

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:

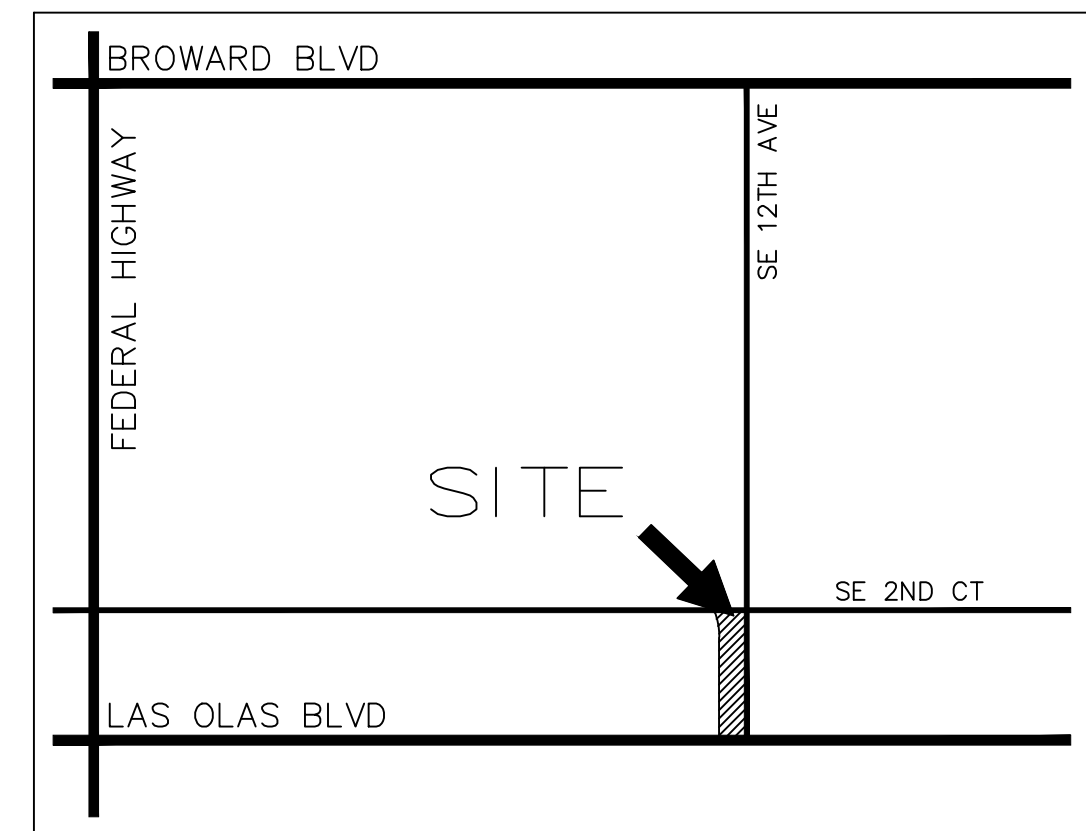
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305.372.1812

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FLYNN ENGINEERING SERVICES, PA
241 Commercial Blvd., Lauderdale-by-the-Sea, FL
954.522.1004

FRANCHISE UTILITY PROVIDERS:

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



LOCATION MAP
NTS



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1512 E Broward Blvd, Fort Lauderdale, FL
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TRAFFIC ENGINEER
DC ENGINEERS, INC
CORAL SPRINGS, FL 33071
954.798.0926



DRC SHEET INDEX

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PLAT

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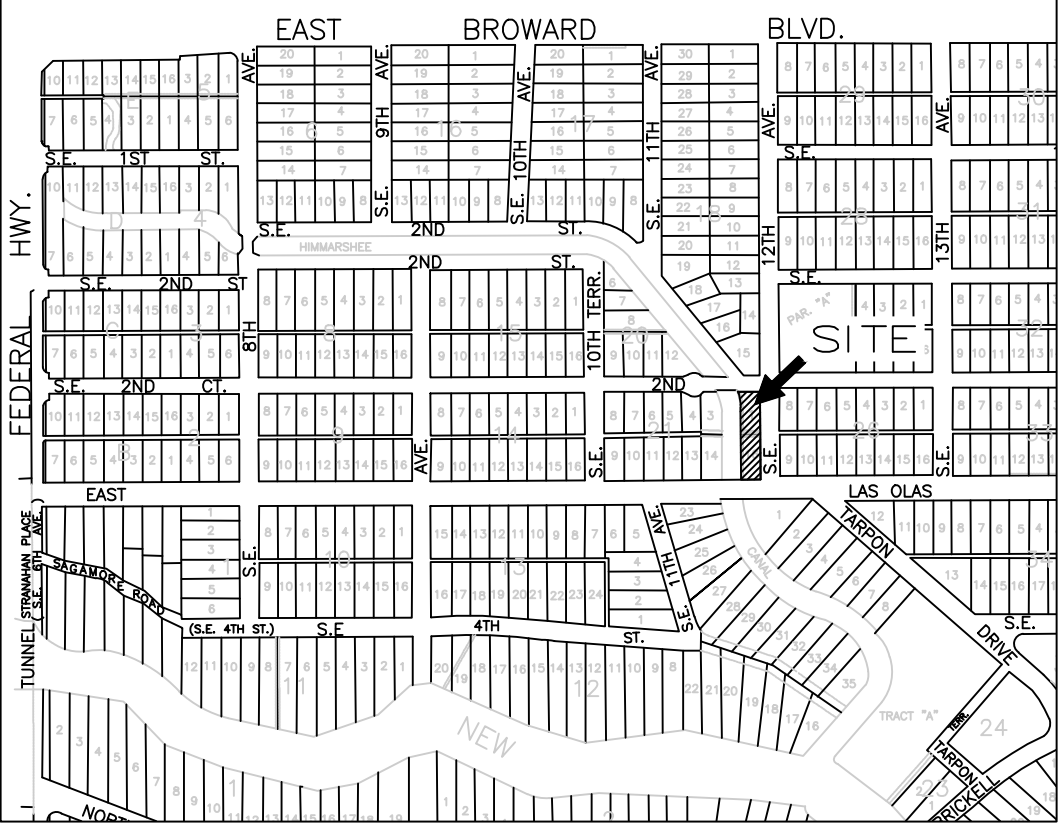
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PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Drawn by GCC	Date 08/07/25
Proj. Mgr. SR00	Plot Date 02/26/26
Appr. by BMK	
Job No. 25-1895.00	

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 PROPOSED	473 SF 4%
TOTAL PERVIOUS EXISTING	1,815 SF 16%
TOTAL IMPERVIOUS PROPOSED	3,187 SF 27%
TOTAL IMPERVIOUS EXISTING	4,944 SF 42%
TOTAL BUILDING FOOTPRINT PROPOSED	7,970 SF 68%
TOTAL BUILDING FOOTPRINT 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
TOP OF EQUIP. SCREENING HEIGHT (NON-HABITABLE)	150' (MAX)	73'-5" (79.42 NAVD)
NUMBER OF STORIES	81'-11" (87.92 NAVD)	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%
VUA 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			CODE 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 I	1
INBOUND STACKING SPACES			N/A	N/A
OUTBOUND STACKING SPACES			N/A	N/A

SOLID WASTE / RECYCLING MANAGEMENT:

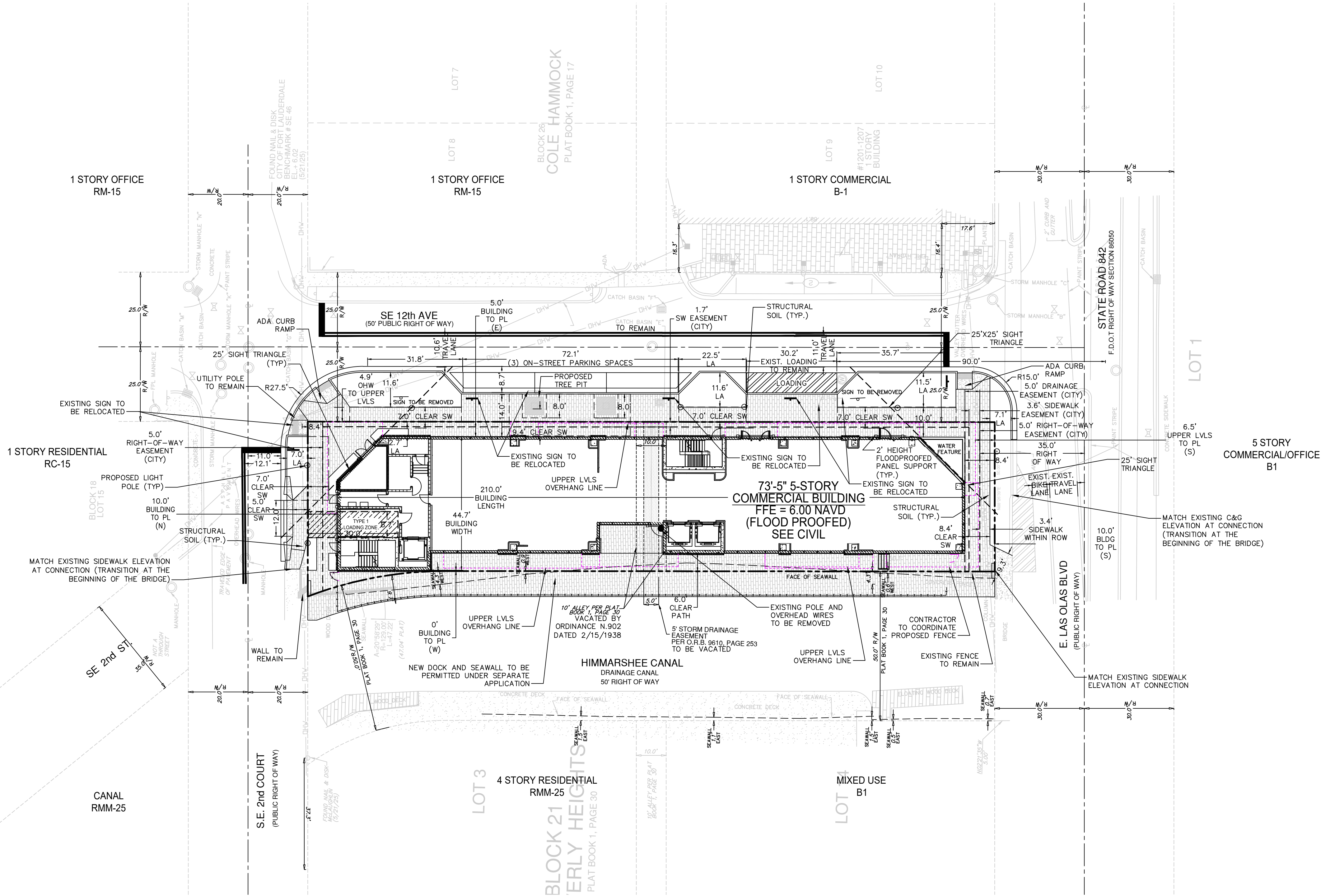
- THE SOLID WASTE AND RECYCLING WILL BE COLLECTED BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK FOR TRASH AND 1 TIME PER RECYCLING.
 - THE COLLECTION WILL OCCUR FROM SE 2ND COURT.
 - THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL 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.

SITE PLAN

Sheet Title

WESTON JEWELERS

1117-1121 E LAS OLAS BLVD
FORT LAUDERDALE, FLORIDA 33301

Job Title



Revisions

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

Phase:

DRC
DOCUMENTS

SEAL

Scale:	Date
1"=20'	05/26/26
Job No.	Plt Date
25-1895.00	05/26/26
Drawn by	Sheet No.
GCC	
Proj. Mgr.	
SROD	
Appr. by	
BMK	

C0.0

1 of -



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PROJECT STATUS:
OCTOBER 31th, 2025

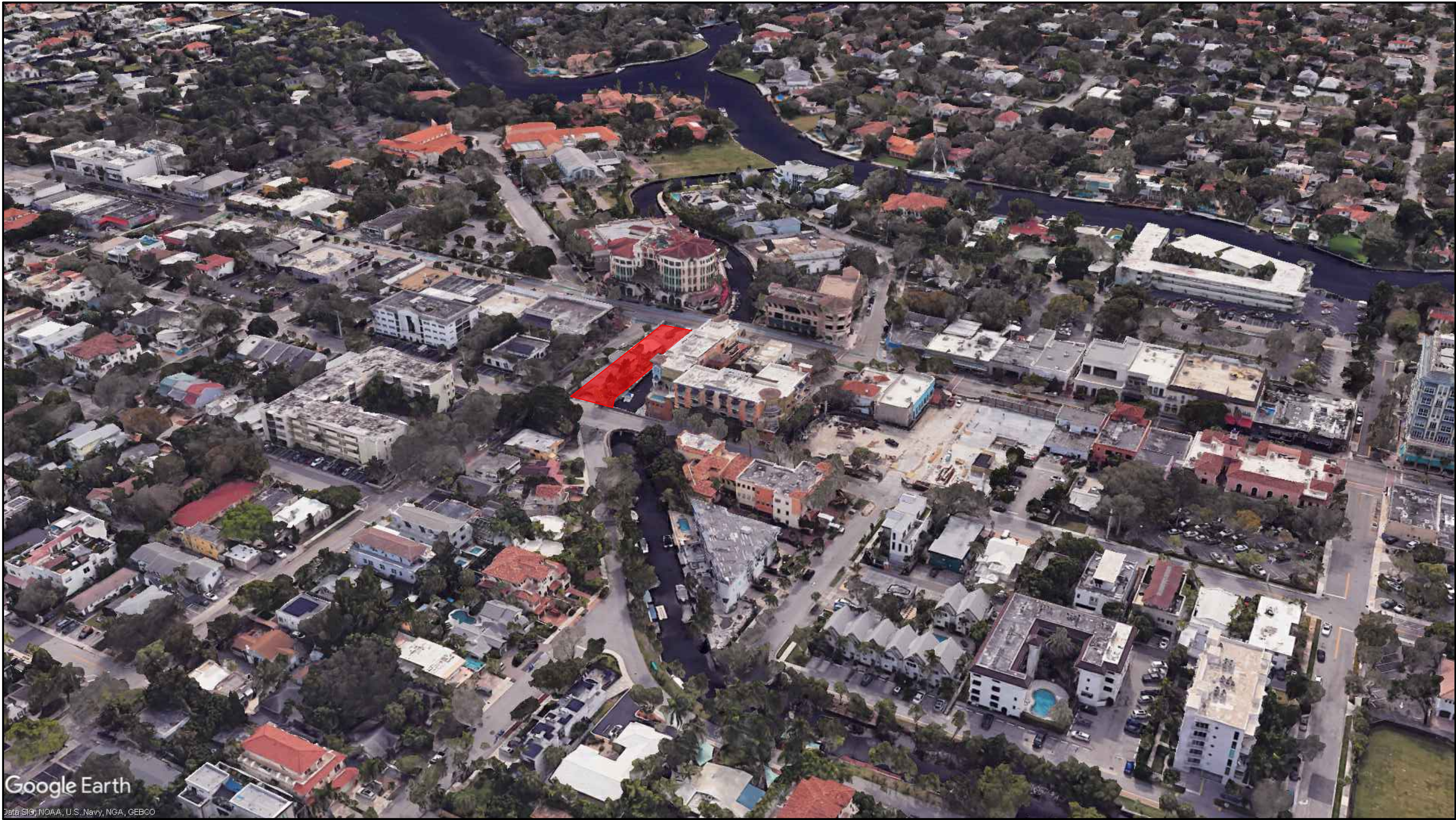
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

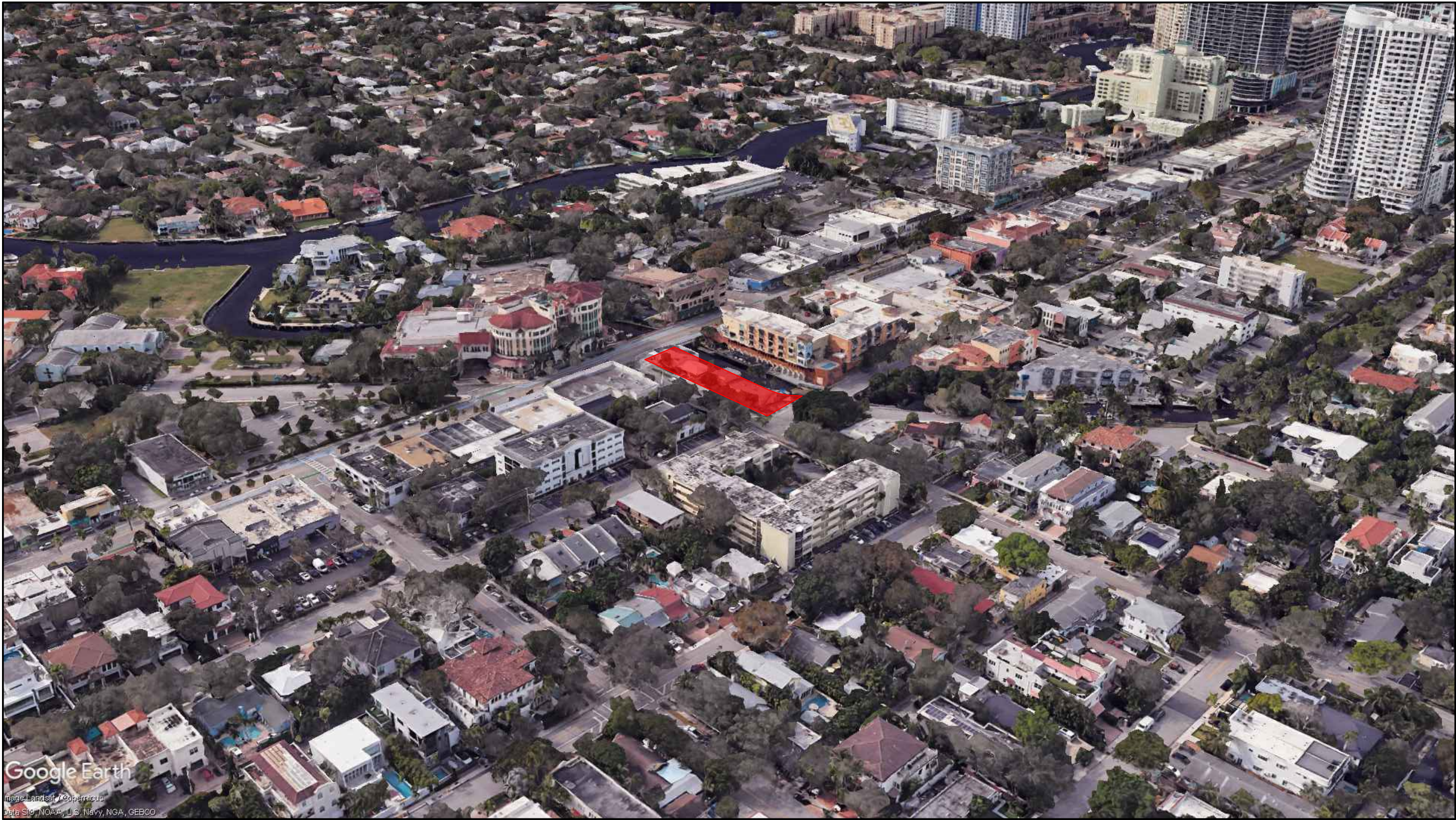
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DRAWING NAME:
CONTEXT LOCATION MAP

A-002



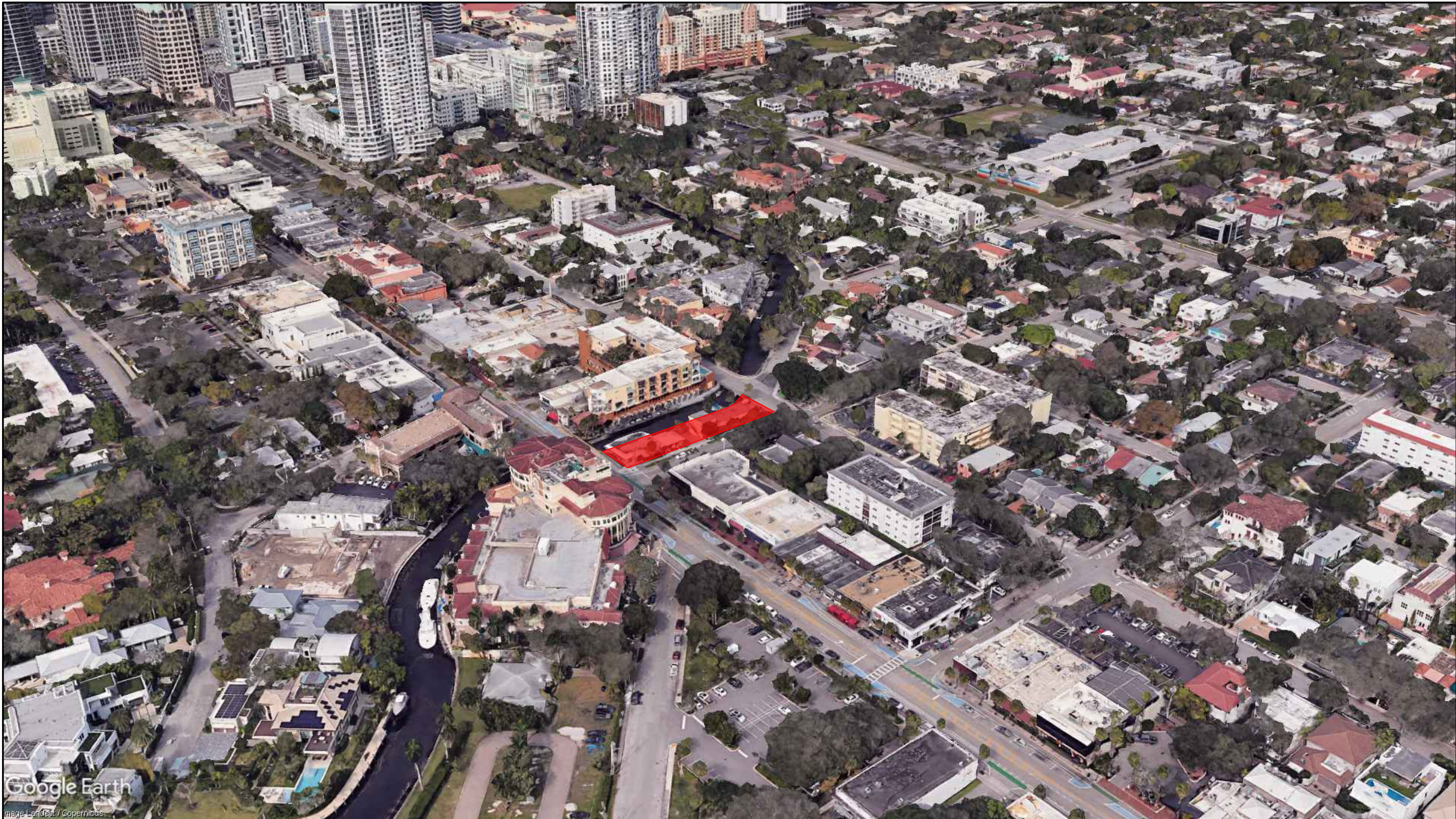
VIEW 01 - LOOKING NORTH WEST



VIEW 02 - LOOKING NORTH EAST



VIEW 03 - LOOKING SOUTH WEST



VIEW 04 - LOOKING SOUTH EAST



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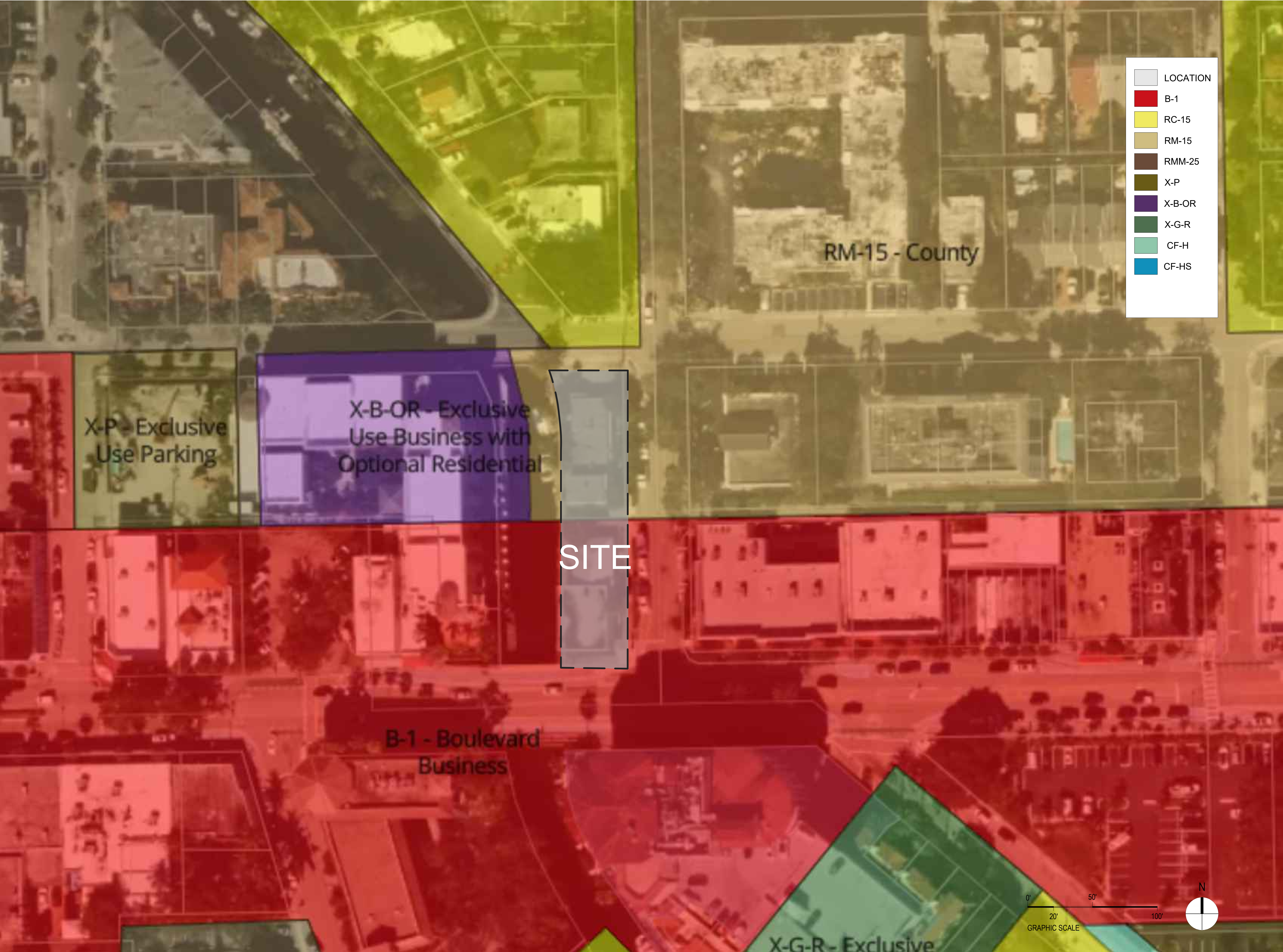
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DRAWING NAME:
AERIAL VIEWS



LOCATION

B-1

RC-15

RM-15

RMM-25

X-P

X-B-OR

X-G-R

CF-H

CF-HS



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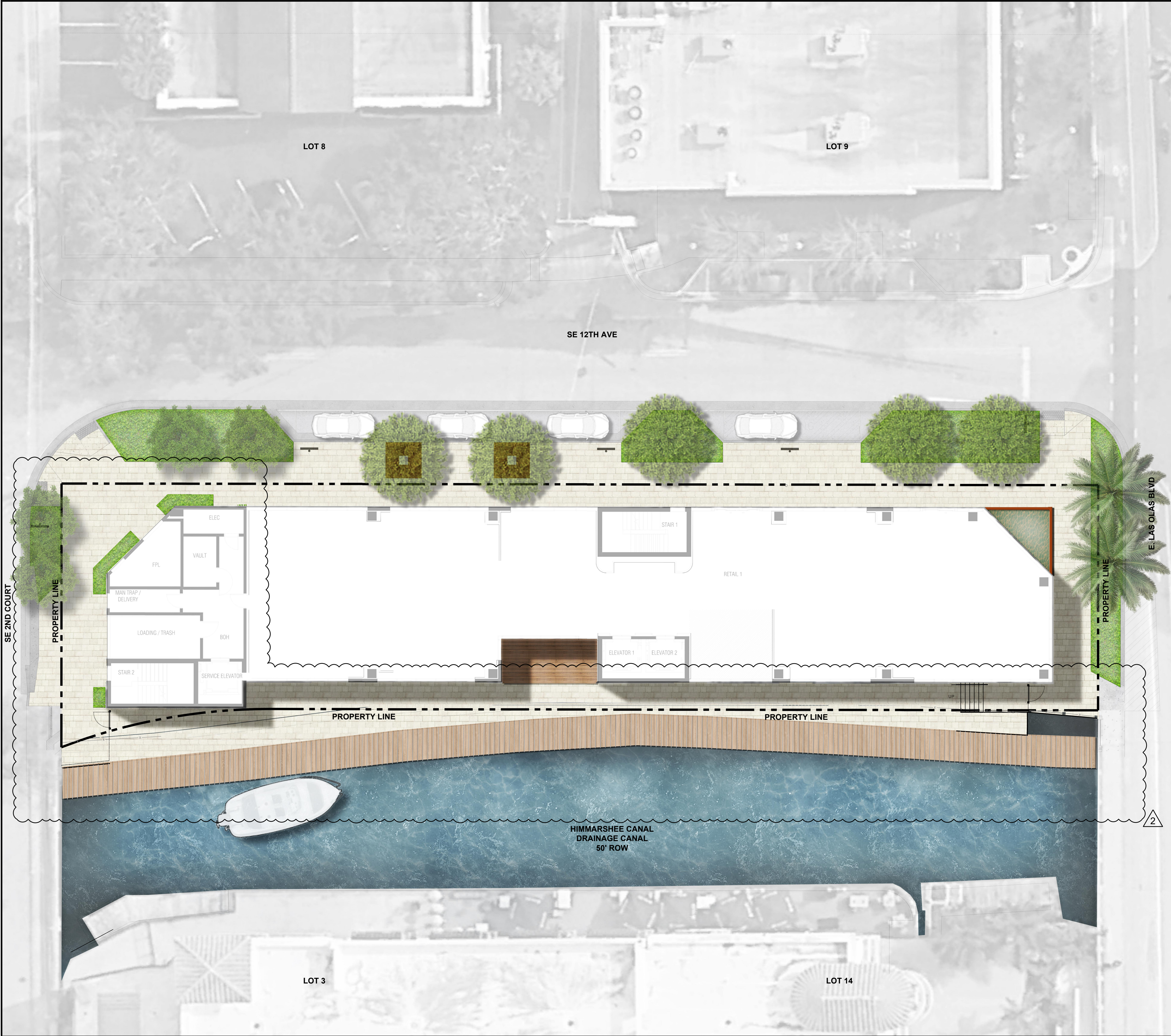
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DRAWING NAME:
ZONING DISTRICT MAP

A-005

2/26/2026

Drawing name: G:\Teams\SECAR\250051 weston jewelers on las olas\edsa\06-sheets\drc submittal\SITE PLAN.dwg 05-1-01 SITE PLAN Feb 26, 2026 5:44pm by: mudo



Scale: 1" = 10'-0"

0 10' 20'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

NORTH

Project Name

WESTON
JEWELERS ON
LAS OLAS

Client

EDWARD DIKES

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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Key Plan

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

Date	02/23/2026
Designed By	XD
Drawn By	XD, DD, MR
Approved / Checked By	JS
Project Number	SE250051

Seal

Jeffrey R Suiter
Professional Engineer
License No. 12584
Mechanical
State of Florida

Project Phase

DRC SUBMITTAL

Sheet Title

ILLUSTRATIVE SITE PLAN

Revision Number	Sheet Number
2	L0-1-01

CAM #26-0523
Exhibit 3
Page 7 of 26



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DRAWING NAME:
RENDERINGS

A-009



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DRAWING NAME:
RENDERINGS

A-011



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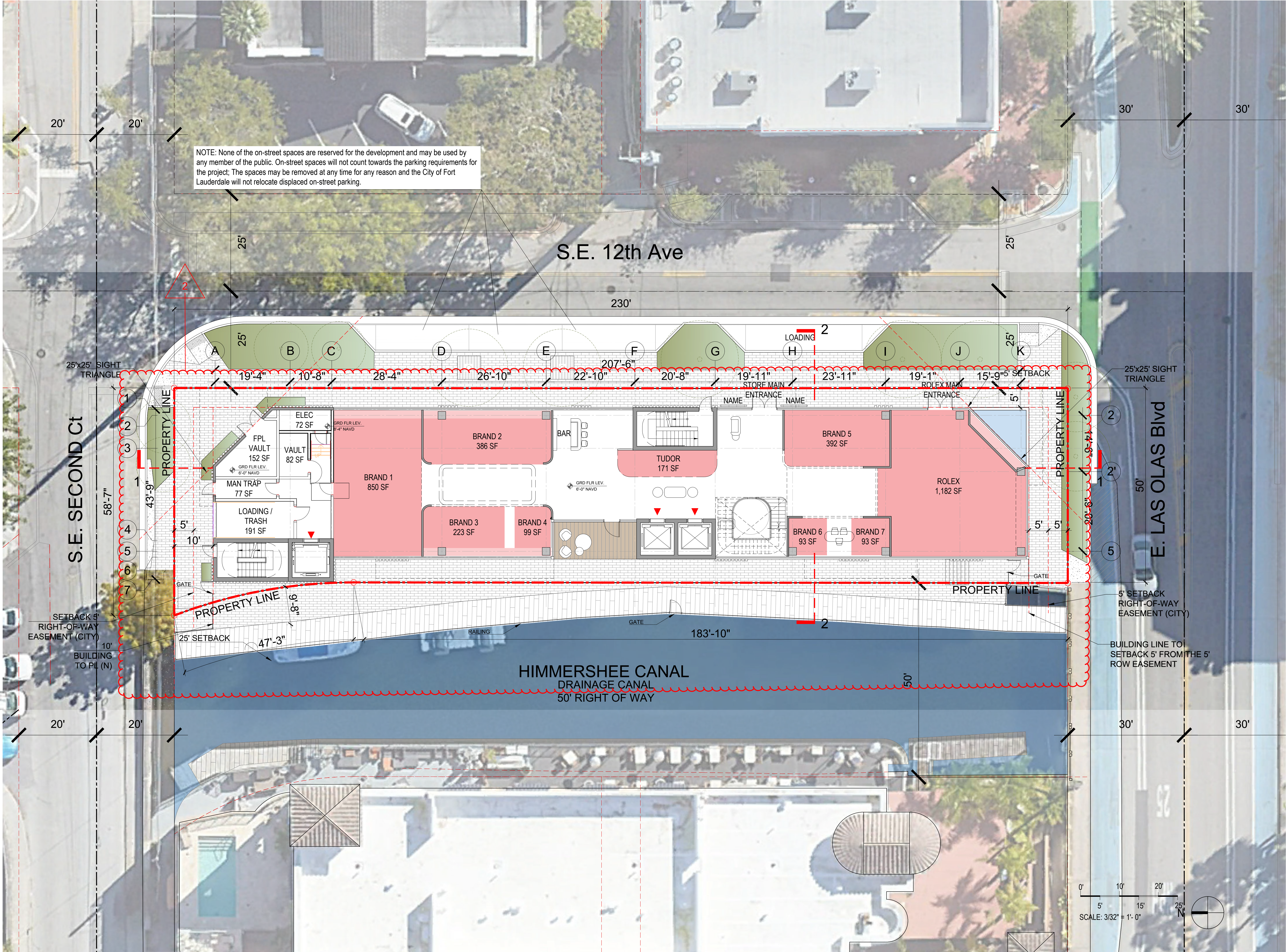
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DRAWING NAME:
RENDERINGS

A-012



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OCTOBER 31th, 2025

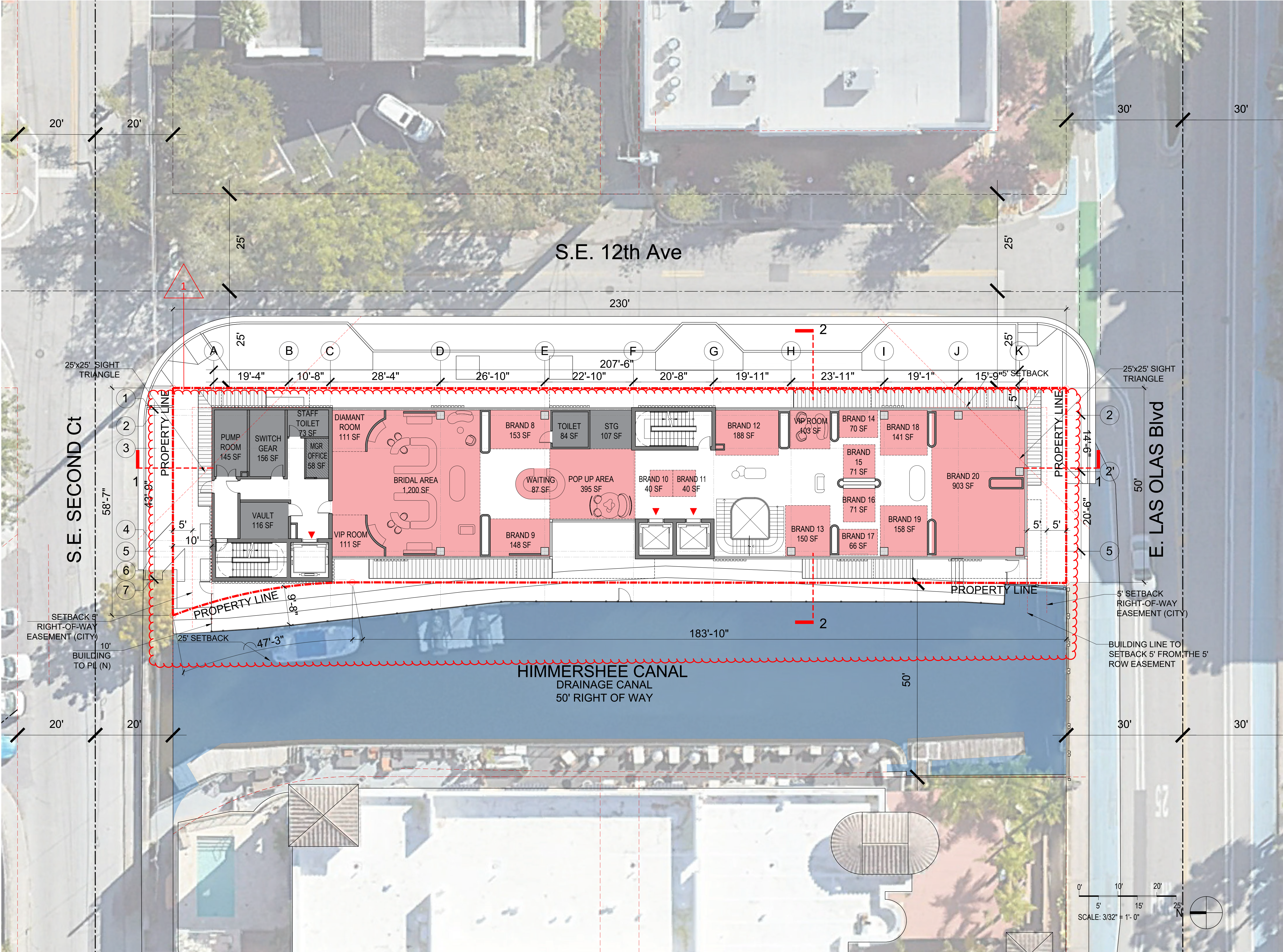
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26

PROJECT NUMBER: 1001.011320.000

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DRAWING NAME:
GROUND LEVEL

A-101



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

ARCHITECT:
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Miami, Florida 33133
Tel: (305) 372-1812
www.arquitectonica.com

CIVIL ENGINEER:

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LAND ATTORNEY:
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Email: estefania@toothaker.org

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Tel: (954) 524-3330
Email: edsaplan.com

SEAL/SIGNATURE/DATE:

PROJECT STATUS:
OCTOBER 31th, 2025

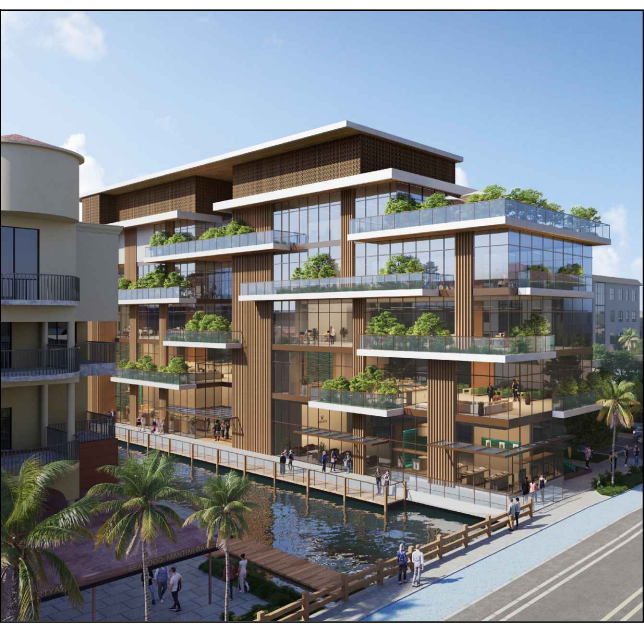
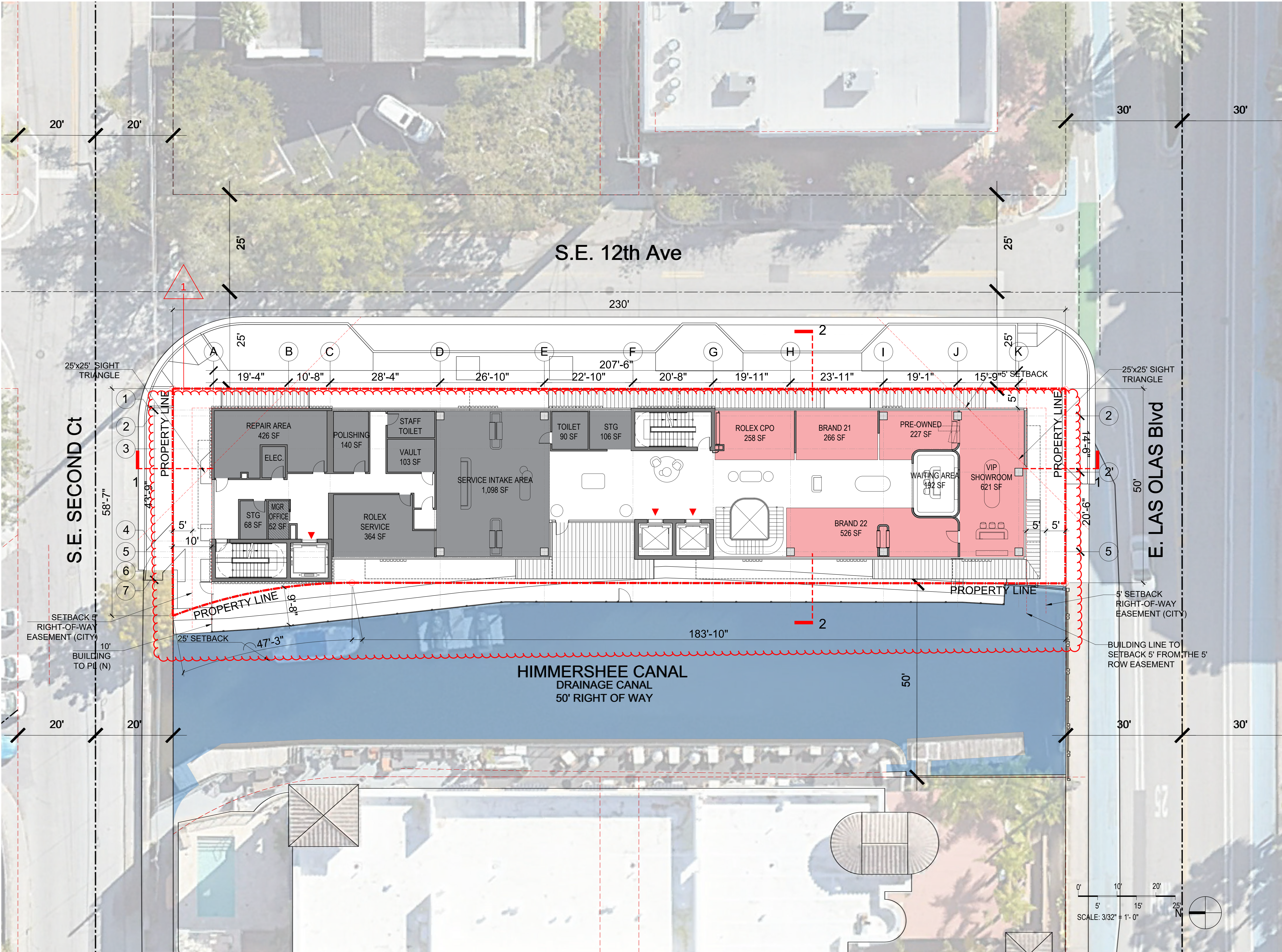
ISSUE	DESCRIPTION	DATE
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DRAWING NAME:
LEVEL 2

A-102



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Tel: (954) 524-3330
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PROJECT STATUS:
OCTOBER 31th, 2025

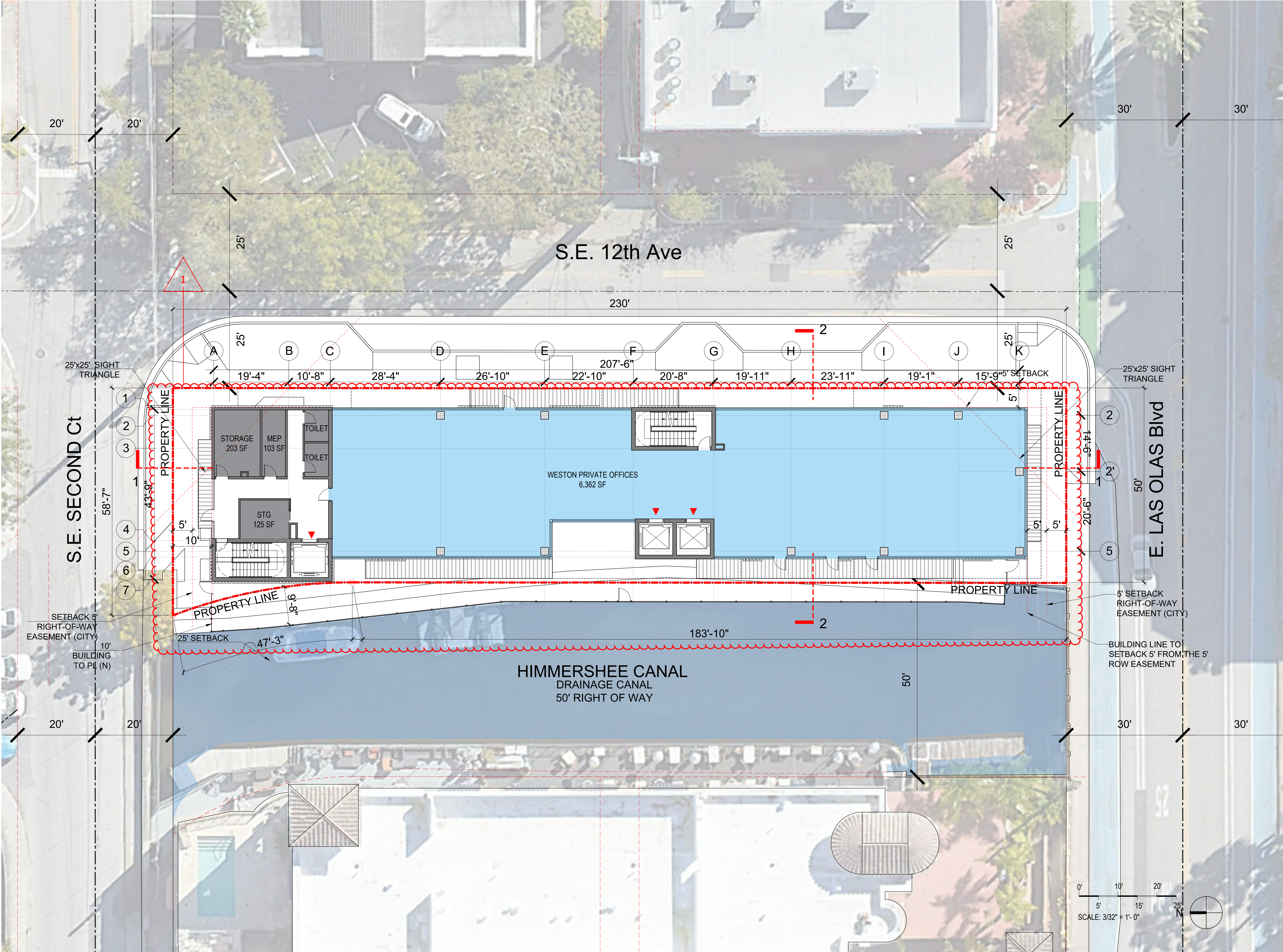
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

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LEVEL 3

A-103



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PROJECT STATUS:
OCTOBER 31th, 2025

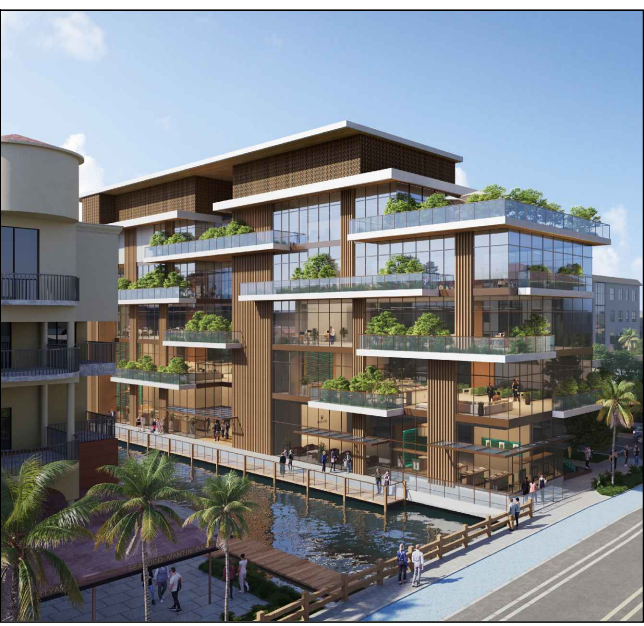
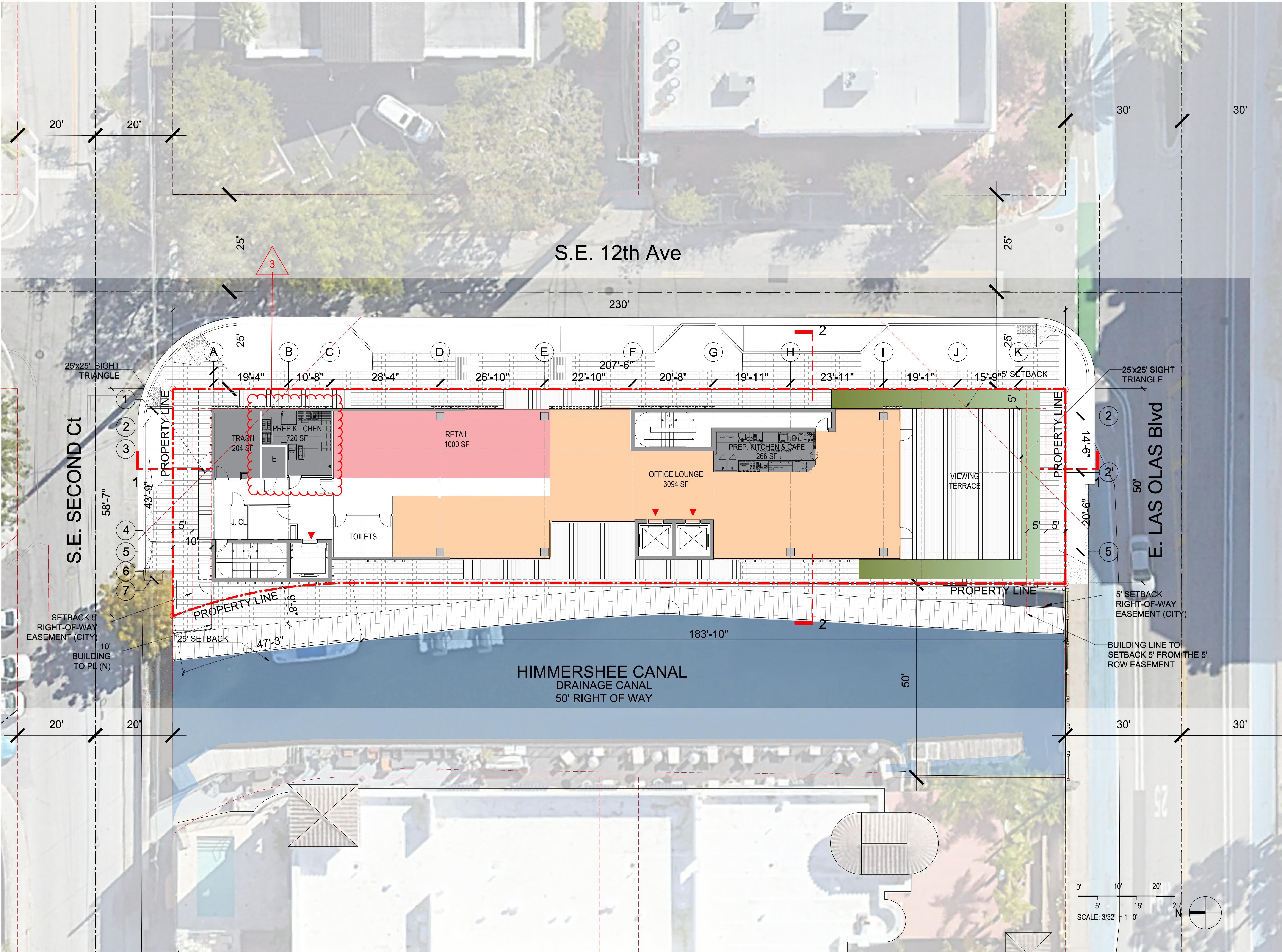
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

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LEVEL 4

A-104



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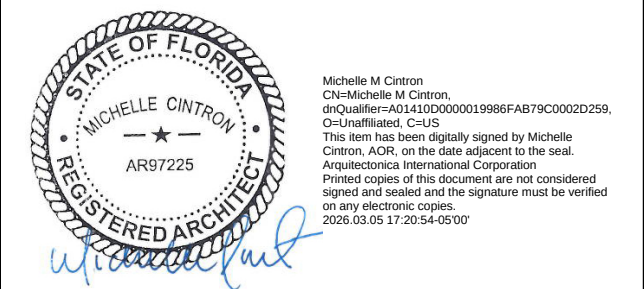
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OCTOBER 31th, 2025

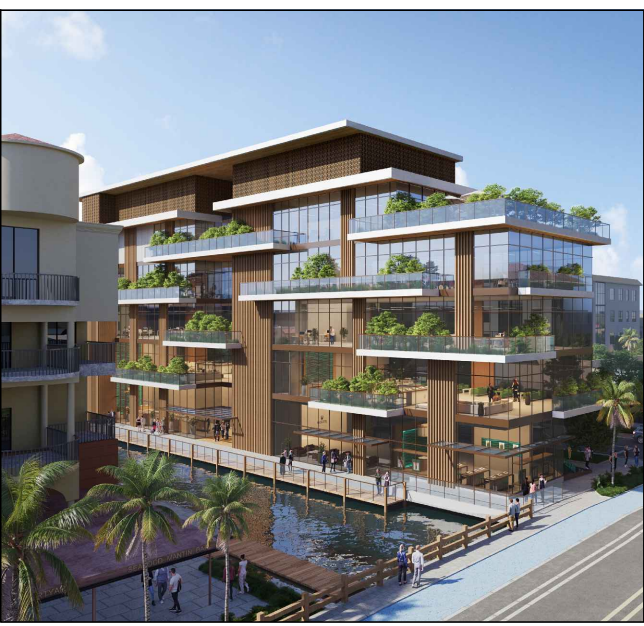
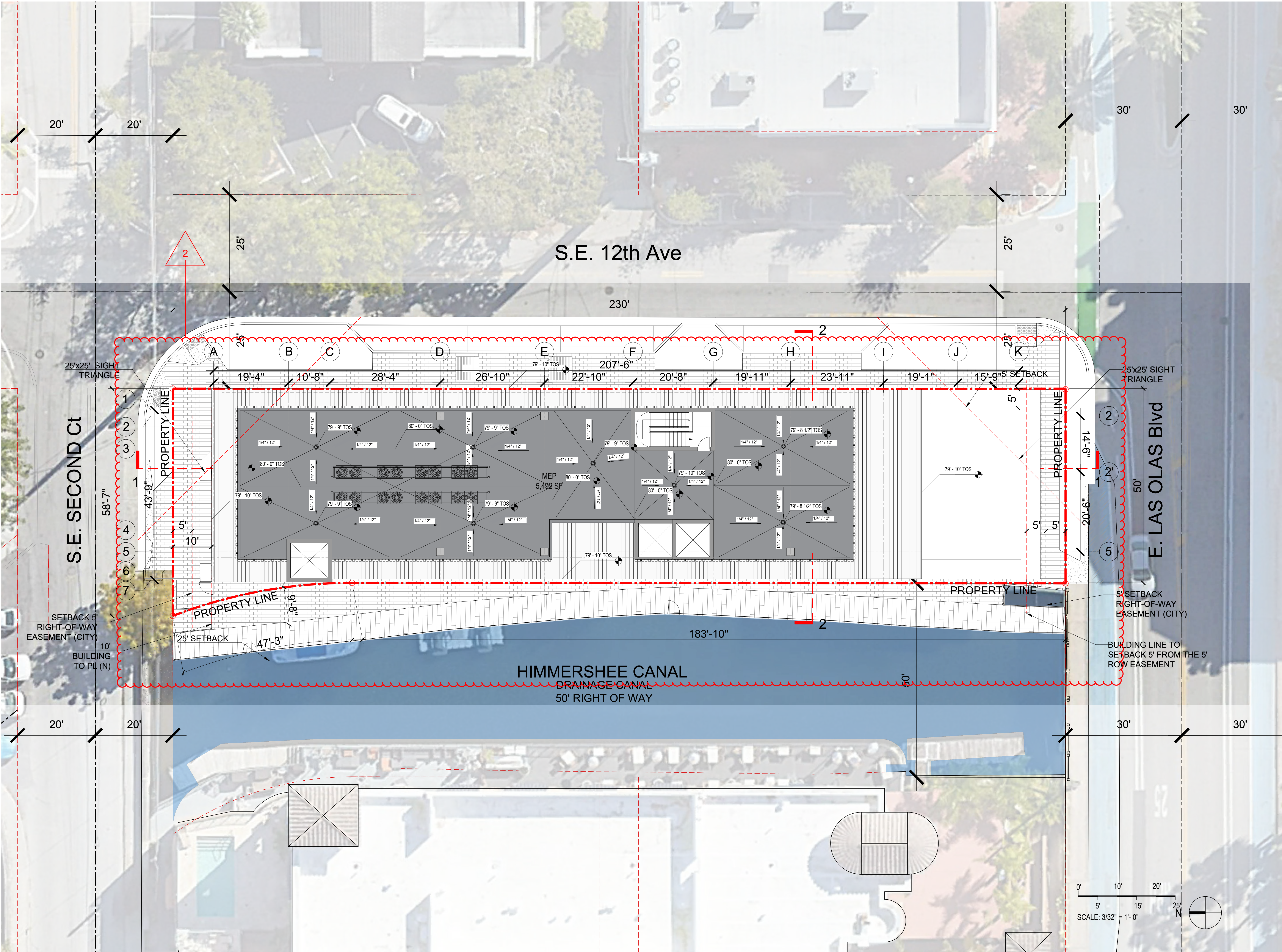
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26
REVISION 03		03.05.26

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LEVEL 5

A-105



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OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
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DRAWING NAME:
LEVEL - ROOFTOP

A-106



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ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 04		05.26.26

PROJECT NUMBER: 1001.011320.000

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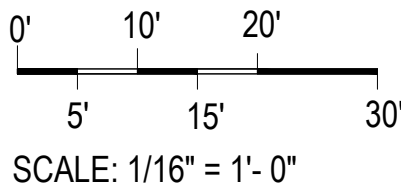
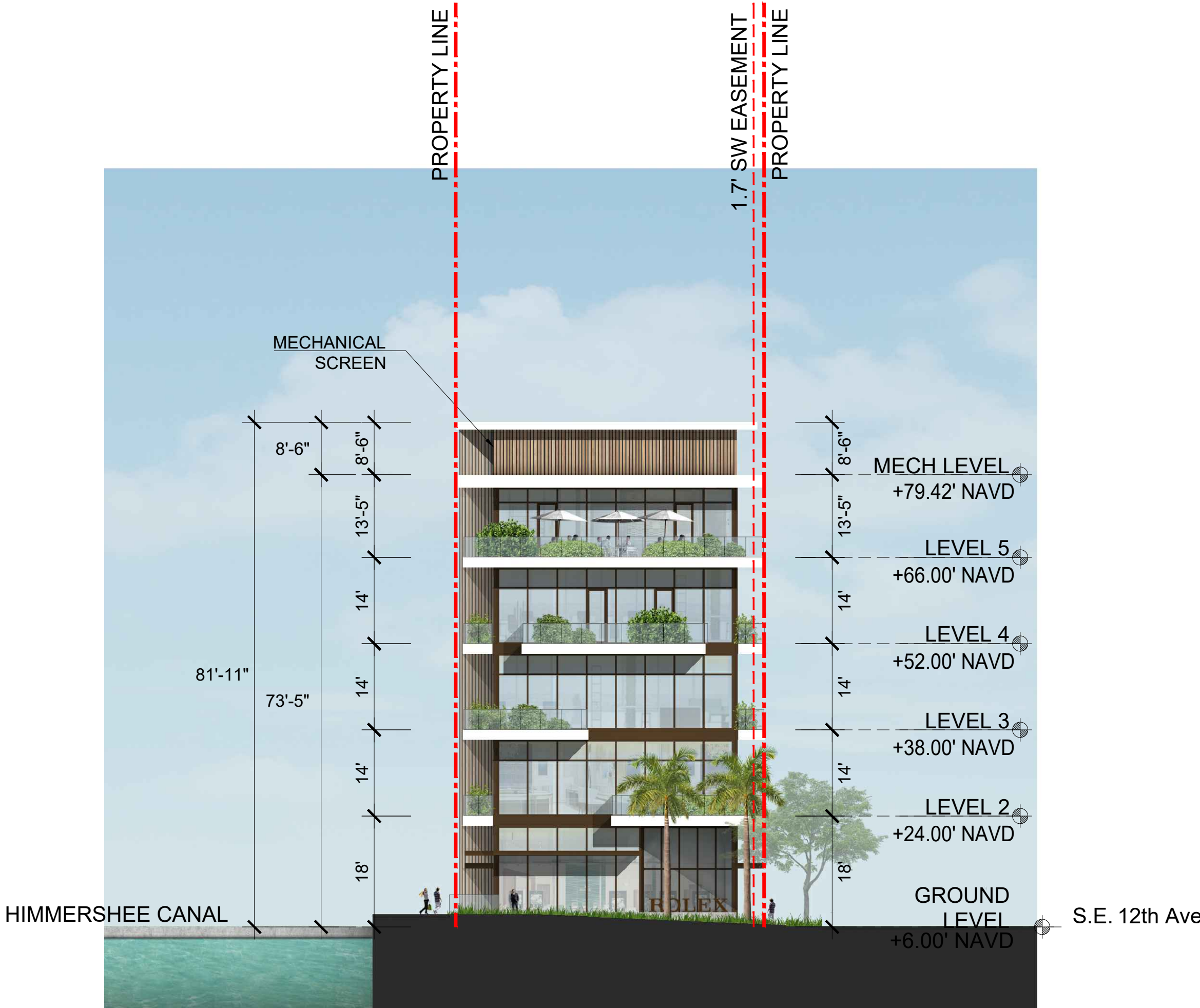
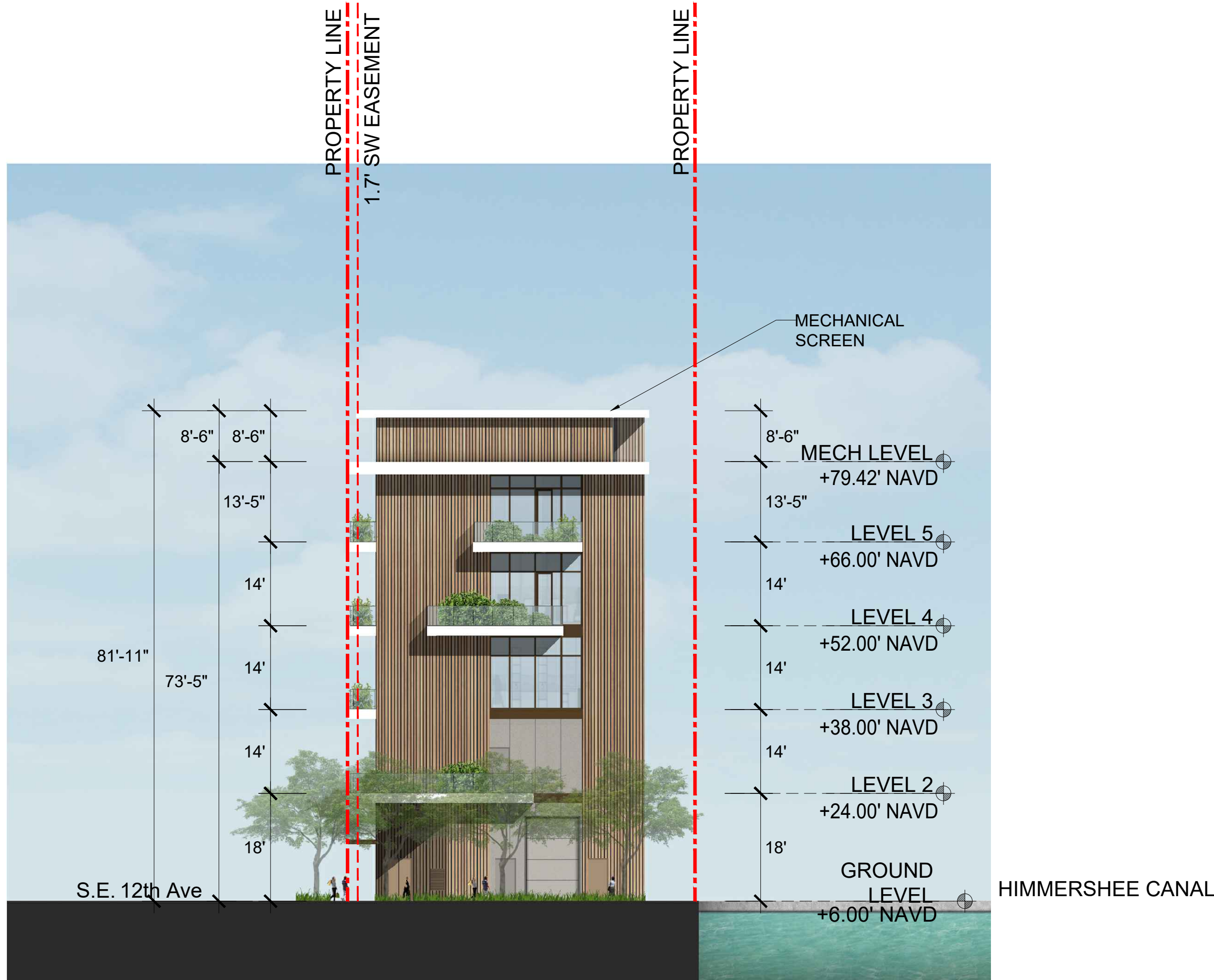
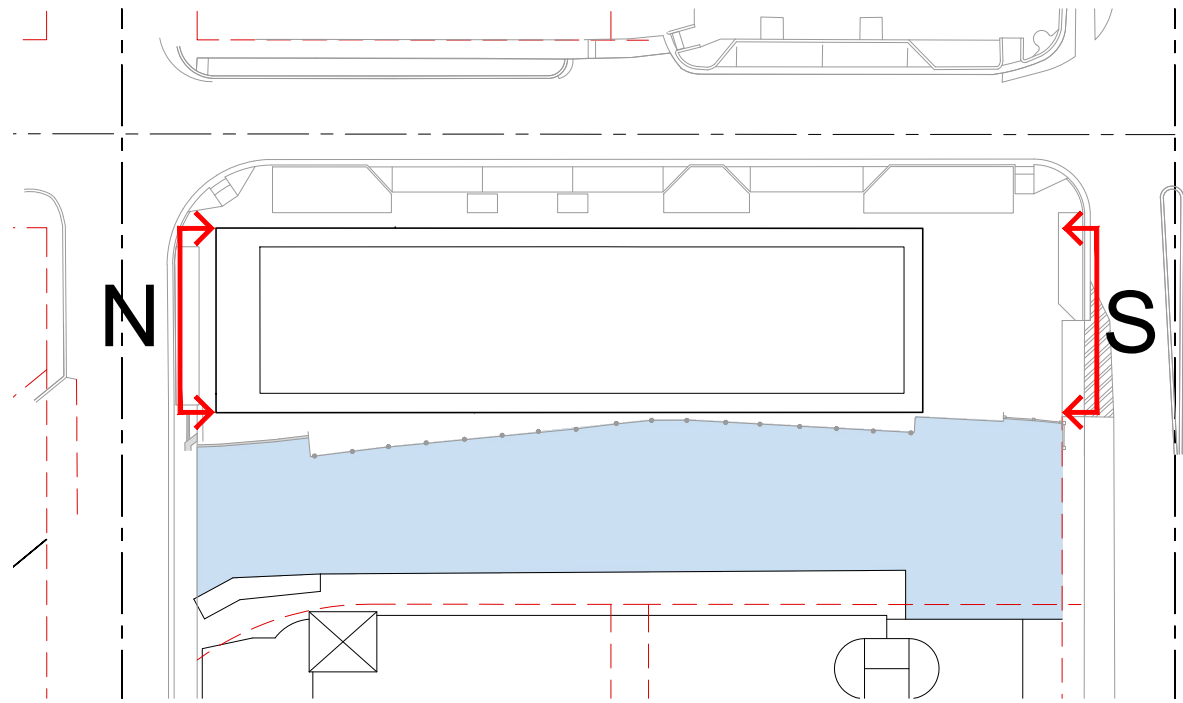
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DRAWING NAME:

A-201

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CAM #26-0523
Exhibit 3
Page 17 of 26



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



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OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
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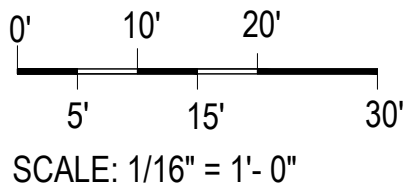
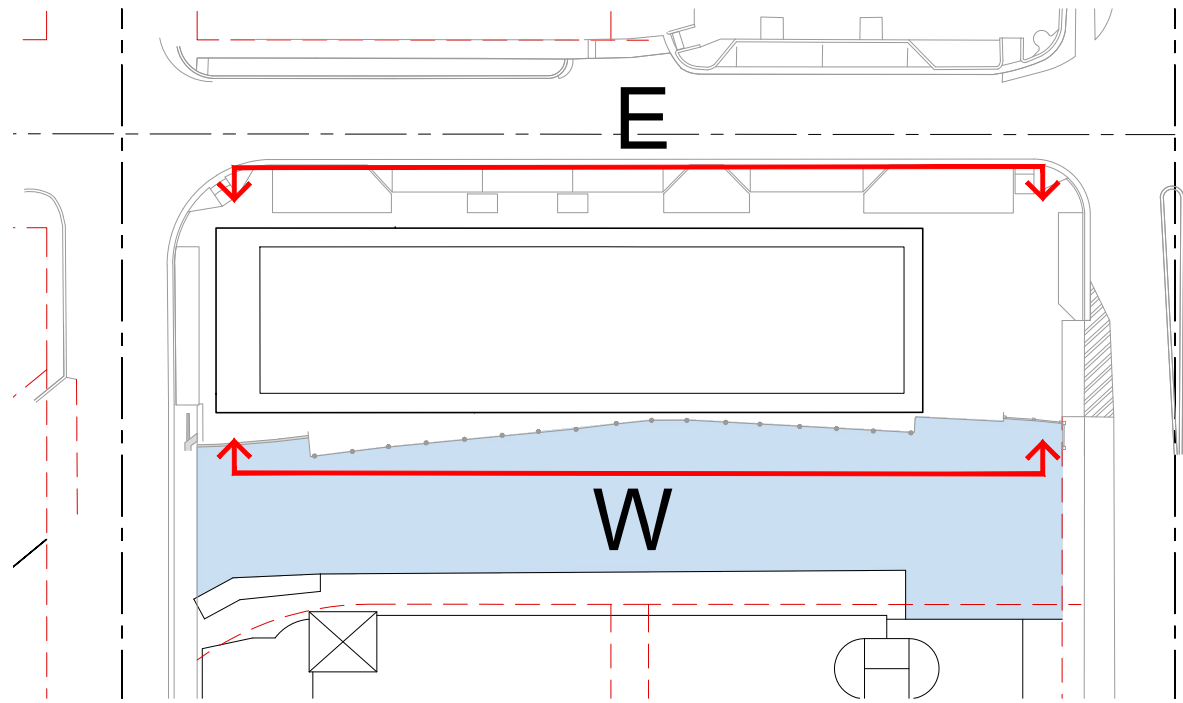
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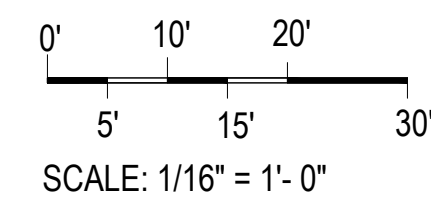
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OCTOBER 31th, 2025

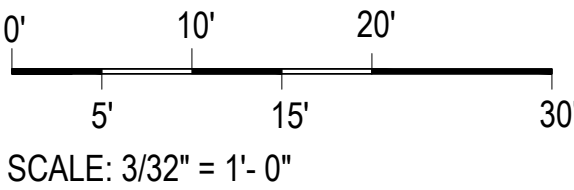
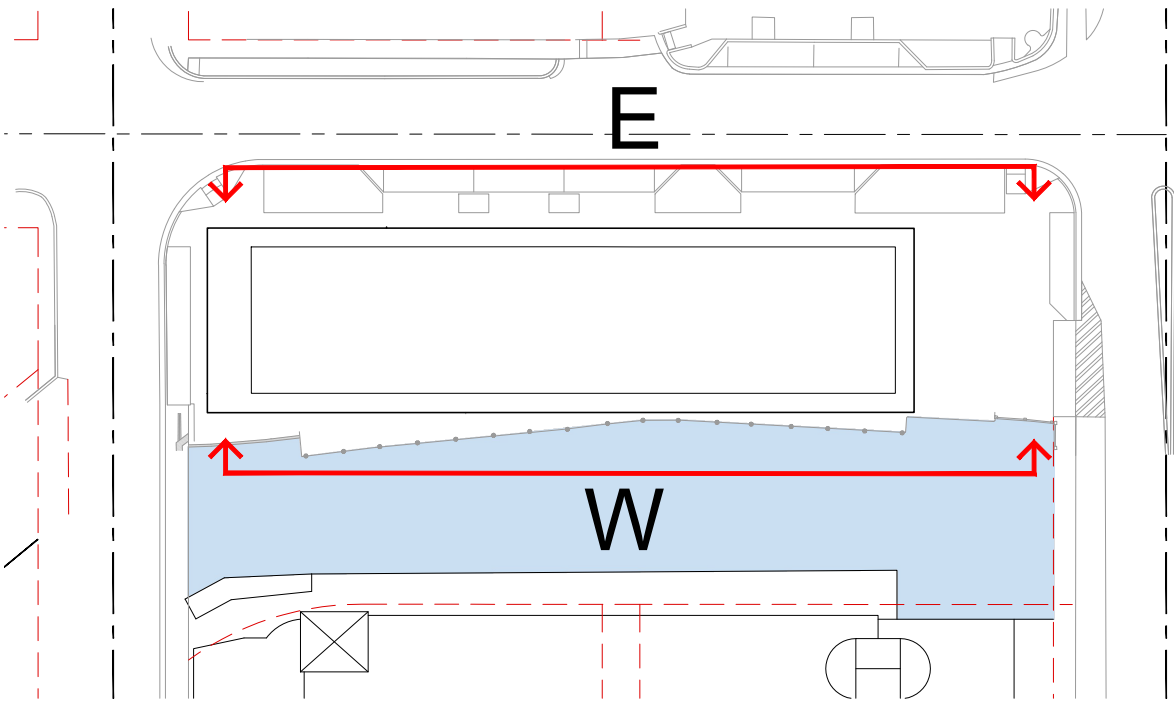
ISSUE	DESCRIPTION	DATE
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REVISION 04		05.26.26

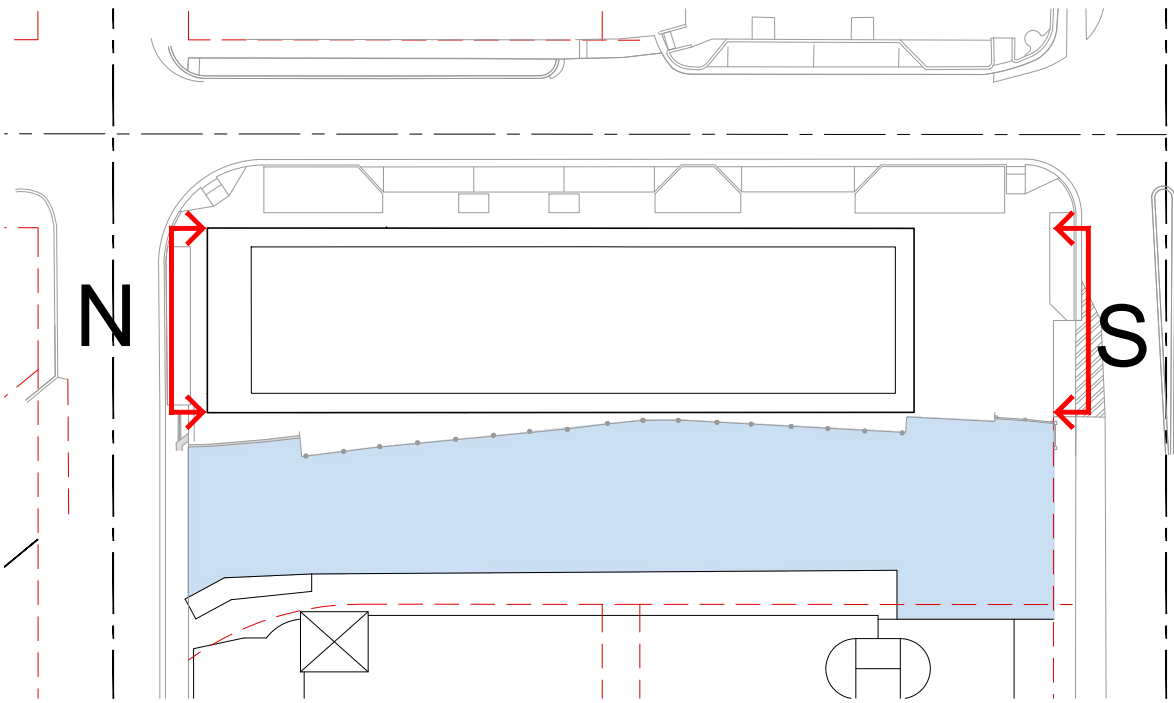
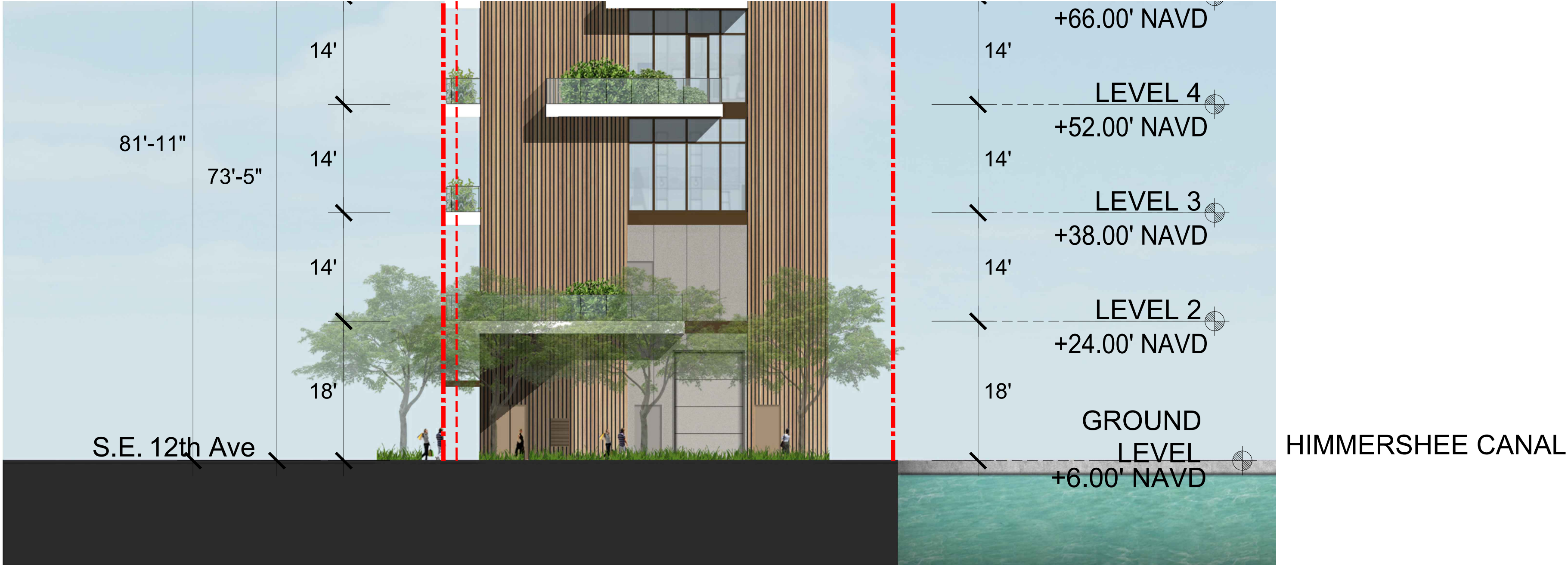
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OCTOBER 31th, 2025

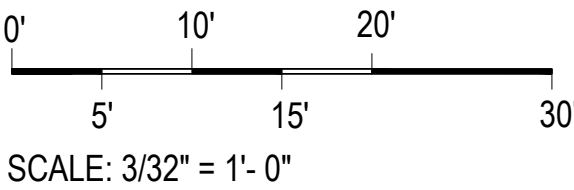
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REVISION 04		05.26.26

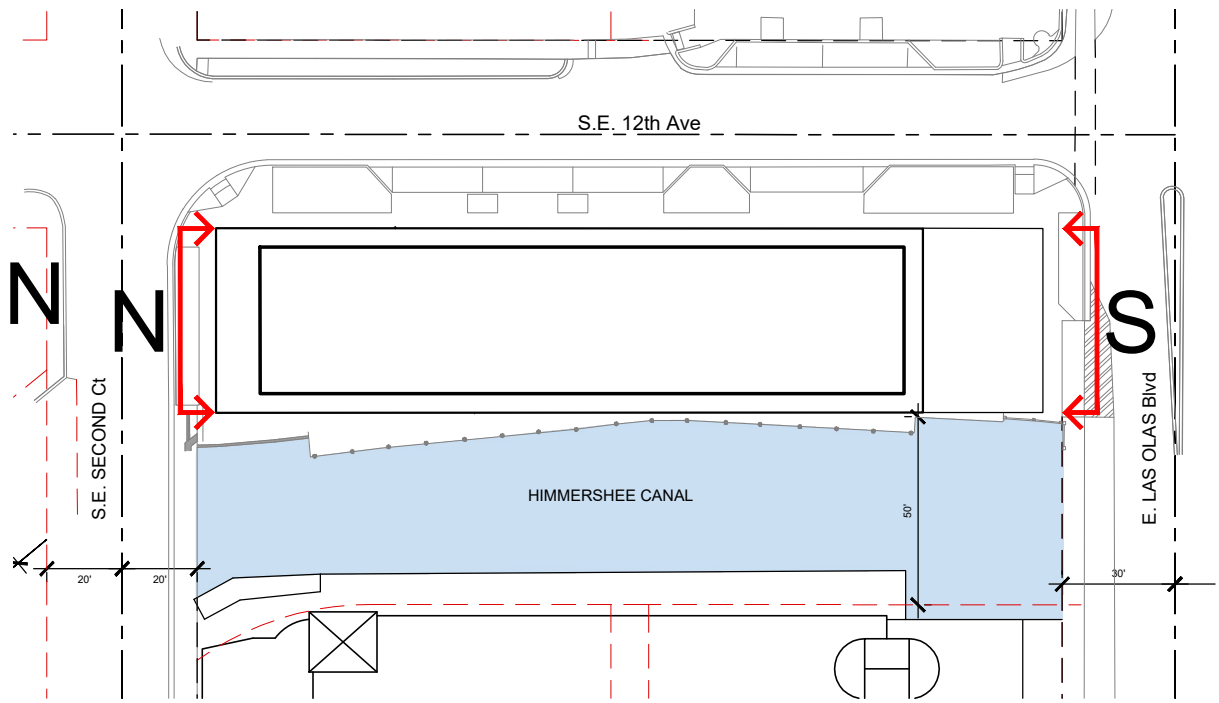
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ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

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

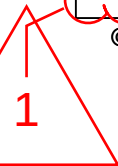
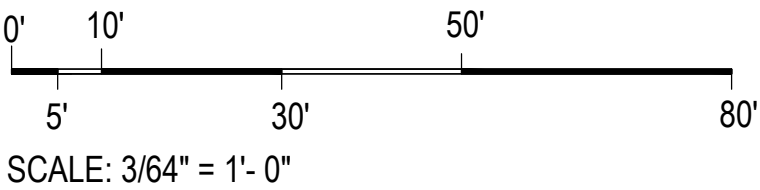
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Exhibit 3
Page 22 of 26

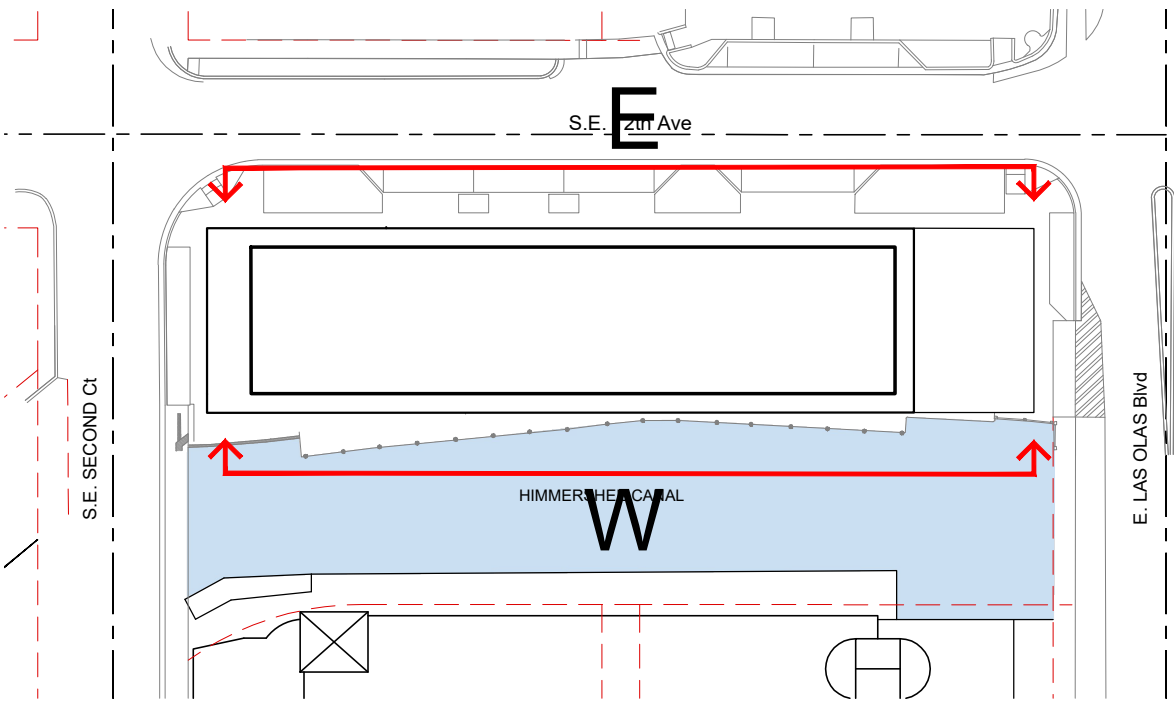




CONTEXT ELEVATION EAST



CONTEXT ELEVATION WEST



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

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

CIVIL ENGINEER:

FLYNN ENGINEERING SERVICES, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308
email:

LAND ATTORNEY:
TOOTHAKER
401 E Las Olas Blvd, Suite 130-154
Fort Lauderdale, FL 33301
Contact: Estefania Mayorga
Tel: (954) 777-0276
Email: estefania@toothaker.org

LANDSCAPE:
EDSA
1512 E. Broward Boulevard, Suite
110, Fort Lauderdale, FL 33301
Tel: (954) 524-3330
Email: edsaplan.com

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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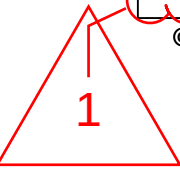
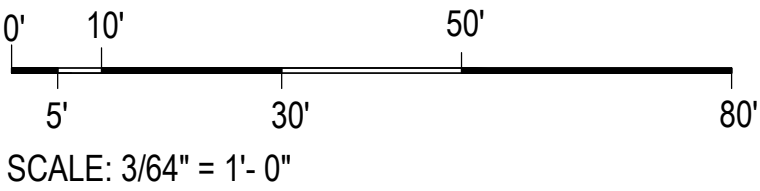
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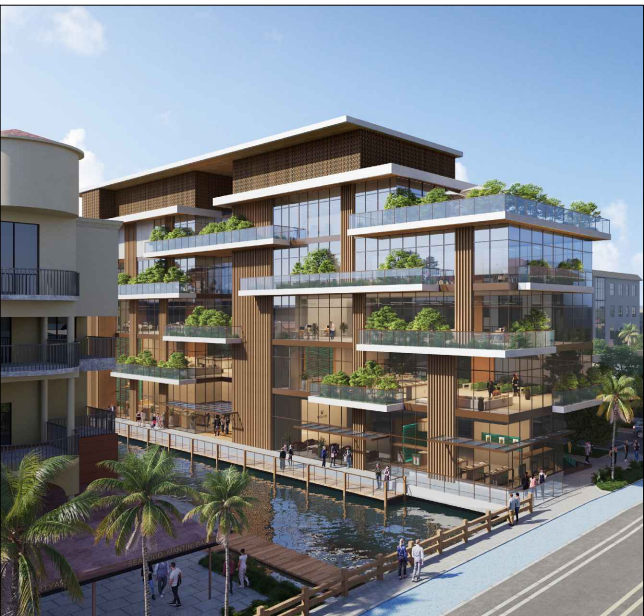
CONTEXT ELEVATIONS

A-207

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Office Registration # AA C000465

CAM #26-0523
Exhibit 3
Page 23 of 26





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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Tel: (954) 524-3330
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SEAL/SIGNATURE/DATE:

PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 04		05.26.26

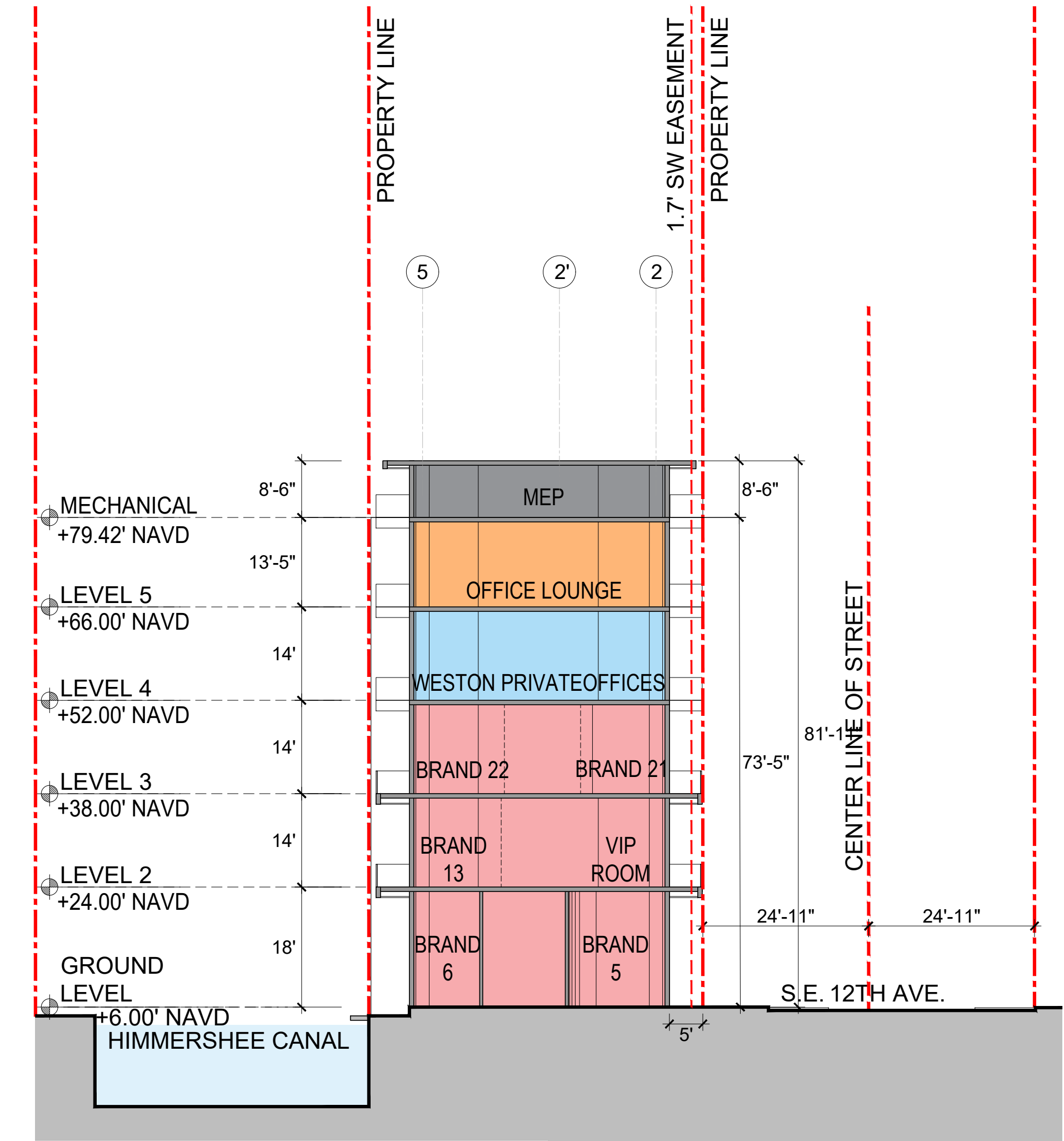
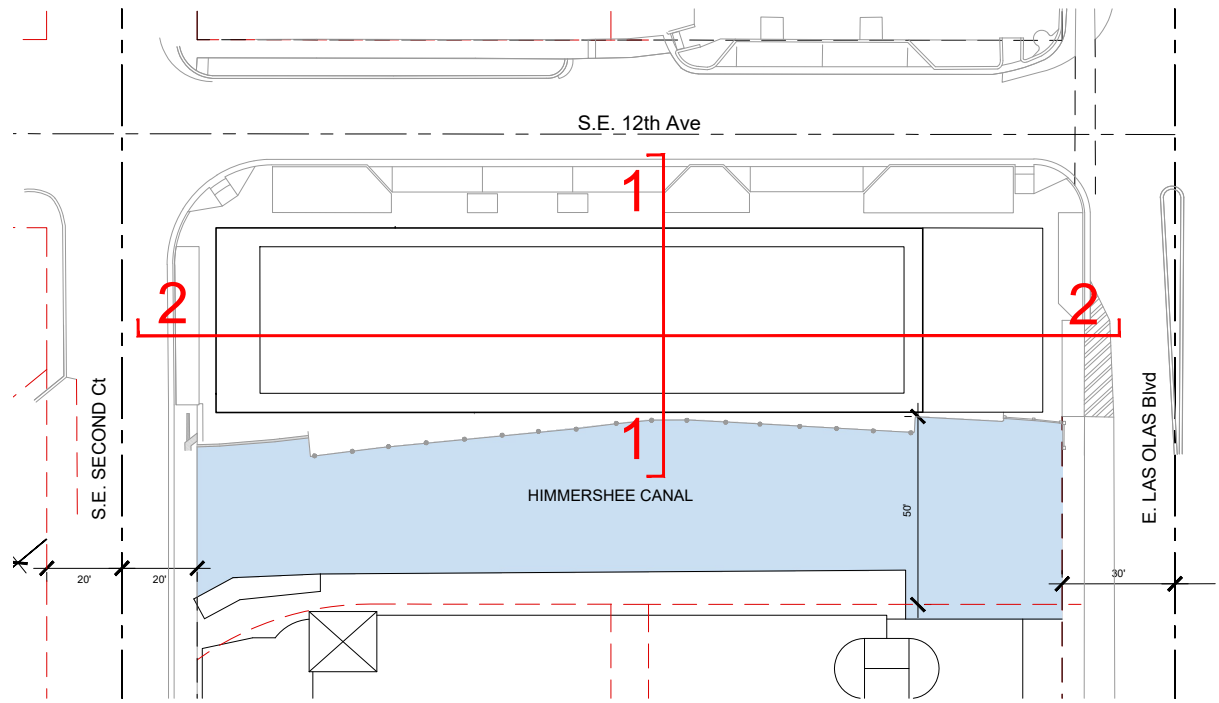
PROJECT NUMBER: 1001.011320.000

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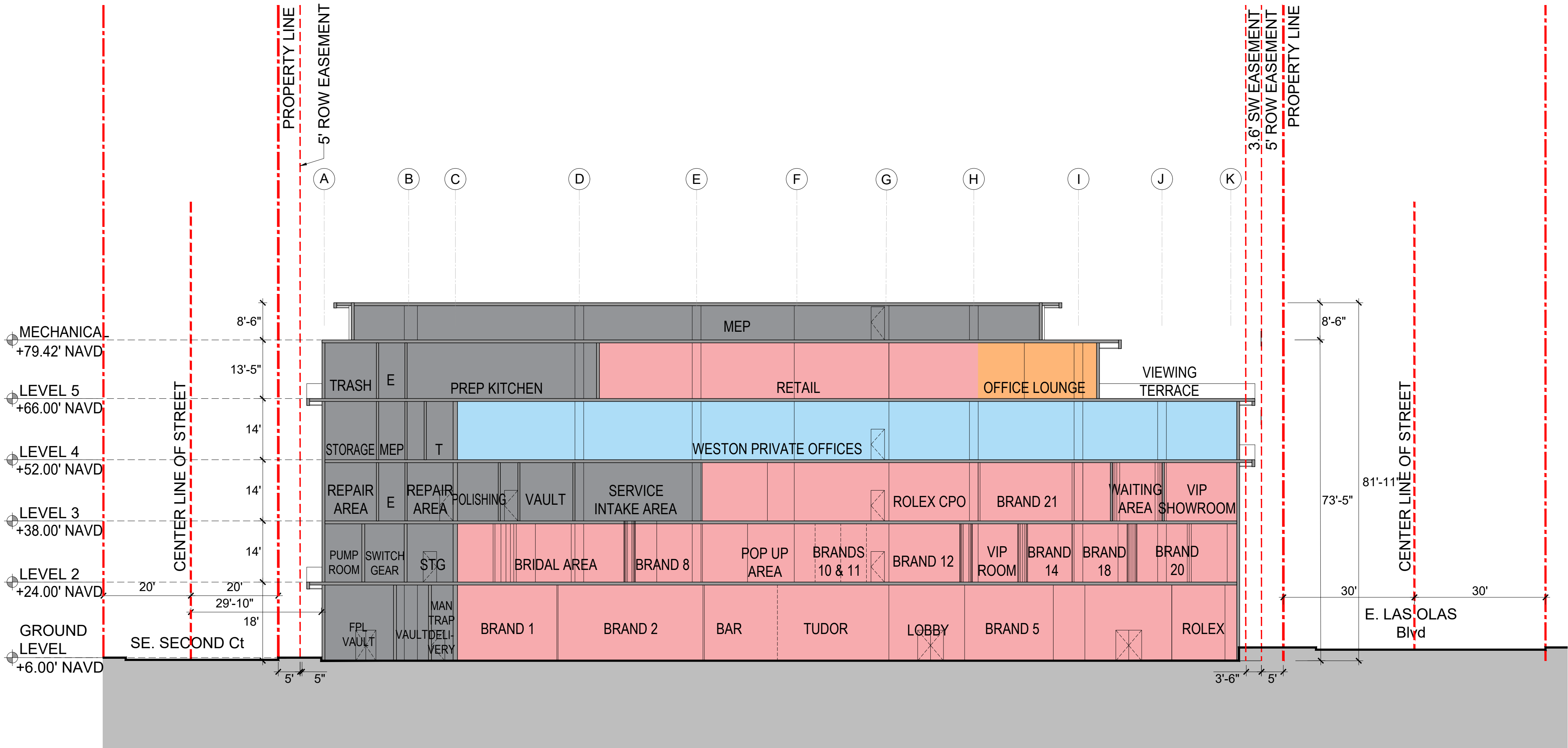
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DRAWING NAME:
SECTIONS

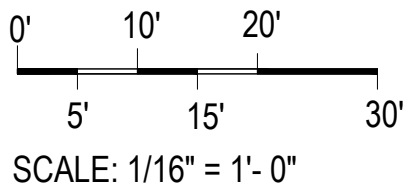
A-208

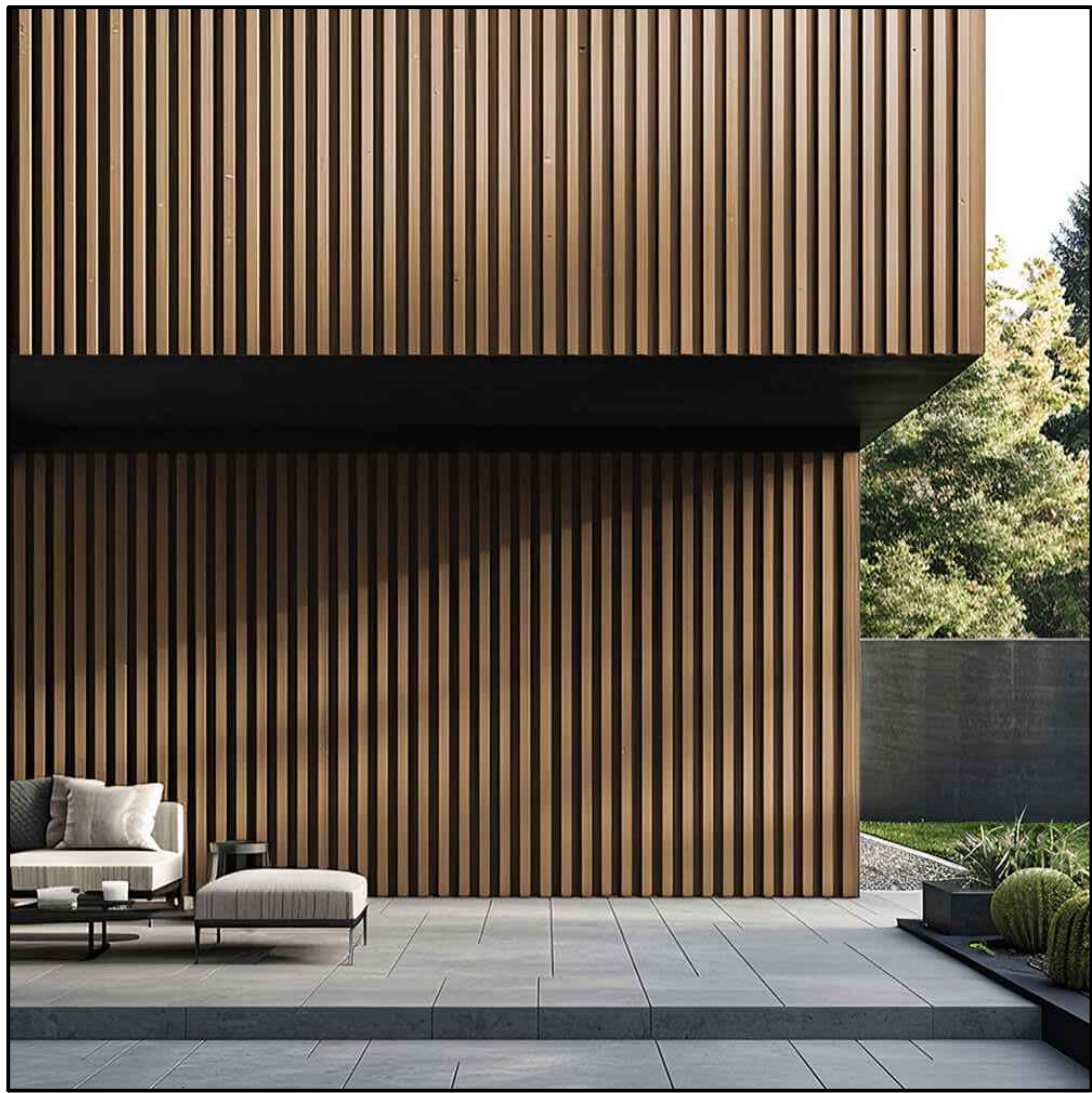


SECTION 1



SECTION 2

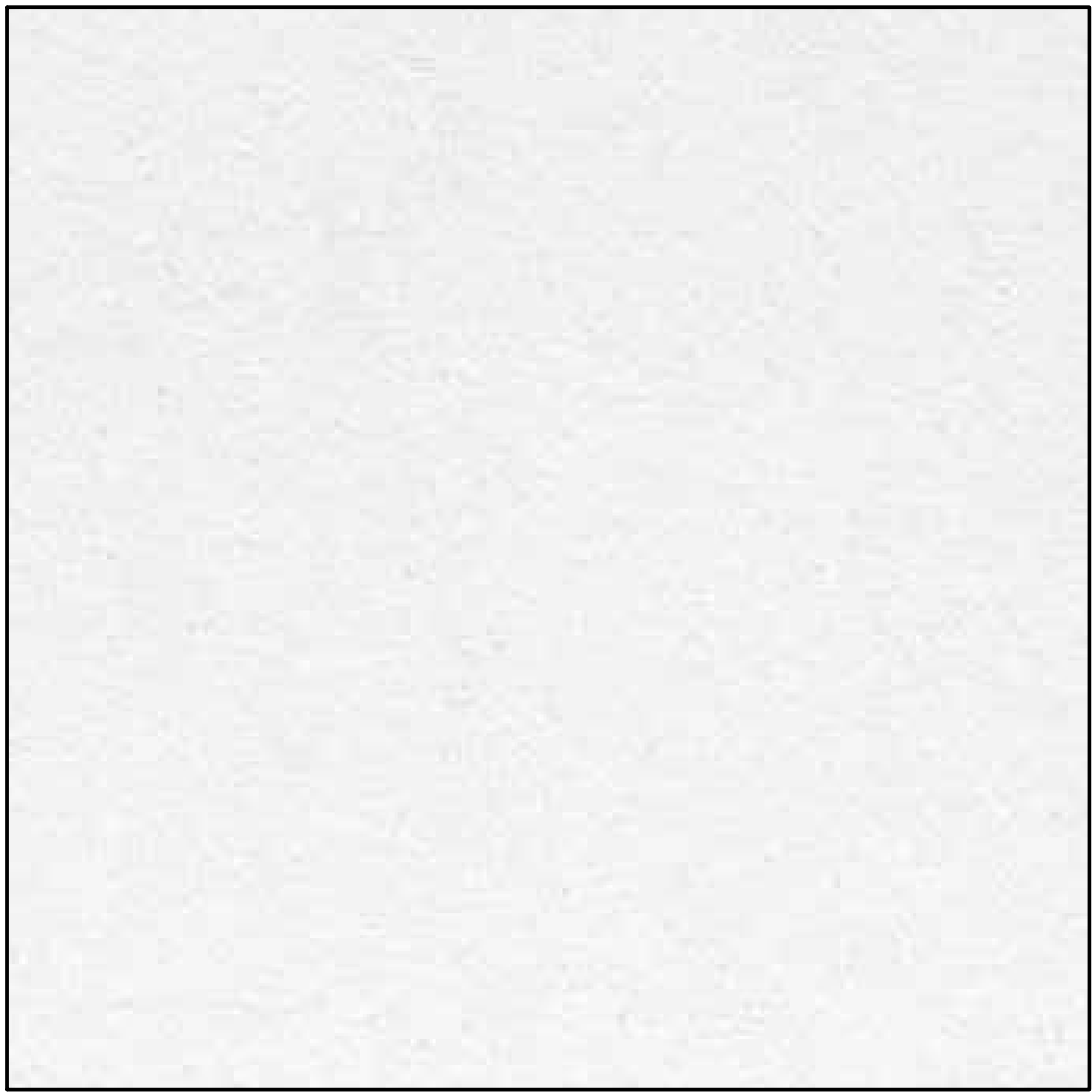




01 - ENGINEERED WOOD WALLS



02 - GLASS RAILING



03 - WHITE STUCCO



04 - CLEAR GLASS



WESTON JEWELERS BUILDING
1117 E. LAS OLAS BLVD
FORT LAUDERDALE

OWNER:
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PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26

PROJECT NUMBER: 1001.011320.000

SCALE:

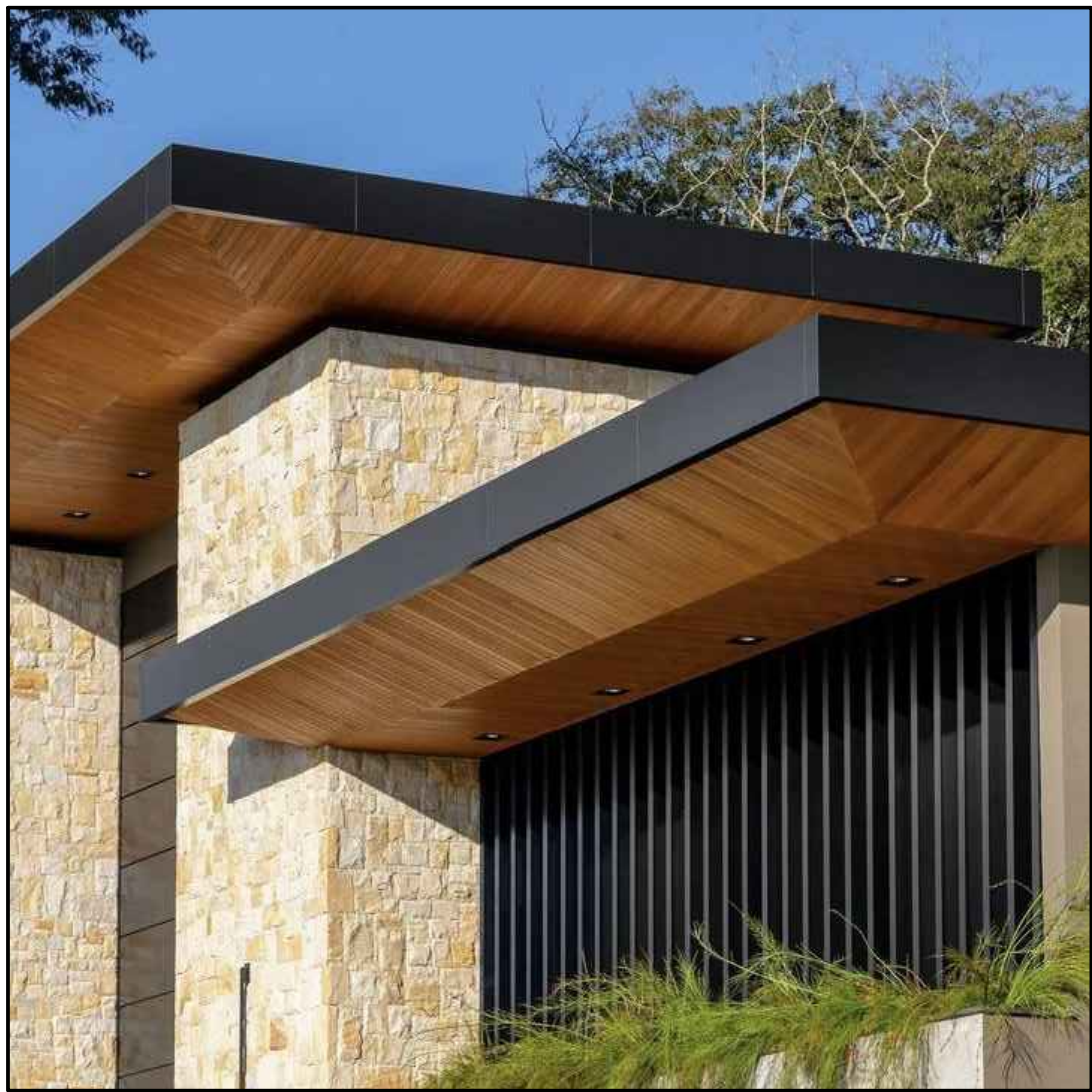
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DRAWING NAME:
MATERIAL BOARD

A-208



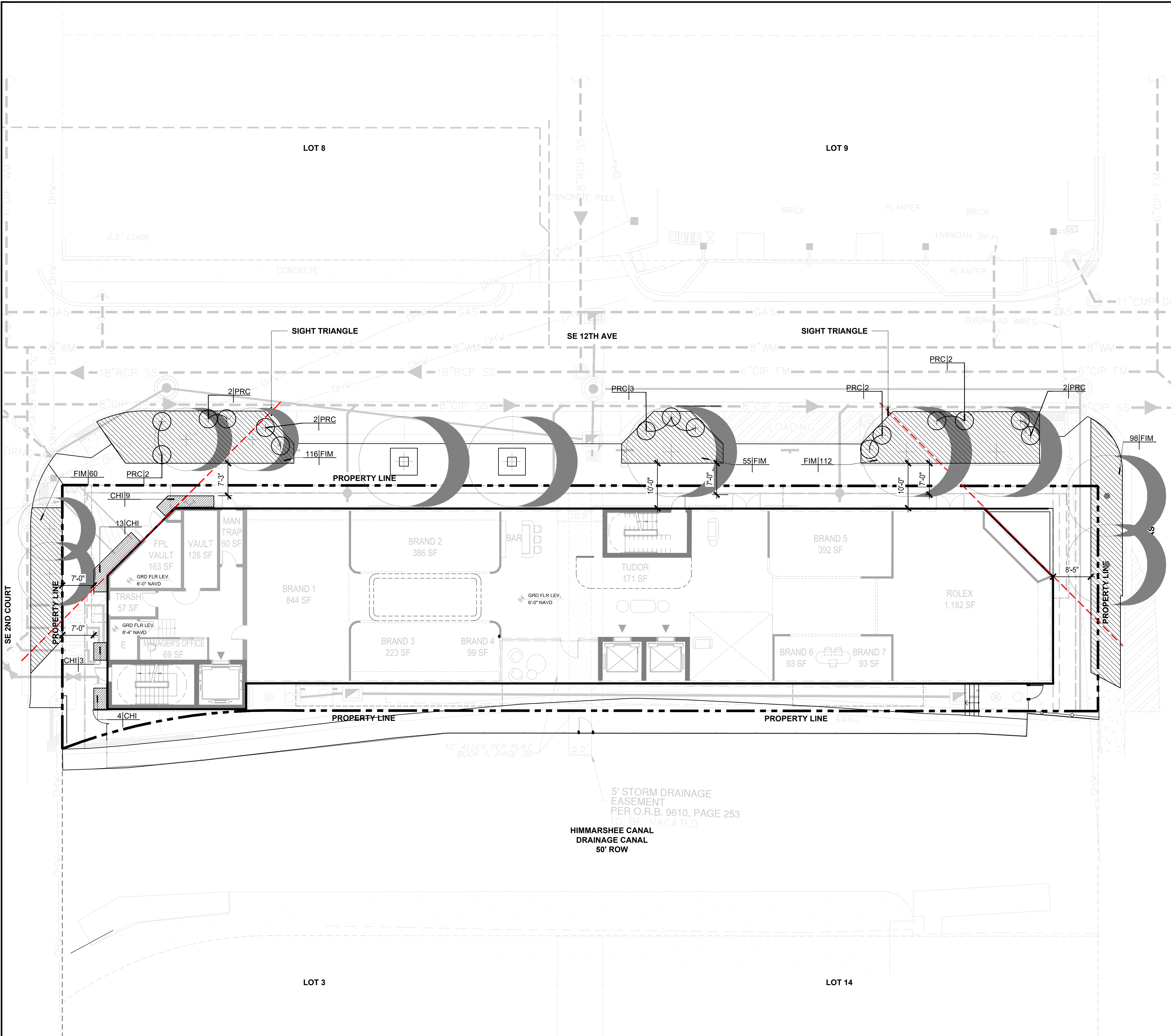
05 - BRONZE ALUMINUM MULLIONS



06 - WOODEN ROOF SOFFIT



Drawing name: G:\Teams\SECAR\20051 weston jewelers on las olas\05-sheets\src submittal\SHRUB PLAN - GROUND LEVEL.dwg Oct 28, 2025 5:41pm by: mubio



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	PRC	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
SHRUB AREAS		
	CHI	Chrysobalanus icaco 'red tip' Red Tip Coco Plum
	FIM	Ficus microcarpa 'Green Island' Green Ficus Isle

Project Name

WESTON JEWELERS ON LAS OLAS

Client

EDWARD DIKES

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3338 / 0000001

Consultants

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Key Plan

Rev	Date	Issued for
1	10/31/2025	DRC RESUBMITTAL REV. 1

Date09/18/2025

Designed ByMR

Drawn ByXD, DD

Approved / Checked ByJS

Project NumberSE250051

Seal

Project Phase

DRC SUBMITTAL

Sheet Title

SHRUB PLAN - GROUND LEVEL

Revision Number	Sheet Number
1	L6-1-01

Scale: 1" = 10'-0"

0 10' 20'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)