

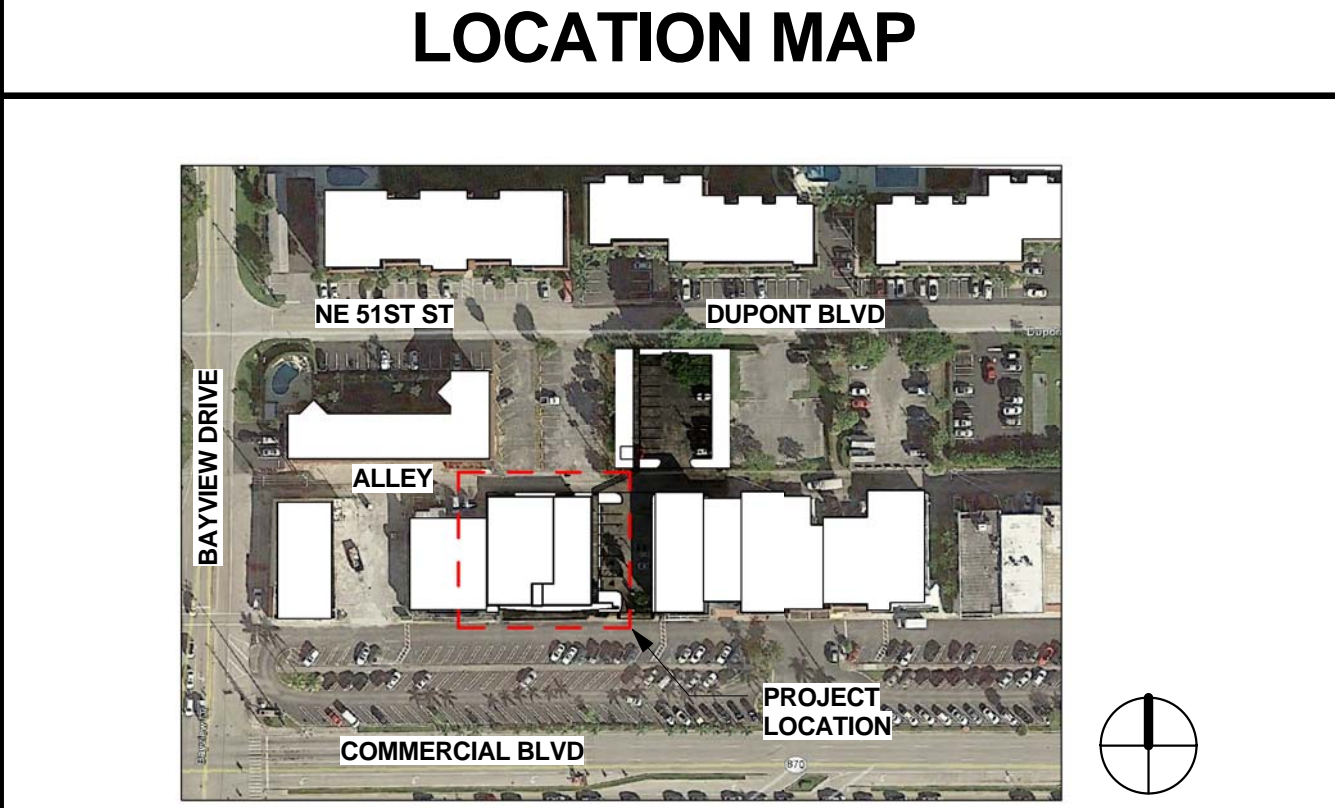


1 SITE PLAN  
1/16" = 1'-0"

SITE PLAN DATA		
	BUILDING SITE (SOUTH PARCEL)	PARKING SITE (NORTH PARCEL)
LAND USE DESIGNATION	COMMUNITY BUSINESS	***EXCLUSIVE PARKING
ZONING DESIGNATION	CB	***X-P
WATERWASTE MANAGEMENT	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE
SITE AREA	14,700 SF	9,500 SF
TOTAL: 24,200 SF		
BUILDING FOOTPRINT COVERAGE	7,932 SF	N/A
BUILDING DIMENSIONS (1ST FLOOR PLATE)	92'-0" X 87'-8"	N/A
PARKING DATA		
TOTAL REQUIRED PARKING SPACES	53	N/A
7,932 SF / 150 SF		
TOTAL EXISTING PARKING SPACES	15	19
TOTAL PROVIDED PARKING SPACES	7	19
PARKING REDUCTION REQUEST: 27 SPACES		
FLOOR AREA RATIO (7,932 SF ÷ 14,700 SF)	0.54	N/A
BUILDING OVERALL HEIGHT	28'-0"	N/A
NUMBER OF STORIES	1	N/A
SETBACKS		
FRONT YARD (SOUTH) - REQUIRED	5'-0"	N/A
FRONT YARD (SOUTH) - PROVIDED	5'-0"	N/A
SIDE YARD (EAST) - REQUIRED	0'	N/A
SIDE YARD (EAST) - PROVIDED	52'-4"	N/A
SIDE YARD (WEST) - REQUIRED	0'	N/A
SIDE YARD (WEST) - PROVIDED	0'	N/A
REAR SETBACK (NORTH) - REQUIRED	0'	N/A
REAR SETBACK (NORTH) - PROVIDED	3'-0"	N/A
OPEN SPACE REQUIRED	0 SF	0 SF
VEHICULAR USE AREA (VUA)	3,725 SF	5,440 SF
TOTAL VUA	3,725 SF	5,440 SF
LANDSCAPE AREA (VUA X 20%)		
TOTAL LANDSCAPE AREA REQUIRED: 1,833 SF	745 SF	1,088 SF
TOTAL LANDSCAPE AREA PROVIDED: 4,615 SF	1,166 SF	3,449 SF
LINEAR FEET OF SIDEWALK PROPOSED	100'-0"	92 SF
***ZONING DESIGNATION CHANGED FROM MEDIUM HIGH-25 (RMM-25) TO EXCLUSIVE PARKING (X-P).		
NOTE: LIGHT POLE LOCATIONS ARE NOT TO BE WITHIN 15'-0" OF TREE LOCATIONS.		

FIRE PROTECTION		
PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE.		
POLICE		
ALL DOORS AT GROUND LEVEL WILL HAVE INTERIOR HINGES.		
ALL EXTERIOR GLAZING FOR THE PROJECT WILL BE FIXED AND WILL MEET THE IMPACT AND CYCLIC WIND PRESSURE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR HURRICANE PROTECTION.		
ALL EXTERIOR LIGHTING PHOTOMETRICS WILL ADHERE TO THE STANDARDS OUTLINED BY THE ULDR OF THE CITY OF FORT LAUDERDALE.		
LEGAL DESCRIPTION		
LOTS 5, 6, 7, 8 AND 31, BLOCK 4, CORAL RIDGE COMMERCIAL BOULEVARD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.		
SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 23,500 SQUARE FEET OR 0.5395 ACRES, MORE OR LESS.		
REFER TO LAND USE & ZONING MAPS (SHEET G-005) FOR LOT DESIGNATIONS.		

#	DATE	DESCRIPTION
R E V I S I O N S		
1	12/21/2015	DRC COMMENT RESPONSES



**FSM**  
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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JA	JA	LM

#	DATE	DESCRIPTION
R E V I S I O N S		
1	12/21/2015	DRC COMMENT RESPONSES

DATE:	COMM:
10/22/15	15058

Benedetti  
Orthodontics

3025 East Commercial Boulevard, Fort  
Lauderdale, FL 33308

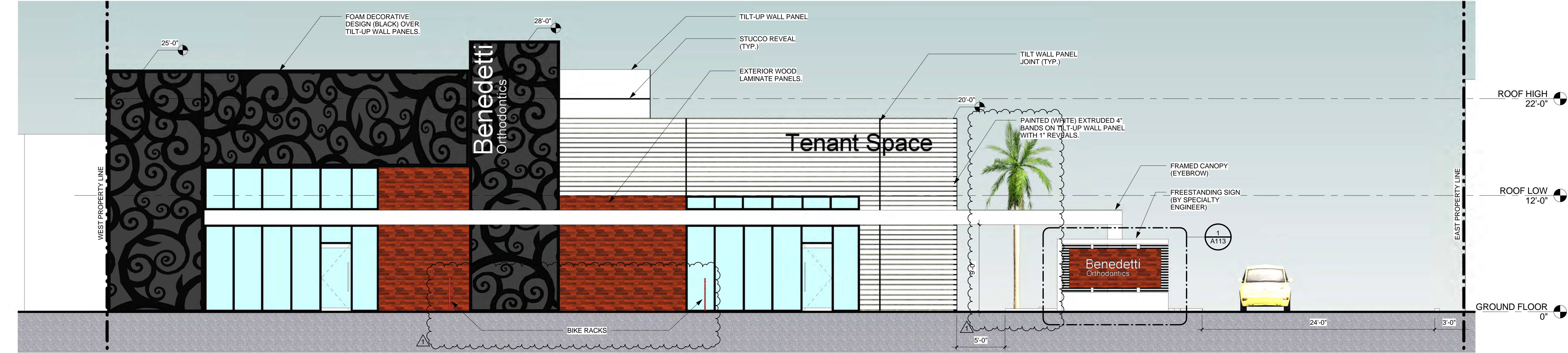
SITE PLAN
DRC SUBMITTAL

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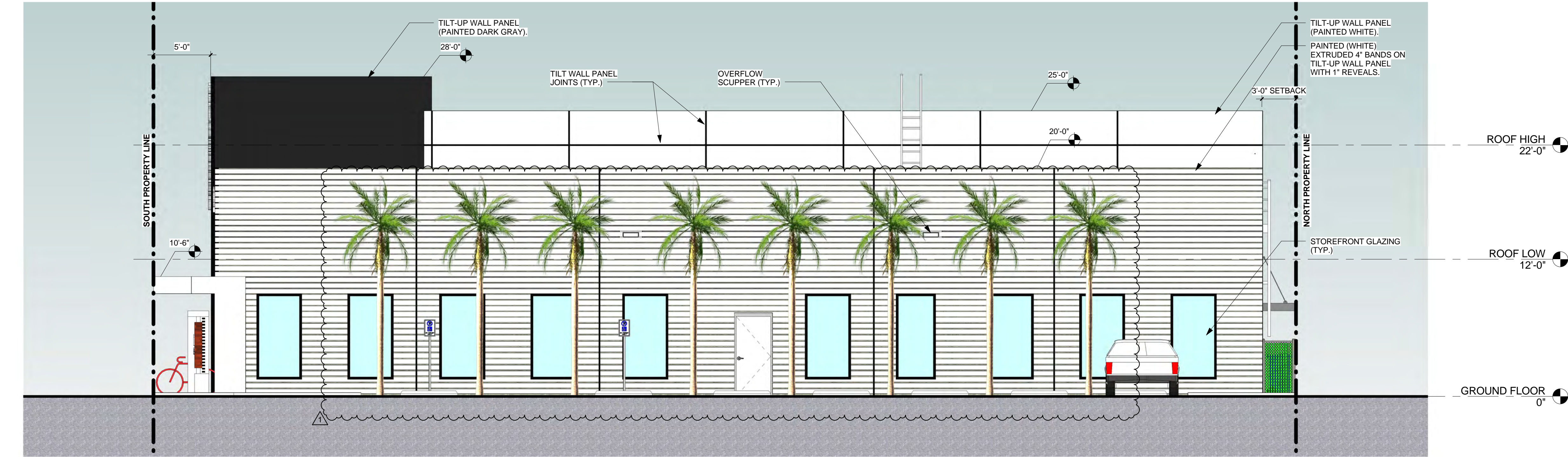
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DESIGNED	DRAWN	CHECKED
JA	JA	LM



1 SOUTH ELEVATION  
3/16" = 1'-0"



2 EAST ELEVATION  
3/16" = 1'-0"

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1	12/21/2015	DRC COMMENT RESPONSES

DATE	COMM
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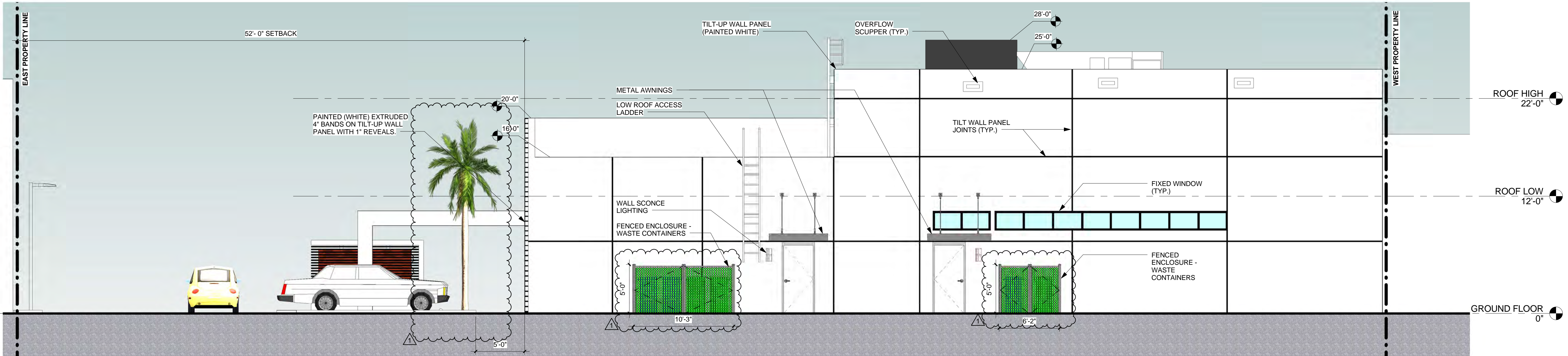
ELEVATIONS - SOUTH AND EAST

DRC SUBMITTAL

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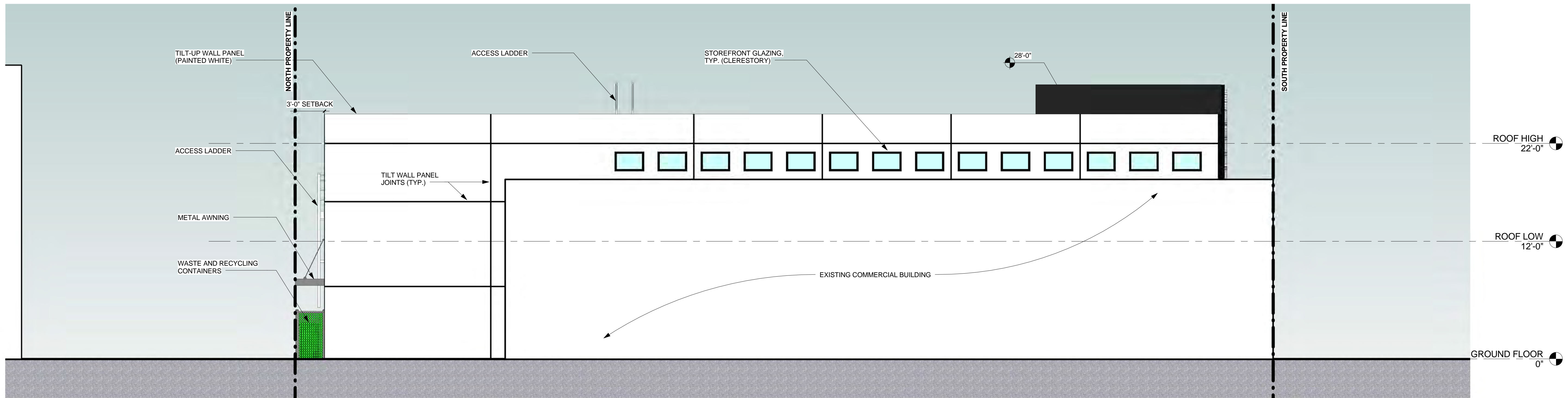


DESIGNED	DRAWN	CHECKED
JA	JA	LM



1 NORTH ELEVATION

3/16" = 1'-0"



2 WEST ELEVATION

3/16" = 1'-0"

1 12/21/2015 DRC COMMENT RESPONSES

#	DATE	DESCRIPTION
R E V I S I O N S		

DATE: 10/22/15  
COMM: 15058

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Orthodontics

3025 East Commercial Boulevard, Fort  
Lauderdale, FL 33308

ELEVATIONS - NORTH AND WEST

DRC SUBMITTAL

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1 DRC COMMENTS 12.21.2015

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DRC SUBMITTAL

## L2.0



<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>GALIPER</u>	<u>PLANTED SIZE</u>	<u>MATURE SIZE</u>	<u>NATIVE</u>	<u>DROUGHT</u>
AC	11	Azadiradta merrillii / Christmas Palm	FG	SINGLE	8' GT	30' X 15'	FL-FRIENDLY	MED
BAC	7	Bambusa chungii / Tropical Blue Bamboo	15 gal	MPP	15' OA	MPP	NO	MED
BS	4	Bursera simaruba / Gumbo Limbo	FG	3'Gal	12' STD	60' X 40'	NATIVE	HIGH
CG	1	Cordia sebestena / Orange Seiger Tree	FG	2'Gal	10' STD	20' X 15'	NATIVE	HIGH
SPX	2	Sabal palmetto / Sabal Palm - Booted	FG		8' GT	40' X 10'	NATIVE	HIGH

<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>NOTE</u>	<u>MATURE</u>	<u>DROUGHT</u>	<u>NATIVE</u>
CL	2	Crinum asiaticum / Spider Lily	1 gal	GREEN	36"	6' x 6'	MED	FL-FRIENDLY

<u>SHRUB AREAS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CONT. HGT X W</u>	<u>NOTE</u>	<u>MATURE HGT X W</u>	<u>DROUGHT</u>	<u>NATIVE</u>	<u>SPACING</u>
CH	240	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	3 gal	24"x24"	FULL	20' x 20'	MED	NATIVE	30' o.c.
FM	10	Ficus microcarpa 'Green Island' / Green Island Ficus	1 gal	24"x24"	FULL	4'-6'	HIGH	FL-FRIENDLY	30' o.c.
NM	243	Nephrolepis biserrata 'Macho Fern' / Macho Fern	3 gal	18" x 18" FULL	FULL	4'-6'	MED	NATIVE	30' o.c.
NO	33	Nerium oleander 'Dwarf' / Dwarf Oleander	3 gal	24"x24"	BUSH	4'-6'	HIGH	FL-FRIENDLY	30' o.c.
SL	25	Salvia splendens / Sage	1 gal	8" x 8"	RED	1'	MED	FL-FRIENDLY	18' o.c.
TD	162	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	3 gal	24"x24"	FULL	4'-6'	HIGH	NATIVE	30' o.c.

$$1/16" = 1'-0"$$
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