

Site Plan Tabulations

Legal Description

NSU Parcel "A"

Commencing at the Northwest corner of Section 24, Township 50 South, Range 42 East, Broward County, Florida; thence on the North line of said Section 24, run North 89°21'40" East, a distance of 57.11 feet to a point; thence continue on the North line of said Section 24, run North 89°36'10" East, a distance of 2368.70 feet to a point; thence run South 00°23'50" East, a distance of 249.80 feet, to a point on the steel bulkhead as shown and recorded in Deed Book 337, page 526; public records of Broward County, Florida; thence on said steel bulkhead run South 89°30'19" West a distance of 8.27 feet to a point; thence run South 29°11'12" West a distance of 414.37 feet to the Point of Beginning; thence continuing along last said bearing, a distance of 676.00 feet to a point; thence run North 89°30'19" East, a distance of 796.00 feet to a point; thence run North 07°47'43" East, a distance of 553.08 feet to a point; thence run North 89°30'19" East, a distance of 110.00 feet to a point; thence run North 00°29'41" West, a distance of 40.00 feet to a point; thence run South 89°30'19" West, a distance of 651.01 feet, to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 398.609 square feet or 9.1508 acres, more or less.

State Park - Land Lease Property

A portion of Government Lot 2 in Section 24, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of Section 24, Township 50 South, Range 42 East, Broward County, Florida; thence North 88°21'40" East, on the North line of said Section 24, a distance of 57.11 feet to a point; thence North 89°36'10" East, on the North line of said Section 24, a distance of 2368.70 feet to a point; thence South 00°23'50" East, a distance of 249.80 feet, more or less to a point on the steel bulkhead as shown and recorded in Deed Book 337, page 526 of the public records of Broward County, Florida; thence South 89°30'19" West, on said steel bulkhead, a distance of 8.27 feet to a point; thence South 29°11'12" West a distance of 414.37 feet; thence North 89°30'19" East, a distance of 651.17 feet to the Point of Beginning; thence continuing North 89°30'19" East, a distance of 11.93 feet; thence South 00°29'41" East, a distance of 91.04 feet to a point of curve; thence Southerly on said curve to the left, with a radius of 180.00 feet, a central angle of 12°36'30", an arc distance of 39.61 feet to a point of tangency; thence South 13°06'11" East, a distance of 98.85 feet to a point of curve; thence Southerly on said curve to the right, with a radius of 252.00 feet, a central angle of 38°58'11", an arc distance of 171.40 feet to a point of reverse curve; thence Southerly on said curve to the left, with a radius of 342.00 feet, a central angle of 22°44'08", an arc distance of 135.71 feet to a point of tangency; thence South 03°08'00" West, a distance of 63.52 feet; thence South 89°30'19" West, a distance of 168.57 feet; thence North 07°47'43" East, a distance of 553.10 feet; thence North 89°30'19" East, a distance of 110.00 feet; thence North 00°29'41" West, a distance of 40.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 90,734 square feet or 2.0830 acres, more or less.

Land Use and Zoning

Land Use	Current:	Community Facility	Proposed:	Community Facility
Zoning	Current:	Government Use	Proposed:	Government Use

Building Setbacks

Front setback	Required:	N/A	Provided:	430'-0"
Rear setback	Required:	N/A	Provided:	138'-8"
Side setback	Required:	N/A	Provided:	58'-4"

Building Height

Height Limit	Required:	N/A	Provided:	98'-0"
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Building Floor Area Description and Program

Description	Floor Area	Program Description	Program Area
Level 1:	8,000gsf	Research Labs:	25,137sf
Level 2:	22,000gsf	Training Labs:	4,440sf
Level 3:	22,000gsf	Research Office:	11,480sf
Level 4:	17,000gsf	Collaboration Areas:	10,450sf
Level 5:	15,000gsf	Academic Support:	3,820sf
Penthouse:	3,000gsf	Mechanical/ Storage:	8,000sf
Total:	87,000gsf	Corridors/mechanical/restrooms:	20,673sf

Site Calculations

Percentage	Description	Area (Square Feet)	Area (Acres)
100%	Total Site Area (Phase 1 only)	199,845 square feet	4.58 acres
3.1%	Buildings	6,196 square feet	.142 acres
44.1%	Vehicular Drives / Parking	87,992 square feet	2.02 acres
17.2%	Walkways / Plazas	34,378 square feet	.788 acres
64.4%	Total Impervious Area	128,566 square feet	2.95 acres
31.0%	Landscape Areas	62,005 square feet	1.42 acres
4.62%	Retention Areas	9,275 square feet	.212 acres
35.6%	Total Pervious Area	71,279 square feet	1.63 acres

Parking and on-site parking breakdown:

Required Parking:	135 spaces	120 standard spaces
Direct on site parking total:	136 spaces	10 guest spaces
On-site overflow parking:	35 spaces	2 loading spaces
Off-site overflow parking:	25 spaces (weekdays only)	4 ADA spaces

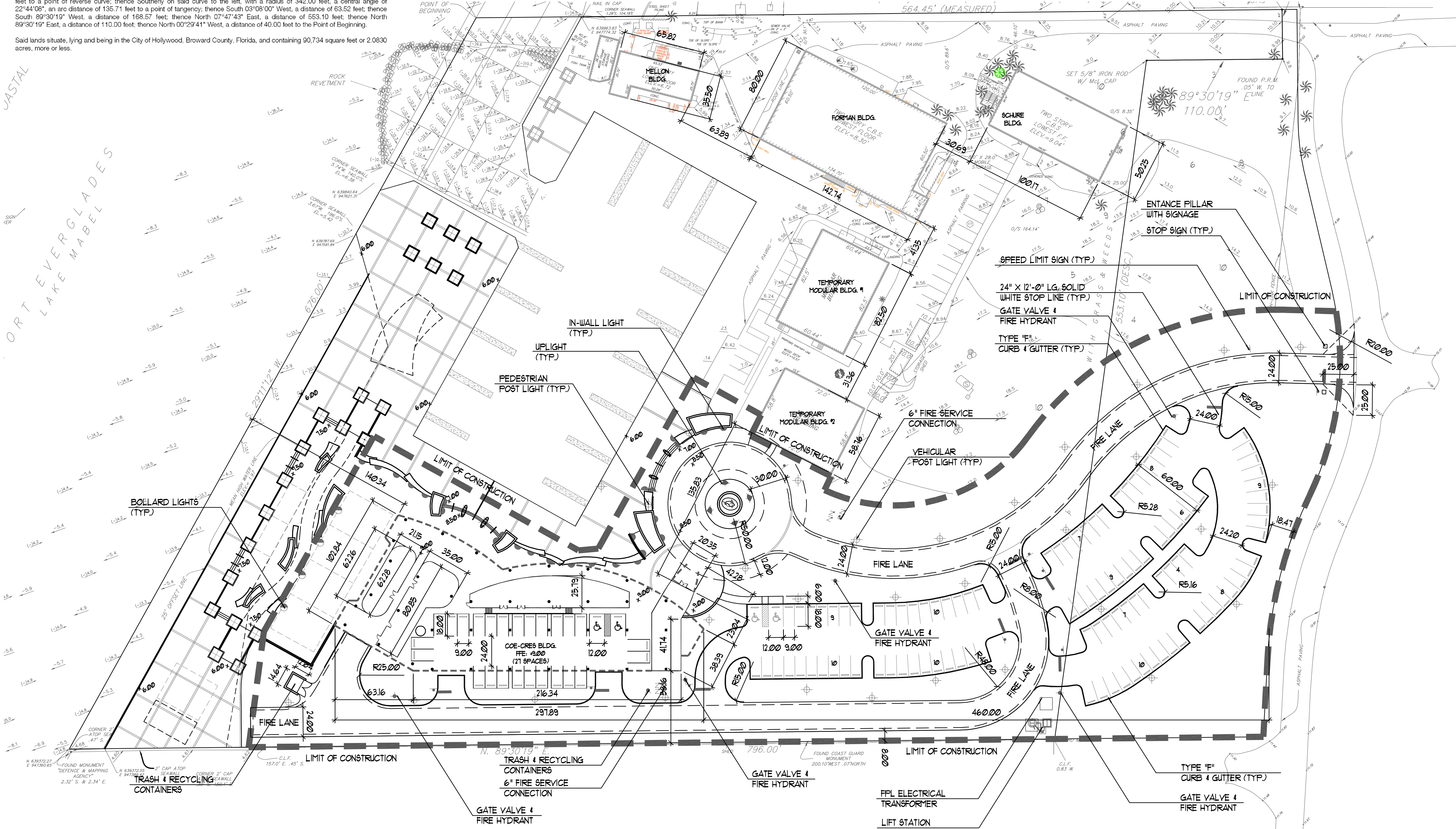
Parking Calculation

Research Lab: 1 space / 600sf = 49 spaces (29,440nsf / 600sf)
Office/Collaboration/Academic Support: 1 space / 300sf = 86 spaces (26,000nsf / 300sf)

Research / training labs: 29,440 net square feet (47,500gsf)
Office/collaboration/academic support: 26,000 net square feet (39,500gsf)

Variances: N/A (no variances are required for this phase)

Photometric: This site plan phase 1 will provide a maximum of .05 foot candles at property line.



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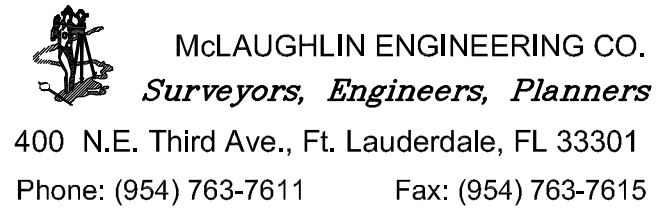
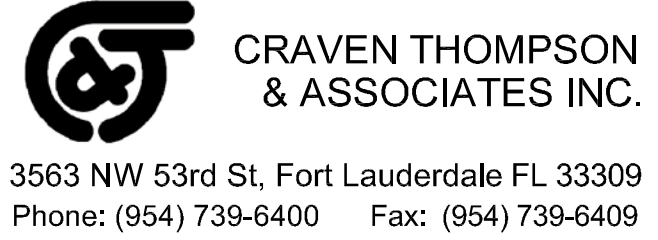
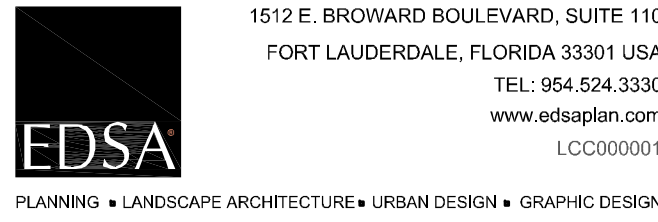
Client:



8000 North Ocean Drive Hollywood, FL 33004
Phone: (954) 262-3600 Fax: (954) 262-4098

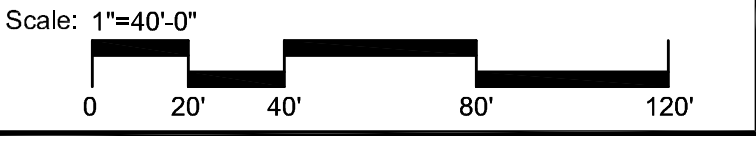
OCEANOGRAPHIC CENTER
COE CRES

Consultants:



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Sheet Title:
**SITE PLAN
(PHASE 1)**



Date:	06/15/2010	
Designed By:	EDSA	
Drawn By:	EDSA	
Approved By:	EDSA	
Project No:	107139	

Seal:	Sheet Number:
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