

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:

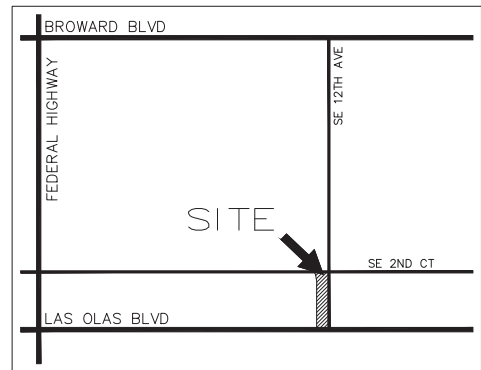
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COMCAST	AT&T
FP&L	TECO
CITY OF FORT LAUDERDALE	



LOCATION MAP
NTS



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DRC SHEET INDEX

SURVEY
PLAT

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

- REVISION #2:
- CHANGED SETBACK FROM UPPER LEVELS ALONG E LAS OLAS
 - UPDATED BACKGROUND PER BUILDING CHANGES (SEE ARCH SHEETS)
 - UPDATED BUILDING GSF BY USE (RETAIL FROM 24,270 TO 25,270 SF AND OFFICE FROM 15,079 SF TO 14,079 SF)
 - ADDED LABELS
 - UPDATED PARKING CALCULATIONS TO REFLECT NEW USES SQUARE FOOTAGES; TOTAL PARKING REQUIRED BY CODE HAS CHANGED FROM 127 TO 129; & TOTAL PARKING REQUIRED BY TRAFFIC STATEMENT FROM 115 TO 116.
 - ADDED LOADING ZONE

FLOOD DATA:

SEE SHEET C2.

ON-STREET PARKING:

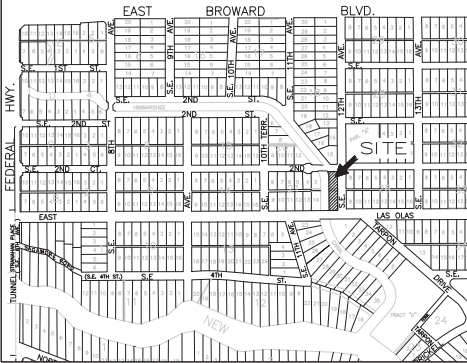
NONE OF THE ON-STREET PARKING SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBERS OF THE PUBLIC. ON-STREET SPACES WILL NOT COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT, THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF FORT LAUDERDALE WILL NOT RELOCATE 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 PAVEMENT GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

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

NTS

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 (TOP OF ROOF) (MAX)	150' 74' 80.00 NAVD
NUMBER OF STORIES	5 STORIES

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	PROVIDED
RETAIL	20,337 SF*	1/250 SF	81.3	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 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:

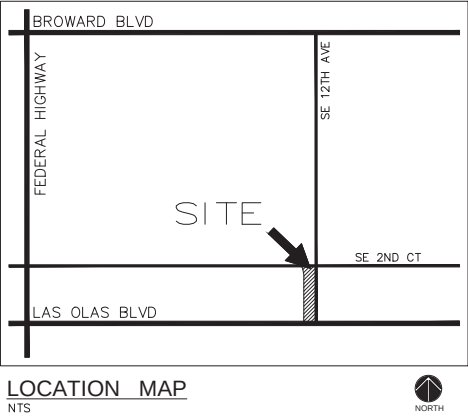
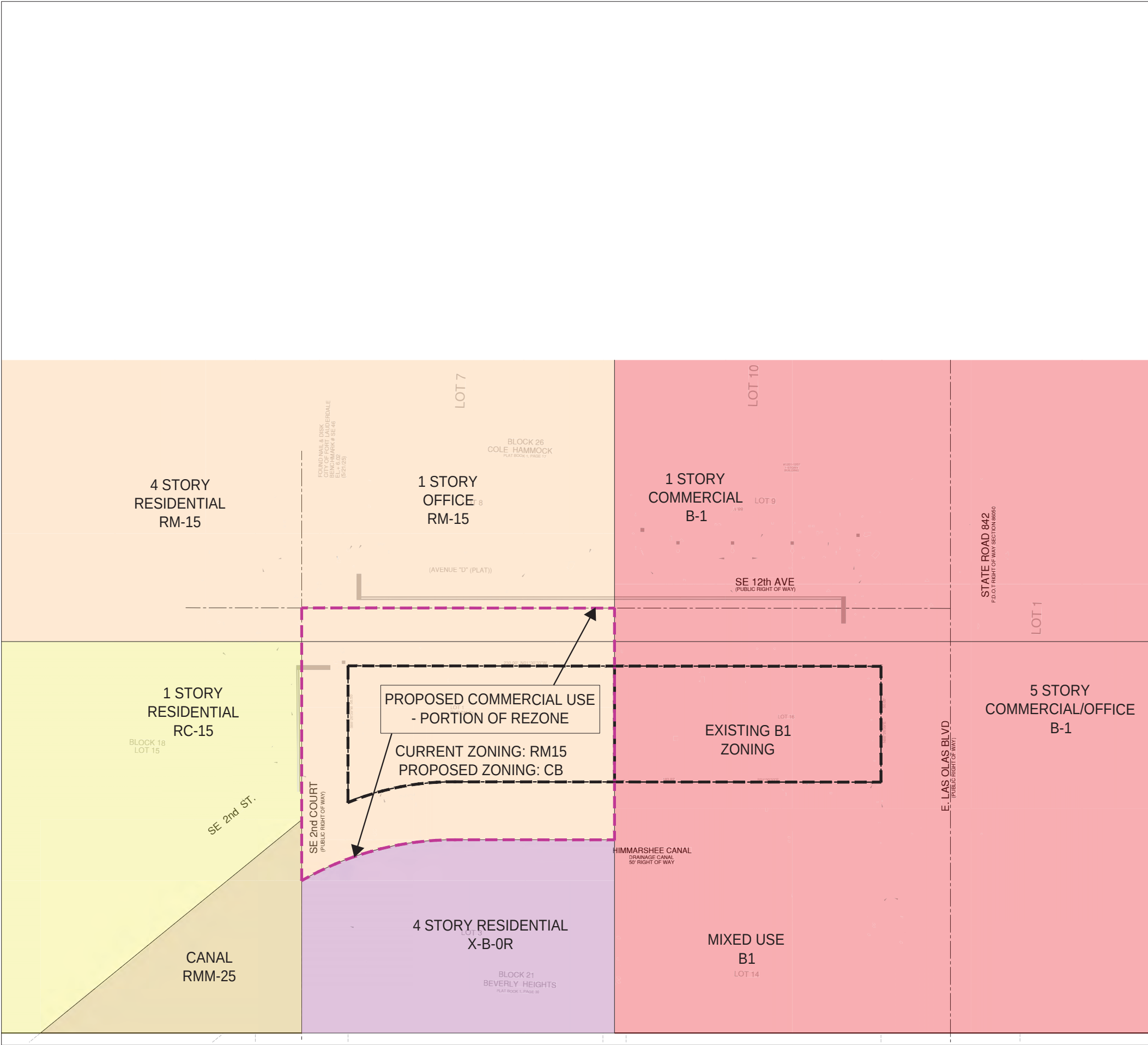
FBC BUILDING TYPE DESIGNATION:I-B
OCCUPANCY: COMMERCIAL

OVERHEAD UTILITIES AND ROW LIGHTING:

EXISTING STREET LIGHTING ALONG SE 12TH AVE TO REMAIN.



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



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EST. 1976

Sheet Title

ZONING PLAN EXHIBIT

Job Title

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



Revisions	
A	
A	
A	
A	
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Phase:
DRC
DOCUMENTS

SEAL

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



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OCTOBER 31th, 2025

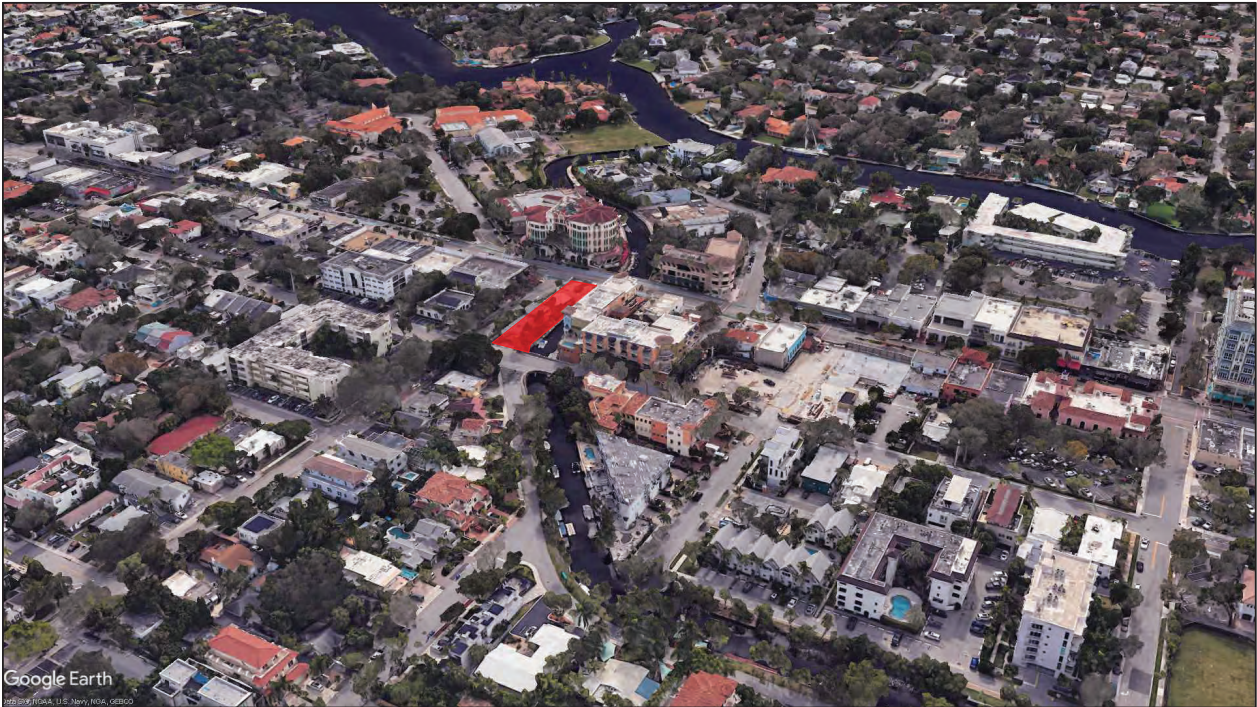
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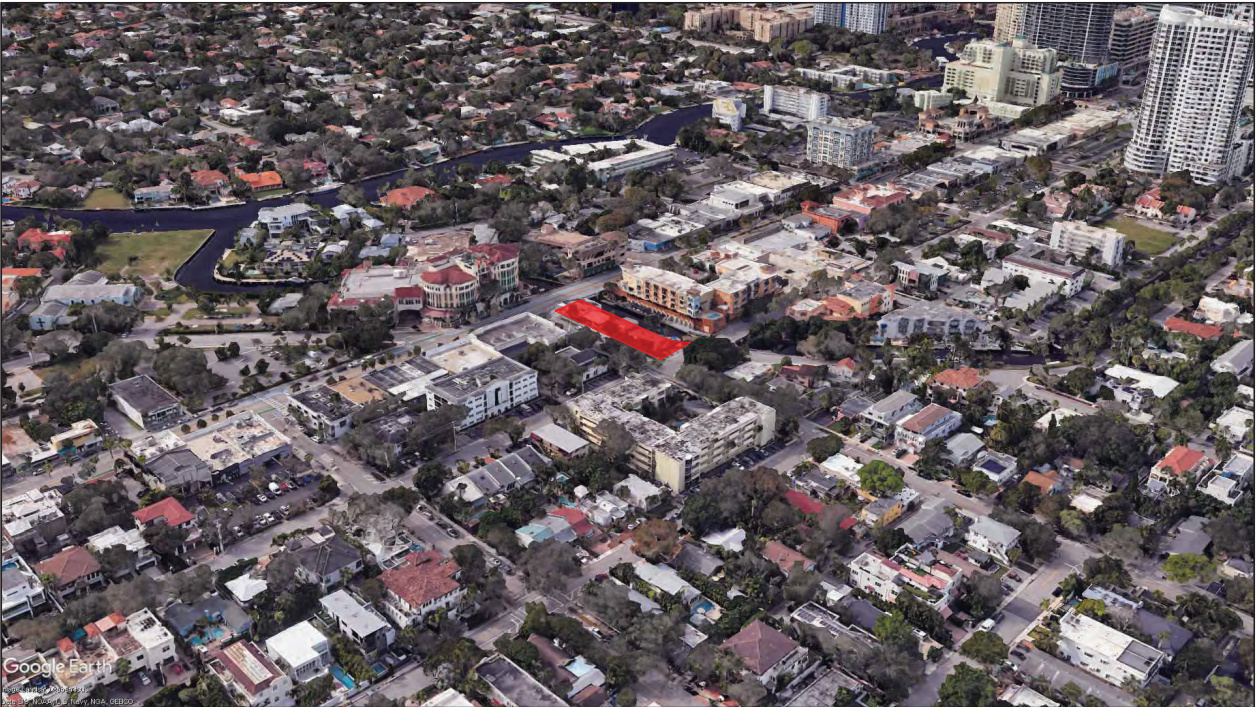
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DRAWING NAME:
CONTEXT LOCATION MAP

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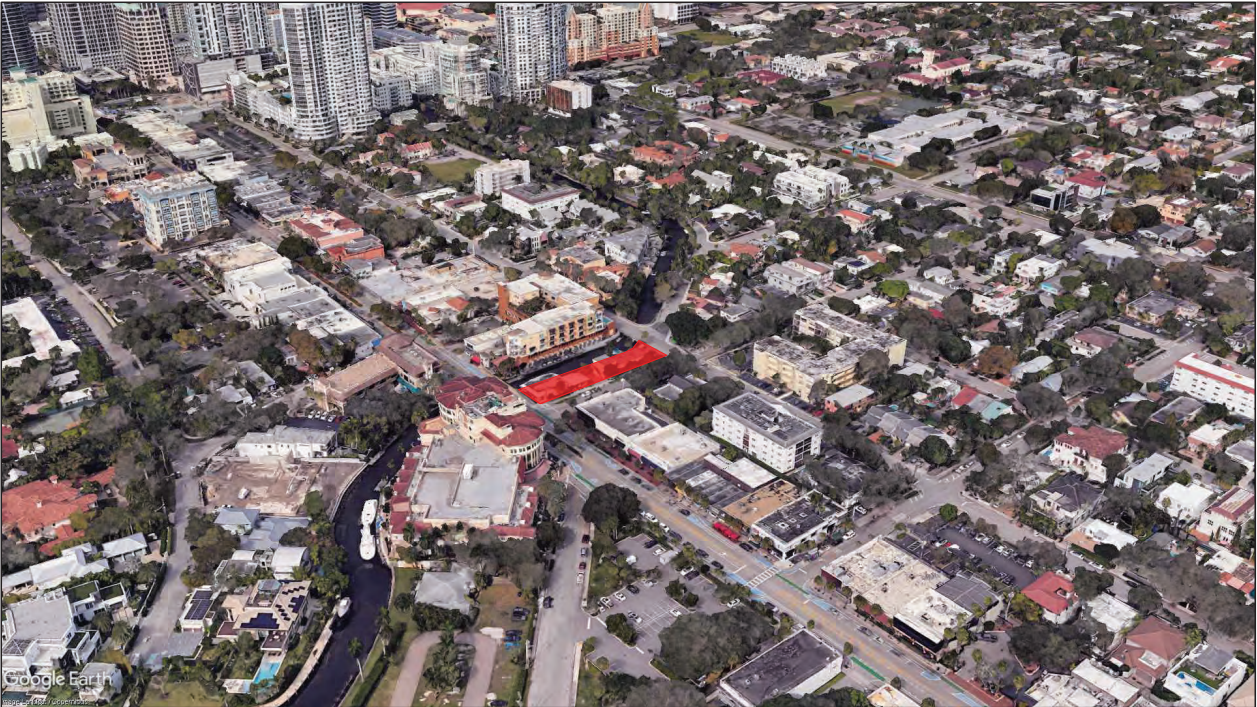
VIEW 01 - LOOKING NORTH WEST



VIEW 02 - LOOKING NORTH EAST



VIEW 03 - LOOKING SOUTH WEST



VIEW 04 - LOOKING SOUTH EAST



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AERIAL VIEWS

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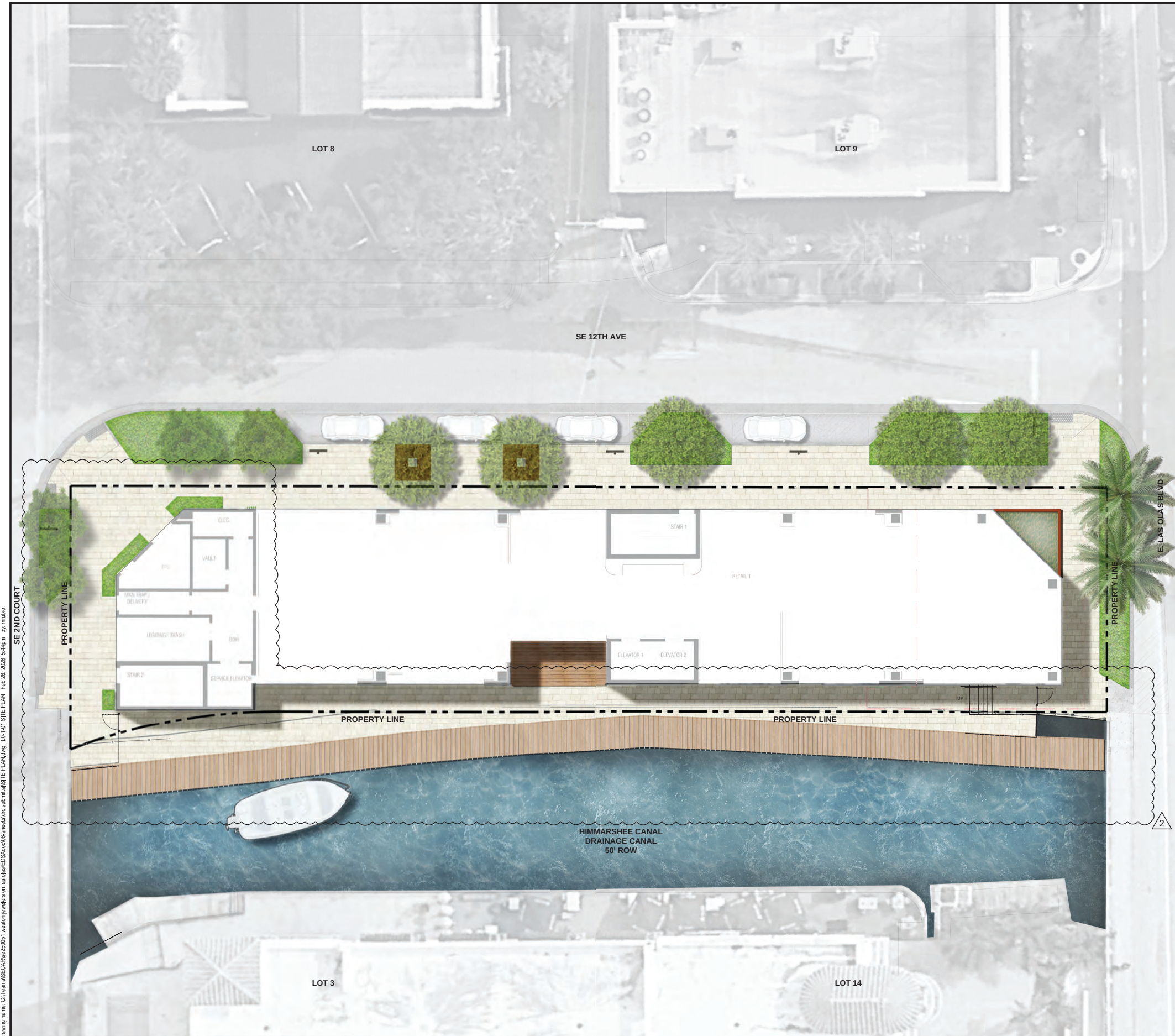
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ZONING DISTRICT MAP

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CASE: UDP-SR25001
PZB Exhibit 3
Page 10 of 60

Project Name

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edsa

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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



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Professional Engineer
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Project Phase

DRC SUBMITTAL

Sheet Title

ILLUSTRATIVE SITE PLAN

Revision Number	Sheet Number
2	L0-1-01



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OCTOBER 31th, 2025

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REVISION 02		02.26.26

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Fort Lauderdale, FL 33301
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Tel: (954) 777-0276
Email: estefania@toothaker.org

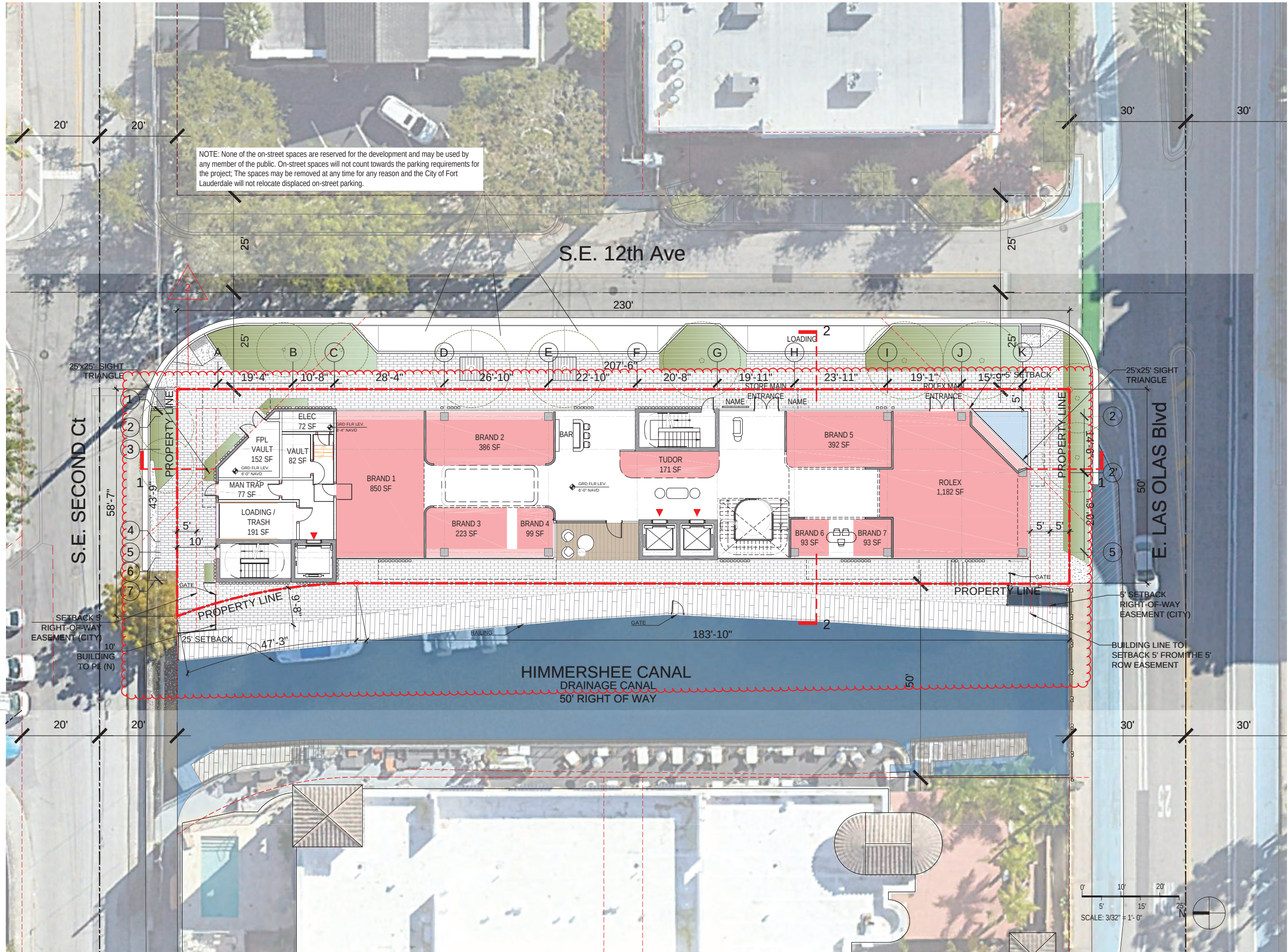
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Tel: (954) 524-3330
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SEAL/SIGNATURE/DATE:		
PROJECT STATUS:		
OCTOBER 31th, 2025		
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26
PROJECT NUMBER: 1001.011320.000		
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RENDERINGS

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ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26

PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26

PROJECT NUMBER: 1001.011320.000

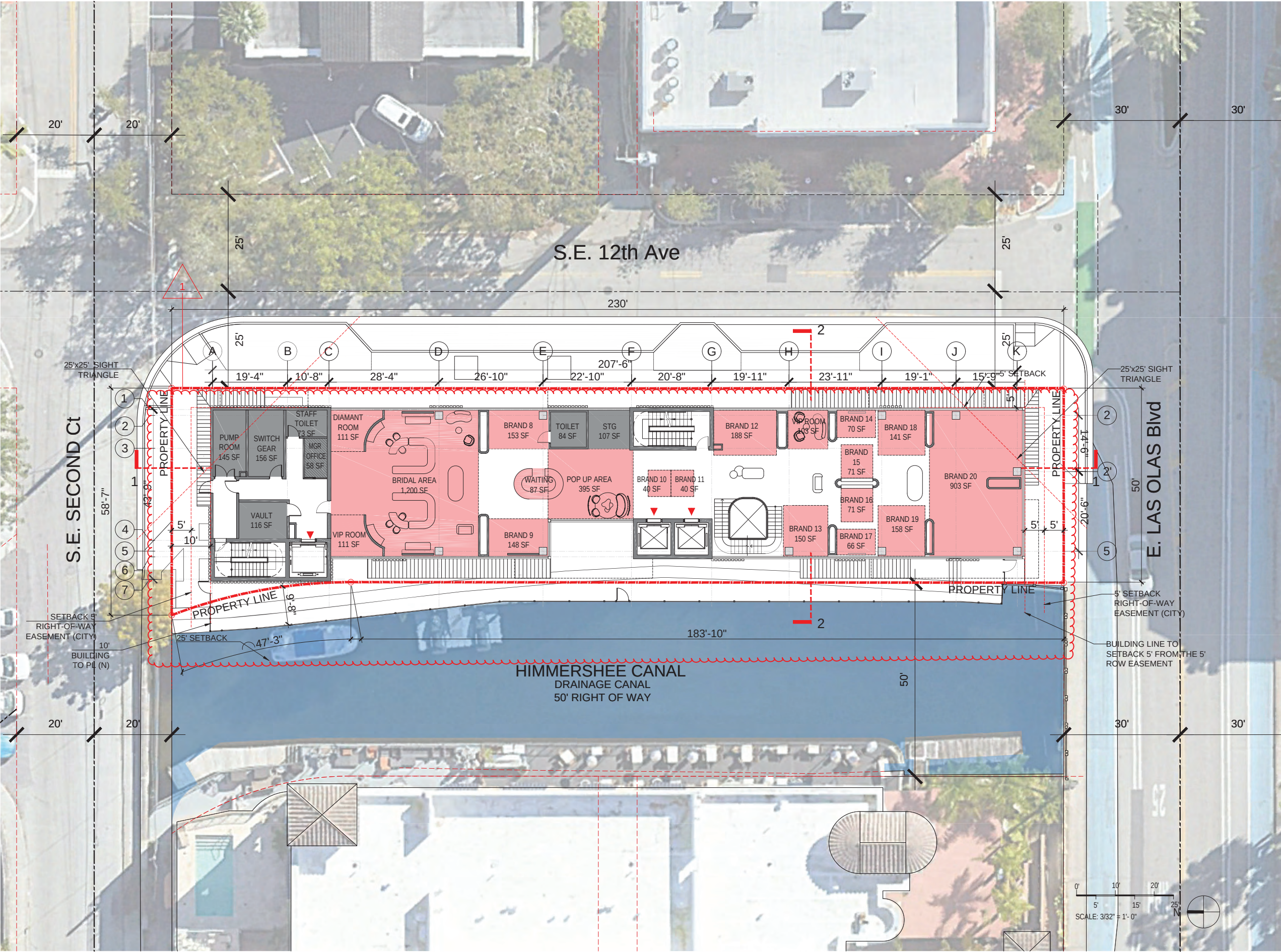
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OCTOBER 31st, 2025

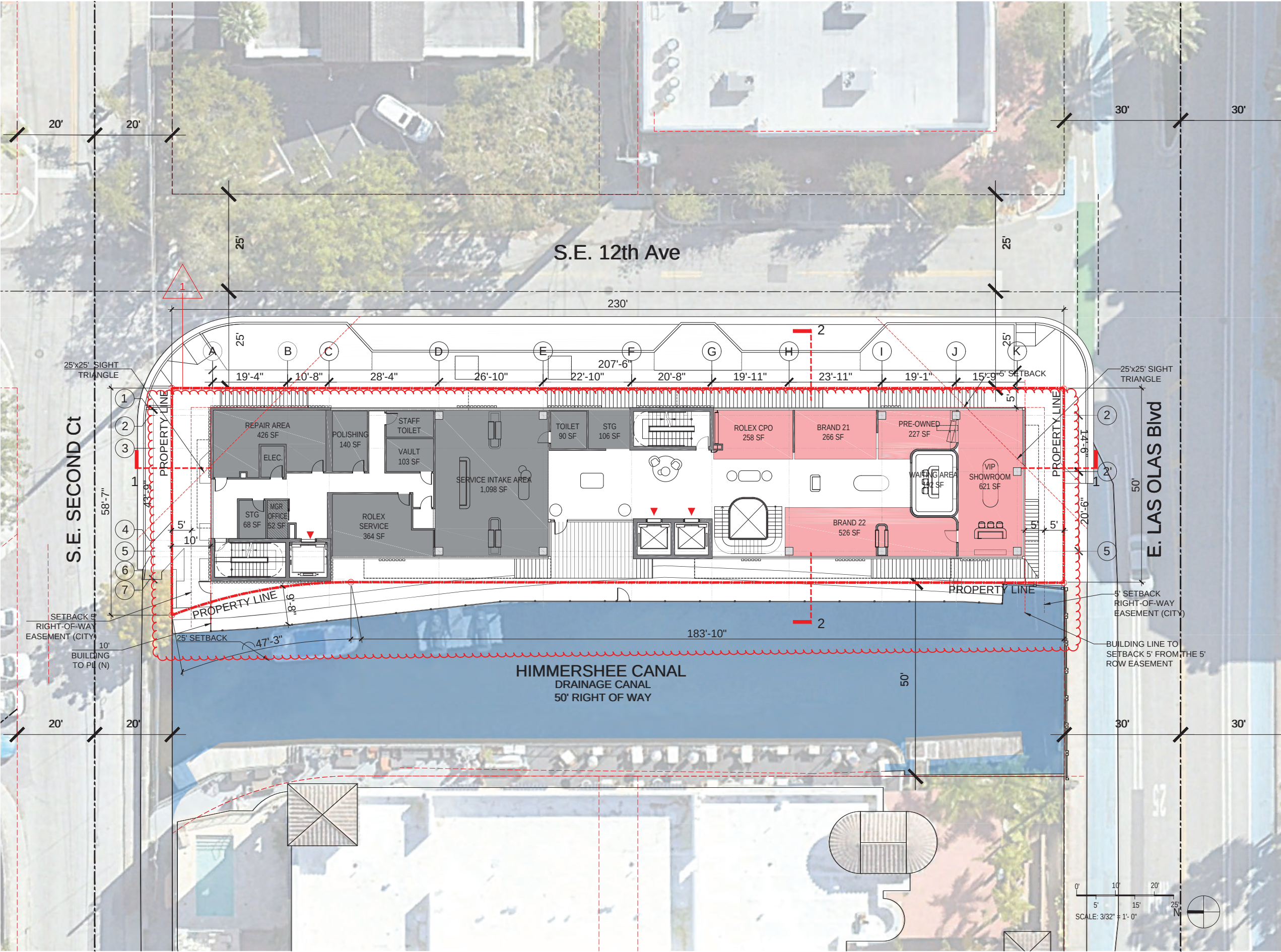
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

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PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

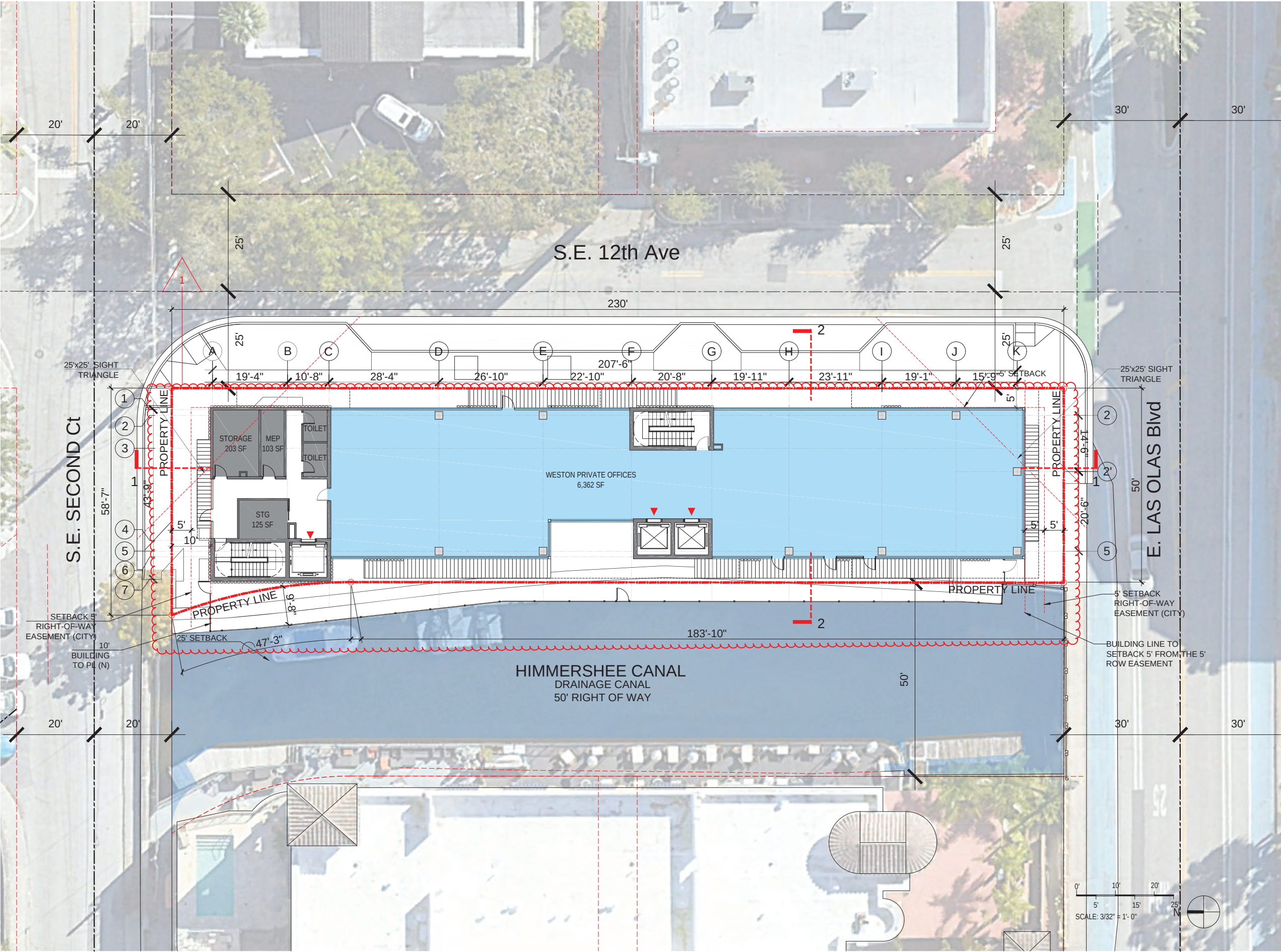
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PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

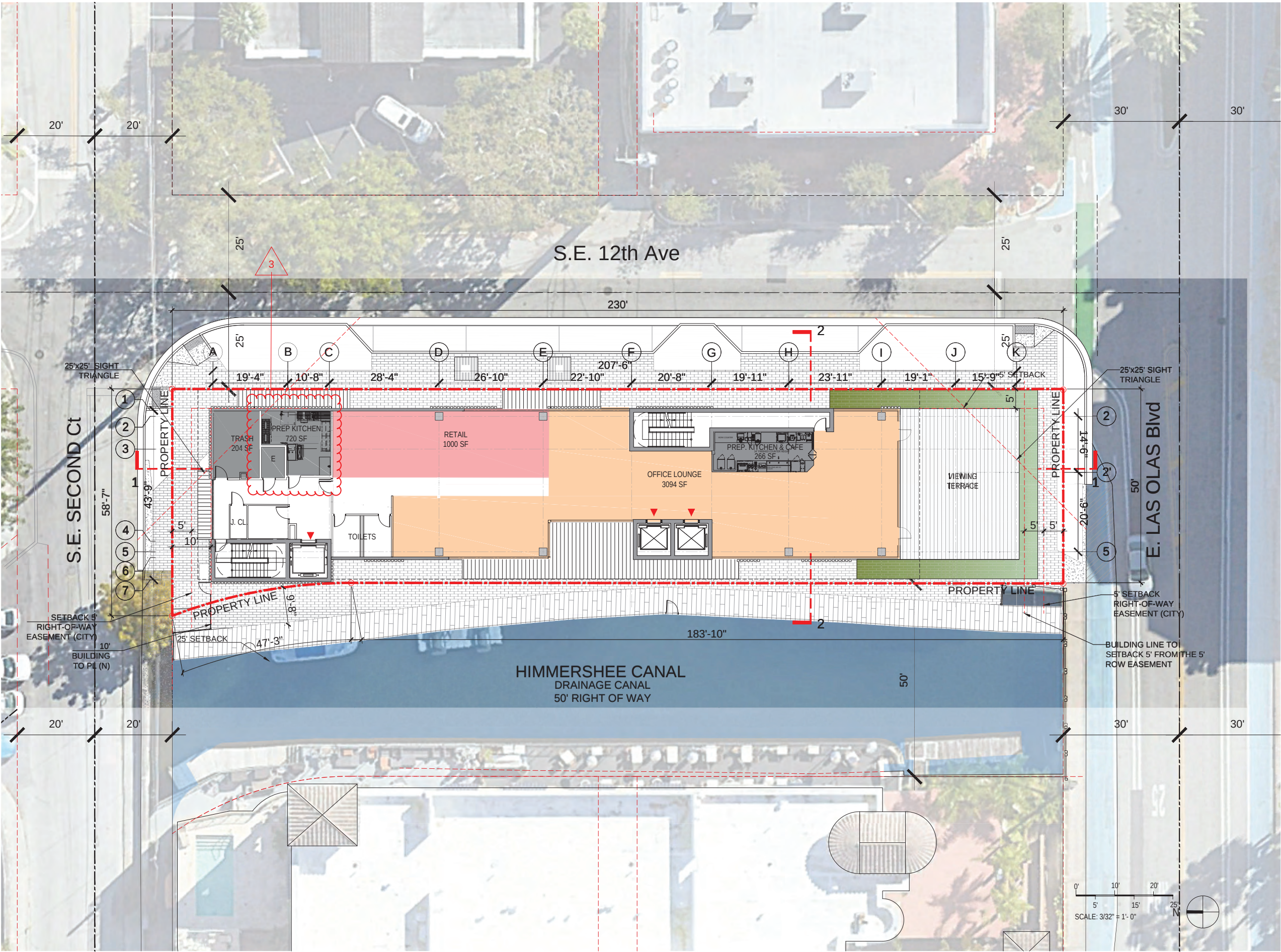
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OCTOBER 31st, 2025

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

PROJECT NUMBER: 1001.011320.000

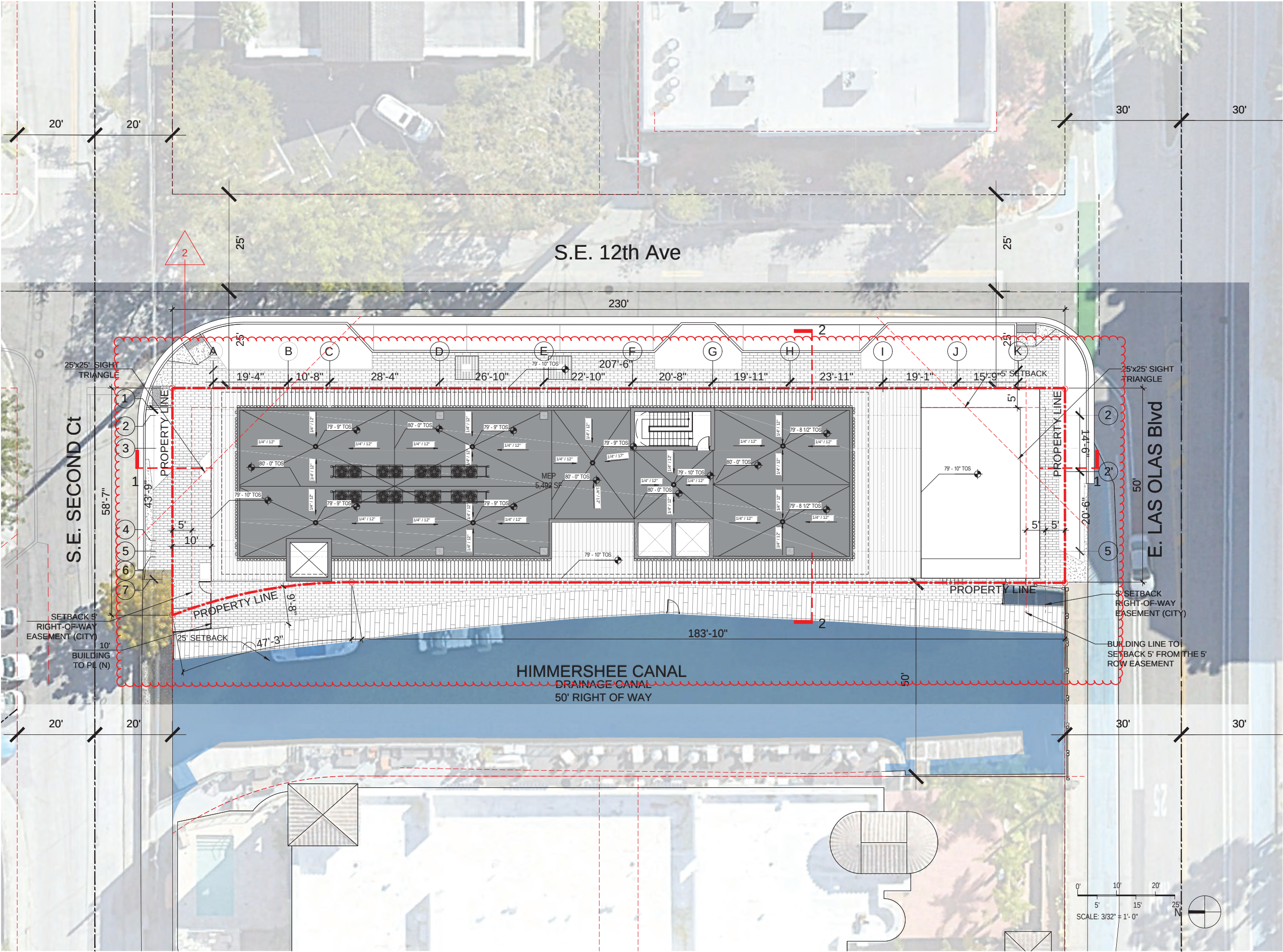
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PROJECT STATUS:
OCTOBER 31st, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26

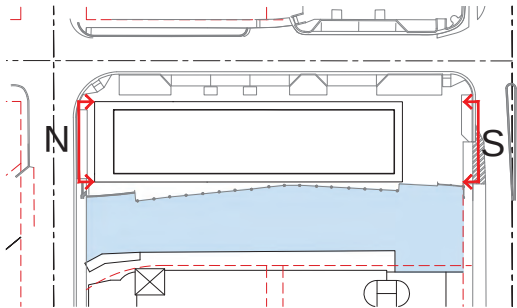
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LEVEL - ROOFTOP

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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

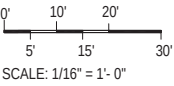
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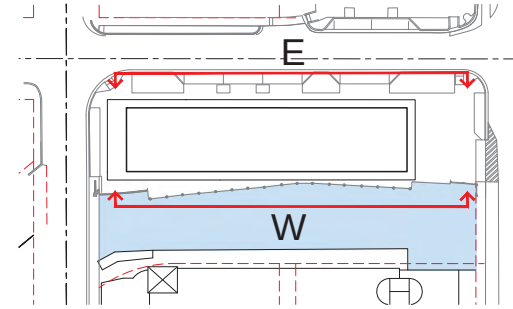
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REVISION 01		10.31.25
REVISION 02		02.26.26

PROJECT NUMBER: 1001.011320.000

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

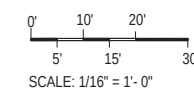
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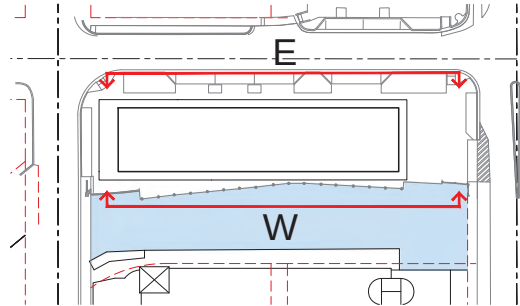
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CAM #26-0384
Exhibit 3
Page 19 of 27





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REVISION 01		10.31.25
REVISION 02		02.26.26

PROJECT NUMBER: 1001.011320.000

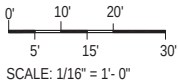
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PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

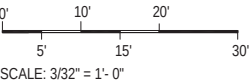
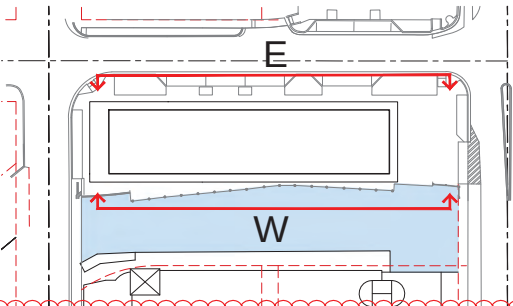
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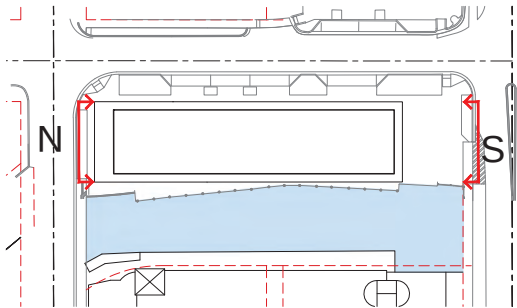
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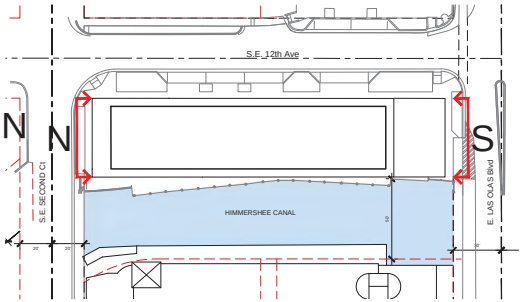
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1

0' 10' 20' 30'
5' 15'
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Contact: Estefania Mayorga
Tel: (954) 777-0276
Email: estefania@toothaker.org

LANDSCAPE:
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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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INTERNATIONAL CORP.

DRAWING NAME:
CONTEXT ELEVATIONS

A-206

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Office Registration # AA C000465

1

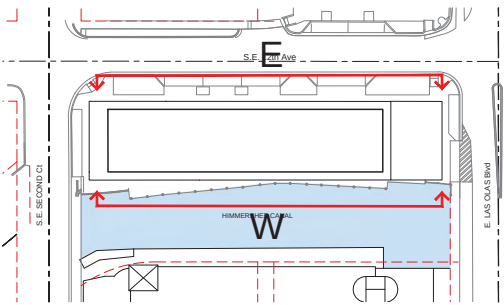


CONTEXT ELEVATION NORTH



CONTEXT ELEVATION SOUTH

0' 10' 50' 80'
5' 30'
SCALE: 3/64" = 1'-0"



WESTON JEWELERS BUILDING
1117 E. LAS OLAS BVLD
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:
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:
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DRAWING NAME:
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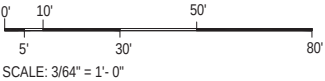
1



CONTEXT ELEVATION EAST



CONTEXT ELEVATION WEST





WESTON JEWELERS BUILDING
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FORT LAUDERDALE

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SEAL/SIGNATURE/DATE:

PROJECT STATUS:
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

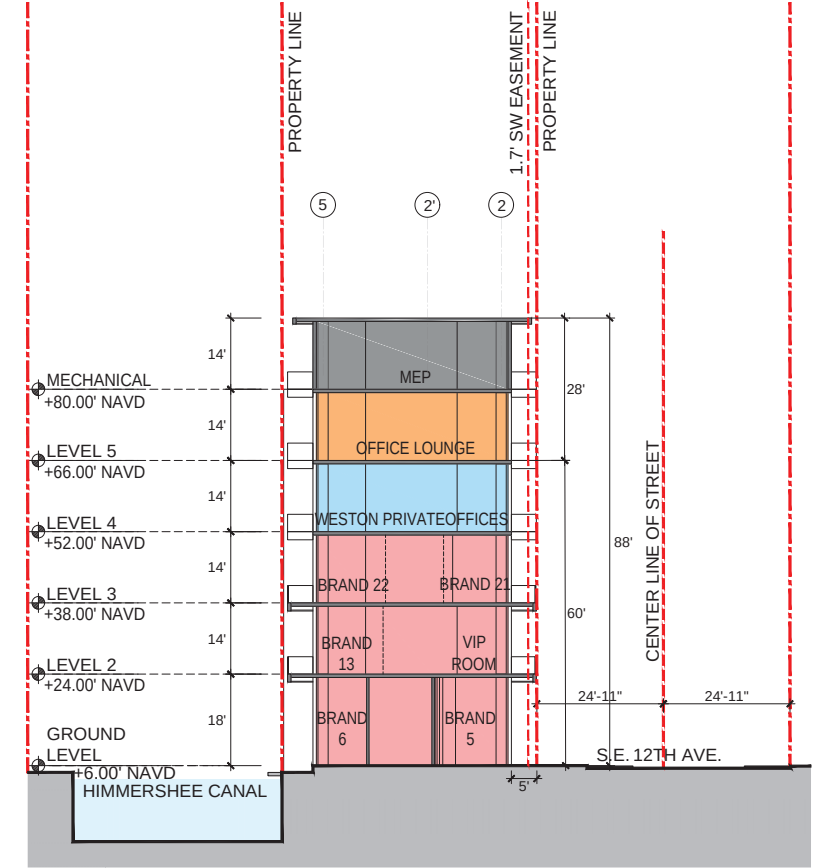
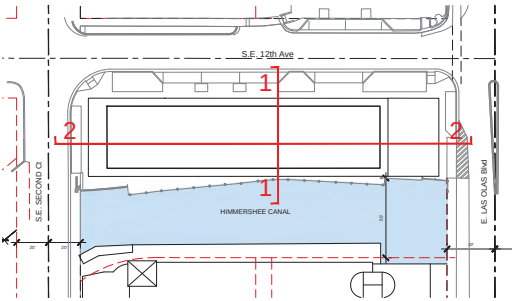
SCALE: 1/16" = 1'-0"

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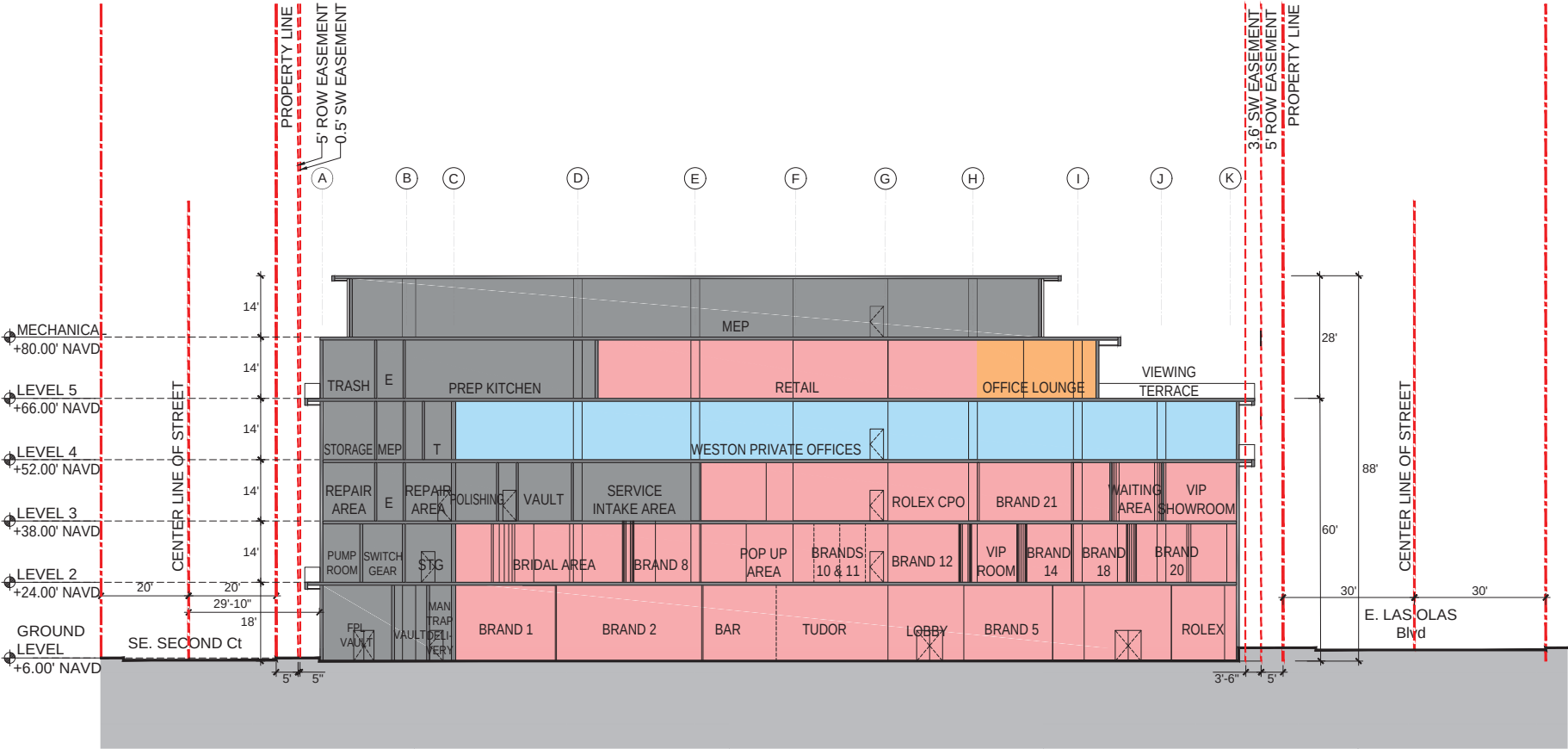
DRAWING NAME:
SECTIONS

A-208

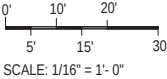
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SECTION 1

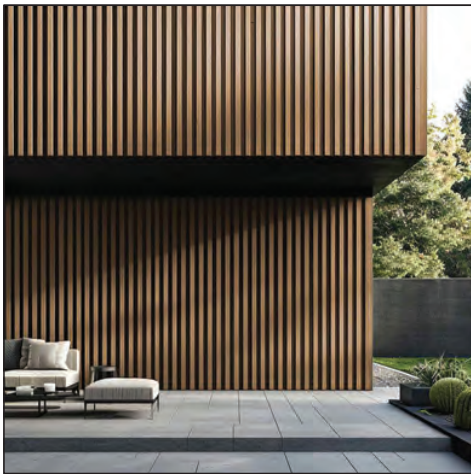


SECTION 2



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

1



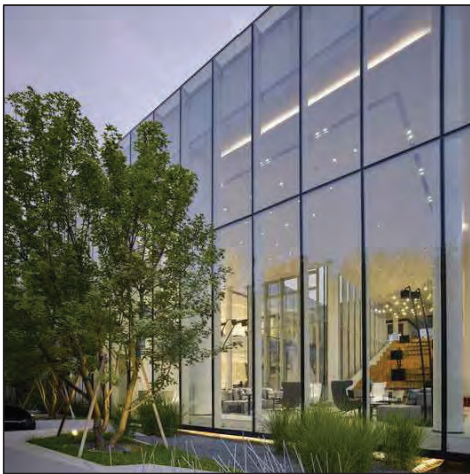
01 - ENGINEERED WOOD WALLS



02 - GLASS RAILING



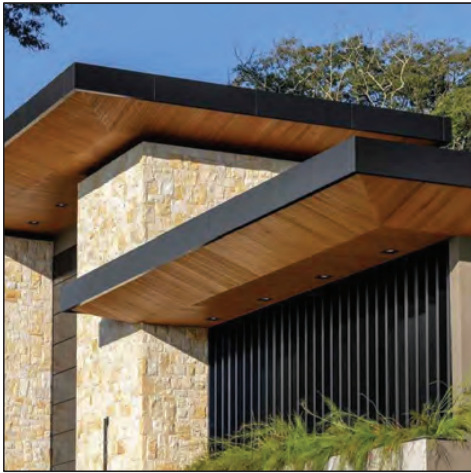
03 - WHITE STUCCO



04 - CLEAR GLASS



05 - BRONZE ALUMINUM MULLIONS



06 - WOODEN ROOF SOFFIT



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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 02		02.26.26

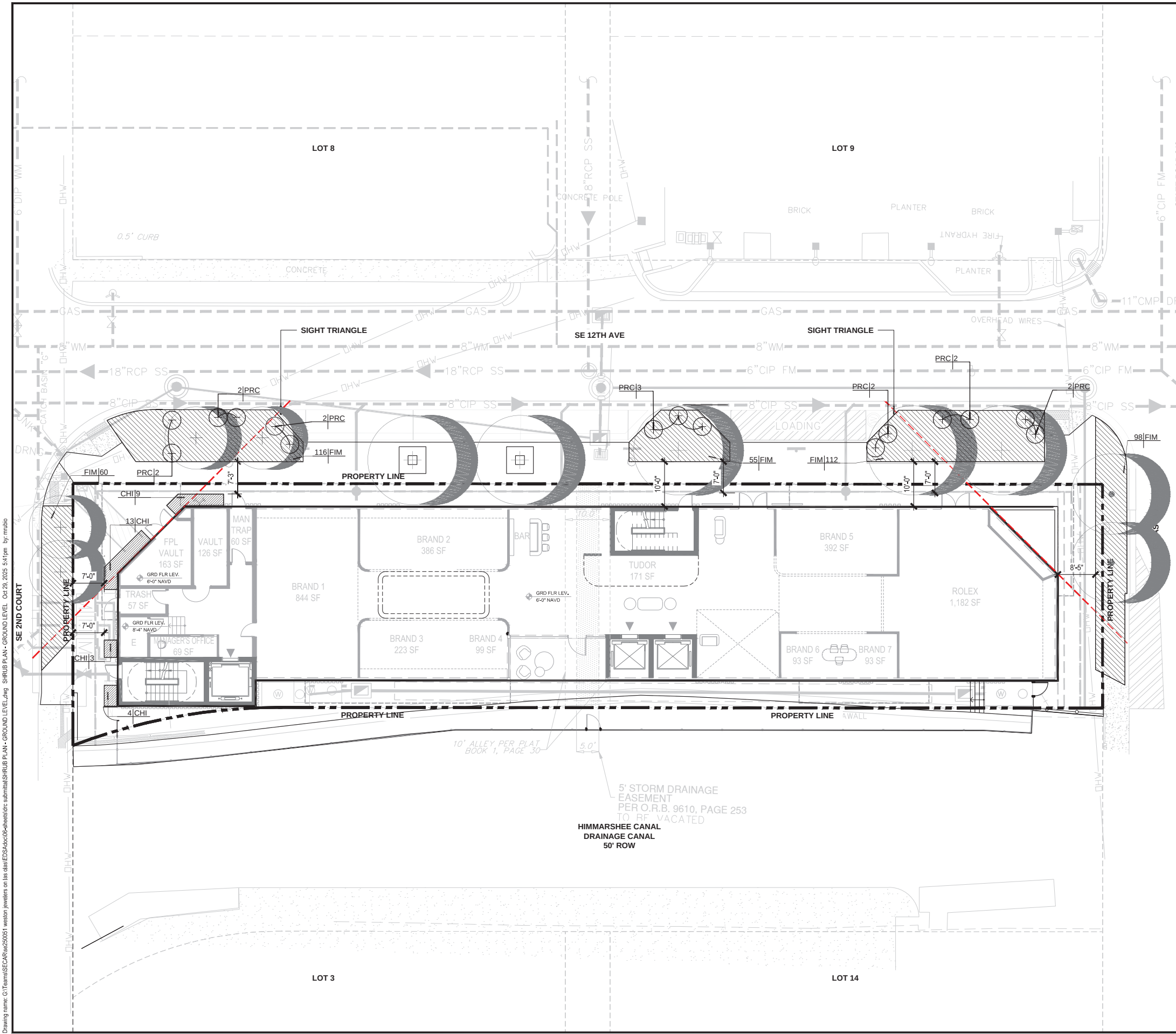
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DRAWING NAME:
MATERIAL BOARD

A-208

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PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
+	PRC	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
	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

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3336 C000001

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ARCHITECTURE
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MIAMI FL 33133
(305) 372-1812 | WWW.ARQUITECTONICA.COM

Key Plan

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

Date	09/18/2025
Designed By	MR
Drawn By	XD, DD
Approved / Checked By	JS
Project Number	SE250051

Seal

Project Phase

DRC SUBMITTAL

Sheet Title

SHRUB PLAN - GROUND
LEVEL

Revision Number

1

Sheet Number

L6-1-01

Scale: 1" = 10'-0"

0 10' 20'

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

NORTH

Drawing name: G:\Tamas\SEARes250051\weston jewelers on las olas\EDS\Arch\06-sheets\06-submittal\SHRUB PLAN - GROUND LEVEL.dwg Oct 29, 2025 5:41pm by: mmbio