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LOCATION/VICINITY MAP

ZONING/LAND USE MAP

LIST OF DRAWINGS:

A-1 COVER SHEET

A-2 DATA SHEET OF CALCULATIONS

A-3 AERIAL PHOTO/ZONING/LAND USE MAPS

A-4 CONTEXT PLAN

A-5 SURVEY

A-6 PLAT MAP

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A-12 SITEPLAN

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A-14 ROOF PLAN

A-15 ELEVATIONS

A-16 SECTIONS

A-17 SITE DETAILS

C-1 CONCEPTUAL ENGINEERING PLAN

L-1 TREE DISPOSITION

L-2 LANDSCAPE PLAN

L-3 LANDSCAPE DETAILS

E-1 PHOTOMETRIC PLAN

825 SUNRISE
FORT LAUDERDALE, FLORIDA

PROJECT DESCRIPTION

THE CONSTRUCTION OF A NEW 1 STORY BUILDING LOCATED AT 825 SUNRISE BOULEVARD IN FORT LAUDERDALE, FLORIDA. IT WILL CONTAIN 2 TENANT SPACES TOTALING 8,592 SF, SURFACE PARKING LOT TOTALING 31 SPACES, PLUS 4 ON STREET SPACES.

SITE CRITERIA AND BUILDING DATA

A. LAND USE DESIGNATION

B. ZONING DESIGNATION

C. GROSS LOT AREA

D. WATER / WASTE WATER SERVICE PROVIDER

E. RESIDENTIAL DEVELOPMENT

F. COMMERCIAL GROSS FLOOR AREA

G. PARKING DATA

H. BUILDING FOOTPRINT/ LOT COVERAGE

I. F.A.R.

J. BUILDING HEIGHT

K. NUMBER OF STORIES

L. SEE NARRATIVES AND ATTACHMENTS FOR ADDITIONAL INFORMATION

M. DENSITY:

N. CURRENT USE OF PROPERTY AND INTENSITY:

O. NUMBER OF DWELLING UNITS

P. LOADING ZONE:

Q. STRUCTURE LENGTH:

R. OPEN SPACE:

S. VEHICULAR USE AREA:

T. LANDSCAPE AREA:

U. SETBACKS:

V. PARKING:

COMMERCIAL AND MEDIUM HIGH 25

B-1 BOULEVARD BUSINESS

RMM-25 RESIDENTIAL

28,280 SQUARE FEET(43.560 = 0.6492 ACRES)

CITY OF FORT LAUDERDALE

SINGLE STORY COMMERCIAL

8,592 SQUARE FEET

35 SPACES-(2 ACCESSIBLE)

31 SPACES-(2 ACCESSIBLE)

8,592 S.F.

8,592/28,280 S.F.(.64 AC) = 0.3038 F.A.R.

22'-0" FROM FINISHED FLOOR TO TOP OF ROOF SLAB

1

N/A

VACANT LAND

N/A

N/A

121'-6" X 74'-1"

20,208 SF / 0.46 AC

10,988 SF

5,122SF (2,173SF REQ' OR 20% GROSS VUA)

10'-0" DEDICATED EASMENT REQ'

5'-0"

7.5' EASMENT

12'-0" BUFFEYARD (47-25.3)

14'-0" PROVIDED

5'-0" SIDEWALK-

7'-6" PROVIDED (ALLEY EASEMENT).

12'-0" PROVIDED (LANDSCAPE BUFFER TO

31 PARKING SPACES PROVIDED

4 ON STREET SPACES PROVIDED

*SEE ATTACHED ALTERNATIVE PARKING RATE DETERMINATION LETTER

4 BIKE SPACES PROVIDED

ARTIST RENDERING

Artist representation, for final design refer to latest documents.

Legal Description

Lots 16, 17, 18, 19, 20, 21, 22, 23 and the North 10 feet of Lot 24, Block 178, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 28,280 square feet or 06492 acres, more or less.

A-1

PROPOSED

CAM #16-1358
Exhibit 2
Page 1 of 3

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FORT LAUDERDALE, FLORIDA 33301
PH: (954) 462-0704

OWNER: 825 SUNRISE LLC
500 W CYPRESS CREEK RD
SUITE 455
FORT LAUDERDALE, FL 33303

PROJECT:
825 SUNRISE
825 EAST SUNRISE BOULEVARD,
FORT LAUDERDALE, FL ---

ISSUED FOR: DRC SUBMITTAL
DATE: 04/08/16

REVISIONS:		
No.	DATE	REMARKS

SEAL:		

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE 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.
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SHEET TITLE:
SITE PLAN

DATE: 3/21/16
SCALE: 3/32" = 1'-0"
DRAWN BY: CT
CHECKED BY: SW
JOB NO.: 53.09A

SHEET NO.:
A-12

825 SUNRISE
FORT LAUDERDALE, FLORIDA

PROJECT DESCRIPTION
THE CONSTRUCTION OF A NEW 1 STORY BUILDING LOCATED AT 825 SUNRISE BOULEVARD IN FORT LAUDERDALE, FLORIDA. IT WILL CONTAIN 2 TENANT SPACES TOTALING 8,592 SF, SURFACE PARKING LOT TOTALING 31 SPACES, PLUS 4 ON STREET SPACES.

SITE CRITERIA AND BUILDING DATA

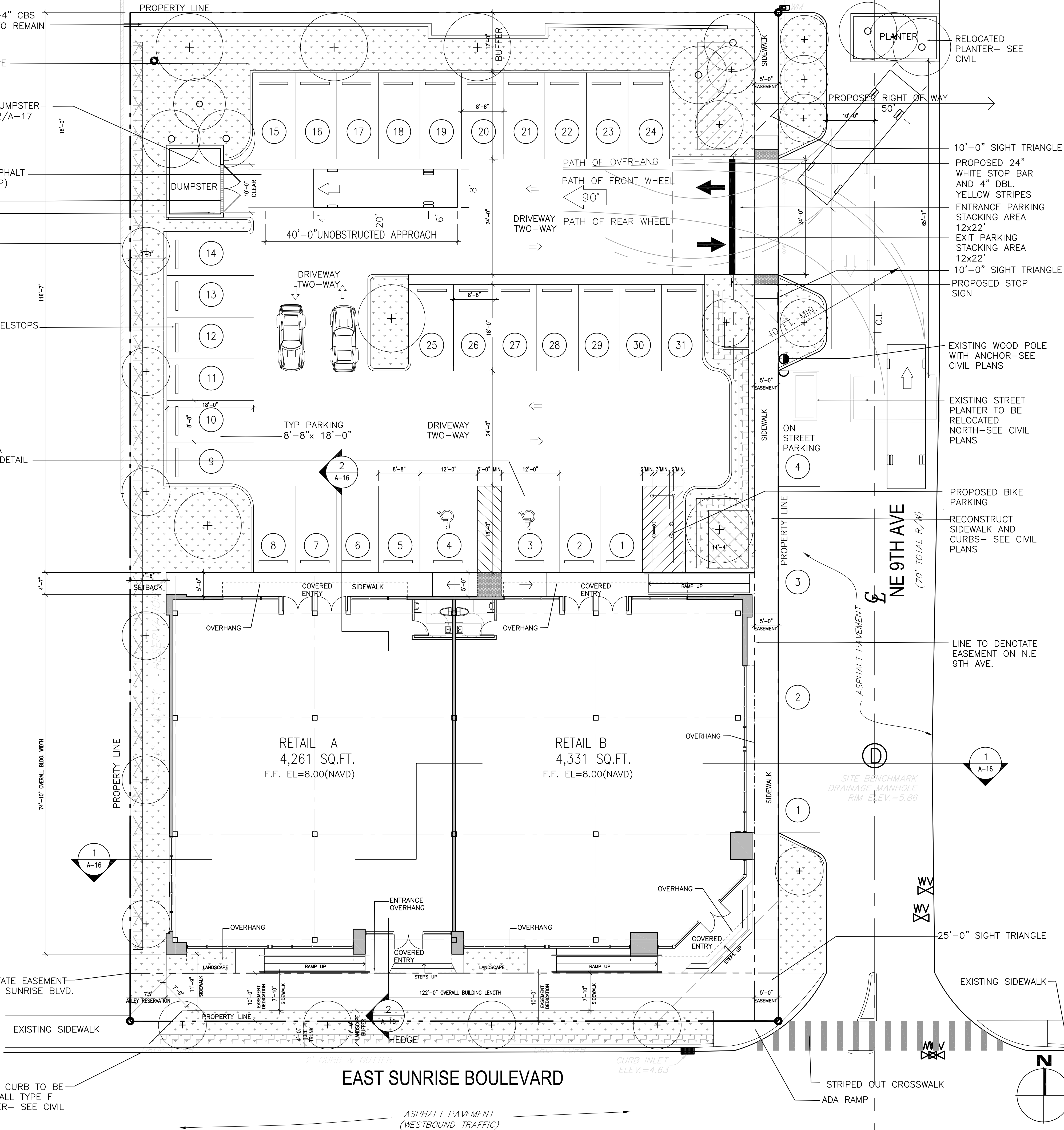
A. LAND USE DESIGNATION	COMMERCIAL AND MEDIUM HIGH 25
B. ZONING DESIGNATION	B-1 BOULEVARD BUSINESS RMM-25 RESIDENTIAL
C. GROSS LOT AREA	28,280 SQUARE FEET(43,560 = 0.6492 ACRES)
D. WATER / WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. RESIDENTIAL DEVELOPMENT	SINGLE STORY COMMERCIAL
F. COMMERCIAL GROSS FLOOR AREA	8,592 SQUARE FEET
G. PARKING DATA TOTAL PARKING REQUIRED TOTAL PARKING PROVIDED	35 SPACES-(2 ACCESSIBLE) 31 SPACES-(2 ACCESSIBLE) 8,592 S.F.
H. BUILDING FOOTPRINT/ LOT COVERAGE	8,592/28,280 S.F. (4.4 AC) = 0.3038 F.A.R.
I. F.A.R.	22'-4" FROM FINISHED FLOOR TO TOP OF ROOF SLAB
J. BUILDING HEIGHT	1
K. NUMBER OF STORIES	1
L. SEE NARRATIVES AND ATTACHMENTS FOR ADDITIONAL INFORMATION	
M. DENSITY:	N/A
N. CURRENT USE OF PROPERTY AND INTENSITY:	VACANT LAND
O. NUMBER OF DWELLING UNITS	N/A
P. LOADING ZONE:	N/A
Q. STRUCTURE LENGTH:	121'-6" X 74'-1"
R. OPEN SPACE:	20,208 SF / 0.46 AC
S. VEHICULAR USE AREA:	10,988 SF
T. LANDSCAPE AREA:	5,122SF (2,173SF REQ' OR 20% GROSS VUA)
U. SETBACKS:	
1. FRONT YARD (SOUTH SIDE OF PROPERTY LINE)	10'-0" DEDICATED EASEMENT REQ' 14'-0" PROVIDED
2. SIDE YARD (EAST SIDE OF PROPERTY LINE)	5'-0" SIDEWALK- 5'-0" PROVIDED (ALLEY EASEMENT).
3. SIDE YARD (WEST SIDE OF PROPERTY LINE)	7'-5" EASEMENT 12'-0" PROVIDED (LANDSCAPE BUFFER TO PARKING)
4. REAR YARD (NORTH SIDE OF PROPERTY LINE)	12'-0" BUFFEYARD (47-25.3)
V. PARKING:	8,592SF/250SF = 35 PARKING SPACES REQ' 31 PARKING SPACES PROVIDED 4 ON STREET SPACES PROVIDED *SEE ATTACHED ALTERNATIVE PARKING RATE DETERMINATION LETTER 4 BIKE SPACES PROVIDED

Legal Description
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PROPOSED

LINE TO DENOTATE EASEMENT DEDICATION ON SUNRISE BLVD.

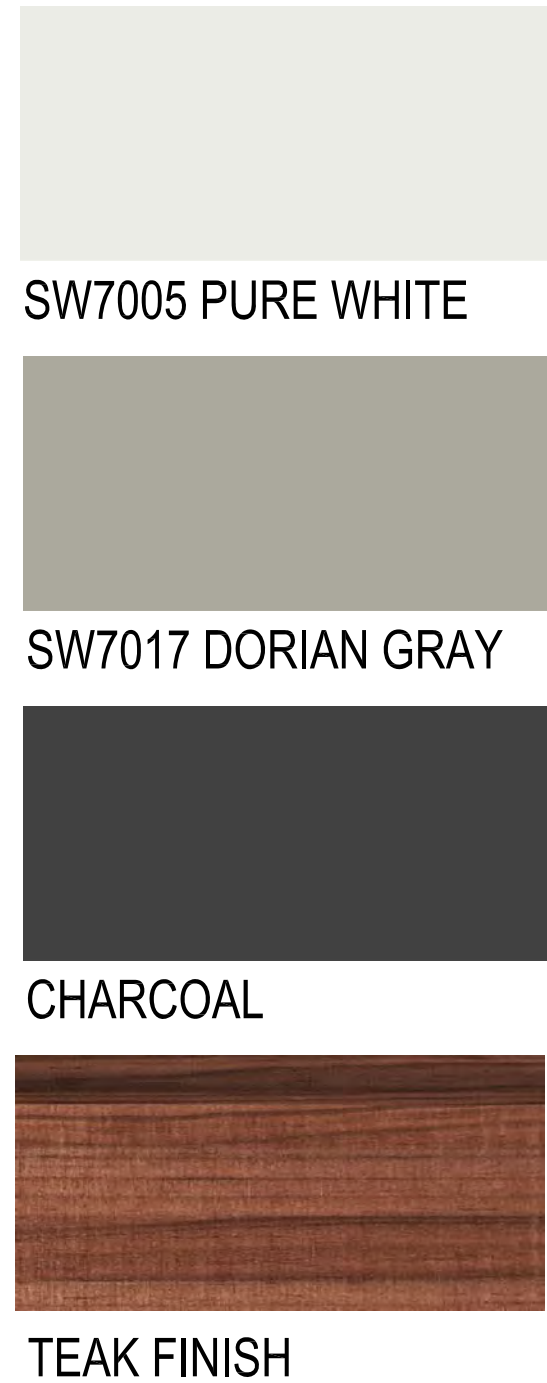
EXISTING DROP CURB TO BE REMOVED. INSTALL TYPE F CURB & GUTTER- SEE CIVIL PLANS



K:\53.09A Sunrise FL Lauderdale Retail Center\Architecture\01-Construction Docs\01-Drawings\01-Architecture\01-AUTOCAD\01-Plot Sheets\A12-Site Plan.dwg 6/30/2016 3:52 PM



COLOR SAMPLES



adache
group architects

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ELEVATIONS

DATE: 3/21/16
SCALE: 3/32" = 1'-0"
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A-15