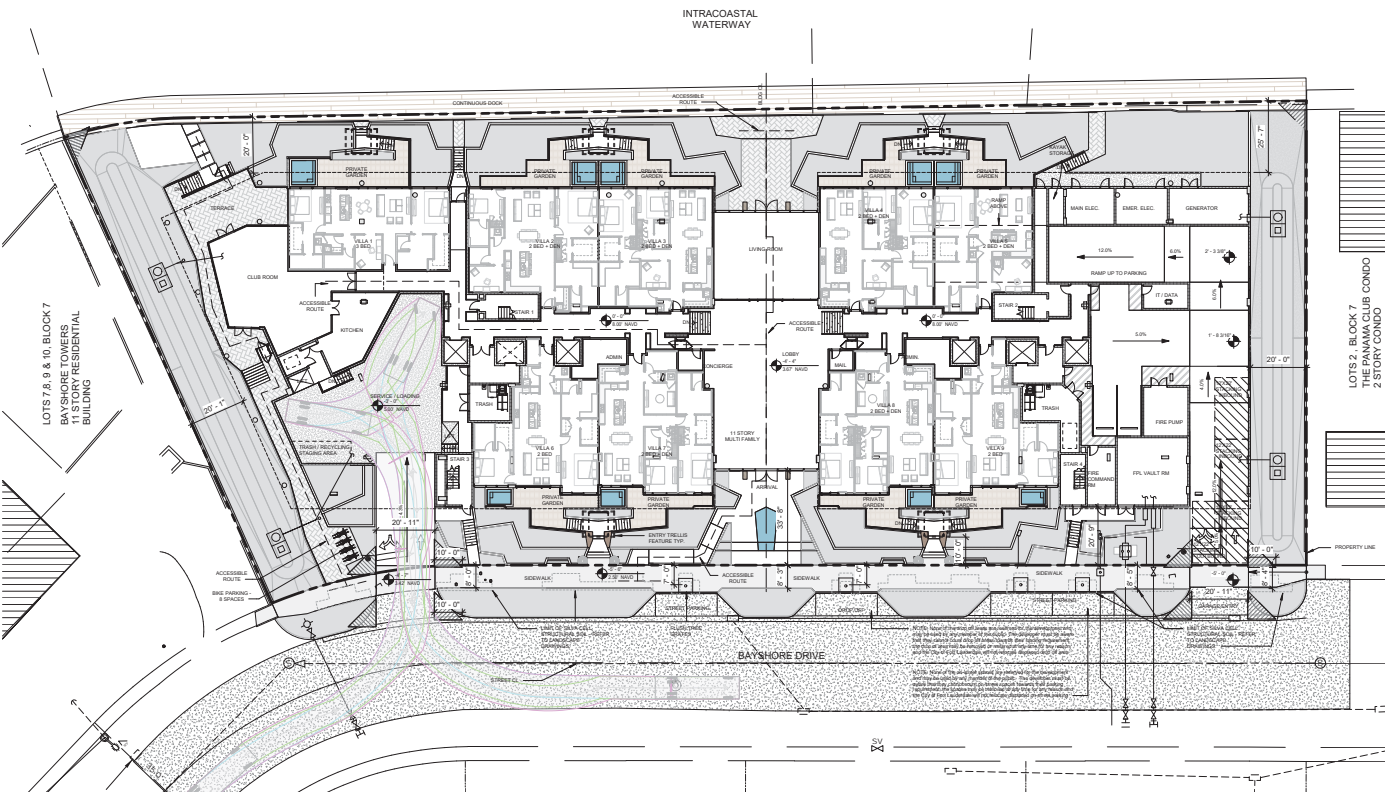




LOCATION MAP 2
A:100

LEGAL DESCRIPTION
 LOTS 3, 4, 5, AND 6, BLOCK 7, BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SOLID WASTE / RECYCLING MANAGEMENT

1. THE SOLID WASTE AND RECYCLE WILL BE COLLECTED FROM THE DRIVEWAY. THE OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK OR MORE AS NECESSARY.
2. THE COLLECTION WILL OCCUR BY ACCESS FROM BAYSHORE DRIVE.
3. SERVICE LIFTING HOIST TO SHOW CALCULATION AND PROVIDED.
4. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. THE CONTRACTOR WILL PROVIDE WITH ACCESS TO THE TRASH ROOM FOR PICK-UP.
5. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.

SITE PLAN 1
1" = 20'-0"

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	VACANT LOTS
CURRENT LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	IOA (INTRACASTAL OVERLOOK AREA)
ADJACENT ZONING DESIGNATION	NBRA, IOA
WASTE / WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA - NET	1.5386 ACRES TOTAL / 67,011 SF
TOTAL PERVIOUS EXISTING (LANDSCAPE)	47,011 S.F. (70.15%)
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	16,788 S.F. (25.05%) 25% REQUIRED
TOTAL IMPERVIOUS EXISTING	0 S.F. (0%)
TOTAL IMPERVIOUS PROPOSED	50,154 S.F. (74.85%)
TOTAL BUILDING FOOTPRINT EXISTING	0 S.F. (0%)
TOTAL BUILDING FOOTPRINT PROPOSED	38,297 S.F. (57.15%)
DENSITY RESIDENTIAL DEVELOPMENT (48 UNITS/ACRE)	73 UNITS ALLOWED
PROVIDED (IOA)	65 UNITS PROVIDED
PARKING DATA	151 SPACES (123 STANDARD + 22 COMPACT + 6 ADA)
SPACES PROVIDED	151 SPACES
ROOM TYPE = 4 (2 BEDROOM) x 2 / UNIT	8 SPACES
ROOM TYPE = 29 (2 BEDROOM-DEN) BR x 2 / UNIT	60.9 SPACES
ROOM TYPE = 32 (3 BEDROOM + DEN) x 2.2 / UNIT	70.4 SPACES
TOTAL PARKING	139.3 SPACES
TOTAL HC PARKING INCL.	6 SPACES
TOTAL COMPACT PARKING INCL. (MAX. 20% OF REG.)	27 SPACES ALLOWED
LOADING ZONE - PER TABLE 47-20.2	N/A (MULTI-FAMILY)
BICYCLE PARKING	N/A
TOTAL BUILDING SQUARE FOOTAGE (GROSS)	NO REQUIREMENT
FLOOR AREA RATIO (F.A.R.) (NO REQUIREMENT)	NO REQUIREMENT
BUILDING HEIGHT	120' ALLOWED
NUMBER OF STORIES	NO REQUIREMENT
BUILDING WIDTH AND LENGTH	200' MAX
DISTANCE BETWEEN BUILDINGS	2' MIN. (20% x 120' HGT.)
LOT WIDTH	VARIES ACROSS SITE - SEE SURVEY
LOT COVERAGE	38,297 S.F. (57.15%)
OPEN SPACE	28,714 S.F. (42.85%)
LANDSCAPE AREA (25% PER ULDR 47-21.13.B.14)	16,788 S.F. (25.05%) 25% REQUIRED
VEHICULAR USE AREA (VUA)	861 S.F.

SETBACKS

	REQUIRED	PROPOSED	TO NEAREST BALCONY ARCH. DESIGN ELEMENT
FRONT (EAST)			
GROUND FLOOR (L05)	0'-0" - 11'-6"	20'-0"	N/A
SECOND FLOOR (L05)	11'-6" - 21'-0"	20'-0"	20'-0"
THIRD FLOOR (L05)	21'-0" - 30'-6"	20'-0"	20'-0"
FOURTH FLOOR (L05-75)	30'-6" - 41'-6"	20'-0"	20'-0"
FIFTH FLOOR (L05-75)	41'-6" - 52'-0"	20'-0"	20'-0"
SIXTH FLOOR (L05-75)	52'-0" - 62'-6"	20'-0"	20'-0"
SEVENTH FLOOR (L05-75)	62'-6" - 73'-0"	20'-0"	20'-0"
EIGHTH FLOOR (L05-115)	73'-0" - 84'-0"	20'-0"	20'-0"
NINTH FLOOR (L05-115)	84'-0" - 94'-6"	20'-0"	20'-0"
TENTH FLOOR (L05-115)	94'-6" - 105'-0"	20'-0"	20'-0"
ELEVENTH FLOOR (L115)	105'-0" - 116'-2"	20'-0"	20'-0"
ROOF DECK (L115)	116'-2" - 122'-0"	20'-0"	20'-0"
SIDE (NORTH)			
GROUND FLOOR (L05)	0'-0" - 11'-6"	20'-0"	N/A
SECOND FLOOR (L05)	11'-6" - 21'-0"	20'-0"	20'-0"
THIRD FLOOR (L05)	21'-0" - 30'-6"	20'-0"	20'-0"
FOURTH FLOOR (L05-75)	30'-6" - 41'-6"	20'-0"	20'-0"
FIFTH FLOOR (L05-75)	41'-6" - 52'-0"	20'-0"	20'-0"
SIXTH FLOOR (L05-75)	52'-0" - 62'-6"	20'-0"	20'-0"
SEVENTH FLOOR (L05-75)	62'-6" - 73'-0"	20'-0"	20'-0"
EIGHTH FLOOR (L05-115)	73'-0" - 84'-0"	20'-0"	20'-0"
NINTH FLOOR (L05-115)	84'-0" - 94'-6"	20'-0"	20'-0"
TENTH FLOOR (L05-115)	94'-6" - 105'-0"	20'-0"	20'-0"
ELEVENTH FLOOR (L115)	105'-0" - 116'-2"	20'-0"	20'-0"
ROOF DECK (L115)	116'-2" - 122'-0"	20'-0"	20'-0"
SIDE (SOUTH)			
GROUND FLOOR (L05)	0'-0" - 11'-6"	20'-0"	N/A
SECOND FLOOR (L05)	11'-6" - 21'-0"	20'-0"	20'-0"
THIRD FLOOR (L05)	21'-0" - 30'-6"	20'-0"	20'-0"
FOURTH FLOOR (L05-75)	30'-6" - 41'-6"	20'-0"	20'-0"
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ELEVENTH FLOOR (L115)	105'-0" - 116'-2"	20'-0"	20'-0"
ROOF DECK (L115)	116'-2" - 122'-0"	20'-0"	20'-0"
REAR (WEST)			
GROUND FLOOR (L05)	0'-0" - 11'-6"	20'-0"	N/A
SECOND FLOOR (L05)	11'-6" - 21'-0"	20'-0"	20'-0"
THIRD FLOOR (L05)	21'-0" - 30'-6"	20'-0"	20'-0"
FOURTH FLOOR (L05-75)	30'-6" - 41'-6"	20'-0"	20'-0"
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ELEVENTH FLOOR (L115)	105'-0" - 116'-2"	20'-0"	20'-0"
ROOF DECK (L115)	116'-2" - 122'-0"	20'-0"	20'-0"

By the City of Fort Lauderdale, Florida, the City Clerk certifies that the attached copy is a true and correct copy of the original copy with the appropriate signature and date and the production of the original copy is available for review and production in accordance with the Freedom of Information Act and Chapter 218, Florida Statutes.

Digitally signed by Peter T. Stromberg
 Date: 2021.08.02 17:26:40 -04'00'

GARCIA STROMBERG
 GS4studios
 2500 North Andrews Avenue, Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 574-1111
 Fax: (954) 574-1111
 Email: gstromberg@gs4studios.com
 Website: www.gs4studios.com

Location Ventures
 269 ALAMANDA
 CIRCLE, STE 910
 CORAL GABLES, FL

OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL
 33304

SITE PLAN
 A-1.00
 PROJECT: 2021-08-02
 DATE: 08/02/2021
 TIME: 17:26:40
 USER: PETER T. STROMBERG
 PROJECT: 2021-08-02
 DATE: 08/02/2021
 TIME: 17:26:40
 USER: PETER T. STROMBERG



EAST ELEVATION 1
1/8" = 1'-0" A-2.01



SOUTH ELEVATION 2
1/8" = 1'-0" A-2.01

REV#	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/27/2021
2	REVISIONS	

Digitally signed by Peter T. Stromberg
Date: 2021.08.02 17:24:47 -0400

GARCIA STROMBERG
GS4studios
ARCHITECTS

2500 MacArthur Blvd., Suite 101, Fort Lauderdale, FL 33304
Tel: 954.478.9965 | Fax: 954.478.9966 | www.gs4studios.com

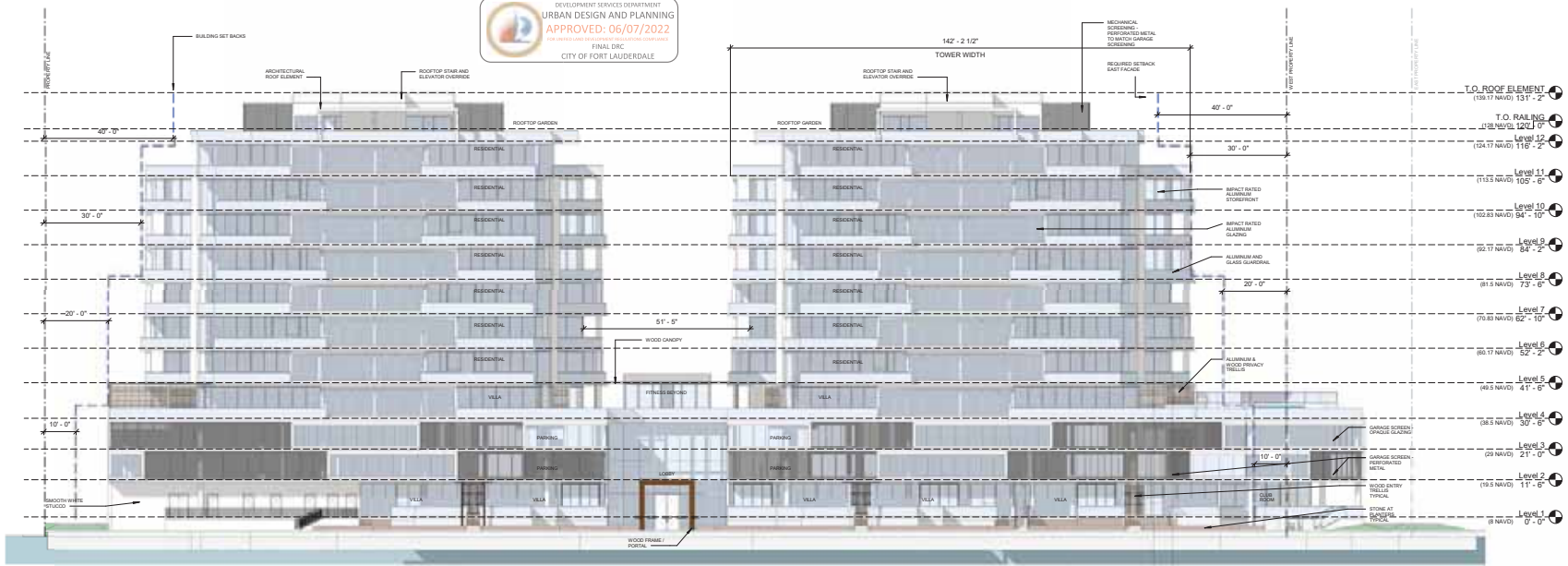
Location/Ventures
260 ALAMANDA
CIRCLE, STE. 910
CORAL GABLES, FL

OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

ELEVATIONS

A-2.01

03.12.2021 DRC SUBMISSION



REV.	DESCRIPTION	DATE
1		07/07/2021
2		

Digitaly signed by Peter T. Stromberg
Date: 2021.08.02
17:24:28 -04'00'

GARCIA STROMBERG
GS4studios
ARCHITECTS

Location Ventures
289 ALHAMBRA
CIRCLE, STE 910
CORAL GABLES, FL

OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

ELEVATIONS

A-2.02

WEST ELEVATION 1
1/16" = 1'-0" A.2.02



NORTH ELEVATION 2
1/16" = 1'-0" A.2.02

03.12.2021 DRC SUBMISSION
PROJECT NUMBER: 19237-0000



PEDESTRIAN VIEW ALONG BAYSHORE DRIVE



03.12.2021 DRC SUBMISSION
 PROJECT NUMBER: 2021-0087
 SHEET NUMBER: A-2.00A
 PROJECT DATE: 11/01/2021

CLIENT: **OLAKINO HOUSE**
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL
 33304

LOCATION: **VENTURES**
 289 ALAMOSA
 CIRCLE, STE. 910
 CORAL GABLES, FL

ARCHITECT: **GARCIA STROMBERG**
 GS4studios
 2800 West Parkway, Suite 101 | Fort Lauderdale, FL 33311 | TEL: 407.478.5865 | Copyright Reserved © 2020/2021

DATE: 06/07/2022

DESIGNED BY: Peter T. Stromberg
 DATE: 2021.07.08
 14:00:17-04'00'

REV	DESCRIPTION	DATE

This plan of the subject, or portions thereof, is hereby filed with the City and Planning Department for the purpose of recording the same and the same shall be a part of the public records of the City of Fort Lauderdale, Florida.

Digitally signed by Peter T. Stromberg
 Date: 2021.07.08 14:00:17-04'00'



WATERWAY VIEW LOOKING EAST 1
8-2,000

03.12.2021 DRC SUBMISSION
 PROJECT NUMBER: 2021-00000000
 SHEET NUMBER: 00000000
 DATE: 03/12/2021

A-2.00B
 PROJECT DATE: 03/12/2021
 PROJECT TIME: 10:00 AM

RENDER VIEW

OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL
 33304

Location Ventures
 289 ALHAMBRA
 CIRCLE, STE #10
 CORAL GABLES, FL

GARCIA STROMBERG
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 2805 Westchase Parkway
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 Fort Lauderdale, FL 33309
 Tel: 954.478.8865 | Fax: 954.478.8866 | Corporate Internet: A-20000000

Digitally signed by
 Peter T. Stromberg
 Date: 2021.07.08
 13:59:54 -0400
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REV	DESCRIPTION	DATE
2	REVISED MODEL	07/07/2021

The basis of this submittal is as shown in the attached drawings. The client and professional certify with this submittal that the drawings were prepared in accordance with the Florida Building Code and the Florida Land Use Code and that the drawings were prepared by a duly licensed professional in the State of Florida.