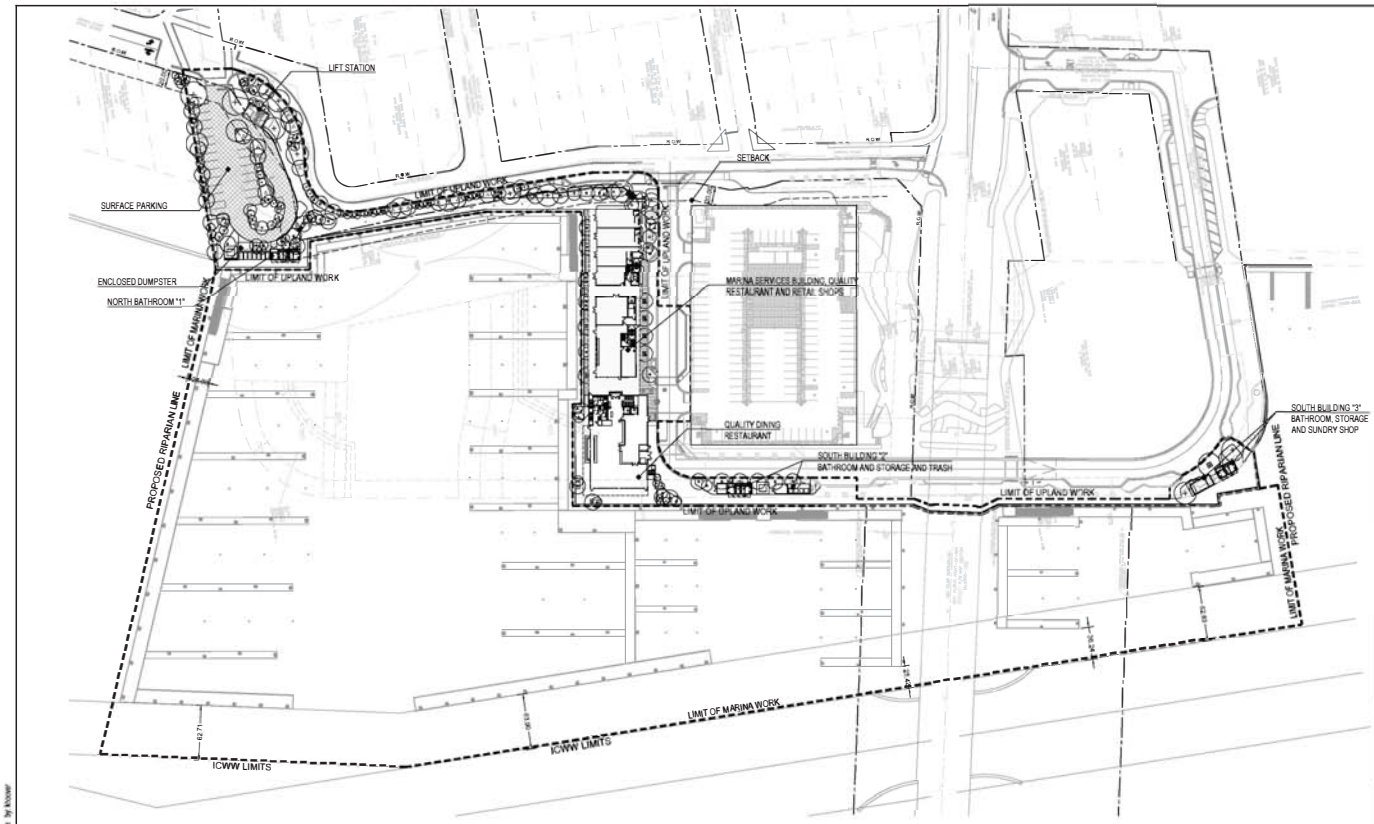

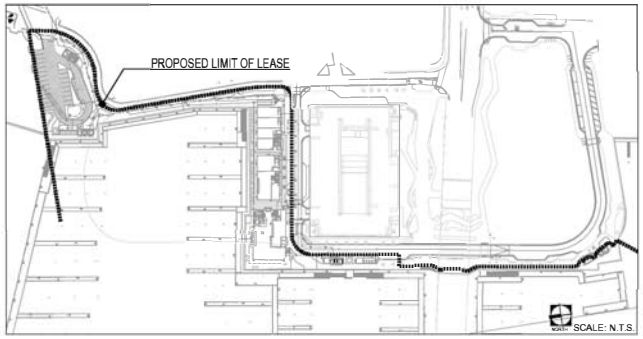

SITE PLAN DATA TABLE

CURRENT USE OF PROPERTY AND INTENSITY: PARKING

LAND USE DESIGNATION:
CBRAC (CENTRAL BEACH REGIONAL ACTIVITY CENTER)

ZONING DESIGNATION:
PRD (PLANNED RESORT DEVELOPMENT DISTRICT)

WATER / WASTE WATER SERVICE PROVIDER: CITY OF FORT LAUDERDALE

SITE AREA (SQ. FT. AND ACRES)
UPLAND: 209,529 SF / 4.81 ACRES

BUILDING FOOTPRINT COVERAGE: 20,859 SF

RESIDENTIAL DEVELOPMENT
NUMBER OF DWELLING UNITS: N/A
TYPE: N/A
FLOOR AREA(S): N/A
SITE DENSITY (GROSS AND NET): N/A

NON-RESIDENTIAL DEVELOPMENT
USES: MARINA SERVICES, OFFICE, QUALITY RESTAURANT, AND ANCILLARY MARINA BUILDINGS
GROSS FLOOR AREA:

MARINA SERVICES:	24,401 SF
QUALITY RESTAURANT:	11,231 SF
ANCILLARY STRUCTURES:	2,266 SF
TOTAL:	37,898 SF

PARKING DATA:

LAND USE	REQUIRED	PROVIDED	
		ON-SITE	OFF-SITE
OFFICE	178 (1)	23	155
QUALITY RESTAURANT			
MARINA			

NOTE (1) BASED ON SHARED PARKING ANALYSIS PER THE METHODOLOGY CONTAINED IN THE URBAN LAND INSTITUTES (ULI) SHARED PARKING, 2ND EDITION

ADA SPACES:	REQUIRED	PROPOSED
	2	2

LOADING ZONES:

MARINA	(1) TYPE II (EXISTING)
MARINA SERVICES BUILDING	NOT REQUIRED
QUALITY RESTAURANT	NOT REQUIRED
ANCILLARY STRUCTURES	NOT REQUIRED

FLOOR AREA RATIO (FAR): 0.18
(TOTAL BUILDING SQUARE FOOTAGE, INCLUDING STRUCTURED PARKING, DIVIDED BY EXISTING UPLAND SITE AREA)

BUILDING HEIGHTS:
(BUILDING HEIGHTS EXPRESSED IN FEET ABOVE GRADE)

QUALITY RESTAURANT:	30'-6"
MARINA SERVICES BUILDING:	43'-0"
MARINA PAVILIONS:	
NORTH BATHROOM "1":	14'-0"
SOUTH BLDG "2" STORAGE AND BATHROOM:	14'-0"
SOUTH BLDG "3" STORAGE AND BATHROOM:	14'-0"

STRUCTURE LENGTHS:

MARINA SERVICES:	190'-11" X 49'-8"
QUALITY RESTAURANT:	109'-8" X 92'-5"
MARINA PAVILIONS:	
NORTH BATHROOM "1":	34'-8" X 12'-5"
SOUTH BLDG "2" STORAGE AND BATHROOM:	40'-0" X 12'-5"
SOUTH BLDG "2" STORAGE AND CONTAINERS:	40'-0" X 12'-0"
SOUTH BLDG "3" STORAGE AND BATHROOM:	23'-2" X 12'-5"
SOUTH BLDG "3" STORAGE AND SUNDRY:	25'-5" X 13'-0"

NUMBER OF STORIES:

MARINA SERVICES BUILDING:	3 STORIES
QUALITY RESTAURANT:	2 STORIES
MARINA PAVILIONS:	
NORTH BATHROOM "1":	1 STORY
SOUTH BLDG "2" STORAGE AND BATHROOM:	1 STORY
SOUTH BLDG "3" STORAGE AND BATHROOM:	1 STORY

SETBACK TABLE:	REQUIRED	PROVIDED
BIRCH ROAD	20' FROM R.O.W.	20' FROM R.O.W.

OPEN SPACE: 177,645 SF

VEHICULAR USE AREA: 11,025 SF (0.25AC)	REQUIRED	PROVIDED
VUA LANDSCAPE AREA (20% OF VUA AREA REQUIRED)	2,205 SF	2,276 SF
VUA TREES (1/1,000 SF OF VUA)	11	11+
VUA SHRUBS (6/1,000 SF OF VUA)	66	66+

LANDSCAPE AREA: 14,471 SF

LINEAR FEET OF SIDEWALK PROPOSED: 1,852 LF

SCALE: 1"=60'-0"
NORTH 0 30' 60' 120' 180'

Project Name
LAS OLAS MARINA
FORT LAUDERDALE, FLORIDA

Client:
LAS OLAS SMI, LLC
17330 PRESTON ROAD
SUITE 220A
DALLAS, TX 75252
SUNTEX MARINAS

Consultants
EDSA, INC.
LANDSCAPE ARCHITECT
1512 E. BROWARD BLVD. SUITE 110
FORT LAUDERDALE, FL 33301 USA

KIMLEY HORN
CIVIL ENGINEER
1615 S. CONGRESS AVE. SUITE 201
DELRAY BEACH, FL 33445

EXP
ELECTRICAL ENGINEER
2601 WEST-ALL LANE
MAITLAND, FL 32751

RS3
ARCHITECT
7255 NE. 4TH AVE
MIAMI, FL 33138

SEA DIVERSIFIED
MARINA DESIGNER
151 NW. 1ST AVE
DELRAY BEACH, FL 33444

Rev	Date	Issued for

Date	05/10/2019
Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	EDSA
Project Number	1218018

Seal

Project Phase
PZB

Sheet Title
SITE PLAN

Sheet Number
L0-1.00

R18018

Project Name

LAS OLAS MARINA

FORT LAUDERDALE, FLORIDA

Client

LAS OLAS SMI, LLC
17330 PRESTON ROAD
SUITE 228A
DALLAS, TX 75252

SUNTEX MARINAS

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Sheet Title

ILLUSTRATIVE PLAN

Sheet Number

L0-1.01

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