



LICENSE AREAS

ZONING	-	RAC-CC
LAND USE	-	RAC
CHARACTER AREA	-	
NON-RESIDENTIAL AREA:		
RETAIL	=	12,330 GSF
HOTEL	=	195,441 GSF
PARKING	=	90,333 GSF
POOL DECK	=	18,721 GSF
BAL/TER	=	9,936 GSF
B.O.H./CIR	=	69,352 GSF
TOTAL	=	396,113 GSF

FAR: 359,894/33,540 = 10.7
Note: The remaining 36,219 GSF is for the pool deck balconies/terrace that do not count towards FAR

PARKING:		
REQUIRED	= 0	PROVIDED = 200+6=206
PROPOSED PARKING PER LEVEL		
2nd FLOOR	=	38 PARKING SPACES
3rd FLOOR	=	53 PARKING SPACES
4th FLOOR	=	53 PARKING SPACES
5th FLOOR	=	56 PARKING SPACES
TOTAL	=	200 PARKING SPACES
COMMERCIAL	=	26 SPACES
RESTAURANT / LOUNGE	=	70 SPACES
CAR SHARING (CAR2GO)	=	4 SPACES
HOTEL	=	100 SPACES
TOTAL	=	200 SPACES
ON-STREET PARKING	=	6 SPACES

LOT COVERAGE = 31,462 / 34,550 = 90%

STORIES	=	24
LEVELS 1-6	=	158,127 GSF
LEVELS 7-24	=	237,986 GSF
TOTAL	=	396,113 GSF

BUILDING HEIGHT:		
LEVELS 1-6	=	89'
LEVELS 7-23	=	189'
TOTAL	=	278'

- NOTES
- 1 - ALL ELECTRICAL LINES TO BE BURIED AS REQUIRED BY FPL & CITY OF FORT LAUDERDALE.
 - 2 - CONTRACTOR SHALL VERIFY PLACEMENT OF STRUCTURE TO ASSURE IT IS WITHIN REQUIRED SETBACKS & EASEMENTS PRIOR TO FOUNDATION CONSTRUCTION.
 - 3 - REFER TO CIVIL FOR GRADING PLANS.
 - 4 - REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.
 - 5 - PROJECT TO COMPLY W/ CHAPTER 33 DURING CONSTRUCTION.
 - 6 - SIDEWALKS AS PER CITY REQUIREMENTS.

BIKE PARKING COUNT (Base on APBP Guidelines):		
Long Term:		
Retail 12,330 sf / 12,000sf	=	1.027 spaces
Short Term:		
Restaurant 6,612 sf / 2,000sf	=	3.306 spaces
Retail 5,718 sf / 5,000 sf	=	1.14spaces
TOTAL REQUIRED	=	5.473
TOTAL PROVIDED	=	6

Sol-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

COMMENTS

REVISION NO. DATE

TRIBUTE/ELEMENT DOWNTOWN

299 N Federal Hwy
Fort Lauderdale, FL 33301

14-037-00
10-16-2015
10-16-2015
1/16" = 1'-0"
REB
PC

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

OVERALL SITE PLAN

A100

1 Overall Site Plan
SCALE: 1/16" = 1'-0"