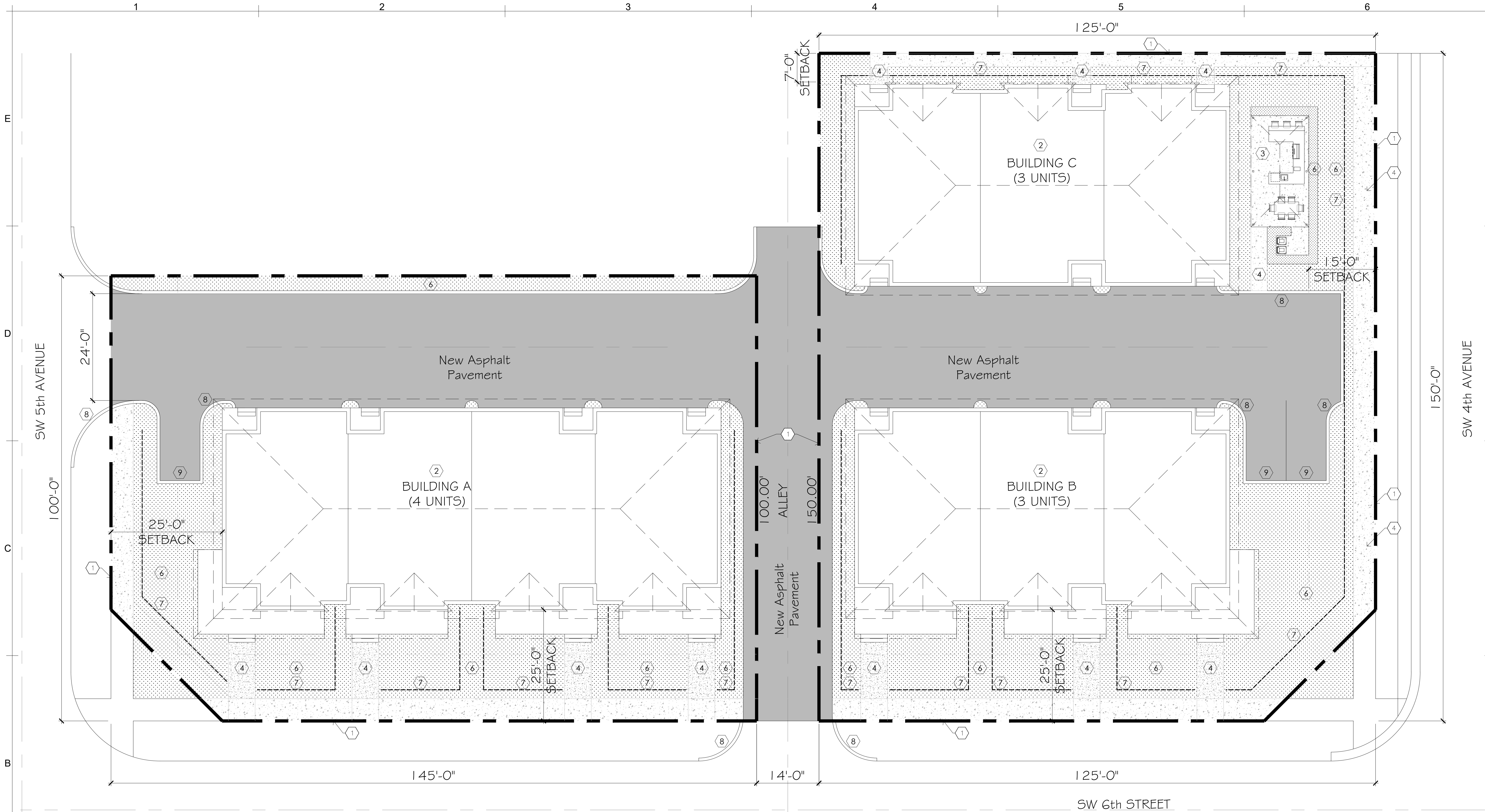




B1 SITE PLAN
3/32" = 1'-0"

A. USE OF PROPERTY	VACANT
B. LAND USE DESIGNATION	MEDIUM (16) RESIDENTIAL
C. ZONING DESIGNATION	RD-15/ ROC
D. WATER / WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. SITE AREA	32,625.00 SF (.749 ACRES)
F. BUILDING FOOTPRINT COVERAGE	12,656 S.F.

G. RATE: 1.5 UNITS/ACRES		
	14,187.5 S.F. (0.32 ACRES)	4.68 UNITS PERMITTED
	18,437.5 S.F. (0.42 ACRES)	6.35 UNITS PERMITTED
H. GROSS FLOOR AREA		
	GROSS BLDG. AREA: BUILDING A	10,108 S.F.
	GROSS BLDG. AREA: BUILDING B	7,602 S.F.
	GROSS BLDG. AREA: BUILDING C	7,602 S.F.
	PROPOSED GROSS FLOOR AREA	25,312 S.F.

I. PARKING	2.25 PER DU	22.5	23
J. BUILDING HEIGHT	30'-0"		
K. STRUCTURE LENGTH	117'-6"		
L. NUMBER OF STORIES	2 STORIES		
M. SETBACKS (47'-18.9)	REQUIRED	PROVIDED	
FRONT	15'	25'	
CORNER	15'	15'	
SIDE	5'	N/A	
REAR	5'	7'	
INTERNAL SEPARATION BLDG.	10'	27'-4"	

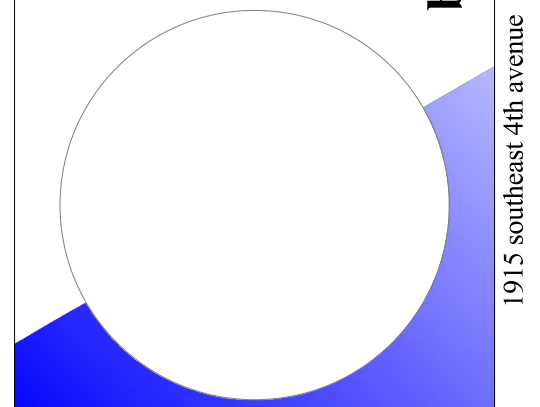
- 1 PROPERTY LINE.
- 2 NEW BUILDING.
- 3 BARBECUE AREA.
- 4 SIDEWALK.
- 5 DRIVEWAY.
- 6 LANDSCAPE AREA.
- 7 NEW WOOD FENCE.
- 8 NEW CURB.
- 9 NEW PARKING SPACES.

A1 SITE PLAN DATA

A6 KEY NOTES



SCHLEISINGER
4TH AVENUE RESIDENTIAL



FORT LAUDERDALE, FLORIDA

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consultant

DESIGNED	DRAWN	CHECKED
JPB	GG	JPB
DATE:	COMM:	
06.08.22	220426	
R E V I S I O N S		

OVERALL SITE PLAN
OPTION A

SCHEMATIC DESIGN

AS-101