

LAS OLAS WALK

SOUTH RESIDENTIAL BUILDING



CITY OF FORT LAUDERDALE, FLORIDA
DEPARTMENT OF SUSTAINABLE DEVELOPMENT SUBMITTAL FOR:

DEVELOPMENT REVIEW COMMITTEE (DRC)

MAY 24, 2017

PROJECT TEAM:

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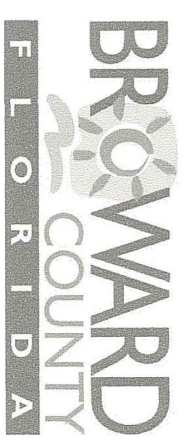
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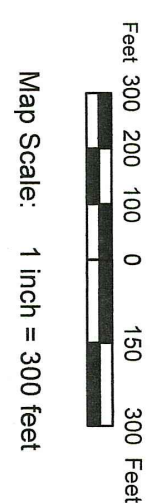
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BROWARD COUNTY, FL.

DATE OF FLIGHT	SECTION	TOWNSHIP	RANGE
2015	11	50S	42E



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BROWARD COUNTY
HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION

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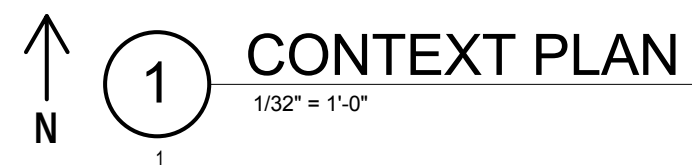
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FORT LAUDERDALE, FLORIDA

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Sheet Identification

CONTEXT PLAN

AJ-101



LEGAL DESCRIPTION

A parcel of land being the West One-Half (W 1/2) of Lot 4, a portion of Lots 7 and 10, all of Lots 5, 6, 11 through 16 and that portion of the 10' alley as vacated in Official Records Book 43880, Page 1103, Broward County Records all of Block C, EDGEWATER ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 123, of the Public Records of Miami-Dade County, Florida; said parcel being more particularly described as follows:

BEGIN at the Northeast corner of said Block C, EDGEWATER ADDITION, said point also being the Northeast corner of said Lot 16;

THENCE on an assumed bearing of S 01°29'49" E along the East Line of Block C and the East line of Lot 16 a distance of 115.00 feet to the centerline of the vacated 10 foot Alley as shown on said plat of EDGEWATER ADDITION and vacated per Official Records Book 43880, Page 1103, Public Records of Broward County Florida;

THENCE S 88°26'19" W along the said centerline of the 10 foot vacated Alley, a distance of 175.00 feet to the Northerly extension of the East line of the West One-Half (W 1/2) of said Lot 4;

THENCE S 01°29'49" E along the said Northerly extension and the East Line of the West One-Half (W 1/2) of Lot 4 a distance of 115.00 feet to the South line of said Lot 4, said line also being the North right-of-way line of S.E. 2nd Court;

THENCE S 88°25'46" W along the South line of Lots 4, 5, 6 and 7 a distance of 163.08 feet to the East right-of-way line of S.E. 6th Avenue as shown on Florida Department of Transportation Right-of-Way Survey Map as recorded in Right-of-Way Map Book 13, Page 29, Public Records of Broward County, Florida;

THENCE N 01°34'14" W along said East right-of-way line, a distance of 5.00 feet to a point of cusp of a tangent curve curve concave to the Northeast, a radial line of said curve through said point having a bearing of S 01°34'14"E;

THENCE Westerly, Northwesterly and Westerly continuing along said East right-of-way line, along the arc of said curve to the right, having a central angle of 90°04'25" and a radius of 12.00 feet for an arc distance of 18.86 feet to a point of tangency, said line being the West line of said Lot 7, Block C, EDGEWATER ADDITION;

THENCE N 01°29'49" W continuing along said East right-of-way line and the East line of Lot 7 and Lot 10, a distance of 191.11 feet to a point of curvature of a tangent curve concave to the Southeast;

THENCE Northerly, Northeasterly and Easterly, continuing along said East right-of-way line, along the arc of said curve to the right, having a central angle of 89°56'41" and a radius of 12.00 feet for an arc distance of 18.84 feet to a point on a non-tangent line;

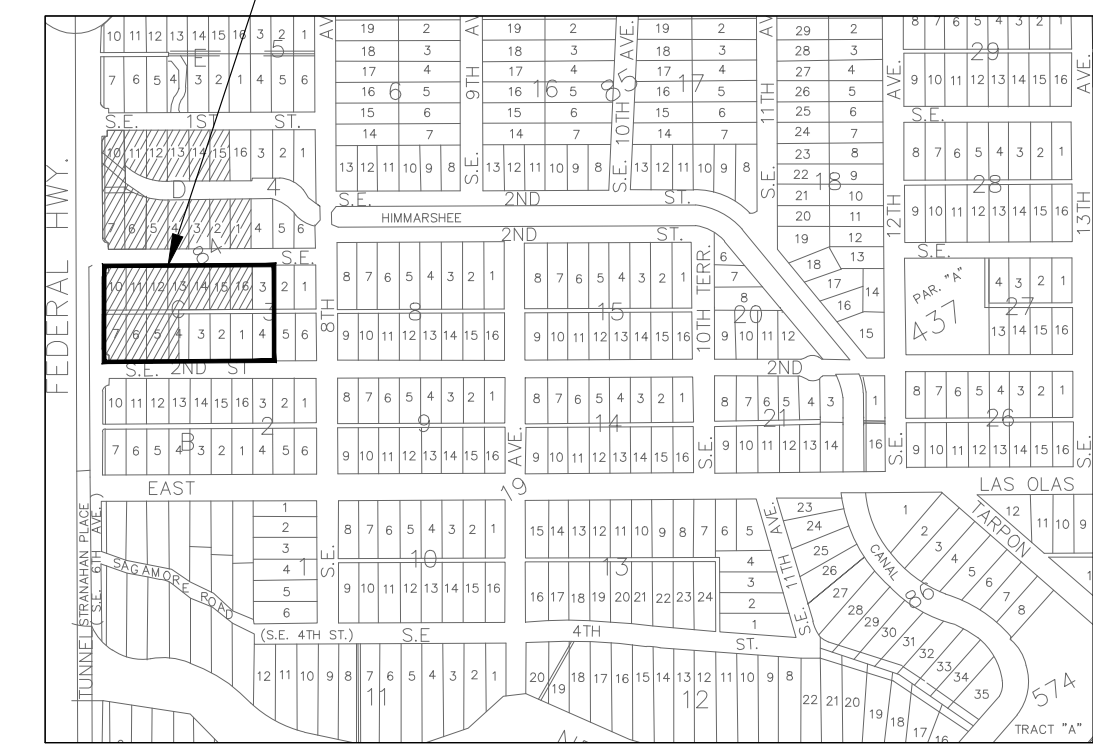
THENCE N 01°33'08" W continuing along said East right-of-way line a distance of 10.00 feet to the North line of said Lot 10, said line also being the South right-of-way line of S.E. 2nd Street;

THENCE N 88°26'52" E along said South right-of-way line, along the North line of said Lots 10 through 16, Block C, a distance of 338.12 feet to the POINT OF BEGINNING.

Said lands situate within the City of Fort Lauderdale, Broward County, Florida.

THIS SITE UNDER SEPARATE DRC APPLICATION

SITE LOCATION



SITE PLAN INFORMATION - SOUTH (BLOCK C)

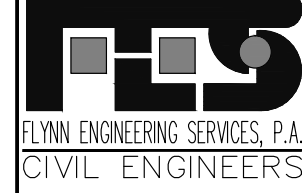
CURRENT USE OF PROPERTY	VACANT PARKING LOTS
CURRENT LAND USE DESIGNATION	D REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	RAC-EMU
PROPOSED ZONING DESIGNATION	RAC-EMU
ADJACENT ZONING DESIGNATION NORTH	RAC-EMU
ADJACENT ZONING DESIGNATION SOUTH	RAC-EMU
ADJACENT ZONING DESIGNATION EAST	RAC-EMU
ADJACENT ZONING DESIGNATION WEST	RAC-CC (ACROSS US1)
TOTAL PROJECT SITE AREA (PROJECT AREA)	60,173 SF / 1.38 AC
TOTAL PERVIOUS EXISTING (LANDSCAPE)	29,827 SF 49.6%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	6,283 SF 10.4%
TOTAL IMPERVIOUS EXISTING	30,346 SF 50.4%
TOTAL IMPERVIOUS PROPOSED	8,175 SF 13.6%
TOTAL BUILDING FOOT PRINT EXISTING	0 SF 00.0%
TOTAL BUILDING FOOT PRINT PROPOSED	45,715 SF 76.0%
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL BUILDING SQUARE FOOTAGE (128,721sf=Residential)	342,567sf GROSS
FLOOR AREA RATIO (F.A.R.)	342,567/60,173
BUILDING HEIGHT	85.0'
NUMBER OF STORIES	8 stories
BUILDING WIDTH & LENGTH	309.8' X 200.1'
PEDESTRIAN WALKS & PLAZAS	6,111 SF 10.2%
VUA AREA	2,064 SF 3.4%
OPEN SPACE (PED + LANDSCAPE)	12,394 SF 20.6%
OPEN SPACE (ROOF DECK)	20,637 SF 34.1%
LANDSCAPE (AT GRADE)	6,283 SF 10.4%
LANDSCAPE (AT POOL DECK)	9,520 SF 15.8%
LOT COVERAGE	45,715 SF 76.0%

PARKING DATA: (SOUTH)	UNITS	RATIO	REQUIRED	PROVIDED
RESIDENTIAL UNITS-EFFICIENCY	8		0	
RESIDENTIAL UNITS-1 BEDROOM	101		0	
RESIDENTIAL UNITS-2 BEDROOM	17		0	
RESIDENTIAL UNITS-3 BEDROOM	1		0	
TOTAL	127			
PER GUIDELINE T-7 OF THE TOW UPDATE TO THE DOWNTOWN MASTER PLAN, DEVELOPMENT IN THE "NEAR DOWNTOWN" CHARACTER AREA IS EXEMPT FROM PARKING REQUIREMENTS.				
TOTAL GARAGE PARKING PROVIDED (STANDARD PARKING)			458	
TOTAL GARAGE PARKING PROVIDED (MOTORCYCLE PARKING)			145	
TOTAL HANDICAP PARKING PROVIDED			13	
TOTAL GARAGE PARKING PROVIDED			0	616
TOTAL ON-STREET PARKING (SE 2ND ST)			7	
TOTAL EXIST ON-STREET PARKING (US1) (INCLUDES 1 HC)			7	
TOTAL ON-STREET PARKING (SE 2ND ST)			3	
TOTAL BICYCLE PARKING				4

SETBACK TABLE	DOWNTOWN MASTER PLAN	REQUIRED 47'-13.5'	PROVIDED
FRONT YARD - WEST - US1/FED HWY	70' FROM CL	NONE	72.1'
FRONT YARD - NORTH - SE 2nd ST	35' FROM CL	NONE	35.0'
SIDE YARD - SOUTH - SE 2nd CT	35' FROM CL	NONE	35.0'
REAR YARD - EAST	NONE	NONE	0.2'(S)/30.4'(N)

STRUCTURAL SOIL:
1. STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORTLAUDERDALE UDLR. SEE LANDSCAPE PLANS FOR DETAILS.

SOLID WASTE / RECYCLING MANAGEMENT:
1. THE SOLID WASTE & RECYCLE WILL BE COLLECTED FROM THE SERVICE LOADING AREA. THE OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 5 TIMES/WEEK FOR SOLID WASTE & 2 TIMES/WEEK FOR RECYCLE, OR MORE AS NEEDED.
2. THE COLLECTION WILL OCCUR BY ACCESS FROM SE 2nd STREET. SERVICE TURNING RADI TO SHOW CIRCULATION ARE PROVIDED IN LETTER.
3. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL WILL PLACE CONTAINERS FROM THE TRASH ROOM TO THE AREA OUTSIDE OF THE BUILDING FOR PICK UP.
4. SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE. CHUTE LETTER PROVIDED.
5. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.
6. TRASH ROOM EQUIPMENT WILL INCLUDE: A BI-SORTER & COMPACTOR (BSE-2RUC) WITH 2-YARD COMPACTOR CONTAINERS FOR BOTH WASTE AND RECYCLABLES.



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EB# 6578

SITE PLAN

LAS OLAS WALK - SOUTH

Phase:
DRC
DOCUMENTS

Scale:	Date
1"= 20'	07/27/17
Job No.	Plot Date
16-1290.01	07/27/17
Drawn by	Sheet No.
FES	C1.0
Proj. Mgr.	
FES	
Appr. by	1 of
JMF	

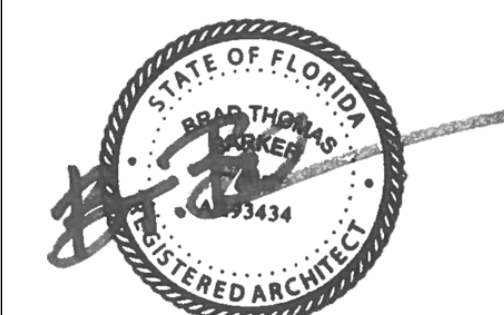


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FORT LAUDERDALE, FLORIDA

Issue Drawing Log

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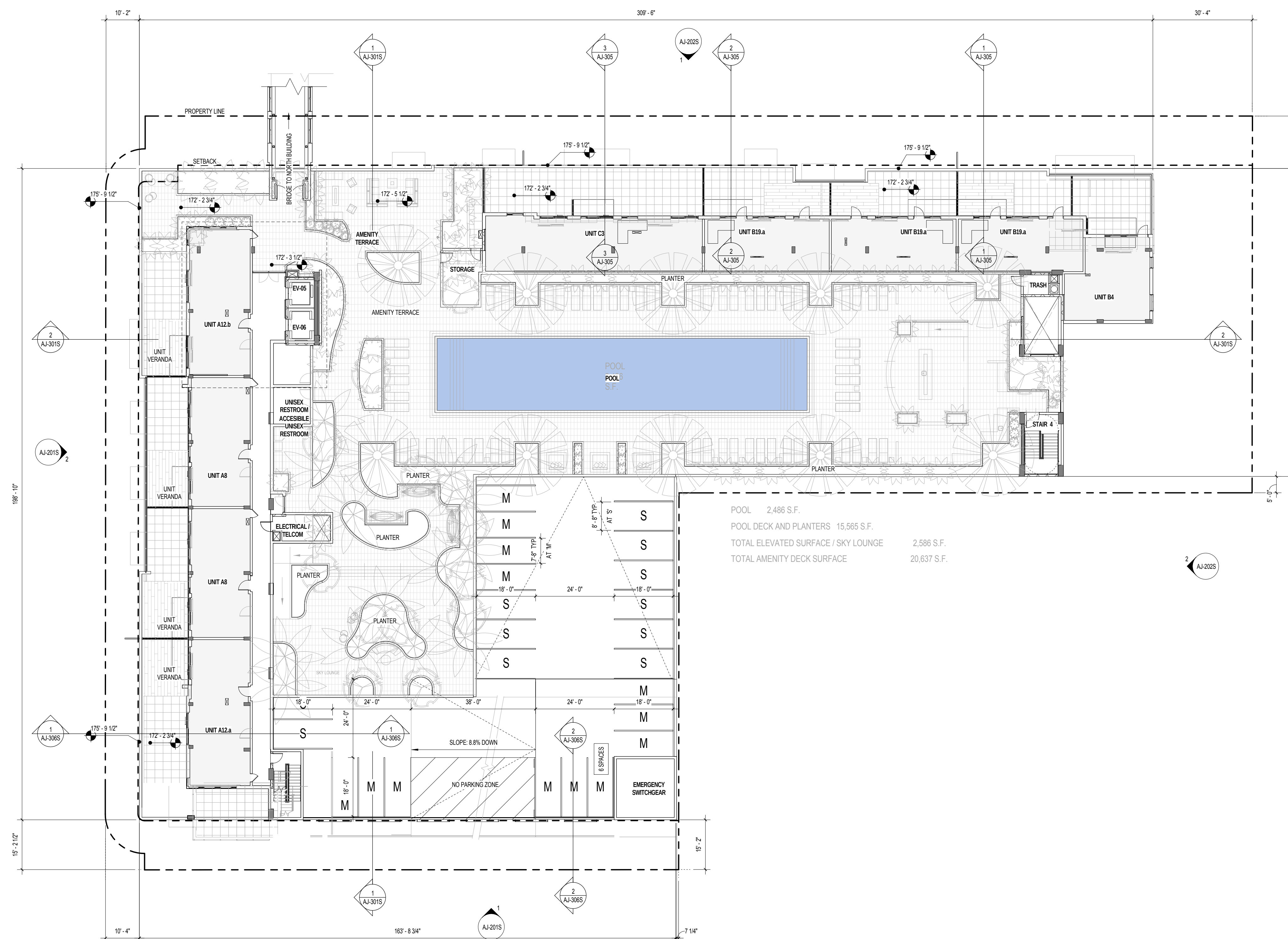


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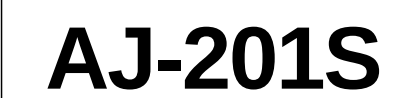
**S BUILDING -
LEVEL 8 PLAN**

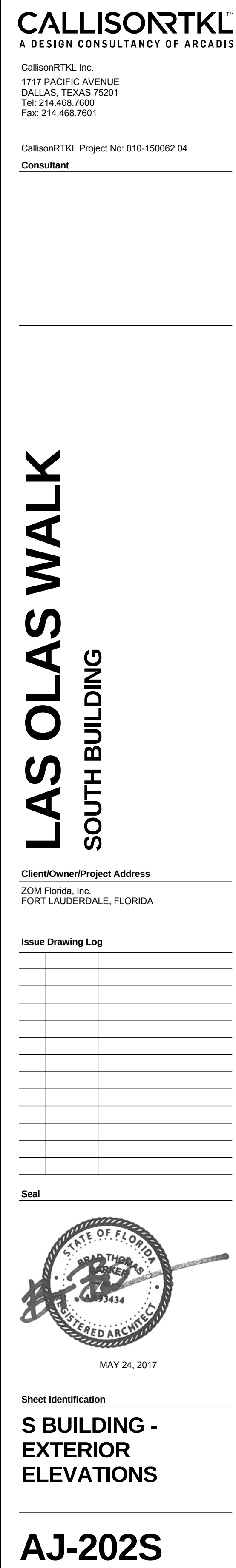
AJ-128S

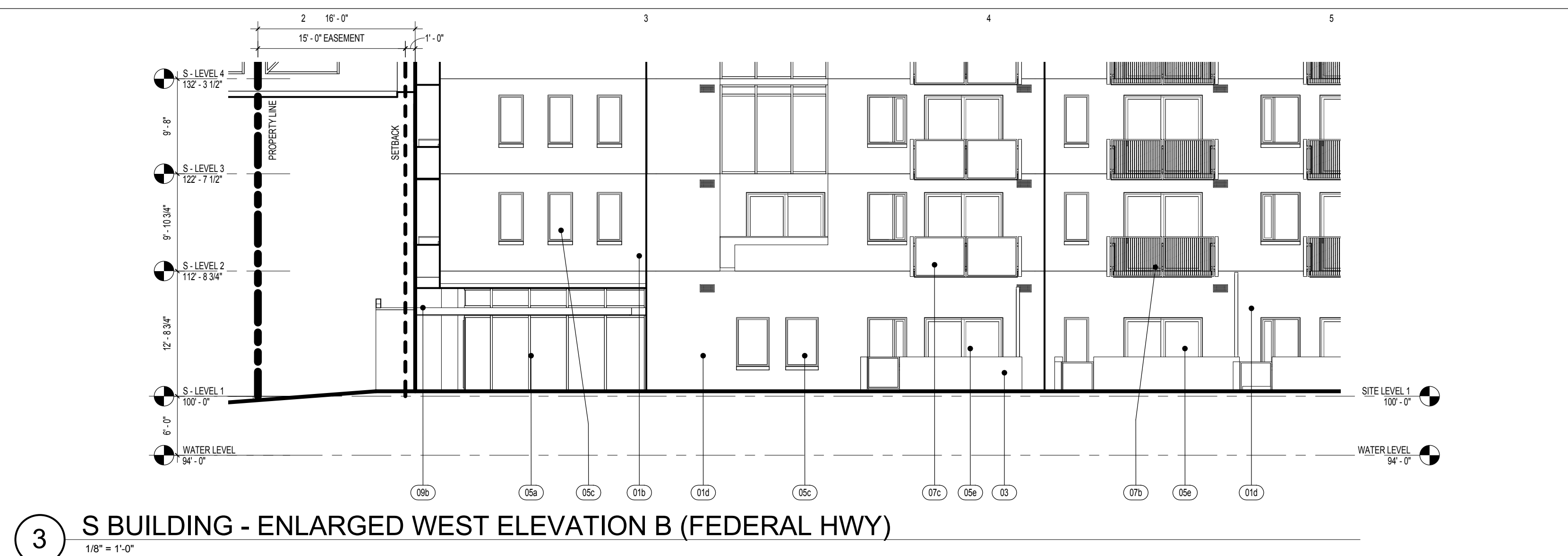


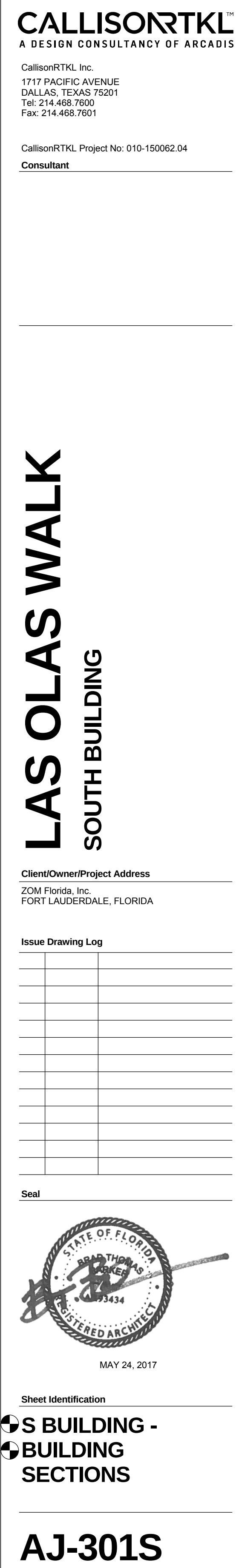
1 S BUILDING - LEVEL 8 FLOOR PLAN
1/16" = 1'-0"

PARKING SCHEDULE - LEVEL 8			
TYPE	ANNOTATION	QUANTITY	STALL SIZE
ADA	ADA SYMBOL	0	9' x 18' (5' ADA)
MOPED	M	10	7' - 8" X 11'
STANDARD	S	9	8' - 8" X 11'
TOTAL		19	



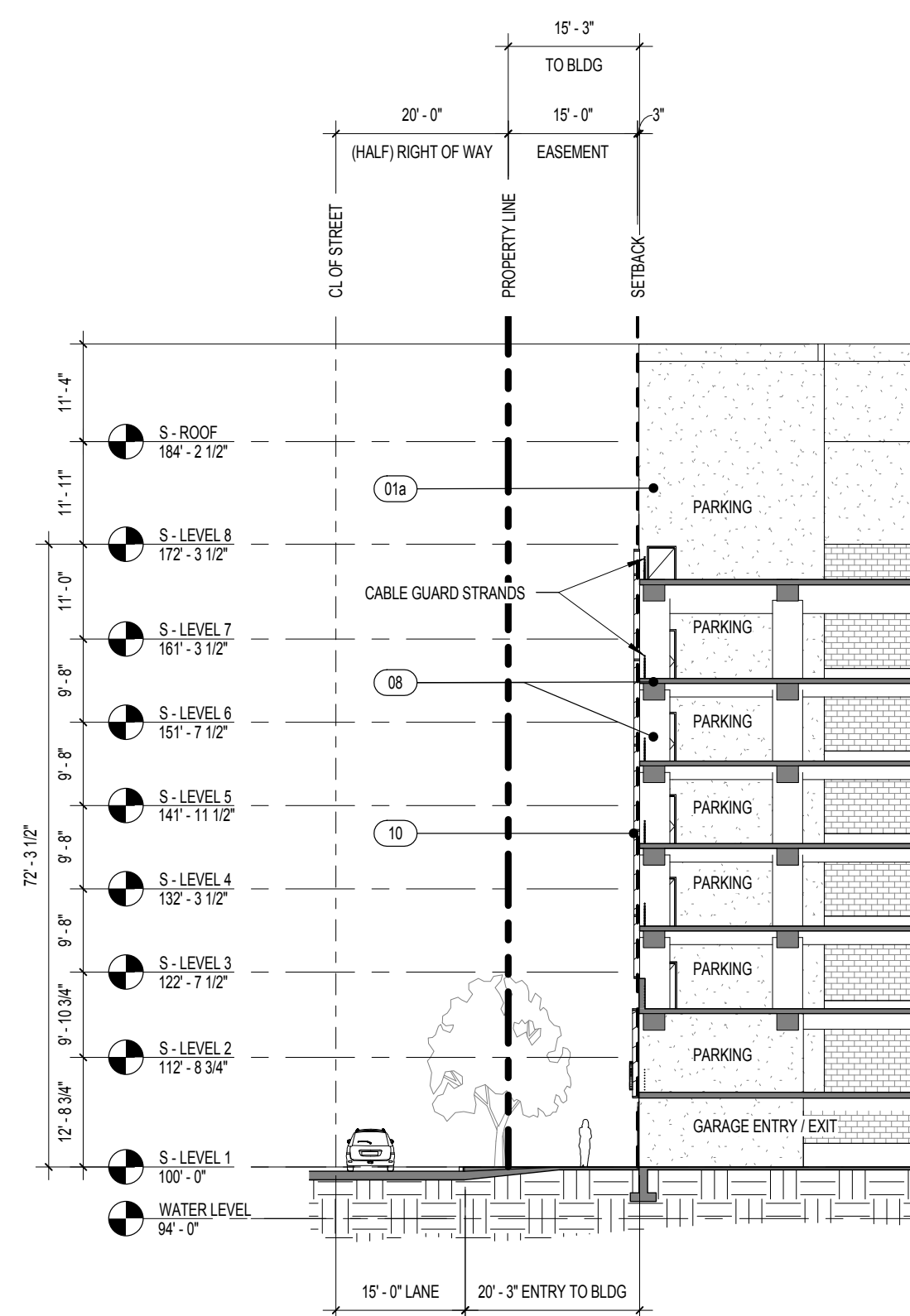




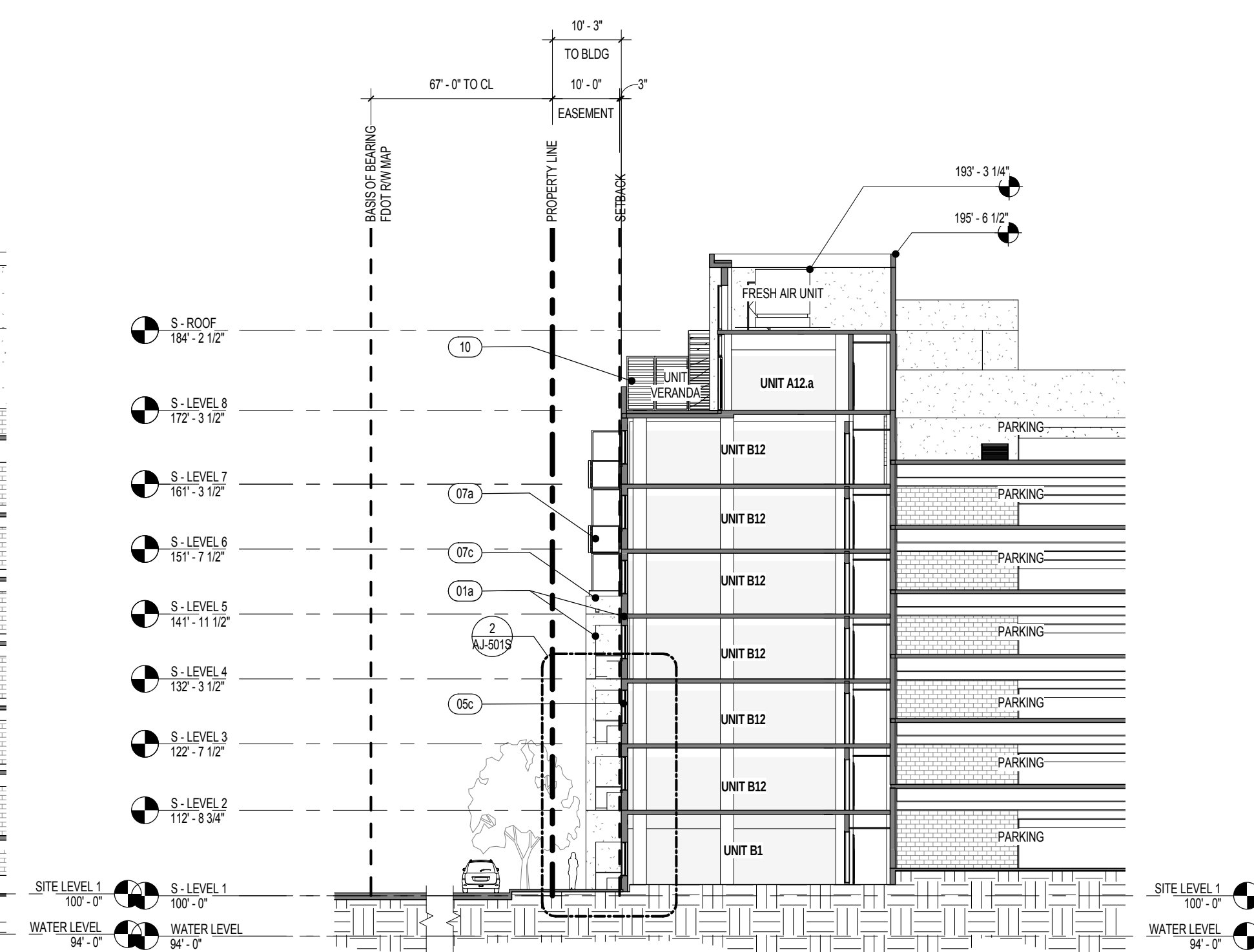


AJ-305





2 STREET SECTION - SE 2ND COURT
1/16" = 1'-0"



1 STREET SECTION - FED HWY -1
1/16" = 1'-0"

KEY NOTES	
01a	PLASTER FINISH (WHITE)
01b	PLASTER FINISH (DARK GRAY)
01d	PLASTER FINISH (SAND)
02	PORCELAIN TILE (TERRA COTTA)
03	STONE VENEER (LIMESTONE)
05a	IMPACT RESISTANT CURTAIN WALL SYSTEM (CLEAR GLAZING & DARK GRAY MULLIONS)
05b	IMPACT RESISTANT WINDOW WALL SYSTEM (CLEAR GLAZING & DARK GRAY MULLIONS)
05c	IMPACT RESISTANT WINDOWS (CLEAR GLAZING & DARK GRAY MULLIONS)
05d	IMPACT RESISTANT CURTAINWALL (FRITTED GLAZING & DARK GRAY MULLIONS)
05e	IMPACT RESISTANT SLIDING GLASS DOOR (CLEAR GLAZING & DARK GRAY MULLIONS)
06	OVERHEAD ROLLING DOOR
07a	CONCRETE BALCONY WITH ALUMINUM (DARK GRAY) AND GLASS (CLEAR) RAILING
07b	CONCRETE BALCONY WITH ALUMINUM (DARK GRAY) RAILING
07c	PLASTER BALCONY WITH ALUMINUM (DARK GRAY) AND GLASS (CLEAR) RAILING
08	NATURAL CONCRETE FINISH
09b	ACM PANEL CANOPY (WHITE)
10	COMPOSITE WOOD SCREEN (MEDIUM BROWN)

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CallisonRTKL Project No: 010-150062.04
Consultant

LAS OLAS WALK
SOUTH BUILDING

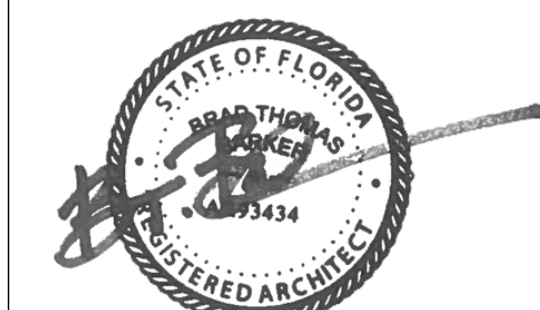
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S BUILDING - STREET SECTIONS

AJ-306S

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Sheet Identification

**WEST FACADES
FROM FEDERAL
HIGHWAY**

AJ-901

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AJ-902

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Sheet Identification

**NORTHWEST
FROM FEDERAL
HIGHWAY**

AJ-903



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**AERIAL
PERSPECTIVE - NE**

AJ-912



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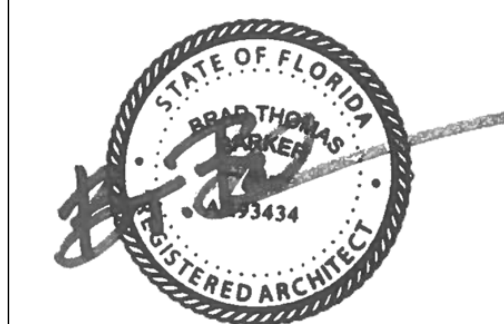
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MAY 24, 2017

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AERIAL PERSPECTIVES - SW

AJ-914