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**OWNER:**

**PROJECT:**  
**105 NORTH**  
105 N. FEDERAL HIGHWAY  
FORT LAUDERDALE, FLORIDA 33301

**ISSUED FOR: DRC SUBMITTAL**  
**DATE:** 2/14/2014

REVISIONS:		
No.	DATE	REMARKS
1	3-25-14	DRC COMMENTS

**SHEET TITLE:**  
**FIRST FLOOR PLAN**

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, ADACHE GROUP ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED, © 2013 FLORIDA LICENSE # AR0007073

**DATE:** 10/23/13  
**SCALE:** AS NOTED  
**DRAWN BY:** FS  
**CHECKED BY:** SW  
**JOB NO.:** 33.04A

**SHEET NO.:**  
**A-12** Exhibit 2  
14-0875  
Page 1 of 6

## 105 NORTH FEDERAL HIGHWAY

FORT LAUDERDALE, FLORIDA

### PROJECT DESCRIPTION

THE CONSTRUCTION OF A NEW 3 STORY BUILDING TO BE USED FOR THE RETAIL SALE OF FURNITURE. IT IS LOCATED AT 105 N. FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA AND WILL CONTAIN 5,211 S.F. OF PARKING AT THE REAR OF THE GROUND FLOOR ALONG WITH 5,806 S.F. OF RETAIL SALES ALONG THE BUILDING FRONTAGE. THE TWO UPPER FLOORS SHALL PROVIDE ADDITIONAL RETAIL DISPLAY AREA AND SUPPORTING OFFICE SPACE TOTALING 23,287 S.F.

### LEGAL DESCRIPTION

LOTS 9, 10, 11, 12 AND 13, BLOCK "B", OF THE FORT LAUDERDALE LAND & DEVELOPMENT COMPANY'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 14 OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING:

THE EAST 13 FEET OF SAID LOT 13 AND ALSO LESS: THE WEST 17 FEET OF THE EAST 30 FEET OF SAID LOT 13, THE WEST 8 FEET OF THE SOUTH 15 FEET OF SAID LOT 13, THE EAST 3.98 FEET OF THE SOUTH 15 FEET OF SAID LOT 12 AND THAT PART OF SAID LOTS 12 AND 13 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 12 FOOT RADIUS ARC WHICH IS TANGENT TO A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 12 AND 13, AND TANGENT TO A LINE 30 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 13; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

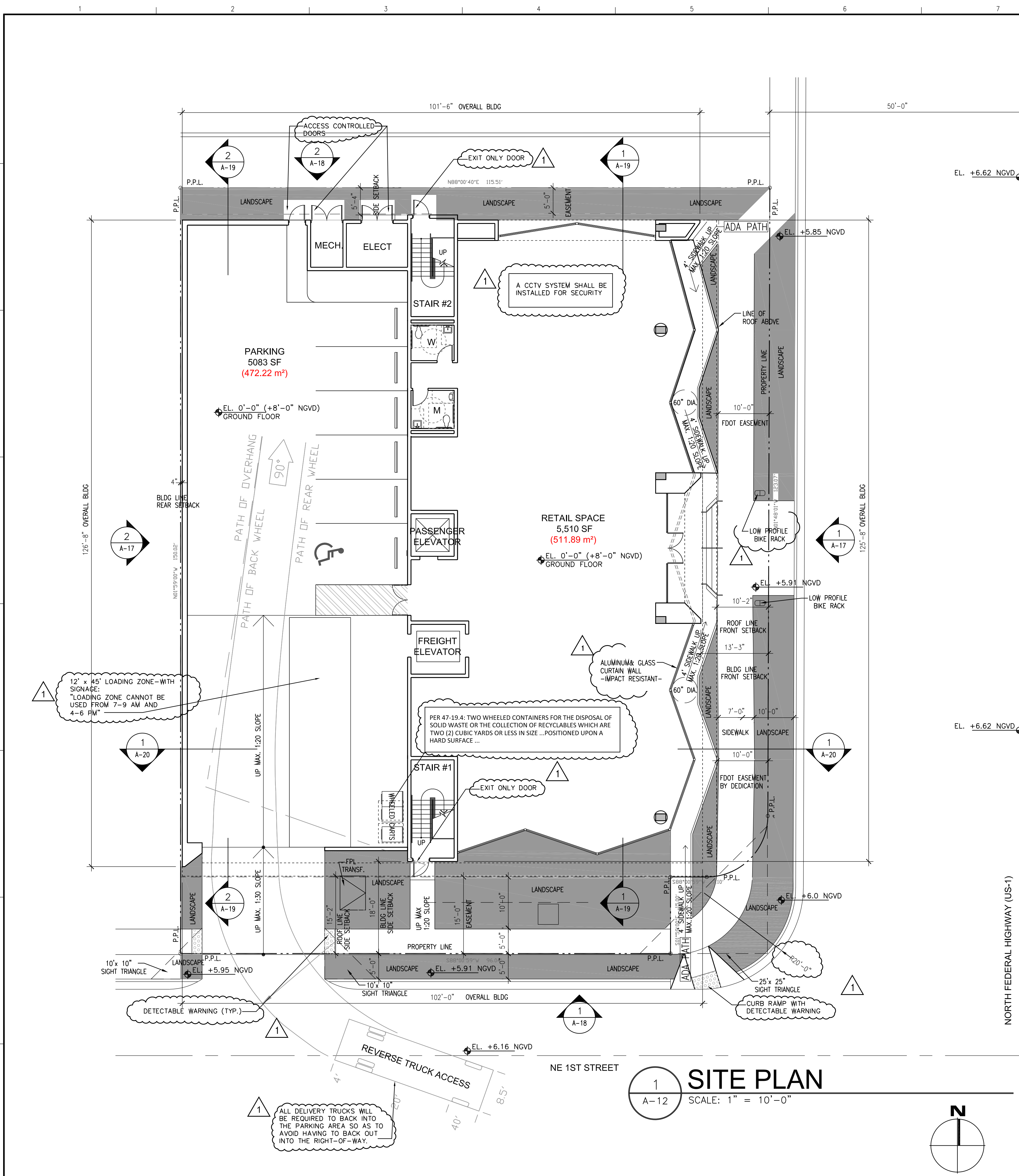
TOGETHER WITH THE SOUTH ONE-HALF (S½) OF THAT CERTAIN 10 FOOT ALLEY LYING NORTH OF AND ADJACENT TO THE ABOVE DESCRIBED PROPERTY.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 16,977 SQUARE FEET OR 0.3897 ACRES, MORE OR LESS.

### SITE CRITERIA AND BUILDING DATA

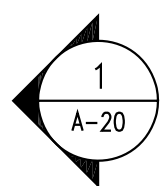
A. LAND USE DESIGNATION	DOWNTOWN REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	RAC-CC
C. SITE AREA	16,977 SQUARE FEET = .3897 ACRES
D. WATER / WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. COMMERCIAL DEVELOPMENT	MULTI-STORY COMMERCIAL
F. COMMERCIAL GROSS FLOOR AREA	36,216 SQUARE FEET
G. PARKING DATA	
TOTAL PARKING REQUIRED	RAC-CC DISTRICT EXEMPT FROM OFF-STREET PARKING REQUIREMENT
TOTAL PARKING PROVIDED	FIVE SPACES PLUS ONE ACCESSIBLE
LOADING ZONE PROVIDED	ONE 12' x 45' SPACE NOT TO BE USED FROM 7 TO 9 AM OR FROM 4 TO 6 PM FOR LOADING/UNLOADING - OPEN PARKING ALL OTHER TIMES
H. BUILDING FOOTPRINT/ LOT COVERAGE	12,060 S.F. = 71.0 % OF SITE AREA
I. F.A.R.	36,216 SF DIVIDED BY 16,977 SF = 2.13 FAR
J. BUILDING HEIGHT	45'-10" FROM TOP OF THE LOWEST FLOOR SLAB TO TOP OF ROOF SLAB
K. NUMBER OF STORIES	3 STORIES
L. SEE NARRATIVES AND ATTACHMENTS FOR ADDITIONAL INFORMATION	UNDER SEPERATE COVER
M. DENSITY:	NOT APPLICABLE
N. CURRENT USE OF PROPERTY AND INTENSITY:	VACANT LAND
O. NUMBER OF DWELLING UNITS	NOT APPLICABLE
P. LOADING ZONE:	12' x 45'
Q. STRUCTURE LENGTH:	128'-6"
R. OPEN SPACE:	4,980 SF = 29% OF SITE AREA
S. VEHICULAR USE AREA:	5,083 SF
T. LANDSCAPE AREA:	3,637 SF = 21% OF SITE AREA
U. SETBACKS:	SEE DATA SHEET ON A-2
V. ZONING DESIGNATION OF ADJACENT PROPERTIES:	SEE SHEET A-3B
W. LINEAR FEET OF SIDEWALK PROPOSED:	APPROX. 250' (SEE SHEET A-12)

PER FDOT'S INDEX 304: FOR DETECTABLE WARNINGS AND SIDEWALK CURB RAMP THE MAXIMUM SIDEWALK AND ADA RAMP CROSS SLOPES ARE TO BE 2%.

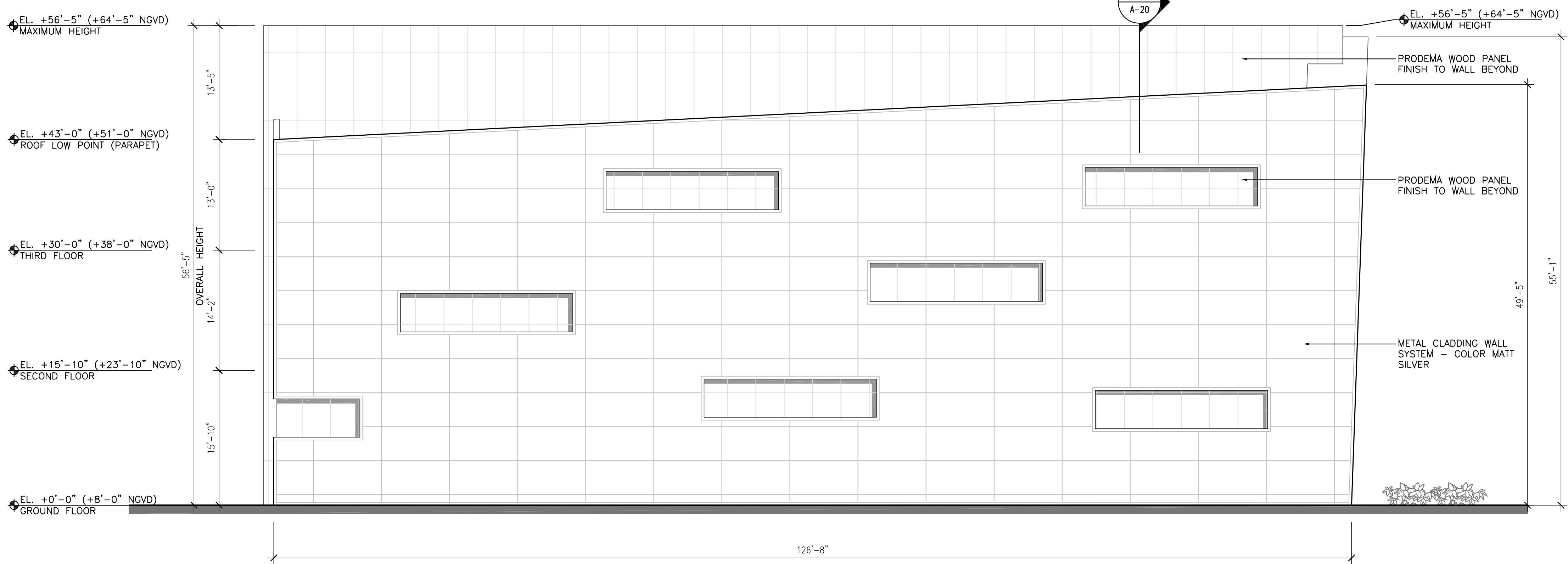
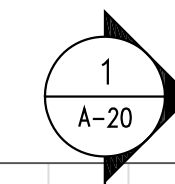


## SITE PLAN

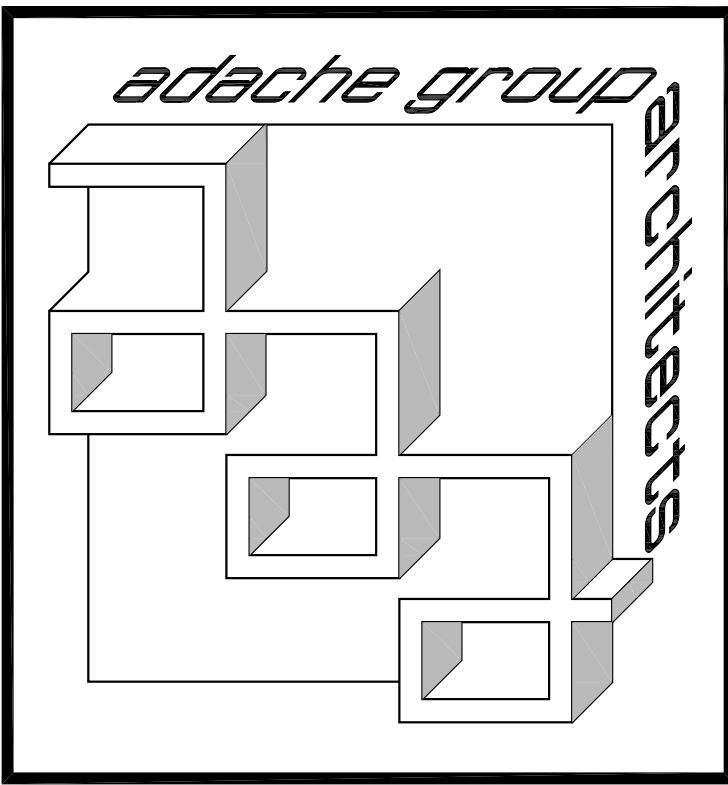
SCALE: 1" = 10'-0"



1 EAST ELEVATION  
A-17 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
A-17 SCALE: 1/8" = 1'-0"



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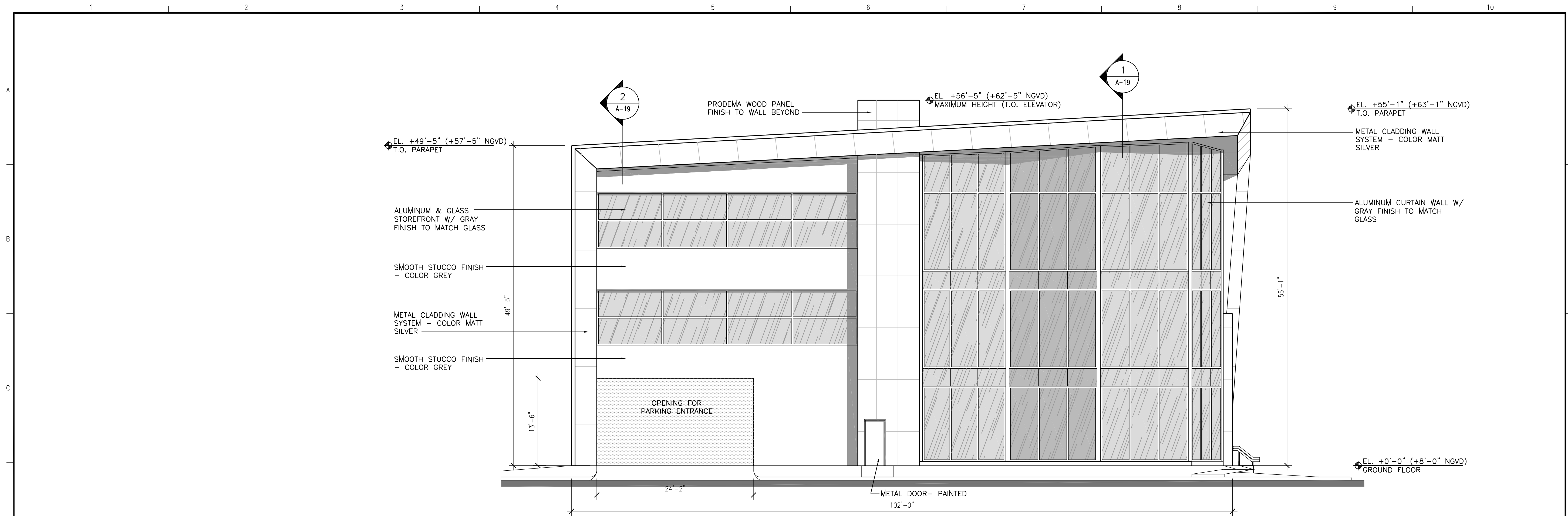
**SHEET TITLE:**  
**BUILDING ELEVATIONS**

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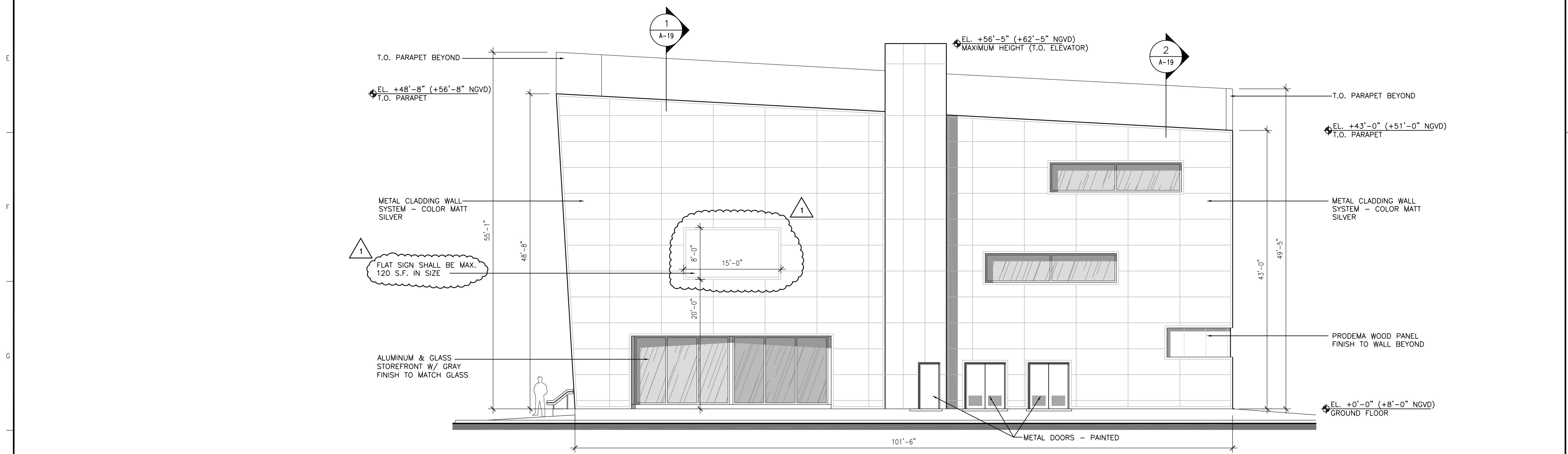
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**A-17** Exhibit 2  
14-0875  
Page 2 of 6

Drawing Name: K:\3304A\A-Architecture\01-Construction\Draw\01-Drawings\01-Architecture\00-DRC\00-Responses to Comments\3-20-14\A-17-ELEV-E-W.dwg  
Layout Name: A-21.dwg  
Plotted by: Fslrtho  
Plotted on: Jun 23, 2014 1:10:08pm



1 SOUTH ELEVATION  
A-18 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A-18 SCALE: 1/8" = 1'-0"

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