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

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

ARCHITECT
FSMY ARCHITECTS + PLANNERS
888 S. ANDREWS AVENUE, STE 300
FORT LAUDERDALE, FL 33316
TELEPHONE 954.764.6575

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

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

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

LANDSCAPE ARCHITECT
FLYNN ENGINEERING, INC.
241 COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 33308
TELEPHONE 954.667.7814

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FORT LAUDERDALE, FL 33308
TELEPHONE 954.667.7814

CONSTRUCTION STAGING PLAN

CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN

CONCEPTUAL WATER AND SEWER PLAN

SITE PHOTOGRAPHS

PHOTOMETRIC PLAN - LEVEL P1

PHOTOMETRIC PLAN - LEVEL P2

PHOTOMETRIC PLAN - LEVEL P3

PHOTOMETRIC PLAN - LEVEL P4

PHOTOMETRIC PLAN - LEVEL P5

PHOTOMETRIC PLAN - LEVEL P6

PHOTOMETRIC PLAN - LEVEL 07

PHOTOMETRIC PLAN - LEVEL 08 THROUGH 16 (TYPICAL)

PHOTOMETRIC PLAN - GROUND LEVEL
TOTAL F.A.R. FLOOR AREA 315,770 SF

COMMON AREAS AND ENTRY DOORS SHALL BE PROPERLY ILLUMINATED.

FOR DIRECTIONAL PURPOSES, AND TO DELINEATE RESTRICTED AREAS FROM
3500 SF / 10,000 = 0.35
3500 SF / 20,000 SF = 0.18

OFFICE LEVEL P6 - PARKING 21,720 SF

TOTAL PARKING SPACES REQUIRED 183 SPACES

HOTEL (ADDITION)
LEVEL P5 - PARKING, EXHIBITION SPACE 35,800 SF

RETAIL
9800 SF / 2,000 SF = 4.90
9800 SF / 12,000 = 0.82

FOOD SALES

RETAIL (ADDITION) 2010 SF 4.02 SPACES 1 PER 500 SF

LEVEL P4 - PARKING, ADMINISTRATION 35,800 SF

SHORT-TERM

LONG-TERM

LEVEL P3 - PARKING, RESTAURANT, ADMIN./ CONF. 34,530 SF

POLICE

RESTAURANT (EXIST.)

LEVEL P2 - PARKING, BONDS

GROUND LEVEL - RETAIL, LOUNGE, B.O.H. 24,900 SF

PROJECT SHALL COMPLY WITH NFPA 72 (NATIONAL FIRE ALARM CODE) AND
AND WHERE MONEY IS HANDLED OR STORED.

BIKE PARKING REQUIREMENTS (PER APBP GUIDELINES)

BICYCLE PARKING REQUIREMENTS
SIDE YARD - NORTH
FRONT YARD - WEST
FRONT YARD - EAST
VIEW FROM NORTH WEST (SEABREEZE BOULEVARD)

APPROXIMATE LANDSCAPE DEPICTED
VIEW FROM NORTH (PARK-FACING FACADE)
APPROXIMATE LANDSCAPE DEPICTED
VIEW FROM SOUTH EAST (A-1-A BOULEVARD)

APPROXIMATE LANDSCAPE DEPICTED
### Luminaire Schedule

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### Calculation Summary

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### Diagram

- PARKING AREA PHOTOMETRICS - LEVEL P3
- SCALE: 1/16" = 1'-0"
CONSTRUCTION STAGING AND STORAGE SITE PLAN

PLAN LEGEND

- WATER BARRIERS
- 4 PUNCH 3V WINDSCREENS
- BLOCK DELIVERY ROADS

CONSTRUCTION STAGING PLANS

- DESIGNATED AREAS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- WASTE DISPOSAL AREA SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
- WASTE DISPOSAL AREA SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
- WATER BARRIERS SHALL BE PLACED AT ALL CONSTRUCTION ENTRANCE/EXITS TO THE SITE TO APPLY WATER TO TRUCKS/VEHICLES TO RETAIN MUD ON SITE.
- CONSTRUCTION WORKER PARKING SHALL BE LIMITED ON SITE AND ALL EFFORTS SHALL BE MADE TO ENSURE THAT WORKER PARKING DOES NOT OCCUR WITHIN ANY UNAPPROVED NEIGHBORHOOD LOCATIONS OR ON-STREET.
- ALL EFFORTS SHALL BE MADE TO ENSURE THE SAFETY OF WORKERS AS WELL AS THE PUBLIC. CONSTRUCTION SCREENING SHALL BE UTILIZED AT APPROPRIATE LEVELS TO HELP PREVENT ANY IMPACTS FROM FALLING MATERIALS OR DEBRIS.
- STREET WASHERS SHALL BE UTILIZED AS NECESSARY TO ENSURE THAT THE ADJACENT RIGHTS-OF-WAY ARE KEPT CLEAN FROM ANY CONSTRUCTION RELATED IMPACTS.
- AUTHORIZED CONTACT INFORMATION SHALL BE POSTED ON SITE FOR ANY QUESTIONS/COMMENTS RELATED TO THE CONSTRUCTION OF THE PROJECT.
SITE PHOTOGRAPHS

LOCATION #1
- SHOPS AND RESTAURANTS FRONTING A1A (VIEW FROM BEACH)

LOCATION #2
- SHOPS AND RESTAURANTS FRONTING A1A (LOOKING SOUTH)

LOCATION #3
- CITY OF FT. LAUDERDALE OCEANSIDE PARKING LOT (FUTURE PUBLIC PARK)

LOCATION #4
- SEABREEZE FRONTAGE (SITE-ADJACENT 13-STORY HOTEL BEYOND)

LOCATION #5
- CONVENIENCE STORE ACROSS STREET TO WEST (CONDO TOWER BEYOND)

LOCATION #6
- PROPERTY LINE (ADJACENT TO HOTEL)

LOCATION PLAN