

SITE PLAN DATA

OHE LANDAIA							
	BUILDING SITE (SOUTH PARCEL)	PARKING SITE (NORTH PARCEL)					
LAND USE DESIGNATION	COMMUNITY BUSINESS	***EXCLUSIVE PARKING					
ZONING DESIGNATION	СВ	***X-P					
WATER/WASTE MANAGEMENT	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDEDALE					
SITE AREA	14,700 SF	9,500 SF					
TOTAL: <u>24,200 SF</u>							
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 1					
TOTAL RECYLDED RARKING SRACES (7 11	19 \$\frac{\forall 1}{1}					
PARKING REDUCTION REQUEST: 27 SPACES							
FLOOR AREA RATIO (7,932 SF ÷ 14,700 SF) 1	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	PSE	OSE (1)					
VEHICULAR USE AREA (VUA)	3,725 SF	5,440 SF					
TOTAL VUA: 9,165 SF 1	(SOUTH PARCEL)	(NORTH PARCEL)					
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 3					

***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

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.

1 12/21/2015 DRC COMMENT RESPONSES

888 SOUTH ANDREWS AVE. SUITE 300 FORT LAUDERDALE, FLORIDA 33316 PH:(954)764-6575 FAX:(954)764-8622

JEFF FALKANGER, DOUG SNYDER LARRY MARTINEAU, JIRO YATES

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS RESERVED, THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DRAWN

CHECKED

DESIGNED

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.

COMM:

REVISIONS

DESCRIPTION

3025 East Commercial Boulevard, Fort Lauderdale, FL 33308

SITE PLAN

DRC SUBMITTAL

A101

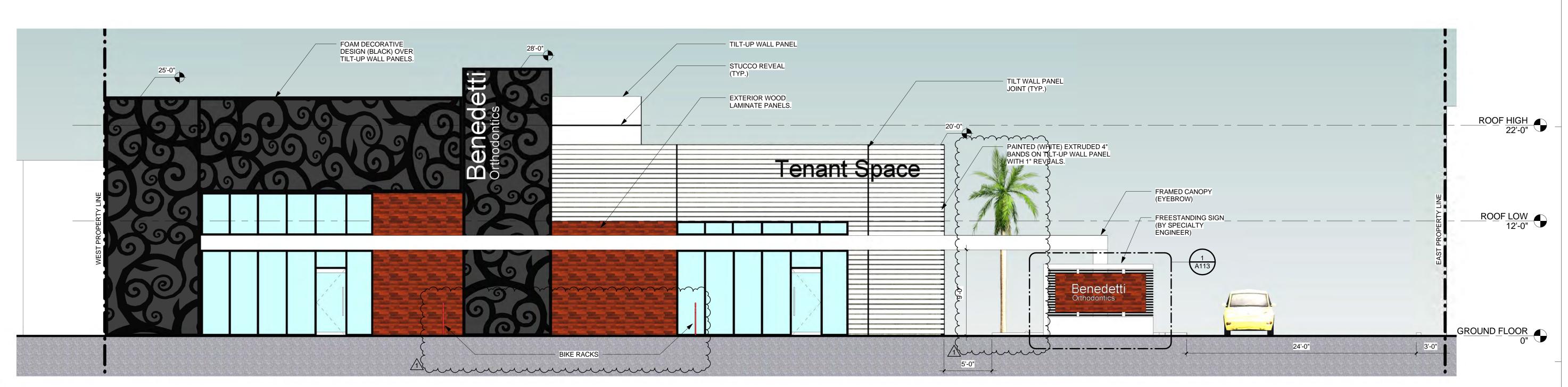
10/22/15 15058

Benedetti

Orthodontics

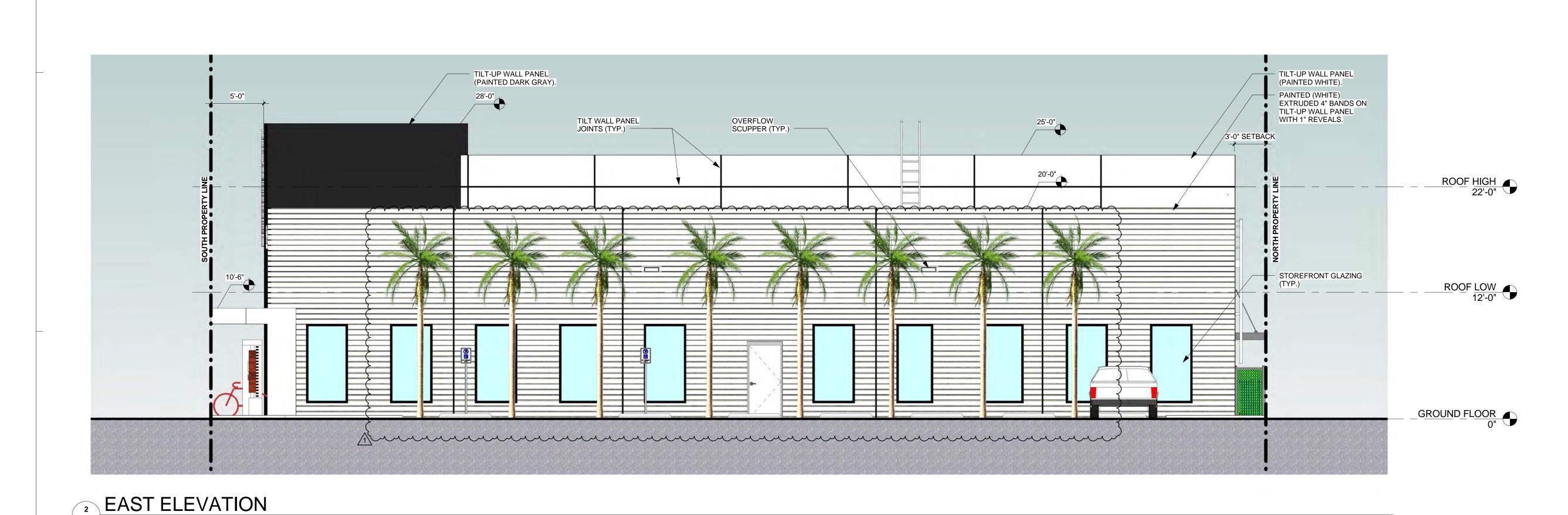
LOCATION MAP







DESIGNED DRAWN CHECKED
JA JA LM



SOUTH ELEVATION

DATE DESCRIPTION

R E V I S I O N S

DATE: COMM: 15058

Benedetti Orthodontics

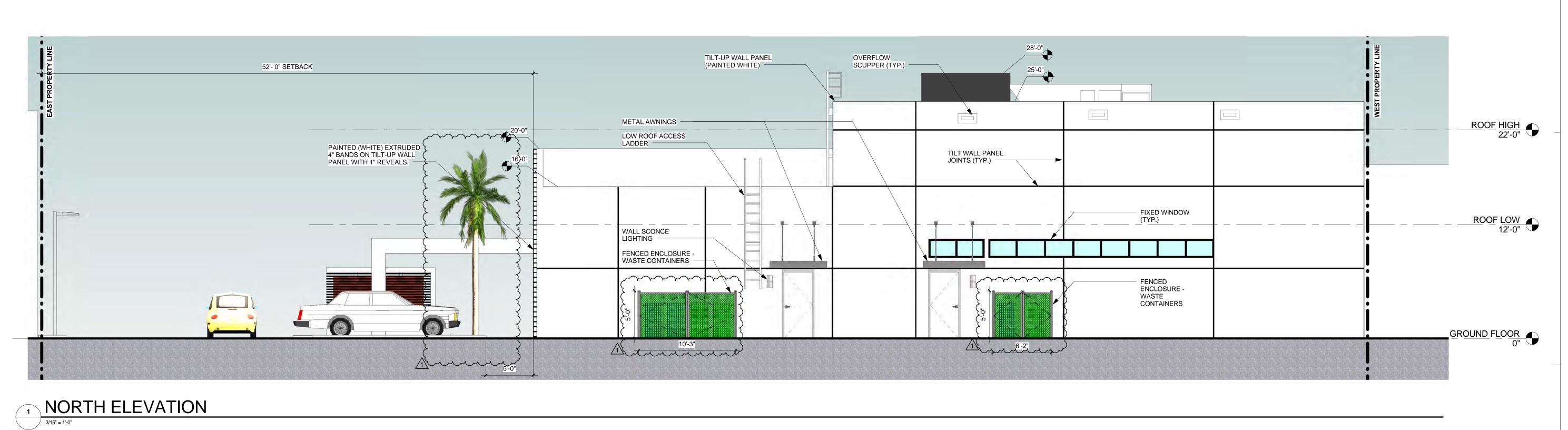
3025 East Commercial Boulevard, Fort Lauderdale, FL 33308

ELEVATIONS - SOUTH AND EAST

≥ DRC SUBMITTAL

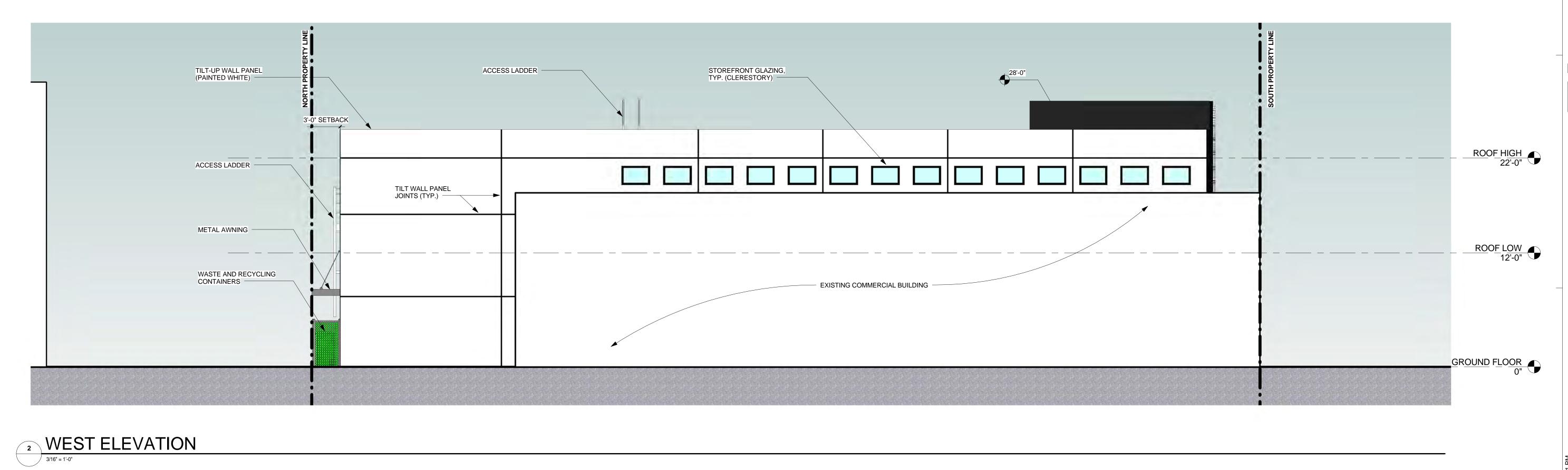
A11(

CAM #16-0239 Exhibit 2 Page 2 of 4





DESIGNED DRAWN CHECKED
JA JA LM



DATE DESCRIPTION

R E V I S I O N S

DATE: COMM: 10/22/15 15058

Benedetti

Orthodontics

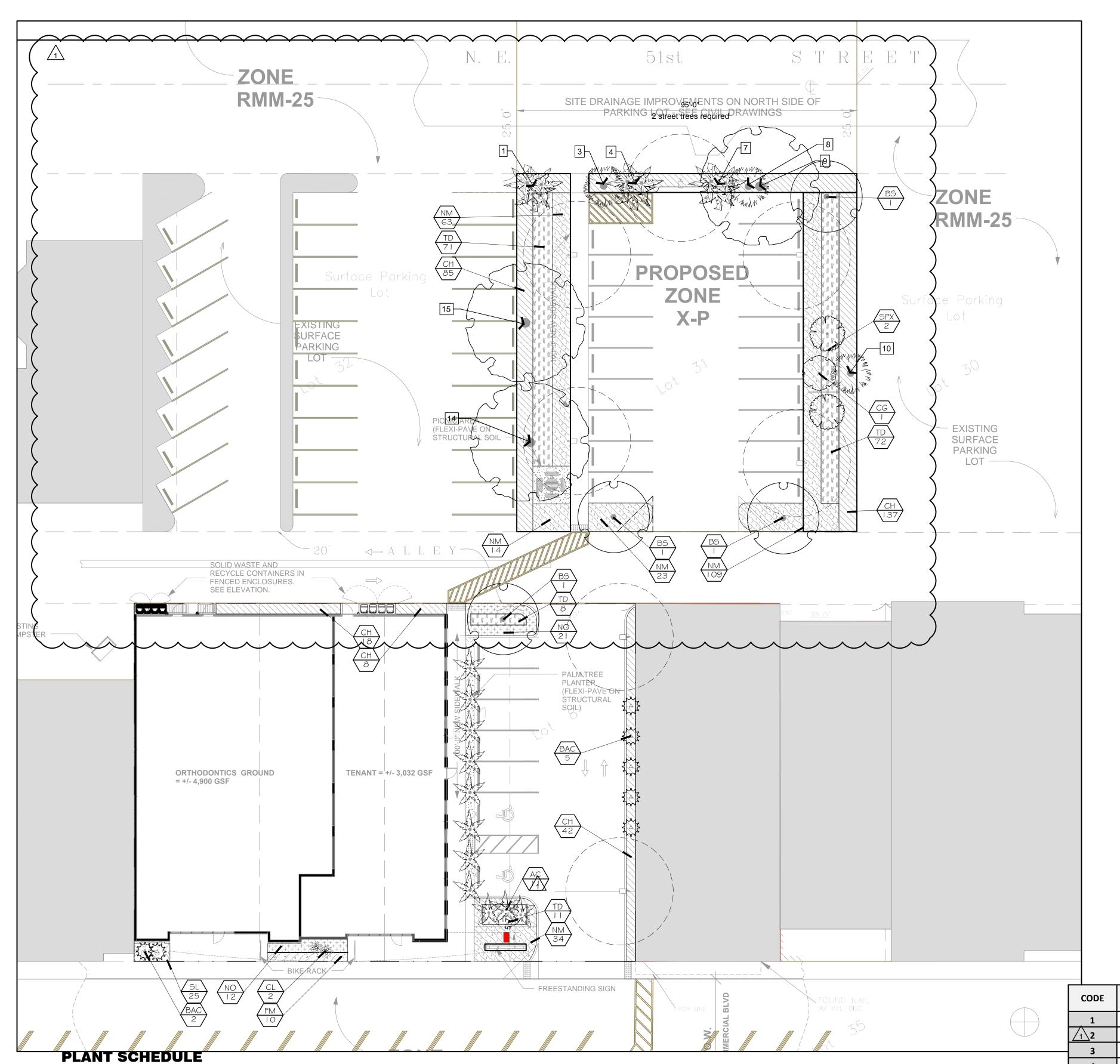
3025 East Commercial Boulevard, Fort Lauderdale, FL 33308

ELEVATIONS - NORTH AND WEST

DRC SUBMITTAL

A11⁻

CAM #16-0239 Exhibit 2 Page 3 of 4



NATIVE DROUGHT
FL-FRIENDLY MED
NO MED

HIGH

HIGH

HIGH

<u>NATIVE</u> FL FRIENDLY

FL-FRIENDLY 30" o.c.

FL-FRIENDLY 30" o.c.

FL-FRIENDLY 18" o.c.

NATIVE

NATIVE

NATIVE

<u>SPACING</u> 30" o.c.

30" o.c.

30" o.c.

NATIVE

NATIVE

NATIVE

<u>DROUGHT</u>

MED

MED

HIGH

MED

HIGH

MATURE HGT X W DROUGHT

PLANTED SIZE MATURE SIZE 8' CT 30' X 15'

60' X 40'

20' X 15'

40' X 10'

<u>MATURE</u>

20' × 20'

6' × 6'

4'-6'

4'-6'

4'-6'

15' OA

12' STD

10' STD

8' CT

FULL

BUSH

RED

SINGLE

2"Cal

15 gal MPP FG 3"Cal

CONT SIZE

7 gal GREEN

FG

FG



JEFF FALKANGER, DOUG SNYDER

LARRY MARTINEAU, JIRO YATES

CA # AAC000447

COPYRIGHT 2014

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS
RESERVED, THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

barranco- RLA, inc. 888 s andrews avenue, suite 300 Fort Lauderdale FL. 33316 office: 954.667.7814 LA# 6666983

DESIGNED	DRAWN	CHECKED
DEGIGINED	DIVAVVIV	OHLONED
I M	IΔ	I M

DRC COMMENTS 12.21.2015

MITIGATION	Required	Provided		
	5.6" CAL, 2 PALMS	6" CAL, 2 PALMS		
VUA 9165 sqft	Required	Provided		
20% of Gross VUA area	1833 sqft	3312 sqft		
Interior landscape 30 sqft per parking space		0		
Penisular and island areas	8' width min.	8' width min.		
	Required	Provided		
Per 1000 sqft of VUA One (1) Tree Six (6) Shrubs		10 TREES, 325 SHRUBS		
Shade tree 25% 3" cal	2.5	3 EXISTING		
Shade tree 25% 2" cal	2.5	3		
Flowering 20%	2	2		
Palm 20%	2	EXISTING		
Other 20%	1	EXISTING		
Diversity 9 proposed trees	Required	Provided		
Native	40%	91% of proposed trees 67% shrubs		
Florida Friendly (excluding turf)	50%	100% of proposed trees and shrub		
11 -20	4 Species	3 proposed species, 3 existing-6 total		
Street Trees	Required	Provided		
Root Barrier	6' of public infrastructure			
one (1) tree per 40'	2 street trees	2 provided (existing blk olive, gumbo)		

DATE: COMM: 10/26/15 15058

Benedetti Orthodontics

3025 East commercial Boulevard, Fort

3025 East commercial Boulevard, Fort Lauderdale, FL 33308

PROPOSED LANDSCAPE PLAN

DRC SUBMITTAL

L2.0

CODE	COMMON NAME	BOTANICAL NAME	DBH	SIZE	CONDITION	STATUS	Classification	Replacement Caliper	Palm Replacement
_ 1	Adonidia	Veitcha merrillii	Triple		90%	Protect in place			
<u>/</u> 1_2	Adonidia	Veitcha merrillii	Double		90%	Remove	Р		2
3	Sabal Palm	Sabal palmetto	12"	7' CT x 15'	95%	Protect in place			
4	Adonidia	Veitcha merrillii	Double		90%	Protect in place			
5	Tabebuia	Tabebuia spp	2"	10' x 10'	85%	Remove	В	1.3	
6	Tabebuia	Tabebuia spp	3"	12' x 10'	80%	Remove	В	1.9	
7	Adonidia	Veitcha merrillii	Triple		90%	Protect in place			
8	Sabal Palm	Sabal palmetto	12"	6' CT x 15'	80%	Protect in place			
9	Black Olive	Bucida buceras	36"	60' x 60'	80%	Protect in place			
10	Sabal Palm	Sabal palmetto	12"	5' CT x 15'	90%	Protect in place			
11	Washingtonia Palm	Washingtonia robusta	15"	20' CT x 15'	85%	Remove	Р		1
12	Washingtonia Palm	Washingtonia robusta	14"	15' CT x 15'	85%	Remove	Р		1
13	Gumbo Limbo	Bursera simarumba	3"	15' x 10'	80%	Remove	А	2.4	
14	Black Olive	Bucida buceras	14"	40' x 30'	80%	Protect in place			
15	Black Olive	Bucida buceras	12"	30' x 25'	80%	Protect in place			
								Replacement Caliper	Palm Replacement
								5.6	4

1/16" = 1'-0"

BAC

BS

CG

SPX

<u>SHRUBS</u>

QTY BOTANICAL NAME / COMMON NAME

II Adonidia merrillii / Christmas Palm

Bursera simaruba / Gumbo Limbo

2 Sabal palmetto / Sabal Palm - Booted

<u>QTY</u> <u>BOTANICAL NAME / COMMON NAME</u>

2 Crinum asiaticum / Spider lily

SHRUB AREAS QTY BOTANICAL NAME / COMMON NAME

Bambusa chungii / Tropical Blue Bamboo

Cordia sebestena / Orange Geiger Tree

290 Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum 3 gal 24"x24"

10 Ficus microcarpa 'Green Island' / Green Island Ficus 7 gal 24"x24"

243 Nephrolepis biserrata 'Macho Fern' / Macho Fern 3 gal 18" x 18" FULL

33 Nerium oleander 'Dwarf' / Dwarf Oleander 3 gal 24"x24"

25 Salvia splendens / Sage | I gal 8" x 8"

162 Tripsacum dactyloides nana / Dwarf Fakahatchee Grass 3 gal 24"x24"