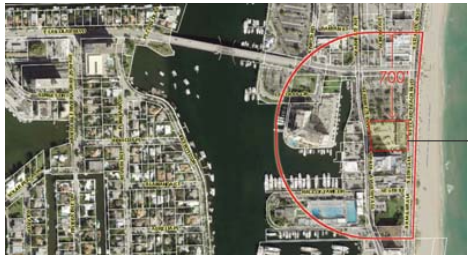


CITY OF FORT LAUDERDALE  
DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
URBAN DESIGN AND PLANNING DIVISION  
DEVELOPMENT REVIEW COMMITTEE - SITE PLAN SUBMITTAL:

401 S. FORT LAUDERDALE BEACH BOULEVARD

PROPOSED DEVELOPMENT: 205 HOTEL ROOMS AND COMMERCIAL SPACE (BUSINESS, MERCANTILE AND RESTAURANT), WITH EXCESS PUBLIC PARKING

# BEACH BOYS PLAZA



PROPERTY



OWNER

BEACH BOYS PLAZA, INC.  
P.O. BOX 1268  
HALLANDALE BEACH, FL 33008

LAND USE ATTORNEY

CRUSH LAW P.A.  
333 N. NEW RIVER DR. EAST, STE 2200  
FORT LAUDERDALE, FL 33301  
TELEPHONE 954.522.2010

TRAFFIC ENGINEER

TRAF TECH ENGINEERING, INC.  
8400 N. UNIVERSITY DRIVE, STE 309  
TAMARAC, FL 33321  
TELEPHONE 954.582.0988

ARCHITECT

FSMY ARCHITECTS + PLANNERS  
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FORT LAUDERDALE, FL 33316  
TELEPHONE 954.764.6575

CIVIL ENGINEER

FLYNN ENGINEERING, INC.  
241 COMMERCIAL BOULEVARD  
FORT LAUDERDALE, FL 33308  
TELEPHONE 954.522.1004

LANDSCAPE ARCHITECT

BARRANCO - RLA, INC.  
888 S. ANDREWS AVENUE, STE 300  
FORT LAUDERDALE, FL 33316  
TELEPHONE 954.667.7814

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ARCHITECTS + PLANNERS  
FALKANGER SNYDER MARTINEAU YATES

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JEFF FALKANGER, DOUG SNYDER  
LARRY MARTINEAU, JIRO YATES

CONTRACT NO. 1

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CA - AAC000447

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RO	RO	JF

REVISIONS

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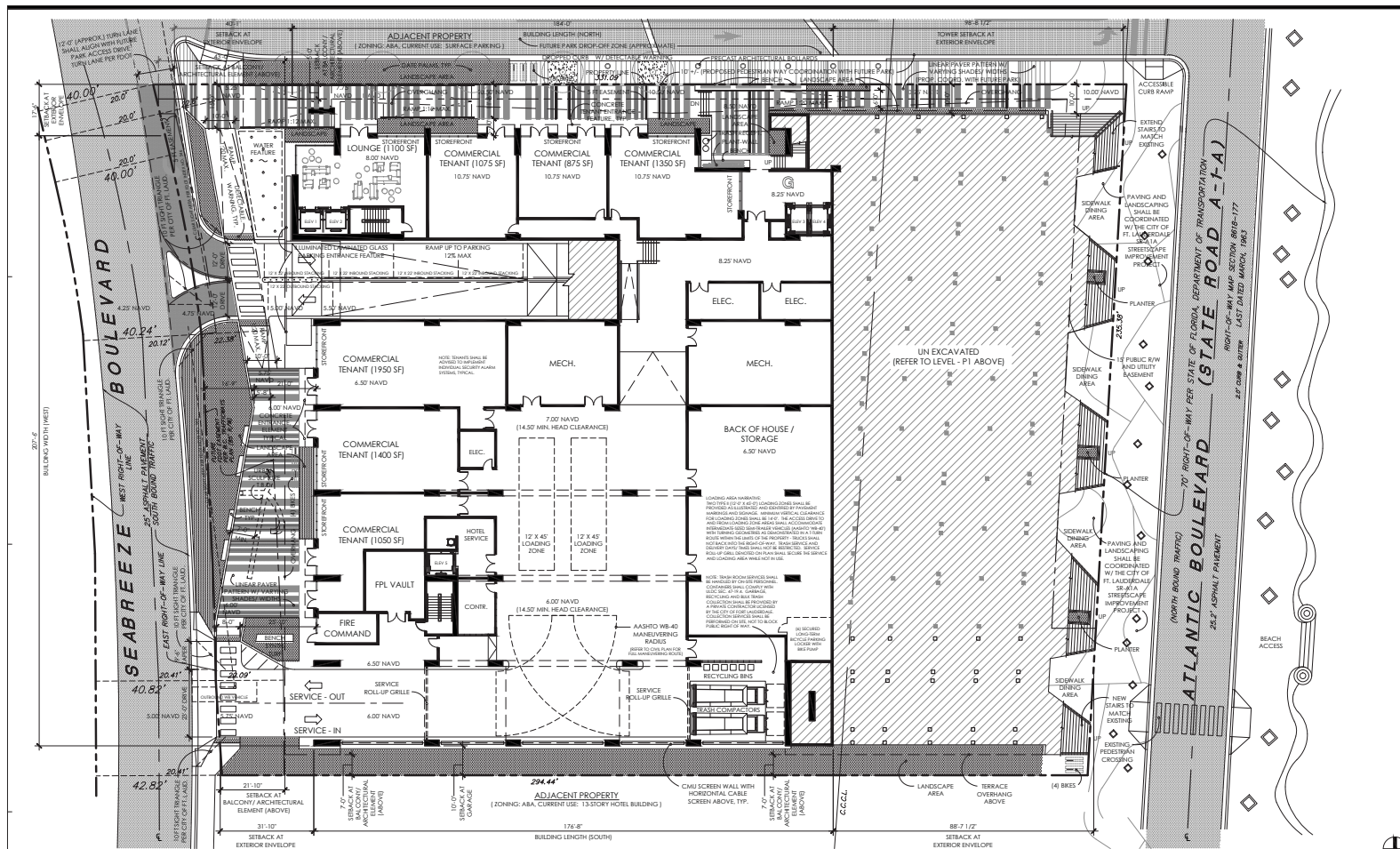
BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
COVER SHEET, INDEX

G0.00

PRINTED ON: 10/23/18



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**BEACH BOYS PLAZA**  
401 S. FORT LAUDERDALE BEACH BOULEVARD  
PROPOSED MIXED USE DEVELOPMENT: 205 HOTEL ROOMS AND COMMERCIAL SPACE (BUSINESS, MERCANTILE AND RESTAURANT), WITH EXCESS PUBLIC PARKING



SITE PLAN DATA			
<b>A. LAND USE DESIGNATION</b> <b>B. ZONING DESIGNATION</b> <b>C. SITE AREA</b> <b>D. WATER/WASTEWATER SERVICE</b> <b>E. HOTEL UNITS</b> <b>F. NON-RESIDENTIAL FLOOR AREA</b>	<b>ACTIVITY CENTER</b> <b>A1A - BEACHFRONT DISTRICT (ABCA)</b> <b>CITY OF FORT LAUDERDALE</b> <b>205 UNITS</b> <b>315,770 SQUARE FEET</b>	<b>G. PROPOSED USE, AREA &amp; UNITS</b> <b>RESTAURANT (EXIST.)</b> <b>RETAIL SALES (EXIST.)</b> <b>RESTAURANT (ADDIT.)</b> <b>RETAIL (ADDIT.)</b> <b>HOTEL (ADDIT.)</b> <b>205 UNITS</b> <b>647 PER UNIT</b> <b>137.35 SPACES</b> <b>245 SPACES</b> <b>381 SPACES (INCL. 8 ADA SPACES)</b> <b>2 TYPE 1 REQUIRED / 2 TYPE 2 PROVIDED</b>	<b>H. BUILDING FOOTPRINT COVERAGE</b> <b>F.A.R. (315,770 SF / 72,800 SF)</b> <b>170.8'</b> <b>16</b> <b>FLOOR LEVEL</b> <b>GROUND LEVEL - RETAIL, LOUNGE, B.O.H.</b> <b>LEVEL P1 - PARKING, RESTAURANT, RETAIL</b> <b>LEVEL P2 - PARKING, RESTAURANT, HOTEL LOBBY</b> <b>LEVEL P3 - PARKING, RESTAURANT, ADMN / CONF.</b> <b>LEVEL P4 - PARKING, ADMINISTRATION</b> <b>LEVEL P5 - PARKING, EXHIBITION SPACE</b> <b>LEVEL P6 - PARKING</b> <b>LEVEL OF THIRD FL. - HOTEL 11,540 SF X 10 FLOORS</b> <b>TOTAL F.A.R. FLOOR AREA</b>
<b>I. SIDEWALKS</b> <b>FRONT YARD - EAST</b> <b>FRONT YARD - WEST</b> <b>SIDE YARD - NORTH</b> <b>SIDE YARD - SOUTH</b> <b>REAR YARD</b> <b>BIKEWAY PARKING REQUIREMENTS (PER APP. GUIDELINES)</b> <b>ACTIVITY</b> <b>FOOD SALES</b> <b>RETAIL</b> <b>OFFICE</b> <b>TOTAL REQUIRED</b> <b>TOTAL PROVIDED</b>	<b>REQUIRED</b> <b>AT EX. ENVELOPE</b> <b>20'-0"</b> <b>20'-0"</b> <b>10'-0"</b> <b>10'-0"</b> <b>20'-0"</b> <b>LONG TERM</b> <b>18,000 SF / 12,000 - 0.82</b> <b>18,000 SF / 12,000 - 1.50</b> <b>3500 SF / 10,000 - 0.55</b> <b>3500 SF / 20,000 SF - 0.18</b> <b>2,472 + 3</b> <b>6</b>	<b>AT BALCONY</b> <b>24'-0"</b> <b>31'-10"</b> <b>17'-4"</b> <b>10'-0"</b> <b>51'-A</b> <b>SHORT TERM</b> <b>18,000 SF / 2,000 SF - 4.80</b> <b>18,000 SF / 5,000 SF - 3.60</b> <b>3500 SF / 10,000 - 0.55</b> <b>3500 SF / 20,000 SF - 0.18</b> <b>8,481 + 3</b> <b>14</b>	<b>J. PROPOSED LINEAL FEET OF SIDEWALK</b> <b>880 FEET, APPROX.</b>

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JEFF FALKANGER, DOUG SNYDER  
LARRY MARTINEAU, JIRO YATES

DESIGNED RO DRAWN RO CHECKED JF

DATE: 2018.01.11 COMM: 16013

BEACH BOYS PLAZA

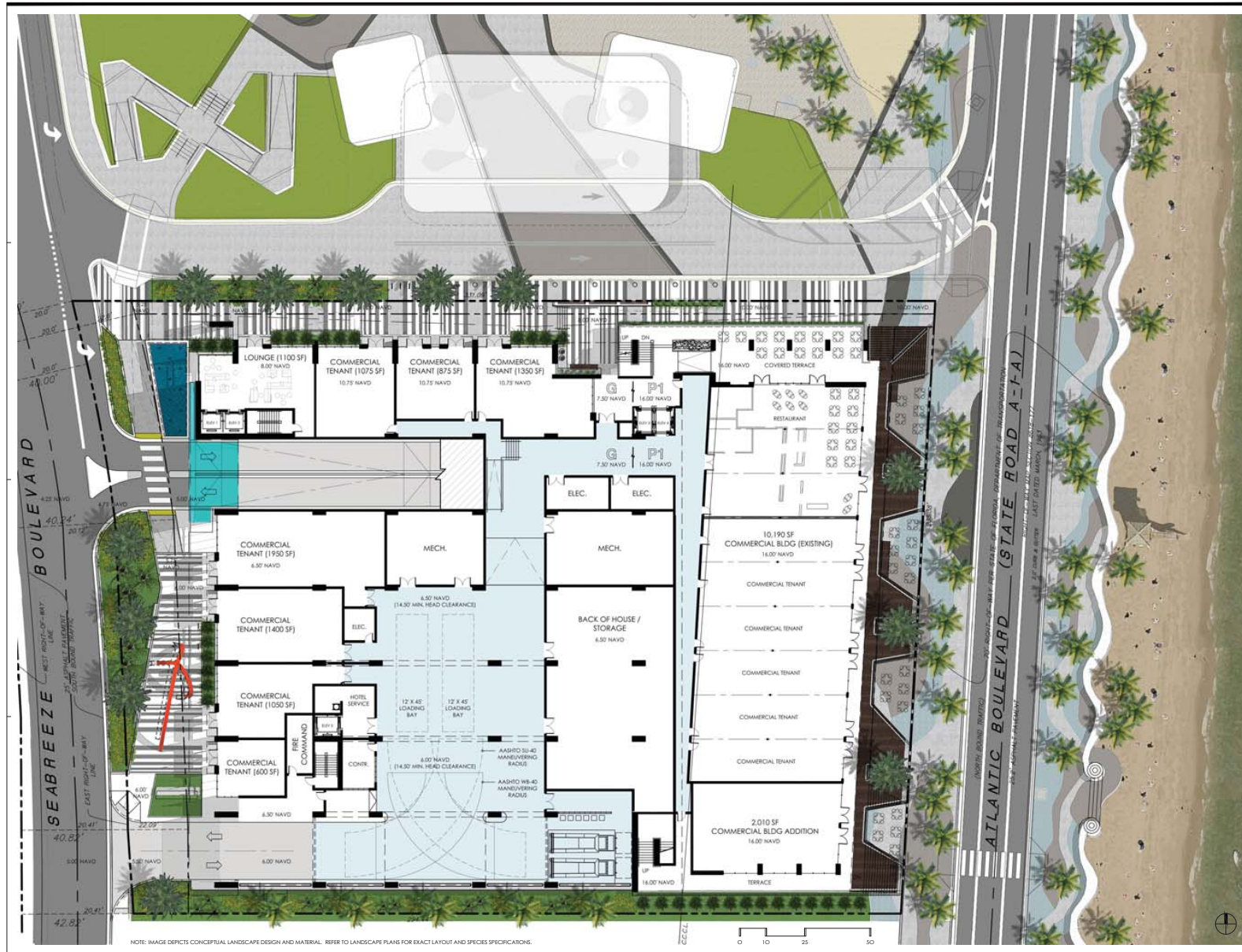
401 S. FORT LAUDERDALE BEACH BOULEVARD  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL

10/23/18

A-1.00a





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ARCHITECTS ■ PLANNERS  
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JEFF FALKANGER, DOUG SNYDER  
LARRY MARTINEAU, JIRO YATES  
CONTRACT  
OWNER: BEACH BOYS PLAZA, LLC  
PROJECT: BEACH BOYS PLAZA  
DATE: 10/23/18  
CA - AIC000447

DESIGNED RO DRAWN RO CHECKED JF

# REVISIONS

DATE: 2018.01.11 COMM: 16013

BEACH BOYS PLAZA

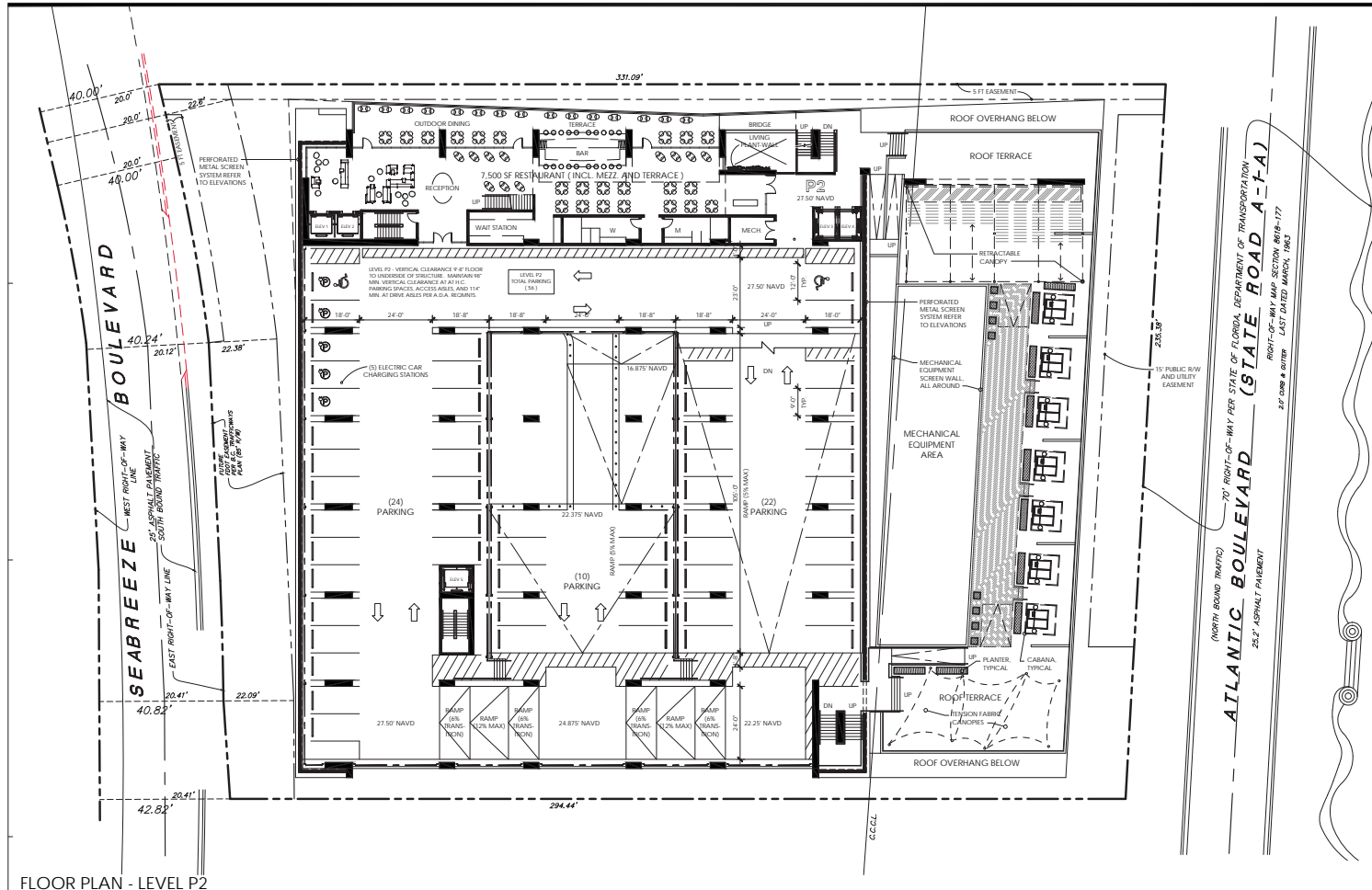
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FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
SITE PLAN  
CONCEPTUAL RENDERING

A-1.00c







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ARCHITECTS ■ PLANNERS  
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JEFF FALKANGER, DOUG SNYDER  
LARRY MARTINEAU, JIRO YATES

CONTRACT NO.  
401 S. FORT LAUDERDALE BEACH BLVD. BEACH BOYS PLAZA  
REVISIONS TO EXISTING FLOOR PLAN  
25' ASPHALT PAVEMENT  
CA - A0000447

DESIGNED RO  
DRAWN RO  
CHECKED JF













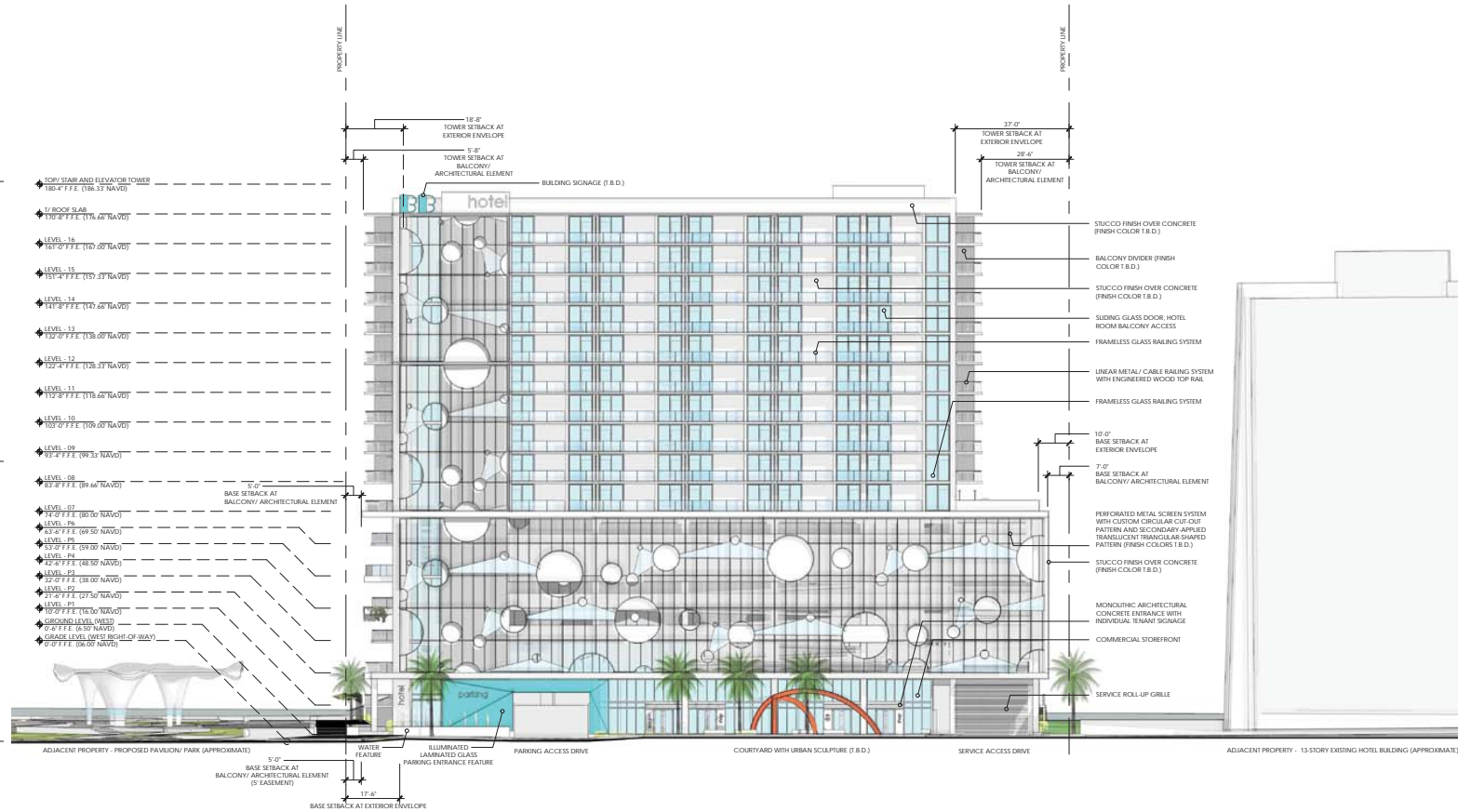












**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

**REVISIONS**

DATE	COMM
2018.01.11	16013

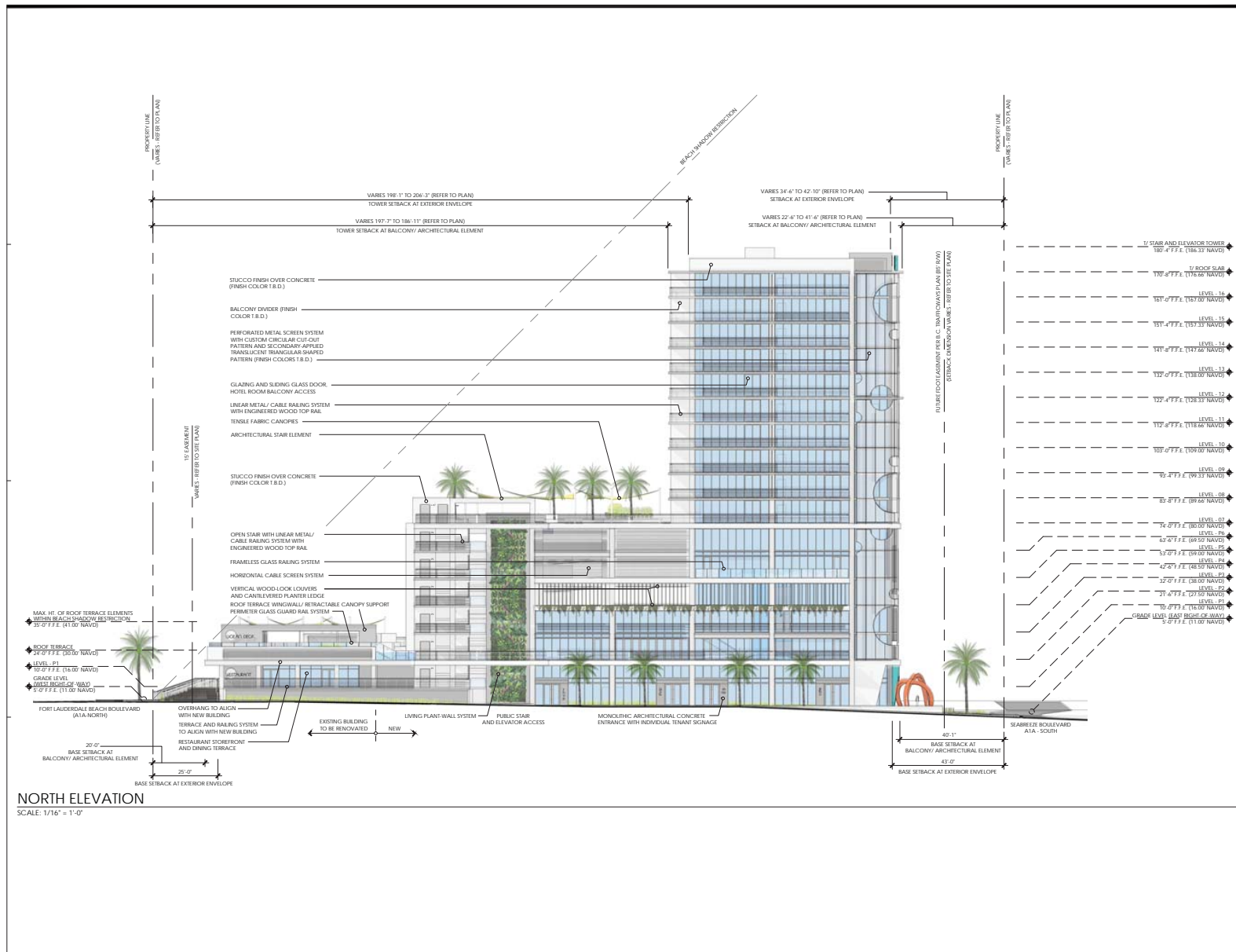
**BEACH BOYS PLAZA**

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
WEST ELEVATION

**A-2.01**





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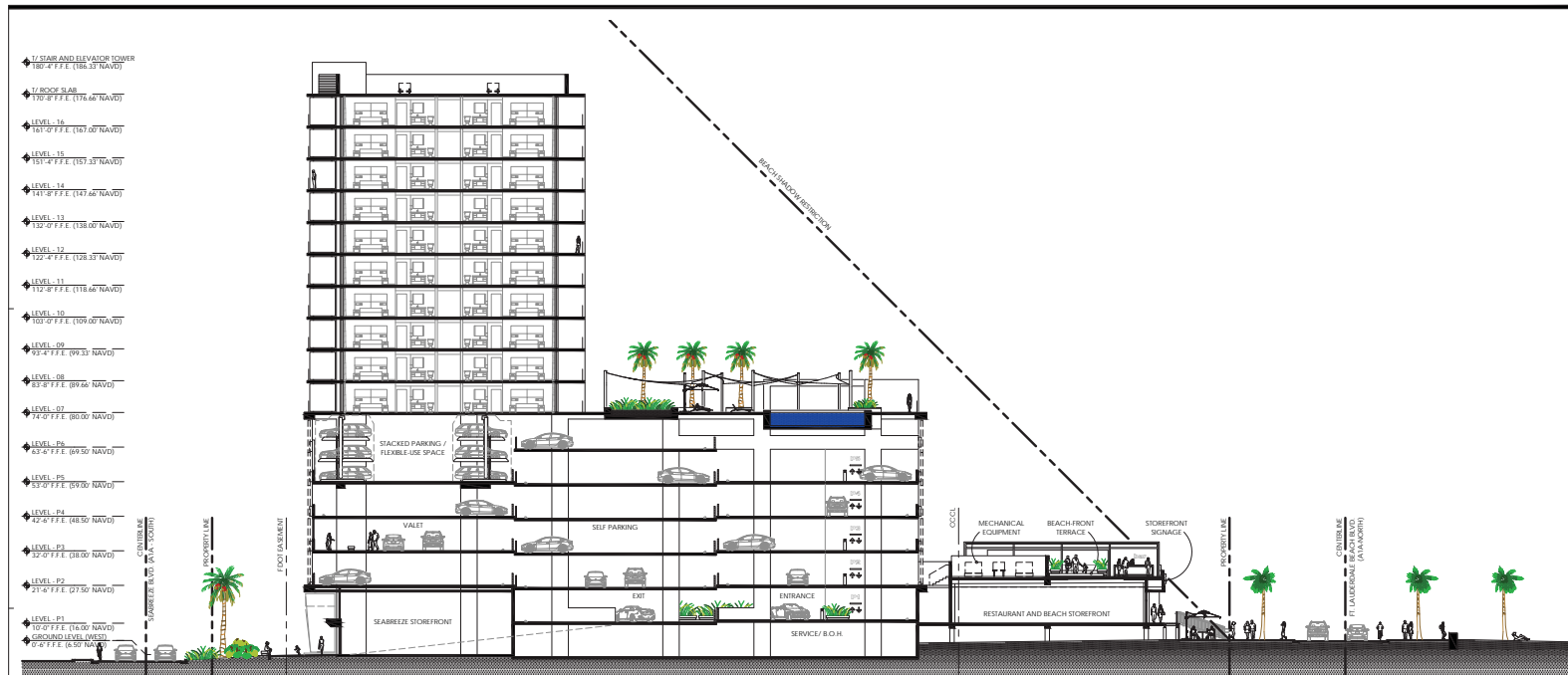
JEFF FALKANGER, DOUG SNYDER  
LARRY MARTINEAU, JIRO VATES

CONTRACT NO.  
0400000447

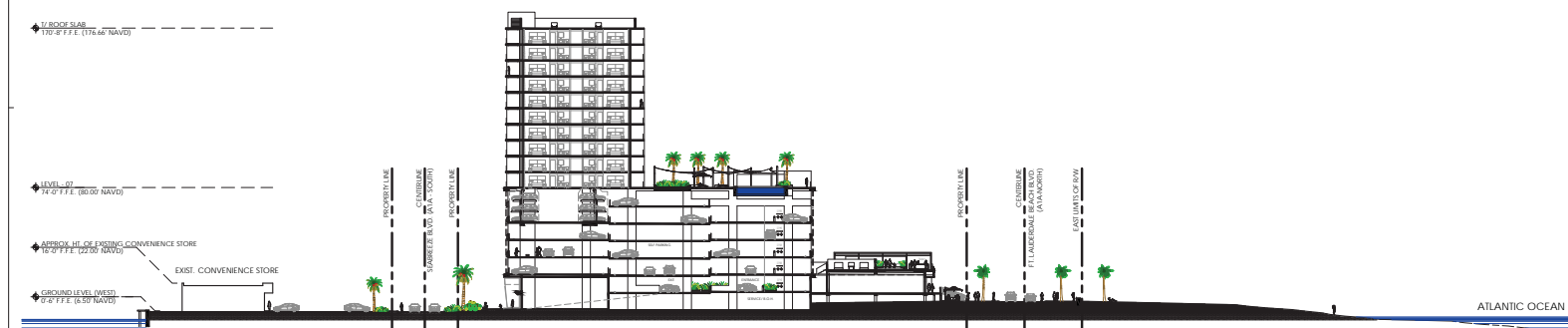
DESIGNED	DRAWN	CHECKED
RO	RO	JF







**SITE SECTION (WEST - EAST)**  
SCALE: 1/16" = 1'-0"



**CONTEXT SECTION (WEST - EAST)**  
SCALE: 1/32" = 1'-0"

**REVISIONS**

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2018.01.11	16013

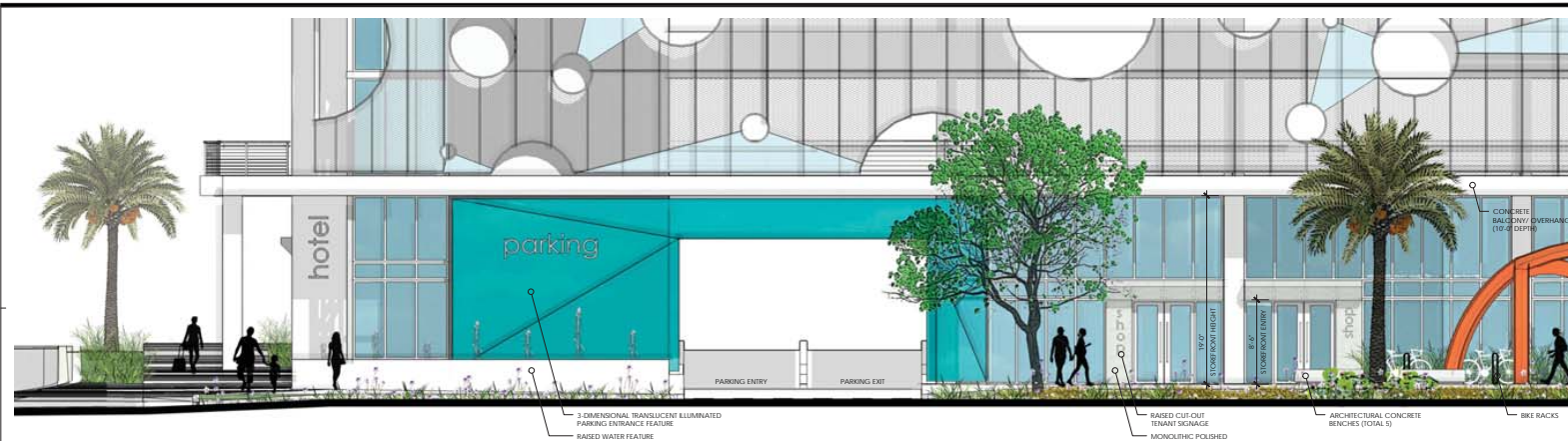
**BEACH BOYS PLAZA**

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
SITE SECTION (WEST - EAST)

**A-2.11**





ENLARGED GROUND LEVEL ELEVATION (WEST PART 1)

SCALE: 3/16" = 1'-0"



ENLARGED GROUND LEVEL ELEVATION (WEST PART 2)

SCALE: 3/16" = 1'-0"

REVISIONS

DATE:	COM:
2018.01.11	16013

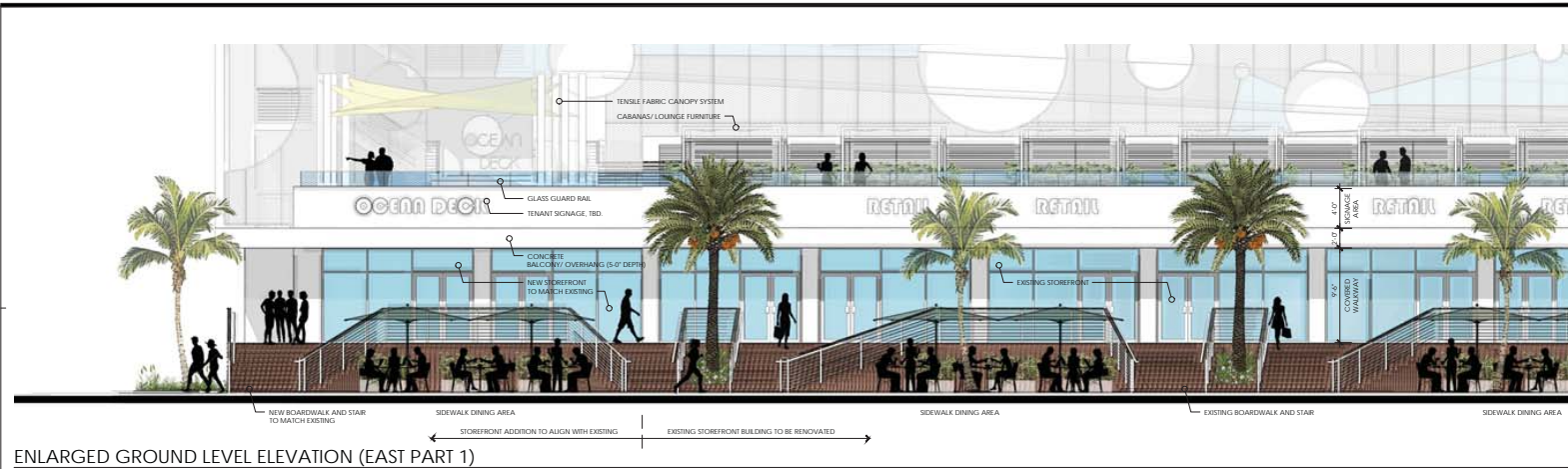
BEACH BOYS PLAZA

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FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
ENLARGED GROUND LEVEL  
ELEVATIONS - WEST

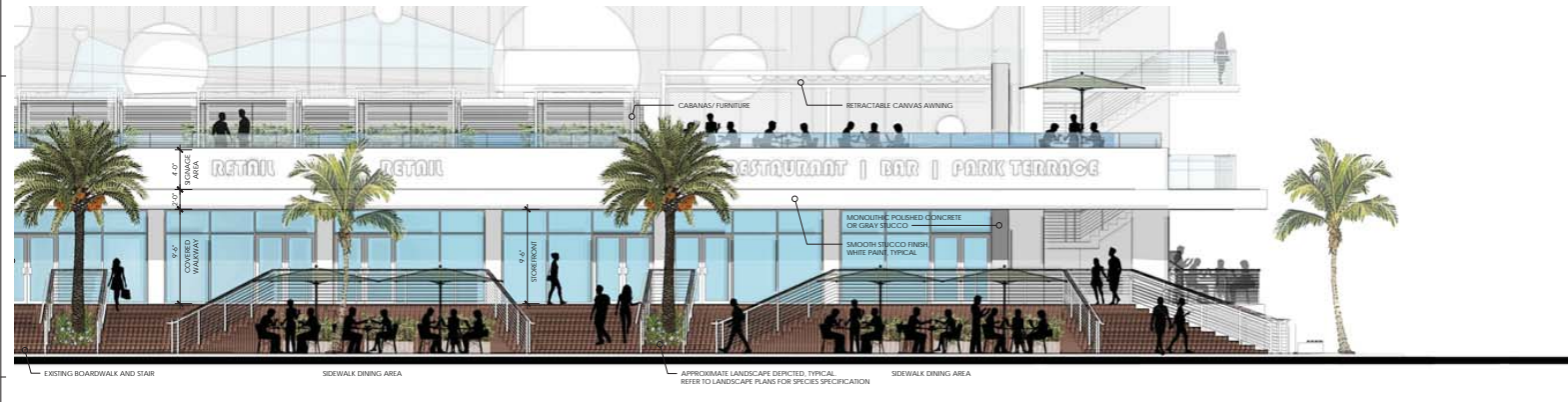
A-2.21





ENLARGED GROUND LEVEL ELEVATION (EAST PART 1)

SCALE: 3/16" = 1'-0"



ENLARGED GROUND LEVEL ELEVATION (EAST PART 2)

SCALE: 3/16" = 1'-0"

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JEFF FALKANGER, DOUG SNYDER  
LARRY MARTINEAU, JIRO YATES  
OWNER: BEACH BOYS PLAZA, LLC  
PROJECT: BEACH BOYS PLAZA, LLC  
CA - AAC000447

DESIGNED	DRAWN	CHECKED
RO	RO	JF

REVISIONS

DATE:	COMM:
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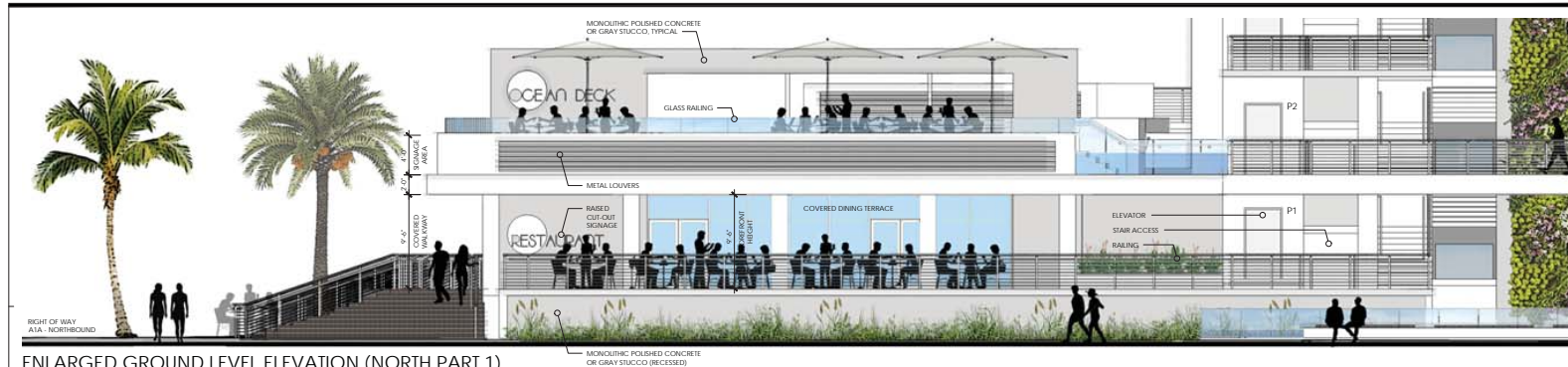
BEACH BOYS PLAZA

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FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
ENLARGED GROUND LEVEL  
ELEVATIONS - EAST

A-2.22





ENLARGED GROUND LEVEL ELEVATION (NORTH PART 1)  
SCALE: 3/16" = 1'-0"



ENLARGED GROUND LEVEL ELEVATION (NORTH PART 2)  
SCALE: 3/16" = 1'-0"



ENLARGED GROUND LEVEL ELEVATION (NORTH PART 3)  
SCALE: 3/16" = 1'-0"

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LARRY MARTINEAU, JIRO YATES  
CONTRACT  
Approved: JOHN ANDERSON, AIA, LEED AP, NCARB  
Registered Professional Architect No. 10000  
in the State of Florida  
CA - A2000447

DESIGNED RO DRAWN RO CHECKED JF

#### REVISIONS

DATE: 2018.01.11 COMM: 16013

BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
ENLARGED GROUND LEVEL  
ELEVATIONS - NORTH

A-2.23

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VIEW FROM NORTH WEST (SEABREEZE BOULEVARD)

APPROXIMATE LANDSCAPE DEPICTED

note: this 3-dimensional representation of the proposed development is true and accurate relative to the height, width, and length of any adjacent or proximate existing structures.

DESIGNED	DRAWN	CHECKED
RO	RO	JF

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DATE	COMM.
2018.01.11	16013

BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
CONCEPTUAL RENDERINGS

A3.01

PRINTED ON: 08.10.18





VIEW FROM WEST

APPROXIMATE LANDSCAPE DEPICTED

note: this 3-dimensional representation of the proposed development is true and accurate relative to the height, width, and length of any adjacent or proximate existing structures.

DESIGNED	DRAWN	CHECKED
RO	RO	JF

REVISIONS

DATE	COMM.
2018.01.11	16013

BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
CONCEPTUAL RENDERINGS

A3.02

PRINTED ON: 100% TO 110%



VIEW FROM NORTH (PARK-FACING FACADE)

APPROXIMATE LANDSCAPE DEPICTED

note: this 3-dimensional representation of the proposed development is true and accurate relative to the height, width, and length of any adjacent or proximate existing structures.

DESIGNED	DRAWN	CHECKED
RO	RO	JF

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DATE:	COMM:
2018.01.11	16013

BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
CONCEPTUAL RENDERINGS

A3.03

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VIEW FROM NORTH EAST (PARK LEVEL)

APPROXIMATE LANDSCAPE DEPICTED

note: this 3-dimensional representation of the proposed development is true and accurate relative to the height, width, and length of any adjacent or proximate existing structures.

DESIGNED	DRAWN	CHECKED
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BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
CONCEPTUAL RENDERINGS

A3.04

PRINTED ON: 08.10.18



VIEW FROM SOUTH EAST (A-1-A BOULEVARD)

APPROXIMATE LANDSCAPE DEPICTED

note: this 3-dimensional representation of the proposed development is true and accurate relative to the height, width, and length of any adjacent or proximate existing structures.

DESIGNED	DRAWN	CHECKED
RO	RO	JF

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2018.01.11	16013

BEACH BOYS PLAZA

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FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
CONCEPTUAL RENDERINGS

A3.05

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VIEW FROM ROOF TERRACE ADDITION (ABOVE EXISTING COMMERCIAL BUILDING)  
APPROXIMATE LANDSCAPE DEPICTED



VIEW FROM SOUTH EAST (AT SEABREEZE SHOPS AND PROMENADE)  
APPROXIMATE LANDSCAPE DEPICTED

note: this 3-dimensional representation of the proposed development is true and accurate relative to the height, width, and length of any adjacent or proximate existing structures.

REVISIONS

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2018.01.11	16013

BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
CONCEPTUAL RENDERINGS

A3.06

PRINTED ON: 08/10/18



VIEW FROM NORTH WEST (AT DUSK)

APPROXIMATE LANDSCAPE DEPICTED

note: this 3-dimensional representation of the proposed development is true and accurate relative to the height, width, and length of any adjacent or proximate existing structures.

DESIGNED	DRAWN	CHECKED
RO	RO	JF

REVISIONS

DATE	COMM.
2018.01.11	16013

BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
CONCEPTUAL RENDERINGS

A3.07

PRINTED ON: 08.10.18





VIEW FROM NORTH WEST (PHASE 1)

APPROXIMATE LANDSCAPE DEPICTED

note: this 3-dimensional representation of the proposed development is true and accurate relative to the height, width, and length of any adjacent or proximate existing structures.

#### PHASING NARRATIVE

TO DATE, AN OPERATOR HAS NOT BEEN SELECTED FOR THE HOTEL COMPONENT OF THE PROPOSED PROJECT. IT IS THE OWNER'S INTENT TO BEGIN CONSTRUCTION AS SOON AS POSSIBLE ON THE FIRST PHASE, WHICH SHALL INCLUDE ALL PROPOSED PROJECT SPECIFICS EXCEPT THE HOTEL TOWER PORTION (FLOORS 7 THROUGH 16).

THE BUILDING IS DESIGNED, AND SHALL BE ENGINEERED FOR POTENTIALLY PHASING THE CONSTRUCTION SHOULD A HOTEL OPERATOR NOT BE SELECTED AT THE TIME OF BUILDING PERMIT SUBMITTAL.

SHOULD A SECOND PHASE OF CONSTRUCTION BE NECESSARY, ALL CONSTRUCTION STAGING ACTIVITIES AND CRANE EQUIPMENT SHALL BE CONDUCTED ON SITE AS DEMONSTRATED ON THE CONSTRUCTION STAGING AND STORAGE SITE PLAN, SHEET A-6.00.

THE RENDERING ABOVE REPRESENTS CONSTRUCTION OF PHASE 1 ONLY.

DESIGNED	DRAWN	CHECKED
RO	RO	JF

#### REVISIONS

DATE:	COMM:
2018.01.11	16013

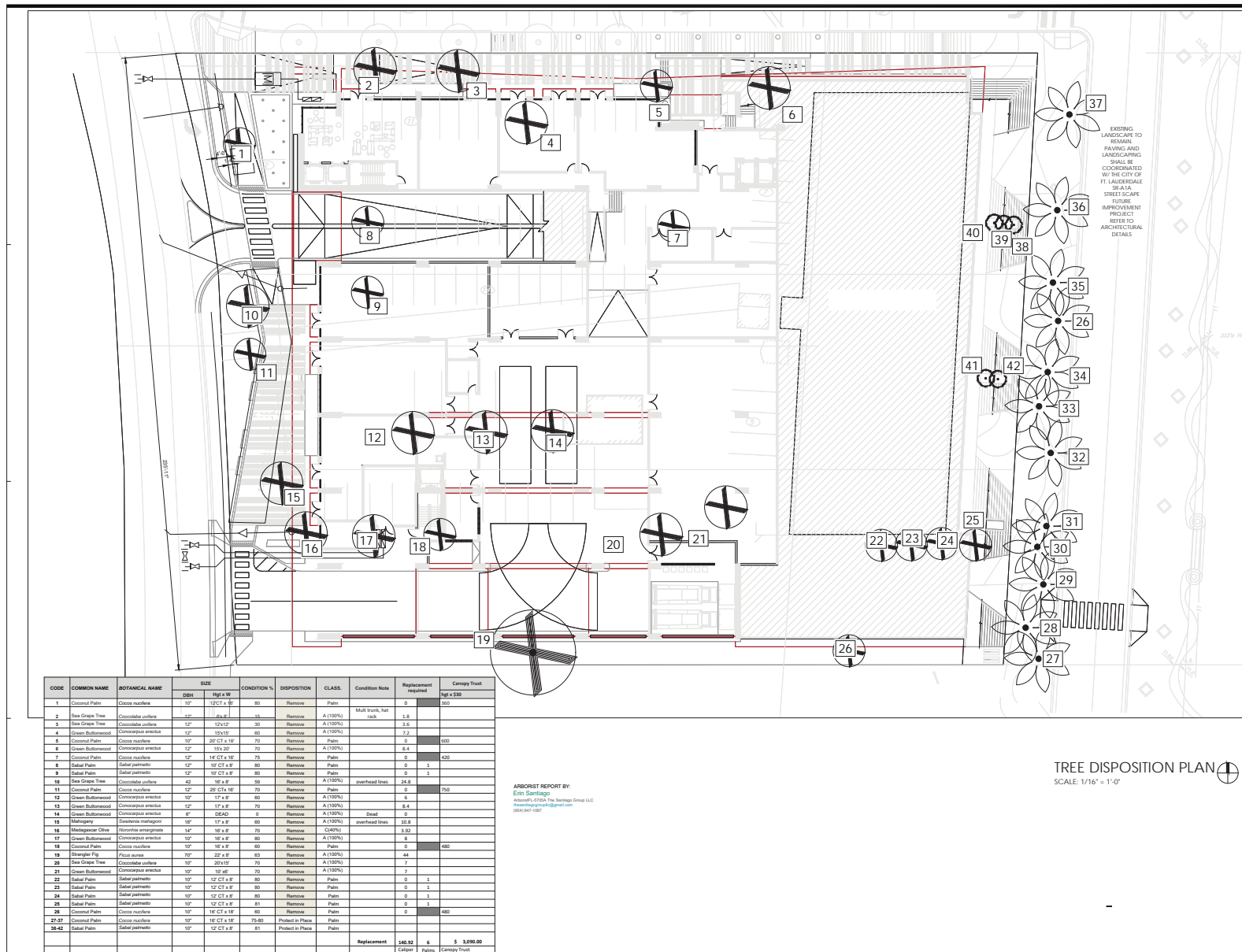
BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

D. R. C. SITE PLAN SUBMITTAL  
CONCEPTUAL RENDERINGS  
PHASING NARRATIVE

A3.08





**FSM**  
FALKLANDER & SNEYDER MARTINEAU LLC

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LARRY MARTINEAU, JIRO YATES

01/10/2017 01/17

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LAB 666663

DESIGNED: NB DRAWN: CHECKED:

# REVISIONS

DATE: 2017.10.26 COMM: 16013

BEACH BOYS PLAZA

401 S. FORT LAUDERDALE BEACH BLVD.  
FORT LAUDERDALE, FL 33316

DESIGN REVIEW COMMITTEE: SUBMITAL  
TREE DISPOSITION  
PLAN

L-1.00



