



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.

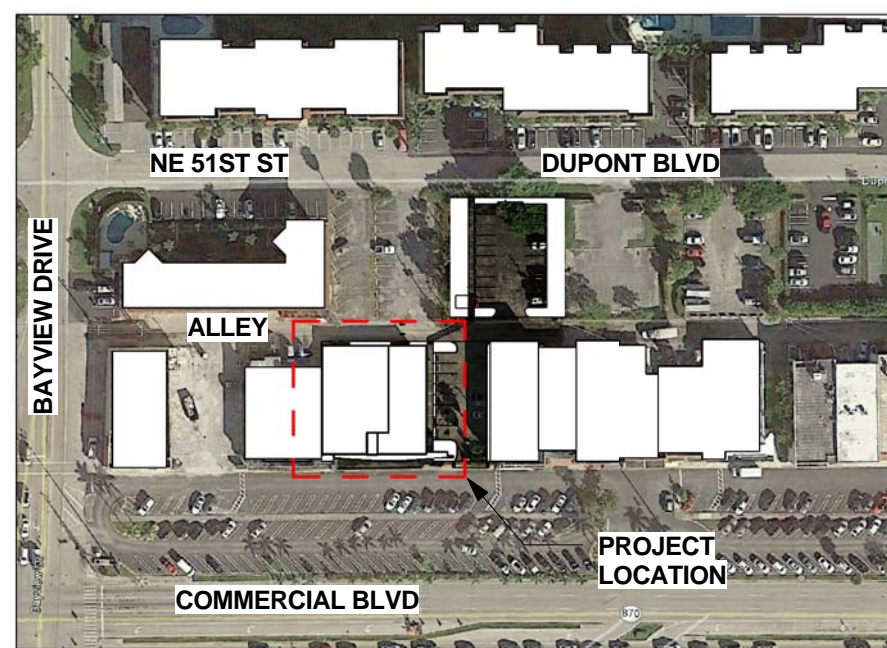
POLICE

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.

LOCATION MAP



FSM
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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JA	JA	LM

#	DATE	DESCRIPTION
1	12/21/2015	DRC COMMENT RESPONSES
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

SITE PLAN

DRC SUBMITTAL

A101



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

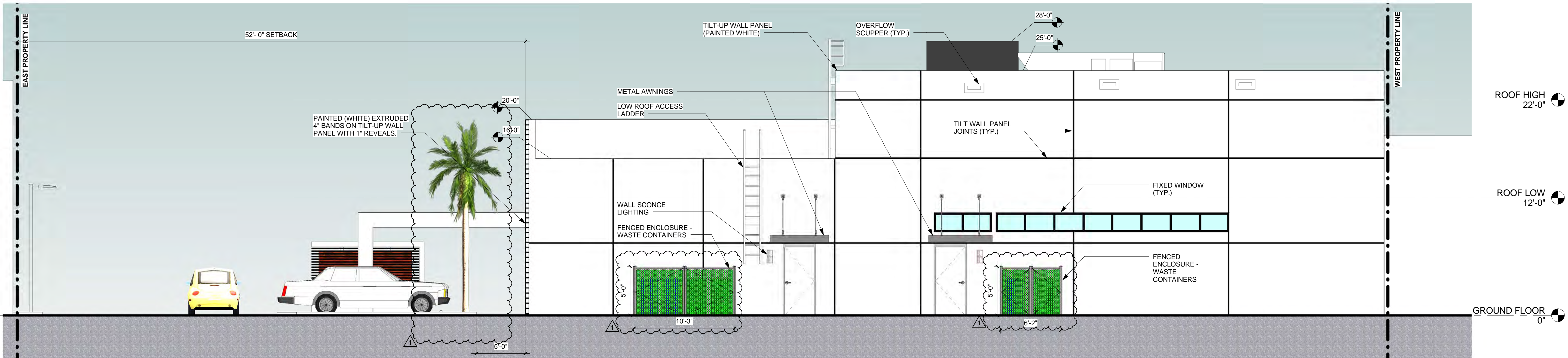
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ELEVATIONS - SOUTH AND EAST

DRC SUBMITTAL

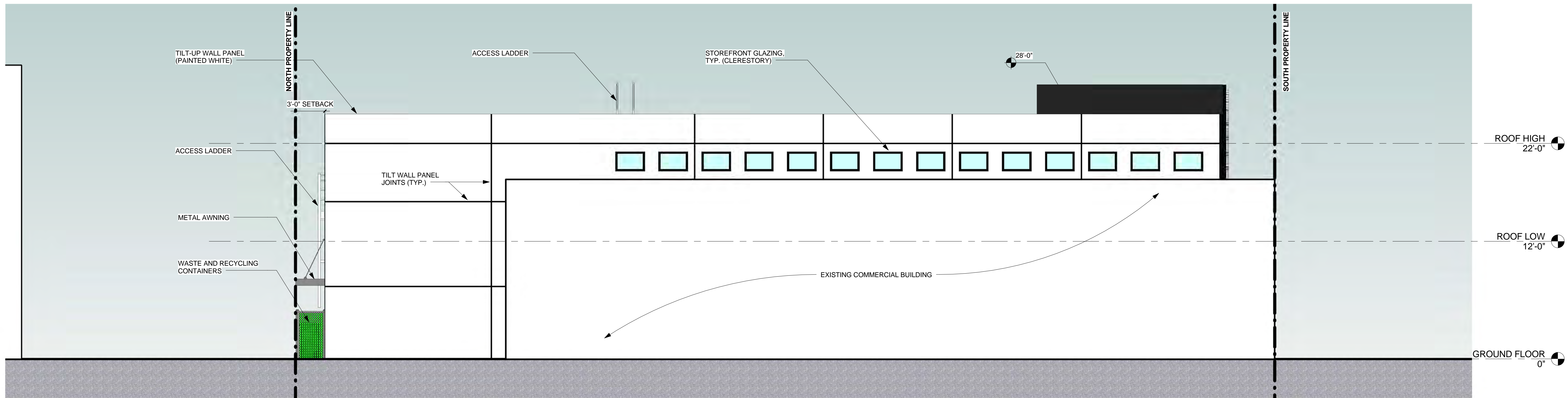
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DESIGNED	DRAWN	CHECKED
JA	JA	LM



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

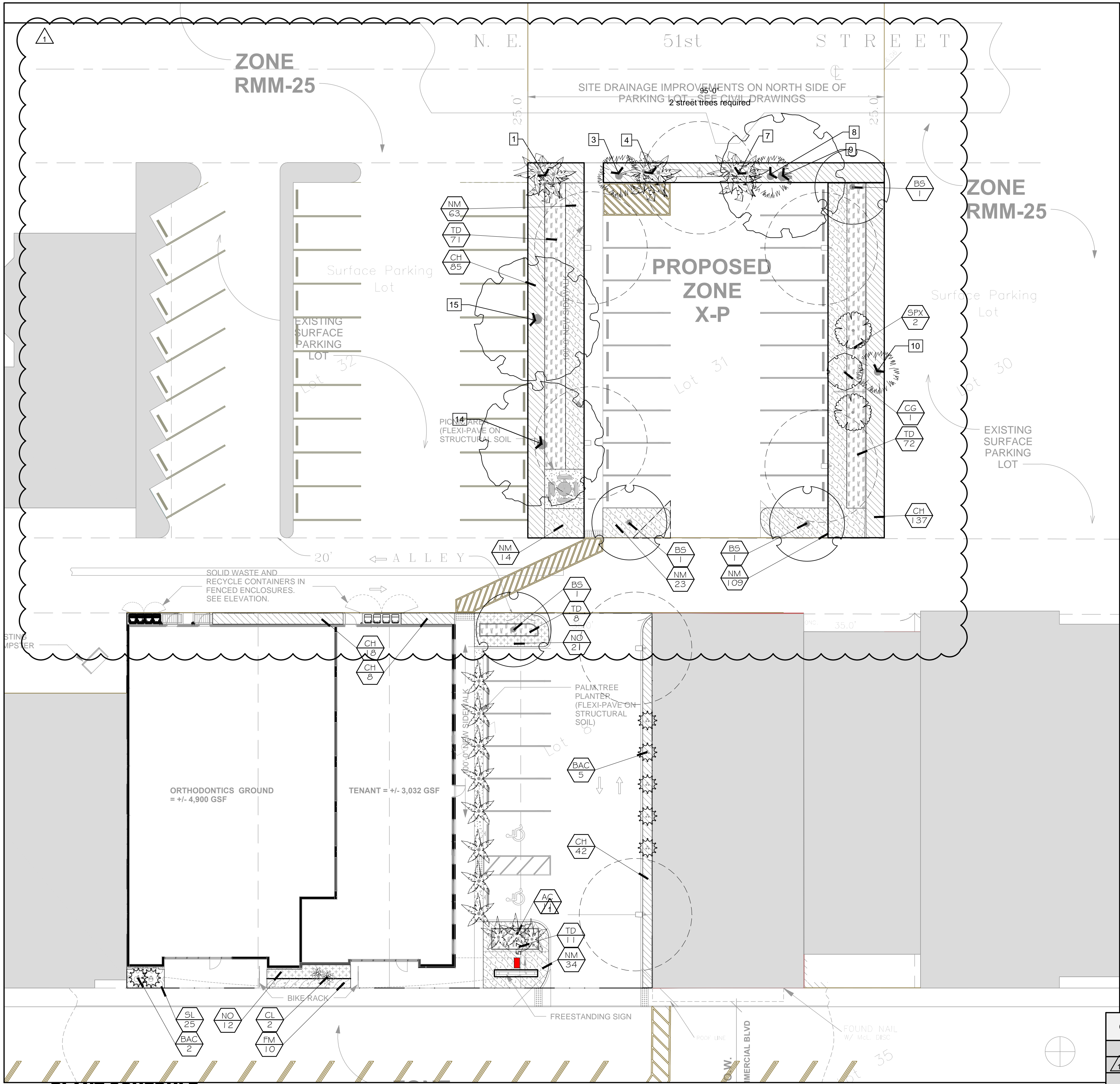
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3025 East Commercial Boulevard, Fort
Lauderdale, FL 33308

ELEVATIONS - NORTH AND WEST

DRC SUBMITTAL

A111



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	GALIPER	PLANTED SIZE	MATURE SIZE	NATIVE	DROUGHT	
AC	11	Adonidia merrillii / Christmas Palm	FG	SINGLE	8' CT	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" Cal	12' STD	60' X 40'	NATIVE	HIGH	
CG	1	Cordia sebestena / Orange Geiger Tree	FG	2" Cal	10' STD	20' X 15'	NATIVE	HIGH	
SFX	2	Sabal palmetto / Sabal Palm - Booted	FG		8' CT	40' X 10'	NATIVE	HIGH	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTE	MATURE	DROUGHT	NATIVE	
CL	2	Crinum asiaticum / Spider lily	1 gal	GREEN	36"	6' x 6'	MED	FL FRIENDLY	
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	CONT. HGT X W	NOTE	MATURE HGT X W	DROUGHT	NATIVE	SPACING
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	7 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.

SITE PLAN

1/16" = 1'-0"

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	0
Peninsular and island areas	8' width min.	8' width min.
	Required	Provided
Per 1000 sqft of VUA One (1) Tree Six (6) Shrubs	10 TREES, 60 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 shrubs
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)

CODE	COMMON NAME	BOTANICAL NAME	DBH	SIZE	CONDITION	STATUS	Classification	Replacement Caliper	Palm Replacement
1	Adonidia	Veitcha merrillii	Triple		90%	Protect in place			
2	Adonidia	Veitcha merrillii	Double		90%	Remove	P		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	B	1.3	
6	Tabebuia	Tabebuia spp	3"	12' x 10'	80%	Remove	B	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	P		1
12	Washingtonia Palm	Washingtonia robusta	14"	15' CT x 15'	85%	Remove	P		1
13	Gumbo Limbo	Bursera simarumba	3"	15' x 10'	80%	Remove	A	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

barranco- RLA, inc.

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DESIGNED	DRAWN	CHECKED
LM	JA	LM

1 DRC COMMENTS 12.21.2015

REVISIONS

DATE: 10/26/15
COMM: 15058

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3025 East commercial Boulevard, Fort
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PROPOSED LANDSCAPE
PLAN

DRC SUBMITTAL

L2.0