



Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY + YUE INTERNATIONAL
ARCHITECTURE

WASHINGTON D.C.
P. 202.776.9400
F. 202.776.9347

FORT LAUDERDALE
P. 954.703.7830
F. 954.524.8604

CLEVELAND
P. 216.468.1850
F. 216.468.3810

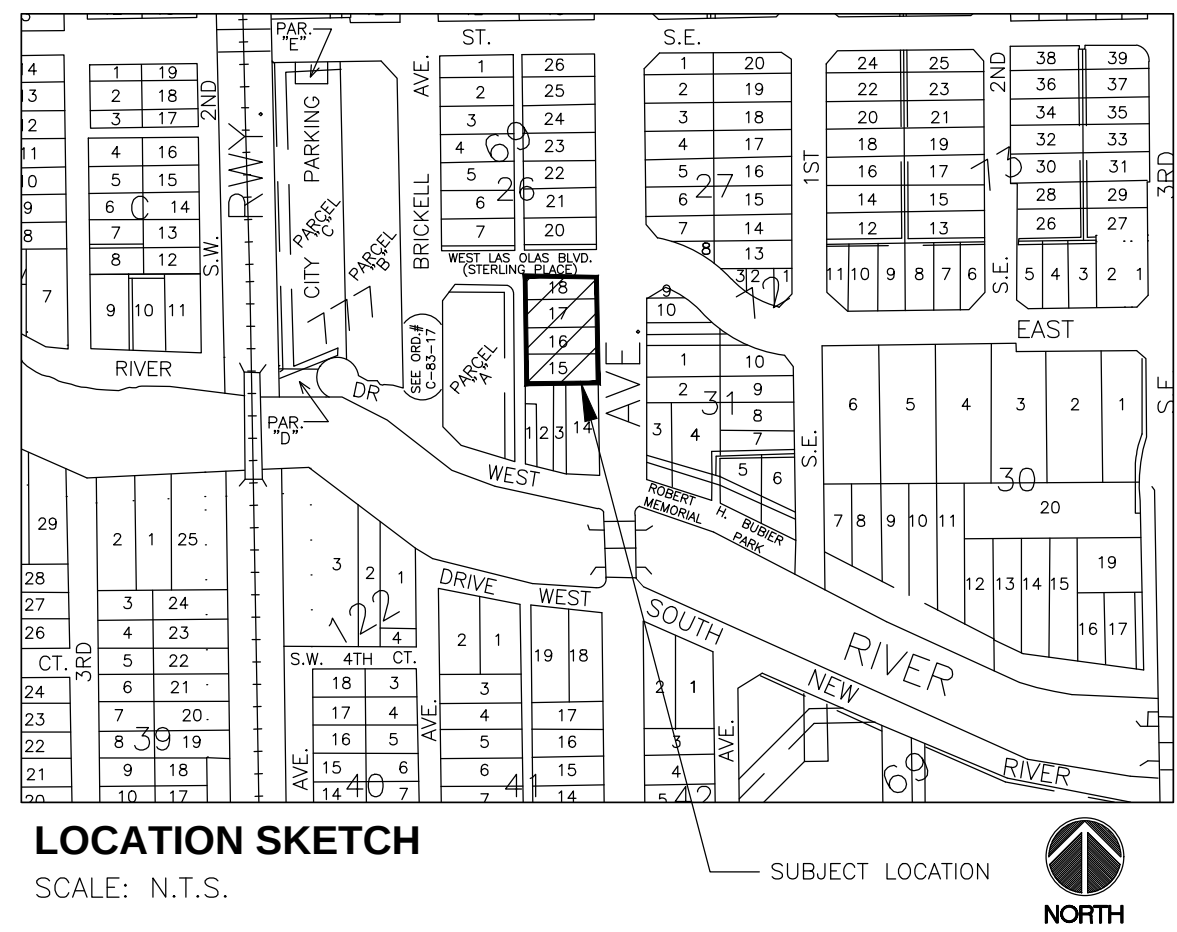
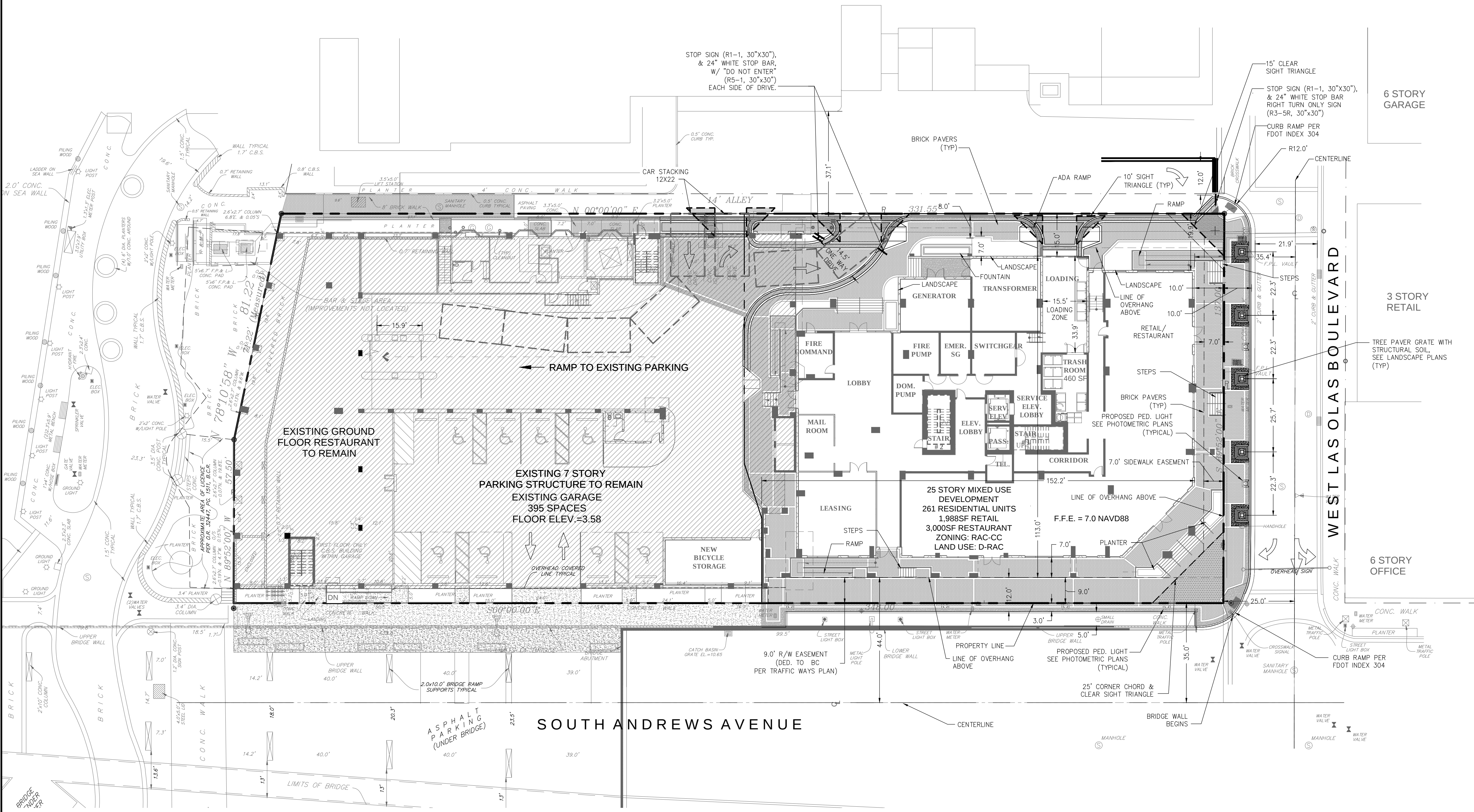
4 WEST LAS OLAS
305 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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NE PERSPECTIVE
RENDERING (night)

Project number: DY201521
Drawn by: _____
Checked by: _____
Date: 06/17/2016
Checker: _____

A120



LAND DESCRIPTION:

Lots 14, 15, 16, 17 and 18, Block 26, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Florida, Less the East 15.00 feet thereof and also less the North 5.00 feet thereof.

TOGETHER WITH:

Lots 1, 2 and 3, DADE COUNTY BANK SUBDIVISION OF LOT 13, BLOCK 26, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 3, Page 114, of the public records of Dade County.

ALSO TOGETHER WITH:

With the East one-half of that certain 14.00 feet alley lying west of the adjacent to said Lots 1, 2, 15, 16, 17, 18. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 47,022 square feet or 1.0795 acres more or less.

SITE PLAN INFORMATION				
CURRENT USE OF PROPERTY	PARKING GARAGE/OFFICE/COMMERCIAL			
CURRENT LAND USE DESIGNATION	D-RAC			
PROPOSED LAND USE DESIGNATION	D-RAC			
CURRENT ZONING DESIGNATION	RAC-CC			
PROPOSED ZONING DESIGNATION	RAC-CC			
ADJACENT ZONING DESIGNATION	RAC-CC			
TOTAL SITE AREA	47,022 sf / 1.0795 acres			
PROJECT LIMITS	22,858 sf / 0.52 acres (49%)			
TOTAL PERVIOUS EXISTING (LANDSCAPE)	0 sf	0.0%		
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	423 sf	1.9%		
TOTAL IMPERVIOUS EXISTING	1,537 sf	6.7%		
TOTAL IMPERVIOUS PROPOSED	22,435 sf	98.2%		
TOTAL BUILDING FOOT PRINTS EXISTING	21,321 sf	93.3%		
TOTAL BUILDING FOOT PRINT PROPOSED	13,890 sf	60.8%		
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE			
TOTAL BUILDING SQUARE FOOTAGE PARKING	154,550 S.F. (EXISTING)			
TOTAL BUILDING SQUARE FOOTAGE RESIDENTIAL	302,048 S.F.			
TOTAL BUILDING SQUARE FOOTAGE RETAIL	4,988 S.F.			
TOTAL BUILDING SQUARE FOOTAGE	461,718 S.F.			
FLOOR AREA RATIO (F.A.R.)	10.08/N.A.			
BUILDING HEIGHT-BLDG	254'-8"			
NUMBER OF STORIES-BLDG	25 stories			
BUILDING LENGTH	152'-2" (ground) 140' (tower)			
PEDESTRIAN WALKS & PLAZAS	8,545 S.F.	37.4%		
LOT COVERAGE (95% Max=44,671sf)	13,890 S.F.	60.8%		
VUA AREA	0 S.F.	00.0%		
OPEN SPACE - (Ground=2080; 8th=1873; 25th=5550)	9,503 S.F.	20.2%		
LANDSCAPE	423 S.F.	01.9%		
PARKING DATA:	SF/UNIT	RATIO	REQUIRED PROVIDED	
RESIDENTIAL UNITS-STUDIO	17	1.75/UNIT	29.75	
RESIDENTIAL UNITS-1 BEDROOM	128	1.75/UNIT	224.00	
RESIDENTIAL UNITS-2 BEDROOM	104	2.1/UNIT	218.40	
RESIDENTIAL UNITS-3 BEDROOM	12	2.2/UNIT	132.00	
RESIDENTIAL UNITS-PENTHOUSE	0	2.2/UNIT	0	
TOTAL RESIDENTIAL	261		604.15	
RETAIL A - RESTAURANT	3,000 S.F.	1/100SF	30.00	
RETAIL B - RETAIL (NO RESTAURANT)	1,988 S.F.	1/250SF	7.95	
TOTAL RETAIL			37.95	
TOTAL GARAGE PARKING PROVIDED			379	
TOTAL GARAGE HANDICAP PARKING			8	
TOTAL PARKING				
RAC PARKING EXEMPT PER ULDC SEC 47-20.2, TABLE 3			REQUIRED	PROVIDED
			RAC-CC	387

SETBACK TABLE		
FRONT YARD (SOUTH) - NEW RIVER	REQUIRED 47'-13.21'	PROVIDED 72'-10" Min.
FRONT YARD (NORTH) - W. LAS OLAS (PRIORITY ST)	10'-0"	10'-2"
FRONT YARD (EAST) - ANDREWS AVE (IMAGE ST)	10'-0"	16'-0"
SIDE YARD (WEST) - ALLEY	0'	15'-0"

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title

SITE PLAN

Job Title

4 WEST LAS OLAS

Phase:

DRC APPLICATION

Revisions

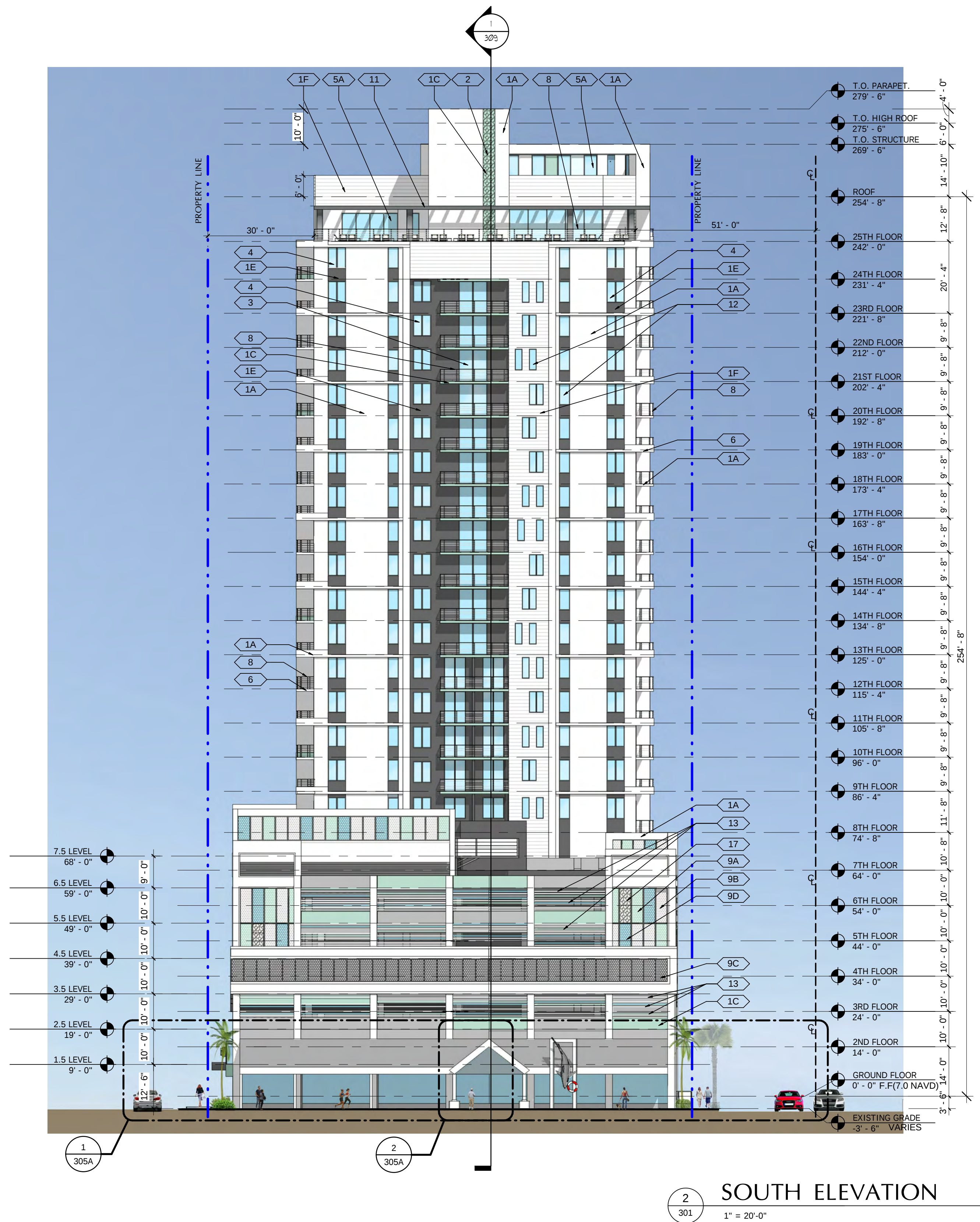
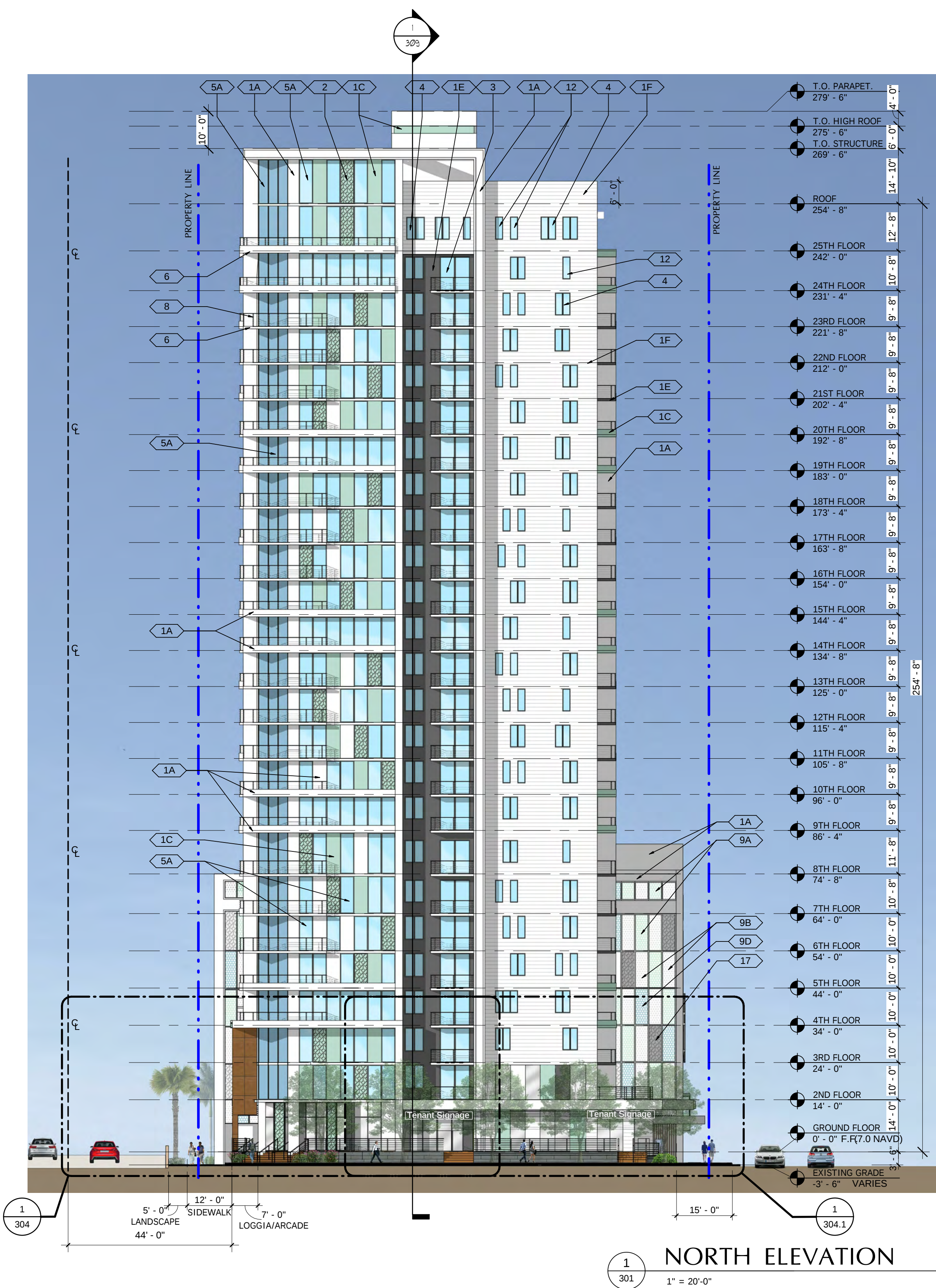
Scale:	Date
1"= 20.0'	05/19/16
Job No.	Plot Date
16-1286-00	06/17/16
Drawn by	Sheet No.
JAS	C1
Proj. Mgr.	
DTR	
Appr. by	
JMC	

NORTH

CAM #16-1483

Exhibit 2

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- 1A STUCCO FINISH (WHITE PAINT)
- 1B STUCCO FINISH (LIGHT GRAY PAINT)
- 1C STUCCO FINISH (SEAFOAM PAINT)
- 1E STUCCO FINISH (MEDIUM GRAY PAINT)
- 1F TEXTURED STUCCO FINISH (WHITE PAINT)
- 2 ORNAMENTAL METAL GRILLE OVER STUCCO
- 2A STONE TILE
- 2B SIMULATED WOOD PANELS
- 2C SIMULATED WOOD SCREEN

- 2D SIMULATED WOOD TILE
- 3 IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)
- 4 IMPACT RESISTANT SLIDING WINDOW (LIGHT BLUE GLAZING)
- 5A IMPACT RESISTANT STOREFRONT SYSTEM (LIGHT BLUE GLAZING)
- 5B IMPACT RESISTANT STOREFRONT SYSTEM (CLEAR GLAZING)
- 6 CONCRETE BALCONY

- 7 FUTURE RETAIL TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDR 47-22.4.C.13
- 8 ALUMINUM GUARDRAIL
- 9A DECORATIVE MESH SCREEN IN ALUMINUM FRAME (SEAFOAM GREEN)
- 9B DECORATIVE MESH SCREEN IN ALUMINUM FRAME (WHITE)
- 9C DECORATIVE MESH SCREEN IN ALUMINUM FRAME (DARK GRAY)
- 9D DECORATIVE MESH SCREEN IN ALUMINUM FRAME (BLUE)

- 10 BUILDING SIGNAGE TO COMPLY WITH FORT LAUDERDALE ULDR 47-22.4.C.13 (AREA: 120 SF. MAX)
- 11 ALUMINUM TRELLIS
- 12 FIXED WINDOWS
- 13 ALUMINUM PIPING WITH MESH BACKING
- 14 PEDESTRIAN CANOPY

- 15 ALUMINUM OVERHEAD GRILLE
- 16A WHITE METAL PANEL
- 16B LIGHT GRAY METAL PANEL
- 16C SEAFOAM METAL PANEL
- 16D MEDIUM GRAY METAL PANEL
- 16E ORNAMENTAL METAL GRILLE OVER SEAFOAM METAL PANEL
- 17 ORNAMENTAL METAL GRILLE IN ALUMINUM FRAME
- 18 WALL TILE

Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY + YUE INTERNATIONAL
ARCHITECTURE
WASHINGTON D.C.
FORT LAUDERDALE
CLEVELAND
P. 202.776.0400
P. 216.468.1850
P. 954.703.7830
F. 202.776.9347
F. 954.524.8604
F. 216.468.3810

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NORTH AND SOUTH
ELEVATION
Project number
DY201521
Drawn by
Checked by
Date
06/17/2016

A301



KEY NOTES:					
1A	STUCCO FINISH (WHITE PAINT)	2D	SIMULATED WOOD TILE	7	FUTURE RETAIL TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDR 47-22.4.C.13
1B	STUCCO FINISH (LIGHT GRAY PAINT)	3	IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)	8	ALUMINUM GUARDRAIL
1C	STUCCO FINISH (SEAFOAM PAINT)	4	IMPACT RESISTANT SLIDING WINDOW (LIGHT BLUE GLAZING)	9A	DECORATIVE MESH SCREEN IN ALUMINUM FRAME (SEAFOAM GREEN)
1E	STUCCO FINISH (MEDIUM GRAY PAINT)	5A	IMPACT RESISTANT STOREFRONT SYSTEM (LIGHT BLUE GLAZING)	9B	DECORATIVE MESH SCREEN IN ALUMINUM FRAME (WHITE)
1F	TEXTURED STUCCO FINISH (WHITE PAINT)	5B	IMPACT RESISTANT STOREFRONT SYSTEM (CLEAR GLAZING)	9C	DECORATIVE MESH SCREEN IN ALUMINUM FRAME (DARK GRAY)
2	ORNAMENTAL METAL GRILLE OVER STUCCO	6	CONCRETE BALCONY	9D	DECORATIVE MESH SCREEN IN ALUMINUM FRAME (BLUE)
2A	STONE TILE			10	BUILDING SIGNAGE TO COMPLY WITH FORT LAUDERDALE ULDR 47-22.4.C.13 (AREA: 120 SF. MAX)
2B	SIMULATED WOOD PANELS			11	ALUMINUM TRELLIS
2C	SIMULATED WOOD SCREEN			12	FIXED WINDOWS
				13	ALUMINUM PIPING WITH MESH BACKING
				14	PEDESTRIAN CANOPY
				15	ALUMINUM OVERHEAD GRILLE
				16A	WHITE METAL PANEL
				16B	LIGHT GRAY METAL PANEL
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				16D	MEDIUM GRAY METAL PANEL
				16E	ORNAMENTAL METAL GRILLE OVER SEAFOAM METAL PANEL
				17	ORNAMENTAL METAL GRILLE IN ALUMINUM FRAME
				18	WALL TILE

Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY + YUE INTERNATIONAL
ARCHITECTURE

WASHINGTON D.C.
P. 202.776.0400
F. 202.776.9347
FORT LAUDERDALE
P. 954.703.7830
F. 954.524.8604
CLEVELAND
P. 216.468.1850
F. 216.468.3810

4 WEST LAS OLAS
305 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

EAST ELEVATION

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A302



KEY NOTES:					
1A	STUCCO FINISH (WHITE PAINT)	2D	SIMULATED WOOD TILE	7	FUTURE RETAIL TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDR 47-22.4.C.13
1B	STUCCO FINISH (LIGHT GRAY PAINT)	3	IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)	8	ALUMINUM GUARDRAIL
1C	STUCCO FINISH (SEAFOAM PAINT)	4	IMPACT RESISTANT SLIDING WINDOW (LIGHT BLUE GLAZING)	9A	DECORATIVE MESH SCREEN IN ALUMINUM FRAME (SEAFOAM GREEN)
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2B	SIMULATED WOOD PANELS			11	ALUMINUM TRELLIS
2C	SIMULATED WOOD SCREEN			12	FIXED WINDOWS
				13	ALUMINUM PIPING WITH MESH BACKING
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Victor K. Yue
AR 0013087

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DORSKY + YUE INTERNATIONAL

ARCHITECTURE

WASHINGTON D.C.

P. 202.776.0400

F. 202.776.9347

FORT LAUDERDALE

P. 954.703.7830

F. 954.524.8604

CLEVELAND

P. 216.468.1850

F. 216.468.3810

4 WEST LAS OLAS
305 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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WEST ELEVATION			
Project number	Drawn by	Checked by	Date
DY201521	-	-	06/17/2016

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4 WEST LAS OLAS

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PROJECT TEAM

DEVELOPER / OWNER: ELEVATE PARTNERS LV8
4 West Las Olas Blvd., Suite 126
Fort Lauderdale, Florida 33301

ARCHITECT: DORSKY YUE INTERNATIONAL, LLC.
101 NE 3rd Avenue, Suite 500,
Ft. Lauderdale, Florida. 33301
Ph: 954.524.8686
Fax: 954.524.8604

LANDSCAPE ARCHITECT: ARCHITECTURAL ALLIANCE
612 SW 4th Ave
Fort Lauderdale, Florida 33315
Ph: 954.764.8858
Fax: 954.764.0731

CIVIL ENGINEER: FLYNN ENGINEERING SERVICES, P.A.

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA,
FL 33308

Ph: (954) 522 - 1004
Fax: (954) 522 -7630

CITY OF FORT LAUDERDALE , FLORIDA

DEVELOPMENT REVIEW COMMITTEE (DRC)

AUGUST 26, 2016



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Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY + YUE
INTERNATIONAL
ARCHITECTURE
WASHINGTON D.C.
P. 202.776.0400
F. 202.776.9347
FORT LAUDERDALE
P. 954.703.7830
F. 954.524.8604
CLEVELAND
P. 216.468.1850
F. 216.468.3810

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305 SOUTH ANDREWS AVENUE
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Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY + YUE
INTERNATIONAL
ARCHITECTURE

WASHINGTON D.C.
P. 202.776.0400
F. 202.776.9347
FORT LAUDERDALE
P. 954.703.7830
F. 954.524.8604
CLEVELAND
P. 216.468.1850
F. 216.468.3810

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LOBBY DROP OFF
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Victor K. Yue
AR 0013087

AA 26002045
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DORSKY + YUE
INTERNATIONAL
ARCHITECTURE

CLEVELAND
P. 216 468 1850
F. 216 468 3810

FORT LAUDERDALE
P. 954 703 7830
F. 954 524 8604

WASHINGTON D.C.
P. 202 776 0400
F. 202 776 9347

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POOL DECK RENDERING	Project number	Drawn by	Checked by	Date
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Victor K. Yue
AR 0013087

AA 26002045
Issues:

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ARCHITECTURE

WASHINGTON D.C.
P. 202.776.0400
F. 202.776.9347

FORT LAUDERDALE
P. 954.703.7830
F. 954.524.8604

CLEVELAND
P. 216.461.3810
F. 216.461.3810

4 WEST LAS OLAS
305 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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SW AERIAL RENDERING

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A125



Victor K. Yue
AR 0013087

AA 26002045
Issue:

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DORSKY+YUE INTERNATIONAL
ARCHITECTURE

CLEVELAND	FORT LAUDERDALE	WASHINGTON D.C.
P: 216.468.1850	P: 954.703.7830	P: 202.776.0400
F: 216.464.3610	F: 954.524.8604	F: 202.776.9347

4 WEST LAS OLAS
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SW STREET RENDERING

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