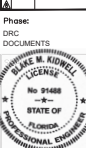


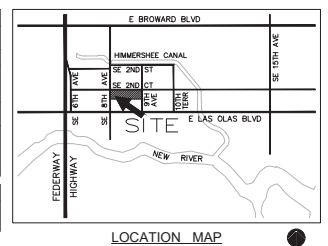
Revisions

NO.	DATE	BY	REVISION



Scale: 1"=20'

Date: 08/01/24
Drawn by: [Signature]
Checked by: [Signature]
Scale: CO
Sheet No. 1 of 5



SOLID WASTE / RECYCLING MANAGEMENT:

1. THE SOLID WASTE AND RECYCLING WILL BE COLLECTED BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK OR MORE AS NEEDED.
2. THE COLLECTION WILL OCCUR BY ACCESS FROM NE 9TH AVENUE AND THE ALLEY.
3. THE TRASH AND RECYCLING CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL WILL PLACE THE CONTAINERS FROM NE TRASH ROOM TO THE AREA OUTSIDE THE BUILDING FOR PICK UP.
4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING PERFORMANCE REQUIREMENTS.

* THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
 ** RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED-(2) 210 CONTAINERS
 *** WASTE SYSTEMS WILL MEET THE CALDWY REQUIREMENTS OF BUILDING PERFORMANCE REQUIREMENTS AND COMPLY WITH USGBC 4719A AS APPLICABLE.

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE LOCAL STRUCTURAL SOIL AND PAVEMENT DETAILS PROVIDED ON LANDSCAPE PLANS.

SETBACKS (CB):

REQUIRED	PROVIDED
FRONT YARD (NORTH) - SE 2ND CT	5' / 5'
CORNER YARD (EAST) - SE 9TH AVE	5' / 5'
REAR YARD (SOUTH) - ALLEY	5' / 5'

SETBACKS (RAC-EMU):

REQUIRED	PROVIDED
FRONT YARD (NORTH) - SE 2ND CT	5' / 5'
CORNER YARD (WEST) - SE 8TH AVE	5' / 5'
REAR YARD (SOUTH) - ALLEY	5' / 5'

OVERHEAD UTILITIES AND ROW LIGHTING:

CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR REMOVAL AND RELOCATION OF ALL OVERHEAD UTILITIES UNDERGROUND. EXISTING STREET LIGHTING SHALL BE IN PLACE TO REMAIN UNTIL COORDINATION OF REDUCTION/REMOVAL HAS BEEN APPROVED BY CITY OF FORT LAUDERDALE MANAGER (CONTRACTOR TO COORDINATE).

PARKING DATA TABLE (CB):

AREA/SPACES	RATIO	REQUIRED	PROVIDED
FIRE STATION	7 BLDG (5,544 SF)	2,860	14.0
RESTAURANT	5,463 SF	1,780	32.6
RETAIL	8,371 SF	1,250 SF	34.9
TOTAL COMMERCIAL SF	19,378 SF	5,890	0
LOADING ZONES		0	0

PARKING DATA TABLE (RAC-EMU):

AREA/SPACES	RATIO	REQUIRED	PROVIDED
RESTAURANT	3,000 SF	1,750 SF	3.0*
RETAIL	2,168 SF	1,250 SF	5.2**
TOTAL COMMERCIAL SF	5,168 SF	3,000 SF	0
LOADING ZONES		0	0

SITE PLAN DATA TABLE:

CURRENT LAND USE DESIGNATION	12-12C MEDIUM-HIGH DENSITY RESIDENTIAL
PROPOSED LAND USE DESIGNATION	R-100 COMMERCIAL
CURRENT ZONING DESIGNATION	RAC-EMU
PROPOSED ZONING DESIGNATION	RAC-EMU
ADJACENT ZONING DESIGNATION - NORTH	RAC-EMU
ADJACENT ZONING DESIGNATION - WEST	RAC-EMU
ADJACENT ZONING DESIGNATION - EAST	RAC-EMU
ADJACENT ZONING DESIGNATION - SOUTH	RAC-EMU
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE

TOTAL PERMITS PROPOSED:

TOTAL SITE AREA	43,860 SF / 1.01 ACRES
TOTAL PERMITS PROPOSED	12,263 SF
TOTAL IMPROVEMENTS PROPOSED	1,038 SF
TOTAL IMPROVEMENTS PROPOSED	14,301 SF
TOTAL IMPROVEMENTS PROPOSED	15,339 SF
TOTAL IMPROVEMENTS PROPOSED	40,735 SF
TOTAL IMPROVEMENTS PROPOSED	11,115 SF
TOTAL IMPROVEMENTS PROPOSED	17,463 SF
TOTAL IMPROVEMENTS PROPOSED	70,093 SF
TOTAL IMPROVEMENTS PROPOSED	50,023 SF
TOTAL IMPROVEMENTS PROPOSED	11,705 SF
TOTAL IMPROVEMENTS PROPOSED	6,544 SF

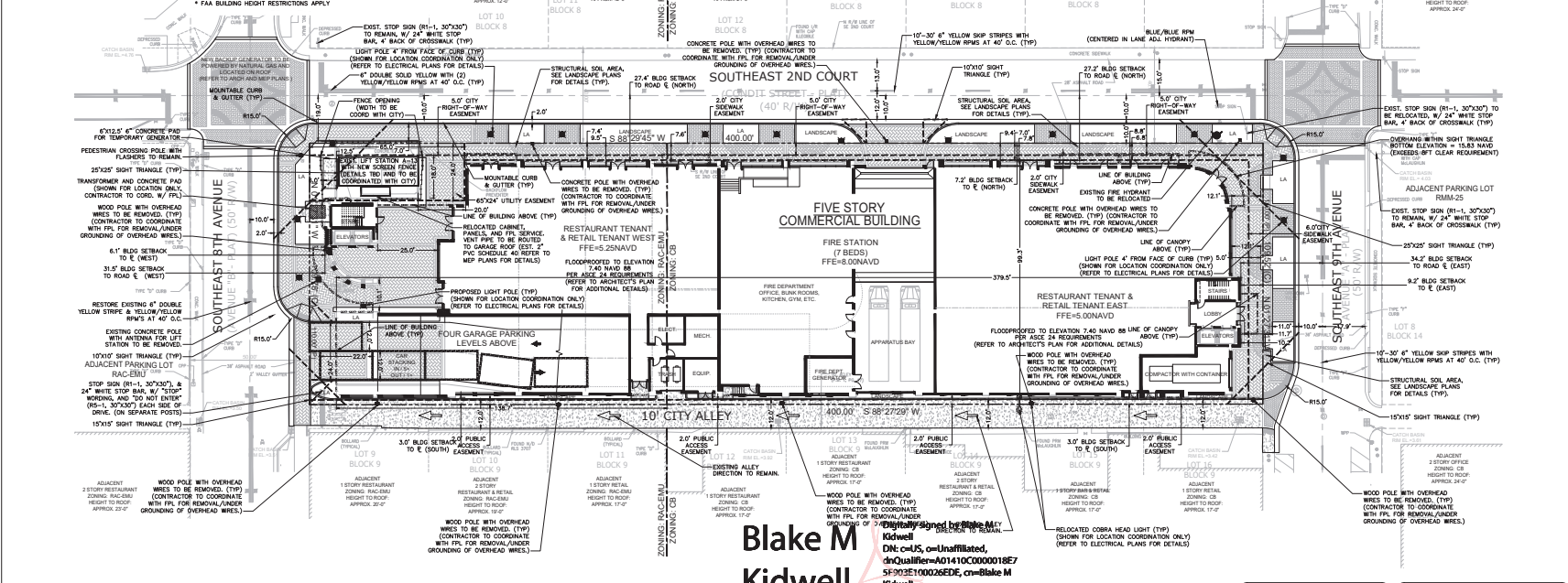
LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PUMP
- TELEPHONE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTER
- DIRECTIONAL FLOW METER AND GRAVITY SENSOR
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FIRE MAIN
- VALVE
- FIRE HYDRANT
- GAS/SEAM CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

NOTE: AREA DOES NOT INCLUDE PARKING
 NOTE: AREA DOES NOT INCLUDE PARKING OR RAMPS
 ** ONLY REQUIRED FOR GROSS LOT AREA ZONED RAC-EMU, REFER TO SHEET X3.

DRT TABLE (RAC-EMU) REQUIREMENTS:

MAX. BUILDING HEIGHT	NONE
MAX. BUILDING STREET WALL LENGTH	300'
MAX. SF BUILDING TOWER FLOOR PLATE SIZE	15,000 SF
MAX. BUILDING FLOOR AREA	20,000 SF
MIN. BUILDING TOWER STEP BACK	NONE
MIN. TOWER SETBACK	80.00' TO 100.00'
MIN. RESIDENTIAL UNIT SIZE	N/A



Blake M. Kidwell
 License No. 91488
 State of Florida
 Date: 2024.08.01 17:53:06 -0400



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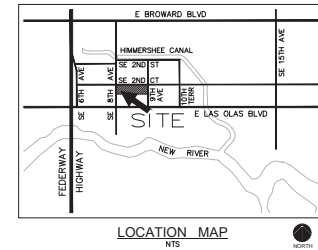


VERTICAL DATUM CONVERSION
 CHANGING SHOWS UTILIZES NAVD. 88

NAVD. 29	±	NAVD. 88
NAVD. 88 ± NAVD. 29 = 1.5'		NAVD. 88 ± NAVD. 88 = 1.5'

LEGEND:

-  EXISTING RAC-EMU TO REMAIN
-  EXISTING RMM-25 TO BE REZONED TO CB (27,400 SF / 0.629 ACRES)



ZONING EXHIBIT

Sheet Title

LAS OLAS HERON GARAGE
216 SE 8TH AVENUE
FORT LAUDERDALE, FLORIDA 33301

Job Title



Revisions		
1	02/26/24	DRG REV #
2	03/07/24	REV #
3	03/07/24	DC REV #
4		
5		
6		
7		

Phase:
DRG DOCUMENTS

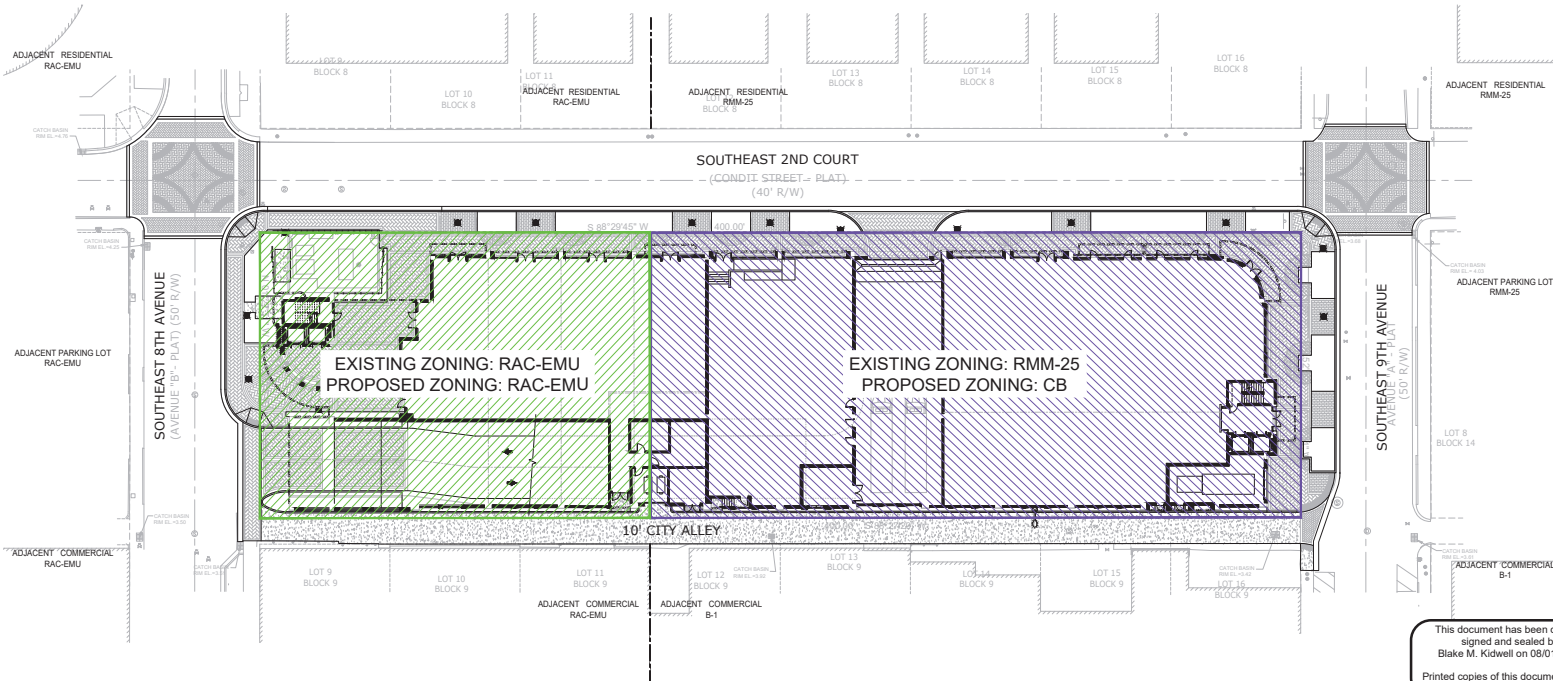


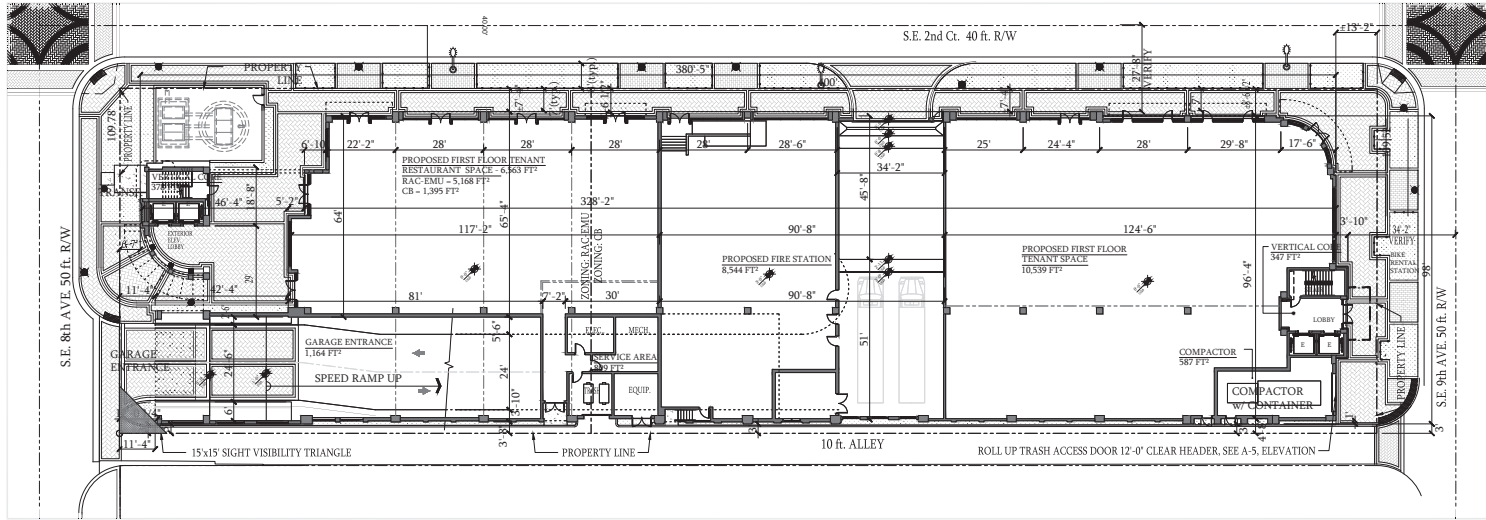
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VERTICAL DATUM CONVERSION	
ORDERS SHOWN UTILIZES NAVD. 88	
NAVD. 29	
1'	
NAVD. 88	
NAVD. 88 = NAVD. 29 = 1.5'	
NAVD. 29 = NAVD. 88 = 1.5'	

Scale:	Date:	07/31/24
20' = 1" (AS SHOWN)	Plot Date:	07/31/24
Drawn by:	Sheet No.:	X0
Check by:		
Appr. by:		
		1 of 5





GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING DATA	
BUILDING DATA TABLE FOR A, B, & C ONLY FOR ZONING PURPOSES	
PROJECT	AREA
DATE	DATE
AREA	DATE

ground level plan

Vander Ploeg and Associates, Inc.
architects and planners
400 south dixie highway, suite 220
boon ration, florida 33432
AR0008392
(561) 568-4033 PH
(561) 568-8611 FAX



PROJECT: **LAS OLAS HERON GARAGE
RETAIL - GARAGE**
216 SE 8TH AVE., FORT LAUDERDALE, FLORIDA 33301
developed by: **LAS OLAS PARKING SOLUTIONS LLC**

revision: _____
sheet no. **A-1**
date: **11 AUGUST 2023**
drawn by: _____
checked by: _____
approved by: _____

In the event of any conflict between the Plans and Specifications, the Plans shall govern.



North East Corner



North West Corner



North East Corner



West Elevation



North Elevation

Vander Ploeg and Associates, Inc.
 architects and planners
 400 S. Orange Avenue, suite 220
 Boca Raton, Florida 33432
 AR0008392
 407.344.4444
 (607) 784-6071 FAX



project : LAS OLAS HERON GARAGE
 RETAIL - GARAGE
 216 SE 8TH AVE., FORT LAUDERDALE, FLORIDA 33301
 developed by : LAS OLAS PARKING SOLUTIONS LLC

comm. no. 18016
 drawn -
 date 11 AUGUST 2023
 sheet no. DRC

A-8
 2023

Renderings

To the best of the Architect's knowledge, the price is applicable as of the date of this rendering.