

LOCATION SKETCH  
Not To Scale

**LEGAL DESCRIPTION**  
 PARCEL "A", PAT'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
 TOGETHER WITH:  
 LOTS 2, 4, AND 9, BLOCK "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF LOTS 3, 4, AND 5, BLOCK 54, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 11, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.  
 SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 67,926 SQUARE FEET OR 1.5594 ACRES, MORE OR LESS.

AREA TABULATION	
TOTAL RENTABLE AREA	150,784 SQFT
TOTAL COMMON AREA	42,250.81 SQFT
TOTAL GARAGE AREA	119,439.63 SQFT
TOTAL GROSS AREA	312,424.5 SQFT
FLOOR AREA RATIO (FAR) <sub>1</sub>	4.6

SITE DATA	
LAND DESIGNATION	RESIDENTIAL AREA MULTI-FAMILY
ZONING DESIGNATION	RAC-CG
SITE AREA	67,923 SF OR 1.5594 ACRES±
WATER/WASTE WATER PROVIDE	CITY OF FT. LAUDERDALE
BLDG FOOT PRINT COVERAGE	46,742.68 SF
MAX. PLOT COVERAGE	95% PROVIDED 68.8%
RESIDENTIAL DEVELOPMENT	NUMBER OF DWELLING UNITS= 202
OPEN SPACES	NONE REQUIRED- PROVIDED 21,180.32 SF

PARKING	
LEVEL	# SPACES
1ST TO 2ND LEVEL	33 SPACES
2ND TO 3RD LEVEL	50 SPACES
3RD TO 4TH LEVEL	51 SPACES
4TH TO 5TH LEVEL	51 SPACES
5TH TO 6TH LEVEL	51 SPACES
6TH TO 7TH LEVEL	51 SPACES
7TH LEVEL	31 SPACES
TOTAL	318 SPACES

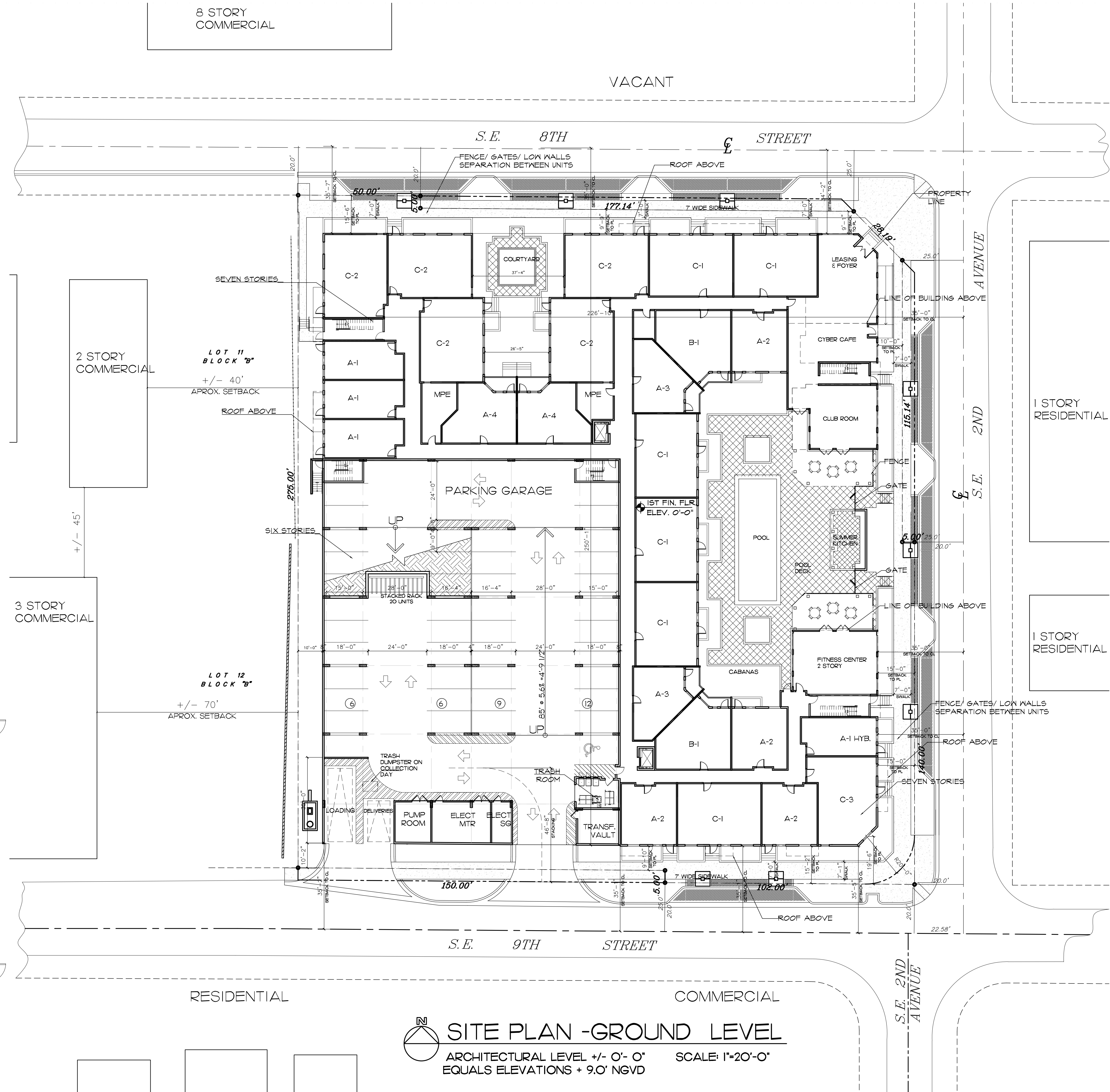
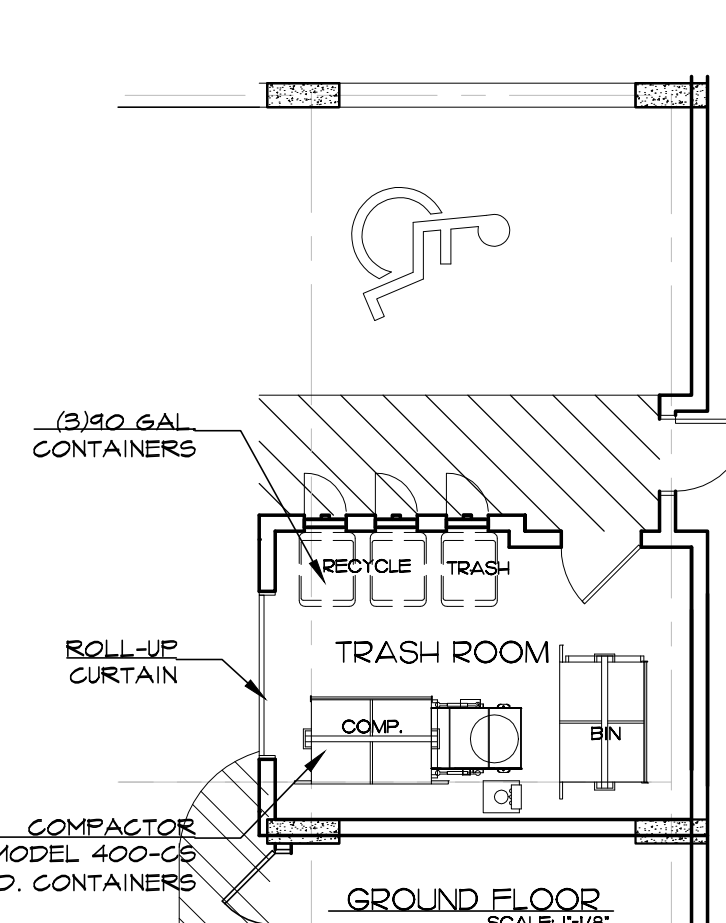
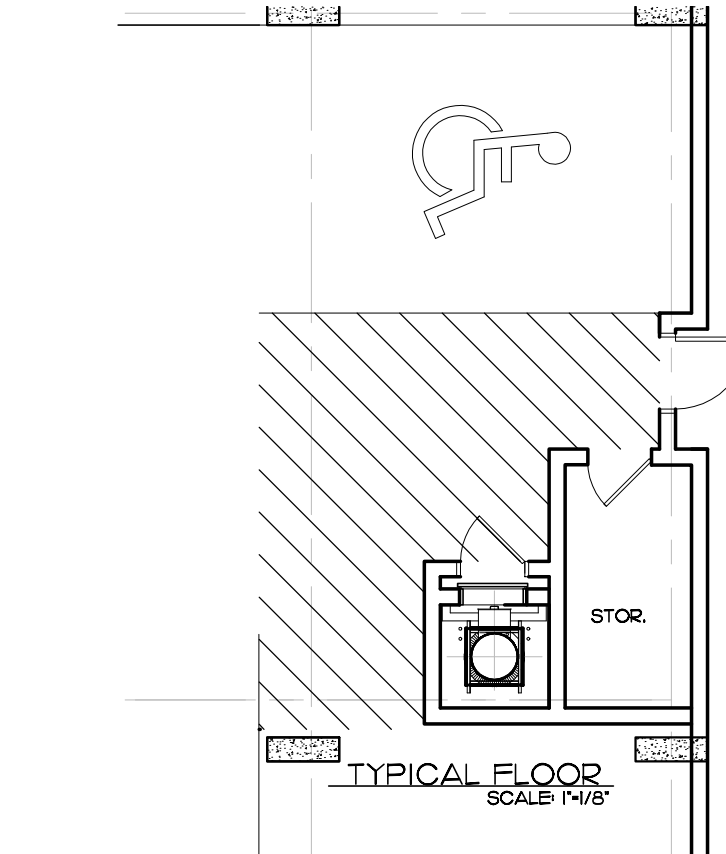
SETBACKS	REQUIRED	PROVIDED
BUILDING		
NORTH	35' TO CL. OF R.O.M	35' TO CL
EAST	35' TO CL. OF R.O.M	35' TO CL
SOUTH	35' TO CL. OF R.O.M	35' TO CL
WEST	NONE	10' MAIN STRUCTURE

	REQUIRED	PROVIDED
BUILDING HEIGHT	----	10'-6"
MAX HEIGHT	----	80'-6"

PARKING REQUIREMENTS-EXEMPT	USE	REQUIRED	PROVIDED
	GROUND LEVEL	0	33 SPACES
	SECOND LEVEL	0	50 SPACES
	THIRD LEVEL	0	51 SPACES
	FOURTH LEVEL	0	51 SPACES
	FIFTH LEVEL	0	51 SPACES
	SIXTH LEVEL	0	51 SPACES
	SEVENTH LEVEL	0	31 SPACES

LOADING REQUIREMENTS-N/A	REQUIRED	PROVIDED
	0	2 BERTHS

UNIT MIX			
UNIT TYPE	AREA SQFT	TOTAL UNIT NUMBER	PERCENTAGE OF MIX
A1- 1 BR/1 BATH	510 SF	21 UNITS	10.34%
A1-HYB 1 BR/1 BATH	446 SF	12 UNITS	5.94%
A2- 1 BR/1 BATH	540 SF	28 UNITS	13.87%
A3- 1 BR/1 BATH	544 SF	14 UNITS	6.93%
A4- 1 BR/1 BATH	544 SF	14 UNITS	6.93%
<b>TOTAL 1BR/1BA</b>		<b>89 UNITS</b>	<b>44.06%</b>
B1- 1 BR/1 BATH + DEN	743 SF	14 UNITS	6.90%
<b>TOTAL 1BR/1BA/DEN</b>		<b>14 UNITS</b>	<b>6.90%</b>
C1- 2 BR/2 BATH	841 SF	42 UNITS	20.80%
C2- 2 BR/2 BATH	412 SF	45 UNITS	22.30%
C3- 2 BR/2 BATH	426 SF	12 UNITS	5.94%
<b>TOTAL 2BR/2BA</b>		<b>99 UNITS</b>	<b>49.04%</b>
<b>TOTALS</b>		<b>202 UNITS</b>	<b>100%</b>



**SITE PLAN - GROUND LEVEL**  
 ARCHITECTURAL LEVEL +/- 0'-0" EQUALS ELEVATIONS + 9.0' NGVD  
 SCALE: 1"=20'-0"

REVISIONS	BY
DRC-10/22/12	

**FRENCH VILLAGE**  
 FOR:  
**HOOPER CONSTRUCTION, INC.**  
 FT LAUDERDALE, FLORIDA

**MSA ARCHITECTS, INC.**  
 MIAMI OFFICE  
 1044 N. MIAMI ST.  
 SUITE 300  
 MIAMI, FLORIDA 33156  
 (305) 273-9911

**MSA ARCHITECTS**  
 ARCHITECTURE & PLANNING

DRAWN	
CHECKED	
DATE	7/30/12
SCALE	AS SHOWN
JOB NO.	1520.PRJ
SHEET	