ZONING TABULATION

	PRIOR	CURRENT
ZONING	CCC-2/HPOD-1	YOUNG CIRCLE (YC-B40)
LAND USE	COMMERCIAL/HOTEL	REGIONAL ACTIVITY CENTER (RAC)
MAX. HEIGHT	NONE	19 STORIES (APARTMENTS/CONDO/HOTEL)
MIN. PLOT SIZE	NONE	
MAX.PLOT COVERAGE	95%	LOT IS 22,795 SF BLDG. FOOT PRINT - 17,796 SF 17,796 / 22,795 SF = 78%
MAX. DENSITY	NONE	
MIN. FRONT STREET (NORTH)	5' - 0"	13'-13/16"
MIN.SIDE STREET (EAST)	5' - 0"	5' - 0"
MIN. SIDE YARD (WEST)	NONE	5' - 0"
MIN. REAR YARD (SOUTH)	NONE	5' - 0"

"NEAR DOWNTOWN" AREA GUIDELINES

MAX. HEIGHT	30 FLOORS PREFERRED	PROVIDED - 19 FLOORS
FLOOR PLATES:	PREFERRED SIZE IN AREA	
OFFICES	32,000 SF	NOT APPLICABLE
RESIDENTIAL	12,000 - 18,000 SF	NOT APPLICABLE

NOTE: FOR STEPBACK & SETBACK DIMENSIONS, SEE SHEET A.1.9.01

PARKING REQUIREMENTS BASED YOUNG CIRCLE ZONING (YC-B40)

YOUNG CIRCLE ZONING (YC-B40)

USE	UNITS	PARKING SPACE RATIO	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
RESIDENTIAL UNITS	170	1.0 PARKING SPACES PER UNIT X UNITS OF ONE BEDROOM OR LESS: 1.0 X (53) = 156 PARKING SPACES	53	294
		1.5 PARKING SPACES PER UNIT X UNITS EXCEEDING ONE BEDROOM (INCLUDING DENS): 1.5 X 117 UNITS = 176 REQUIRED PARKING SPACES	176	
		1.0 PARKING SPACE PER 10 UNITS FOR GUEST PARKING: 0.1 X 170 UNITS = 17 REQUIRED PARKING SPACES	17	
RESIDENTIAL OR HOTEL UNITS	103	1.0 PARKING SPACE PER HOTEL GUESTROOM FOR THE FIRST 10 ROOMS: 1.0 X 10 = 10 REQUIRED PARKING SPACES	10	85
		0.25 PARKING SPACE PER HOTEL GUESTROOM FOR EACH ADDITIONAL ROOM: 0.25 X 93 = 24 REQUIRED PARKING SPACES	24	
		60% OF THE REQUIREMENT FOR ACCESSORY USES: 0.6 X 34 = 21 REQUIRED PARKING SPACES	21	
OFFICE		2.5 SPACES PER 1,000 S.F. (0.0025 X 3,013 S.F.) = 8 REQUIRED PARKING SPACES	8	8
TOTAL OF PARKING SPACES			309	387
OFFICE RESTAURANT RETAIL	YOUNG DISTRICT CIRCLE (YC-B40) ZONING DISTRICT, WHERE THERE IS NO REQUIREMENT PARKING FOR ANY RETAIL, COMMERCIAL OR OFFICE USE WHICH IS LOCATED ON THE FIRST & SECOND FLOOR OF A BUILDING			
LOADING	MULTIPLE FAMILY OR APT. / HOTEL BLDG: 50-100 UNITS - 1 SPACE + 1 SPACE FOR EACH ADDITIONAL 100 UNITS OR MAJOR FRACTION.		3	3

RESIDENTIAL / HOTEL UNITS SUMMARY:

ROOM TYPE	QUANTITY	KING	KING MURPHY	AREA	ADA: HC ACCESSIBLE	ADA: ADA - (SA)	ADA: ADA - (SCF)	BATH: ADA R.I. SHOWER	BATH: ADA TUB
ADA KING RIS (APK-RIS)	2	2	0	1,299.46 SF	2	0	1	2	0
ADA PREMIUM KING (APK)	1	1	0	1,091.87 SF	1	0	0	1	0
ADA PREMIUM KING (APK-TUB)	2	2	0	1,299.46 SF	2	0	1	0	2
ADA PREMIUM KING (APKS12 D)	2	1	1	1,299.46 SF	2	0	0	0	2
KING (KS3 C)	5	5	0	5,459.35 SF	0	0	0	0	0
KING MURPHY (KM1+FOYER)	6	0	6	2,434.44 SF	0	0	0	0	0
KING MURPHY (KM2)	6	0	6	2,078.28 SF	0	0	0	0	0
KING MURPHY (KM4)	6	0	6	2,356.92 SF	0	0	0	0	0
KING MURPHY (KM5)	6	0	6	2,423.70 SF	0	0	0	0	0
KING MURPHY (KM7)	6	0	6	2,331.24 SF	0	0	0	0	0
KING MURPHY (KM8)	6	0	6	2,331.24 SF	0	0	0	0	0
KING MURPHY (KM9)	1	0	1	402.57 SF	0	0	0	0	0
KING MURPHY (KM9-TUB)	5	0	5	2,012.85 SF	0	0	0	0	1
KING MURPHY (KM10)	6	0	6	2,416.08 SF	0	0	0	0	0
KING MURPHY (KM11)	6	0	6	2,355.60 SF	0	0	0	0	0
KING MURPHY (KM15)	6	0	6	2,983.08 SF	0	0	0	0	0
KING MURPHY (KM 12)	1	0	1	396.87 SF	0	0	0	0	0
KING MURPHY (KM 13)	6	0	6	2,588.28 SF	0	0	0	0	0
KING MURPHY (KM 14)	6	0	6	2,384.52 SF	0	0	0	0	0
KING MURPHY (KM 16)	5	0	5	2,187.85 SF	0	0	0	0	0
KING MURPHY(KM6)	6	0	6	2,413.20 SF	0	0	5	0	0
PREMIUM KING (PKS18 J)	1	1	0	452.72 SF	0	0	0	0	0
PREMIUM KING (PKS20 L)	1	1	0	645.22 SF	0	0	0	0	0
PREMIUM KING (PKS21 L)	1	1	0	595.43 SF	0	0	0	0	0
PREMIUM KING (PKS22 M)	1	1	0	588.96 SF	0	0	0	0	0
PREMIUM KING (PKS23 ADA	1	1	0	885.41 SF	0	0	0	0	1
PREMIUM KING MURPHY (PKM17)	1	0	1	483.76 SF	0	0	0	0	0
PREMIUM KING MURPHY (PKM19)	1	1	0	582.38 SF	0	0	0	0	0
GRAND TOTAL: 103	103	17	86	48,780.50 SF	7	1	12	3	5

PROJECT TABULATION:

BLOCK 40 RESIDENTIAL / HOTEL TABULATION	
APARTMENT / CONDO / HOTEL	103

BLOCK 40 RESIDENTIAL UNITS TABULATION

LEVEL	1 BEDROOM UNITS	TOTAL NO. OF BDRMS	2 BEDROOM UNITS	TOTAL NO. OF BDRMS	3 BEDROOM UNITS	TOTAL NO. OF BDRMS
L-MEZZ	1 UN. X 1 BDRM =	1 BDRM	6 UN. X 2 BDRM =	12 BDRM		
L-9	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-10	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-11	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-12	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-13	THIS FLOOR IS NOT USED					
L-14	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-15	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-16	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-17	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-18	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-19	5 UN. X 1 BDRM =	5 BDRM.	10 UN. X 2 BDRM =	20 BDRM.		
L-20	2 UN. X 1 BDRM =	2 BDRM.	9 UN. X 2 BDRM =	18 BDRM.	2 UN. X 3 BDRM =	6 BDRM.
	53 UNITS TOTAL	53 BDRMS. TOTAL	115 UNITS TOTAL	230 BDRMS. TOTAL	2 UNITS TOTAL	6 BDRMS. TOTAL

GRAND TOTAL OF UNITS	GRAND TOTAL OF BEDRMS
170 UNITS	289 BDRMS.

TENANT SPACES = 19,774 S.F.

OFFICES = 3,013 S.F.

RESIDENTIAL SUMMARY:

LEVELS	UNIT TYPE	RESIDENTIAL UNITS BREAKDOWN: B/B	SQ/FT	TOTAL UNITS
8	L-A1		974.15	1
	L-A5		1,170.66	1
	L-B1		1,575.47	1
	L-B1-R		1,590.98	1
	L-B2		1,546.36	1
	L-B3		1,605.9	1
	L-B5		1,666.86	1
SUB-TOTAL			10,130.38	7
9-19[2]	A1	1/1.5	799.02	10
	A3	1/1.5	762.18	10
	A4	1/1.5	792.25	10
	A6	1/1.5	903.55	10
	A7	2/2	971.57	10
	B1	2/2	1,064.5	10
	B2	2/2	1,173.75	10
	B2A[3]	2/2	1,135.76	10
	B3	2/2	1,192.31	10
	B4	2/2	1,114.09	10
	B5	2/2	1,032.36	10
	B6	2/2.5	1,212.59	10
	B7	2/2	1,221.85	10
	B9	2/2	1,327.59	10
	C1	2/2.5	1,492.46	10
SUB-TOTAL			16,195.83	
TOTAL LEVEL 9-19[2]			161,958.3	150
20[2]	A1	1/1.5	799.02	1
	A4	1/1.5	792.25	1
	A7	2/2	971.57	1
	B1	2/2	1,064.5	1
	B2	2/2	1,173.75	1
	B2A[3]	2/2	1,135.76	1
	B3	2/2	1,192.31	1
	B4	2/2	1,114.09	1
	B6	2/2.5	1,212.59	1
	B7	2/2	1,221.85	1
	B9	2/2	1,327.59	1
	PH2	3/2	1,832.05	1
	PH3	3/3	2,318.63	1
SUB-TOTAL			16,155.96	13
TOTAL			188,244.64	170 UNITS

1. TOTAL AREA DOES NOT INCLUDE BALCONIES
2. LEVEL 13 NOT USED ON THIS PROJECT.

PROJECT DATA

OWNER / APPLICANT: BLOCK 40, LLC

ADDRESS / LOCATION: LOTS 1-14, BLOCK 40 GENERALLY LOCATED SOUTH OF HOLLYWOOD BOULEVARD, WEST OF YOUNG CIRCLE, NORTH OF HARRISON STREET, AND EAST OF 19TH AVENUE.

ZONING: YOUNG CIRCLE DISTRICT (YC-B40); PREVIOUSLY CCC-2/HPOD-1

EXISTING LAND USE: VACANT / PORTION OF HISTORIC FACADE.

LAND USE: REGIONAL ACTIVITY CENTER (RAC)

GROSS LOT AREA OF PROP: **95,615 SQUARE FEET** (2.195 ACRES)
NET LOT AREA OF PROP: **44,883 SQUARE FEET** (1.030 ACRES)

GROSS BUILDING : 415,323 SQ/FT
(INCLUDING BALCONIES)
PARKING GARAGE: 148,330 SQ/FT

DENSITY HEIGHT:
19 STORIES/ 219' 10"
1 STORY (GROUND FLOOR)
(SERVICE, RETAIL)
6 STORIES (LEVEL 2 to 7)
(APARTMENTS /CONDO /HOTEL)
1 STORY (LEVEL 8)
(AMENITIES AND APARTMENTS /CONDO)
10 STORIES (LEVEL 9 to 19)
(APARTMENT /CONDO UNITS)
1 STORY (LEVEL 20)
(APARTMENTS /CONDO UNITS)

PERVIOUS AREA: **294 SQ/FT** OR 0.0067 ACRES @ GRADE
(0.66 % OF THE TOTAL SITE AT GRADE)

IMPERVIOUS AREA: **41307,53 SQ/FT** OR 0.94 ACRES 2 GRADE
(92.03 % OF THE TOTAL SITE @ GRADE)

BLOCK 40 - CITY Of HOLLYWOOD

LAND AREA	GROSS	NET
	SQ/FT	
	95,615	44,883
F.A.R *BY NET*		
332,297 SQ/FT	/	44,883 SQ/FT
7.40		
F.A.R *BY GROSS*		
359,241 SQ/FT	/	95,615 SQ/FT
3.76		

SITE CRITERIA AND BUILDING CODE DATA

FLORIDA BUILDING CODE, 2010 EDITION.

CRITERIA REQUIRED CODE SECTION

CLASSIFICATION OF WORK: (BUILDING, NEW CONSTRUCTION)
OCCUPANCY CLASSIFICATION GROUPS:
(FLORIDA BUILDING CODE, CHAPTER 3)

R-1 (HOTEL-TRANSIENT)
R-2 (APARTMENTS)
A-2 (BARS & RESTAURANTS)
A-3 (EXERCISE ROOM)
B (BUSINESS)
S (STORAGE)

A. LAND USE DESIGNATION REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION YOUNG DISTRICT CIRCLE (YC-B40); PREVIOUSLY CCC-2 / HPOD-1.
C. SITE AREA 22,795 SQUARE FEET = .5233 ACRES
D. WATER / WASTE WATER SERVICE PROVIDER CITY OF HOLLYWOOD
E. PARKING DATA

FOR TOTAL PARKING REQUIRED SEE TABLE:

PROVIDED PARKING GARAGE VEHICLE COUNT TABLE.

LEVEL	TOTAL PKG. SPACES	STANDARD PKG. SPACES	STD. ADA PKG. SPACES	VAN ADA PKG. SPACES	VALET PKG. SPACES	LOADING PKG. SPACES
7	78	59	2	-	10	
6	69	56	2	-	10	
5	70	60	-	-	10	
4	69	59	2	-	8	
3	67	64	-	-	3	
2	42	29	-	2	11	
1						3
TOTAL	387	327	6	2	52	

NOTE: 8 ADA TOTAL PARKING SPACES REQUIRED
6 STD. ADA SPACES + 2 ADA VANS = 8 TOTAL

F. BUILDING FOOTPRINT/ LOT COVERAGE 17,796 SF / 22,795 SF= 78 % OF SITE AREA
G. NOT USED
H. BUILDING HEIGHT

1-TOP OF ROOF DECK, LEVEL 21 = 210'-2"
2-TOP OF POOL DECK, LEVEL 22 = 219'-10"
3-TOP OF PARAPET SEE ROOF PLAN, A.1.3.14, ROOF ELEVATION VARIES
4-TOP OF ELEVATOR HOISTWAY = 237'-5"
5-TOP OF 8TH FLOOR PEDESTAL 80'-8"

I. NUMBER OF STORIES 19 STORIES
J. SEE NARRATIVES AND ATTACHMENTS FOR ADDITIONAL INFORMATION
K. CURRENT USE OF PROPERTY AND INTENSITY: 1 STORY BLDG. & PARKING LOT
L. LOADING ZONE:
LESS THAN 15,000 SF SALES OR SERVICE, THEREFORE, NON REQUIRED - 3 PROVIDED
M. STRUCTURE LENGTH: EAST - WEST DIMENSION = 241'-1"
N. OPEN SPACE: 4356 SQUARE FEET
O. VEHICULAR USE AREA: 643 SQUARE FEET
P. LANDSCAPE AREA: 1235 SQUARE FEET

BLOCK 40 HOLLYWOOD, FLORIDA

EXHIBIT B

PROJECT DESCRIPTION

PARCEL ID:
ADDRESS:LOTS 1-14, BLOCK 40 GENERALLY LOCATED SOUTH OF HOLLYWOOD BOULEVARD, WEST OF YOUNG CIRCLE, NORTH OF HARRISON STREET, AND EAST OF 19TH AVENUE.

LEGAL DESCRIPTION

PARCEL A

PARCEL 1
LOT 1, OF BLOCK 40, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2
LOTS 2, 3, 4, 5, 9, 10, 11, 12, 13 AND 14, BLOCK 40, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3
LOTS 6, 7 AND 8, BLOCK 40, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM
COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 40, OF THE SUBDIVISION OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGE 21, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; RUN EAST ON AND ALONG THE SOUTH LINE OF LOTS 6, 7 AND 8 FOR A DISTANCE OF 65.36 FEET TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING PROPERTIES: RADIUS=30.00 FEET, DELTA=123°06'46", ARC LENGTH=64.46 FEET; THENCE RUN NORTHEASTERLY ON SAID CURVE FOR A DISTANCE OF 64.46 FEET TO THE POINT OF INTERSECTION WITH THE EAST PROPERTY LINE OF LOT 8 OF SAID BLOCK 40; THENCE RUN SOUTHEASTERLY ON THE EAST LINE OF LOT 8, SAID EAST LINE BEING A CURVE HAVING THE FOLLOWING PROPERTIES: RADIUS=492.00 FEET, DELTA=09°52'51", ARC LENGTH=84.85 FEET, EXTENDED TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOTS 6, 7 AND 8 EXTENDED EASTERLY; THENCE RUN WESTERLY ON AND ALONG THE EXTENSION OF LOTS 6, 7 AND 8 TO THE POINT OF BEGINNING.

PARCEL 4
THAT CERTAIN 13.00 FOOT ALLEY LYING IN BLOCK 40, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AS VACATED BY CITY ORDINANCE NO. 0-2005-16, RECORDED MAY 26, 2010, IN OFFICIAL RECORDS BOOK 47110, PAGE 253.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 44,883 SQUARE FEET (1.034 ACRES) MORE OR LESS.

SETBACK DATA:

MAX BUILDING HT.= NONE REQUIRED IN ZONING CODE

BUILDING HT.= 19 STORIES (219'-10" TOP OF SLAB)

MAX SHOULDER HT.= 7 STORIES
SHOULDER HT.= 7 STORIES (80'-8" TOP OF SLAB)

LOCATION	REQUIRED	PROVIDED
FRONT (NORTH SIDE)	5'-0" (20'-0" FROM POWERLINES)	13'-1 1/4" (20'-0" FROM POWERLINES)
SIDE (WEST SIDE-INTERIOR SIDE)	NONE REQUIRED	5'-0"
SIDE (EAST SIDE-STREET SIDE)	5'-0"	5'-0"
REAR (SOUTH SIDE)	NONE REQUIRED	5'-0"

PROJECT LOCATION

APPLICABLE CODES:

ZONING: CITY OF HOLLYWOOD - YOUNG CIRCLE DISTRICT (YC-B40)

NEW CONSTRUCTION: FLORIDA BUILDING CODE, 2010 EDITION
PLUMBING: FLORIDA BUILDING CODE, PLUMBING, 2010 EDITION
MECHANICAL: FLORIDA BUILDING CODE, MECHANICAL, 2010 EDITION
ELECTRICAL: NFPA 70-NATIONAL ELECTRICAL CODE
FIRE: FLORIDA FIRE PREVENTION CODE, 5th EDITION
THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA PREVENTION CODE 2015.
N.F.P.A. 101 (LIFE SAFETY CODE), 2012 EDITION
N.F.P.A. 1 (UNIFORM FIRE CODE), 2012 EDITION
ADA: FLORIDA BUILDING CODE, 5th EDITION (2014) ACCESSIBILITY AND (2010) ACCESSIBILITY (WHICH EVER IS MORE STRINGENT)

NOTE:
BUILDING WILL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

BUILDING WILL UTILIZE THE 2010 EDITION OF THE FLORIDA BUILDING CODE HIGH VELOCITY HURRICANE ZONE (HVHZ)

BUILDING HEIGHT

LEVEL	FINISH FLOOR ELEVATION	NAVD ELEV
LEVEL PIT	-5' - 6"	2' - 6"
LEVEL 1	0' - 0"	8' - 0"
LEVEL 2	16' - 8"	24' - 8"
LEVEL 3	26' - 4"	34' - 4"
LEVEL 4	36' - 0"	44' - 0"
LEVEL 5	45' - 8"	53' - 8"
LEVEL 6	55' - 4"	63' - 4"
LEVEL 7	65' - 0"	73' - 0"
LEVEL 8	80' - 8"	88' - 8"
LEVEL 8 MEZZ.	90' - 4"	98' - 4"
LEVEL 9	100' - 0"	108' - 0"
LEVEL 10	109' - 10"	117' - 10"
LEVEL 11	119' - 8"	127' - 8"
LEVEL 12	129' - 6"	137' - 6"
LEVEL 14	139' - 4"	147' - 4"
LEVEL 15	149' - 2"	157' - 2"
LEVEL 16	159' - 0"	167' - 0"
LEVEL 17	168' - 10"	176' - 10"
LEVEL 18	178' - 8"	186' - 8"
LEVEL 19	188' - 6"	196' - 6"
LEVEL 20	198' - 4"	206' - 4"
LEVEL 21	210' - 2"	218' - 2"
LEVEL 22 POOL	219' - 10"	227' - 10"

TOTAL GROSS BUILDING AREA*

LEVEL 1	39,153 SF
LEVEL 2	38,131 SF
LEVEL 3	42,554 SF
LEVEL 4	36,749 SF
LEVEL 5	36,749 SF
LEVEL 6	36,749 SF
LEVEL 7	36,749 SF
LEVEL 8	36,731 SF
LEVEL 8 MEZZ.	9,884 SF
LEVEL 9	21,314 SF
LEVEL 10	21,269 SF
LEVEL 11	21,269 SF
LEVEL 12	21,269 SF
LEVEL 14	21,269 SF
LEVEL 15	21,269 SF
LEVEL 16	21,269 SF
LEVEL 17	21,269 SF
LEVEL 18	21,269 SF
LEVEL 19	21,269 SF
LEVEL 20	21,269 SF
LEVEL 21	9,270 SF
LEVEL 22 POOL	6,928 SF
TOTAL GROSS BLD. AREA*	563,653 SF

** TOTAL AREA INCLUDING PARKING GARAGE SPACE (148,322 S.F.)*

TOTAL GROSS PARKING AREA

LEVEL 2	24,796 SF
LEVEL 3	24,120 SF
LEVEL 4	24,893 SF
LEVEL 5	24,838 SF
LEVEL 6	24,838 SF
LEVEL 7	24,838 SF
	148,322 SF

adache group architects

PROJECT DESIGN TEAM:

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OWNER:
BLOCK 40, LLC

PROJECT:
BLOCK 40 HOLLYWOOD FL
1818 HOLLYWOOD BLVD.
HOLLYWOOD FL, 33020

SEAL:

ISSUED FOR: FOR CONSTRUCTION SET
DATE: 12-16-19

REVISIONS:

No.	DATE	REMARKS
1	12/2020	Revised Building and Development Plan

SHEET TITLE:
PROJECT DATA

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DATE: 04/16/18
SCALE: As indicated
DRAWN BY: RS/HU
CHECKED BY: JR/HU
JOB NO.: 63.06A

SHEET NO.:
A-0.0.04

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12/22/2020 4:57:36 PM

1 SITE PLAN

A-1.1.00 SCALE: 1/16" = 1'-0"

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

RESIDENTIAL / HOTEL UNITS SUMMARY:

ROOM TYPE	QUANTITY	KING	KING MURPHY	AREA	ADA: HC ACCESSIBLE	ADA: ADA - (SA)	ADA: ADA - (SCF)	BATH: ADA R.I. SHOWER	BATH: ADA TUB
ADA KING RIS (APK-RIS)	2	2	0	1,299.46 SF	2	0	1	2	0
ADA PREMIUM KING (APK)	1	1	0	1,091.87 SF	1	0	0	1	0
ADA PREMIUM KING (APK-TUB)	2	2	0	1,299.46 SF	2	0	1	0	2
ADA PREMIUM KING (APKS12 D)	2	1	1	1,299.46 SF	2	0	0	0	2
KING (KS3 C)	5	5	0	5,459.35 SF	0	0	0	0	0
KING MURPHY (KM1+FOYER)	6	0	6	2,434.44 SF	0	0	0	0	0
KING MURPHY (KM2)	6	0	6	2,078.28 SF	0	0	0	0	0
KING MURPHY (KM4)	6	0	6	2,358.92 SF	0	0	0	0	0
KING MURPHY (KM5)	6	0	6	2,423.70 SF	0	0	0	0	0
KING MURPHY (KM7)	6	0	6	2,331.24 SF	0	0	0	0	0
KING MURPHY (KM8)	6	0	6	2,331.24 SF	0	0	0	0	0
KING MURPHY (KM9)	1	0	1	402.57 SF	0	0	0	0	0
KING MURPHY (KM9-TUB)	5	0	5	2,012.85 SF	0	0	0	0	1
KING MURPHY (KM10)	6	0	6	2,416.08 SF	0	0	0	0	0
KING MURPHY (KM11)	6	0	6	2,355.60 SF	0	0	5	0	0
KING MURPHY (KM15)	6	0	6	2,983.08 SF	0	0	0	0	0
KING MURPHY (KM 12)	1	0	1	396.87 SF	0	0	0	0	0
KING MURPHY (KM 13)	6	0	6	2,588.28 SF	0	0	0	0	0
KING MURPHY (KM 14)	6	0	6	2,384.52 SF	0	0	0	0	0
KING MURPHY (KM 16)	5	0	5	2,187.85 SF	0	0	0	0	0
KING MURPHY(KM6)	6	0	6	2,413.20 SF	0	0	5	0	0
PREMIUM KING (PKS18 J)	1	1	0	452.72 SF	0	0	0	0	0
PREMIUM KING (PKS20 L)	1	1	0	645.22 SF	0	0	0	0	0
PREMIUM KING (PKS21 L)	1	1	0	595.43 SF	0	0	0	0	0
PREMIUM KING (PKS22 M)	1	1	0	588.96 SF	0	0	0	0	0
PREMIUM KING (PKS23 N)(SA)	1	1	0	885.41 SF	0	1	0	0	0
PREMIUM KING MURPHY (PKM17)	1	0	1	483.76 SF	0	0	0	0	0
PREMIUM KING MURPHY (PKM19)	1	1	0	582.38 SF	0	0	0	0	0
GRAND TOTAL: 103	103	17	86	48,780.50 SF	7	1	12	3	5

RESIDENTIAL SUMMARY:

LEVELS	UNIT TYPE	RESIDENTIAL UNITS BREAKDOWN: B/B	SQ/FT	TOTAL UNITS
8	L-A1		974.15	1
	L-A5		1,170.66	1
	L-B1		1,575.47	1
	L-B1-R		1,590.98	1
	L-B2		1,546.36	1
	L-B3		1,605.9	1
	L-B5		1,666.86	1
SUB-TOTAL			10,130.38	7
9-19[2]	A1	1/1.5	799.02	10
	A3	1/1.5	762.18	10
	A4	1/1.5	792.25	10
	A6	1/1.5	903.55	10
	A7	2/2	971.57	10
	B1	2/2	1,064.5	10
	B2	2/2	1,173.75	10
	B2A[3]	2/2	1,135.76	10
	B3	2/2	1,192.31	10
	B4	2/2	1,114.09	10
	B5	2/2	1,032.36	10
	B6	2/2.5	1,212.59	10
	B7	2/2	1,221.85	10
	B9	2/2	1,327.59	10
	C1	2/2.5	1,492.46	10
SUB-TOTAL			16,195.83	
TOTAL LEVEL 9-19[2]			161,958.3	150
20[2]	A1	1/1.5	799.02	1
	A4	1/1.5	792.25	1
	A7	2/2	971.57	1
	B1	2/2	1,064.5	1
	B2	2/2	1,173.75	1
	B2A[3]	2/2	1,135.76	1
	B3	2/2	1,192.31	1
	B4	2/2	1,114.09	1
	B6	2/2.5	1,212.59	1
	B7	2/2	1,221.85	1
	B9	2/2	1,327.59	1
	PH2	3/2	1,832.05	1
	PH3	3/3	2,318.83	1
SUB-TOTAL			16,155.96	13
TOTAL			188,244.64	170 UNITS

1. TOTAL AREA DOES NOT INCLUDE BALCONIES
2. LEVEL 13 NOT USED ON THIS PROJECT.

SITE DATA

OWNER / APPLICANT: BLOCK 40, LLC

ADDRESS / LOCATION: LOTS 1-14, BLOCK 40 GENERALLY LOCATED SOUTH OF HOLLYWOOD BOULEVARD, WEST OF YOUNG CIRCLE, NORTH OF HARRISON STREET, AND EAST OF 19TH AVENUE.

ZONING: YOUNG CIRCLE DISTRICT (YC-B40); PREVIOUSLY CCC-2/HPOD-1

EXISTING LAND USE: VACANT / PORTION OF HISTORIC FACADE.

LAND USE: REGIONAL ACTIVITY CENTER (RAC)

GROSS LOT AREA OF PROP: **95,615 SQUARE FEET** (2.195 ACRES)
NET LOT AREA OF PROP: **44,883 SQUARE FEET** (1.030 ACRES)

GROSS BUILDING : 415,323 SQ/FT
(INCLUDING BALCONIES)
PARKING GARAGE: 148,330 SQ/FT

DENSITY HEIGHT:
19 STORIES/ 219' 10"
1 STORY (GROUND FLOOR)
(SERVICE, RETAIL)
6 STORIES (LEVEL 2 to 7)
(APARTMENTS /CONDO /HOTEL)
1 STORY (LEVEL 8)
(AMENITIES AND APARTMENTS /CONDO)
10 STORIES (LEVEL 9 to 19)
(APARTMENT /CONDO UNITS)
1 STORY (LEVEL 20)
(APARTMENTS /CONDO UNITS)

PERVIOUS AREA: **294 SQ/FT** OR 0.0067 ACRES @ GRADE
(0.66 % OF THE TOTAL SITE AT GRADE)

IMPERVIOUS AREA: **41307,53 SQ/FT** OR 0.94 ACRES 2 GRADE
(92.03 % OF THE TOTAL SITE @ GRADE)

GENERAL NOTES

1. ALL ASPECTS AND ELEMENTS OF THE ORIGINALLY PRESERVED FACADES SHALL BE RECONSTRUCTED USING MODERN DAY MATERIALS, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND IN SUBSTANTIAL COMPLIANCE WITH THE GREAT SOUTHERN HOTEL HISTORIC RECONSTRUCTION DRAWINGS WITH MODERN MATERIALS.
2. PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IN ACCORDANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS - ANY VARIANCE WILL BE APPLIED FOR UNDER THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES WILL BE MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
4. ALL EXISTING PALMS AND TREES TO BE RELOCATED BY OWNER TO SITE UNDER DIRECTION OF CITY LANDSCAPE, IF REQUIRED.
5. PLANTERS, LIGHTS, PAVERS, ETC. IN THE RIGHTS-OF-THE-WAY WILL BE CONSISTENT WITH DOWNTOWN DESIGN AND COORDINATED WITH CRA.
6. WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE.
7. NFPA 1, 11.10 IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT WILL BE REQUIRED PER THE 2010 EDITION OF THE FLORIDA PREVENTION CODE.
8. PARKING LOTS, VEHICLE ROADWAYS, PEDESTRIAN WALKWAYS AND BUILDING ENTRYWAYS WILL HAVE ADEQUATE LEVELS OF ILLUMINATION. THE AMERICAN CRIME PREVENTION INSTITUTE RECOMMENDS THE FOLLOWING LEVELS OF EXTERNAL ILLUMINATION:
   A. PARKING LOTS 3-5 FOOT CANDLES
   B. WALKING SURFACES 3 FOOT CANDLES
   C. RECREATIONAL AREAS 2-3 FOOT CANDLES
   D. BUILDING ENTRYWAYS 5 FOOT CANDLES.
9. LED/ ENERGY SAVINGS LIGHTING TO BE INCORPORATED.
10. EXTERIOR LIGHTING FIXTURE LENSES WILL BE FABRICATED FROM POLYCARBONATE, BREAK-RESISTANT MATERIALS.
11. LIGHT FIXTURES BELOW 10 FEET IN GRADE WILL BE DESIGN TO MAKE ACCESS TO INTERNAL PARTS DIFFICULT. (I.E. SECURITY SCREWS, LOCKED ACCESS PANELS).
12. PLANT MATERIALS, PARTICULARLY TREE FOLIAGE, WILL NOT INTERFERE WITH OR OBSCURE LIGHTING.
13. CORRIDORS WILL BE WELL-LIGHTED WITH NO DARK AREAS.
14. WROUGHT IRON FENCING PROVIDES FOR NATURAL SURVEILLANCE WITHIN AND ONTO THE PROPERTY.
15. BUILDING SIGNAGE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH CODES.
16. AS REQUIRED OWNER WILL INSTALL CCTV SYSTEM IN ACCORDANCE CODES AND BEST PRACTICES.
17. PROVISIONS FOR RECYCLING WILL BE INCLUDED IN THIS PROJECT.
18. PROJECT SHALL BE IN COMPLIANCE WITH THE TURTLE LIGHTING ORDINANCE.
19. PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL / CONDO WHERE APPLICABLE.
20. THE FDC SHALL BE WITHIN 100 FEET OF THE CLOSEST FIRE HYDRANT PER NFPA14.
21. THE FIRE FLOW SHALL BE IN COMPLIANCE WITH NFPA 1,18.4.5.2.2.
22. ADEQUATE AND SAFE ACCESS WILL BE PROVIDED FOR GARBAGE TRUCK TO ACCESS GARBAGE AND RECYCLING AREA.

LEGEND

FOR ADDITIONAL INFORMATION REFER TO LANDSCAPE PLANS.

- **PAVERS** WAUSAU GRANITEX HERRING- BONE PATTERN
- **PAVER** GRANITEX BY WAUSAU PATTERN
- **PAVER** EXISTING UNIDECOR
- **PAVERS** NOT TUMBLED
- **PAVER** 4" BAND COLOR MIX
- 4" CONCRETE SLAB
- PLANTER

SETBACKS AND VARIANCES

SET BACKS:

A. PEDESTAL:	REQUIRED	PROPOSED(+/-)
FRONT (N) (Hollywood Blvd)	25'or 0' For Retail	0"(Existing Bldg.)
		45' @(Levels1-8)
FRONT (S) (Harrison St.)	25'or 0' For Retail	*0"(levels 1-8)
SIDE STREET(E)(Young circle S)	0"(1-2 Stories flr.& above 20'	*0"(levels 1-8)
SIDE STREET(W)(19 Ave.)	25'or 0' For Retail	0"(Exist.bldg.)
		*0@(Level1-8)

B.TOWER :	REQUIRED	PROPOSED(+/-)
FRONT (N) (Hollywood Blvd)	50'	*60-0"
FRONT (S) (Harrison St.)	50'	*15-0"
SIDE STREET(E)(Young circle S.)	50'	*15-0"
SIDE STREET(W)(19 Ave.)	50'	*15'-0"

* Refer to Variances below

VARIANCES:

1. WAIVE THE REQUIRED **25** FOOT PEDESTAL FRONT SETBACK (HARRISON STREET) TO PROVIDE **ZERO** SETBACK.
2. WAIVE THE REQUIRED **20** FOOT PEDESTAL SIDE STREET SETBACK (YOUNG CIRCLE) TO PROVIDE **ZERO** SETBACK.
3. WAIVE THE REQUIRED **20** FOOT PEDESTAL SIDE STREET SETBACK (19TH AVENUE) TO PROVIDE **ZERO** SETBACK.
4. WAIVE THE REQUIRED **50** FOOT TOWER FRONT SETBACK (HARRISON STREET) TO PROVIDE **ZERO** SETBACK.
5. WAIVE THE REQUIRED **50** FOOT TOWER FRONT SETBACK (HOLLYWOOD BOULEVARD) TO PROVIDE **36** FOOT SETBACK.
6. WAIVE THE REQUIRED **50** FOOT TOWER SIDE STREET SETBACK (YOUNG CIRCLE) TO PROVIDE **ZERO** SETBACK.
7. WAIVE THE REQUIRED **50** FOOT TOWER SIDE STREET SETBACK (19TH AVENUE) TO PROVIDE **ZERO** SETBACK.
8. WAIVE THE REQUIRED MAXIMUM BUILDING HEIGHT/STORIES OF 150 FEET/15 STORIES TO PROVIDE A BUILDING HEIGHT OF **219'-10" /19 STORIES.**

PARKING

PARKING REQUIREMENTS BASED YOUNG CIRCLE ZONING (YC-B40)				
YOUNG CIRCLE ZONING (YC-B40)				
USE	UNITS	PARKING SPACE RATIO	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
RESIDENTIAL UNITS	170	1.0 PARKING SPACES PER UNIT X UNITS OF ONE BEDROOM OR LESS: 1.0 X (53) = 156 PARKING SPACES	53	294
		1.5 PARKING SPACES PER UNIT X UNITS EXCEEDING ONE BEDROOM (INCLUDING DENS): 1.5 X 117 UNITS = 176 REQUIRED PARKING SPACES	176	
		1.0 PARKING SPACE PER 10 UNITS FOR GUEST PARKING: 0.1 X 170 UNITS = 17 REQUIRED PARKING SPACES	17	
RESIDENTIAL OR HOTEL UNITS	103	1.0 PARKING SPACE PER HOTEL GUESTROOM FOR THE FIRST 10 ROOMS: 1.0 X 10 = 10 REQUIRED PARKING SPACES	10	85
		0.25 PARKING SPACE PER HOTEL GUESTROOM FOR EACH ADDITIONAL ROOM: 0.25 X 93 = 24 REQUIRED PARKING SPACES	24	
		60% OF THE REQUIREMENT FOR ACCESSORY USES: 0.6 X 34 = 21 REQUIRED PARKING SPACES	21	
OFFICE		2.5 SPACES PER 1,000 S.F. (0.0025 X 3,013 S.F.) = 8 REQUIRED PARKING SPACES	8	8
TOTAL OF PARKING SPACES			309	387
OFFICE RESTAURANT RETAIL	YOUNG DISTRICT CIRCLE (YC-B40) ZONING DISTRICT, WHERE THERE IS NO REQUIREMENT PARKING FOR ANY RETAIL, COMMERCIAL OR OFFICE USE WHICH IS LOCATED ON THE FIRST & SECOND FLOOR OF A BUILDING			
LOADING	MULTIPLE FAMILY OR APT. / HOTEL BLDG: 50-100 UNITS - 1 SPACE + 1 SPACE FOR EACH ADDITIONAL 100 UNITS OR MAJOR FRACTION.		3	3

ACTUAL PROVIDED CURRENT PARKING GARAGE VEHICLE COUNT TABLE.

LEVEL	TOTAL PKG SPACES	STANDARD PKG. SPACES	STD. ADA PKG. SPACES	VAN ADA PKG. SPACES	VALET PKG. SPACES	LOADING PKG. SPACES
7	78	59	2	-	10	
6	69	56	2	-	10	
5	70	60	-	-	10	
4	69	59	2	-	8	
3	67	64	-	-	3	
2	42	29	-	2	11	
1						3
TOTAL	387	327	6	2	52	

NOTE: 8 ADA TOTAL PARKING SPACES REQUIRED
6 STD. ADA SPACES + 2 ADA VANS = 8 TOTAL

adache group architects

PROJECT DESIGN TEAM:
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LANDSCAPE ARCHITECTS
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STRUCTURAL
Kahn & Assoc.

MEP ENGINEERS
Louis J Aguirre & Assoc.

CIVIL ENGINEERS
Craven Thompson & Assoc.

OWNER:
BLOCK 40, LLC

PROJECT:
BLOCK 40 HOLLYWOOD FL
1818 HOLLYWOOD BLVD.
HOLLYWOOD FL, 33020

SEAL:

ISSUED FOR:	FOR CONSTRUCTION
DATE:	SET 12-16-19

REVISIONS:

No.	DATE	REMARKS
1	12/2020	Revised Building and Development Plan

SHEET TITLE:
SITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESERESTRICTIONS.
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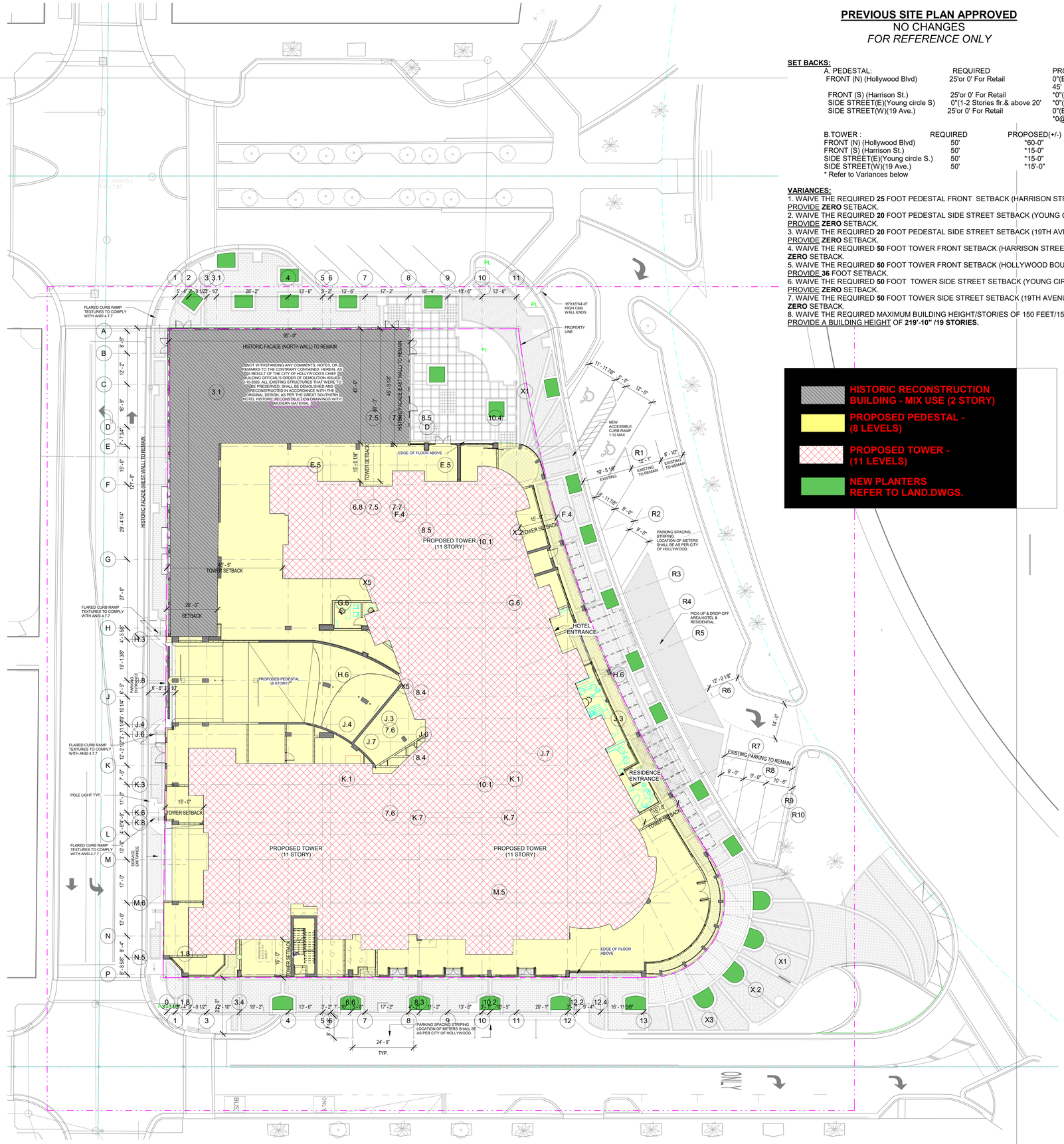
FLORIDA LICENSE # AR0007073

DATE:	08/21/17
SCALE:	As indicated
DRAWN BY:	RS/HU
CHECKED BY:	JR/HU
JOB NO.:	63.06A

SHEET NO.:
A-1.1.00

12/22/2020 4:56:28 PM C:\Revit_Projects\2019\block40_DetachedModel-2020-10-14_vconnet4ZAAD.rvt



PREVIOUS SITE PLAN APPROVED
NO CHANGES
FOR REFERENCE ONLY

SET BACKS:

A. PEDESTAL:	REQUIRED	PROPOSED(+/-)
FRONT (N) (Hollywood Blvd)	25'or 0' For Retail	0"(Existing Bldg.) 45' @(Levels1-8)
FRONT (S) (Harrison St.)	25'or 0' For Retail	*0"(levels 1-8)
SIDE STREET(E)(Young circle S)	0"(1-2 Stories flr.& above 20'	*0"(levels 1-8)
SIDE STREET(W)(19 Ave.)	25'or 0' For Retail	0"(Exist.bldg.) *0"@(Level1-8)

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FRONT (N) (Hollywood Blvd)	50'	*60-0"
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HISTORIC RECONSTRUCTION BUILDING - MIX USE (2 STORY)

PROPOSED PEDESTAL - (8 LEVELS)

PROPOSED TOWER - (11 LEVELS)

NEW PLANTERS REFER TO LAND.DWGS.

LEGAL DESCRIPTION

PARCEL 1
LOT 1, OF BLOCK 40, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2
LOTS 2, 3, 4, 5, 9, 10, 11, 12, 13 AND 14, BLOCK 40, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3
LOTS 6, 7 AND 8, BLOCK 40, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM
COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 40, OF THE SUBDIVISION OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGE 21, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; RUN EAST ON AND ALONG THE SOUTH LINE OF LOTS 6, 7 AND 8 FOR A DISTANCE OF 65.36 FEET TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING PROPERTIES: RADIUS=30.00 FEET, DELTA=123°06'46", ARC LENGTH=64.46 FEET; THENCE RUN NORTHEASTERLY ON SAID CURVE FOR A DISTANCE OF 64.46 FEET TO THE POINT OF INTERSECTION WITH THE EAST PROPERTY LINE OF LOT 8 OF SAID BLOCK 40; THENCE RUN SOUTHEASTERLY ON THE EAST LINE OF LOT 8, SAID EAST LINE BEING A CURVE HAVING THE FOLLOWING PROPERTIES: RADIUS= 492.00 FEET, DELTA=09°52'51", ARC LENGTH=84.85 FEET, EXTENDED TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOTS 6, 7 AND 8 EXTENDED EASTERLY; THENCE RUN WESTERLY ON AND ALONG THE EXTENSION OF LOTS 6, 7 AND 8 TO THE POINT OF BEGINNING.

PARCEL 4
THAT CERTAIN 13.00 FOOT ALLEY LYING IN BLOCK 40, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AS VACATED BY CITY ORDINANCE NO. 0-2005-16, RECORDED MAY 26, 2010, IN OFFICIAL RECORDS BOOK 47110, PAGE 253.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 44,883 SQUARE FEET (1.034 ACRES) MORE OR LESS

GENERAL NOTES

1. ALL ASPECTS AND ELEMENTS OF THE ORIGINALLY PRESERVED FACADES SHALL BE RECONSTRUCTED USING MODERN DAY MATERIALS, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND IN SUBSTANTIAL COMPLIANCE WITH THE GREAT SOUTHERN HOTEL HISTORIC RECONSTRUCTION DRAWINGS WITH MODERN MATERIALS.
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4. ALL EXISTING PALMS AND TREES TO BE RELOCATED BY OWNER TO SITE UNDER DIRECTION OF CITY LANDSCAPE, IF REQUIRED.
5. PLANTERS, LIGHTS, PAVERS, ETC. IN THE RIGHTS-OF-THE-WAY WILL BE CONSISTENT WITH DOWNTOWN DESIGN AND COORDINATED WITH CRA.
6. WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE.
7. NFPA 1, 11.10 IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT WILL BE REQUIRED PER THE 2010 EDITION OF THE FLORIDA PREVENTION CODE.
8. PARKING LOTS, VEHICLE ROADWAYS, PEDESTRIAN WALKWAYS AND BUILDING ENTRYWAYS WILL HAVE ADEQUATE LEVELS OF ILLUMINATION. THE AMERICAN CRIME PREVENTION INSTITUTE RECOMMENDS THE FOLLOWING LEVELS OF EXTERNAL ILLUMINATION:
   - A. PARKING LOTS 3-5 FOOT CANDLES
   - B. WALKING SURFACES 3 FOOT CANDLES
   - C. RECREATIONAL AREAS 2-3 FOOT CANDLES
   - D. BUILDING ENTRYWAYS 5 FOOT CANDLES.
9. LED/ ENERGY SAVINGS LIGHTING TO BE INCORPORATED.
10. EXTERIOR LIGHTING FIXTURE LENSES WILL BE FABRICATED FROM POLYCARBONATE, BREAK-RESISTANT MATERIALS.
11. LIGHT FIXTURES BELOW 10 FEET IN GRADE WILL BE DESIGN TO MAKE ACCESS TO INTERNAL PARTS DIFFICULT. (I.E. SECURITY SCREWS, LOCKED ACCESS PANELS).
12. PLANT MATERIALS, PARTICULARLY TREE FOLIAGE, WILL NOT INTERFERE WITH OR OBSCURE LIGHTING.
13. CORRIDORS WILL BE WELL-LIGHTED WITH NO DARK AREAS.
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21. THE FIRE FLOW SHALL BE IN COMPLIANCE WITH NFPA 1,18.4.5.2.2.
22. ADEQUATE AND SAFE ACCESS WILL BE PROVIDED FOR GARBAGE TRUCK TO ACCESS GARBAGE AND RECYCLING AREA.

1 DIAGRAMATIC SITE PLAN (A-1.1.01) SCALE: 1/16" = 1'-0"

adache group architects

PROJECT DESIGN TEAM:

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OWNER:
BLOCK 40, LLC

PROJECT:
BLOCK 40 HOLLYWOOD FL
1818 HOLLYWOOD BLVD.
HOLLYWOOD FL, 33020

SEAL:

ISSUED FOR: FOR CONSTRUCTION SET
DATE: 12-16-19

REVISIONS:

No.	DATE	REMARKS
1	01-2021	Revised Building and Development Plan

SHEET TITLE:
DIAGRAMATIC SITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESERESTRICTIONS.
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DATE: 04/16/18
SCALE: 1/16" = 1'-0"
DRAWN BY: RS/HU
CHECKED BY: JR/HU
JOB NO.: 63.06A

SHEET NO.:
A-1.1.01

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HOLLYWOOD BLVD

HARRISON STREET

S 19TH AVENUE

YOUNG CIRCLE

RIGHT-OF-WAY LIMIT

PROPERTY LINE

BOTTOM OF SLAB ABOVE 12'-10"

BOTTOM OF SLAB ABOVE 11'-10"

NOTE: AREAS INDICATED WITH BLUE SHADING IS WHERE SLAB IS RECESSED 1 1/2" BELOW 0'-0" (8'-0" NAVD). SEE INTERIOR DESIGN DRAWINGS FOR REQUIRED FLOOR FINISH

NOTE:
BUILDING CODE REQUIRES 10 MIL POLYETHYLENE VAPOR VARIOR UNDER ALL GROUND FLOOR CONCRETE SLABS. IF GROUND WATER IS LESS THAN 4 FEET FROM THE GROUND FLOOR SLAB.BENTONITE CLAY WATERPROOFING SYSTEM IS REQUIRED ALONG WITH VAPOR BARRIER SYSTEM IF SPECIALTY FLOORINGS (TERRAZZO OR WOOD) ARE TO BE INCORPORATED IN GROUND FLOOR FINISHES , THE BENTONITE CLAY WATERPROOFING SHALL REMAIN.

NOTE:
RAILINGS ON STAIRS & RAMPS ON THE GROUND FLR. BACK OF HOUSE AREA: RAILINGS IN RAMPS AND STAIRS IN PARKING GARAGE SHALL BE ANODIZED FINISH AAMA 607.1 PURSUANT TO SPEC. SECTION 5-5205.

NOTE:
IT IS THE RESPONSIBILTIY OF THE GENERAL CONTRACTOR TO SIMULTANEOUSLY IMPLEMENT ALL OF THE DRAWINGS, INCLUDING (BUT NOT LIMITED TO) ARCHITECTURAL, STRUCTURAL, MECHANICAL-ELECTRIC-PLUMBING ENGINEERING, LANDSCAPE ARCHITECT, INTERIOR DESIGNER IN THE CONSTRUCTION OF THIS PROJECT. IF ANY CONFLICTS ARE FOUND, THEY SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION

HB = HOSE BIBBS. SHALL BE LOCATED HOSE BIBB IN RECESSED CABINET. REFER TO PLUMBING PLANS FOR OTHER REQUIREMENTS

ALL FLOOR DRAINS TO BE HEEL-PROOF & ADA COMPLIANT THRU-OUT THE BUILDING

ANY WOOD COMPONENTS IN THIS BUILDING SHALL COMPLY WITH SECTION 603 OF THE FLORIDA BUILDING CODE AND SHALL BE COMPOSED OF FIRE RETARDANT-TREATED WOOD.

NOTE:
THE BUILDING WILL COMPLY WITH NFPA 1, 12.3.2* REQUIREMENTS

NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO DIMENSIONS IN RED ON THIS SHEET

1 LEVEL 1
A-1.3.01 SCALE: 3/32" = 1'-0"
10' 21' 32'
SCALE: 3/32"=1'-0"

adache group architects

PROJECT DESIGN TEAM:

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CHECKED BY: Checker
JOB NO.: 63.06A

SHEET NO.:
A-1.3.01

SHEET TITLE:
LEVEL 1 FLOOR PLAN

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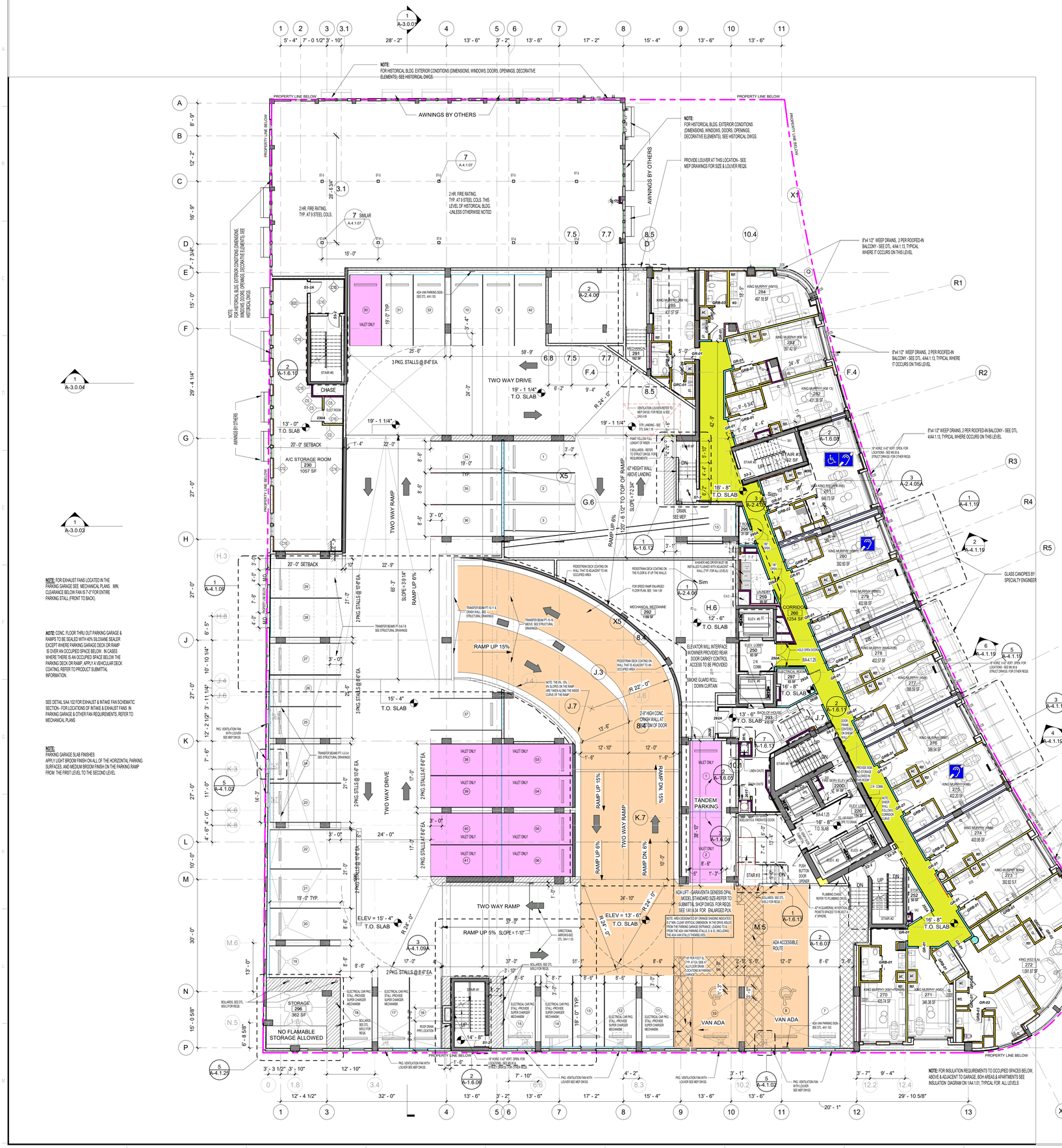
Miguel Yarmichaeluser63.06A Block 40 Hollywood FL/A Architecture/01-Construction Docs/01-Drawings/01-Architecture/02-REVIT/01-Revit Model/2020-12-10 UPDATED DRC FULL



ACCESSIBLE ROOM MATRIX

Level	ROOM TYPE	QUANTITY	KING	ADA			BATH	
				HC ACCESSIBLE	ADA - (SA)	ADA - (SCF)	ADA R.I. SHOWER	ADA TUB
LEVEL 2	ADA KING RIS (APK-RIS)	1	1	1		1	1	0
LEVEL 2	KING (KS3 S.A)	1	1	1	1		0	
LEVEL 2	KING MURPHY (KM11)	1	0			1		
LEVEL 2	KING MURPHY(KM6)	1	0			1		
LEVEL 3	ADA PREMIUM KING (APK-TUB)	1	1	1		1		1
LEVEL 3	KING MURPHY (KM11)	1	0			1		
LEVEL 3	KING MURPHY(KM6)	1	0			1		
LEVEL 3	PREMIUM KING (PKS23)(ADA)	1	1	1	0			1
LEVEL 4	ADA PREMIUM KING (APK-TUB)	1	1	1				1
LEVEL 4	KING MURPHY (KM11)	1	0			1		
LEVEL 4	KING MURPHY(KM6)	1	0			1		
LEVEL 5	ADA KING RIS (APK-RIS)	1	1	1			1	0
LEVEL 5	KING MURPHY (KM11)	1	0			1		
LEVEL 5	KING MURPHY(KM6)	1	0			1		
LEVEL 6	ADA PREMIUM KING (APKS12 D)	1	0	1				1
LEVEL 6	KING MURPHY(KM6)	1	0			1		
LEVEL 7	ADA PREMIUM KING (APKS12 D)	1	1	1		0		1
LEVEL 7	KING MURPHY (KM11)	1	0			1		
		18	7	8	1	12	2	5

PARKING LEGEND

NOTE: AREA DESIGNATED BY ORANGE SHADING INDICATES 8'-2" MIN. CLEAR VERTICAL DIMENSION IN THE DRIVE AISLES FROM THE PARKING GARAGE ENTRANCE, LEADING TO & FROM THE ADA VAN PARKING STALLS, 8 & 33, (INCLUDING THE ADA VAN STALLS THEMSELVES).

DESIGNATED VALET PARKING STALLS. "VALET ONLY"

NOTE:
24 HR. SERVICE AVAILABLE FOR VALET PARKING STALLS

NOTE:
REFER TO DTL. 6/A1.1.03 FOR VALET PARKING STALL SIGNAGE DETAIL.

ACTUAL PROVIDED CURRENT PARKING GARAGE VEHICLE COUNT TABLE.

LEVEL	TOTAL PKG. SPACES	STANDARD PKG. SPACES	STD. ADA PKG. SPACES	VAN ADA PKG. SPACES	VALET PKG. SPACES	LOADING PKG. SPACES
7	78	59	2	-	10	
6	69	56	2	-	10	
5	70	60	-	-	10	
4	69	59	2	-	8	
3	67	64	-	-	3	
2	42	29	-	2	11	
1						3
TOTAL	387	327	6	2	52	

NOTE: 8 ADA TOTAL PARKING SPACES REQUIRED
6 STD. ADA SPACES + 2 ADA VANS = 8 TOTAL

TYPICAL PARKING GARAGE NOTES:
1- PROVIDE 1/8" PER FOOT POSITIVE DRAIN SLOPE TO EACH DRAIN AT ALL DRAIN LOCATIONS IN PARKING GARAGE
2- CONCRETE SLAB SURFACE IN PARKING GARAGE SHALL BE LIGHT BROOM FIN., TYP.
3- APPLY VEHICULAR DECK COATING OVER TOP OF PARKING GARAGE SLAB & TURN 6" UP THE WALLS, CURBS & COLUMNS, TYP.WHERE THE PARKING DECK IS OVER AN OCCUPIED SPACE BELOW. AT ALL OTHER LOCATIONS USE 40% SILOANE SEALER.
4- NO CURING AGENTS OR COMPOUNDS RECOMMENDED BY WATERPROOFING CONSULTANT, BECAUSE THEY MAY BECOME A FUTURE BOND BREAKER FOR THE ADHESION OF VEHICULAR DECK COATING.
5- DRAINS SHALL BE SPECIFIED W/HIGH HEEL PROOF STRAINERS
6- CAR STOPS SHALL BE POLYOLEFIN PRODUCT, ATTACHED WITH AN EXPOXY ADHESIVE.

NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO A-1.3.01

NOTE:
THE CONCRETE SLAB AT ADA SHOWER STALL SHALL BE RECESSED PER DETIAL 2/A4.1.05, ALSO REFER TO STRUCTURAL ENGINEER DRAWINGS FOR OTHER REQUIREMENTS.

1 A-1.3.02 **LEVEL 2**
SCALE: 3/32" = 1'-0"
SCALE: 3/32"=1'-0"

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OWNER:
BLOCK 40, LLC

PROJECT:
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1818 HOLLYWOOD BLVD.
HOLLYWOOD FL, 33020

SEAL:

ISSUED FOR: FOR CONSTRUCTION SET
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REVISIONS:

No.	DATE	REMARKS
1	01-2021	Revised Building and Development Plan

SHEET TITLE:
LEVEL 2 FLOOR PLAN

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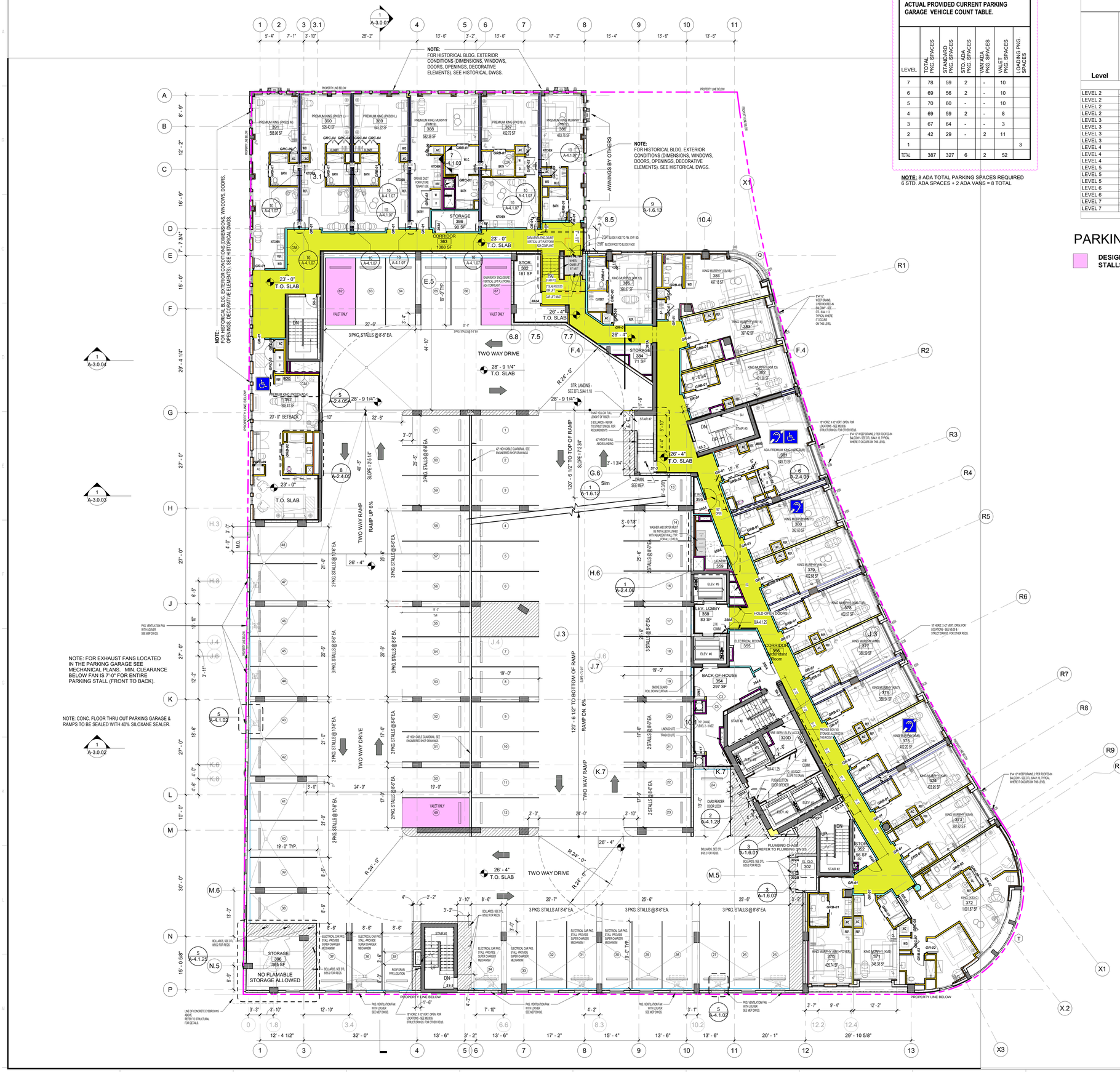
DATE: 04/16/18
SCALE: 3/32" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
JOB NO.: 63.06A

SHEET NO.:
A-1.3.02

12/15/2020 9:52:42 AM
I:\Digital Files\Block 40\BA Block 40 Hollywood FL\Architecture\01-Construction Docs\01-Drawings\01-Architecture\02-REVIT\01-Revit Model\2020-12-10 UPDATED DRC FULL


NOTE:
FOR HISTORICAL BLDG. EXTERIOR CONDITIONS (DIMENSIONS, WINDOWS, DOORS, OPENINGS, DECORATIVE ELEMENTS), SEE HISTORICAL DWGS.
AWNINGS BY OTHERS
STORAGE 386 90 SF
CORRIDOR 363 1088 SF
STOR 382 181 SF
STORAGE 384 71 SF
CORRIDOR 356 Unfinishable Room
ELEV. LOBBY 350 83 SF
BACK-OF-HOUSE 354 297 SF
STORAGE 398 365 SF
LAUNDR 359
BSTOR 352 56 SF
FL. CLG. 302
TWO WAY DRIVE
TWO WAY RAMP
RAMP UP 6%
RAMP DN. 6%
120' - 6 1/2" TO TOP OF RAMP
120' - 6 1/2" TO BOTTOM OF RAMP
3 PKG. STALLS @ 8'-6" EA
2 PKG. STALLS @ 10'-6" EA
VALET ONLY
20' - 0" SETBACK
NO FLAMABLE STORAGE ALLOWED
PROPERTY LINE BELOW
PROPERTY LINE ABOVE
NOTE: FOR EXHAUST FANS LOCATED IN THE PARKING GARAGE SEE MECHANICAL PLANS. MIN. CLEARANCE BELOW FAN IS 7'-0" FOR ENTIRE PARKING STALL (FRONT TO BACK).
NOTE: CONC. FLOOR THRU OUT PARKING GARAGE & RAMPS TO BE SEALED WITH 40% SILOXANE SEALER.
LINE OF CONCRETE EYEBROWS ABOVE REFER TO STRUCTURAL FOR DETAILS
PKG. VENTILATION FAN WITH LOUVER SEE MEP DWGS.
ELECTRICAL CAR PKG. STALL. PROVIDE SUPER CHARGER MECHANISM
BOLLARDS. SEE DTL. B50.0 FOR REQS.
42" HIGH CABLE GUARDRAIL. SEE ENGINEERED SHOP DRAWINGS
1'H HORZ. X 42" VERT. OPEN. FOR LOCATIONS - SEE MLB.6 & STRUCT.DRWGS. FOR OTHER REQS.
ROOF DRAIN PIPE LOCATION
WASHER AND DRYER MUST BE INSTALLED FLUSHED WITH ADJACENT WALL (TYP. FOR ALL LEVELS)
HOLD OPEN DOORS
ELECTRICAL ROOM 355
PUSH BUTTON DOOR OPENER
CARD READER DOOR LOCK
PLUMBING CHASE - REFER TO PLUMBING DWGS
PROVIDE SIGN 'NO STORAGE ALLOWED IN THIS ROOM'
PRE-WIRE; ELEV. ACCESS
ADA PREMIUM KING (APK-TUB) 377 380.59 SF
KING MURPHY (KM11) 376 380.54 SF
KING MURPHY (KM6) 375 402.20 SF
KING MURPHY (KM6) 374 403.85 SF
KING MURPHY (KM6) 373 392.82 S.F.
KING (KS3 C) 372 1,091.67 SF
KING MURPHY (KM11) 371 346.39 SF
KING MURPHY (KM10) 370 405.74 SF
KING MURPHY (KM10) 379 402.68 SF
KING MURPHY (KM8-TUB) 378 402.57 SF
KING MURPHY (KM8) 377 388.59 SF
KING MURPHY (KM12) 385 386.87 SF
KING MURPHY (KM 13) 382 421.38 SF
KING MURPHY (KM 14) 383 397.42 SF
KING MURPHY (KM15) 384 427.18 SF
ADA PREMIUM KING (APK-TUB) 381 645.73 SF
PREMIUM KING (PKS23)(ADA) 392 885.41 SF
PREMIUM KING (PKS22 L) 390 586.86 SF
PREMIUM KING (PKS22 M) 391 586.86 SF
PREMIUM KING (PKS20 L) 389 642.22 SF
PREMIUM KING (PKS20 M) 388 642.22 SF
PREMIUM KING MURPHY (PKM15) 388 562.38 SF
PREMIUM KING (PKS18 J) 387 452.72 SF
PREMIUM KING MURPHY (PKM12) 386 453.76 SF
1'W 12" WEEP DRAINS, 2 PER ROOFED-IN BALCONY - SEE DTL. 6/A4.1.13, TYPICAL WHERE IT OCCURS ON THIS LEVEL
STR. LANDING - SEE DTL.5/A4.1.18
42" HIGH RAIL ABOVE LANDING
FIRST YELLOW FULL LENGHT OF RISER - 3 BOLLARDS - REFER TO STRUCT.DWGS. FOR REQUIREMENTS
DRAIN - SEE MEP
HHA4
STAIR #1
STAIR #2
STAIR #3
STAIR #4
STAIR #5
ELEV. #1
ELEV. #2
ELEV. #3
ELEV. #4
ELEV. #5
ELEV. #6
SHOWER SEAT
LINEN CHUTE
TRASH CHUTE
SMOKE GUARD ROLL DOWN CURTAIN
GARAVENTA ENCLOSURE VERTICAL LIFT PLATFORM ADA COMPLIANT
WHEEL CHAIR LIFT 42"x 60"
CAR LIFT MAST
2 HR CONN
1 HR CONN
1'W X 1'H
1'W X 2'H
1'W X 3'H
1'W X 4'H
1'W X 5'H
1'W X 6'H
1'W X 7'H
1'W X 8'H
1'W X 9'H
1'W X 10'H
1'W X 11'H
1'W X 12'H
1'W X 13'H
1'W X

ACTUAL PROVIDED CURRENT PARKING GARAGE VEHICLE COUNT TABLE.

LEVEL	TOTAL PKG. SPACES	STANDARD PKG. SPACES	STD. ADA PKG. SPACES	VAN ADA PKG. SPACES	VALET PKG. SPACES	LOADING PKG. SPACES
7	78	59	2	-	10	
6	69	56	2	-	10	
5	70	60	-	-	10	
4	69	59	2	-	8	
3	67	64	-	-	3	
2	42	29	-	2	11	
1						3
TOTAL	387	327	6	2	52	

NOTE: 8 ADA TOTAL PARKING SPACES REQUIRED
6 STD. ADA SPACES + 2 ADA VANS = 8 TOTAL

ACCESSIBLE ROOM MATRIX

Level	ROOM TYPE	QUANTITY	KING	ADA HC ACCESSIBLE	ADA - (SA)	ADA - (SCF)	BATH ADA R.I. SHOWER	BATH ADA TUB
LEVEL 2	ADA KING RIS (APK-RIS)	1	1	1		1	1	0
LEVEL 2	KING (KS3 S.A)	1	1	1	1		0	
LEVEL 2	KING MURPHY (KM11)	1	0			1		
LEVEL 2	KING MURPHY(KM6)	1	0			1		
LEVEL 3	ADA PREMIUM KING (APK-TUB)	1	1	1		1		1
LEVEL 3	KING MURPHY (KM11)	1	0			1		
LEVEL 3	KING MURPHY(KM6)	1	0			1		
LEVEL 3	PREMIUM KING (PKS23)(ADA)	1	1	1	0			1
LEVEL 4	ADA PREMIUM KING (APK-TUB)	1	1	1				1
LEVEL 4	KING MURPHY (KM11)	1	0			1		
LEVEL 4	KING MURPHY(KM6)	1	0			1		
LEVEL 5	ADA KING RIS (APK-RIS)	1	1	1			1	0
LEVEL 5	KING MURPHY (KM11)	1	0			1		
LEVEL 5	KING MURPHY(KM6)	1	0			1		
LEVEL 6	ADA PREMIUM KING (APKS12 D)	1	0	1				1
LEVEL 6	KING MURPHY(KM6)	1	0			1		
LEVEL 7	ADA PREMIUM KING (APKS12 D)	1	1			0		1
LEVEL 7	KING MURPHY (KM11)	1	0			1		
		18	7	8	1	12	2	5

PARKING LEGEND

DESIGNATED VALET PARKING STALLS. "VALET ONLY"

NOTE:
DIMENSIONS IN RED ARE FOR SLAB EDGES. FOR OTHER SLAB EDGE DIMENSIONS REFER TO A-1.3.01

1 A-1.3.04 **LEVEL 4**
SCALE: 3/32" = 1'-0"

10' 21' 32'
SCALE: 3/32"=1'-0"

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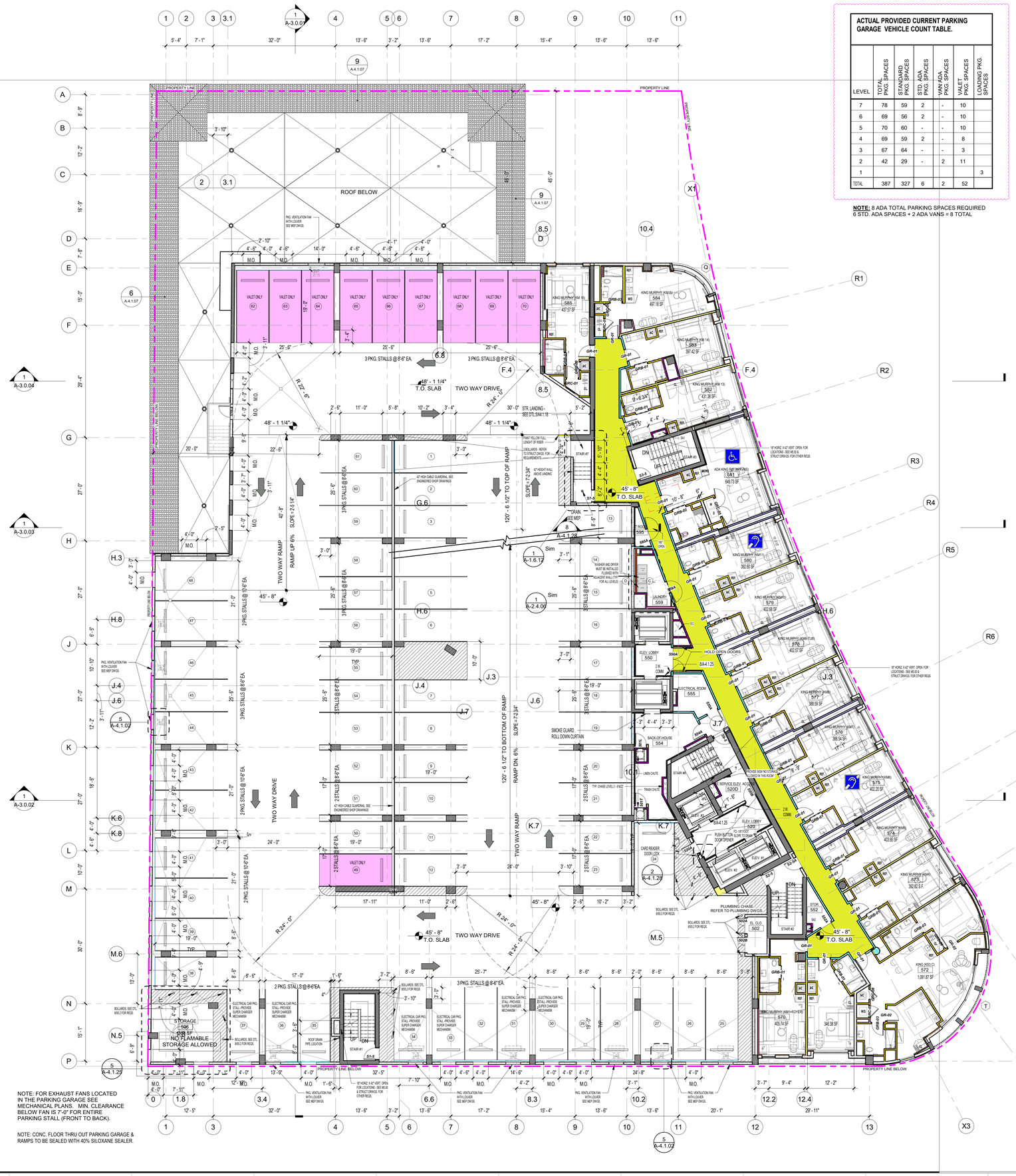

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4	69	59	2	-	8	
3	67	64	-	-	3	
2	42	29	-	2	11	
1						3
TOTAL	387	327	6	2	52	

NOTE: 8 ADA TOTAL PARKING SPACES REQUIRED
6 STD. ADA SPACES + 2 ADA VANS = 8 TOTAL

ACCESSIBLE ROOM MATRIX

Level	ROOM TYPE	QUANTITY	KING	ADA			BATH	
				HC ACCESSIBLE	ADA - (SA)	ADA - (SCF)	ADA R.I. SHOWER	ADA TUB
LEVEL 2	ADA KING RIS (APK-RIS)	1	1	1		1	1	0
LEVEL 2	KING (KS3 S.A)	1	1	1	1		0	
LEVEL 2	KING MURPHY (KM11)	1	0			1		
LEVEL 2	KING MURPHY(KM6)	1	0			1		
LEVEL 3	ADA PREMIUM KING (APK-TUB)	1	1	1		1		1
LEVEL 3	KING MURPHY (KM11)	1	0			1		
LEVEL 3	KING MURPHY(KM6)	1	0			1		
LEVEL 3	PREMIUM KING (PKS23)(ADA)	1	1	1	0			1
LEVEL 4	ADA PREMIUM KING (APK-TUB)	1	1	1				1
LEVEL 4	KING MURPHY (KM11)	1	0			1		
LEVEL 4	KING MURPHY(KM6)	1	0			1		
LEVEL 5	ADA KING RIS (APK-RIS)	1	1	1			1	0
LEVEL 5	KING MURPHY (KM11)	1	0			1		
LEVEL 5	KING MURPHY(KM6)	1	0			1		
LEVEL 6	ADA PREMIUM KING (APKS12 D)	1	0	1				1
LEVEL 6	KING MURPHY(KM6)	1	0			1		
LEVEL 7	ADA PREMIUM KING (APKS12 D)	1	1	1		0		1
LEVEL 7	KING MURPHY (KM11)	1	0			1		
		18	7	8	1	12	2	5

PARKING LEGEND

DESIGNATED VALET PARKING STALLS. "VALET ONLY"

NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO A-1.3.01

NOTE:
THE CONCRETE SLAB AT ADA SHOWER STALL SHALL BE RECESSED PER DETAIL 2/A4.1.05. ALSO REFER TO STRUCTURAL ENGINEER DRAWINGS FOR OTHER REQUIREMENTS.

1 A-1.3.05 **LEVEL 5**
SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

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SEAL:

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SHEET TITLE:
LEVEL 5 FLOOR PLAN

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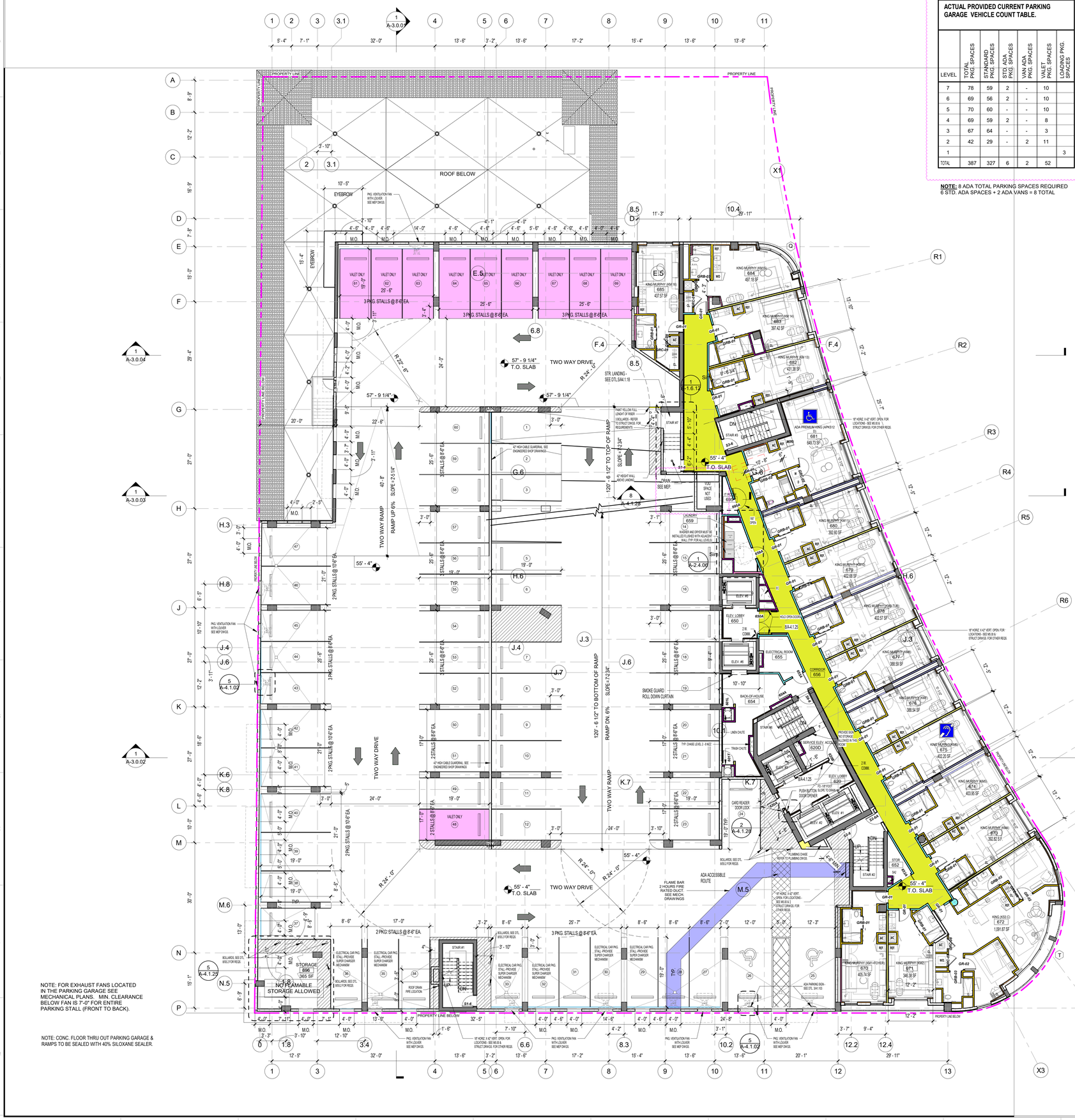

ACTUAL PROVIDED CURRENT PARKING GARAGE VEHICLE COUNT TABLE.

LEVEL	TOTAL PKG. SPACES	STANDARD PKG. SPACES	STD. ADA PKG. SPACES	VAN ADA PKG. SPACES	VALET PKG. SPACES	LOADING PKG. SPACES
7	78	59	2	-	10	
6	69	56	2	-	10	
5	70	60	-	-	10	
4	69	59	2	-	8	
3	67	64	-	-	3	
2	42	29	-	2	11	
1						3
TOTAL	387	327	6	2	52	

NOTE: 8 ADA TOTAL PARKING SPACES REQUIRED
6 STD. ADA SPACES + 2 ADA VANS = 8 TOTAL

ACCESSIBLE ROOM MATRIX

Level	ROOM TYPE	QUANTITY	KING	ADA			BATH	
				HC ACCESSIBLE	ADA - (SA)	ADA - (SCF)	ADA R.I. SHOWER	ADA TUB
LEVEL 2	ADA KING RIS (APK-RIS)	1	1	1		1	1	0
LEVEL 2	KING (KS3 S.A)	1	1	1	1		0	
LEVEL 2	KING MURPHY (KM11)	1	0			1		
LEVEL 2	KING MURPHY(KM6)	1	0			1		
LEVEL 3	ADA PREMIUM KING (APK-TUB)	1	1	1				1
LEVEL 3	KING MURPHY (KM11)	1	0			1		
LEVEL 3	KING MURPHY(KM6)	1	0			1		
LEVEL 3	PREMIUM KING (PKS23)(ADA)	1	1	1	0			1
LEVEL 4	ADA PREMIUM KING (APK-TUB)	1	1	1				1
LEVEL 4	KING MURPHY (KM11)	1	0			1		
LEVEL 4	KING MURPHY(KM6)	1	0			1		
LEVEL 5	ADA KING RIS (APK-RIS)	1	1	1			1	0
LEVEL 5	KING MURPHY (KM11)	1	0			1		
LEVEL 5	KING MURPHY(KM6)	1	0			1		
LEVEL 6	ADA PREMIUM KING (APKS12 D)	1	0	1				1
LEVEL 6	KING MURPHY(KM6)	1	0			1		
LEVEL 7	ADA PREMIUM KING (APKS12 D)	1	1	1		0		1
LEVEL 7	KING MURPHY (KM11)	1	0			1		
		18	7	8	1	12	2	5

PARKING LEGEND

DESIGNATED VALET PARKING STALLS. "VALET ONLY"

NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO A-1.3.01

1 LEVEL 6 A-1.3.06 SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

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ACCESSIBLE ROOM MATRIX

Level	ROOM TYPE	QUANTITY	KING	ADA			BATH	
				HC ACCESSIBLE	ADA - (SA)	ADA - (SGF)	ADA R.I. SHOWER	ADA TUB
LEVEL 2	ADA KING RIS (APK-RIS)	1	1	1		1	1	0
LEVEL 2	KING (KS3 S.A)	1	1	1	1		0	
LEVEL 2	KING MURPHY (KM11)	1	0			1		
LEVEL 2	KING MURPHY(KM6)	1	0			1		
LEVEL 3	ADA PREMIUM KING (APK-TUB)	1	1	1		1		1
LEVEL 3	KING MURPHY (KM11)	1	0			1		
LEVEL 3	KING MURPHY(KM6)	1	0			1		
LEVEL 3	PREMIUM KING (PKS23)(ADA)	1	1	1	0			1
LEVEL 4	ADA PREMIUM KING (APK-TUB)	1	1	1				1
LEVEL 4	KING MURPHY (KM11)	1	0			1		
LEVEL 4	KING MURPHY(KM6)	1	0			1		
LEVEL 5	ADA KING RIS (APK-RIS)	1	1	1			1	0
LEVEL 5	KING MURPHY (KM11)	1	0			1		
LEVEL 5	KING MURPHY(KM6)	1	0			1		
LEVEL 6	ADA PREMIUM KING (APKS12 D)	1	0	1				1
LEVEL 6	KING MURPHY(KM6)	1	0			1		
LEVEL 7	ADA PREMIUM KING (APKS12 D)	1	1	1		0		1
LEVEL 7	KING MURPHY (KM11)	1	0			1		
		18	7	8	1	12	2	5

PARKING LEGEND

DESIGNATED VALET PARKING STALLS. "VALET ONLY"

NOTE:

ALL DUCTS IN PURPLE AS SHOWN IN PARKING GARAGE SHALL BE W/ FLAME BAR 2-HR FIRE RATING

ACTUAL PROVIDED CURRENT PARKING GARAGE VEHICLE COUNT TABLE.

LEVEL	TOTAL PKG. SPACES	STANDARD PKG. SPACES	STD. ADA PKG. SPACES	VAN ADA PKG. SPACES	VALET PKG. SPACES	LOADING PKG. SPACES
7	78	59	2	-	10	
6	69	56	2	-	10	
5	70	60	-	-	10	
4	69	59	2	-	8	
3	67	64	-	-	3	
2	42	29	-	2	11	
1						3
TOTAL	387	327	6	2	52	

NOTE: 8 ADA TOTAL PARKING SPACES REQUIRED
6 STD. ADA SPACES + 2 ADA VANS = 8 TOTAL

NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO A-1.3.01

NOTE: FOR EXHAUST FANS LOCATED IN THE PARKING GARAGE SEE MECHANICAL PLANS. MIN. CLEARANCE BELOW FAN IS 7'-0" FOR ENTIRE PARKING STALL (FRONT TO BACK).

NOTE: CONC. FLOOR THRU OUT PARKING GARAGE & RAMPS TO BE SEALED WITH 40% SILOXANE SEALER.

1 LEVEL 7
A-1.3.07 SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

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ISSUED FOR: FOR CONSTRUCTION SET
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REVISIONS:

No.	DATE	REMARKS
1	01-2021	Revised Building and Development Plan

SHEET TITLE:
LEVEL 7 FLOOR PLAN

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SHEET NO.:
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FLOOR PLAN KEY NOTES

Key Value	Keynote Text
A	HALSEY TAYLOR ADA COMPLIANT BI-LEVEL WATER COOLER MOD. OVL-II.
B	ELKAY WATER COOLER/ FILLING STATION MOD. LZS8WSK. ADA COMPLIANT.

NOTE:
ALL THESE DIMENSIONS IN RED TEXT WERE ADDED AS REQUIRED BY KAST.

NOTE:
THE LOCATIONS SHOWN ON THIS SHEET OF THE DECK FLUSH MOUNTED WINDOW WASHING HOOKS WERE PROVIDED BY THE PROBEL COMPANY. THESE LOCATIONS MUST BE CONFIRMED BY THE PROBEL COMPANY - ALL OF THESE LOCATIONS WERE REVISED AS PART OF DELTA 7

NOTE:
RAILINGS ON STAIRS INSIDE THE FLOOR CORRIDORS; RAILINGS IN THE FAUX BALCONIES; RAILINGS IN STAIRS OF THE OFFICE FLOOR CORRIDOR; GATES, FENCES & RAILINGS ON THE 8TH FLOOR TERRACE & POOL AREA; RAILINGS IN THE LOFT APARTMENTS; RAILINGS IN THE GYM; RAILINGS ON THE APARTMENT BALCONIES; RAILINGS ON THE LEVEL 21 & 22 POOL/TERRACE AREA SHALL BE WITH A 2605 FINISH PURSUANT TO SPEC. SECTION 5/7300.

NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO A-1.3.08 (SLAB EDGE DIMENSIONS SHOWN IN RED ON A-1.3.08)

LEVEL	SHEET #
8	A-1.3.08
8 MEZZ	A-1.3.09
9	A-1.3.10
10 TO 19	A-1.3.11
20	A-1.3.12

1 LEVEL 8
A-1.3.08 SCALE: 3/32" = 1'-0"

N

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LEVEL 8 FLOOR PLAN

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NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO A-1.3.10 (SLAB EDGE DIMENSIONS SHOWN IN RED ON A-1.3.10)

LEVEL	SHEET #
8	A-1.3.08
8 MEZZ	A-1.3.09
9	A-1.3.10
10 TO 19	A-1.3.11
20	A-1.3.12

1 LEVEL 8 MEZZ. — A-1.3.09 SCALE: 3/32" = 1'-0"

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ROOF BELOW
POOL BELOW
POOL DECK BELOW
T.O. SLAB
T.O. SLAB
ELECT. RM.
966
123 SF
UNIT TYPE B1
901
1004.5 SF
UNIT TYPE A1
902
799.02
UNIT TYPE A7
904
971.57 SF
UNIT TYPE A6
905
903.55 SF
UNIT TYPE A5
907
762.18 SF
UNIT TYPE M
906
762.25 SF
UNIT TYPE B3
903
1162.31
UNIT TYPE B6
908
1212.59 SF
UNIT TYPE B6
910
1164.69 SF
UNIT TYPE B4
912
1135.76 SF
UNIT TYPE B5
915
1221.85 SF
UNIT TYPE B2
914
1173.75 SF
UNIT TYPE C1
913
1327.59 SF
UNIT TYPE B8
909
1022.36 SF
LOBBY
933
ELEV. LOBBY
920
ELEV. LOBBY
920D
STAIR #1
STAIR #2
SLAB EDGE AT 8TH FLOOR ONLY
RAILING AT 8TH-20TH FLOORS
SLAB EDGE AT 10TH-20TH FLOORS
PROPERTY LINE BELOW
PROPERTY LINE
12" HORIZ. X 42" VERT. OPEN FOR LOCATIONS - SEE A6.00 & STRUCT.DRWGS. FOR OTHER REQS.
"C10A UNDER CABINET
TRANSFER BEAM BELOW @ 8TH HEZZ. LEVEL ONLY
TRANSFER BEAM BELOW @ 9TH HEZZ. LEVEL ONLY
TRASH CHUTE
TRASH ROOM
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW

NOTE: THE DOORS SHOWN ON THIS PLAN MATCH DOORS ON LEVEL 9, REFER TO LEVEL 9 PLANS FOR DOOR TAGS

NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO A-1.3.10 (SLAB EDGE DIMENSIONS SHOWN IN RED ON A-1.3.10)

LEVEL	SHEET #
8	A-1.3.08
8 MEZZ	A-1.3.09
9	A-1.3.10
10 TO 19	A-1.3.11
20	A-1.3.12

- LEVEL 19 188' 6"
- LEVEL 18 178' 8"
- LEVEL 17 168' 10"
- LEVEL 16 159' 0"
- LEVEL 15 149' 2"
- LEVEL 14 139' 4"
- LEVEL 12 129' 6"
- LEVEL 11 119' 8"
- LEVEL 10 109' 10"

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1818 HOLLYWOOD BLVD.
HOLLYWOOD FL, 33020

SEAL:

ISSUED FOR: FOR CONSTRUCTION SET
DATE: 12-16-19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
LEVEL 10 TO LEVEL 19 FLOOR PLAN

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DATE: 04/16/18
SCALE: 3/32" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
JOB NO.: 63.06A

SHEET NO.:
A-1.3.11

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NOTE: NO HIGH-HAT CEILING LIGHT FIXTURES,
OR ANY OTHER CEILING PENETRATING LIGHTS FIXTURES ALLOWED
IN THE CEILING OF THE PENTHOUSE UNITS & APARMENTS

1 A-1.3.12 **LEVEL 20**
SCALE: 3/32" = 1'-0"

NOTE:
FOR SLAB EDGE DIMENSIONS REFER TO A-1.3.10 (SLAB EDGE DIMENSIONS SHOWN IN RED ON A-1.3.10)

LEVEL	SHEET #
8	A-1.3.08
8 MEZZ	A-1.3.09
9	A-1.3.10
10 TO 19	A-1.3.11
20	A-1.3.12

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HOLLYWOOD FL, 33020

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SHEET TITLE:
LEVEL 20 FLOOR PLAN

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JOB NO.: 63.06A

SHEET NO.:
A-1.3.12

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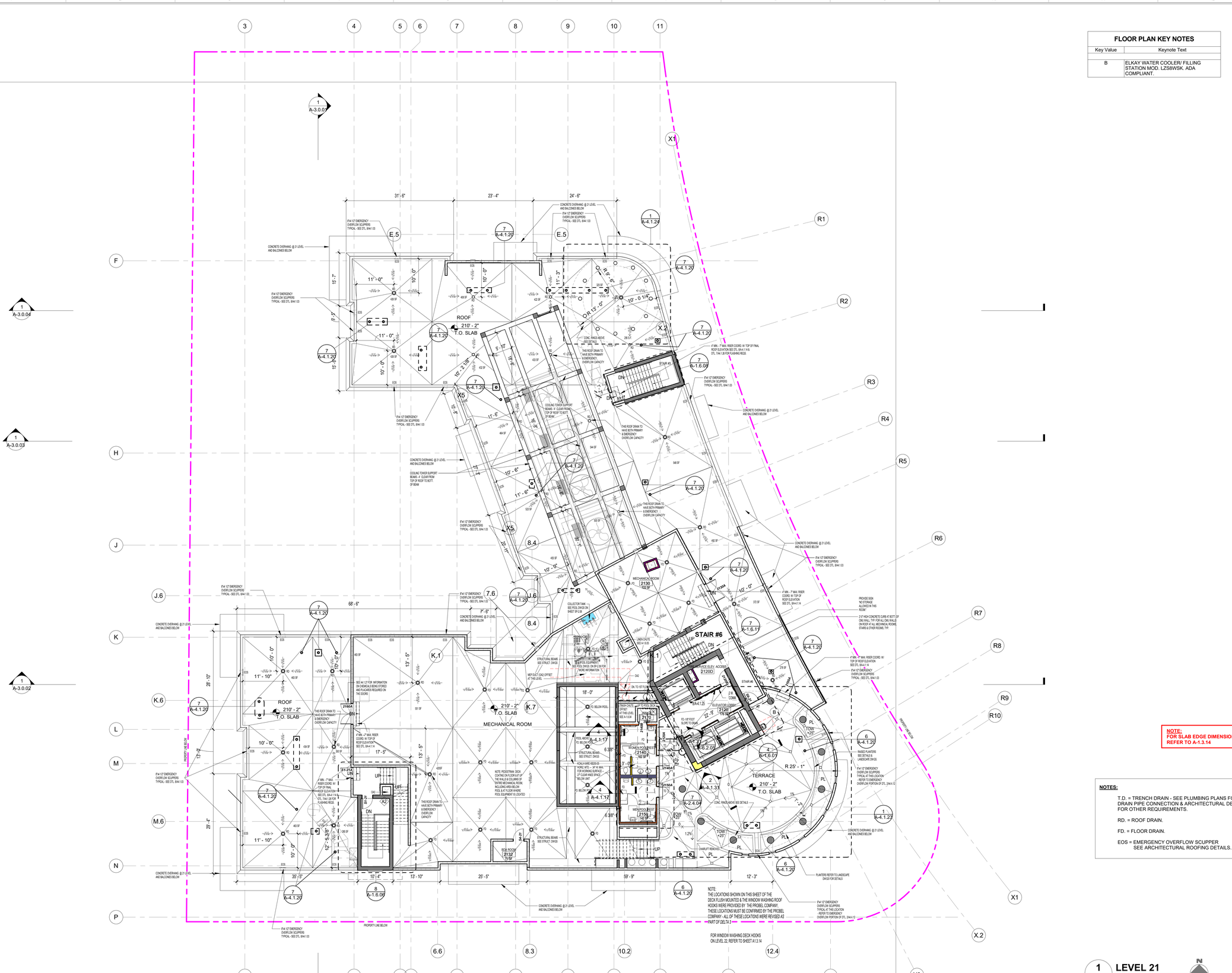

FLOOR PLAN KEY NOTES

Key Value	Keynote Text
B	ELKAY WATER COOLER/ FILLING STATION MOD. LZS8WSK. ADA COMPLIANT.

1 LEVEL 21 — A-1.3.13 — SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0" (10' 21' 32')

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PROJECT:
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SEAL:

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SHEET TITLE:
LEVEL 21 ROOF PLAN

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SHEET NO.:
A-1.3.13

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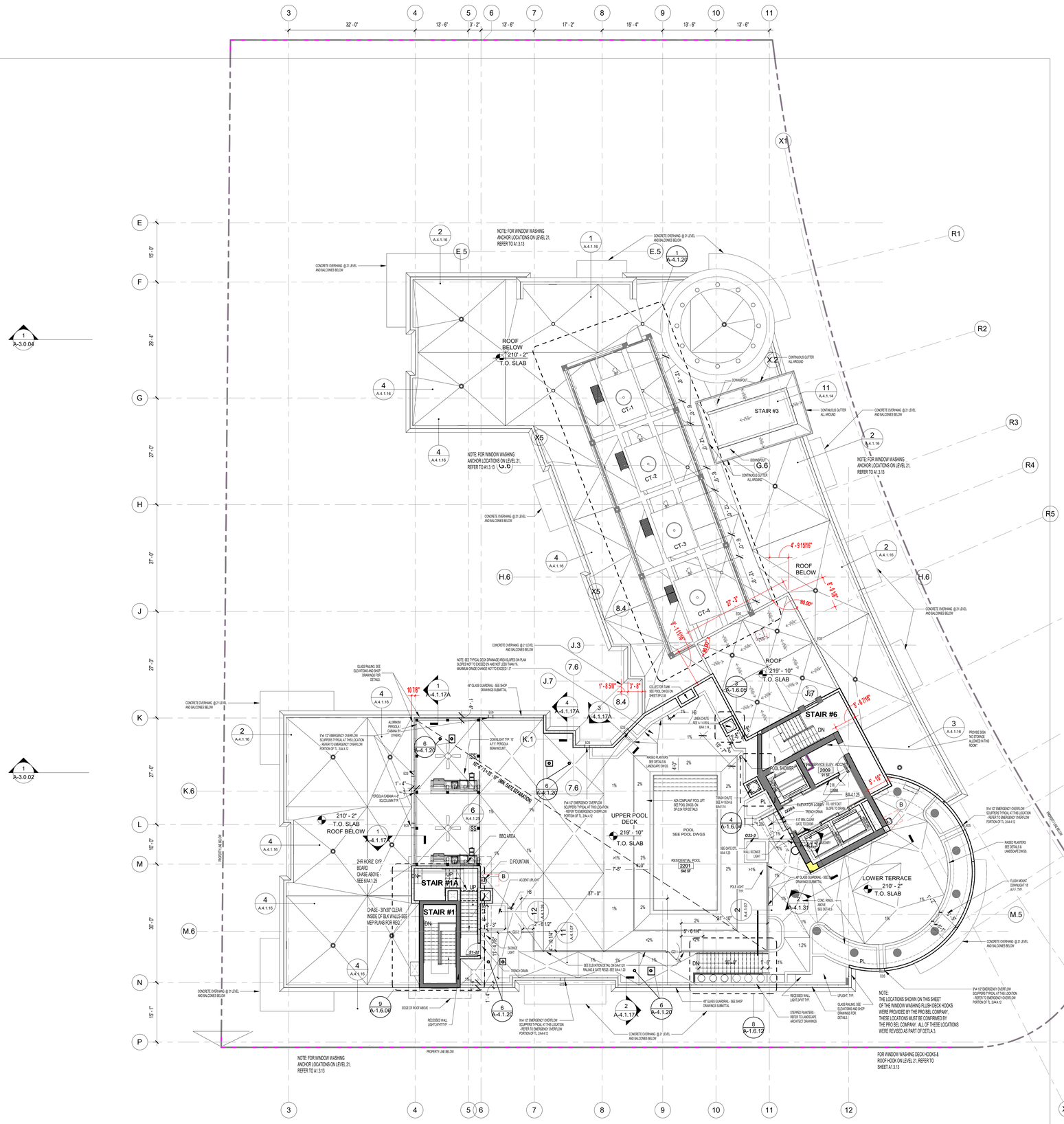

FLOOR PLAN KEY NOTES

Key Value	Keynote Text
B	ELKAY WATER COOLER/ FILLING STATION MOD. LZS8WSK. ADA COMPLIANT.

NOTE:
DIMENSIONS IN RED ARE FOR SLAB EDGES

1 LEVEL 22 POOL
A-1.3.14 SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

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LEVEL 22 FLOOR PLAN

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SHEET NO.:
A-1.3.14

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1 UPPER ROOF LEVEL
A-1.3.15 SCALE: 3/32" = 1'-0"

SCALE: 3/32"=1'-0"

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REVISIONS:

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SHEET TITLE:
UPPER ROOF

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SHEET NO.:
A-1.3.15

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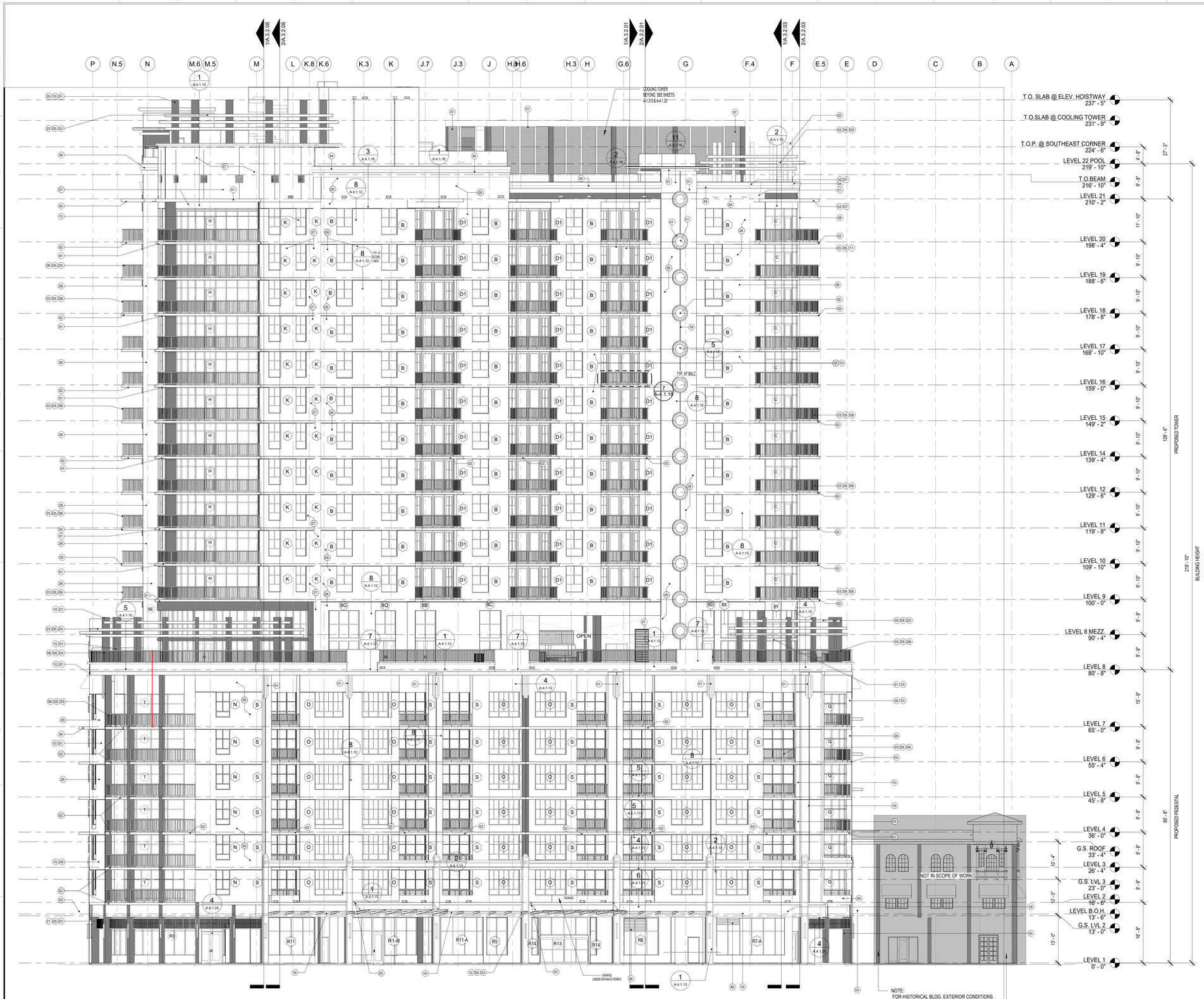

NOTE:
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1 EAST ELEVATION
A-2.1.01 SCALE: 3/32" = 1'-0"

KEY NOTES	
Key Value	Keynote Text
01.	BENJAMIN MOORE GRAND TETON WHITE (BANDS).
02.	BENJAMIN MOORE WHIPPLE BLUE HC-152. (EDGE AND UNDERSIDE BALCONY)
03.	BRUSHED SILVER METALLIC.
04.	OFF-WHITE.
05.	ALUMINUM.
06.	FRAME.
07.	CONCRETE EYEBROW .
08.	POWDER COATED RAILING. RAL-9006 WHITE ALUMINUM.
09.	GRILLE .
10.	3/4" SMOOTH STUCCO FINISH.
11.	IMPACT RESISTANT SLIDING GLASS DOORS.
12.	IMPACT RESISTANT DOORS.
13.	IMPACT RESISTANT TINTED GLASS WINDOWS .
14.	ROLL UP DOOR.
17.	BARREL TILE.
18.	CONTROL JOINT.
19.	FROSTED GLASS OVER STAINLESS STEEL TUBE CANOPY.
20.	STAINLESS STEEL CABLE.
21.	ALUMINUM MESH.
22.	PLEXIGLAS LIGHTING COLUMN.
23.	CLAD COV.CONC. RING .
25.	ROUND CONCRETE COLUMN.
27.	BENJAMIN MOORE BRUSHED RADIANCE PT-300 (TOWER).
28.	BENJAMIN MOORE 2140-60 MOONSHINE (BUILDING TOP).
29.	BENJAMIN MOORE 2140-50 GRAY HORSE (BUILDING BASE).
32.	ROUND STUCCO ORNAMENT AT STAIR.
34.	BENJAMIN MOORE WHALE GRAY (BANDS).
35.	LOUVER COLOR FINISH "SANDSTONE" 67 (SOURCE: RUSKIN).
37.	LOUVER COLOR FINISH: RAL 9006 WHITE ALUMINUM
38.	LOUVER COLOR FINISH: MATCH WINDOW FRAME FINISH.
39.	ALUMINUM GRILL COLOR FINISH: RAL 9006 WHITE ALUMINUM.

* MOCK UP AT FIELD PRIOR ORDER PAINT COLORS

GLASS THERMAL REQUIREMENTS

GLAZING U-VALUE - .93
SHGC - .24 OR LOWER

NOTE:
SEE DETAIL 9/A-4.1.25 FOR DRYER AND EXHAUST VENT

GENERAL NOTES

1. PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IN ACCORDANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS - ANY VARIANCE WILL BE APPLIED FOR UNDER THE ZONING AND LAND DEVELOPMENT REGULATIONS
2. PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL / CONDO WHERE APPLICABLE.
3. THE FDC SHALL BE WITHIN 100 FEET OF THE CLOSEST FIRE HYDRANT PER NFPA14.

COMPONENT & CLADDING NEGATIVE ULTIMATE PRESSURES.

	TRIB AREA.	ZONE 4	ZONE 5
A	20 SF OR LESS	-100 PSF	-183 PSF
B	25 SF ALL DOORS (INCLUIDE SGD'S)	-99 PSF	-178 PSF
C	30 SF	-98 PSF	-174 PSF
D	50 SF	-95 PSF	-162 PSF

NOTES:

* PUBLISHED PRESSURES SHOWN ABOVE ARE ULTIMATE PRESSURES AS PER ASCE 7-10;
FOR ALLOWABLE PRESSURES MULTIPLY BY 0.6.
* * LINEAR INTERPOLATION ALLOWED FOR TRIB AREAS FROM 20 TO 50 S.F. ZONE 5' WITH "a" = 21'-0"

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HOLLYWOOD FL, 33020

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DATE: 12-16-19

REVISIONS:

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DRAWN BY: Author
CHECKED BY: Checker
JOB NO.: 63.06A

SHEET NO.:
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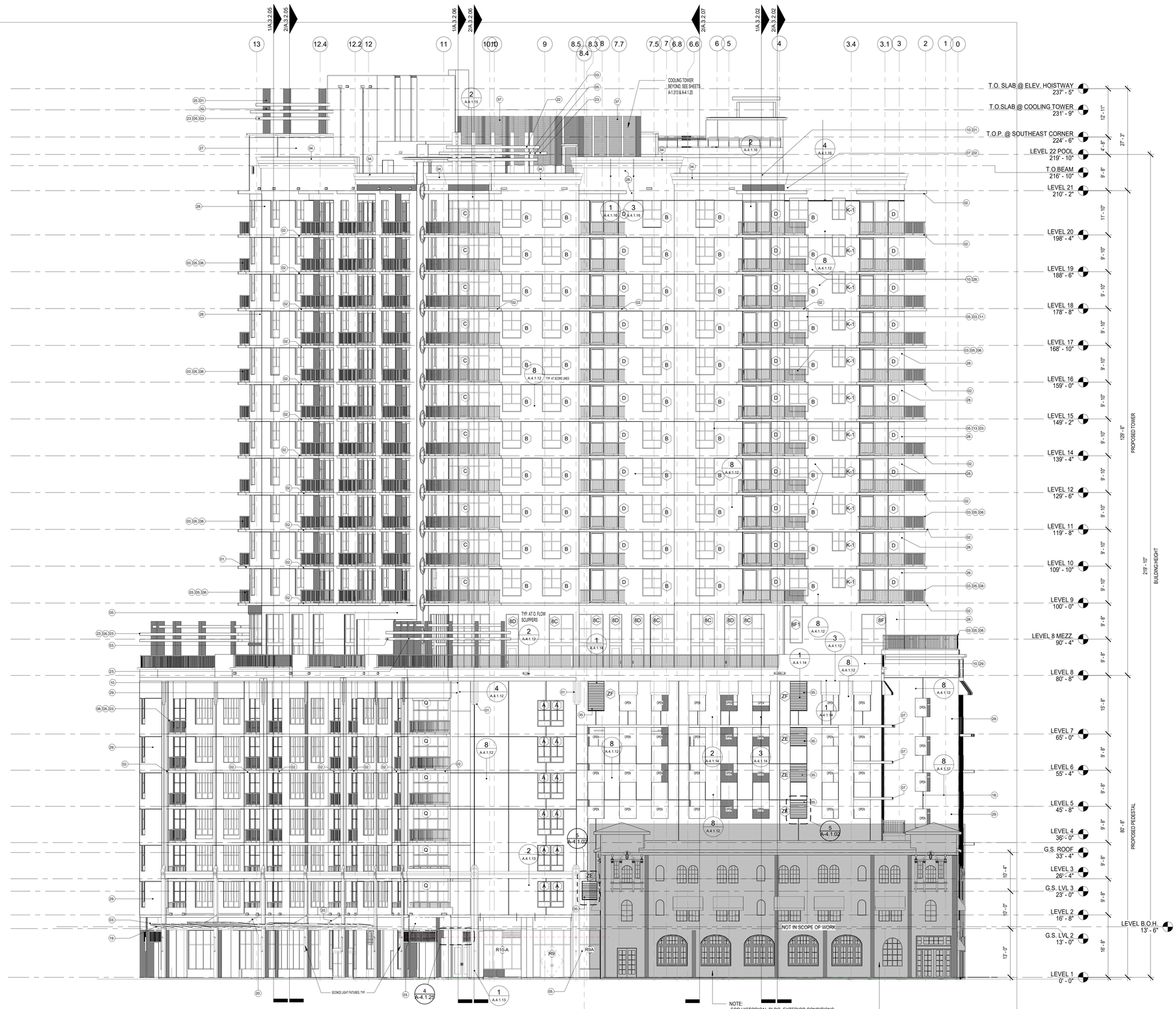

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02.	BENJAMIN MOORE WHIPPLE BLUE HC-152. (EDGE AND UNDERSIDE BALCONY)
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10.	3/4" SMOOTH STUCCO FINISH.
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17.	BARREL TILE.
18.	CONTROL JOINT.
19.	FROSTED GLASS OVER STAINLESS STEEL TUBE CANOPY.
20.	STAINLESS STEEL CABLE.
21.	ALUMINUM MESH.
22.	PLEXIGLAS LIGHTING COLUMN.
23.	CLAD COV.CONC. RING .
25.	ROUND CONCRETE COLUMN.
27.	BENJAMIN MOORE BRUSHED RADIANCE PT-300 (TOWER).
28.	BENJAMIN MOORE 2140-60 MOONSHINE (BUILDING TOP).
29.	BENJAMIN MOORE 2140-50 GRAY HORSE (BUILDING BASE).
32.	ROUND STUCCO ORNAMENT AT STAIR.
34.	BENJAMIN MOORE WHALE GRAY (BANDS).
35.	LOUVER COLOR FINISH "SANDSTONE" 67 (SOURCE: RUSKIN).
37.	LOUVER COLOR FINISH: RAL 9006 WHITE ALUMINUM
38.	LOUVER COLOR FINISH: MATCH WINDOW FRAME FINISH.
39.	ALUMINUM GRILL COLOR FINISH: RAL 9006 WHITE ALUMINUM.

* MOCK UP AT FIELD PRIOR ORDER PAINT COLORS

GLASS THERMAL REQUIREMENTS

GLAZING U-VALUE - .93
SHGC - .24 OR LOWER

NOTE:
SEE DETAIL 9/A-4.1.25 FOR DRYER AND EXHAUST VENT

GENERAL NOTES

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COMPONENT & CLADDING NEGATIVE ULTIMATE PRESSURES.

	TRIB AREA.	ZONE 4	ZONE 5
A	20 SF OR LESS	-100 PSF	-183 PSF
B	25 SF ALL DOORS (INCLUIDE SGD'S)	-99 PSF	-178 PSF
C	30 SF	-98 PSF	-174 PSF
D	50 SF	-95 PSF	-162 PSF

NOTES:

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** LINEAR INTERPOLATION ALLOWED FOR TRIB AREAS FROM 20 TO 50 S.F. ZONE 5' WITH "a" = 21'-0"

1 NORTH ELEVATION
A-2.1.02 SCALE: 3/32" = 1'-0"

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PROJECT:
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1818 HOLLYWOOD BLVD.
HOLLYWOOD FL, 33020

SEAL:

ISSUED FOR: FOR CONSTRUCTION SET
DATE: 12-16-19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
NORTH ELEVATION

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SCALE: 3/32" = 1'-0"
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JOB NO.: 63.06A

SHEET NO.:
A-2.1.02

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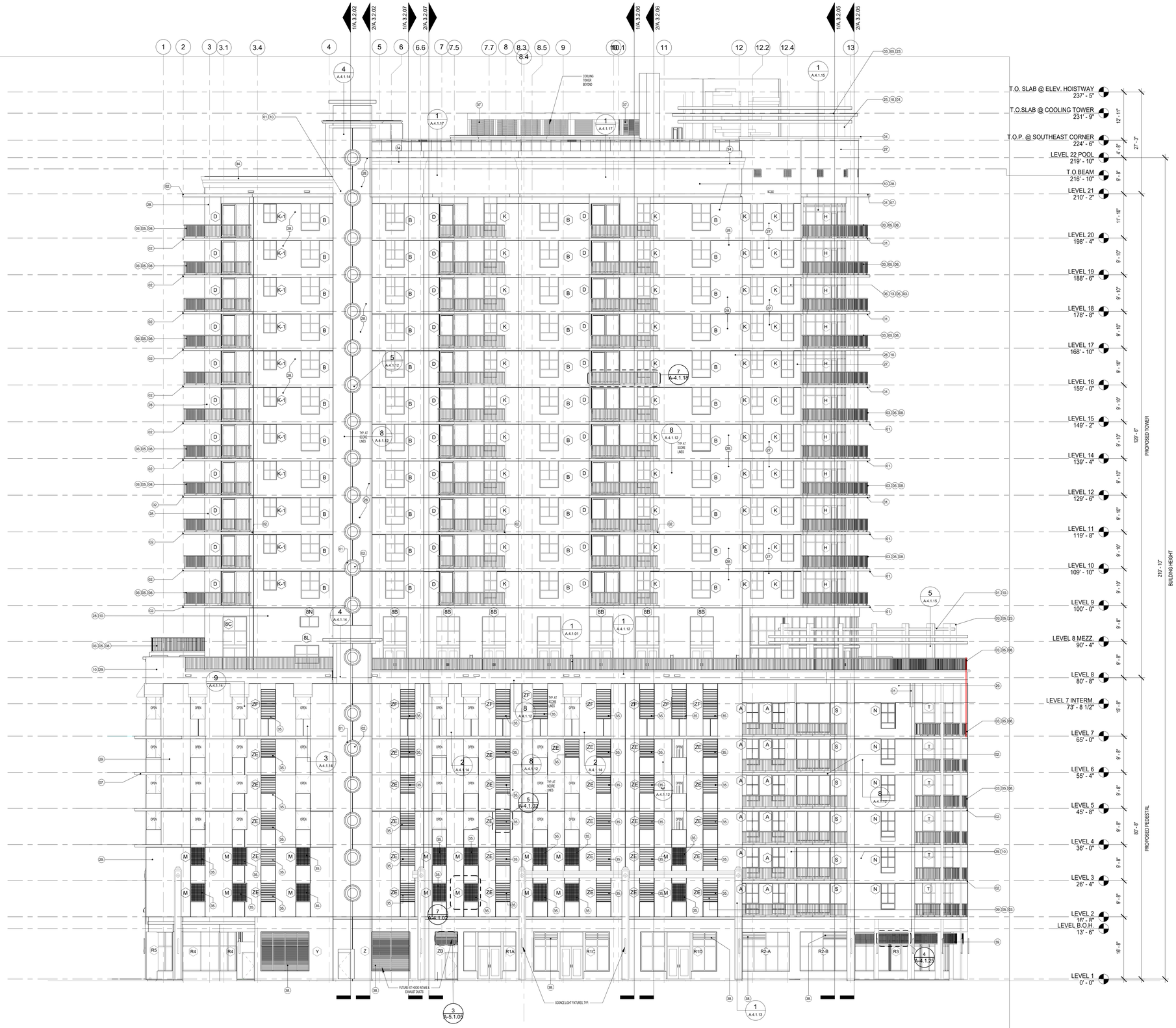

KEY NOTES	
Key Value	Keynote Text
01.	BENJAMIN MOORE GRAND TETON WHITE (BANDS).
02.	BENJAMIN MOORE WHIPPLE BLUE HC-152. (EDGE AND UNDERSIDE BALCONY)
03.	BRUSHED SILVER METALLIC.
04.	OFF-WHITE.
05.	ALUMINUM.
06.	FRAME.
07.	CONCRETE EYEBROW .
08.	POWDER COATED RAILING. RAL-9006 WHITE ALUMINUM.
09.	GRILLE .
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11.	IMPACT RESISTANT SLIDING GLASS DOORS.
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1 SOUTH ELEVATION
A-2.1.03 SCALE: 3/32" = 1'-0"

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No.	DATE	REMARKS

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JOB NO.: 63.06A

SHEET NO.:
A-2.1.03

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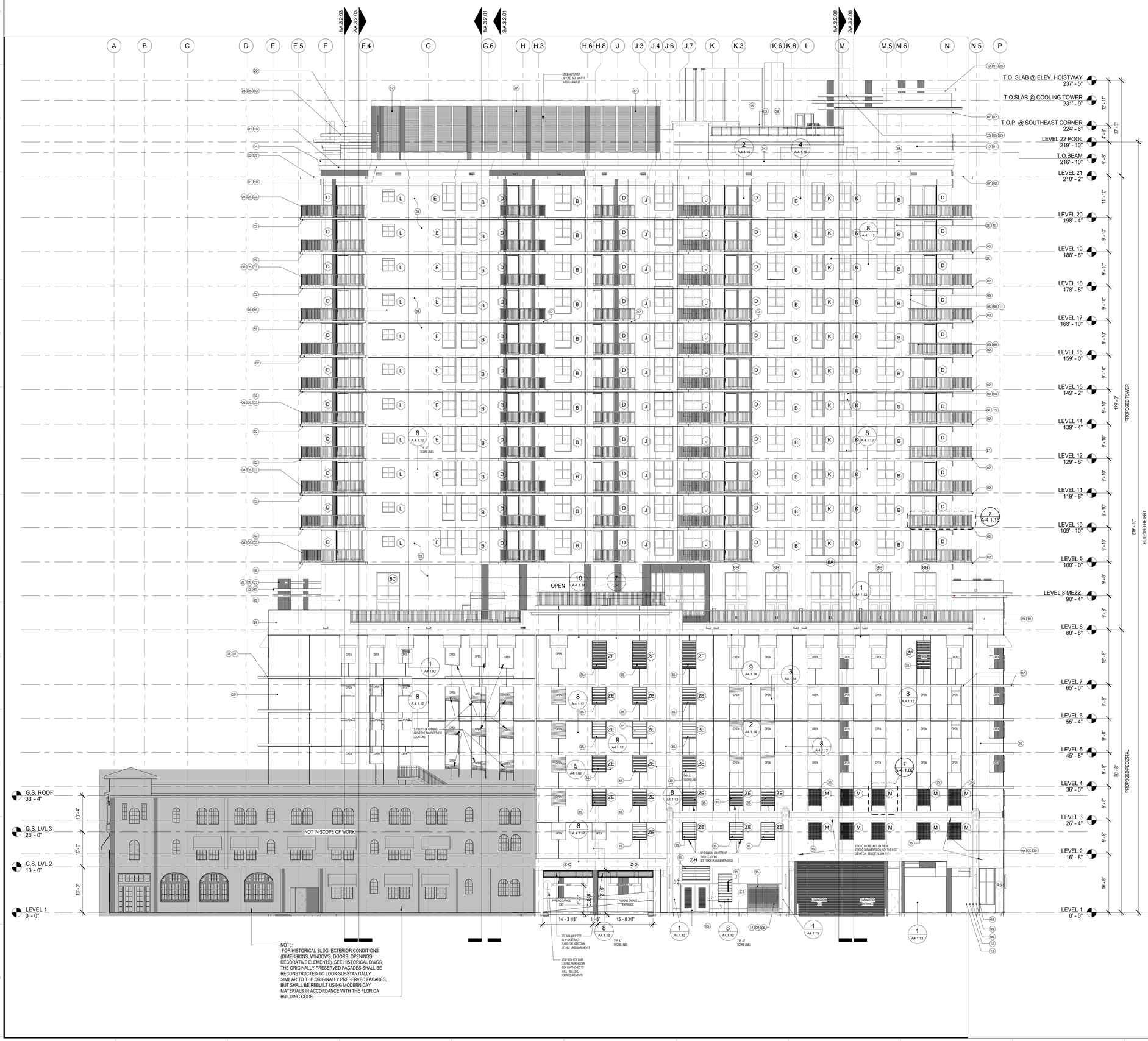

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1 WEST ELEVATION

A-2.1.04 / SCALE: 3/32" = 1'-0"

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PROJECT:
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1818 HOLLYWOOD BLVD.
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SEAL:

ISSUED FOR: FOR CONSTRUCTION SET
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JOB NO.: 63.06A

SHEET NO.:
A-2.1.04

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HOLLYWOOD BLVD. AERIAL VIEW

S 19TH AVENUE AERIAL VIEW

N YOUNG CIRCLE AERIAL VIEW

SOUTH EAST AERIAL VIEW

TAC SITE PLAN REVIEW

adache
group architects

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HOLLYWOOD FL, 33020

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ISSUED FOR: SITE PLAN AMENDMENT
DATE: 06-08-20

REVISIONS:

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DRAWN BY:	Author
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JOB NO.:	63.06A

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SOUTH WEST ELEVATION

EAST ELEVATION - S YOUNG CIRCLE

NORTH EAST ELEVATION - HOLLYWOOD BLVD.

TAC SITE PLAN REVIEW

adache
group architects

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A-3.1.02

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SOUTH WEST ELEVATION

EAST ELEVATION - S YOUNG CIRCLE

NORTH EAST ELEVATION - HOLLYWOOD BLVD.

TAC SITE PLAN REVIEW

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SHEET TITLE:
STREET PROFILE

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DATE:	06/08/20
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
JOB NO.:	63.06A

SHEET NO.:
A-3.1.04

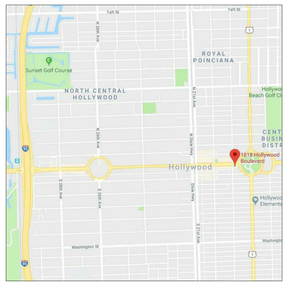
C:\Revit_Projects\2019\B40 SITE PLAN AMENDMENT 06-08-20_vconnell\ZAAO.rvt
6/8/2020 6:31:55 PM

BLOCK 40, LLC

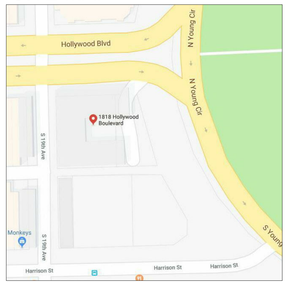
06-08-2020 SITE PLAN AMENDMENT: THE GREAT SOUTHERN HOTEL HISTORIC RECONSTRUCTION

1818 Hollywood Blvd. Hollywood, FL. 33020

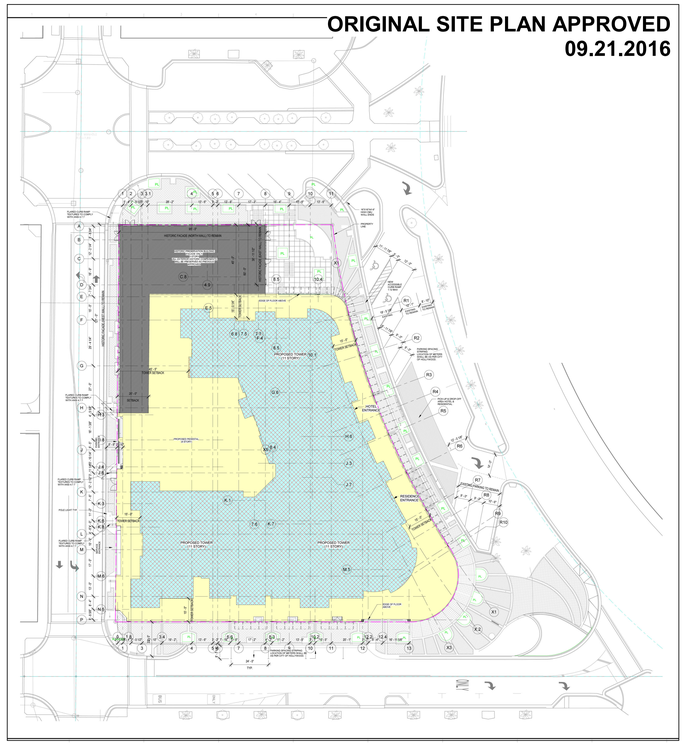
VICINITY MAP



SITE MAP



ORIGINAL SITE PLAN APPROVED 09.21.2016



BUILDING DATA

APPLICABLE BUILDING CODES

a. 2010 FLORIDA BUILDING CODE
b. FLORIDA FIRE PREVENTION CODE.
c. 2010 FLORIDA PLUMBING CODE
d. 2010 FLORIDA MECHANICAL CODE
e. 2010 TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES
f. NFPA 70 NATIONAL ELECTRIC CODE
g. FLORIDA STATE ENERGY CODE
h. FLORIDA STATE ACCESSIBILITY CODE
i. ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES 2010
j. NFPA 101 LIFE SAFETY CODE AND ADOPTED STANDARDS
k. NFPA 1 NATIONAL FIRE PREVENTION CODE (UNIFORM FIRE CODE)

OWNER / APPLICANT: BLOCK 40, LLC

ADDRESS / LOCATION:
LOTS 1-14, BLOCK 40 GENERALLY LOCATED SOUTH OF HOLLYWOOD BOULEVARD, WEST OF YOUNG CIRCLE, NORTH OF HARRISON STREET, AND EAST OF 19TH AVENUE.

ZONING:
YOUNG CIRCLE DISTRICT (YC-B40);PREVIOUSLY CCC-2

EXISTING LAND USE:
VACANT / PORTION OF HISTORIC FACADE.

LAND USE:
REGIONAL ACTIVITY CENTER (RAC)

BUILDING CONSTRUCTION TYPE
TYPE IIA BUILDING

BUILDING OCCUPANCY USE:
MIXED USE
FIRST FLOOR: M - MERCANTILE
THIRD FLOOR: R-1 - HOTEL

HISTORIC AREA IN SCOPE:
20' SETBACK FROM WEST FACADE
45' SETBACK FROM NORTH FACADE

FIRST FLOOR:	809,532 SF
SECOND FLOOR:	809,532 SF
THIRD FLOOR:	809,532 SF
BUILDING HEIGHT:	32'-7"
NO. OF STORIES:	3

SCOPE OF WORK

NEW CONSTRUCTION

THIS IS A HISTORIC RECONSTRUCTION OF AN EXISTING CONCRETE MASONRY HOTEL TO BE INTEGRATED INTO AN ADJACENT NEWLY DESIGNED 22 STORY HOTEL .

THE NEW WORK CONSISTS OF THE RE-STRUCTURING AND RECONSTRUCTION OF TWO MAIN HISTORIC FACADES, AND A PARTIAL EASTERN FACADE OF THE GREAT SOUTHERN HOTEL TO RETURN IT TO THE VISUAL STYLE OF WHEN IT WAS ORIGINALLY CONSTRUCTED IN 1924. THIS INCLUDES ADDING REPLICATED AWNINGS, WINDOW ORNAMENTS, RAILINGS, AND RESTORING THE FENESTRATIONS OF THE LOWER LEVEL TO MATCH THE ORIGINAL DESIGN.

NOTE:

NOT WITHSTANDING ANY COMMENTS, NOTES, OR REMARKS TO THE CONTRARY CONTAINED HEREIN, AS A RESULT OF THE CITY OF HOLLYWOOD'S CHIEF BUILDING OFFICIAL'S ORDER OF DEMOLITION ISSUED 2/10/2020, ALL EXISTING STRUCTURES THAT WERE TO BE PRESERVED, SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL DESIGN.

SHEET LIST

Sheet Number	Sheet Name
AH-0.0	Cover
AH-1.1	Site Plan & Level 1
AH-1.2	Level 2 & Level 3
AH-1.3	Roof Plan
AH-2.1	New Elevations
AH-2.2	Window/Door Schedules
AH-2.5.1	Window Details
AH-2.5.2	Window Details
AH-2.5.3	Window Casement Details
AH-2.5.4	Window Awning Details
AH-2.6	Door Details
AH-2.6.1	Door Details
AH-2.7	Balcony Details

PERMIT # B14102986

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Capt.: APPROVER	Revised by: CHECKER

Revision	Revision Date	Issued For

THE TAMARA PEACOCK COMPANY Architects
6500 N Andrews Ave. Fort Lauderdale, FL 33309
Phone: 954.728.8000 Fax: 954.728.9225

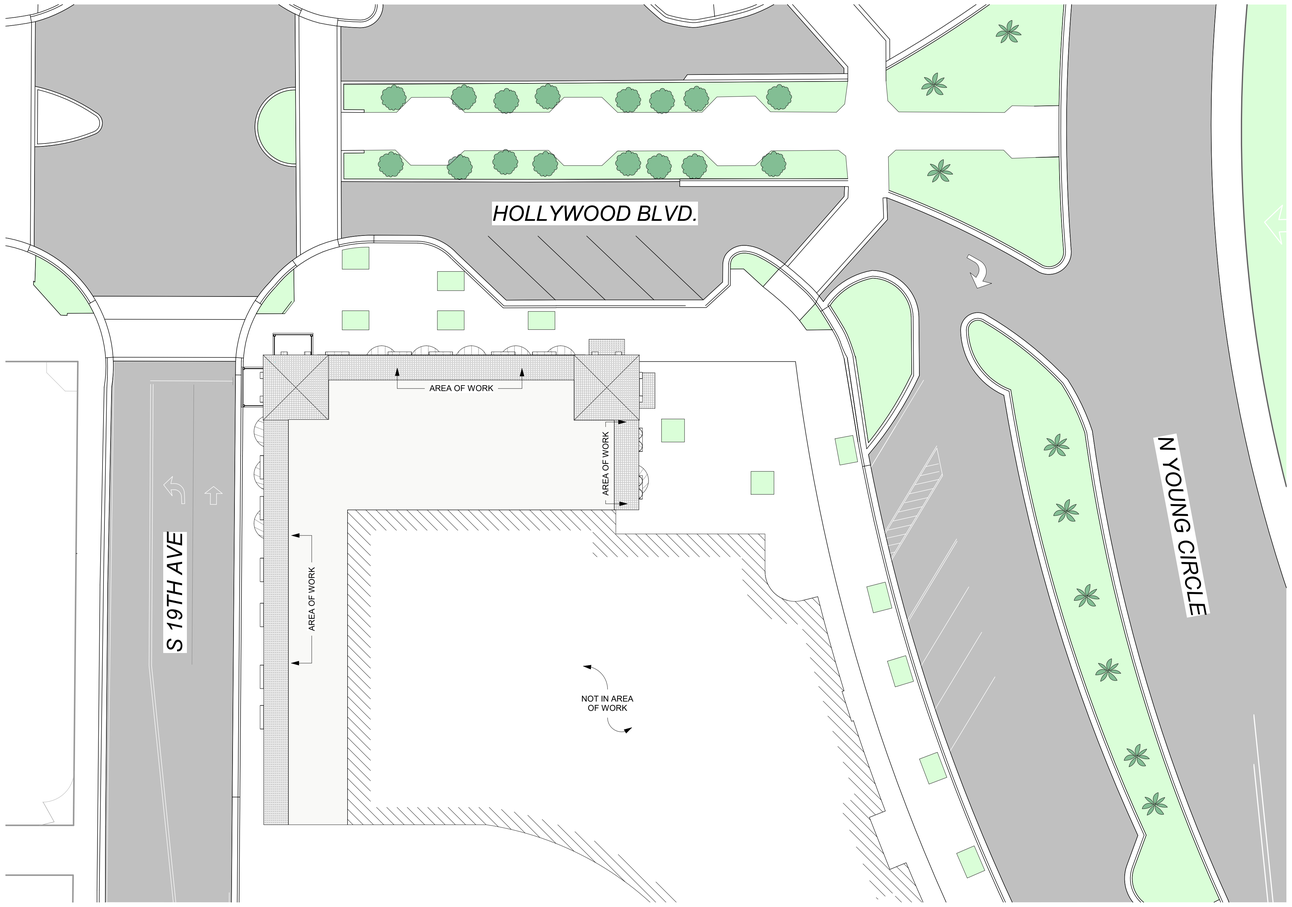
Project Name:
06-08-2020 Site Plan Amendment: Great Southern Hotel - Block 40
1818 Hollywood Blvd. Hollywood, FL 33020

Sheet Name:
Cover

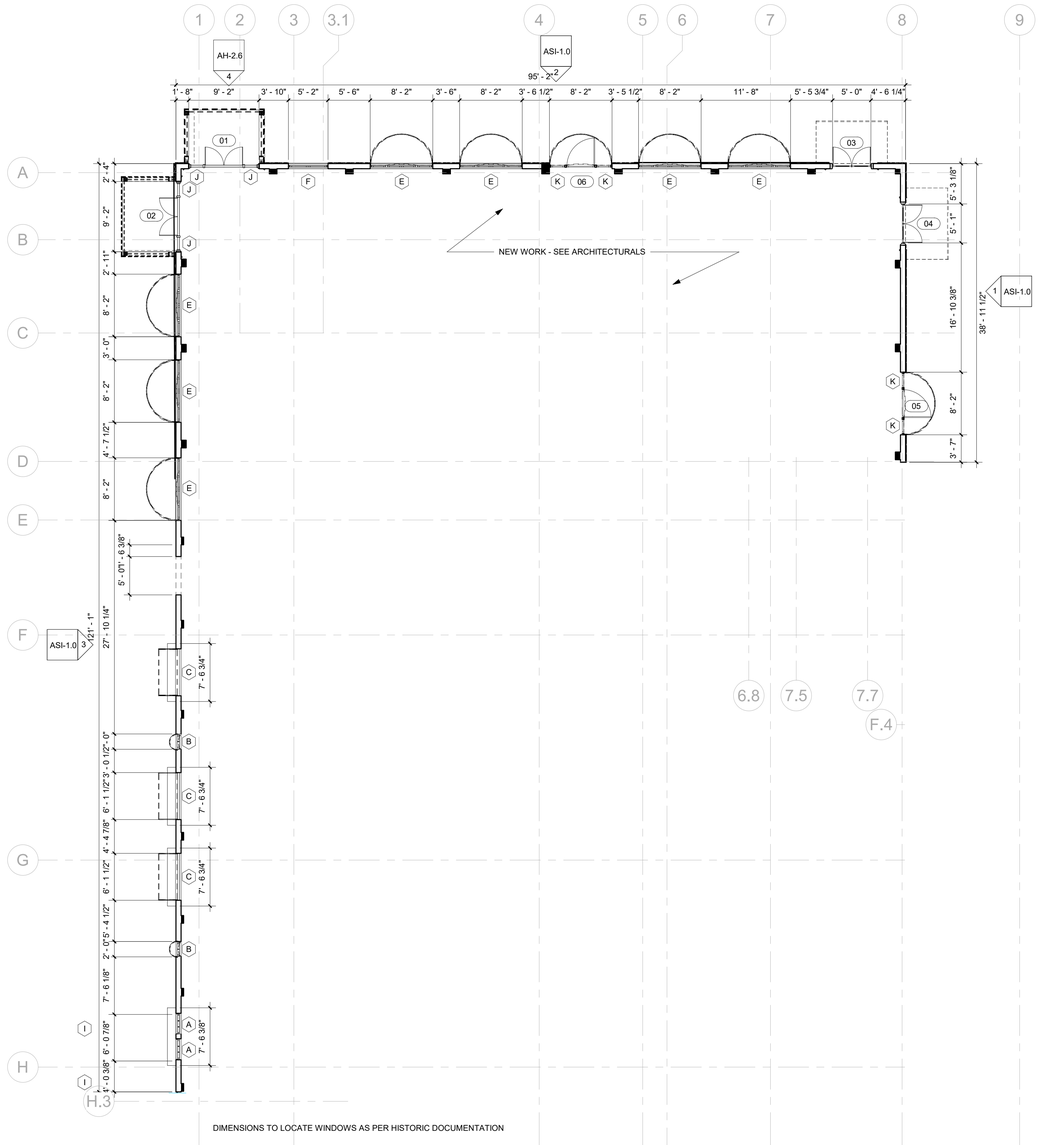
Proj. No.:
18-0103

Date:
6/8/2020 4:23:21 PM

Sheet No.:
AH-0.0



1 SITE PLAN
1/16" = 1'-0"



DIMENSIONS TO LOCATE WINDOWS AS PER HISTORIC DOCUMENTATION

2 Level 1 New
1/8" = 1'-0"

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Phone: 954.728.8000 Fax: 954.728.9225

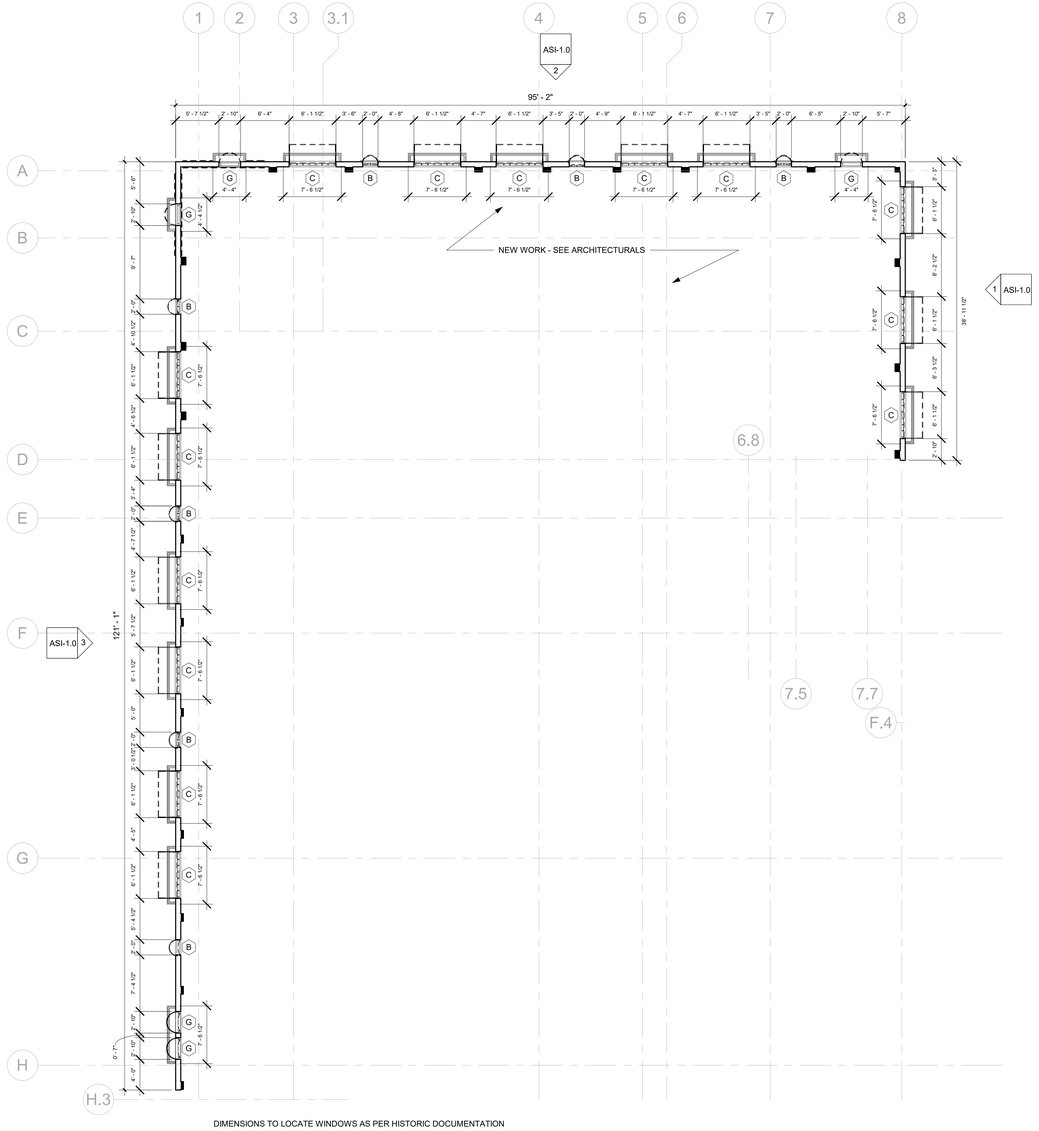
Project Name:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

Sheet Name:
Site Plan & Level 1

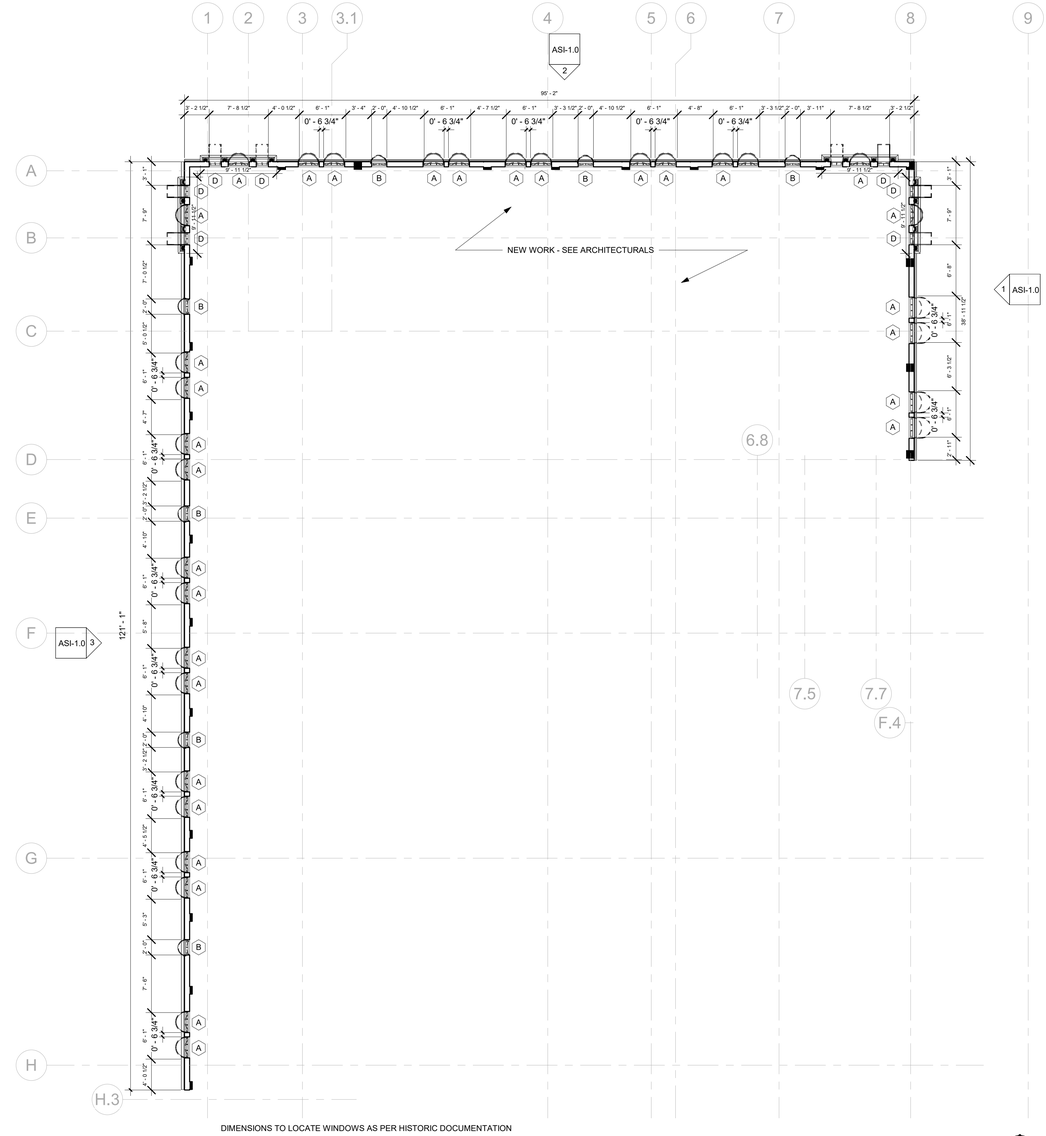
Proj. No.:
18-0103

Date:
6/8/2020
4:23:39 PM

Sheet No.:
AH-1.1



2 Level 2 New
1/8" = 1'-0"



1 Level 3 New
1/8" = 1'-0"

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6500 N Andrews Ave. Fort Lauderdale, FL 33309
Phone: 954.728.8000 Fax: 954.728.9225

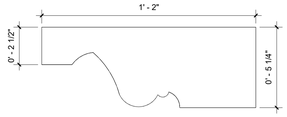
Project Name:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

Sheet Name:
Level 2 & Level 3

Proj. No.: 18-0103

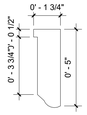
Date: 6/8/2020 4:23:43 PM

Sheet No.: **AH-1.2**



MAUFACTURER: FOAM FACTORY
CUSTOM MODIFICATION OF "FF-462"
SUBMIT SHOP DRAWING FOR REVIEW & APPROVAL.

OUTRIGGER/BRACKET



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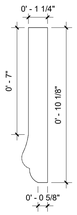
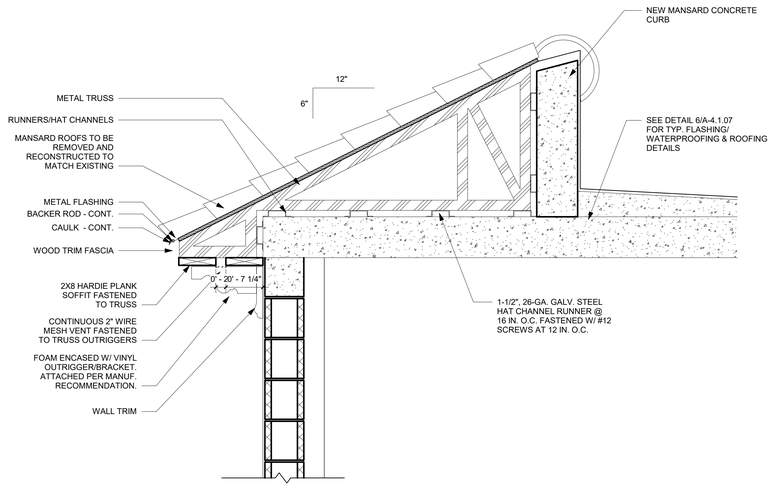
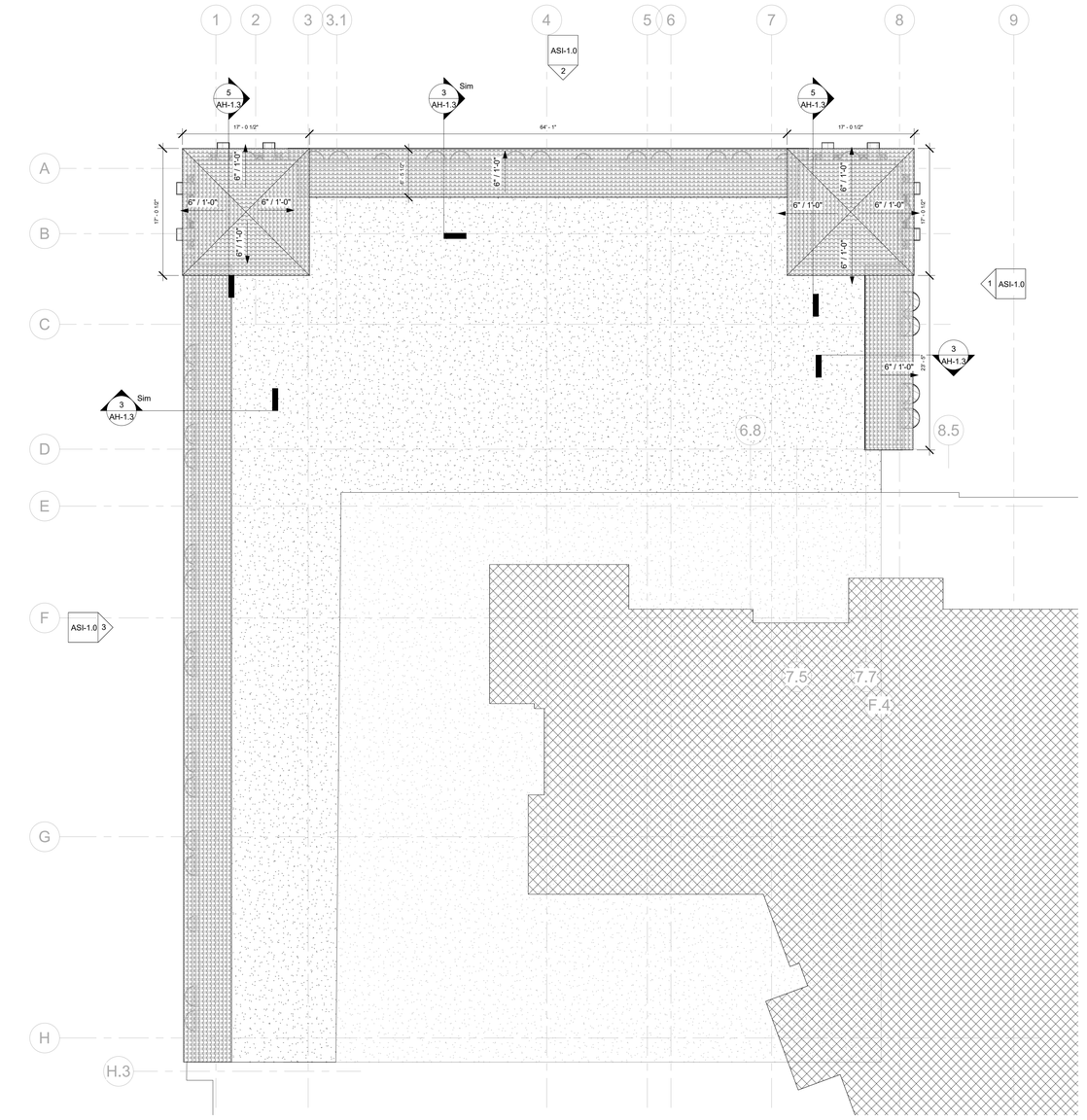


WALL TRIM

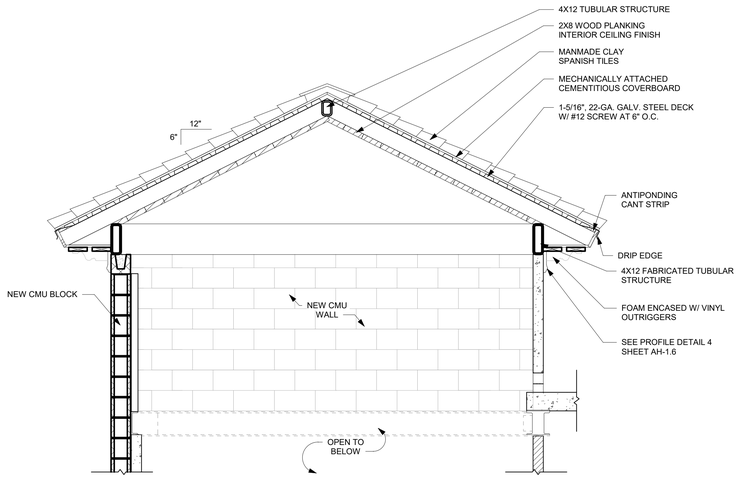
4 Roof Accent Profiles
3" = 1'-0"



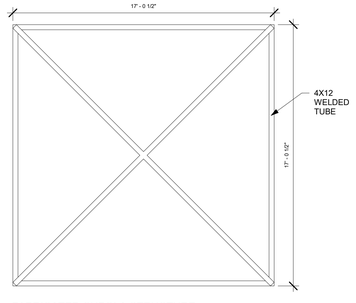
3 New Mansard Roof Section
1" = 1'-0"



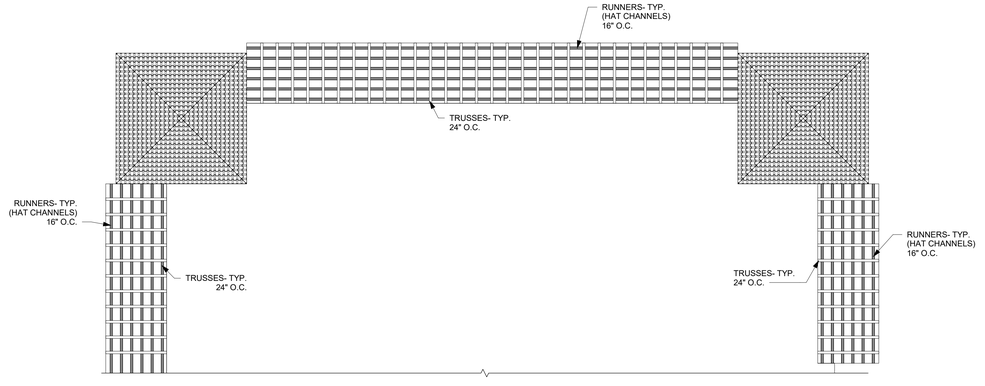
1 Roof Plan
1/8" = 1'-0"



5 CUPOLA TRUSS SECTION
1/2" = 1'-0"



6 FABRICATED CUPOLA STRUCTURE
1/4" = 1'-0"



7 ROOF PLAN MANSARD
1/8" = 1'-0"

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THE TAMARA PEACOCK COMPANY Architects
6500 N Andrews Ave. Fort Lauderdale, FL 33309
Phone: 954.728.8000 Fax: 954.728.9225

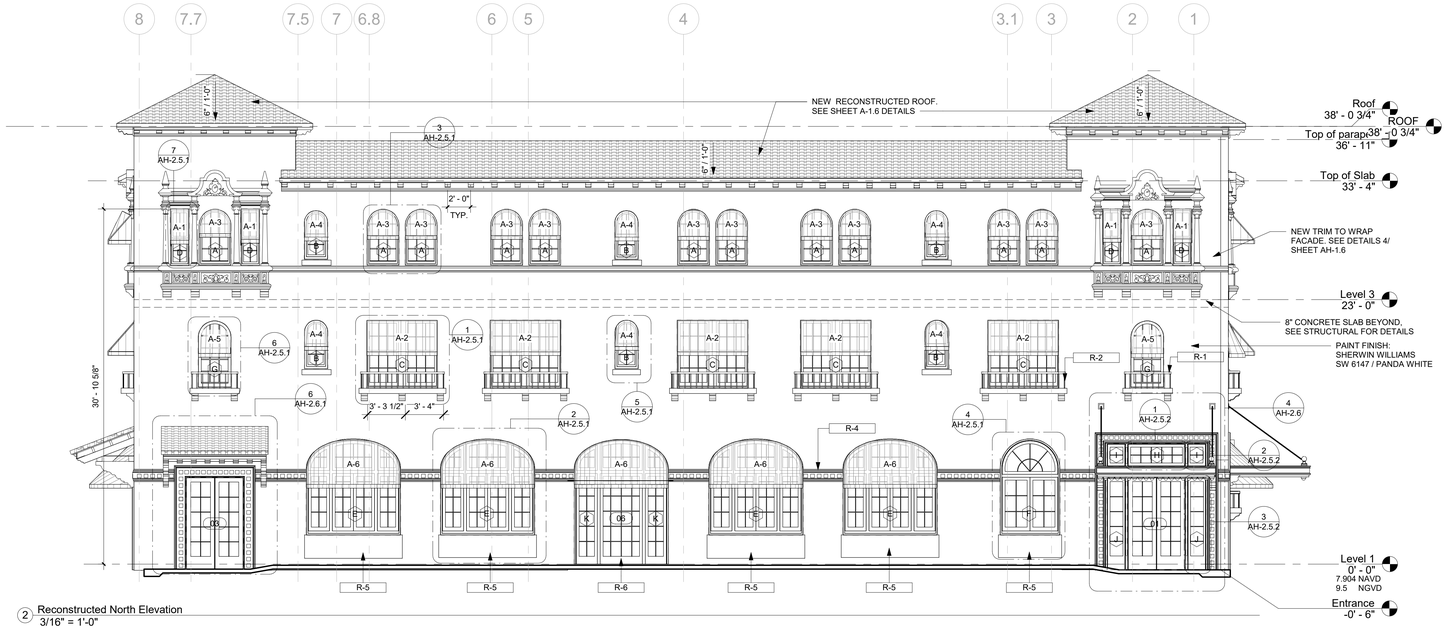
PROJECT NAME:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

SHEET NAME:
Roof Plan

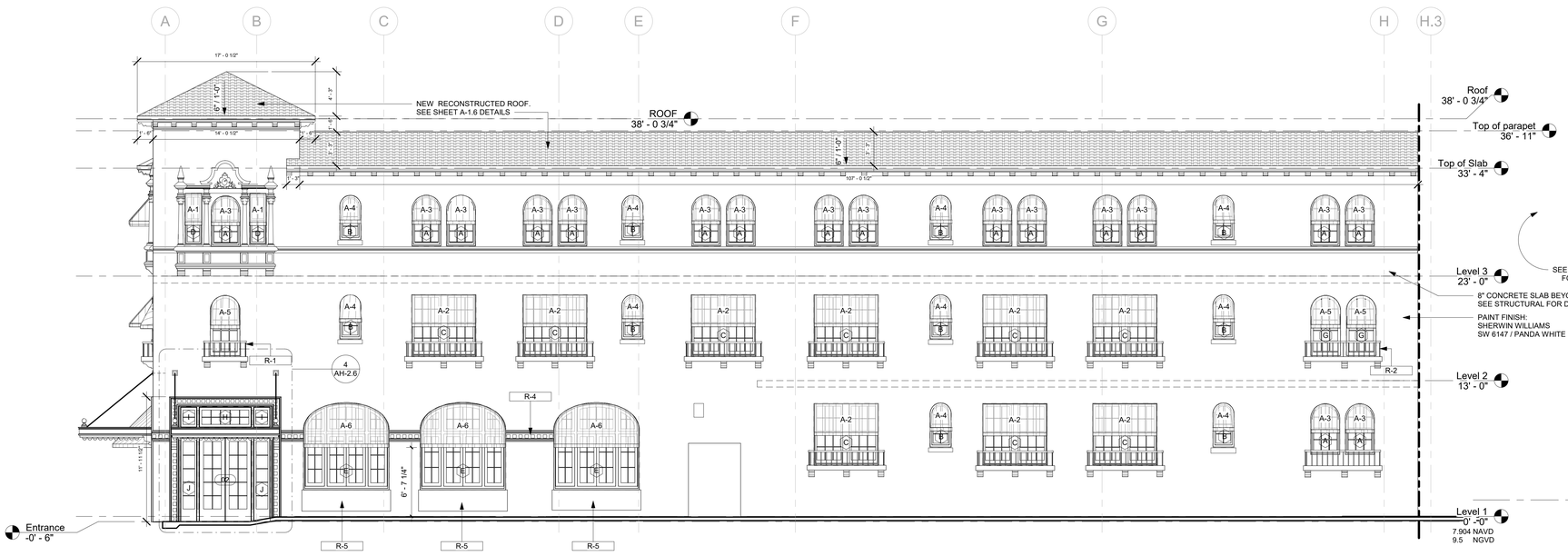
PROJ. NO.:
18-0103

DATE:
6/8/2020
4:24:01 PM

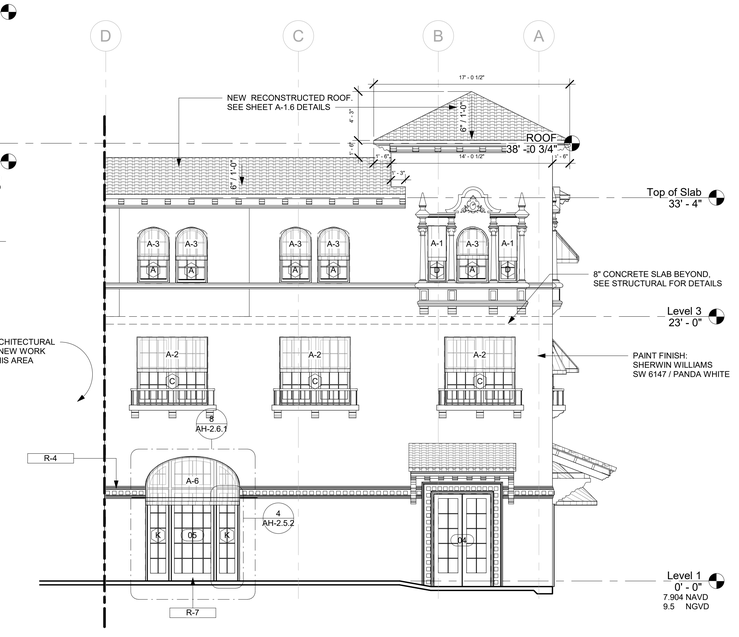
SHEET NO.:
AH-1.3



2 Reconstructed North Elevation
3/16" = 1'-0"



3 Reconstructed West Elevation
3/16" = 1'-0"



1 Reconstructed East Elevation
3/16" = 1'-0"

THE RECONSTRUCTION OF THE NORTHERN FACADE IS TO BRING THE BUILDING BACK TO IT'S ORIGINAL APPEARANCE AS IT WAS IN 1924.

THE GENERAL RECONSTRUCTION OF THE FACADE INCLUDES: THE STUCCO EXTERIOR CMU WALLS, MANSARD ROOF MADE OF BARREL TILE, WINDOWS ARE RESTORED AND REPLACED IN-KIND AS REQUIRED, STRIPED-FABRIC AWNINGS, AND RECONSTRUCTION OF THE GROUND LEVEL INCLUDING THE ORIGINAL ENTRY FEATURES.

RECONSTRUCTION OVERVIEW:

BASED ON THE ORIGINAL PHOTOS & EXISTING DRAWINGS OF THE GREAT SOUTHERN HOTEL IN 1924, THE ENTRANCE FEATURES AND WINDOWS OF THE GROUND LEVEL WILL BE RECONSTRUCTED TO DEPICT THAT WHICH USE TO EXIST.

ALL EXISTING ELEMENTS CONTRIBUTING TO THE ORIGINAL APPEARANCE WILL BE RECONSTRUCTED AS REQUIRED.

THOSE ELEMENTS TO BE RECONSTRUCTED WILL BE DONE SO IN ACCORDANCE WITH THE DETAILS SPECIFIED IN THIS PACKAGE. ALL SPECS AND SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE HISTORIC ARCHITECTURAL CONSULTANT.

NOTE:

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RECONSTRUCTION KEYNOTES	
Key Value	Keynote Text
A-1	TRADITIONAL STYLE FABRIC AWNING - SEE DETAILS ON SHEET AH-2.5.4
A-2	TRADITIONAL STYLE FABRIC AWNING - SEE DETAILS ON SHEET AH-2.5.4
A-3	DOME STYLE FABRIC AWNING - SEE DETAILS ON SHEET AH-2.5.4
A-4	DOME STYLE FABRIC AWNING - SEE DETAILS ON SHEET AH-2.5.4
A-5	DOME STYLE FABRIC AWNING - SEE DETAILS ON SHEET AH-2.5.4
A-6	DOME STYLE FABRIC AWNING - SEE DETAILS ON SHEET AH-2.5.4
R-1	NEW RAILING TO MATCH HISTORIC PROFILE. (TYP.) SEE DETAIL ON SHEET AH-2.7
R-2	NEW RAILING TO MATCH HISTORIC PROFILE. (TYP.) SEE DETAIL ON SHEET AH-2.7
R-4	NEW 1'-1" CAST STONE TRIM @ 7'-2" A.F.F. SEE TRIM DETAIL AND PROFILE ON SHEET AH-2.6.1
R-5	NEW STUCCO RIBBED PANEL. SEE DETAIL ON SHEET AH-2.5.1
R-6	ALTERNATE DOOR OPTION FOR NORTH FACADE
R-7	ALTERNATE DOOR OPTION FOR EAST FACADE STAIRWAY ENTRANCE

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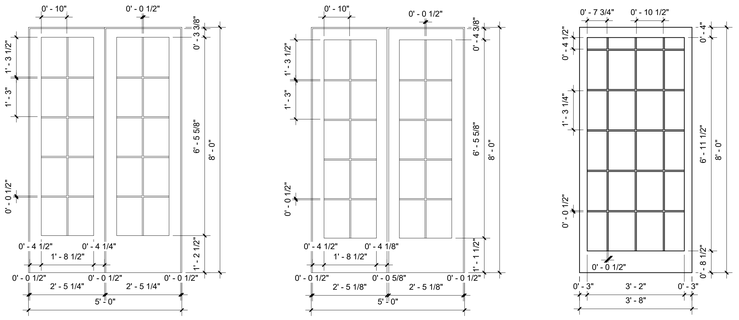
PROJECT NAME:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

SHEET NAME:
New Elevations

PROJ. NO.:
18-0103

DATE:
6/8/2020
4:24:15 PM

SHEET NO.:
AH-2.1



D-1

RESTORED ENTRY DOOR

D-2

RESTORED ENTRY DOOR

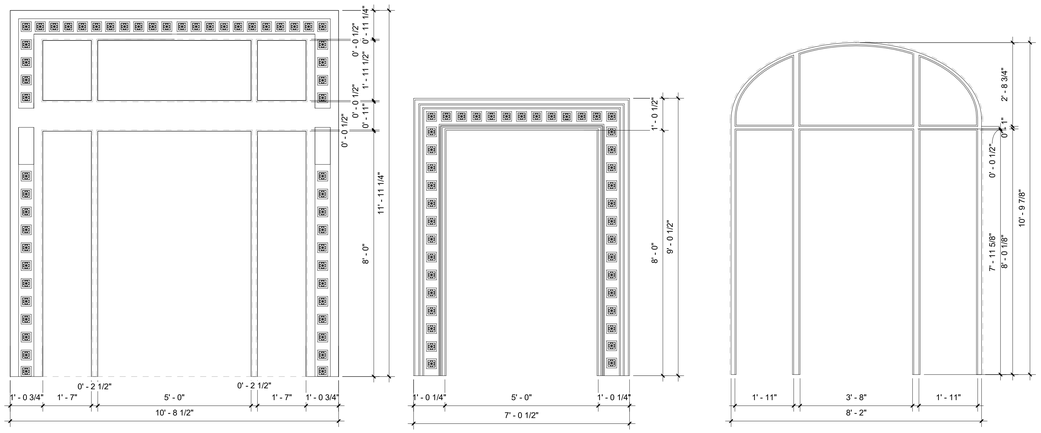
D-3

RESTORED ENTRY DOOR

Door Types
1/2" = 1'-0"

Door Schedule										
Mark	Type	Width	Height	Function	Construction Type	Frame Material	Operation	Frame Type	Glass	Comments
01	D-1	5' - 0"	8' - 0"	Exterior	Aluminum/ Wood (Clad Wood)	Hollow Metal	Auto Door Opener w/ Push/Pull Plates	1	Impact	FL15444.6
02	D-1	5' - 0"	8' - 0"	Exterior	Aluminum/ Wood (Clad Wood)	Hollow Metal	Auto Door Opener w/ Push/Pull Plates	1	Impact	FL15444.6
03	D-2	5' - 0"	8' - 0"	Exterior	Aluminum/ Wood (Clad Wood)	Hollow Metal	Auto Door Opener w/ Push/Pull Plates	2	Impact	FL15444.6
04	D-2	5' - 0"	8' - 0"	Exterior	Aluminum/ Wood (Clad Wood)	Hollow Metal	Auto Door Opener w/ Push/Pull Plates	2	Impact	FL15444.6
05	D-3	3' - 8"	8' - 0"	Exterior	Aluminum/ Wood (Clad Wood)	Hollow Metal	Auto Door Opener w/ Push/Pull Plates	3	Impact	FL15442.2
06	D-3	3' - 8"	8' - 0"	Exterior	Aluminum/ Wood (Clad Wood)	Hollow Metal	Auto Door Opener w/ Push/Pull Plates	3	Impact	FL15442.2

NOTE:
1. ALL DOORS TYPES MUST INCLUDE PULL PLATES ON THE EXTERIOR AND PUSH PLATES ON THE INTERIOR SIDES
2. ALL DOOR TYPES MUST INCLUDE PANIC EXIT DEVICES AND DOOR CLOSERS
3. ALL DOOR TYPES MUST BE ABLE TO OPEN WITHOUT POWER MANUALLY
4. FOR HARDWARE SCHEDULE, SEE ARCHITECTURAL
5. SEE STRUCTURAL DRAWINGS S-7 SHEETS FOR ALL REQUIRED/APPROVED DESIGN PRESSURES
6. CONTRACTOR TO PROVIDE NOA'S TO MEET WIND PRESSURE ON STRUCTURAL DRAWINGS
7. CONTRACTOR TO PROVIDE ALL SPECS AND SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE HISTORIC ARCHITECTURAL CONSULTANT



I

RESTORED CAST STONE ENTRY

II

RESTORED CAST STONE SECONDARY ENTRY

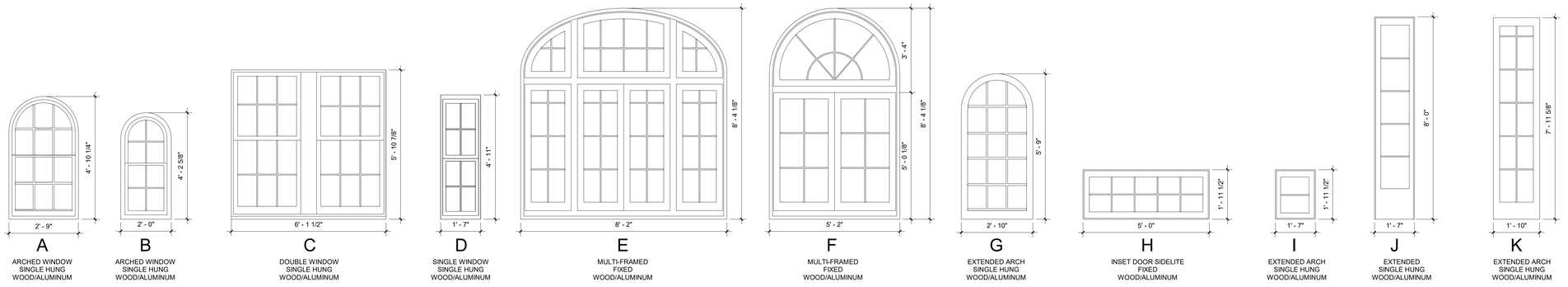
III

EXTENDED WINDOW ENTRY

Frame Types
1/2" = 1'-0"

Window Schedule										
Window Tag	Count	Width	Height	Interior Material	Exterior Material	Manufacturer	Operation	Glass Type	Finish	Comments
A	34	2' - 9"	4' - 10 1/2"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15629.2
B	16	2' - 0"	4' - 2 5/8"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15629.2
C	17	6' - 1 1/2"	5' - 10 7/8"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15629.2
D	8	1' - 7"	4' - 11"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15629.2
E	7 / 8(ALT.)	6' - 2"	8' - 4 1/8"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15442.2
F	1	5' - 2"	8' - 4 1/8"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15442.2
G	5	2' - 10"	5' - 9"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15629.2
H	2	5' - 0"	1' - 11 1/2"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15442.2
I	4	5' - 0"	1' - 11 1/2"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15442.2
J	4	1' - 7"	8' - 0"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15442.2
K	2 / 4(ALT.)	1' - 10"	1' - 11 5/8"	Auralast Wood/ or Equiv.	Aluminum	Jeld Wen/ or Equiv.	Single Hung	Impact	Aluminum Clad Color	FL15442.2

NOTE:
1. ALL WINDOWS AND DOORS ARE TO BE HURRICANE COMPLIANT; TYPE E / F WINDOWS ON GROUND FLOOR TO RECEIVE CONCEALED INTERIOR HURRICANE SHUTTERS, SEE DETAIL ON SHEET AH-1.3
2. CONTRACTOR TP PROVIDE ALL SPECS AND SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE HISTORIC ARCHITECTURAL CONSULTANT
3. SEE STRUCTURAL DRAWINGS S-7 SHEETS FOR ALL REQUIRED/APPROVED DESIGN PRESSURES
4. CONTRACTOR TO PROVIDE NOA'S TO MEET WIND PRESSURE ON STRUCTURAL DRAWINGS
5. OPERABLE WINDOWS ON 2ND AND 3RD FLOORS TO HAVE SAFETY BAR INSTALLED



Window Types
1/2" = 1'-0"

NOTE: VERIFY ALL WINDOW OPENING PRIOR TO MANUFACTURING

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PROJ. MNGR.:	DRAWN BY:
CP	AJM
CAPT.:	REVISED BY:
APPROVER	CHECKER

REVISION	REVISION DATE	ISSUED FOR

THE TAMARA PEACOCK COMPANY Architects
6500 N Andrews Ave. Fort Lauderdale, FL 33309
Phone: 954.728.8000 Fax: 954.728.9225

PROJECT NAME:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

SHEET NAME:
Window/Door Schedules

PROJ. NO.:
18-0103

DATE:
6/8/2020
4:24:19 PM

SHEET NO.:
AH-2.2

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License No. 0026

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DESIGNER	Joanna Williams
CHK'D BY:	REVIEWED BY:
APPROVER	CHECKER

REVISION	REVISION DATE	ISSUED FOR

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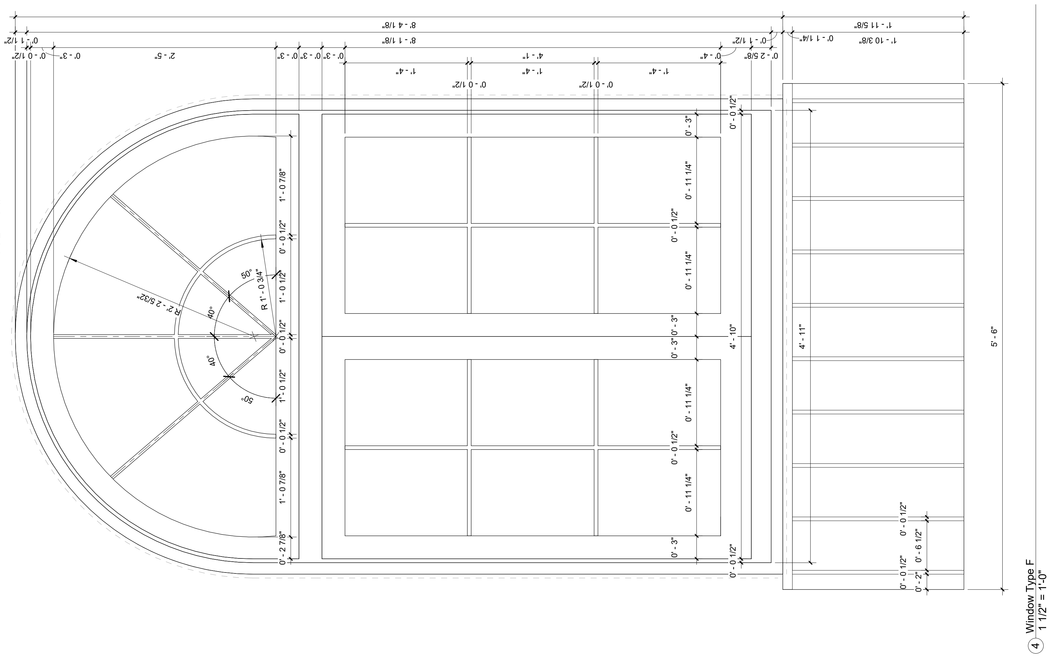
PROJECT NAME:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

SHEET NAME:
Window Details

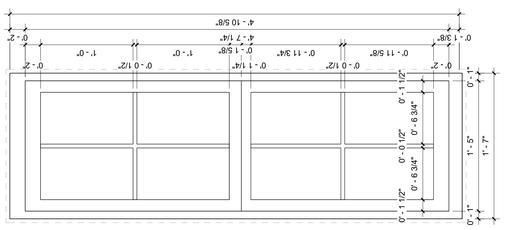
PROJ. NO.: 18-0103

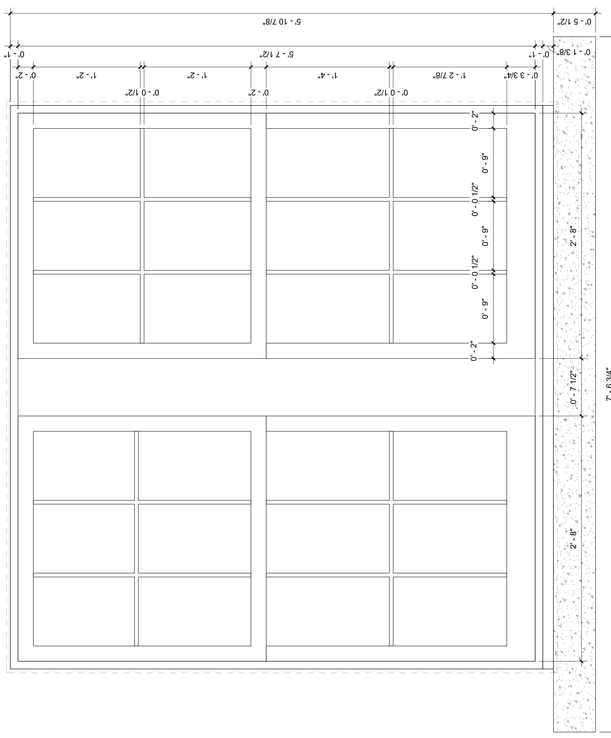
DATE: 6/18/2020
4:24:21 PM

SHEET NO.: **AH-2.5.1**

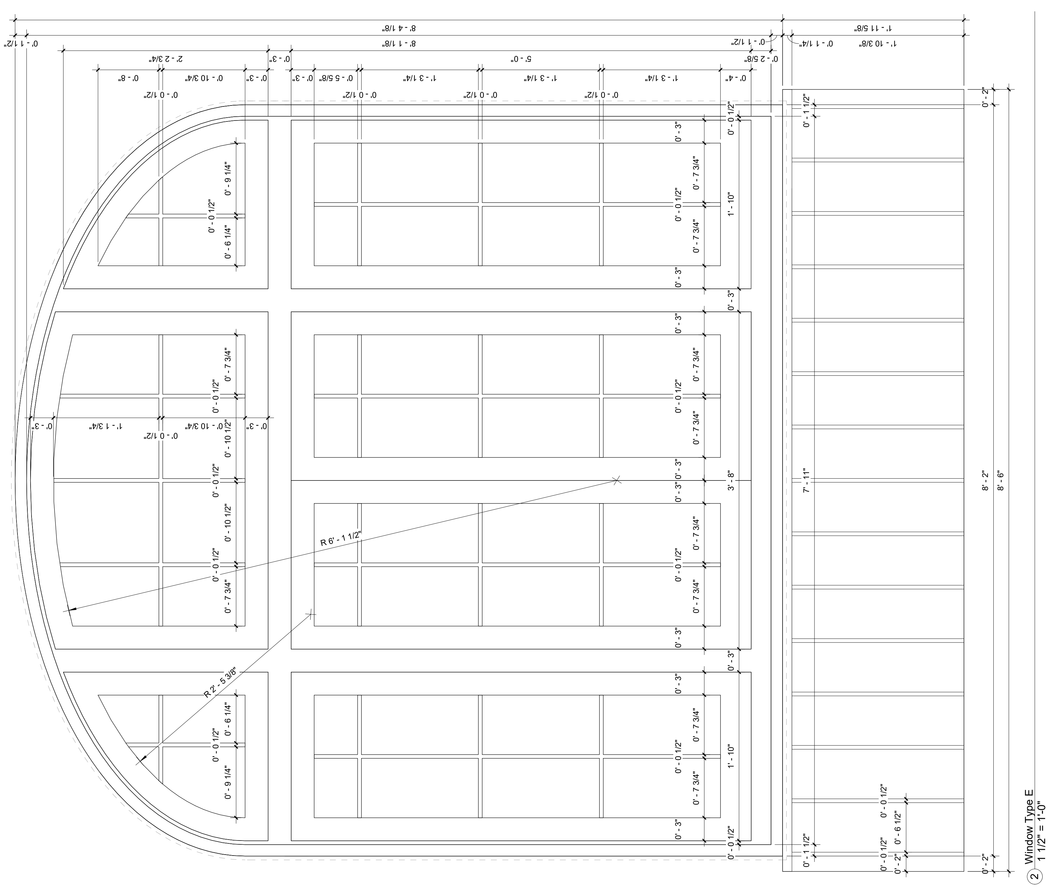


7 WINDOW TYPE D
1 1/2" = 1'-0"

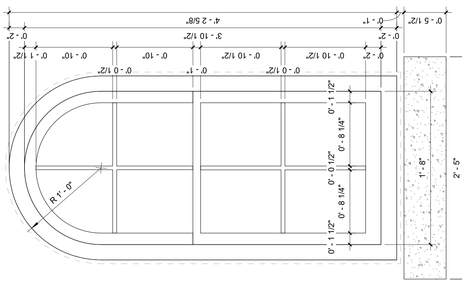




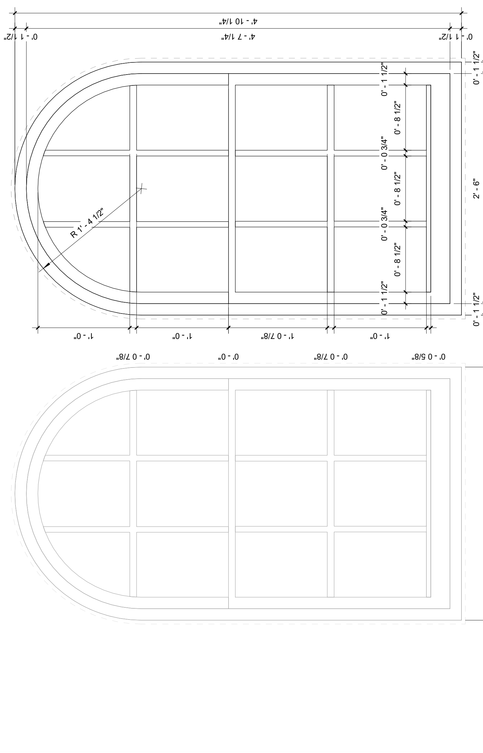
1 WINDOW TYPE C
1 1/2" = 1'-0"



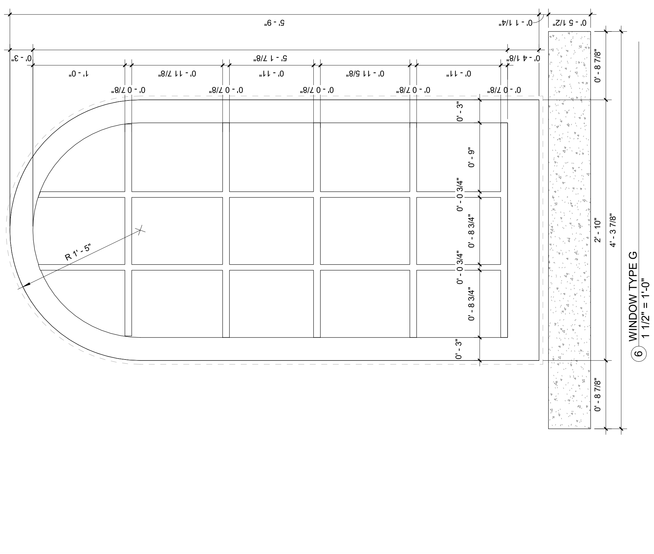
2 Window Type E
1 1/2" = 1'-0"



5 WINDOW TYPE B
1 1/2" = 1'-0"



3 WINDOW TYPE A
1 1/2" = 1'-0"



6 WINDOW TYPE G
1 1/2" = 1'-0"

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CHK'D BY:	DRAWN BY:
APPROVER	CHECKER

REVISION	REVISION DATE	ISSUED FOR

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Phone: 954.728.8000 Fax: 954.728.9225

PROJECT NAME:

06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

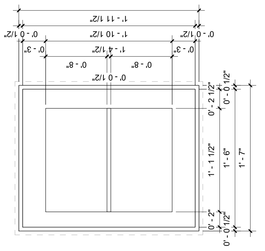
SHEET NAME:

Window Details

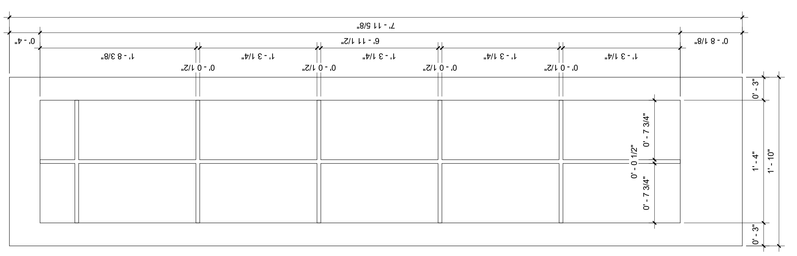
PROJ. NO.: 18-0103

DATE: 6/8/2020 4:24:23 PM

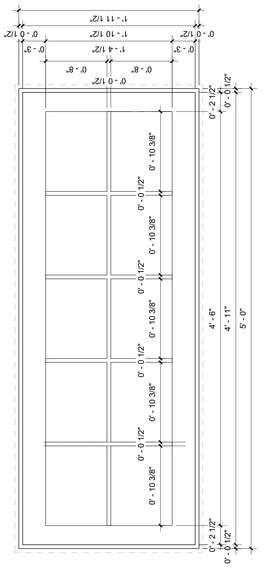
SHEET NO.: **AH-2.5.2**



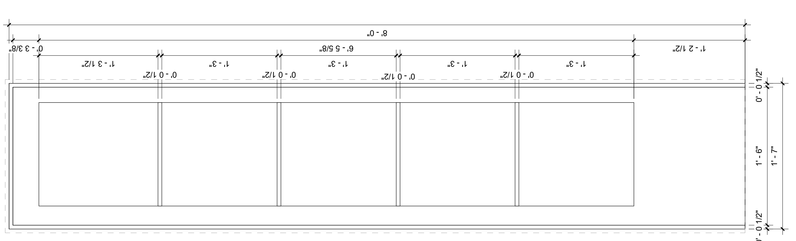
2 Window Type I
1 1/2" = 1'-0"



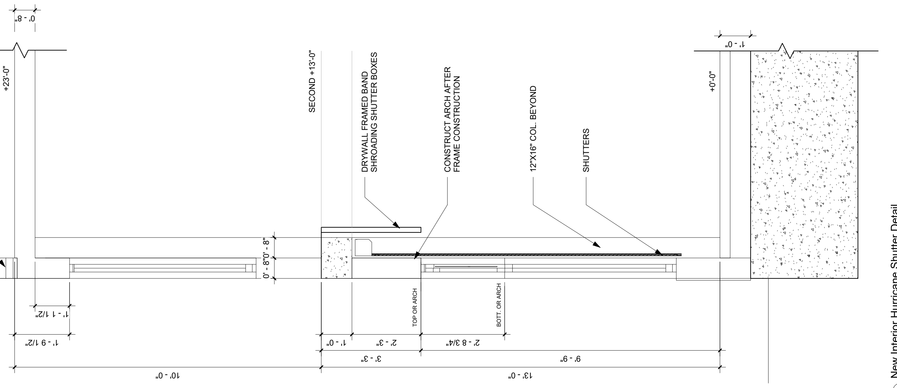
4 Window Type K
1 1/2" = 1'-0"



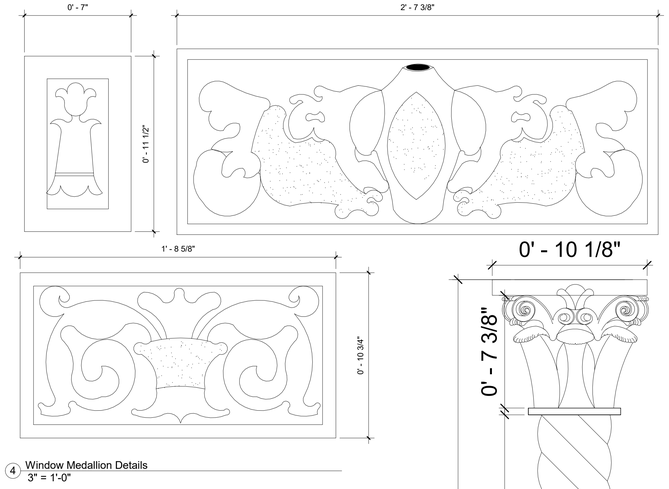
1 Window Type H
1 1/2" = 1'-0"



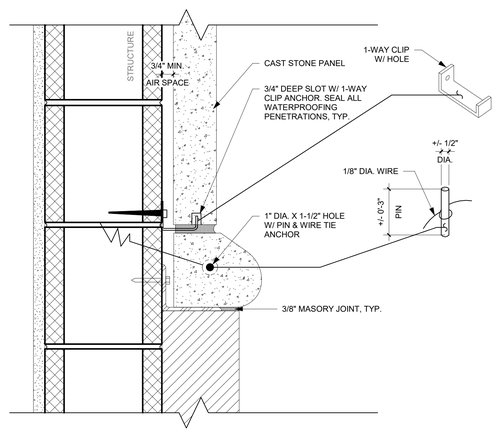
3 Window Type J
1 1/2" = 1'-0"



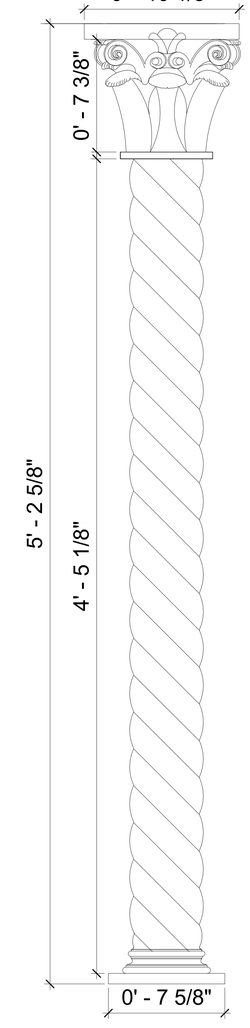
5 New Interior Hurricane Shutter Detail
1/2" = 1'-0"



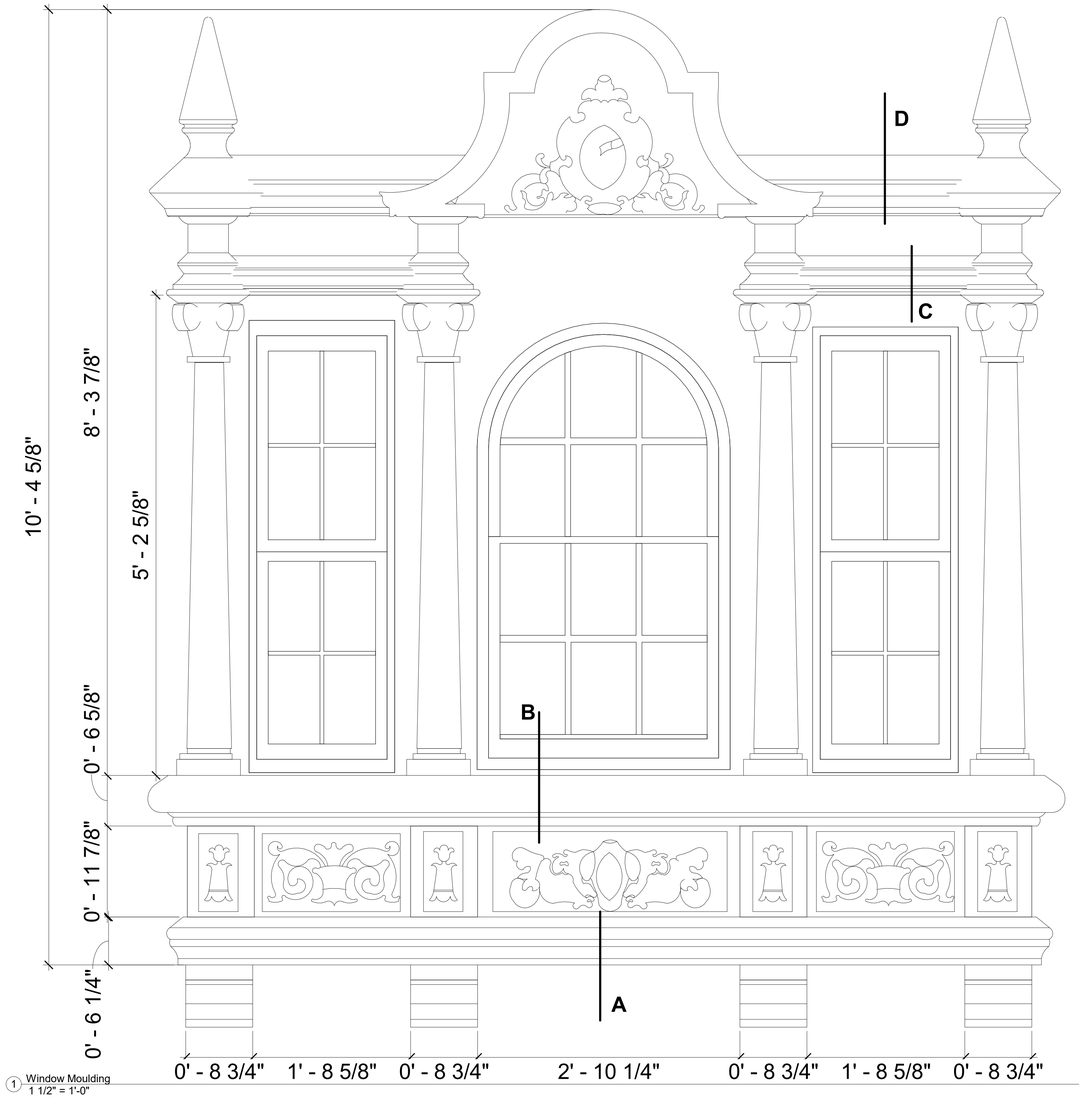
4 Window Medallion Details
3" = 1'-0"



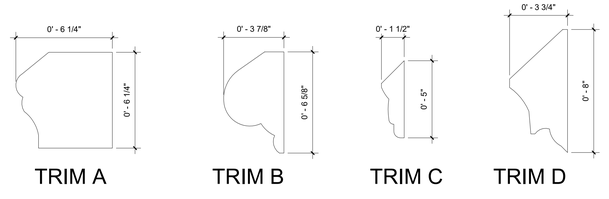
5 Cast Stone Panel Attachment
3" = 1'-0"



2 Window Column Detail
3" = 1'-0"



1 Window Moulding
1 1/2" = 1'-0"



3 Window Trim Details
3" = 1'-0"

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Capt.: APPROVER	Revised by: CHECKER

Revision	Revision Date	Issued For

THE TAMARA PEACOCK COMPANY *Architects*

6500 N Andrews Ave. Fort Lauderdale, FL 33309
Phone: 954.728.8000 Fax: 954.728.9225

Project Name:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

Sheet Name:
Window Casement Details

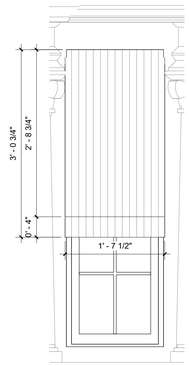
Proj. No.: 18-0103

Date: 6/8/2020 4:24:25 PM

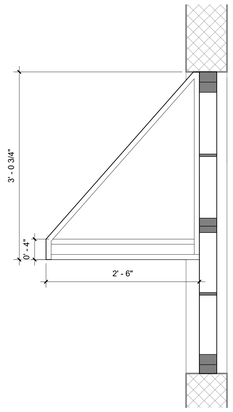
Sheet No.: **AH-2.5.3**

AWNING NOTES

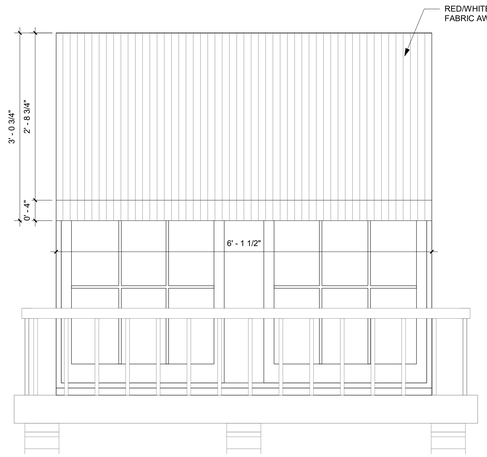
1. AWNING FRAMES SHALL BE CONSTRUCTED WITH 1" ALUMINUM TUBING
2. ALL AWNING FRAMES SHALL BE POWDERCOATED WHITE
3. AWNING CONTRACTOR SHALL FIELD VERIFY MEASUREMENTS BEFORE MANUFACTURING
4. AWNING CONTRACTOR TO SUBMIT FABRIC SAMPLES FOR REVIEW
5. AWNING FABRIC SHALL BE FIRE COATED FABRIC
6. ATTACHMENT DETAIL TO BE SUBMITTED W/ SHOP DRAWING & APPROVED BY STRUCTURAL ENG.



12 A1 Awning Detail
1" = 1'-0"

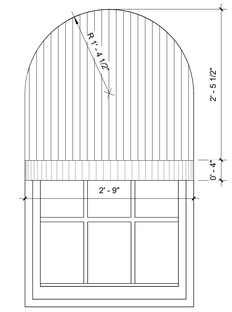


11 A1 Awning Detail
1" = 1'-0"

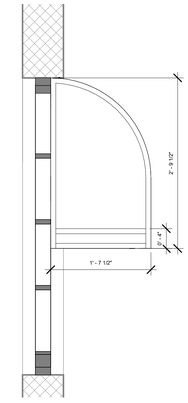


10 A2 Awning Detail
1" = 1'-0"

9 A2 Awning Detail
1" = 1'-0"



8 A3 Awning Detail
1" = 1'-0"



7 A3 Awning Detail
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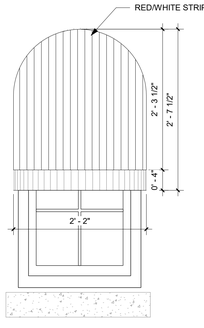
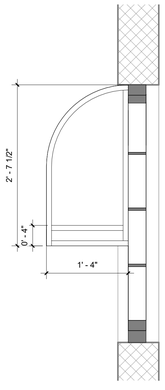
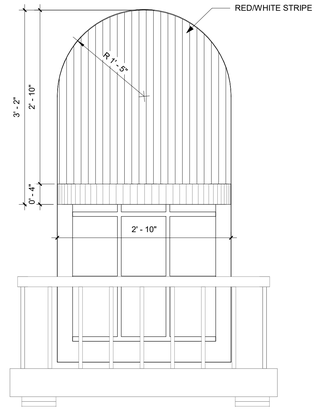


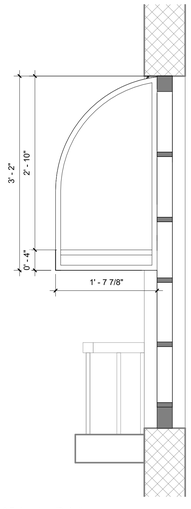
6 A4 AWNING DETAIL
1" = 1'-0"



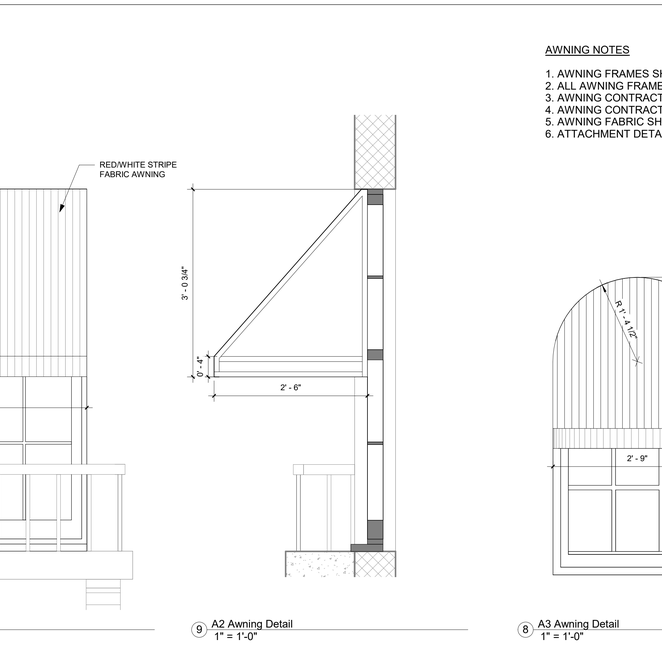
5 A4 Awning Detail
1" = 1'-0"



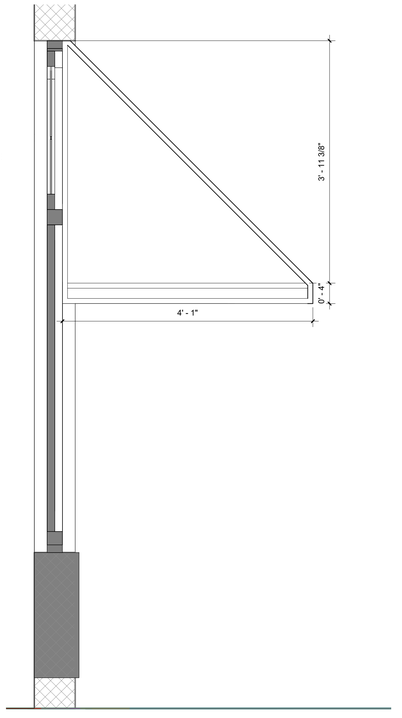
4 A5 Awning Detail
1" = 1'-0"



13 A5 Awning Detail
1" = 1'-0"



2 A6 Awning Detail
1" = 1'-0"



1 A6 Awning Detail
1" = 1'-0"

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PROJ. MNGR.: DESIGNER	DRAWN BY: AUTHOR
CAPT.: APPROVER	REVISED BY: CHECKER

REVISION	REVISION DATE	ISSUED FOR

THE TAMARA PEACOCK COMPANY *Architects*

6500 N Andrews Ave. Fort Lauderdale, FL 33309
Phone: 954.728.8000 Fax: 954.728.9225

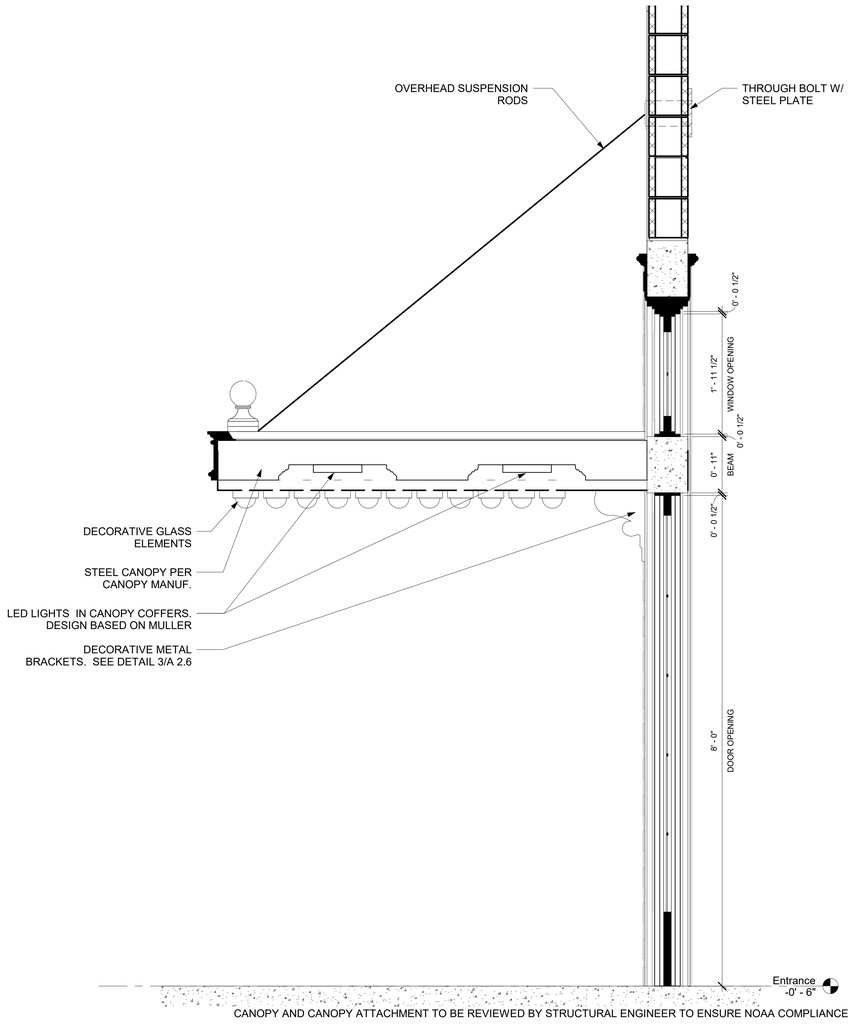
PROJECT NAME:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

SHEET NAME:
Window Awning Details

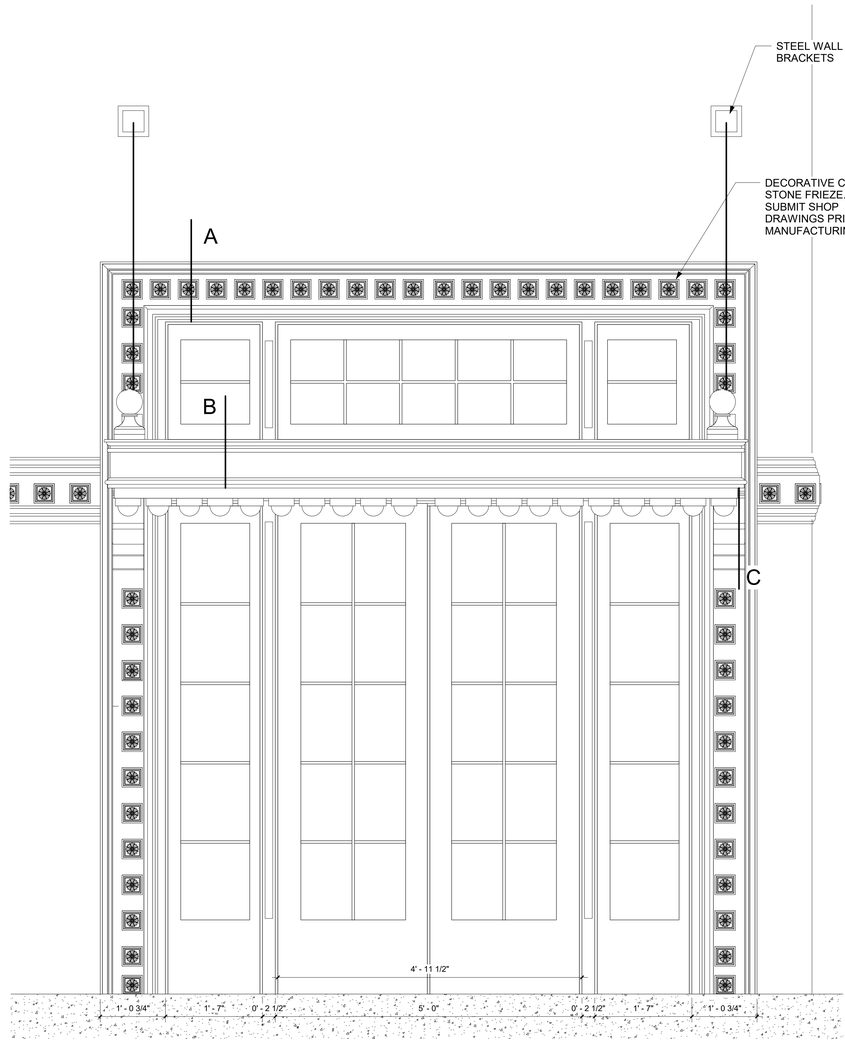
PROJ. NO.:
18-0103

DATE:
6/8/2020
4:24:29 PM

SHEET NO.:
AH-2.5.4

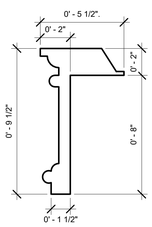


2 Main Entrance Door Section
1" = 1'-0"



4 Main Entrance Door Elevation
1" = 1'-0"

TRIM A



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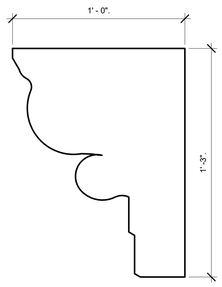

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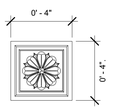
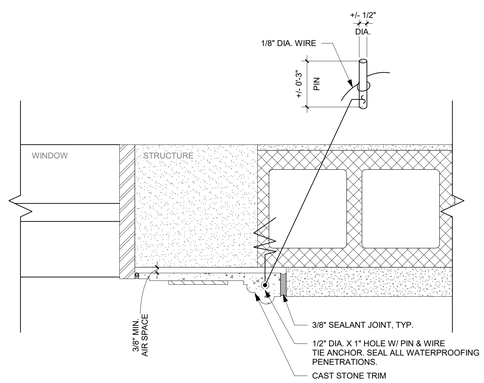


MEDALLION

EUROFASE LIGHTING
MULLER
ITEM NO: 28055-013

OR APPROVED EQUAL

3 Main Entrance Door Trim Details
3" = 1'-0"



1 Cast Stone Jamb Attachment
3" = 1'-0"

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Revision	Revision Date	Issued For

THE TAMARA PEACOCK COMPANY *Architects*
6500 N Andrews Ave. Fort Lauderdale, FL 33309
Phone: 954.728.8000 Fax: 954.728.9225

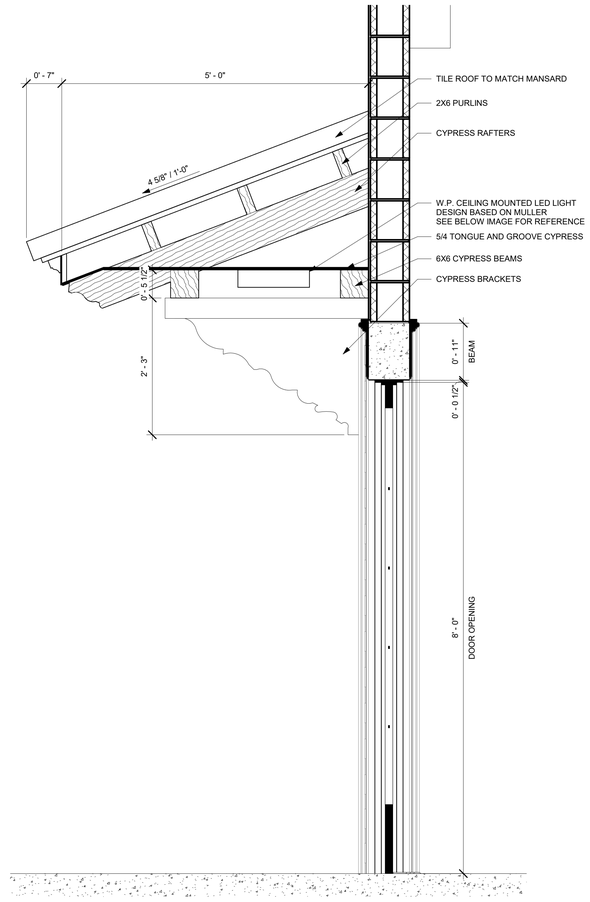
Project Name:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

Sheet Name:
Door Details

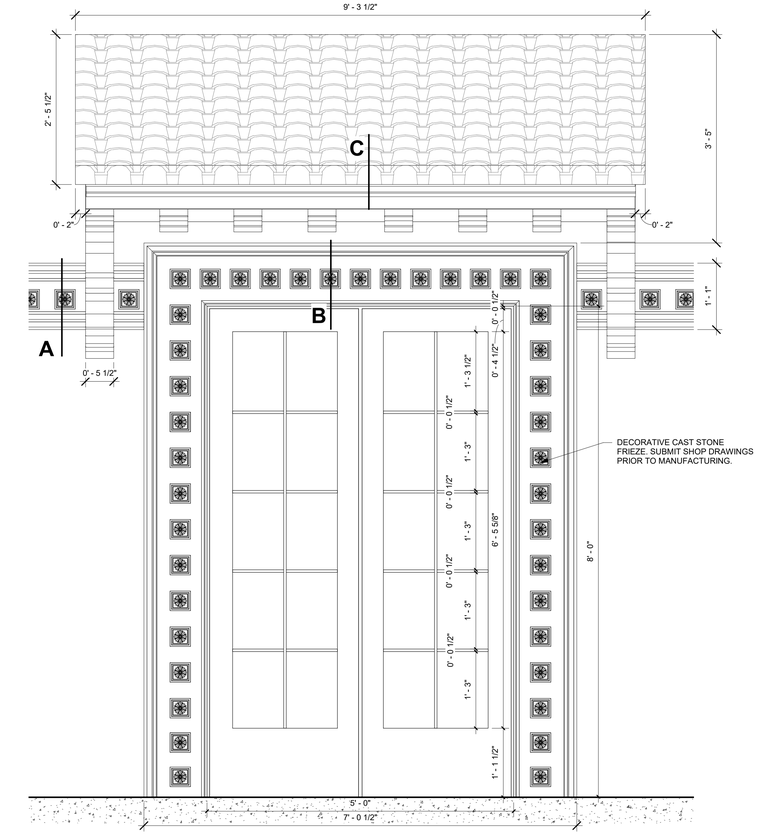
Proj. No.:
18-0103

Date:
6/8/2020
4:24:33
PM

Sheet No.:
AH-2.6



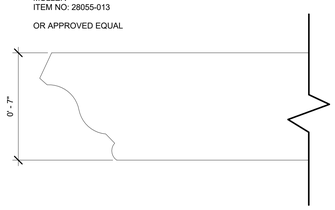
2 2nd Entrance Door Section
1" = 1'-0"



6 Secondary Entry Door Elevation
1" = 1'-0"

EUROFASE LIGHTING
MULLER
ITEM NO: 28055-013

OR APPROVED EQUAL



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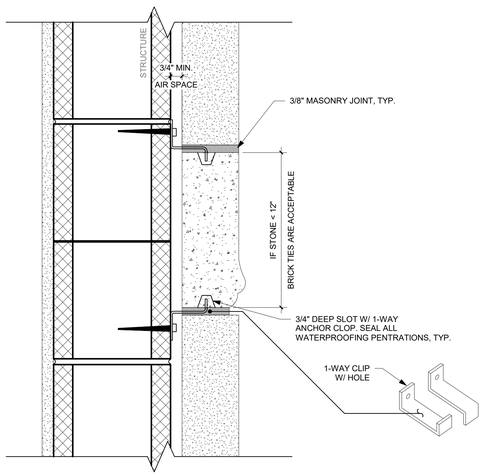
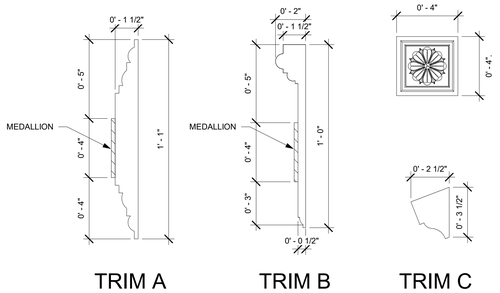
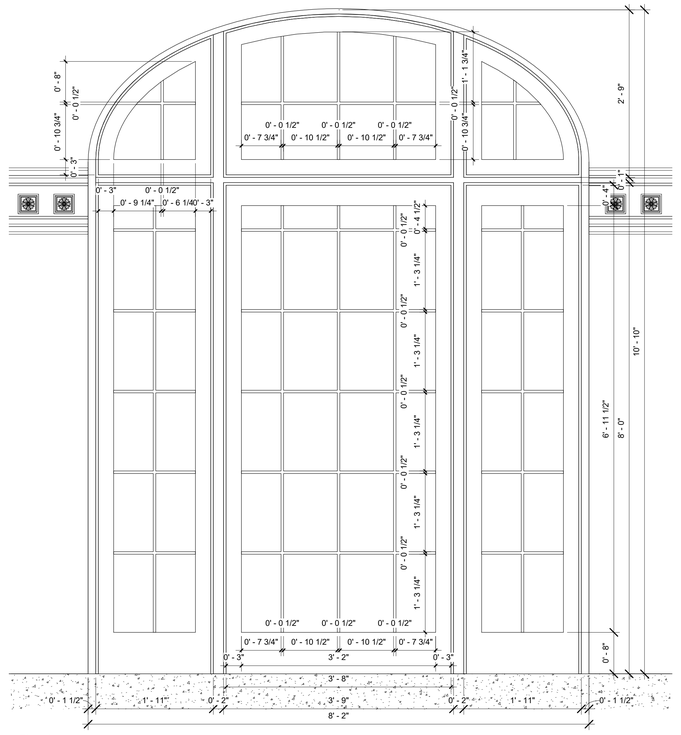


3 Cast Stone Banding Attachment
3" = 1'-0"



4 2nd Entrance Door Trim Details
3" = 1'-0"



8 Window Door Elevation
1" = 1'-0"

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DESIGNER	AUTHOR
CAPT.:	REVISED BY:
APPROVER	CHECKER

REVISION	REVISION DATE	ISSUED FOR

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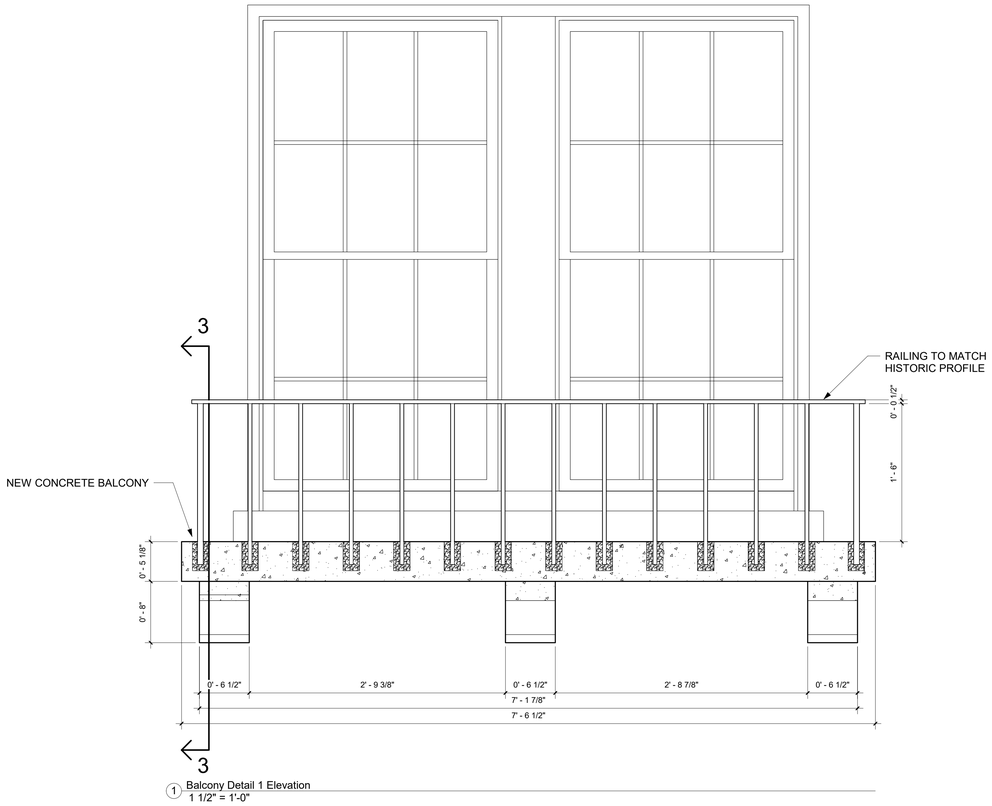
PROJECT NAME:
06-08-2020 Site Plan Amendment:
Great Southern Hotel - Block 40
1818 Hollywood Blvd.
Hollywood, FL 33020

SHEET NAME:
Door Details

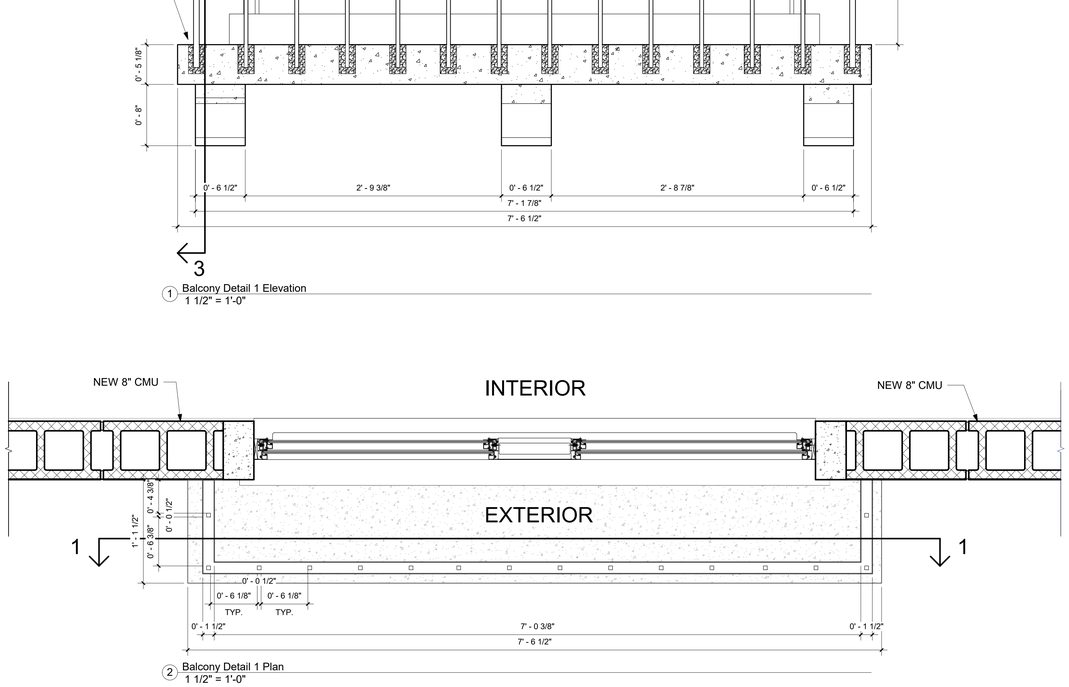
PROJ. NO.:
18-0103

DATE:
6/8/2020
4:24:37
PM

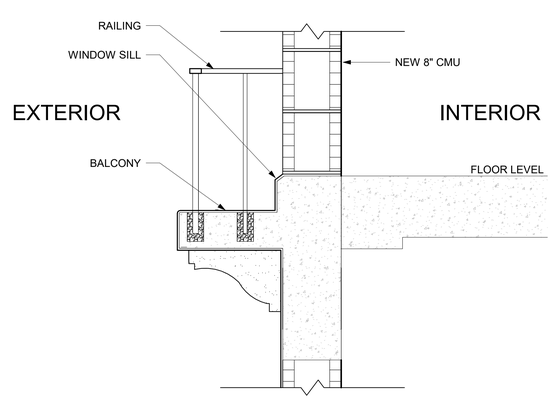
SHEET NO.:
AH-2.6.1



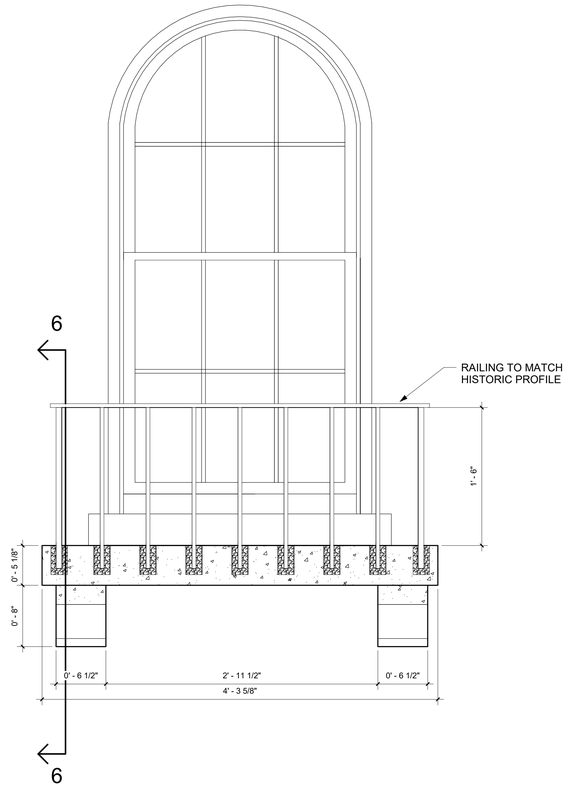
1 Balcony Detail 1 Elevation
1 1/2" = 1'-0"



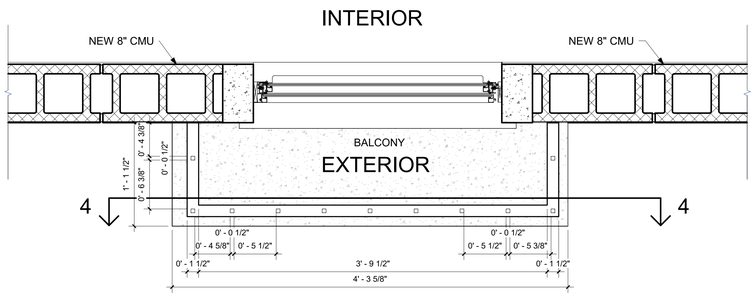
2 Balcony Detail 1 Plan
1 1/2" = 1'-0"



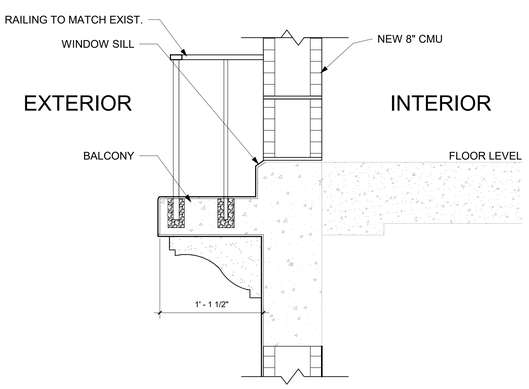
3 Balcony Detail 1 Section
1 1/2" = 1'-0"



4 Balcony Detail 2 Elevation
1 1/2" = 1'-0"



5 Balcony Detail 2 Plan
1 1/2" = 1'-0"



6 Balcony Detail 2 Section
1 1/2" = 1'-0"

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Capt.: APPROVER	Revised by: CHECKER

Revision	Revision Date	Issued For

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