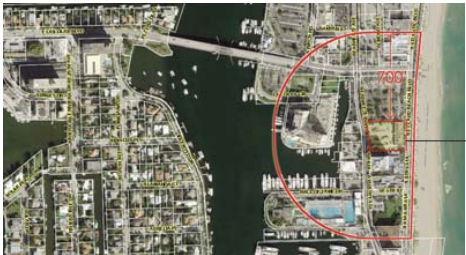


CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING DIVISION
DEVELOPMENT REVIEW COMMITTEE - SITE PLAN SUBMITTAL:

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



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HALLANDALE BEACH, FL 33008

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TELEPHONE 954.522.2010

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8400 N. UNIVERSITY DRIVE, STE 309
TAMARAC, FL 33321
TELEPHONE 954.582.0988

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CIVIL ENGINEER

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LANDSCAPE ARCHITECT

BARRANCO - RLA, INC.
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TELEPHONE 954.667.7814

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CONTRACT NO.
19-0515

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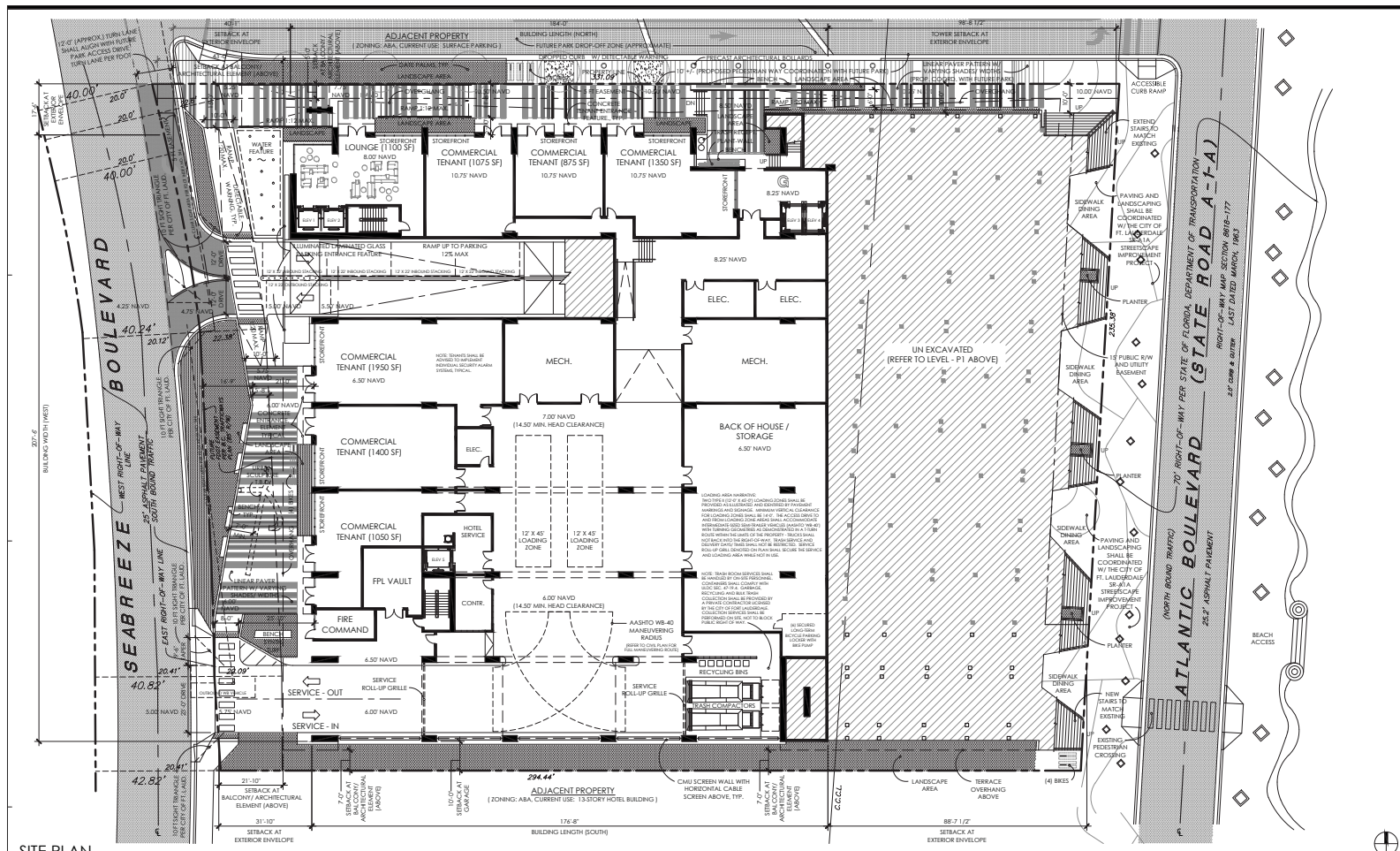
BEACH BOYS PLAZA

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

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

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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

A. LAND USE DESIGNATION		B. ZONING DESIGNATION		C. SITE AREA		D. WATER/WASTEWATER SERVICE		E. HOTEL UNITS		F. NON-RESIDENTIAL FLOOR AREA		G. PROPOSED USE		H. BUILDING FOOTPRINT COVERAGE		I. SETBACKS		J. PROPOSED UNEQUAL FEET OF SIDEWALK	
ACTIVITY CENTER		A1A - BEACHFRONT DISTRICT (ABCA)		72,500 SQUARE FEET (1.644 ACRES)		CITY OF FORT LAUDERDALE		205 UNITS		315,770 SQUARE FEET		RESTAURANT (EXIST.)		1. F.A.R. (315,770 SF / 72,500 SF)		REQUIRED		800 FEET APPROX.	
RESTAURANT (EXIST.)		4,100 SF		1 PER 114 SF		= 35.94 SPACES		RETAIL SALES (EXIST.)		4,800 SF		1 PER 500 SF		= 12.18 SPACES		FRONT YARD - EAST		20'-0"	
RESTAURANT (ADDIT.)		4,800 SF		1 PER 114 SF		= 55.24 SPACES		HOTEL (ADDIT.)		205 UNITS		0.67 PER UNIT		= 137.35 SPACES		FRONT YARD - WEST		20'-0"	
TOTAL PARKING SPACES REQUIRED		= 245 SPACES		PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		LOADING ZONES 1 (TYPE 1) REQUIRED		/ 2 (TYPE 2) PROVIDED		SIDE YARD - NORTH		10'-0"	
TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		SIDE YARD - SOUTH		10'-0"	
TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		REAR YARD		20'-0"	
TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)		TOTAL PARKING SPACES PROVIDED		= 381 SPACES (INCL. 8 ADA SPACES)	

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LARRY MARTINEAU, JIRO YATES

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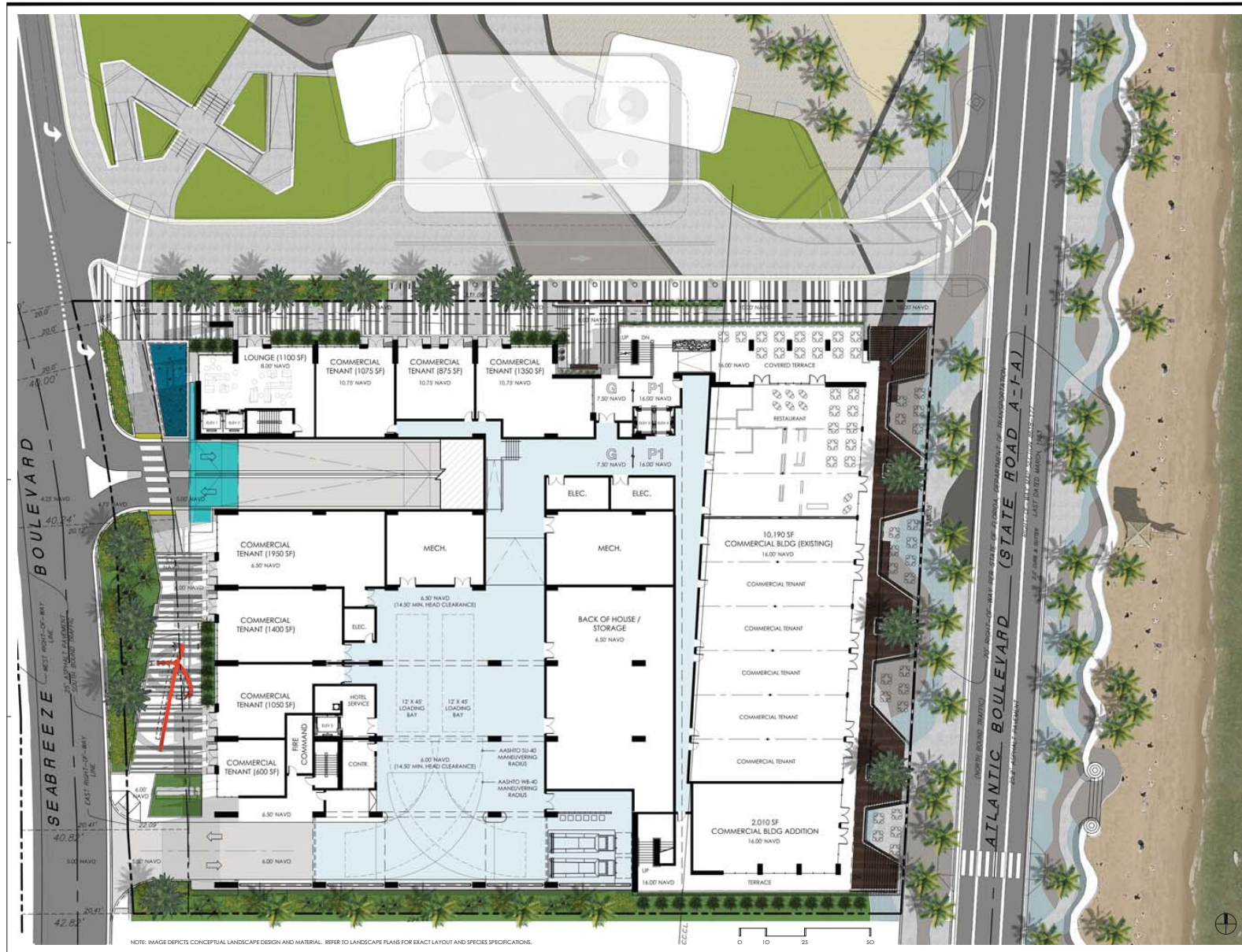
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BEACH BOYS PLAZA

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

D. R. C. SITE PLAN SUBMITTAL
SITE PLAN

A-1.00a



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LARRY MARTINEAU, JIRO YATES
CONTRACT
OWNER: BEACH BOYS PLAZA, LLC
PROJECT: BEACH BOYS PLAZA, 401 S. FORT LAUDERDALE BEACH BLVD.
CA - ACO00047

DESIGNED RO DRAWN RO CHECKED JF

REVISIONS

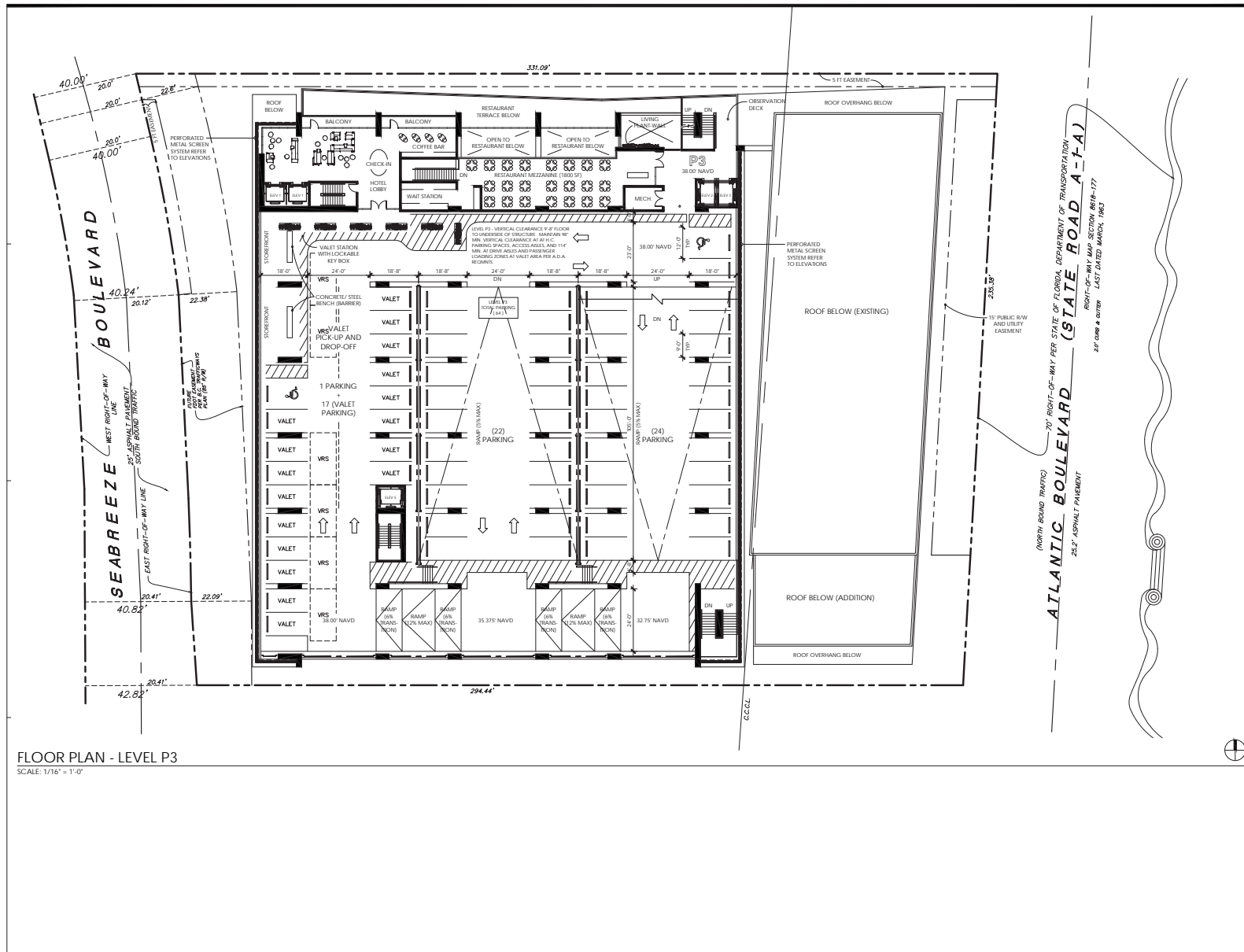
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BEACH BOYS PLAZA

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SITE PLAN
CONCEPTUAL RENDERING

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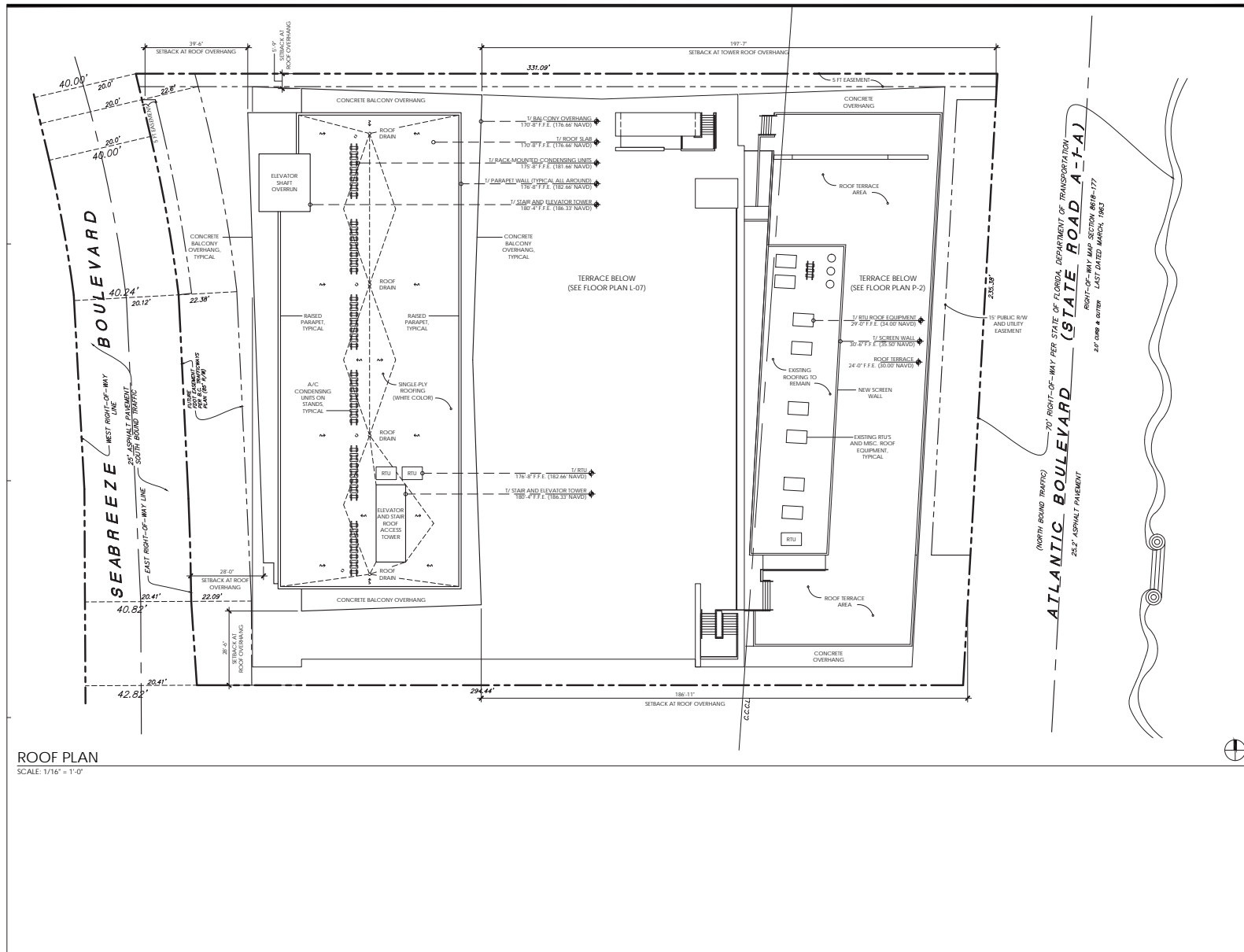
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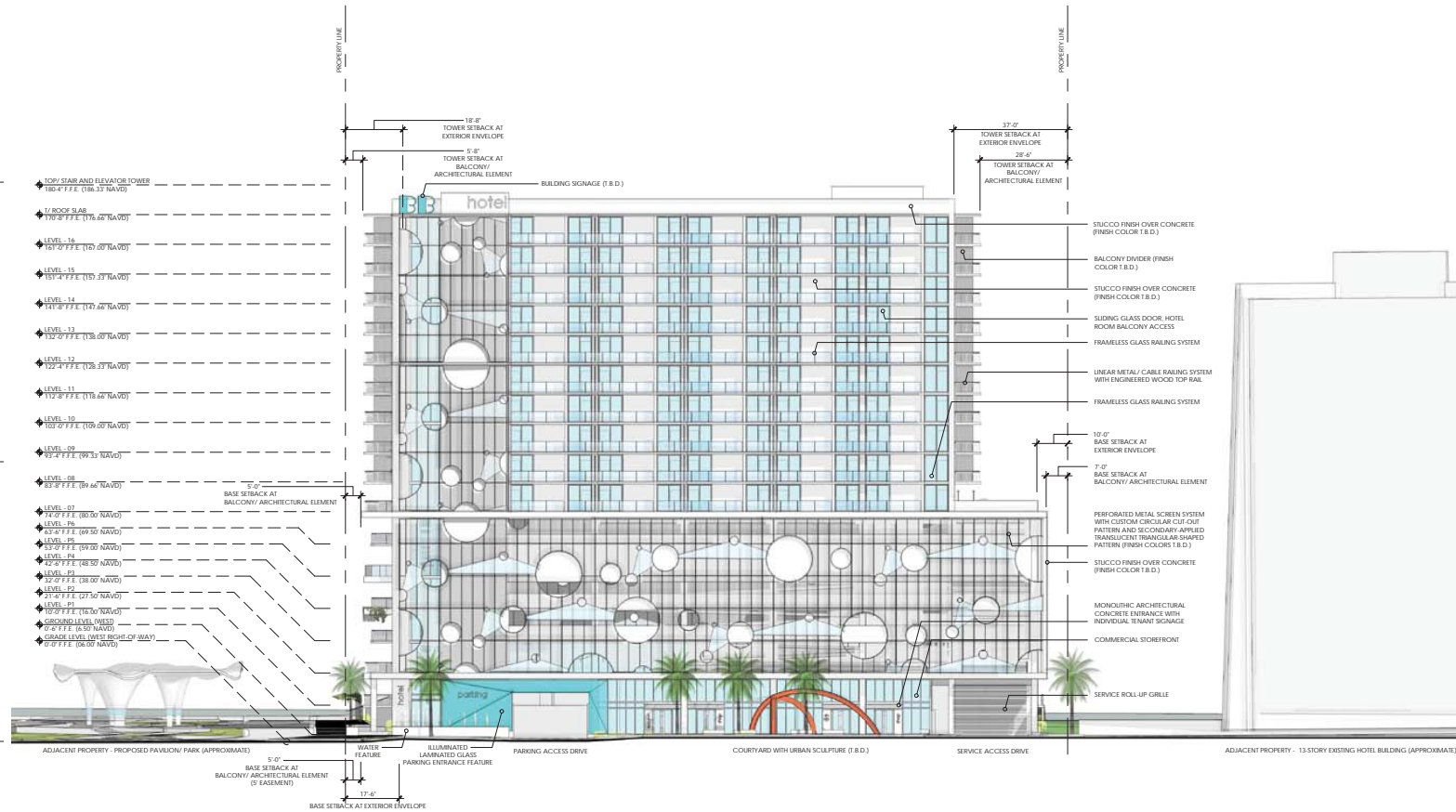
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LARRY MARTINEAU, JIRO YATES
CONTRACT # 18-01
OWNER: BEACH BOYS PLAZA LLC
REVISION: 16013
DATE: 2018.01.11
CA: A-0000447

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RO	RO	JF



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

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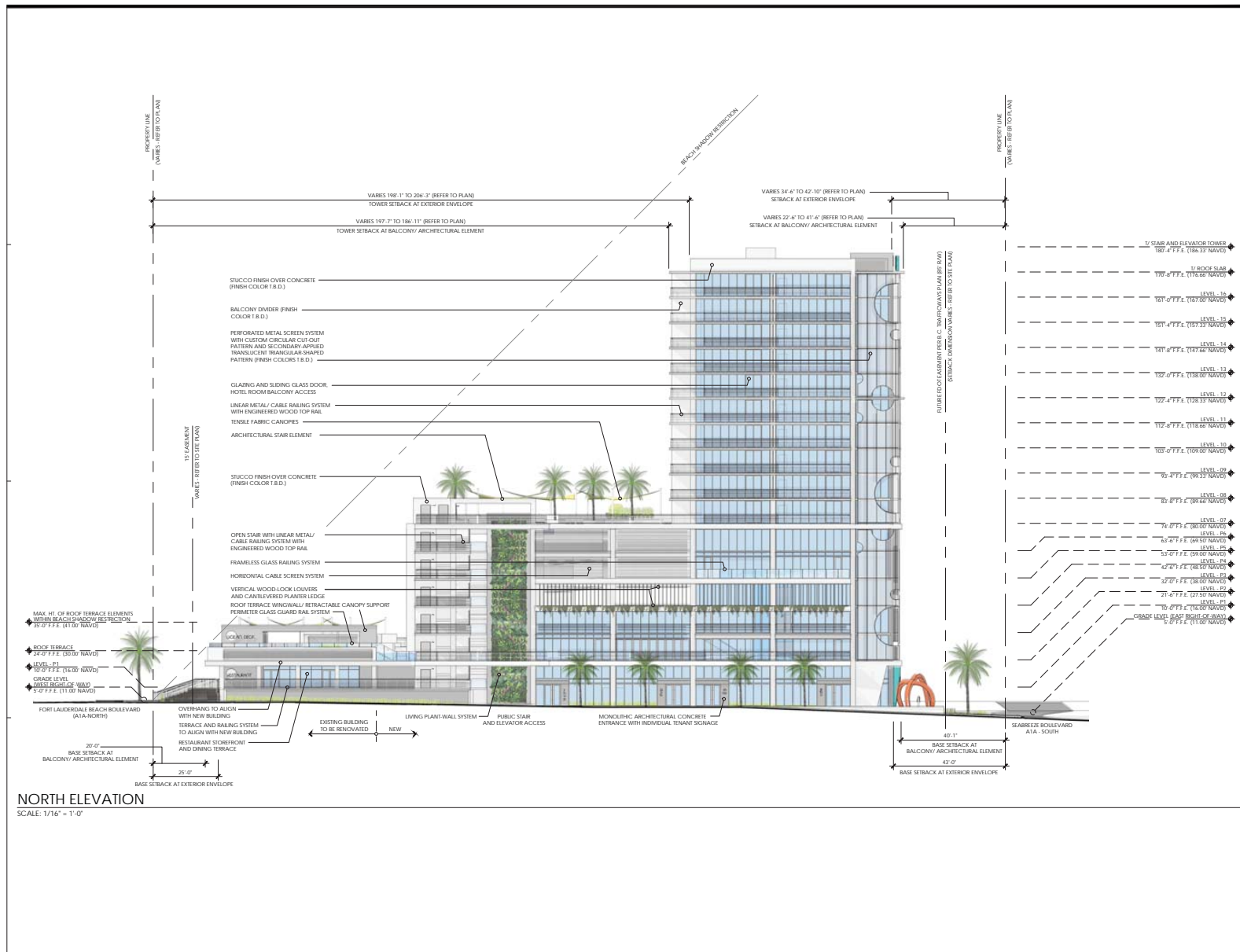
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WEST ELEVATION

A-2.01



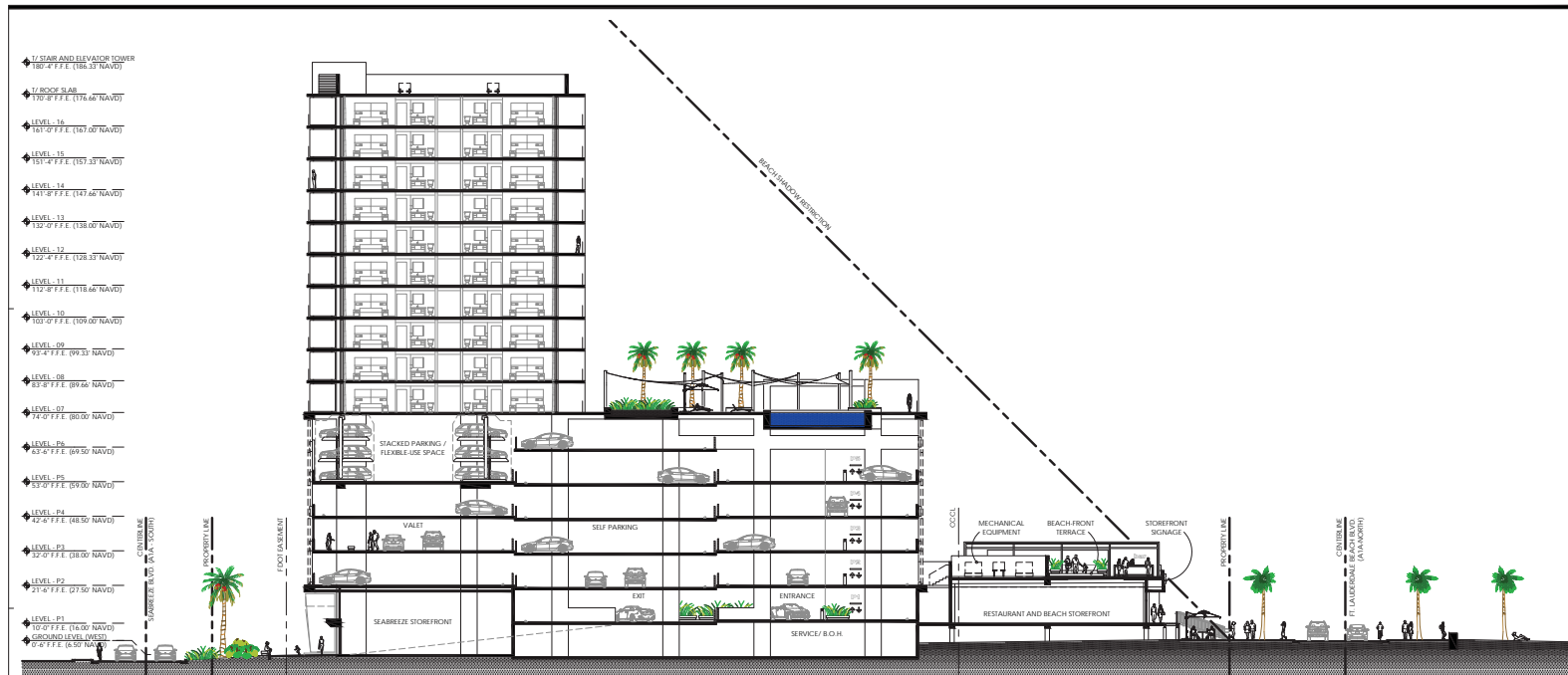
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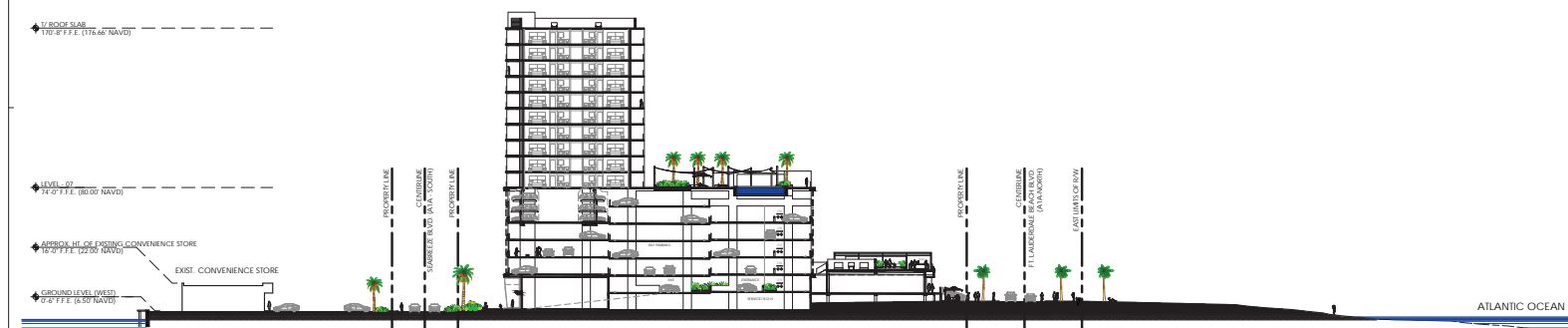
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PROJECT #
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SITE SECTION (WEST - EAST)
SCALE: 1/16" = 1'-0"



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

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JEFF FALKENDER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES
CON-191391
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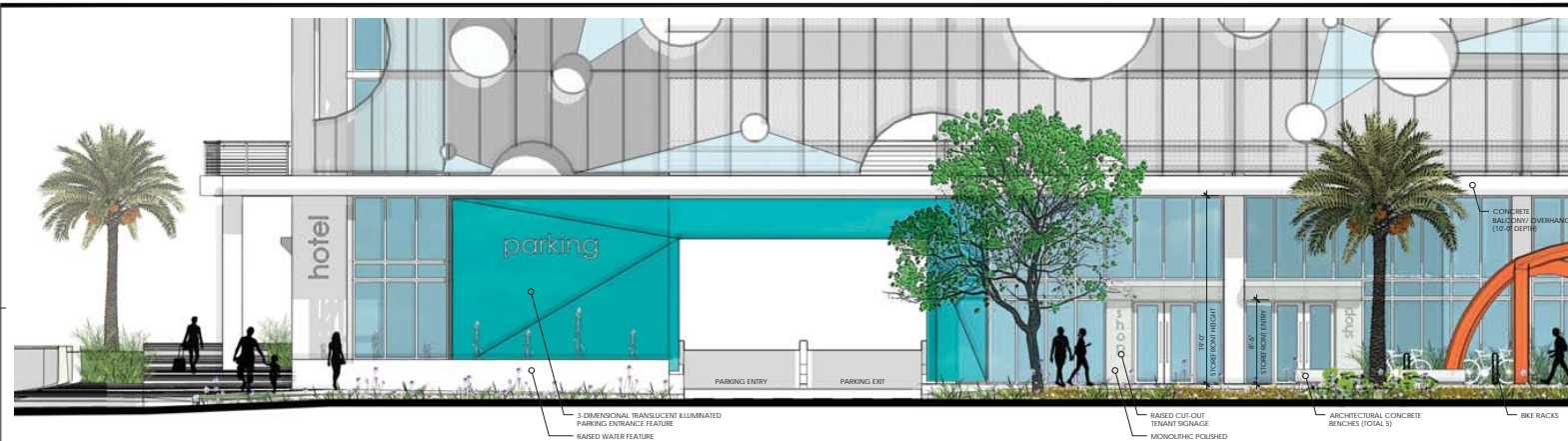
BEACH BOYS PLAZA

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

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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"

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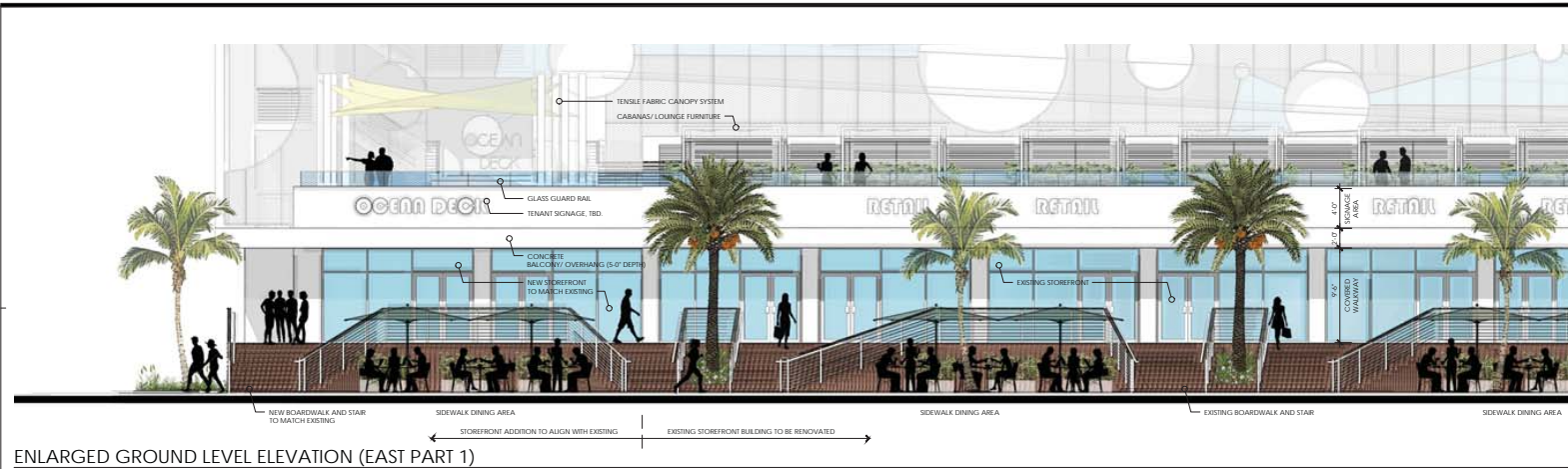
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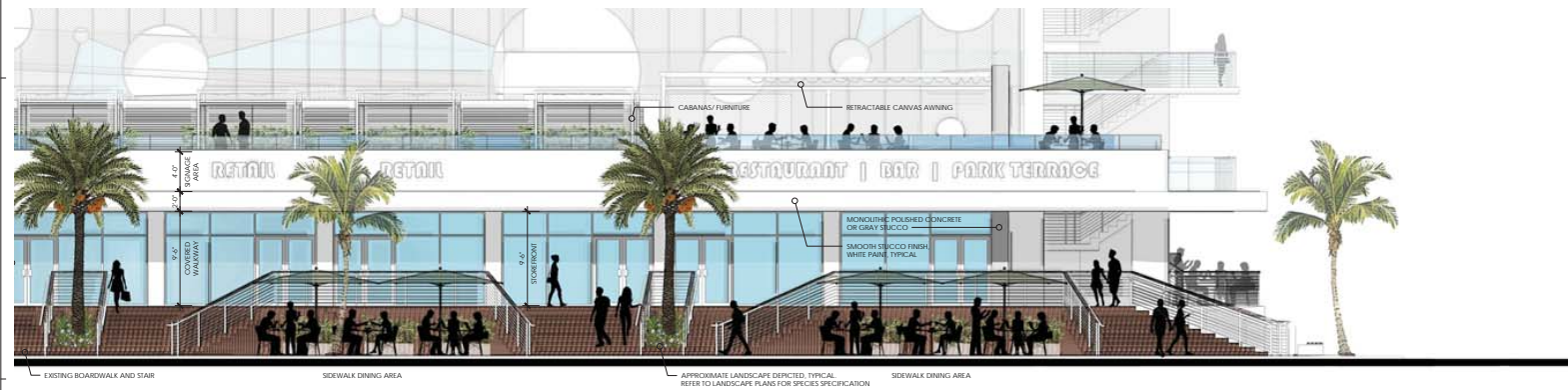
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ENLARGED GROUND LEVEL
ELEVATIONS - WEST

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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LARRY MARTINEAU, JIRO YATES
OWNER: BEACH BOYS PLAZA, LLC
PROJECT: BEACH BOYS PLAZA, LLC
CA - AIC000447

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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



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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BEACH BOYS PLAZA

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CONCEPTUAL RENDERINGS

A3.01

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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
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BEACH BOYS PLAZA

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FORT LAUDERDALE, FL 33316

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CONCEPTUAL RENDERINGS

A3.02

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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
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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.

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DATE	COMM.
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BEACH BOYS PLAZA

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CONCEPTUAL RENDERINGS

A3.04

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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.

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BEACH BOYS PLAZA

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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.



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LARRY MARTINEAU, JIRO YATES

CONTRACT NO.
APPROVED: 2018.01.11 BY: J. FALKANGER, D. SNYDER, L. MARTINEAU, J. YATES
FOR: BEACH BOYS PLAZA
CA: AAC000047

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2018.01.11	16013

BEACH BOYS PLAZA

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CONCEPTUAL RENDERINGS

A3.06

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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.

REVISIONS

BEACH BOYS PLAZA



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

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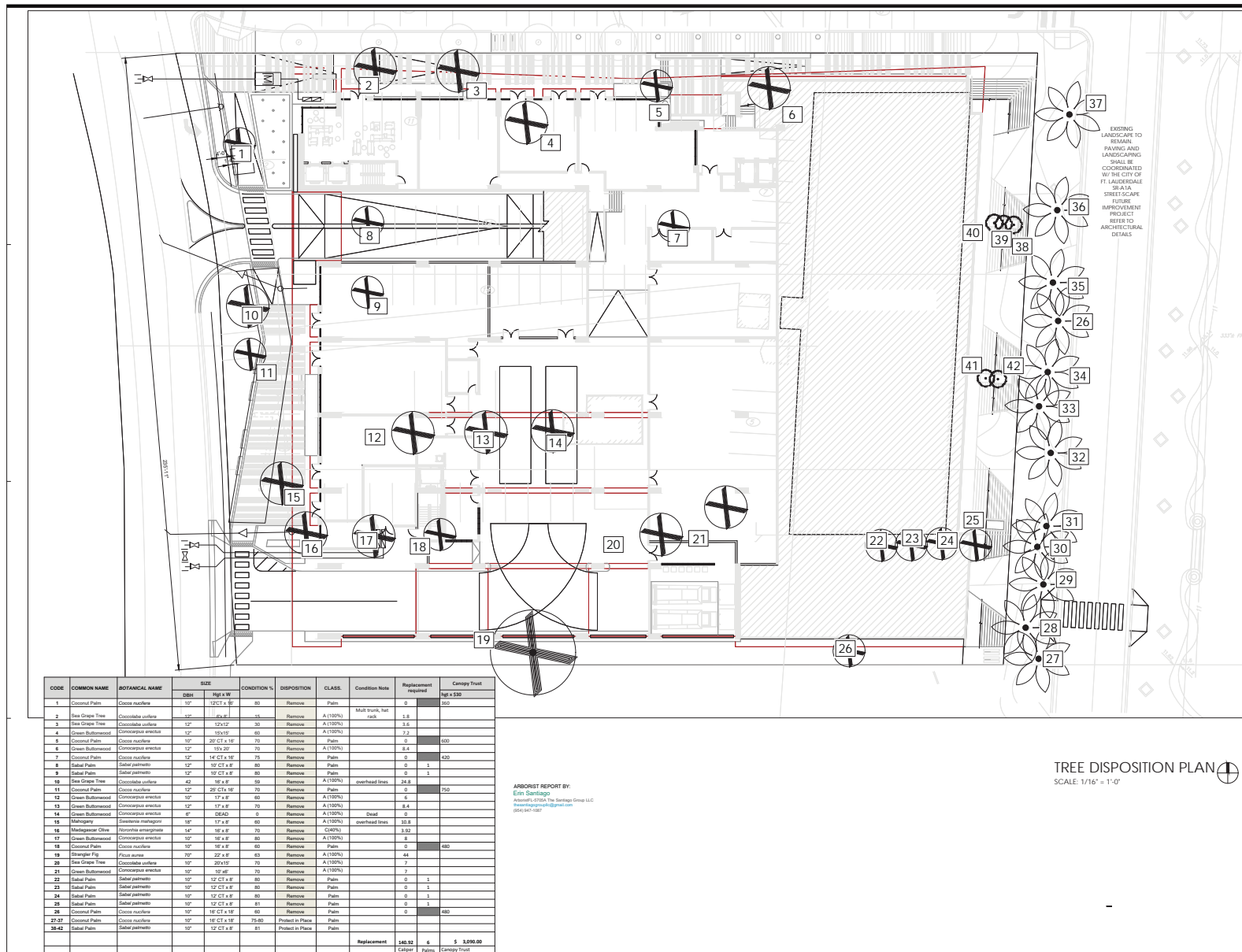
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FORT LAUDERDALE, FL 33316

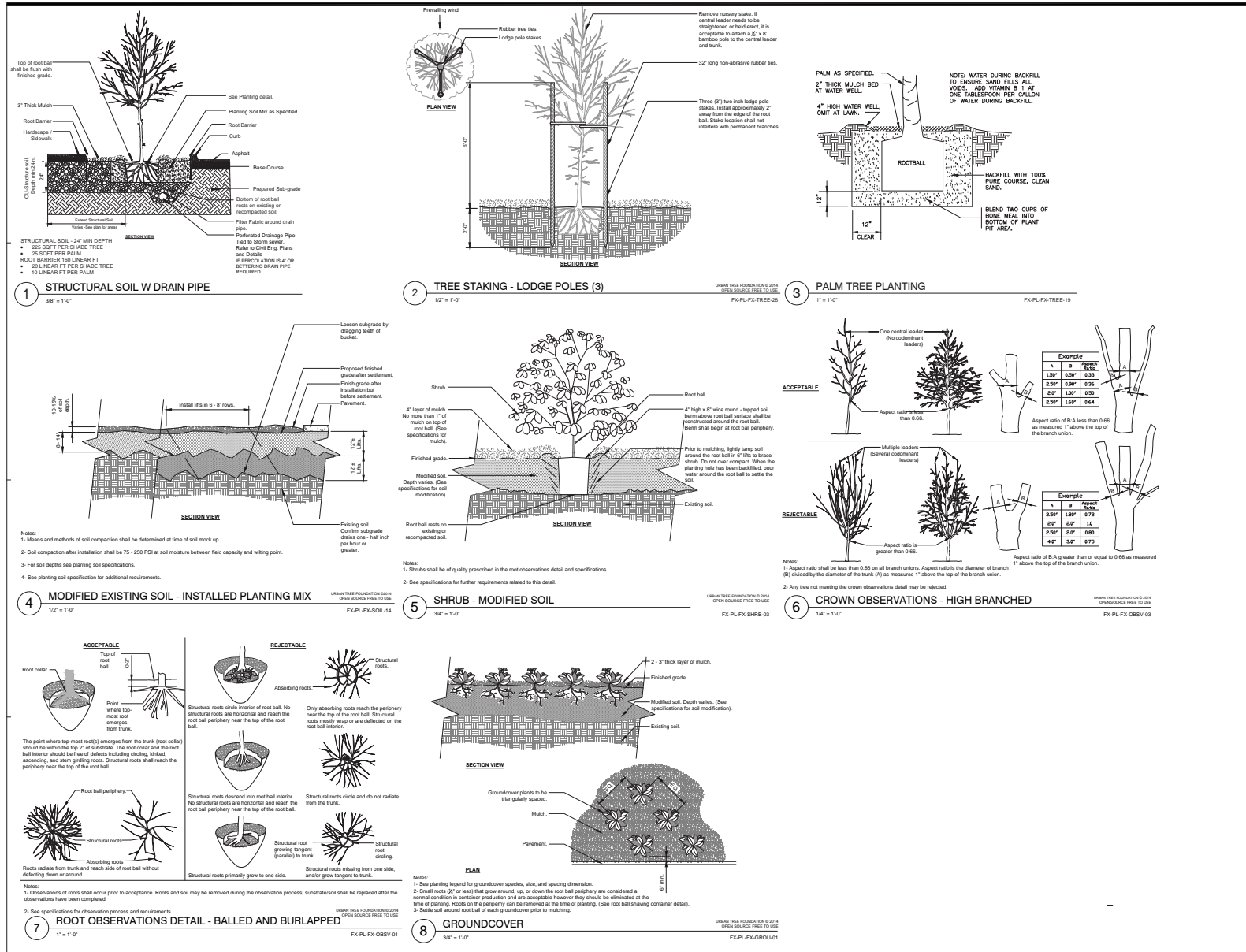
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CONCEPTUAL RENDERINGS
PHASING NARRATIVE

A3.08

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DATE: 2017.10.26 COMM: 16013

BEACH BOYS PLAZA

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

DESIGN REVIEW COMMITTEE: SUMMITAL

LANDSCAPE DETAILS

L-3.00