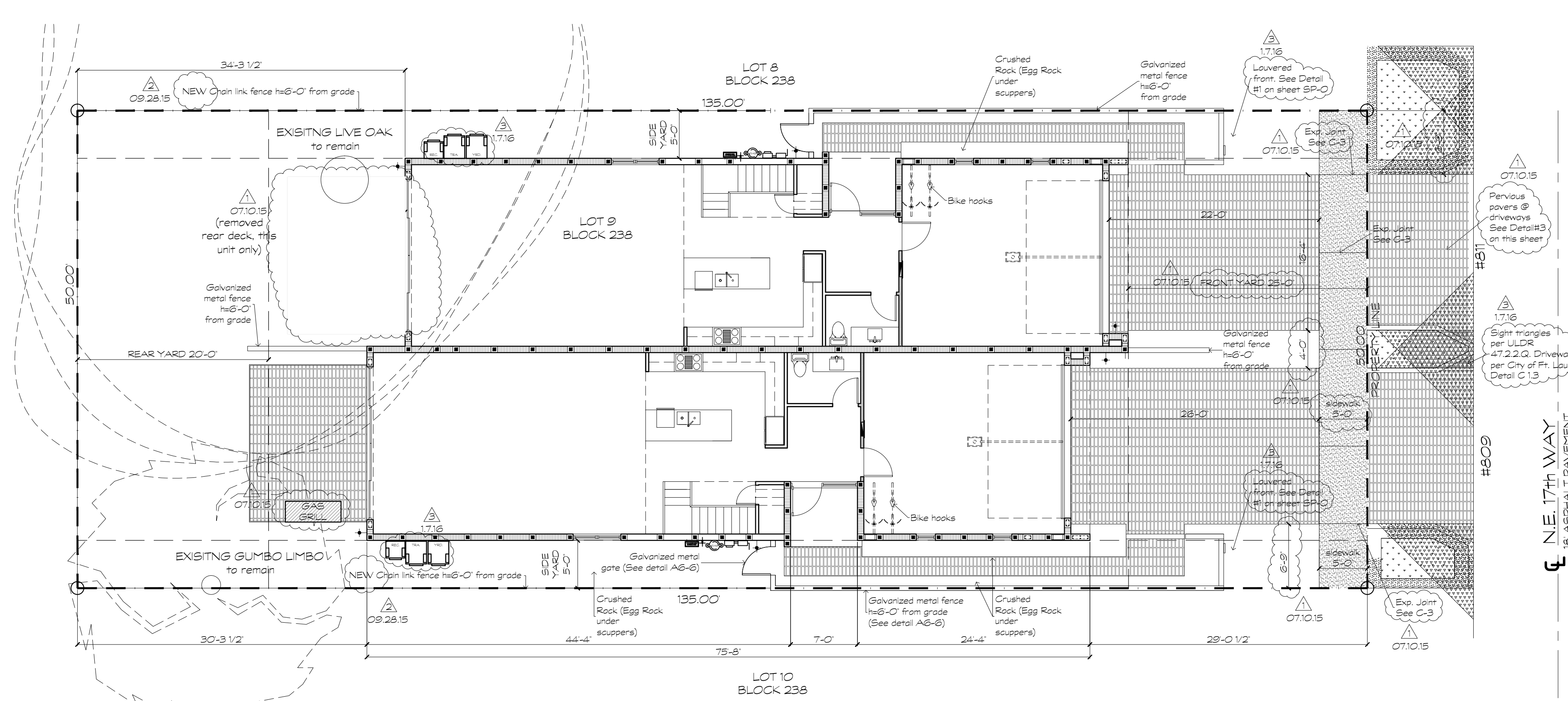


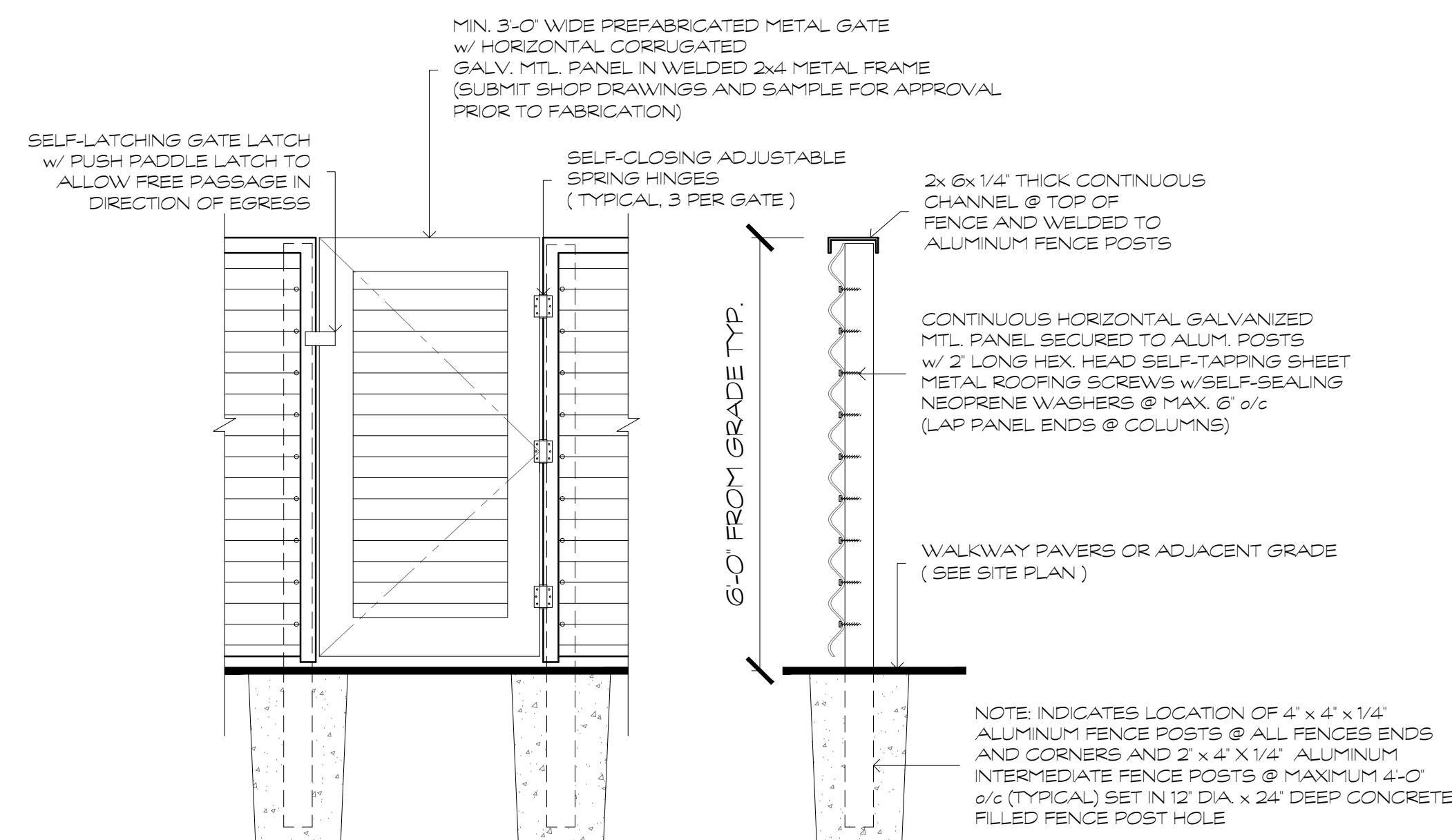


Location Sketch

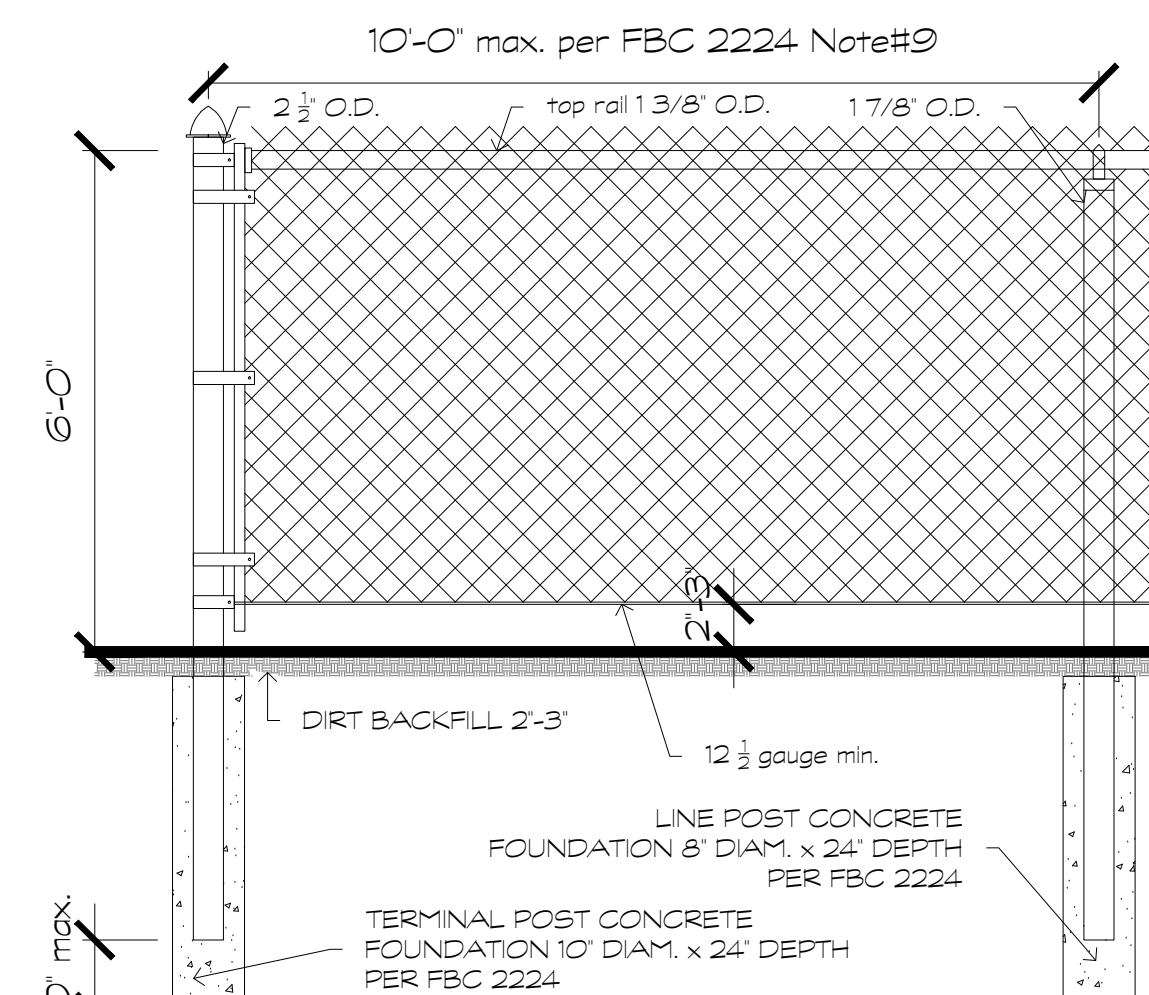
Not to Scale



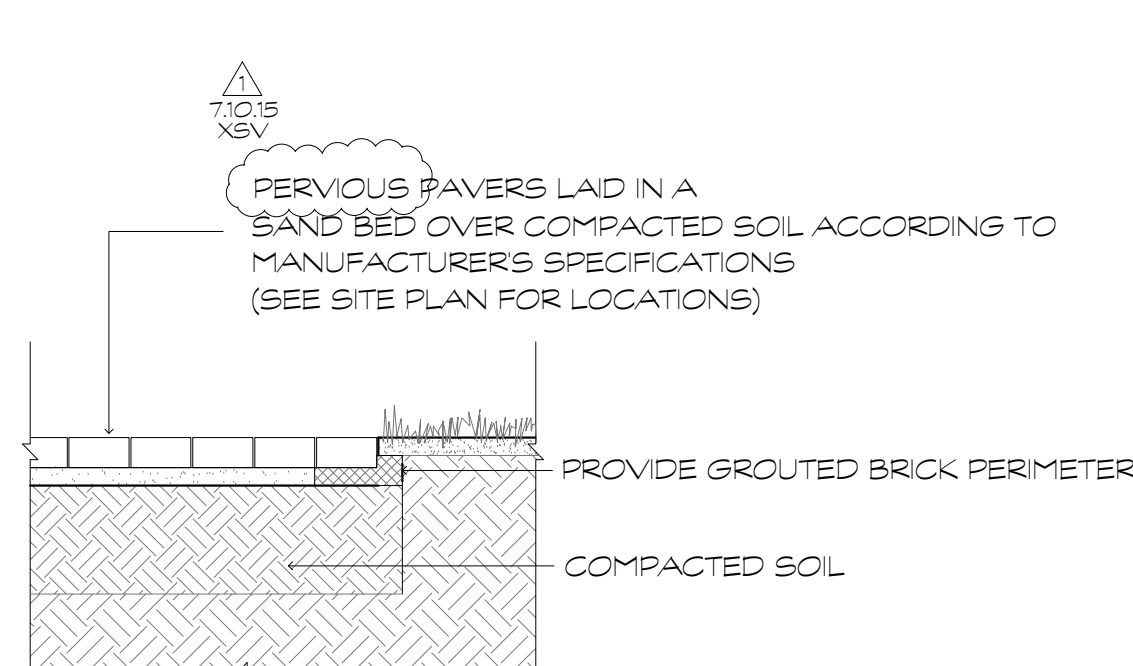
Site Plan  
Scale 1/8" = 1'-0"



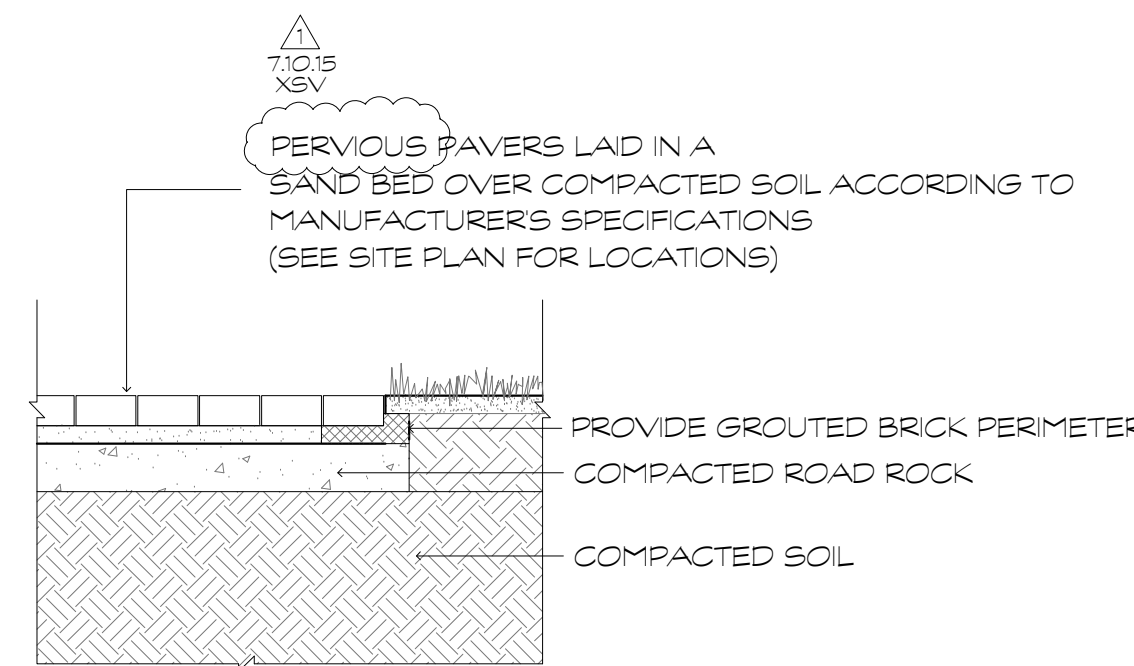
1 METAL FENCE DETAIL  
SCALE: 3/4" = 1'-0"



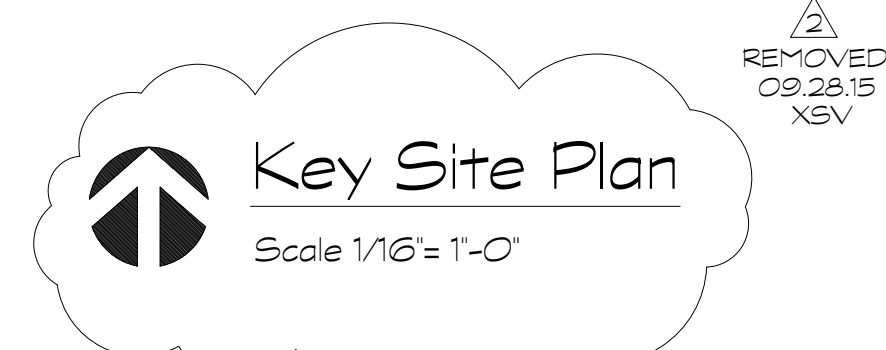
4 CHAIN LINK FENCE DETAIL  
SCALE: 3/4" = 1'-0"



2 WALKWAY & TERRACE PAVER DETAIL  
N.T.S.



3 DRIVEWAY PAVER DETAIL  
N.T.S.



Key Site Plan

Scale 1/16" = 1'-0"

SITE DATA

LEGAL DESCRIPTION:

LOT 9, BLOCK 238, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 20,250 SQUARE FEET OR 0.449 ACRES, MORE OR LESS.

PROPERTY ADDRESS: 809 & 811 NE 17th Way, Fort Lauderdale, FL 33304

ZONING DESIGNATION: RMM-25

FEMA FLOOD INFORMATION:

The property is located in parcel number 1201100388H  
FEMA Zone 0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
NATURAL AVERAGE GRADE ELEVATION: 7.50 N.A.V.D.

DIMENSIONAL REQUIREMENTS District RMM-25

Sec. 47-5.36, - Table of dimensional requirements for the RMM-25 District, Two-Family Dwelling.

Maximum density (du/net acre)	25
Minimum lot size (sq. ft.)	5,000, 2,500 each DU
Maximum structure height (ft.)	35
Minimum lot width (ft.)	50
Minimum floor area (sq. ft.)	400 each DU
Minimum front yard (ft.)	25
Minimum corner yard (ft.)	25% of lot width but not less than 10ft. Not greater than 25 ft. 20ft. when abutting a waterway.
Minimum side yard (ft.)	5' up tp 22 in height - Table 47.5.36
Minimum rear yard (ft.)	15'
Minimum distance between buildings (ft.)	None

AREA CALCULATIONS

FIRST FLOOR

CONDITIONED LIVING AREA	998 S.F.
GARAGE AREA	437 S.F.
ENCLOSED SQUARE FOOTAGE	1435 S.F.
COVERED ENTRY	39 S.F.
SQUARE FOOTAGE UNDER ROOF	1474 S.F.

SECOND FLOOR

CONDITIONED LIVING AREA	1312 S.F.
BALCONY	120 S.F.
TOTAL SQUARE FOOTAGE UNDER ROOF	1432 S.F.

TOTALS

CONDITIONED LIVING AREA	2310 S.F.
ENCLOSED SQUARE FOOTAGE	2747 S.F.
BALCONIES/PORCHES	159 S.F.
TOTAL SQUARE FOOTAGE UNDER ROOF	2906 S.F.

Robert Vick architect, p.a.  
architecture planning and design  
16 n.e. 4th street suite 240, fort lauderdale, florida 33301 954-463-6340

SHEET REVISIONS

7/10/15 XSV
9/28/15 XSV
01/16/16 XSV

hM - 809 & 811  
809 & 811 NE 17th Way, Fort Lauderdale, FL

Designed By:	RV
Drawn By:	XSV
Date:	05/08/15
Job No.:	1420

SP-1