

# LAS OLAS WALK

## NORTH RESIDENTIAL BUILDING

**CALLISONRTKL**<sup>TM</sup>  
A DESIGN CONSULTANCY OF ARCADIS



**CITY OF FORT LAUDERDALE, FLORIDA**

DEPARTMENT OF SUSTAINABLE DEVELOPMENT SUBMITTAL FOR:

# DEVELOPMENT REVIEW COMMITTEE (DRC)

### PROJECT TEAM:

#### *Owner / Developer*

##### **ZOM Florida, Inc.**

200 E. Broward Blvd.  
Ft. Lauderdale, FL 33301  
954.779.7950

#### *Architect*

##### **CallisonRTKL Inc.**

1717 Pacific Avenue  
Dallas, TX 75201  
214.468.7600

#### *Landscape Architect*

##### **Architectural Alliance Landscape**

612 SW 4th Avenue  
Fort Lauderdale, FL 33315  
954.764.8858

#### *Civil Engineer*

##### **Flynn Engineering Services**

241 Commercial Boulevard  
Lauderdale-By-The-Sea, FL 33308  
954.522.1004

#### *Law*

##### **Lochrie & Chaka, P.A.**

1401 East Broward Boulevard,  
Suite 303  
Fort Lauderdale, Florida 33301

#### *MEP Engineer*

##### **Steven Feller P.E., LLC**

500 N.E. 3rd Avenue  
Fort Lauderdale, Florida. 33301

### TABLE OF CONTENTS:

G-000N	COVER SHEET
	SURVEY
	PLAT
	AERIAL
AJ-101	CONTEXT PLAN
C1.0	SITE PLAN
AJ-121N	N BUILDING - LEVEL 1 PLAN
AJ-122N	N BUILDING - LEVEL 2 PLAN
AJ-123N	N BUILDING - LEVELS 3, 5-7 PLAN
AJ-124N	N BUILDING - LEVEL 4 PLAN
AJ-128N	N BUILDING - LEVEL 8 PLAN
AJ-129N	N BUILDING - ROOF PLAN
AJ-201N	N BUILDING - EXTERIOR ELEVATIONS
AJ-202N	N BUILDING - EXTERIOR ELEVATIONS
AJ-203N	N BUILDING - ENLARGED ELEVATIONS
AJ-204N	N BUILDING - ENLARGED ELEVATIONS
AJ-205N	N BUILDING - ENLARGED ELEVATIONS
AJ-301N	N BUILDING - BUILDING SECTIONS
AJ-305	STREET SECTIONS
AJ-306N	N BUILDING - STREET SECTIONS
AJ-501N	N BUILDING - DETAILS
AJ-902	WEST FACADE & BRIDGES FROM FEDERAL HIGHWAY
AJ-903	NORTHWEST FROM FEDERAL HIGHWAY
AJ-904	2ND STREET - STREETSCAPE
AJ-906N	ARRIVAL PLAZA AND COUTRYARD
AJ-911	AERIAL PERSPECTIVE - NW
AJ-912	AERIAL PERSPECTIVE - NE
AJ-914	AERIAL PERSPECTIVES - SW
AJ-915	WALKTHROUGH
TD-1	TREE DISPOSITION PLAN
TD-3	
LP-1	OVERALL LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS PLAN
E9-00a	SITE PLAN PHOTOMETRICS
C2.0	PAVING, GRADING AND DRAINAGE PLAN
C3.0	WATER AND SEWER PLAN
ESC	EROSION SEDIMENT CONTROL PLAN
DEMO	SITE DEMOLITION PLAN
X1N	EASEMENT EXHIBIT

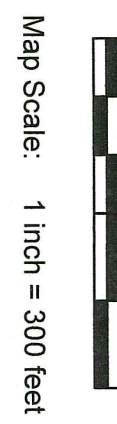
# MAY 24, 2017



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Feet 300 200 100 0 150 300 Feet



Map Scale: 1 inch = 300 feet

## BROWARD COUNTY, FL.

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



PRINTED ON  
MAR 03 2016  
BROWARD COUNTY  
HIGHWAY CONSTRUCTION AND  
ENGINEERING DIVISION



**Client/Owner/Project Address**  
ZOM Florida, Inc.  
FORT LAUDERDALE, FLORIDA

[illegible]

MAY 24, 2017

# AJ-101





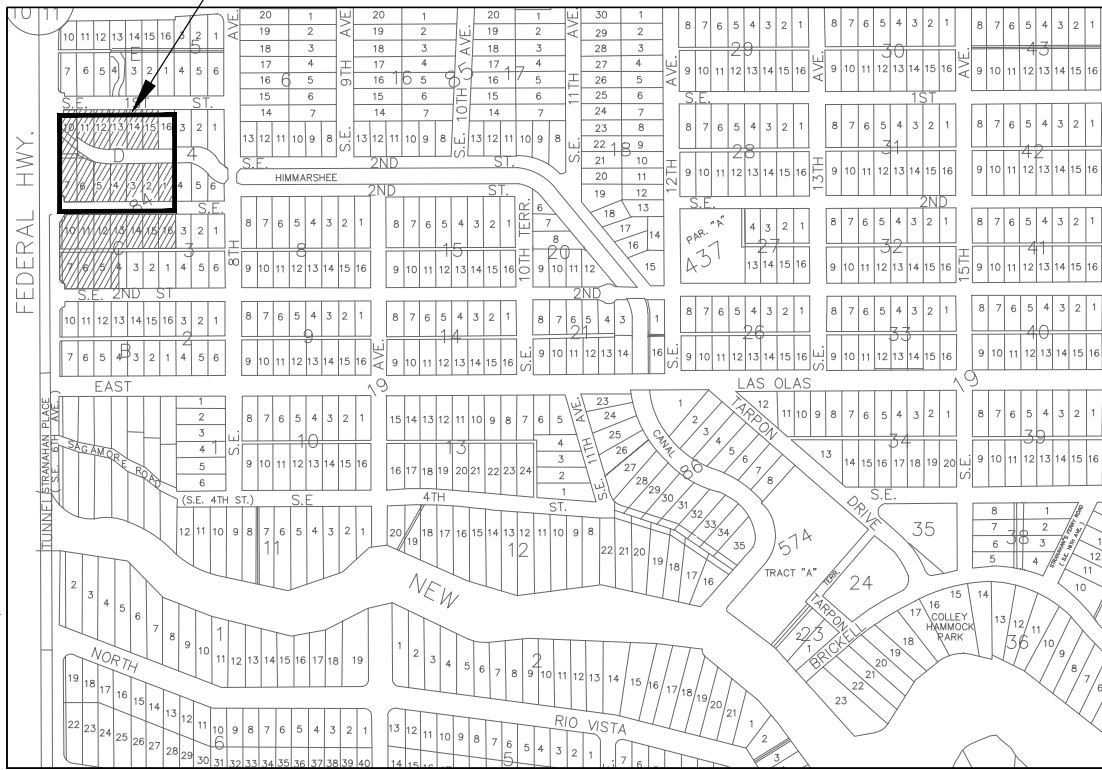
OVERALL LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:  
The West 1/2 of Lot 4, and ALL of Lots 5, 6, 7, 10, 11, 12, 13, 14, 15 and 16, Block "C" of EDGEWATER ADDITION, to the Town of Fort Lauderdale, a Subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 123, of the Public Records of Dade County, Florida. Said property situate, lying and being in Broward County, Florida. Together with the South 1/2 of the vacated 10' alley lying North of said West 1/2 of Lot 4 and North of Lots 5, 6 and 7 Block "C" and the North 1/2 of the vacated 10' alley lying South of Lots 10 through 16, inclusive, Block "C" of EDGEWATER ADDITION, to the Town of Fort Lauderdale, a Subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 123, of the Public Records of Dade County, Florida. Said property situate, lying and being in Broward County, Florida, being pursuant to Ordinance No. C-01-26, recorded in Official Records Book 43880, Page 1105, of the Public Records of Broward County, Florida.

LESS AND EXCEPT: The Road right-of-way for South Federal Highway.  
ALSO:  
Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, lying South of the Himmarshee Canal as the said South line of said canal has been surveyed and established by J.F. Charlton, Registered Engineer, and shown on the Plat of said survey, dated August 14, 1935, and set forth in Deed Book 262, Page 537, of the Public Records of Broward County, Florida, LESS the road right-of-way, being in Block "D", of EDGEWATER ADDITION, to the Town of Fort Lauderdale, a Subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 123, of the Public Records of Dade County, Florida. Said property situate, lying and being in Broward County, Florida; together with that portion of that certain alley in Lots 7, 8, 9 and 10 of said Block "D" of EDGEWATER ADDITION TO THE TOWN OF FORT LAUDERDALE, lying South of said canal, and vacated by the City of Fort Lauderdale by the enactment of its Ordinance No. 602 on the 31st day of March, 1931, recorded in Official Records Book 6814, Page 946, of the Public Records of Broward County, Florida. LESS: South Federal Highway.

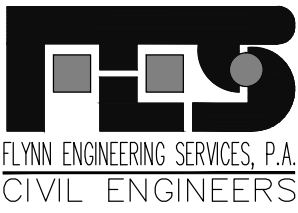
AND:  
Lots 9 through 15, inclusive, lying North of the South line of the Himmarshee Canal as the said South line of said canal has been surveyed and established by J.F. Charlton, Registered Engineer, and shown on the Plat of said survey, dated August 14, 1935, and set forth in Deed Book 265, Page 499, of the Public Records of Broward County, Florida, LESS the road right-of-way, being in Block "D", of EDGEWATER ADDITION, to the Town of Fort Lauderdale, a Subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 123, of the Public Records of Dade County, Florida. Said property situate, lying and being in Broward County, Florida; together with that portion of that certain alley in Lots 7, 8, 9 and 10, of said Block "D" of EDGEWATER ADDITION TO THE TOWN OF FORT LAUDERDALE, lying North South of said canal, and vacated by the City of Fort Lauderdale by the enactment of its Ordinance No. 602 on the 31st day of March, 1931, recorded in Official Records Book 6814, Page 946, of the Public Records of Broward County, Florida. LESS: South Federal Highway.

SITE LOCATION



LOCATION SKETCH

SCALE: N.T.S.



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

SITE PLAN

Sheet Title

LAS OLAS WALK - NORTH

SE 1ST STREET, FT. LAUDERDALE, FL 33301

Job Title

Phase:  
DRC DOCUMENTS

Revisions

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

SITE PLAN INFORMATION (NORTH)

CURRENT USE OF PROPERTY	VACANT / RETAIL STORE (11,000SF)
CURRENT LAND USE DESIGNATION	D REGIONAL ACTIVITY CENTER
DOWNTOWN MASTER PLAN CHARACTERIZATION	NEAR DOWNTOWN
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)	90,209 SF / 2.07 acres
TOTAL PERVIOUS EXISTING (LANDSCAPE)	31,018 SF 34.4%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	9,749 SF 10.8%
TOTAL IMPERVIOUS EXISTING	35,451 SF 39.3%
TOTAL IMPERVIOUS PROPOSED	16,764 SF 18.6%
TOTAL CANAL AREA EXISTING	11,280 SF 12.5%
TOTAL CANAL AREA PROPOSED	11,501 SF 12.7%
TOTAL BUILDING FOOT PRINT EXISTING	12,460 SF 13.8%
TOTAL BUILDING FOOT PRINT PROPOSED	52,195 SF 57.9%
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL BUILDING SQUARE FOOTAGE	385,076 SF GROSS
FLOOR AREA RATIO (F.A.R.)	4.26
BUILDING HEIGHT	85.0'
NUMBER OF STORIES	8 stories
BUILDING WIDTH & LENGTH	320.2' x 250.8'
PEDESTRIAN WALKS & PLAZAS	16,985 SF 18.8%
VUA AREA	2,764 SF 3.0%
OPEN SPACE	39,010 SF 43.2%
LANDSCAPE	9,749 SF 10.8%
LOT COVERAGE	52,195/90,209 57.9%

PARKING DATA: (NORTH)	UNITS	RATIO	REQUIRED	PROVIDED
RESIDENTIAL UNITS--EFFICIENCY	48	--	0	0
RESIDENTIAL UNITS--1 BEDROOM	124	--	0	0
RESIDENTIAL UNITS--2 BEDROOM	119	--	0	0
RESIDENTIAL UNITS--3 BEDROOM	36	--	0	0
TOTAL	329	--	0	0
PER GUIDELINE T-7 OF THE TOD UPDATE TO THE DOWNTOWN MASTER PLAN, DEVELOPMENT IN THE "NEAR DOWNTOWN" CHARACTER AREA IS EXEMPT FROM PARKING REQUIREMENTS.			0	0
TOTAL OFFSITE GARAGE STANDARD PARKING (PKG AGREEMENT)			458	
TOTAL OFFSITE GARAGE ADA PARKING (PKG AGREEMENT)			13	
TOTAL OFFSITE GARAGE CYCLE PARKING (PKG AGREEMENT)			145	
TOTAL OFFSITE PARKING PROVIDED			616	
TOTAL ON-STREET PARKING AVAILABLE (NIC IN CALCULATIONS)			25	
TOTAL BICYCLE PARKING			12	

SETBACK TABLE - NORTH	DOWNTOWN MP REQ.	REQUIRED 47'-13.21'	PROVIDED
FRONT YARD - WEST (US1/FED HWY)	70' FROM CL	5.0'	74.2'
FRONT YARD - SOUTH (SE 2nd ST)	35' FROM CL	5.0'	35.0'
FRONT YARD - NORTH (SE 1st ST)	35' FROM CL	5.0'	35.2'
SIDE YARD - EAST	NONE	NONE	9.7'(S)/20.4'(N)

47'-13.20'(k,1a)

STRUCTURAL SOIL NOTE:

1. STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULR. SEE LANDSCAPE PLANS FOR DETAILS.

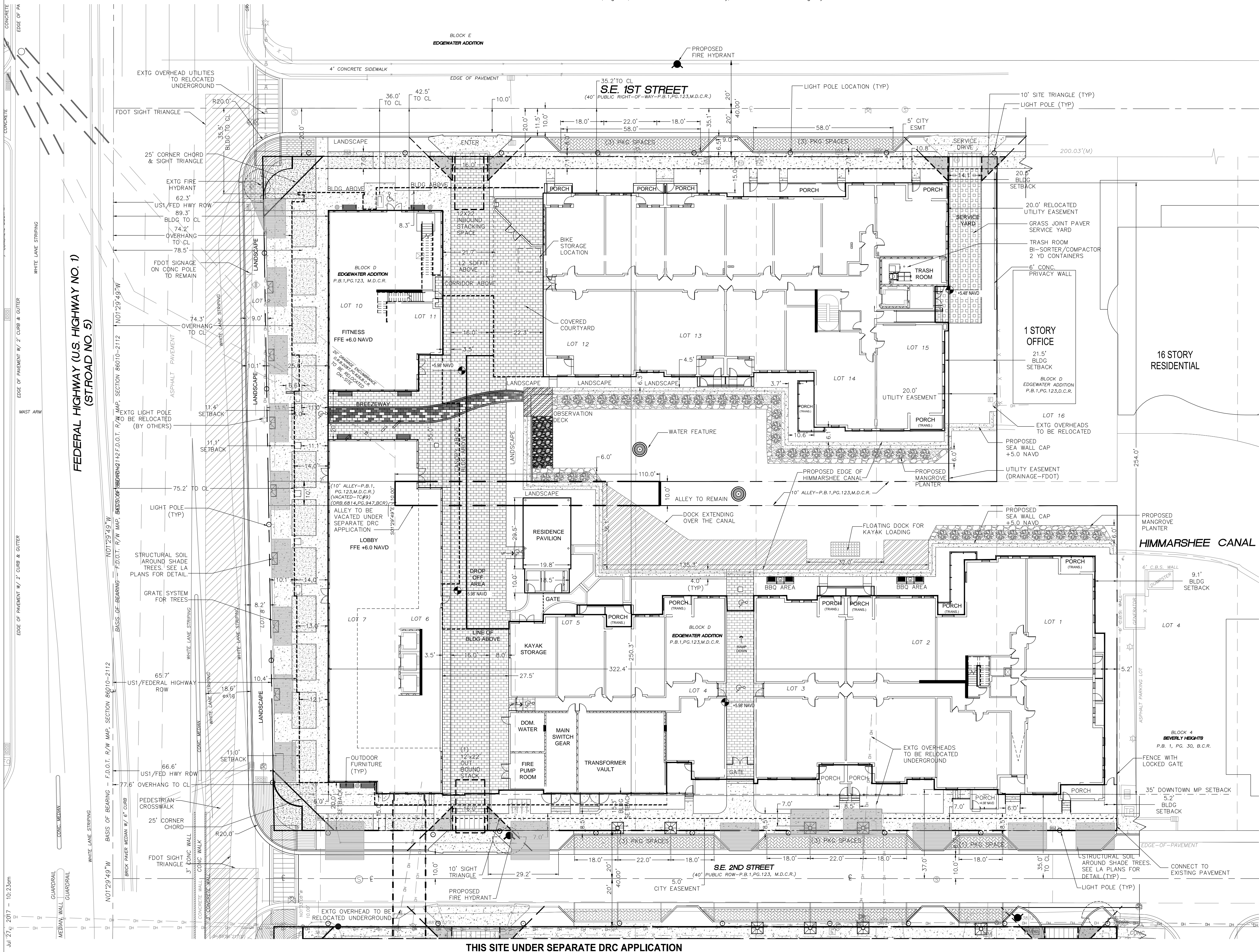
SOLID WASTE / RECYCLING MANAGEMENT:

- 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.
- THE COLLECTION WILL OCCUR BY ACCESS FROM SE 1ST STREET. SERVICE TURNING RADI TO SHOW CIRCULATION ARE PROVIDED.
- 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.
- SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE. CHUTE LETTER PROVIDED.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.
- TRASH ROOM EQUIPMENT WILL INCLUDE: A BI-SORTER & COMPACTOR (BSE-2RUC) WITH 2-YARD COMPACTION CONTAINERS FOR BOTH WASTE AND RECYCLABLES.



NORTH

THIS SITE UNDER SEPARATE DRC APPLICATION









CallisonRTKL Project No: 010-150062.04  
**Consultant**

# LAS OLAS WALK

## NORTH BUILDING

**Client/Owner/Project Address**

---

ZOM Florida, Inc.  
FORT LAUDERDALE, FLORIDA

[illegible]

Seal

MAY 24, 2017

## Sheet Identification

## N BUILDING - EXTERIOR ELEVATIONS

**AJ-202N**



1 N BUILDING - NORTH ELEVATION  
1/16" = 1'-0"



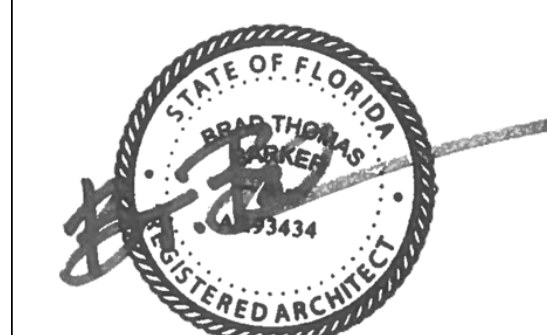
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## Issue Drawing Log

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## Sheet Identification

## WEST FACADE & BRIDGES FROM FEDERAL HIGHWAY

# AJ-902



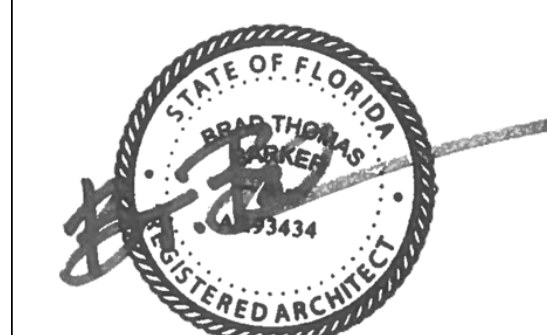
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**Sheet Identification**

**NORTHWEST  
FROM FEDERAL  
HIGHWAY**

**AJ-903**



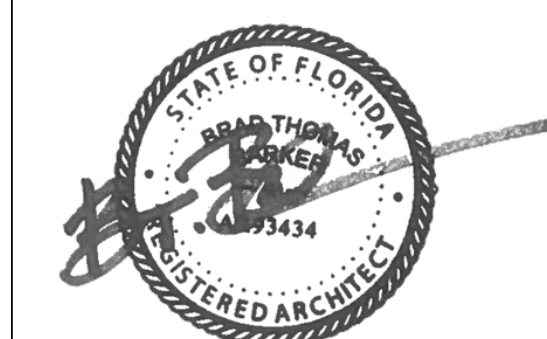
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**Sheet Identification**

## 2ND STREET - STREETSCAPE

# AJ-904





**CALLISON|TKL**<sup>TM</sup>  
A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc.  
1717 PACIFIC AVENUE  
DALLAS, TEXAS 75201  
Tel: 214.468.7600  
Fax: 214.468.7601

CallisonRTKL Project No: 010-150062.04

Consultant

# LAS OLAS WALK

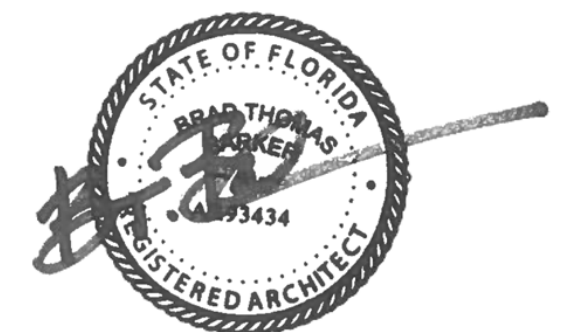
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FORT LAUDERDALE, FLORIDA

### Issue Drawing Log

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### Sheet Identification

**AERIAL  
PERSPECTIVE -  
NW**

**AJ-911**





**CALLISON|TKL**  
A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc.  
1717 PACIFIC AVENUE  
DALLAS, TEXAS 75201  
Tel: 214.468.7600  
Fax: 214.468.7601

CallisonRTKL Project No: 010-150062.04  
**Consultant**

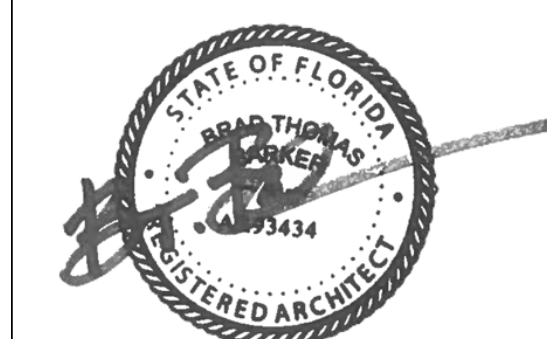
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ZOM Florida, Inc.  
FORT LAUDERDALE, FLORIDA

Issue Drawing Log

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Sheet Identification

**AERIAL  
PERSPECTIVE - NE**

**AJ-912**





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A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc.  
1717 PACIFIC AVENUE  
DALLAS, TEXAS 75201  
Tel: 214.468.7600  
Fax: 214.468.7601

CallisonRTKL Project No: 010-150062.04

Consultant

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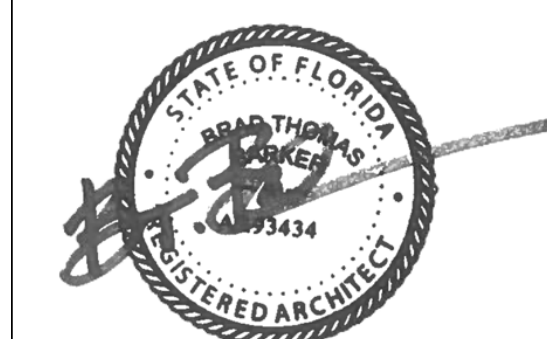
Client/Owner/Project Address

ZOM Florida, Inc.  
FORT LAUDERDALE, FLORIDA

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Seal



MAY 24, 2017

Sheet Identification

## AERIAL PERSPECTIVES - SW

**AJ-914**





**VIEW 1: FEDERAL HIGHWAY FACADE AND HIMMARSHEE CANAL OVERLOOK PORTAL**

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1717 PACIFIC AVENUE  
DALLAS, TEXAS 75201  
Tel: 214.468.7600  
Fax: 214.468.7601

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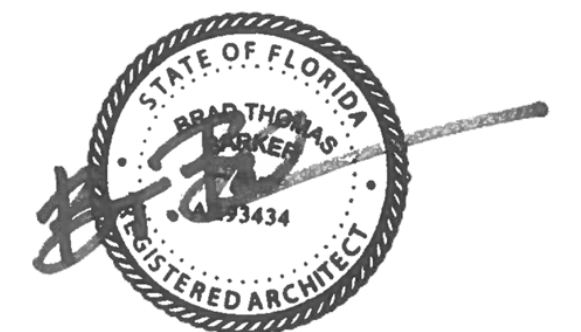
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FORT LAUDERDALE, FLORIDA

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**Sheet Identification**

## WALKTHROUGH

# AJ-915





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A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc.  
1717 PACIFIC AVENUE  
DALLAS, TEXAS 75201  
Tel: 214.468.7600  
Fax: 214.468.7601

CallisonRTKL Project No: 010-150062.04

CallisonRTKL Project No: 010-150062.04  
**Consultant**

Consultant

# LAS OLAS WALK

Client/Owner/Project Address

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### Sheet Identification

## WALKTHROUGH

**AJ-916**