

PROJECT: WESTON JEWELERS - LAS OLAS

DRC SITE PLAN LEVEL IV - UDP-SR25001

1117 E LAS OLAS BOULEVARD,
FORT LAUDERDALE, FL 33301

OWNER:

FOUR TEN PROPERTIES, LLC
1728 MAIN ST
WESTON, FL 33326

PROJECT TEAM:

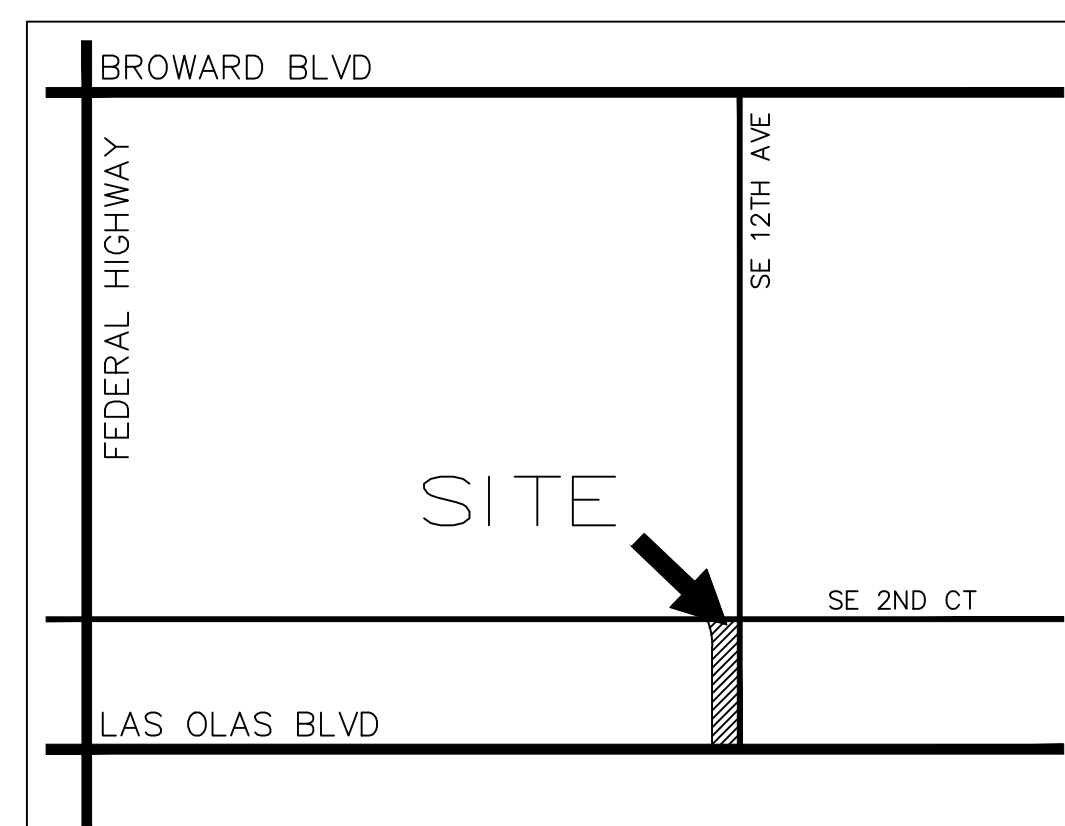
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FLYNN ENGINEERING SERVICES, PA
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954.522.1004

FRANCHISE UTILITY PROVIDERS:

COMCAST	AT&T
FP&L	TECO
CITY OF FORT LAUDERDALE	



LOCATION MAP
NTS



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CORAL SPRINGS, FL 33071
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DRC SHEET INDEX

SURVEY PLAT

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FLYNN ENGINEERING	Drawn by GCC	Date 08/07/25
	Proj. Mgr. SROD	Plot Date 02/26/26
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM EB# 6578	Appr. by BMK	Job No. 25-1895.00

Revisions

10/31/25	REV1
02/26/26	REV2

Phase:
 DRC
 DOCUMENTS

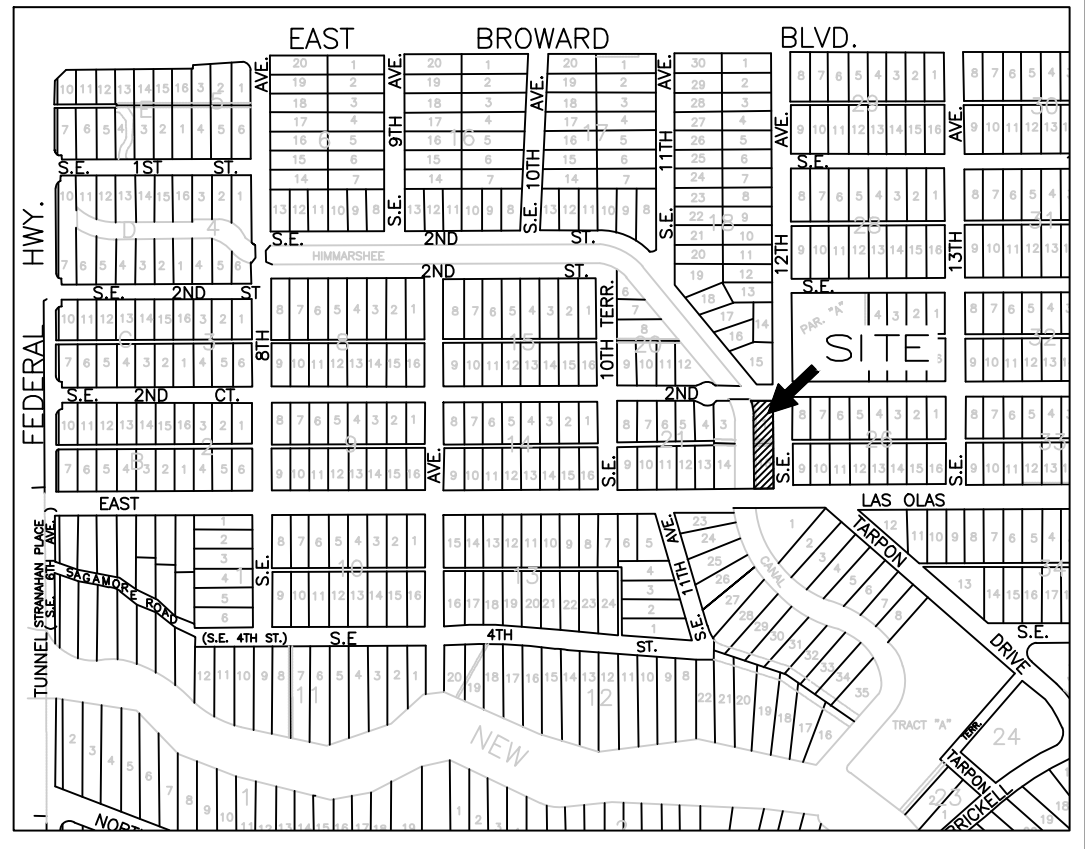
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Job No.	Plt Date
25-1895.00	05/26/26
Drawn by	Sheet No.
GCC	
Proj. Mgr.	CO.0
SROD	
Appr. by	
BMK	1 of -

SETBACK TABLE:

	REQUIRED	PROVIDED
FRONT YARD (SOUTH) - E LAS OLAS	5' FROM PROP LINE	10.0' BLDG TO PROPERTY LINE 6.5' UPPER LVLS TO PROPERTY LINE
FRONT YARD (EAST) - SE 12TH ST	5' FROM PROP LINE	5.0' BLDG TO PROPERTY LINE
SIDE YARD (NORTH) - SE 2ND CT	0' FROM PROP LINE	10.0' BLDG TO PROPERTY LINE
REAR YARD (WEST) - WATERWAY	20' FROM PROP LINE*	0.0' BLDG TO PROPERTY LINE

* CITY COMMISSION APPROVAL PER CODE SECTION 47-23.8. WATERWAY USE.



LOCATION MAP

SITE PLAN DATA TABLE:

CURRENT USE OF PROPERTY	RESIDENTIAL/COMMERCIAL
CURRENT LAND USE DESIGNATION	MEDIUM & COMMERCIAL
PROPOSED LAND USE DESIGNATION	COMMERCIAL
CURRENT ZONING DESIGNATION	RM-15 & B-1
PROPOSED ZONING DESIGNATION	CB & B-1
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE

TOTAL SITE AREA	11,630 SF / 0.267 ACRES
TOTAL PERVIOUS EXISTING	473 SF 4%
TOTAL IMPERVIOUS EXISTING	1,815 SF 16%
TOTAL IMPERVIOUS PROPOSED	3,187 SF 27%
TOTAL BUILDING FOOTPRINT EXISTING	4,944 SF 42%
TOTAL BUILDING FOOTPRINT PROPOSED	7,970 SF 68%
TOTAL BUILDING SQUARE FOOTAGE EXISTING	4,871 SF 42%
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	39,349 GROSS SF
FLOOR AREA RATIO (F.A.R.)	(39,349/11,630 = 3.38 SF)

BUILDING HEIGHT (HABITABLE)	REQUIRED	PROVIDED
150' (MAX)	73'-5" (79.42 NAVD)	
TOP OF EQUIP. SCREENING HEIGHT (NON-HABITABLE)	81'-11" (87.92 NAVD)	
NUMBER OF STORIES	5 STORIES	

* REFER TO ULDR SEC.47-2.2.1

BUILDING WIDTH & LENGTH	44.7' X 210.0'
PEDESTRIAN WALKS & PLAZAS	3,674 SF 32%
LOT COVERAGE	10,467 SF 90%
VIA AREA	0 SF 0%
OPEN SPACE	1,163 SF 10%

BUILDING GSF (BY USE):

RETAIL	25,270 SF	64%
OFFICE	14,079 SF	36%
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	39,349 GSF	

PARKING DATA TABLE:

COMMERCIAL BUILDING	AREA*	RATIO	CODE	SHARED PARKING ANALYSIS:	PROVIDED
RETAIL	20,337 SF*	1/250 SF	81.3	116 SPACES**	0**
OFFICE	11,816 SF*	1/250 SF	47.3		0**
TOTAL PARKING			129		0**

* SEC.47-20.2.-FOR THE PURPOSE OF CALCULATING PARKING SPACES, GROSS FLOOR AREAS SHALL NOT INCLUDE: COVERED OR ENCLOSED PARKING AREAS, EXTERIOR UNCLOSED PRIVATE BALCONIES, FLOOR SPACE USED FOR MECHANICAL EQUIP., AND ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR.
 ** A SHARED PARKING ANALYSIS CONCLUDED THAT THE PEAK PARKING DEMAND IS EXPECTED TO BE 116 SPACES, PARKING WITHIN 1/4 MILE AS APPROVED BY DSD.
 *** SEE SHARE PARKING ANALYSIS DATED 2/27/26.
 ADDITIONAL NOTES:
 (3) EXISTING ON STREET PARKING TO REMAIN (NIC).
 VALET PARKING IS NOT PROPOSED.

LOADING ZONE AND STACKING DATA TABLE:

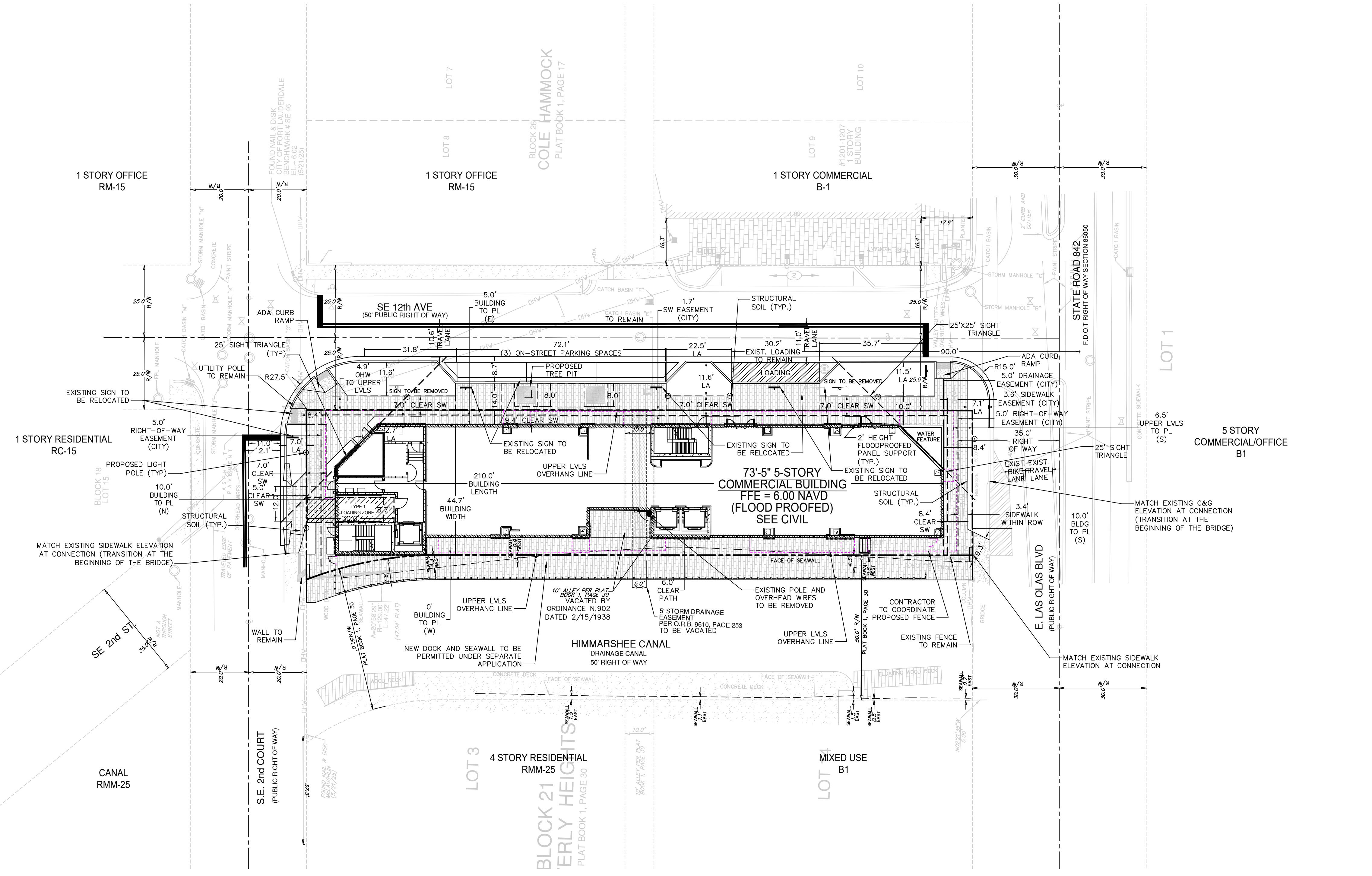
SEC 47-20.6	AREA	RATIO	REQUIRED	PROVIDED
COMMERCIAL BUILDING	39,349 SF	1 / (>20,000 SF <50,000 SF)	1 TYPE	1
INBOUND STACKING SPACES			N/A	N/A
OUTBOUND STACKING SPACES			N/A	N/A

SOLID WASTE / RECYCLING MANAGEMENT:

- THE SOLID WASTE AND RECYCLING WILL BE COLLECTED BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK FOR TRASH AND 1 TIME PER RECYCLING.
- THE COLLECTION WILL OCCUR FROM SE 2ND COURT.
- 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 THE BUILDING FOR PICK UP.
- SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE.
 TRASH ROOMS ARE LOCATED ON 1ST AND 5TH LEVELS. CONTAINERS ON 5TH LVL WILL BE CIRCULATED FROM THE SERVICE ELEVATOR AND BROUGHT TO THE AREA OUTSIDE FOR PICK UP.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING ORDINANCE REQUIREMENTS.
 ** THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:
 ** WASTE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED-(3) 64GL CONTAINERS
 ** RECYCLE REMOVAL WILL BE 1 DAY/WK OR AS NEEDED-(2) 64GL CONTAINERS

BUILDING DATA:
 FBC BUILDING TYPE DESIGNATION: I-B
 OCCUPANCY: COMMERCIAL

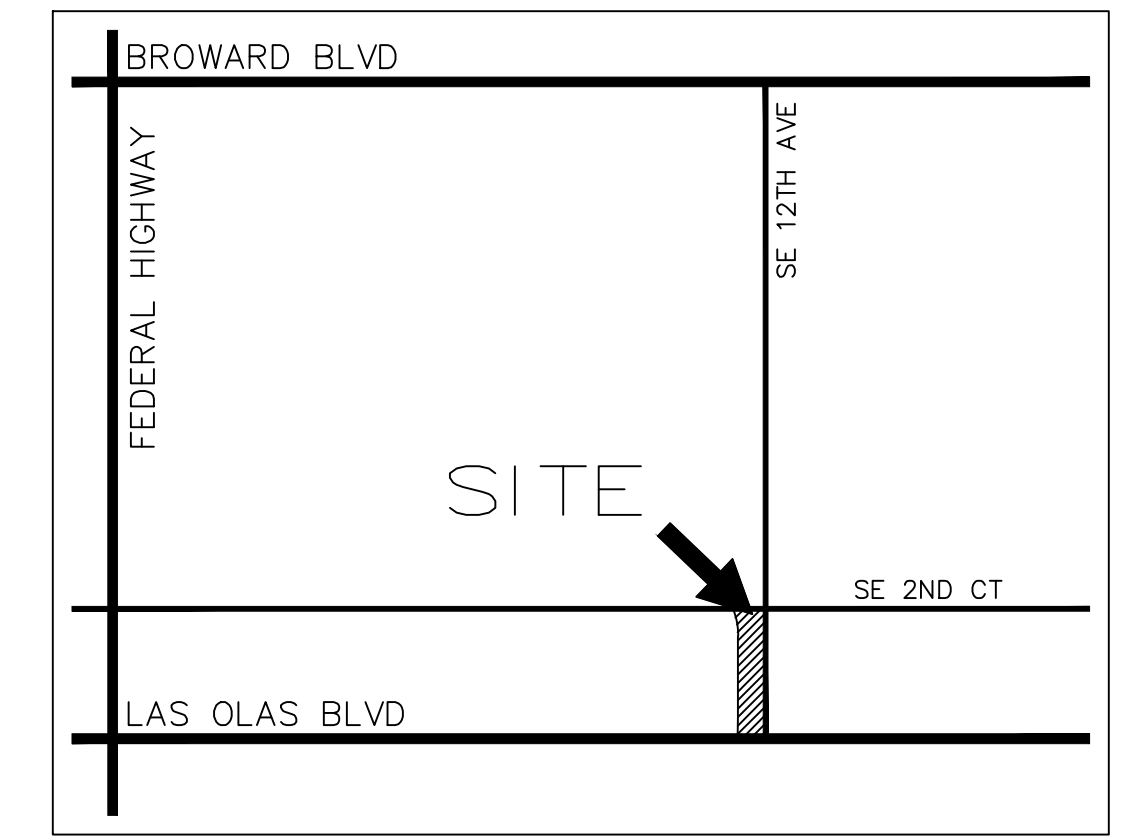
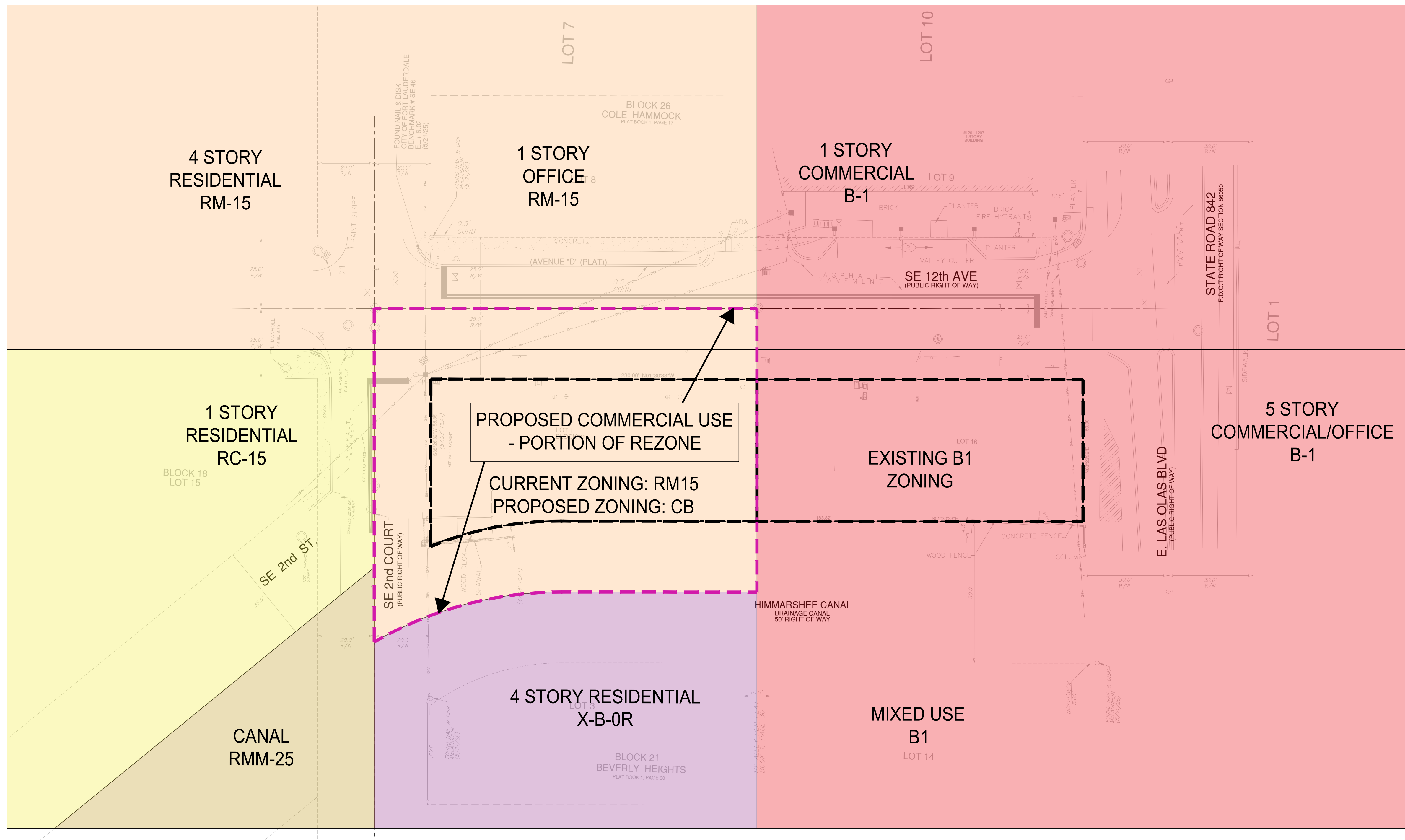
OVERHEAD UTILITIES AND ROW LIGHTING:
 EXISTING STREET LIGHTING ALONG SE 12TH AVE TO REMAIN.



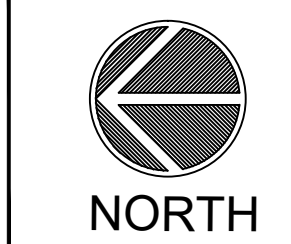
FLOOD DATA:
 SEE SHEET C2.

ON-STREET PARKING:
 NONE OF THE ON-STREET PARKING SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBERS OF THE PUBLIC. ON-STREET SPACES WILL NOT COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT. THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF FORT LAUDERDALE WILL NOT RELOCATE DISPLACED ON-STREET PARKING SPACES.

STRUCTURAL SOIL:
 STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE ULDR. STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.



LOCATION MAP
NTS



Revisions	

Phase:
DRC
DOCUMENTS

SEAL

Scale:	Date
1"=20'	08/08/25
Job No.	Plot Date
25-1895.00	08/08/25
Drawn by	Sheet No.
GCC	C0.1
Proj. Mgr.	
SROD	
Appr. by	- of -
BMK	



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SEAL/SIGNATURE/DATE:

PROJECT STATUS:
OCTOBER 31th, 2025

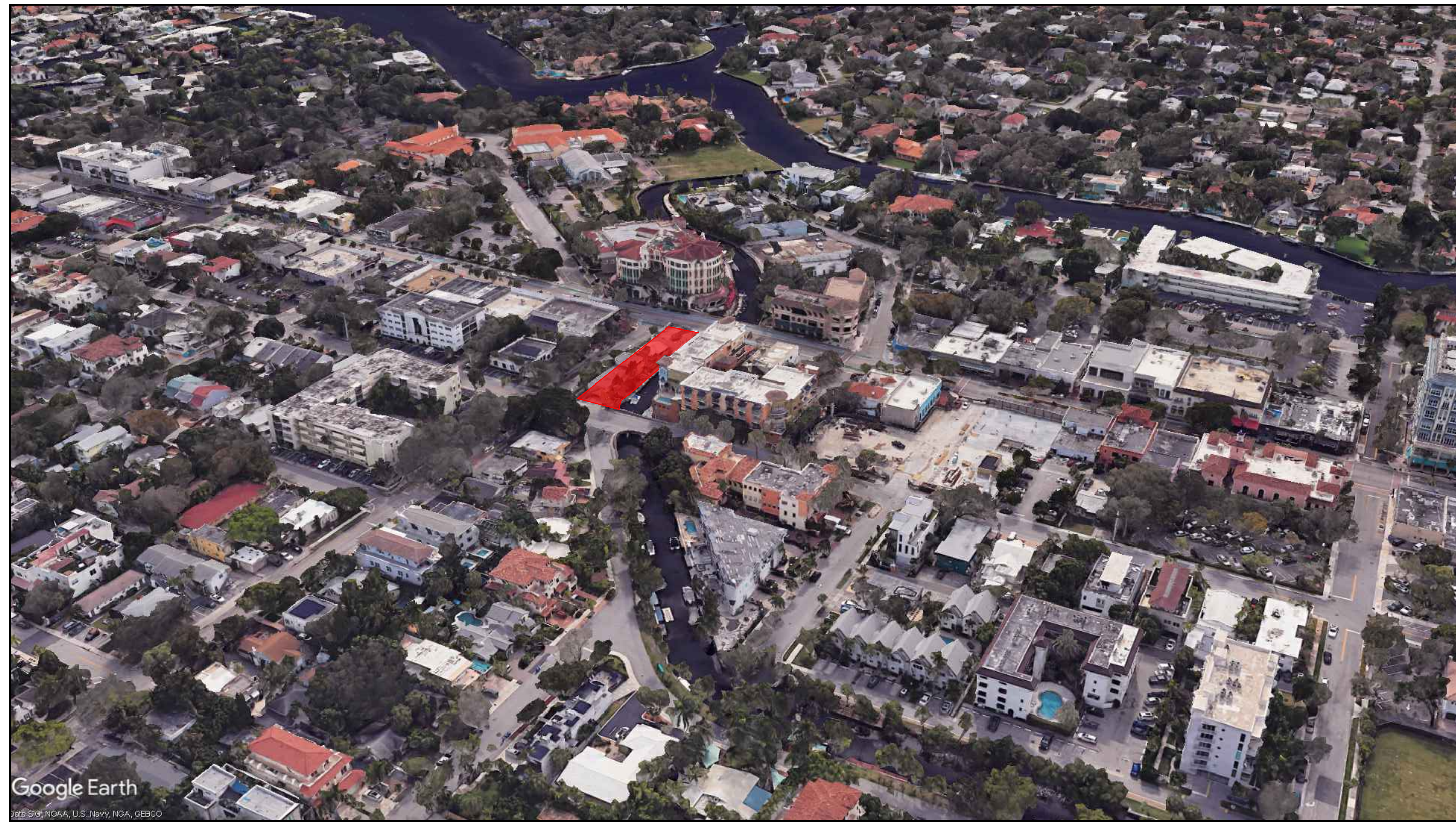
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PROJECT NUMBER: 1001.011320.000

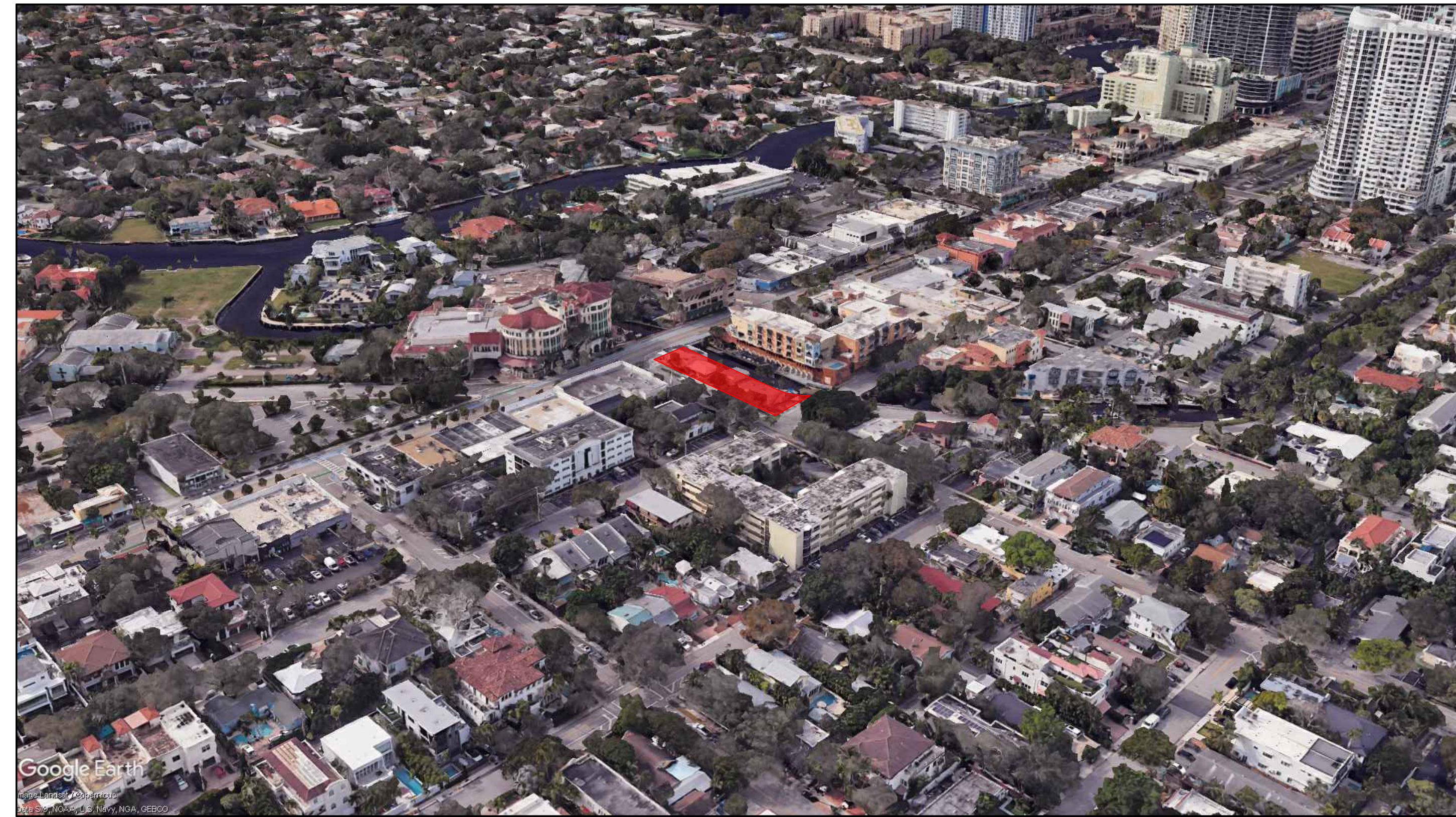
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DRAWING NAME:
CONTEXT LOCATION MAP

A-002



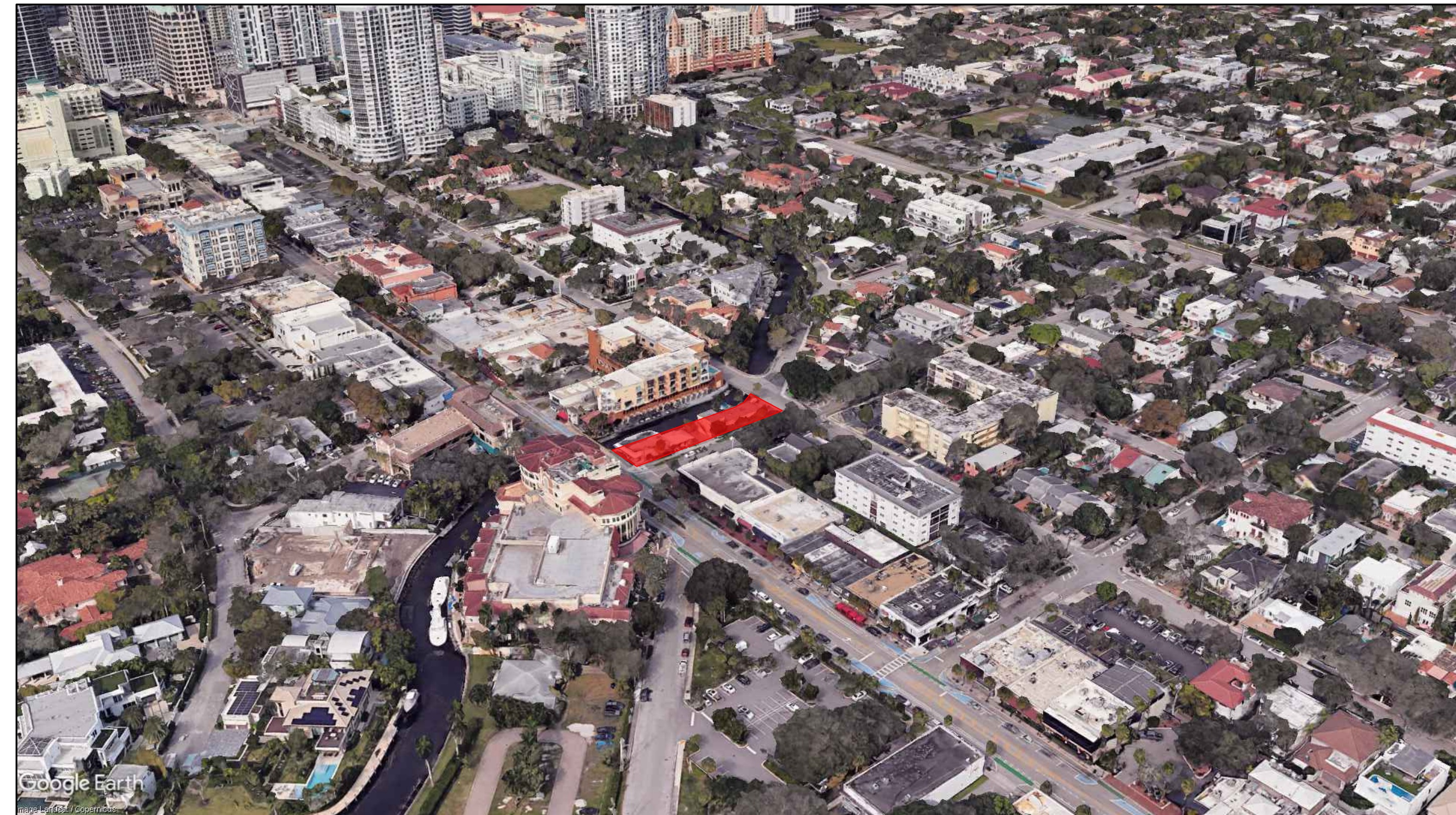
VIEW 01 - LOOKING NORTH WEST



VIEW 02 - LOOKING NORTH EAST



VIEW 03 - LOOKING SOUTH WEST



VIEW 04 - LOOKING SOUTH EAST



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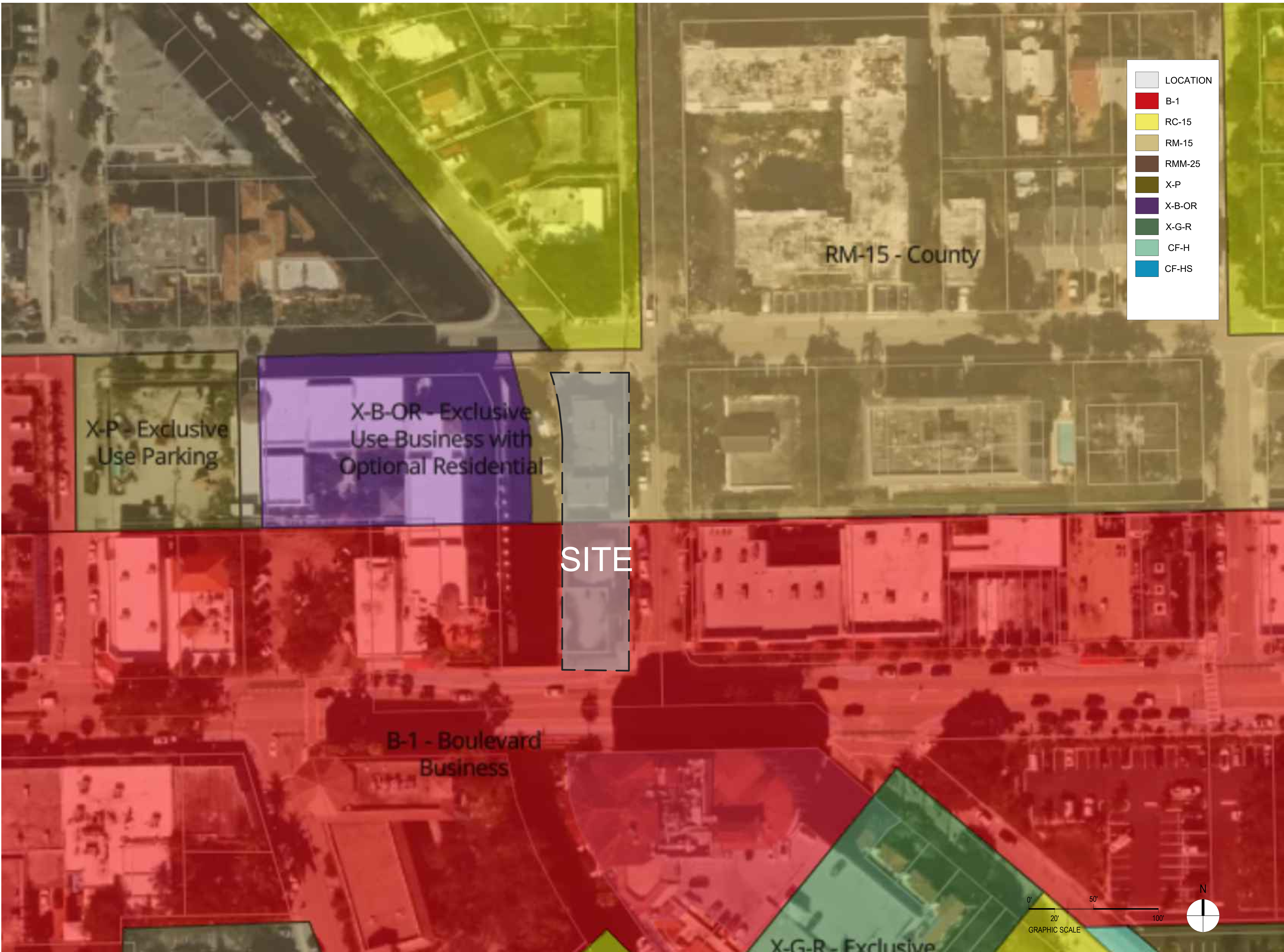
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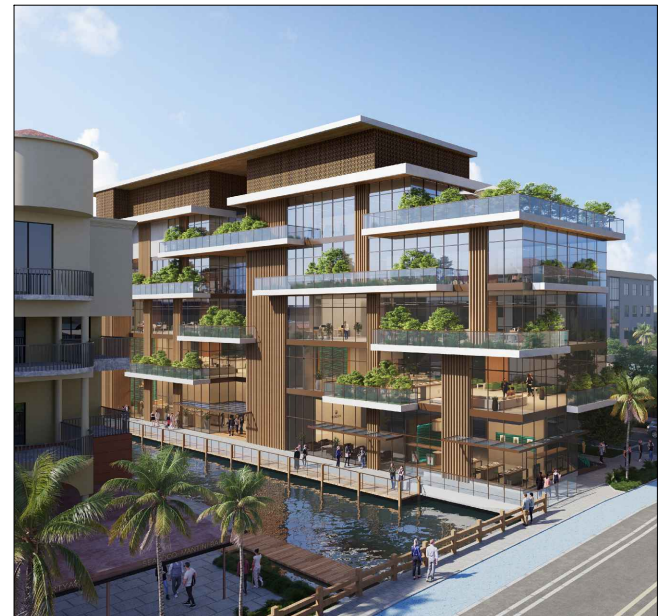
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AERIAL VIEWS

A-008



LOCATION
B-1
RC-15
RM-15
RMM-25
X-P
X-B-OR
X-G-R
CF-H
CF-HS



WESTON JEWELERS BUILDING
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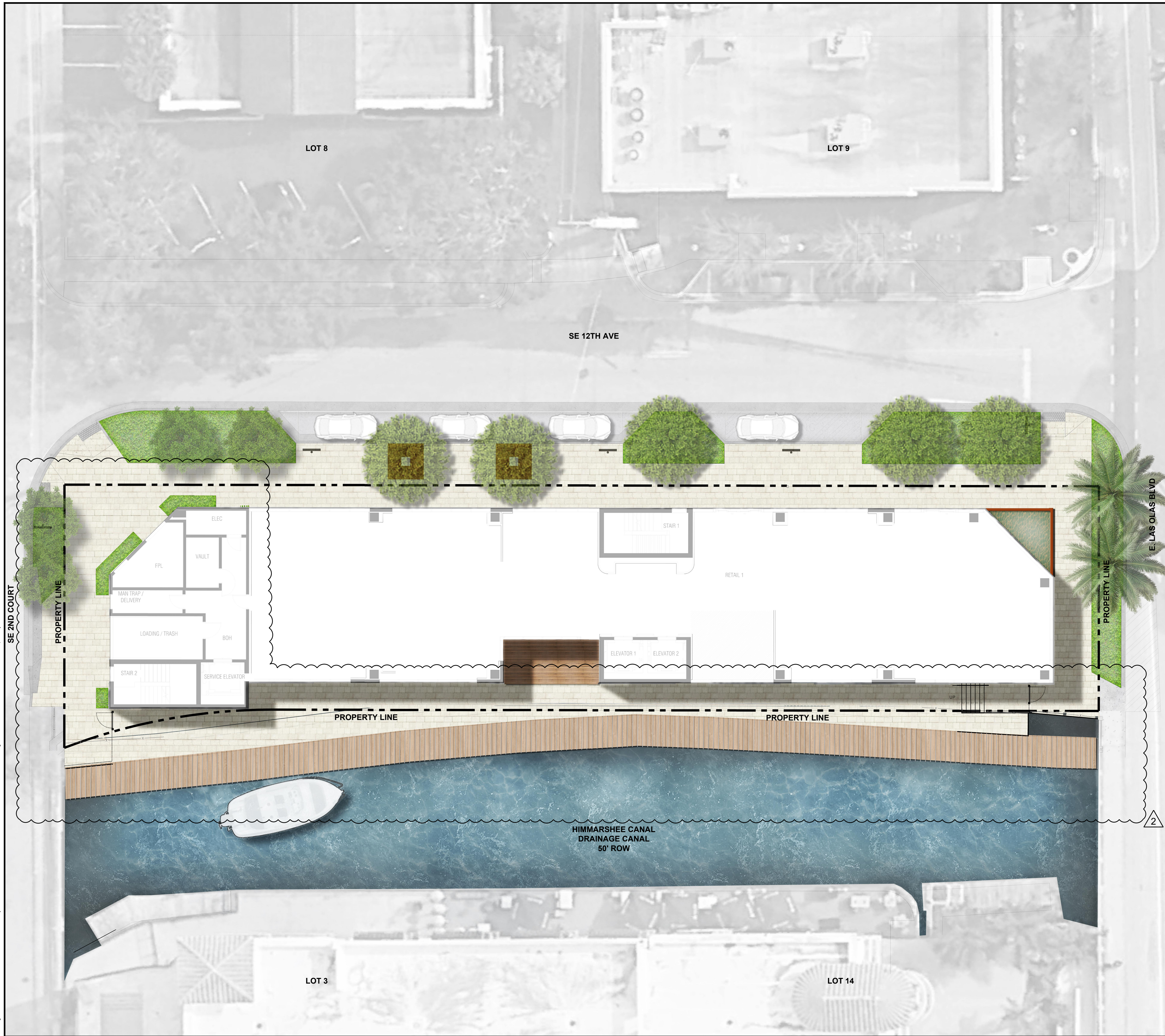
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ZONING DISTRICT MAP

A-005

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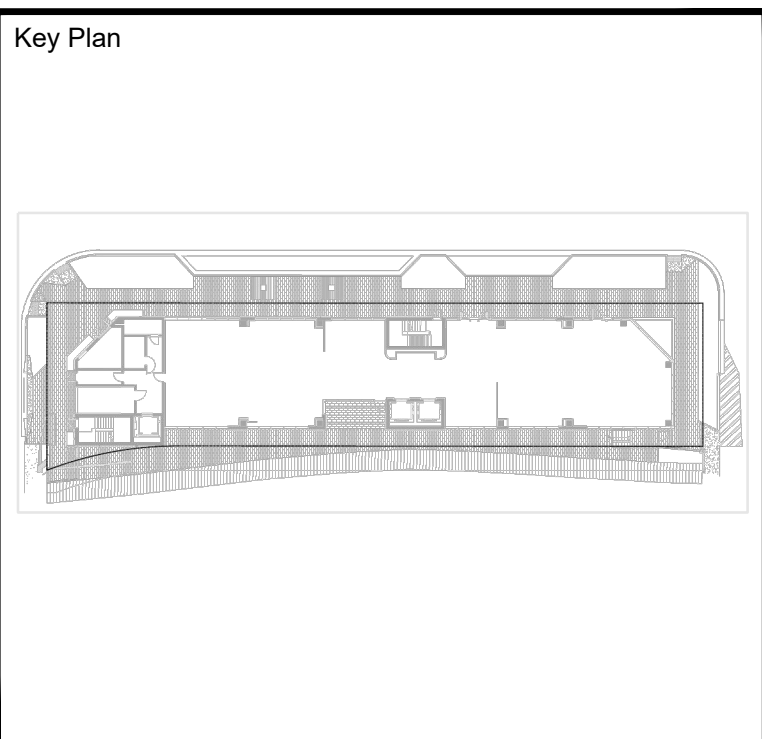


Project Name
WESTON JEWELERS ON LAS OLAS

Client
EDWARD DIKES

edrsa
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Rev	Date	Issued for
1	10/31/2025	DRC RESUBMITTAL REV. 1
2	26/02/2026	DRC RESUBMITTAL REV. 2

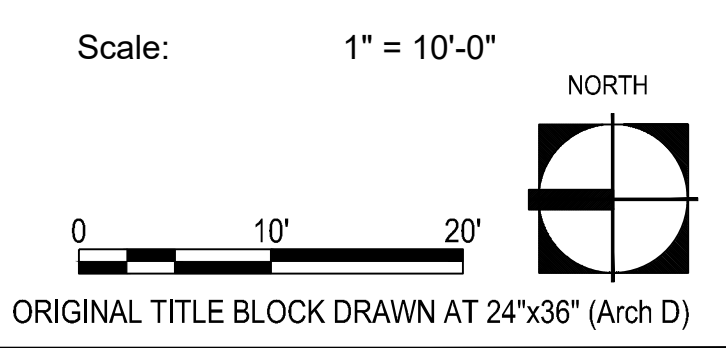
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Designed By	XD
Drawn By	XD, DD, MR
Approved / Checked By	JS
Project Number	SE250051

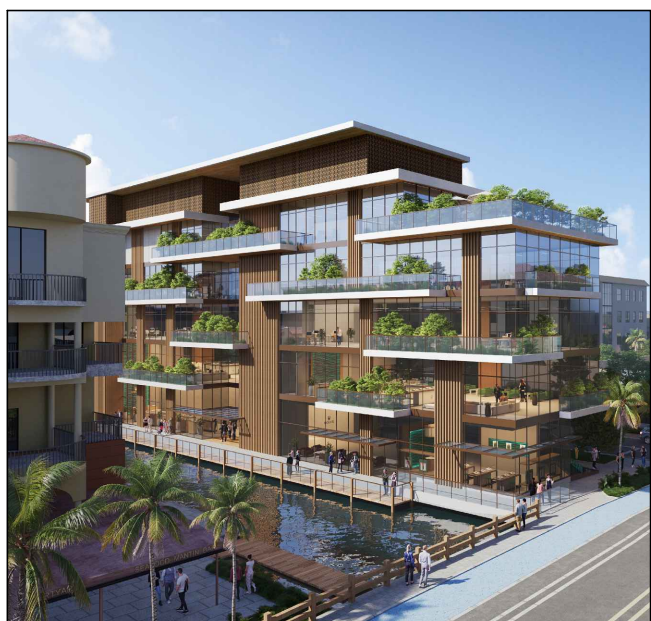
Seal

Project Phase
 DRC SUBMITTAL

Sheet Title
ILLUSTRATIVE SITE PLAN

Revision Number	Sheet Number
2	L0-1-01





WESTON JEWELERS BUILDING
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	REVISION 02	02.26.26

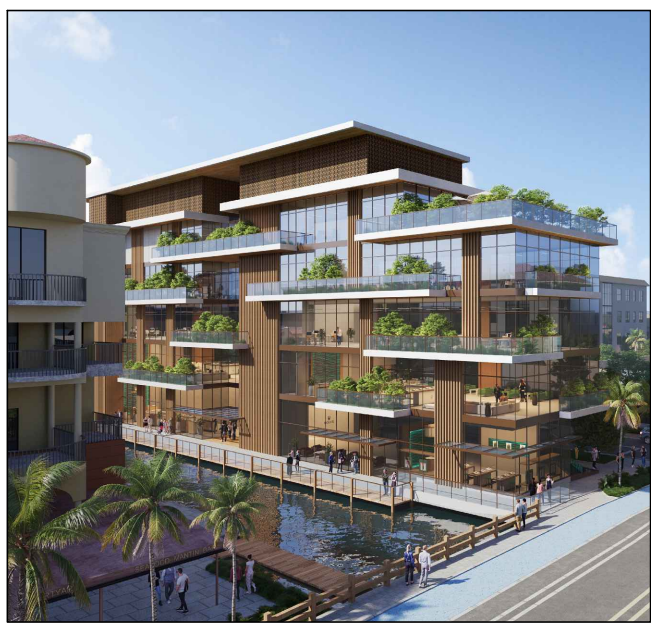
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DRAWING NAME:
RENDERINGS

A-009





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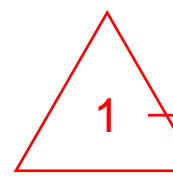
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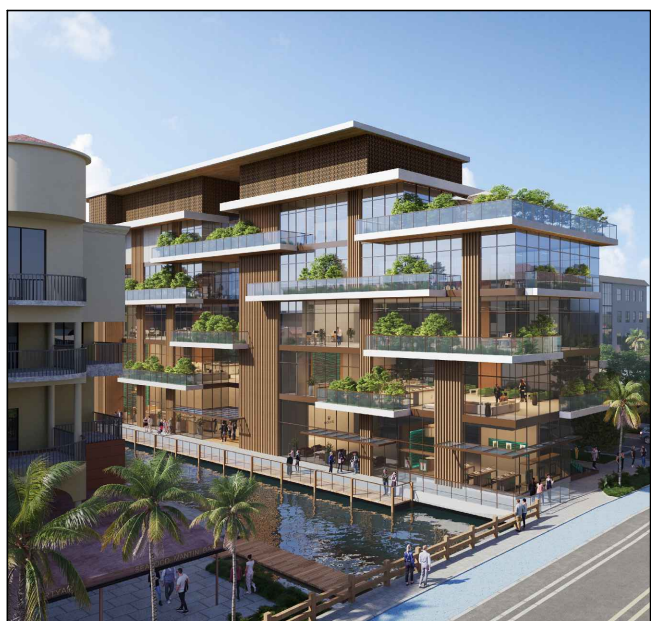
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Email: estefania@toothaker.org

LANDSCAPE:
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Email: edsaplan.com

SEAL/SIGNATURE/DATE:

PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26

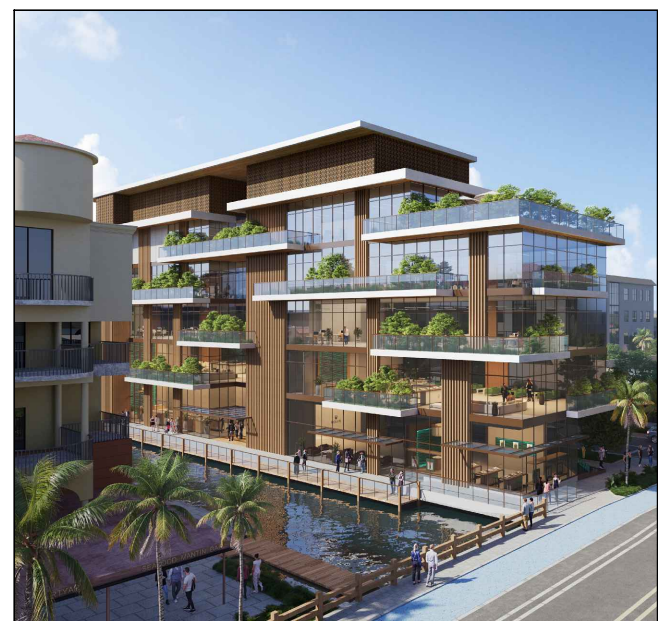
PROJECT NUMBER: 1001.011320.000

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DRAWING NAME:
RENDERINGS

A-012





WESTON JEWELERS BUILDING
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FORT LAUDERDALE

OWNER:
FOUR TEN PROPERTIES, LLC
C/O EQUISTONE DEVELOPMENT, INC. &
Weston Jewelers
1728 Main St Weston, Florida 33326
Tel: 561-350-4905

ARCHITECT:
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ARQUITECTONICA
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Miami, Florida 33133
Tel: (305) 372-1812
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PROJECT NUMBER: 1001.011320.000

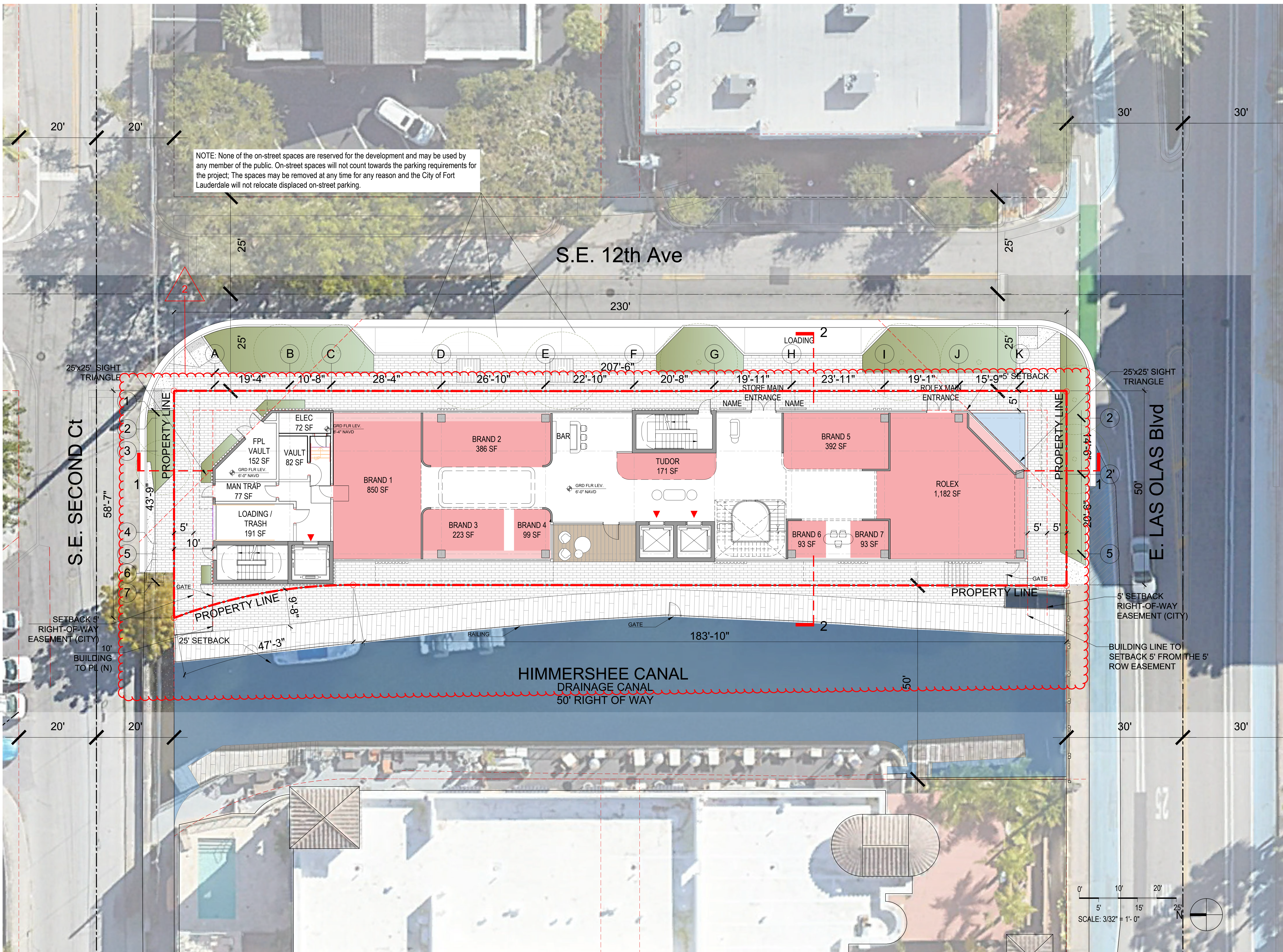
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DRAWING NAME:

GROUND LEVEL

A-101



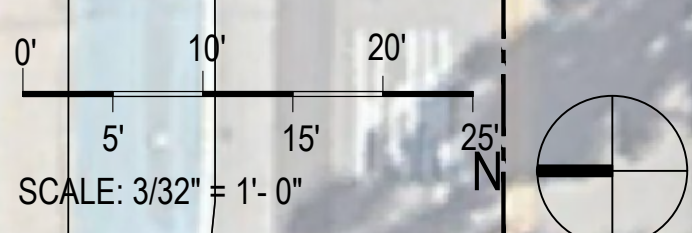
NOTE: None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking.

S.E. 12th Ave

S.E. SECOND Ct

E. LAS OLAS Blvd

HIMMERSHEE CANAL
DRAINAGE CANAL
50' RIGHT OF WAY





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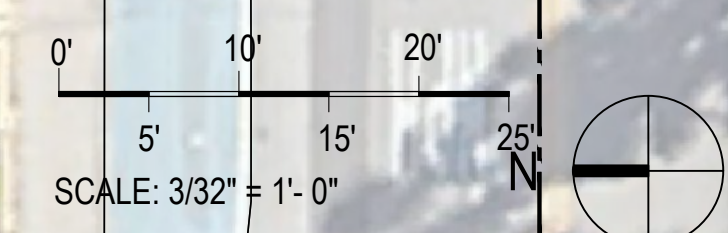
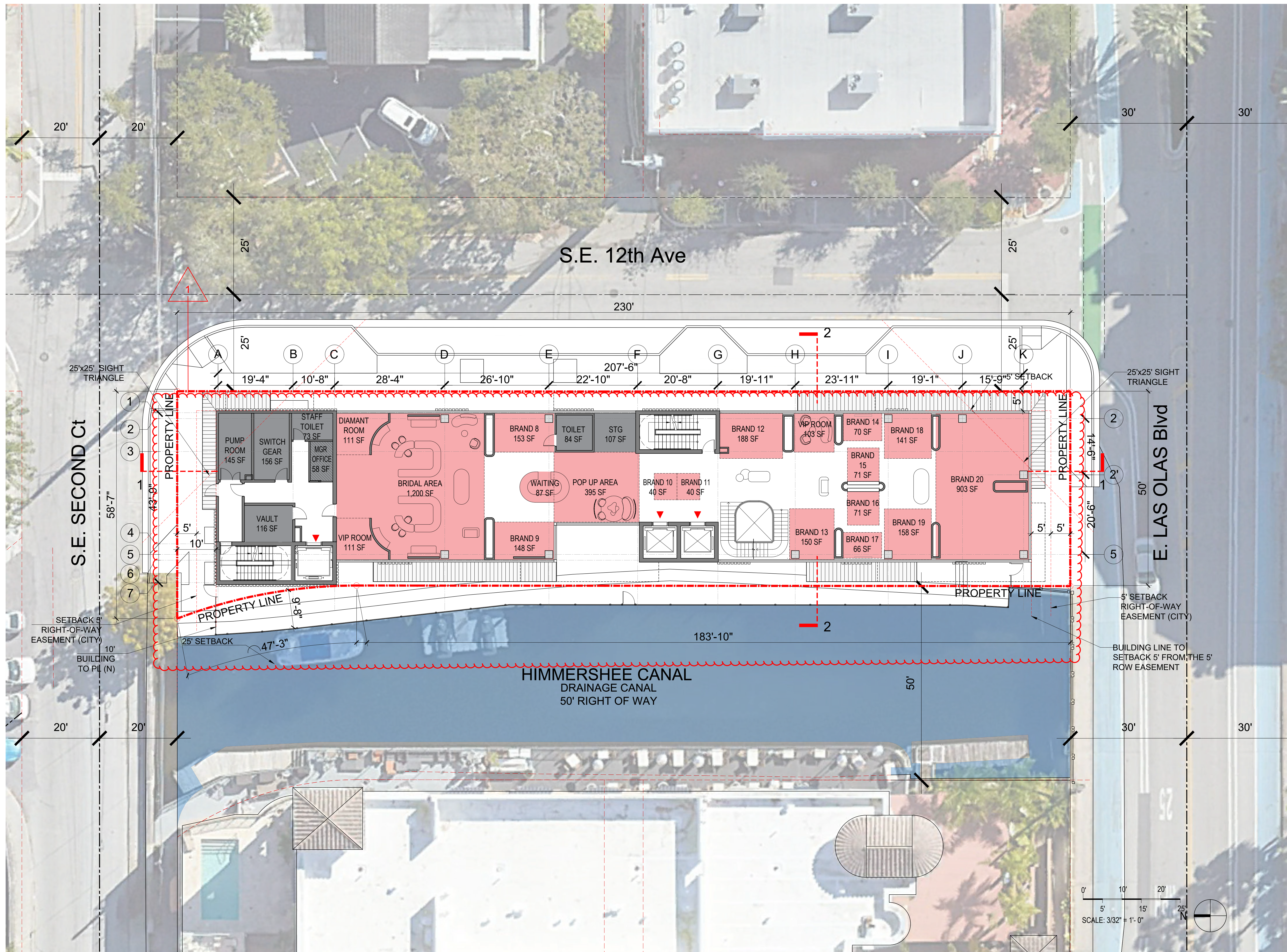
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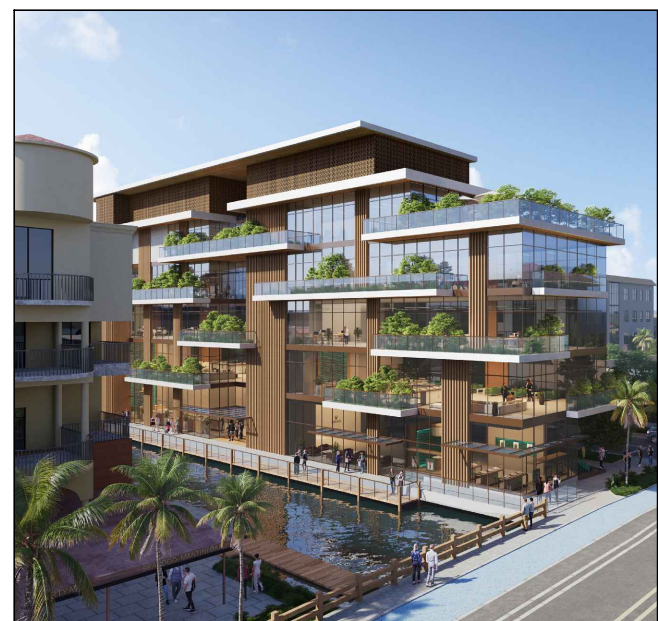
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DRAWING NAME:

LEVEL 2

A-102





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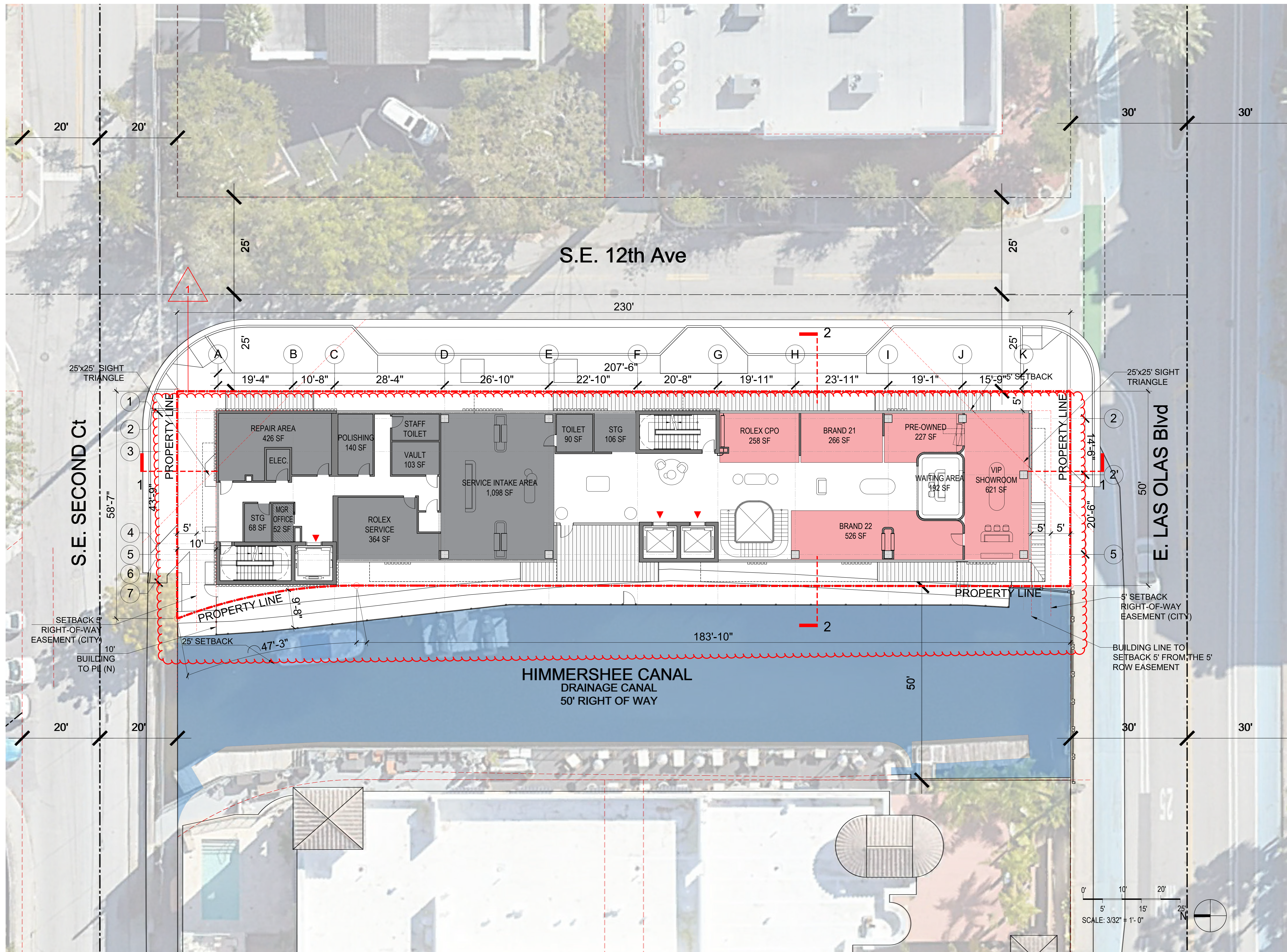
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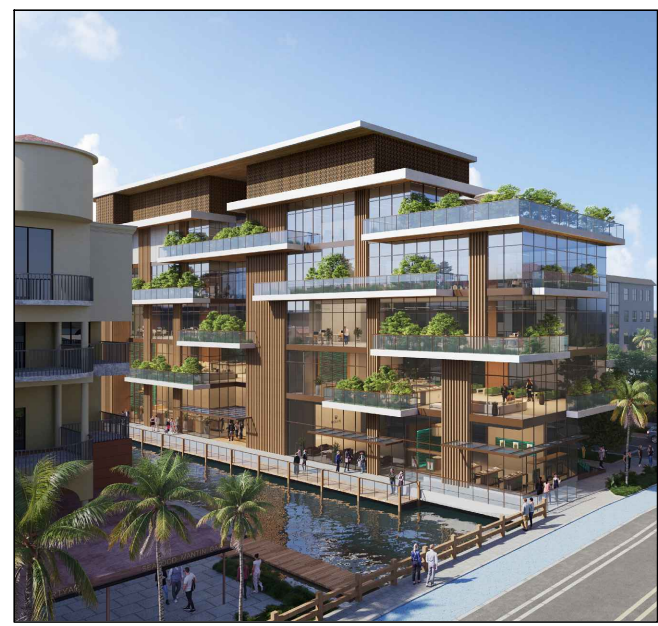
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DRAWING NAME:

LEVEL 3

A-103





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Tel: 561-350-4905

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ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

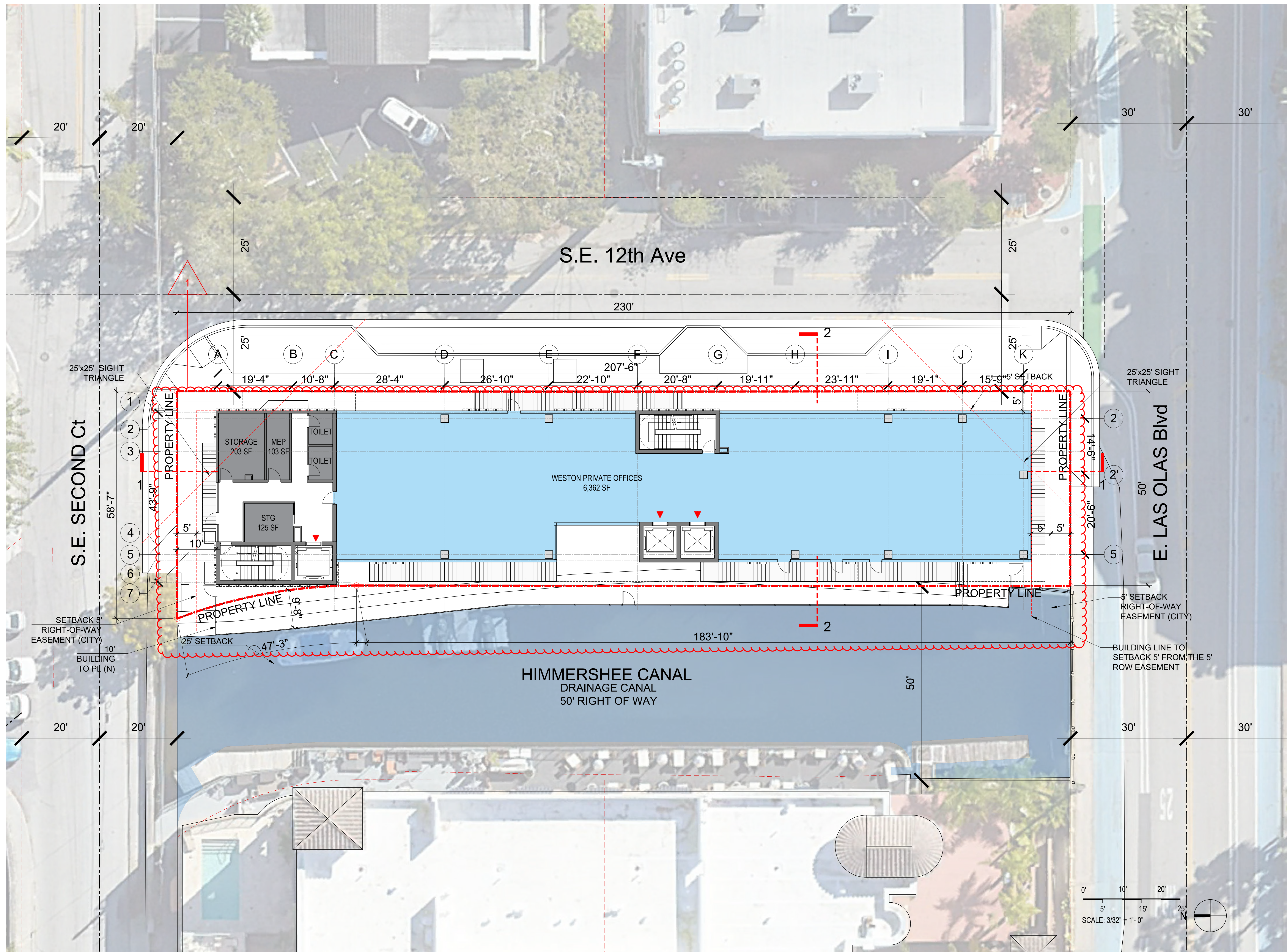
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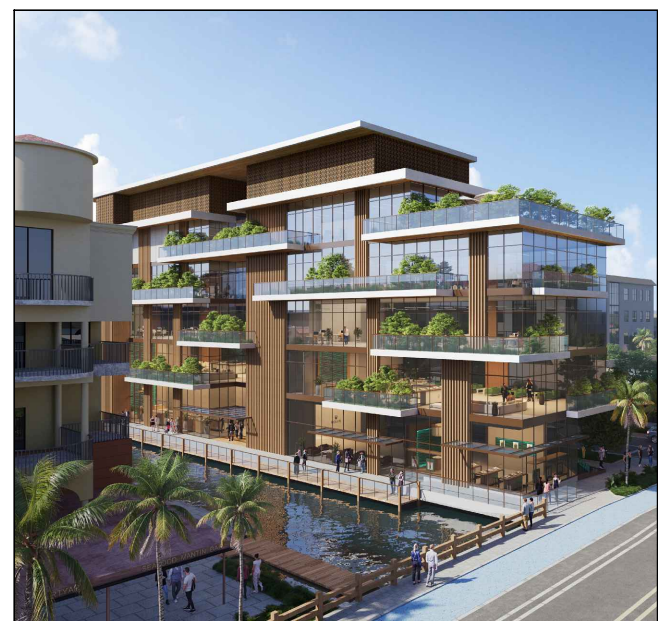
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DRAWING NAME:

LEVEL 4

A-104





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PROJECT STATUS:
OCTOBER 31st, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26
REVISION 03		03.05.26

PROJECT NUMBER: 1001.011320.000

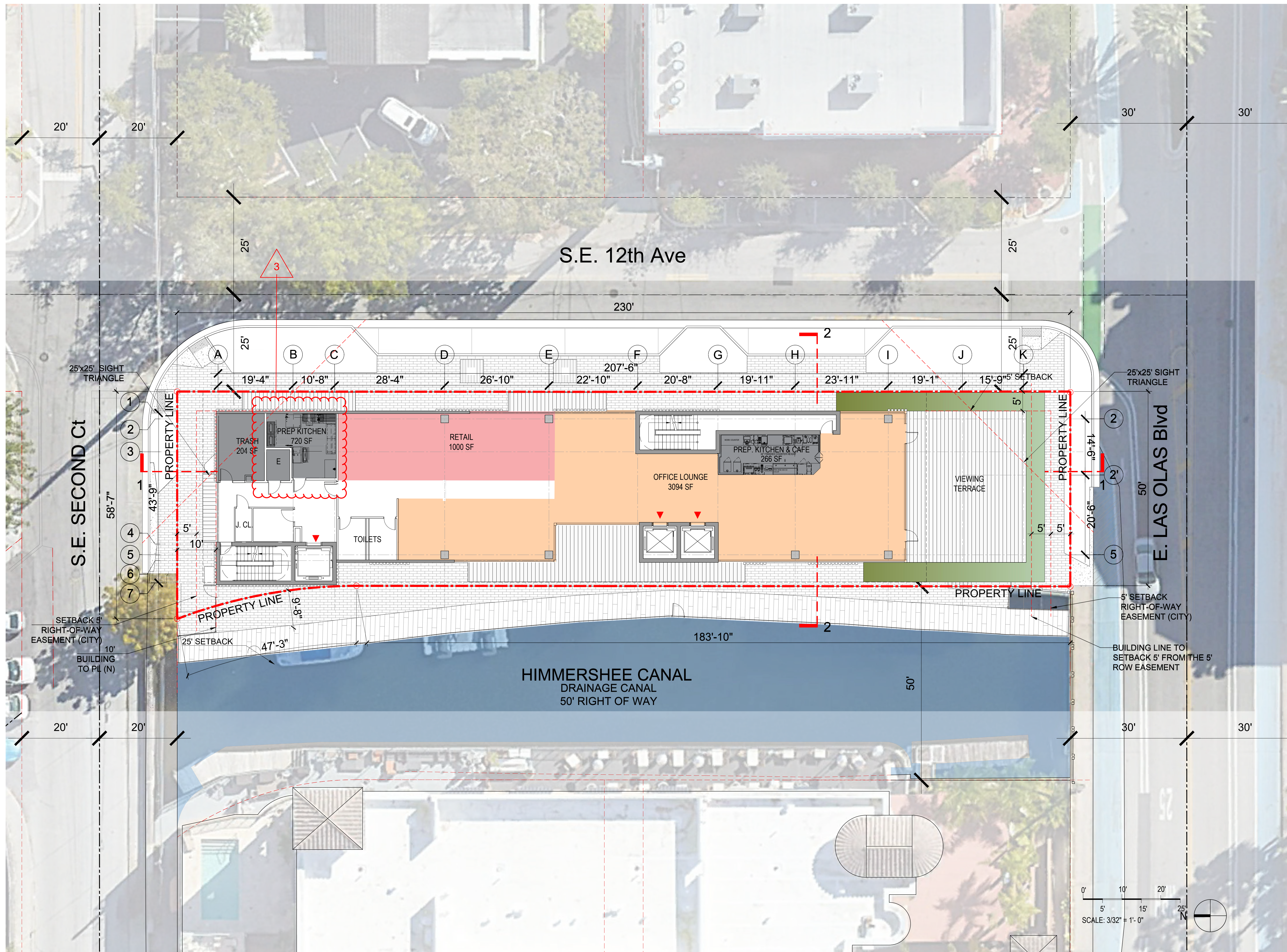
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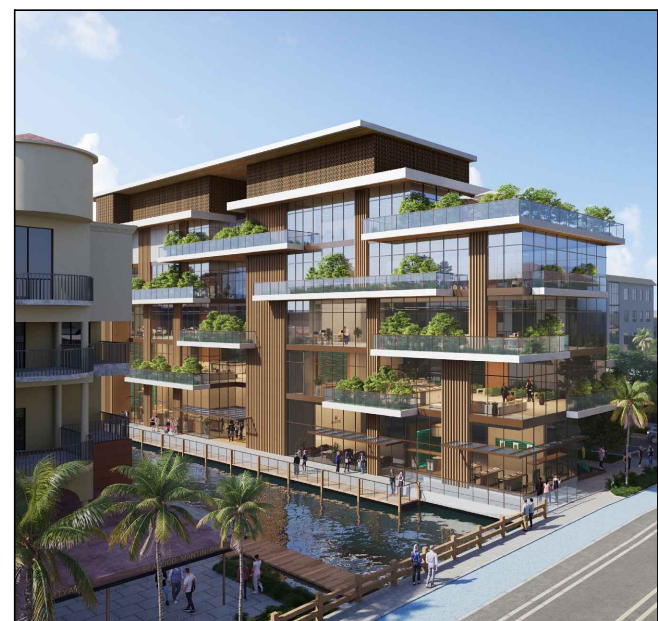
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DRAWING NAME:

LEVEL 5

A-105





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REVISION 01		10.31.25
REVISION 02		02.26.26

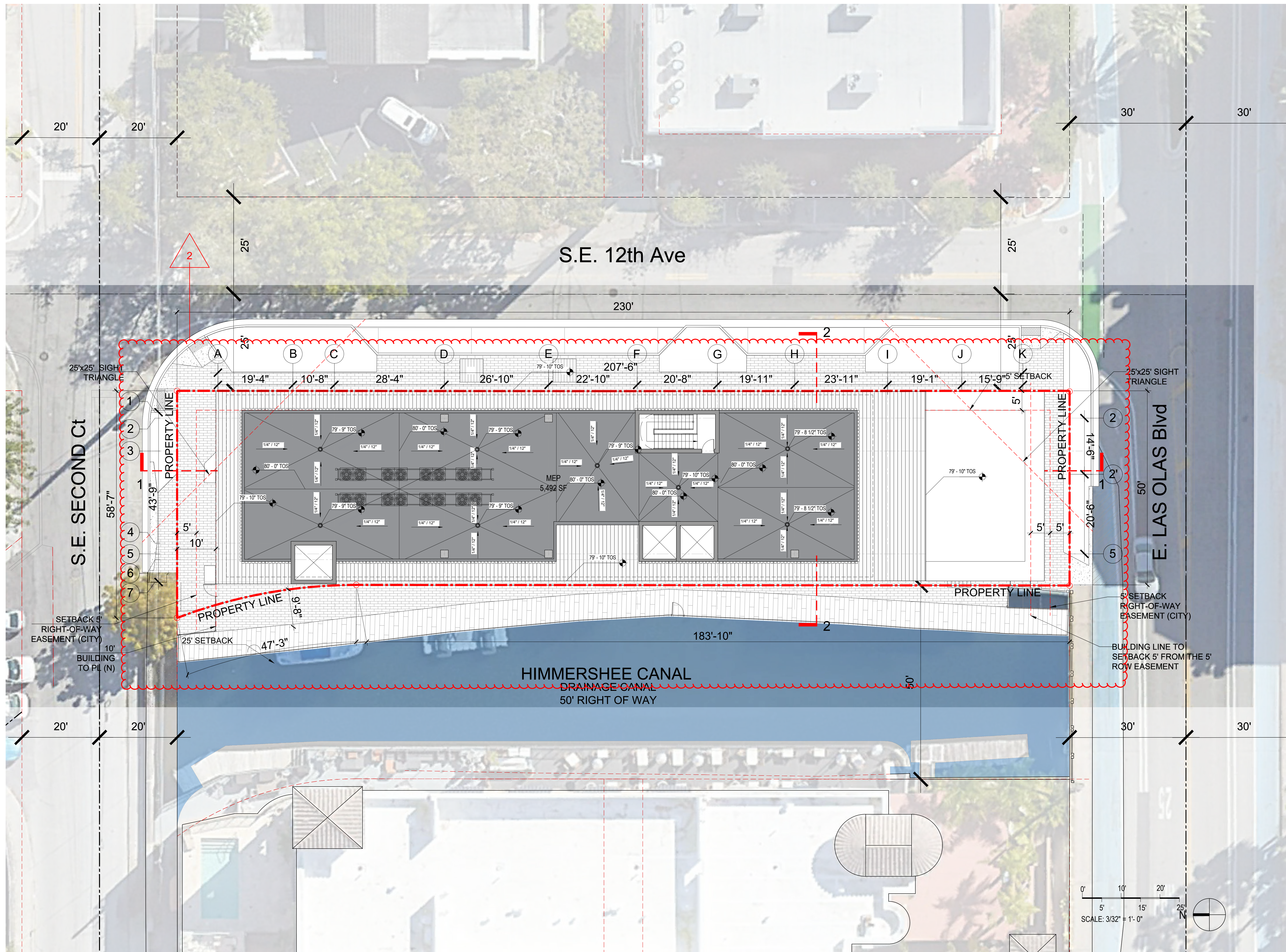
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DRAWING NAME:
LEVEL - ROOFTOP

A-106





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FORT LAUDERDALE

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1728 Main St Weston, Florida 33326
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Contact: Estefania Mayorga
Tel: (954) 777-0276
Email: estefania@toothaker.org

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PROJECT STATUS:
OCTOBER 31st, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 04		05.26.26

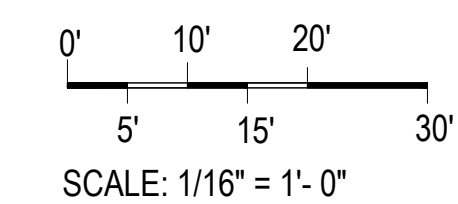
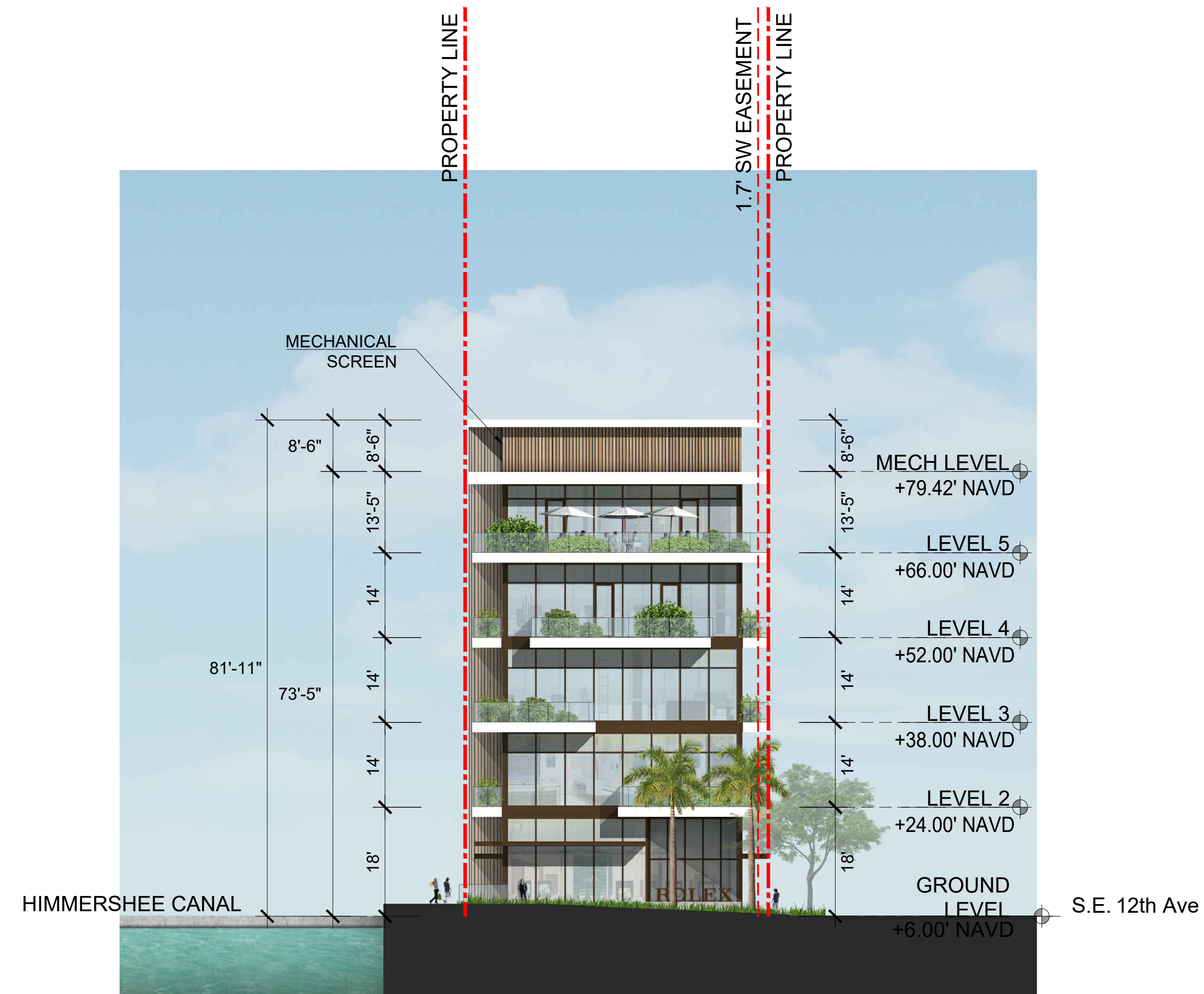
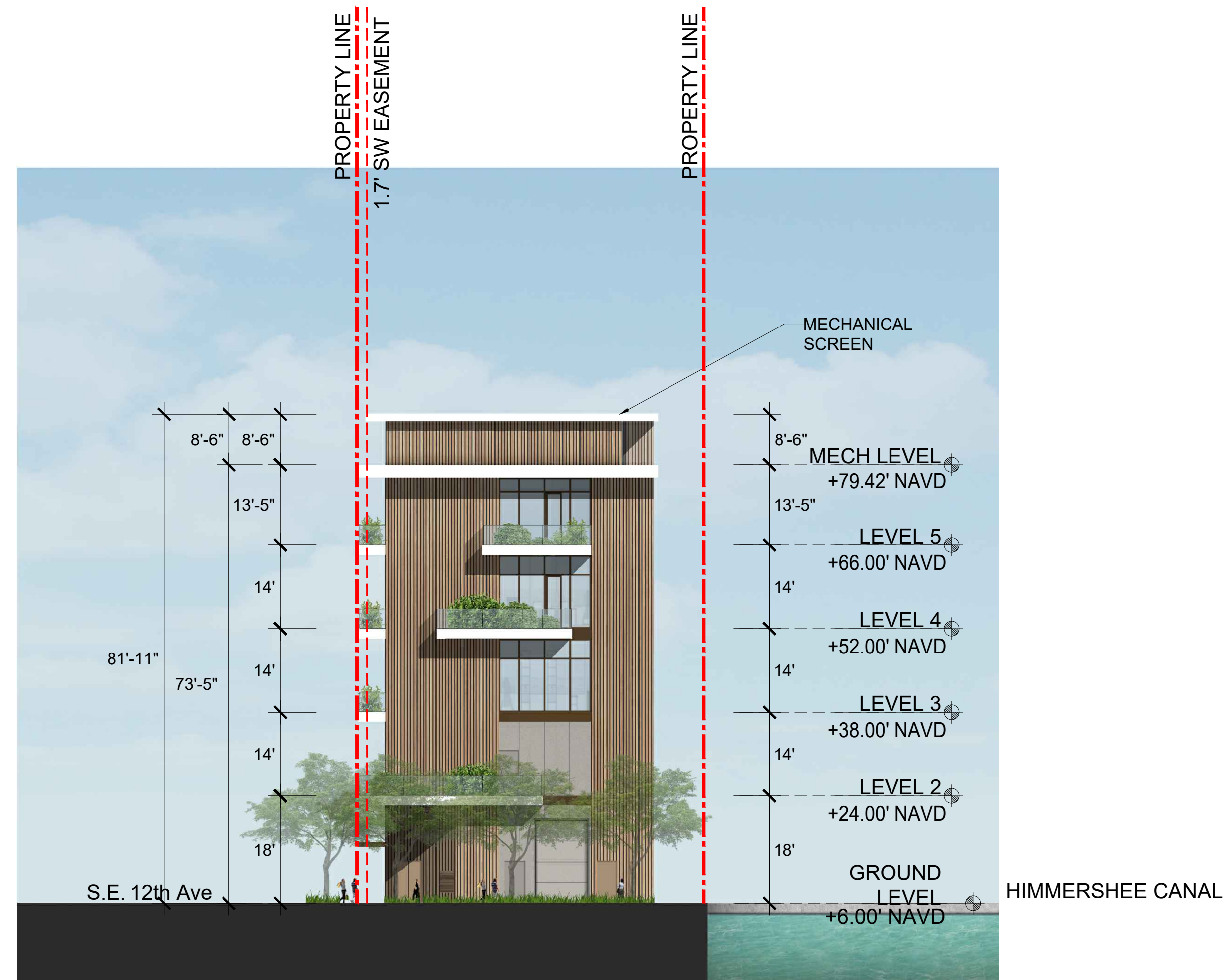
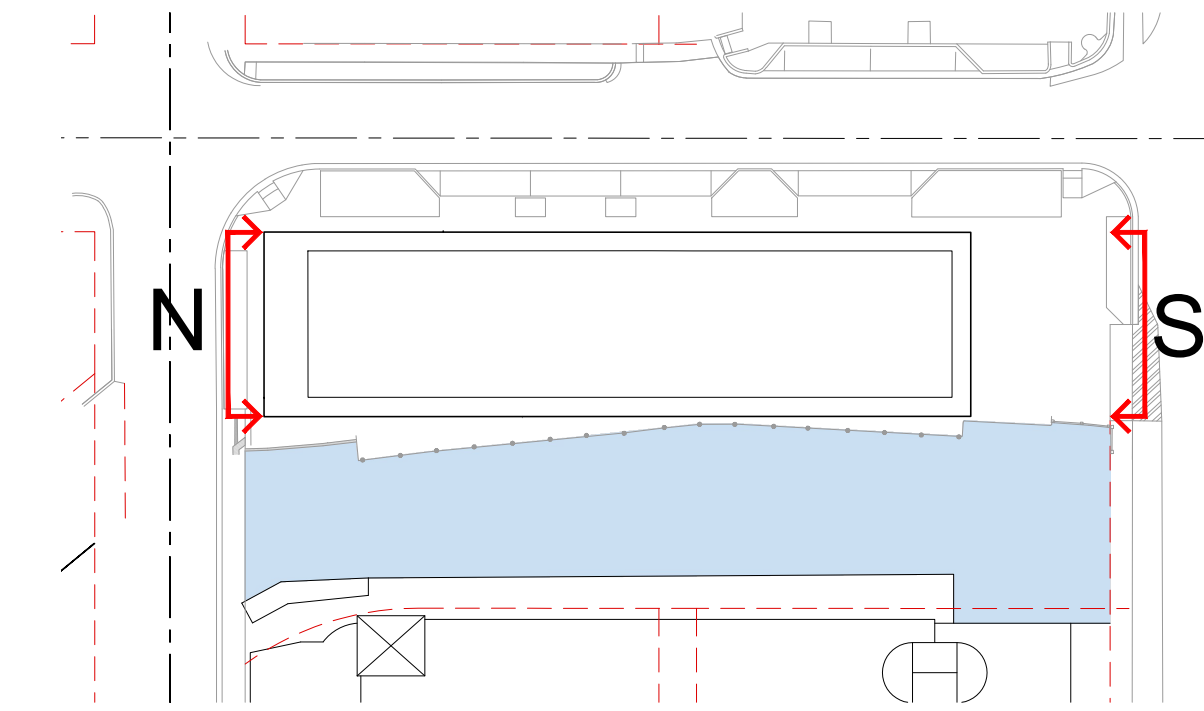
PROJECT NUMBER: 1001.011320.000

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DRAWING NAME:

A-201





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CIVIL ENGINEER:

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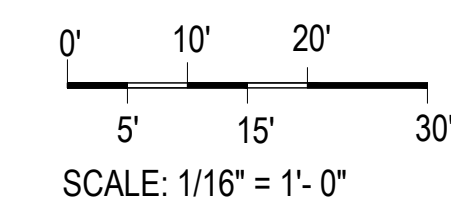
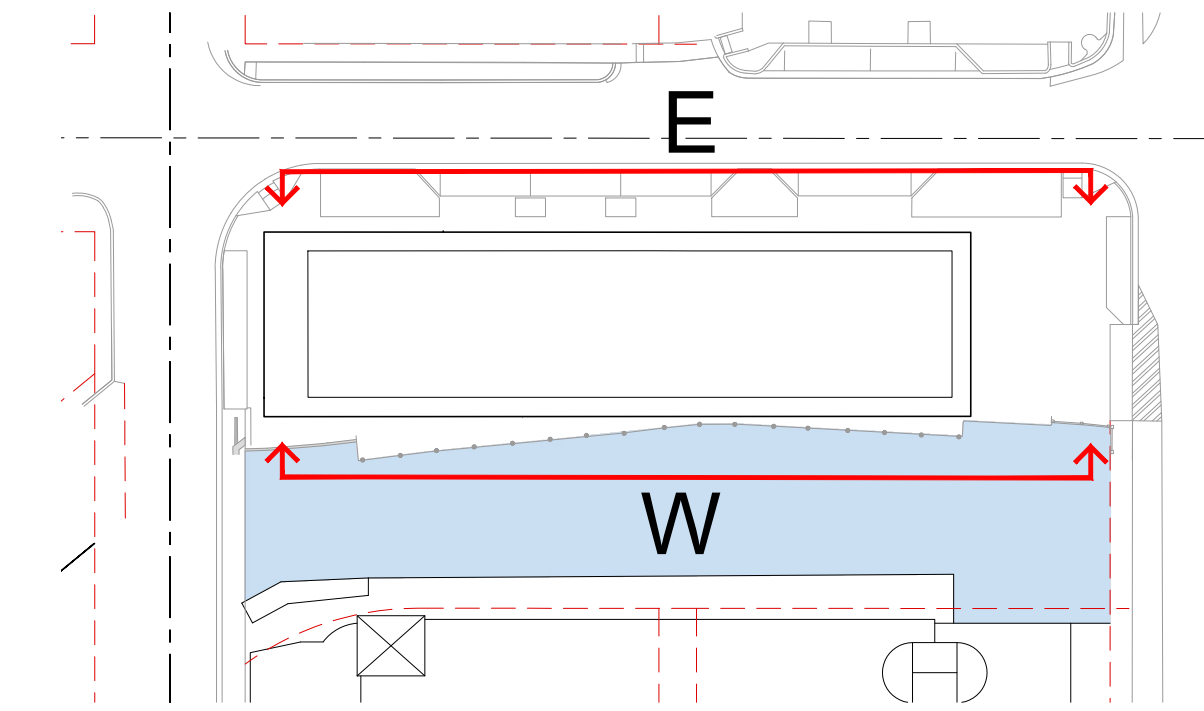
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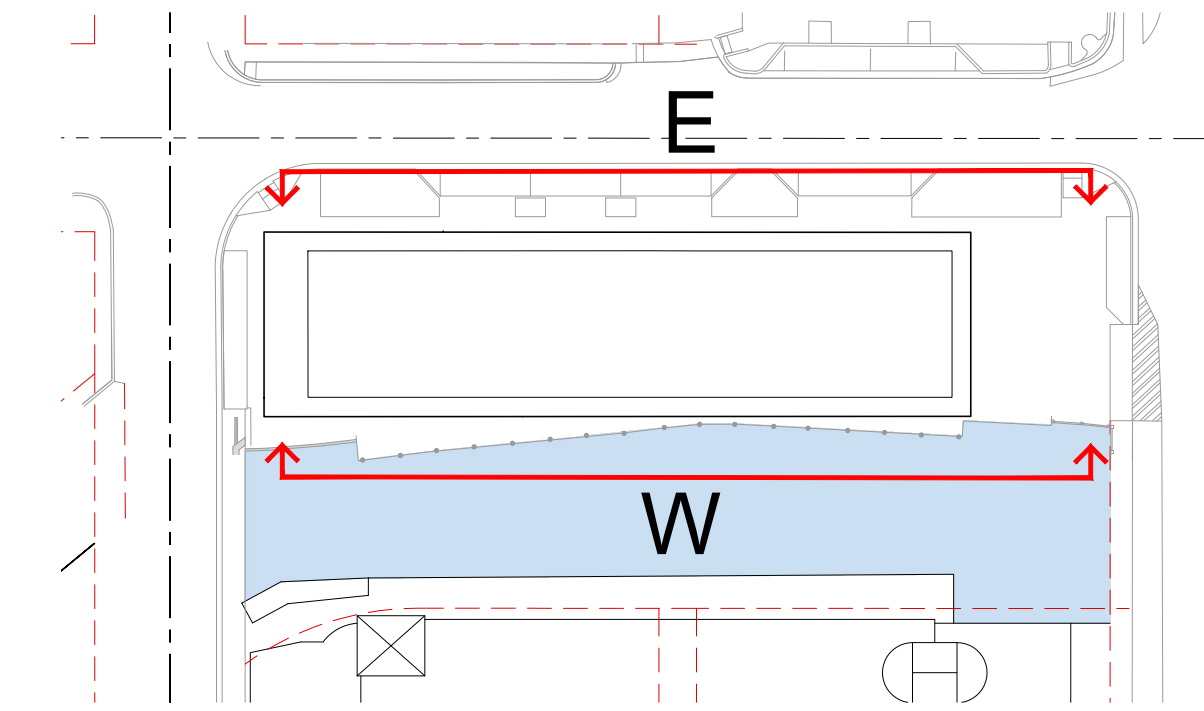
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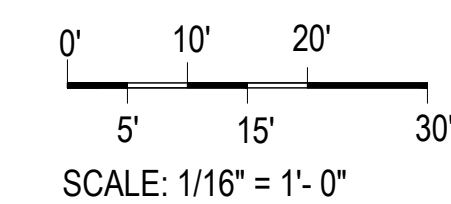
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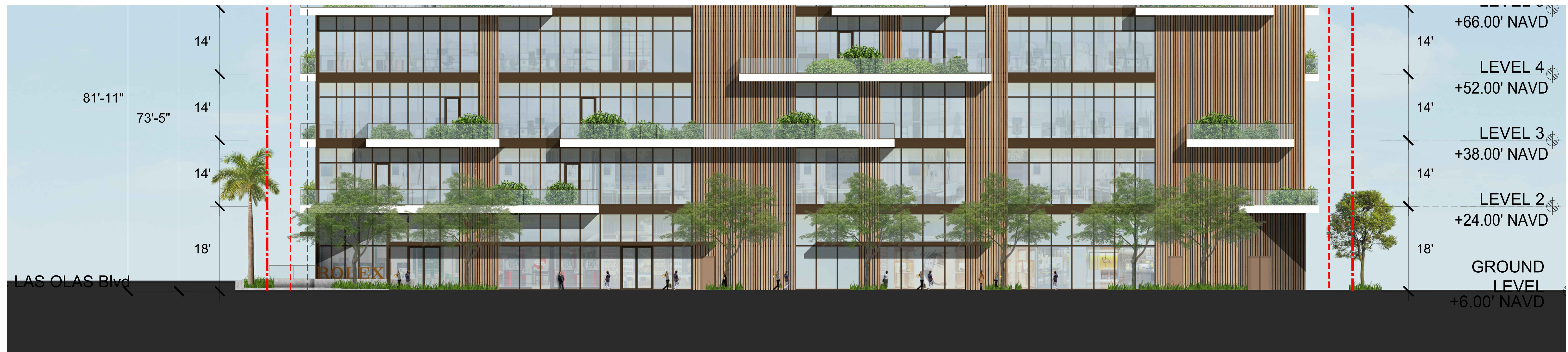
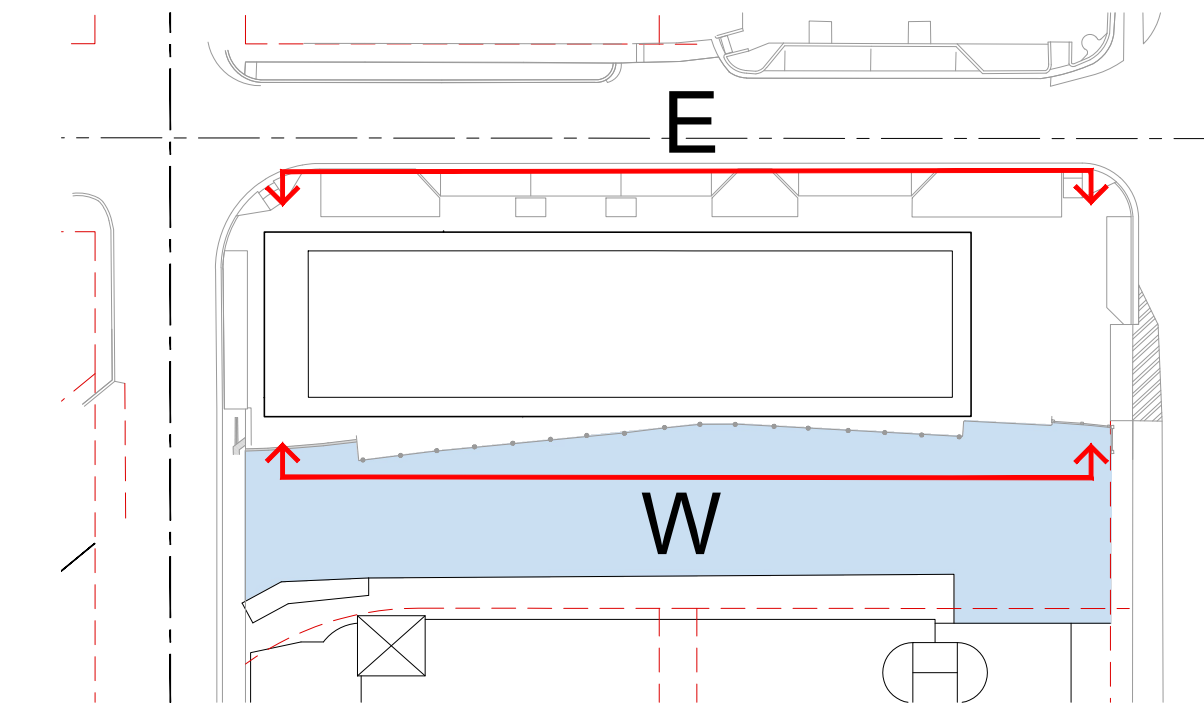
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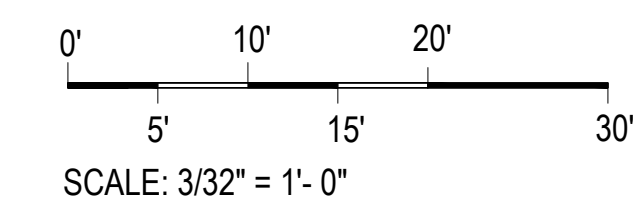
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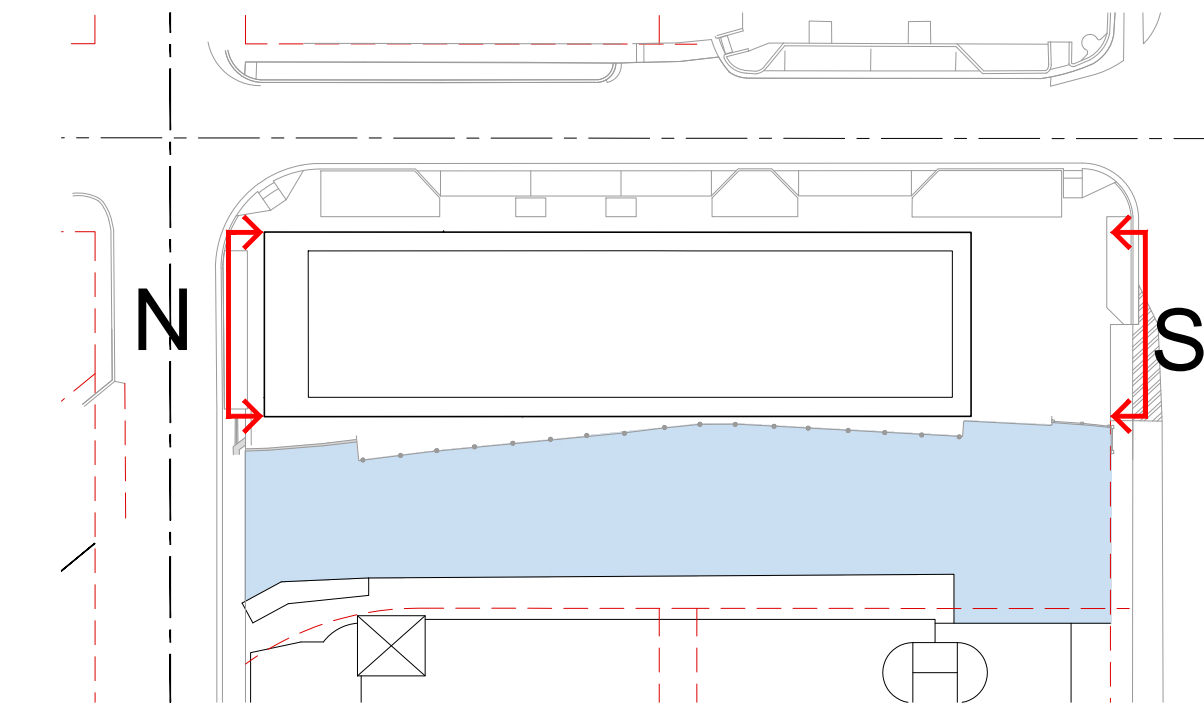
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DRAWING NAME:



A-204



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SEAL/SIGNATURE/DATE:

PROJECT STATUS:
OCTOBER 31st, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 04		05.26.26

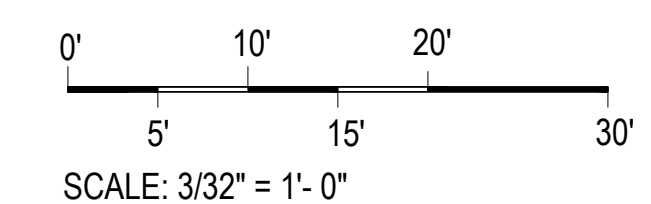
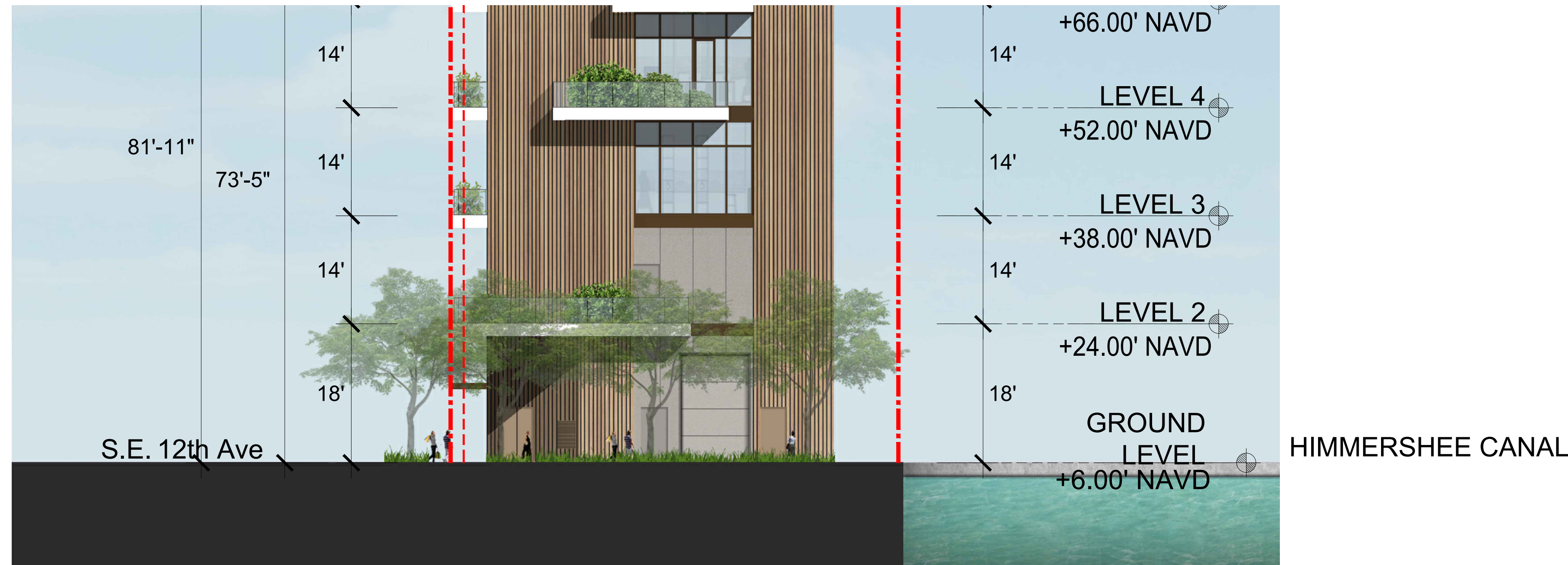
PROJECT NUMBER: 1001.011320.000

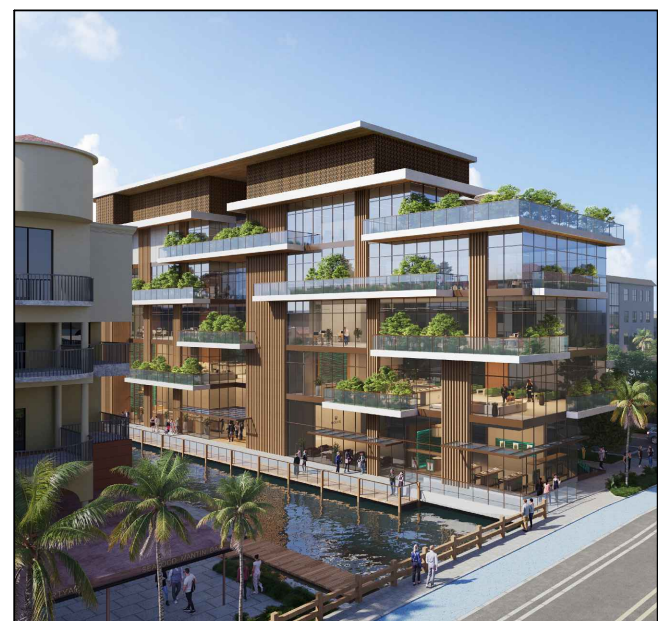
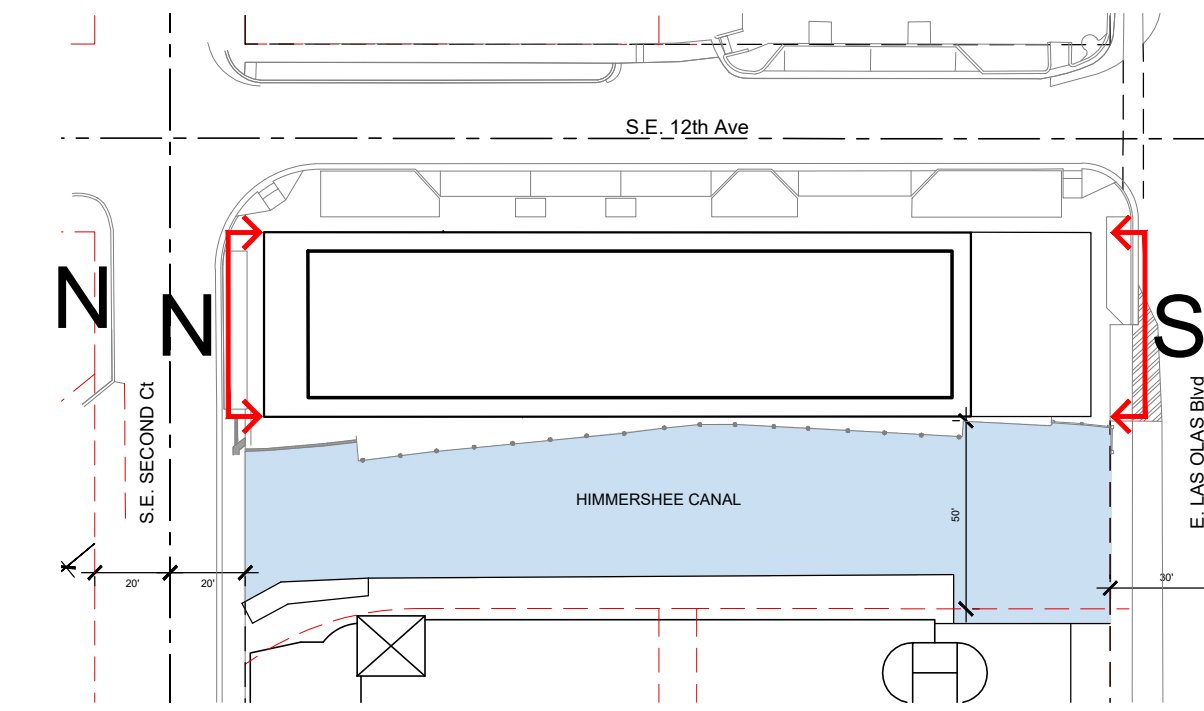
SCALE: 3/32" = 1'-0"

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DRAWING NAME:

A-205





WESTON JEWELERS BUILDING
1117 E. LAS OLAS BLVD
FORT LAUDERDALE

OWNER:
FOUR TEN PROPERTIES, LLC
C/O EQUISTONE DEVELOPMENT, INC. &
Weston Jewelers
1728 Main St Weston, Florida 33326
Tel: 561-350-4905

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PROJECT STATUS:
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ISSUE	DESCRIPTION	DATE
	REVISION 01	10.31.25

PROJECT NUMBER: 1001.011320.000

SCALE: 3/64" = 1'-0"

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DRAWING NAME:

CONTEXT ELEVATIONS

A-206

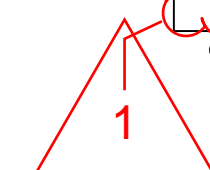
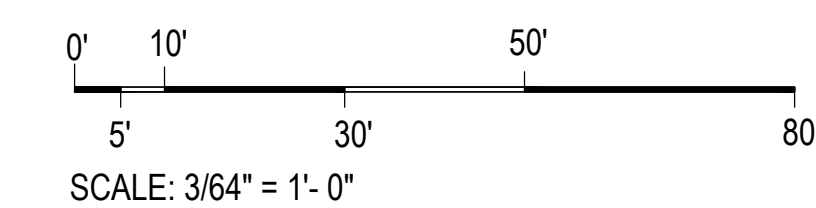
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Office Registration # AA C000465
CAM #26-0523
Exhibit 3
Page 22 of 26

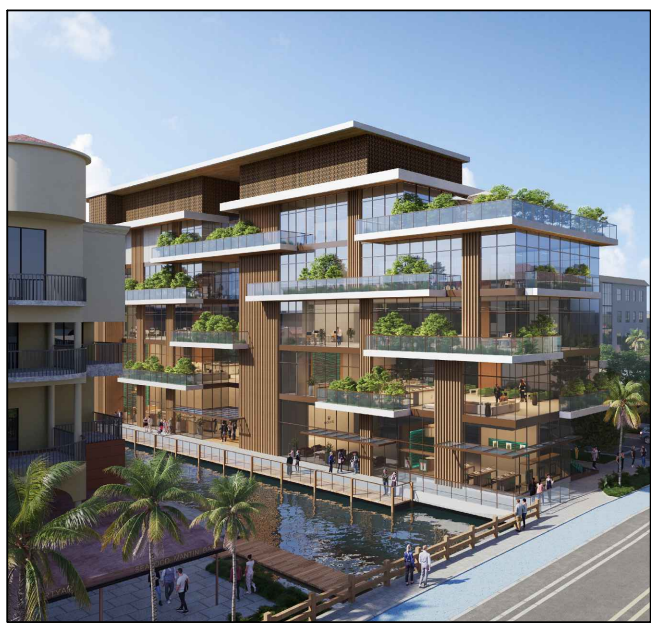
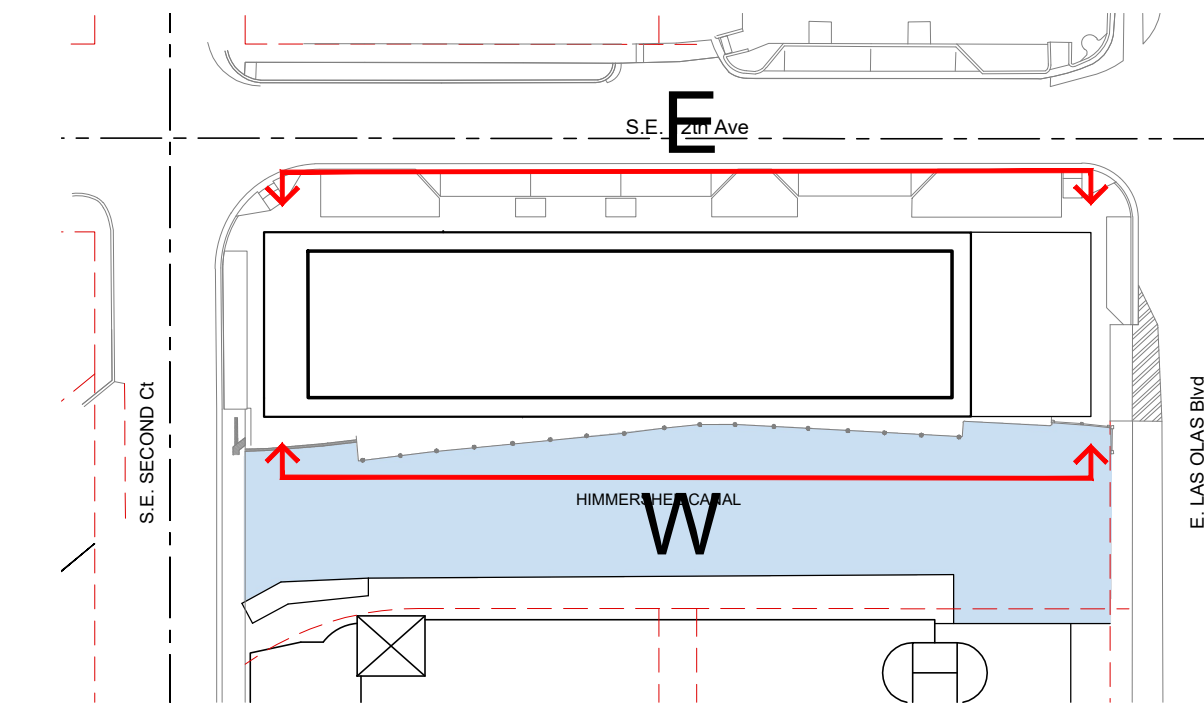


CONTEXT ELEVATION NORTH



CONTEXT ELEVATION SOUTH





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CONTEXT ELEVATION EAST



CONTEXT ELEVATION WEST

SEAL/SIGNATURE/DATE:

PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

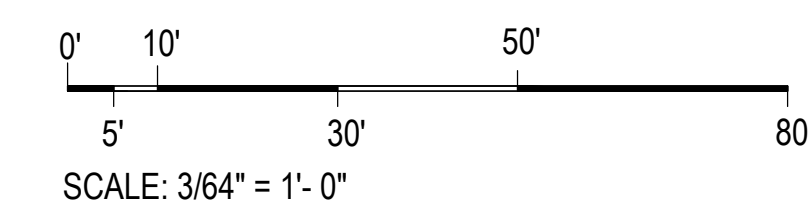
PROJECT NUMBER: 1001.011320.000

SCALE: 3/64" = 1'-0"

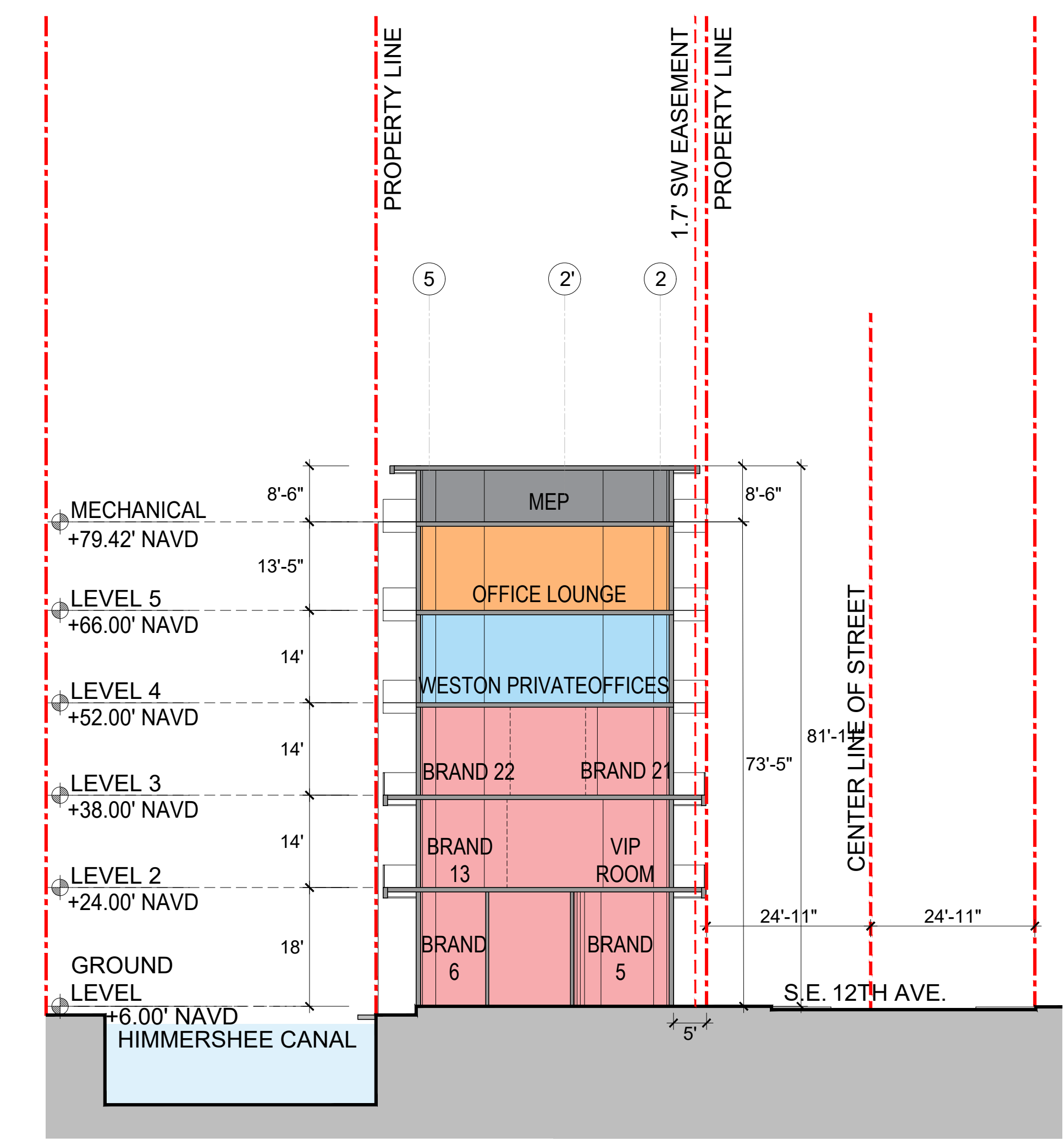
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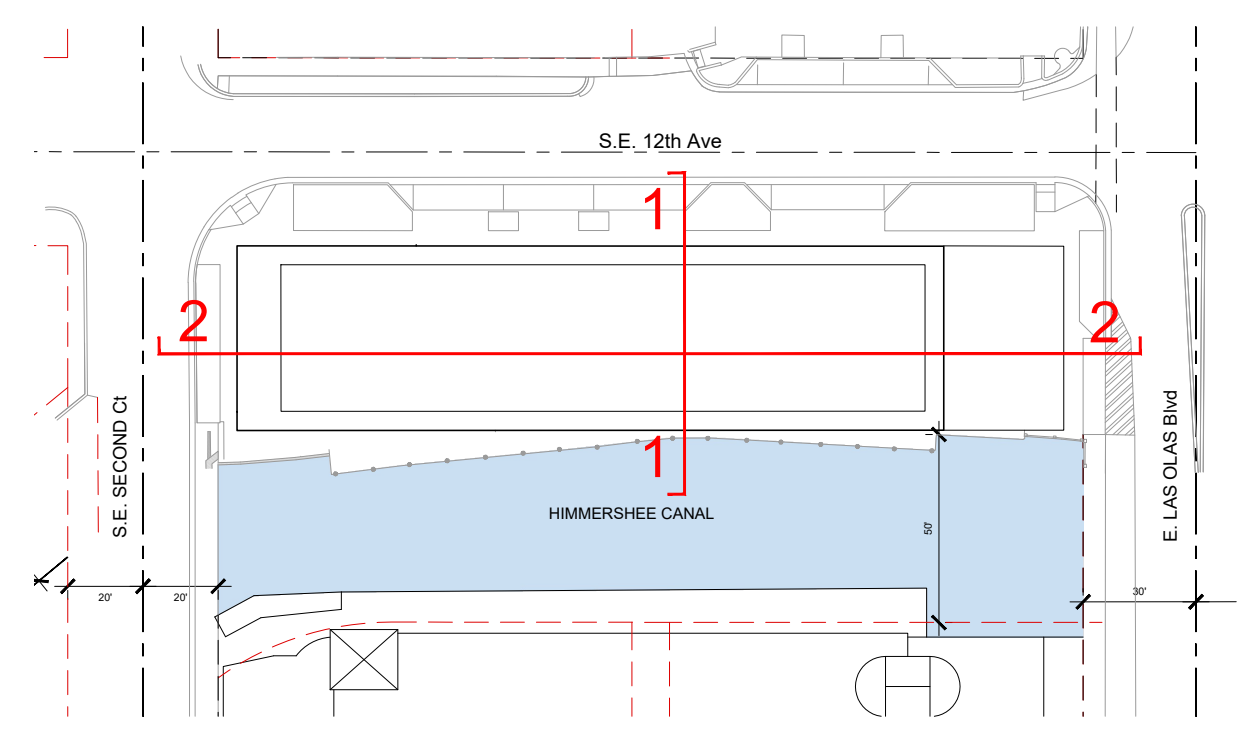
CONTEXT ELEVATIONS



A-207



SECTION 1



WESTON JEWELERS BUILDING
1117 E. LAS OLAS BLVD
FORT LAUDERDALE

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Tel: 561-350-4905

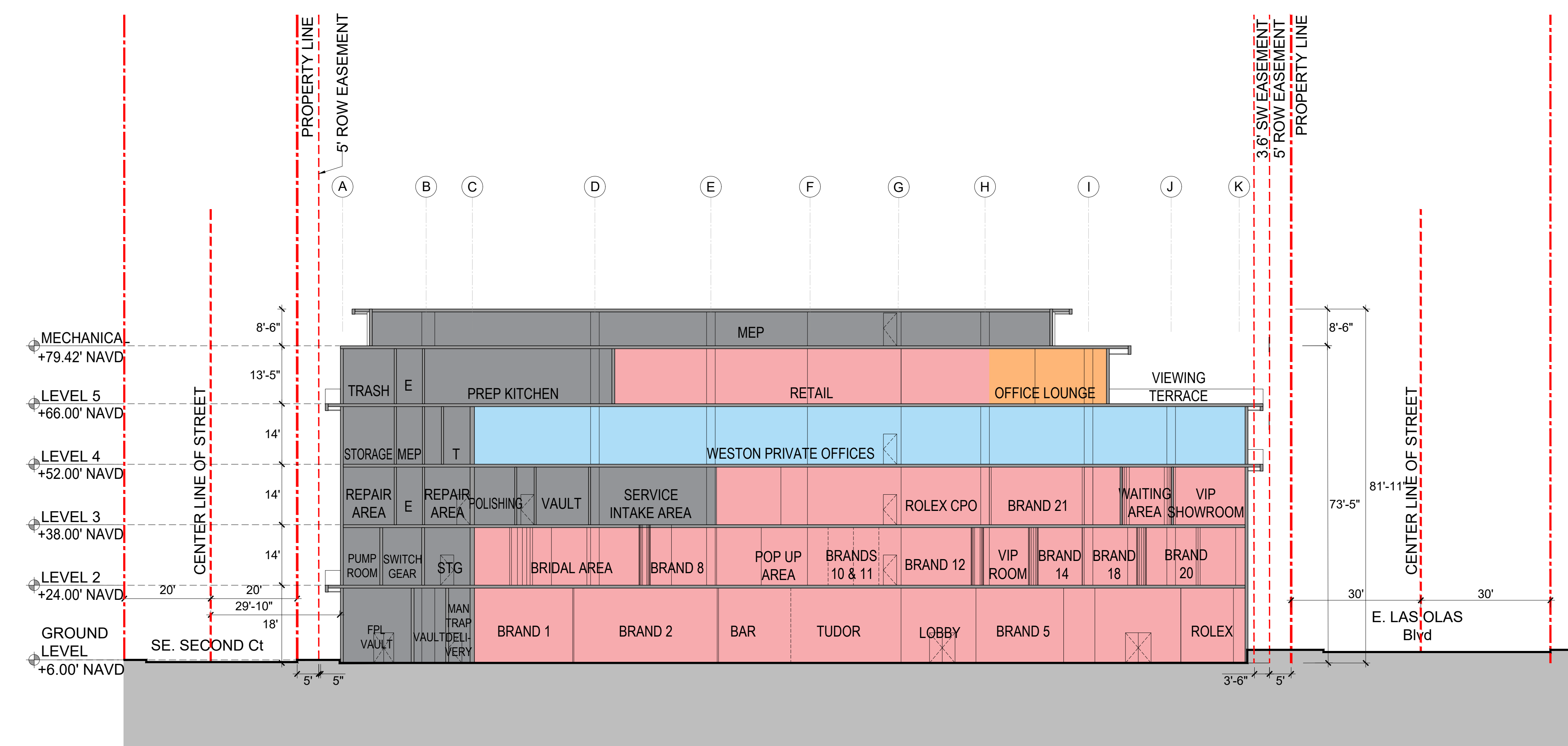
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ARQUITECTONICA
2900 Oak Ave
Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:

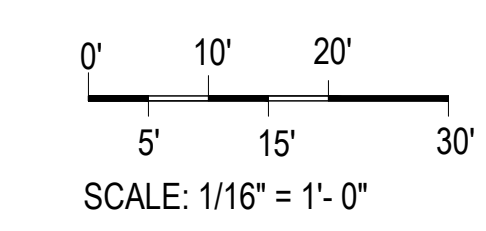
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SECTION 2



SEAL/SIGNATURE/DATE:

PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 04		05.26.26

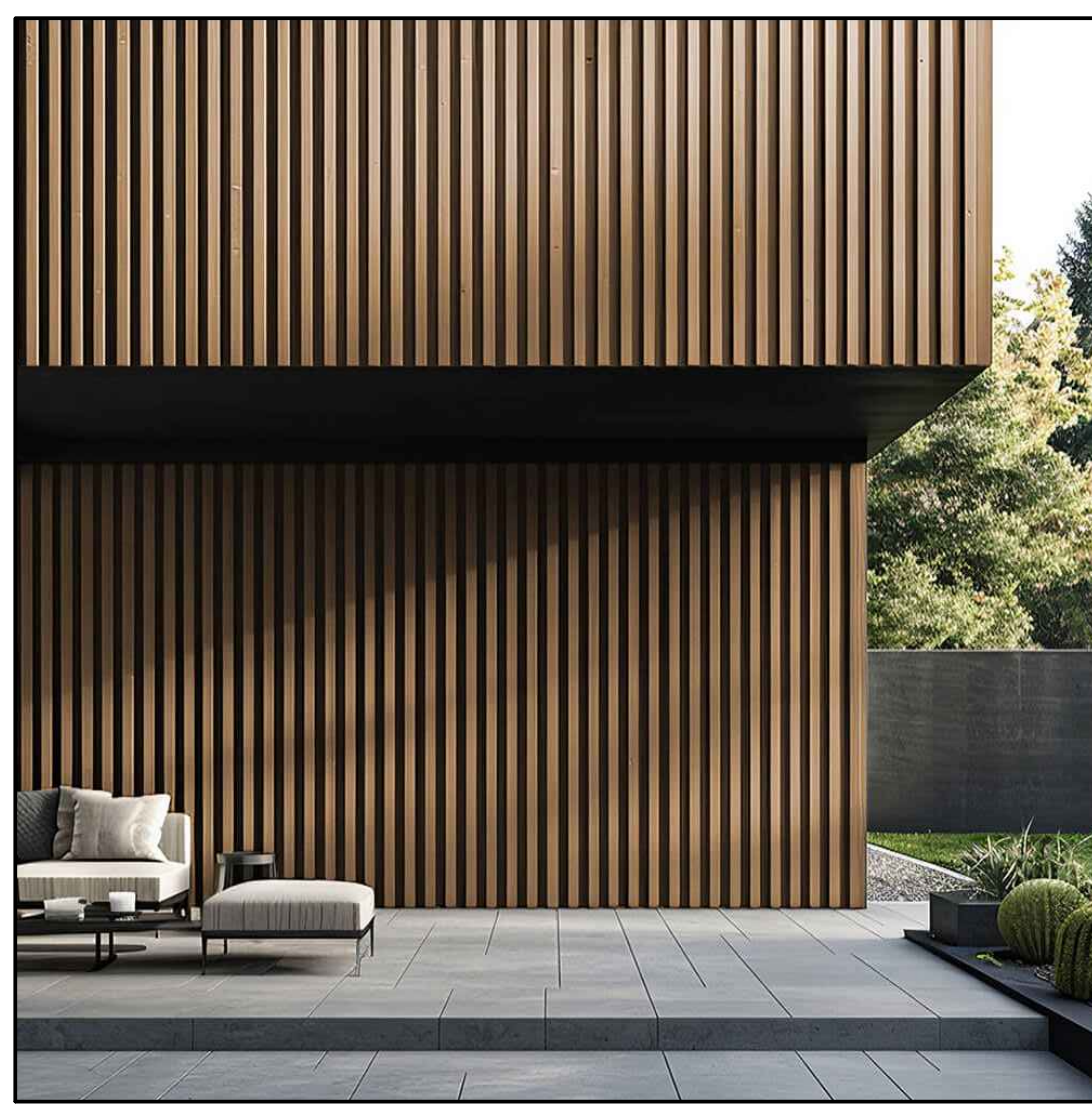
PROJECT NUMBER: 1001.011320.000

SCALE: 1/16" = 1'-0"

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DRAWING NAME:
SECTIONS

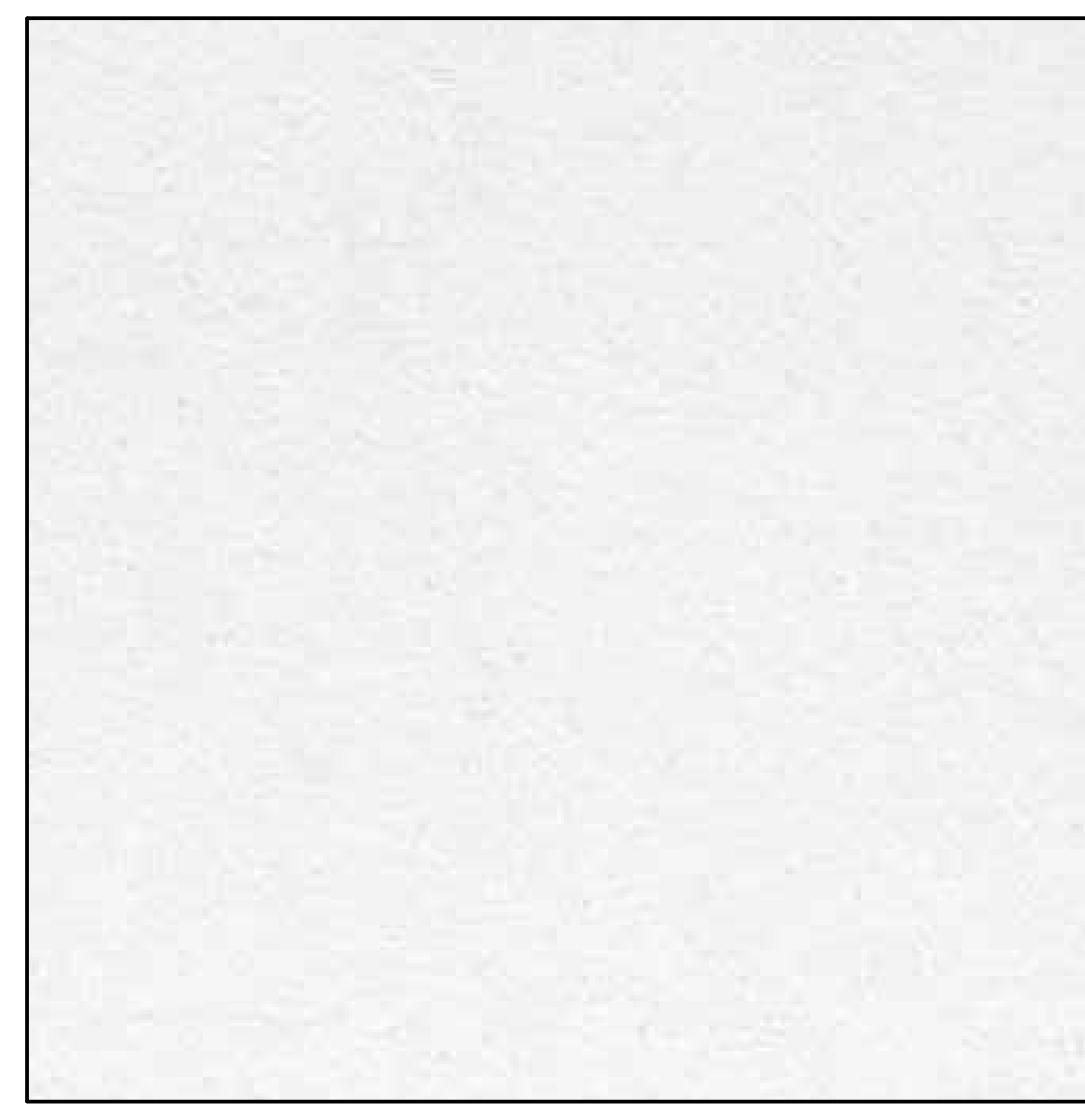
A-208



01 - ENGINEERED WOOD WALLS



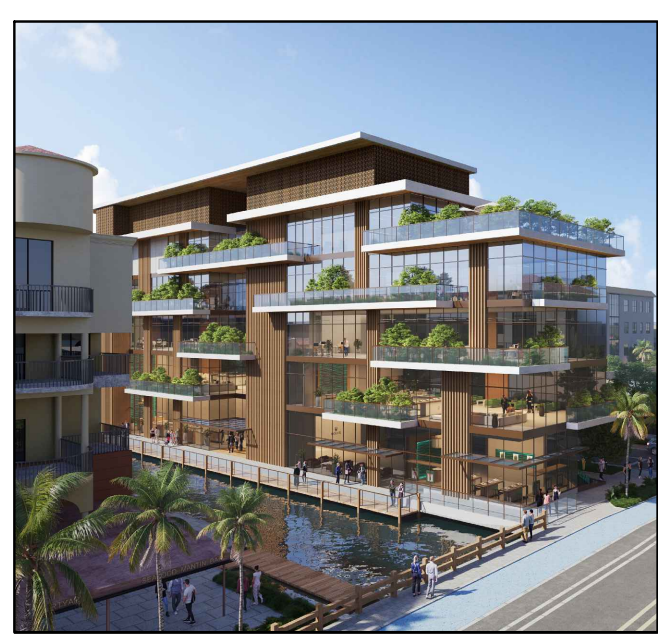
02 - GLASS RAILING



03 - WHITE STUCCO



04 - CLEAR GLASS



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PROJECT STATUS:
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ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26

PROJECT NUMBER: 1001.011320.000

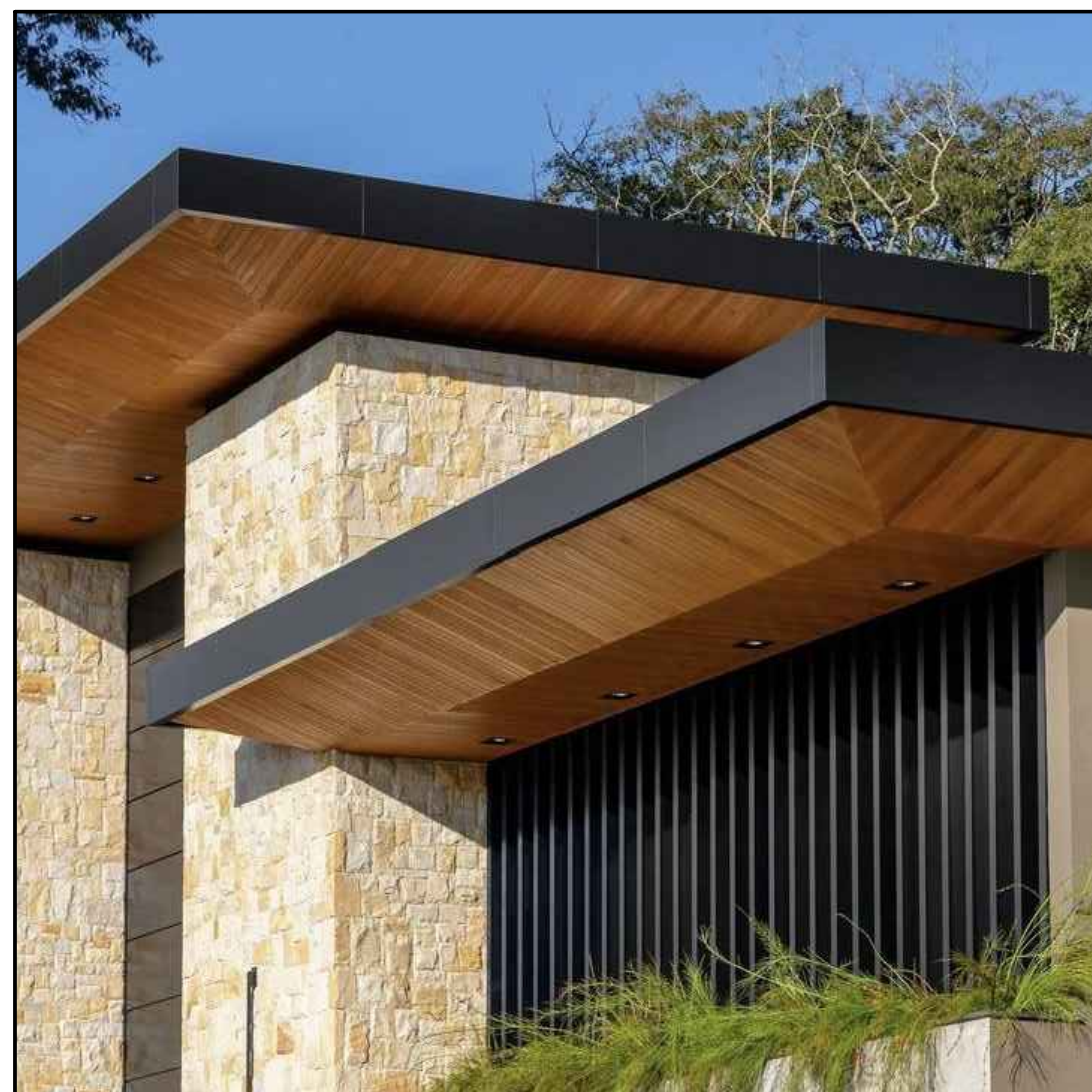
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DRAWING NAME:
MATERIAL BOARD

A-208



05 - BRONZE ALUMINUM MULLIONS



06 - WOODEN ROOF SOFFIT



2

06

01

05

04

02

03

