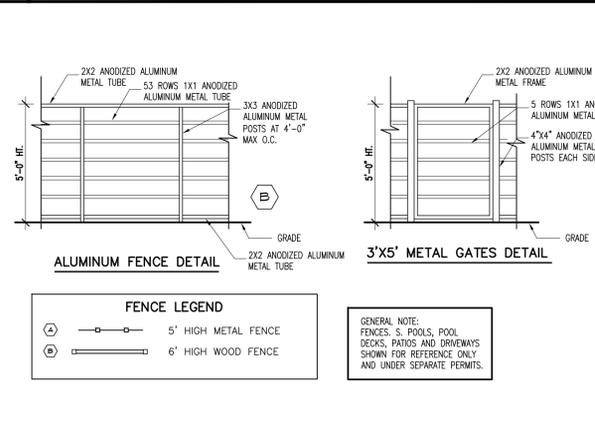
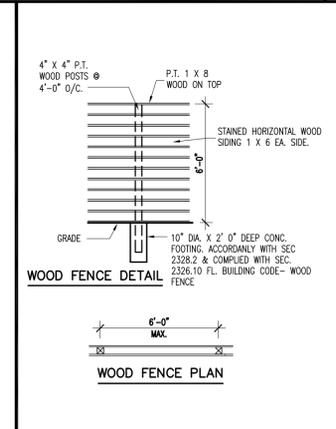
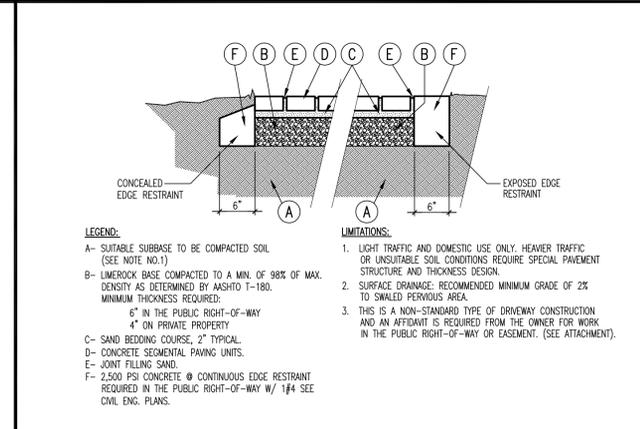
NORTH

6 SITE & BUILDING DATA
 SCALE: N.T.S.



SETBACK TABLE

SIDE	REQUIRED	PROVIDED
FRONT SOUTH	15'-0"	15'-1"
REAR NORTH	20'-0"	26'-11"
WEST SIDE	10'-0"	28'-5" TO BLDG.
EAST SIDE	10'-0"	30'-2-1/2" TO BLDG.



2 LOCATION MAP
 SCALE: N.T.S.

3 SETBACKS TABLE
 SCALE: N.T.S.

4 TYP. PAVER INSTALLATION DETAIL
 SCALE: N.T.S.

5 TYP. PVC FENCE DETAIL
 SCALE: N.T.S.

6 SITE & BUILDING DATA
 SCALE: N.T.S.

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ISSUED FOR DRC

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