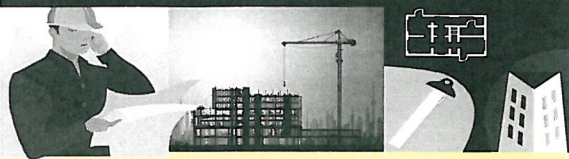


ATTACHMENT I
Application Package

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

*Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>*



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: 2/18/16

Location Address: 315 McKinley Street
Lot(s): 5, 6, 7 & 8 Block(s): 10 Subdivision: Hollywood Beach

Folio Number(s): 54212011450
Zoning Classification: BRT-25C Land Use Classification: Hotel

Existing Property Use: hotel Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: City Commission Renew to Request 7 units from the City of Hollywood's Hotel Density Pool

Number of units/rooms: 27 Sq Ft: 19,990 sq ft.

Value of Improvement: 2.9 million Estimated Date of Completion: 3/2017

Will Project be Phased? () Yes (x) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: 315 mmm Partners LLC

Address of Property Owner: 2901 Sterling Rd. Ft Lauderdale FL 33312

Telephone: 954-439-6002 Fax: _____ Email Address: mhlabs52@gmail.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauler.

Address: 2417 Hollywood Blvd 33020 Telephone: 954-950-5146

Fax: 954-950-2841 Email Address: Joseph@Kaulerarchitects.com

Date of Purchase: 8/14 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Keith Poliakoff, Esq

Arnstein & Lehr, LLP Address: 200 E. Las Olas Blvd #1000
Fort Lauderdale, FL 33301 Email Address: KPoliakoff@arnstein.com
954-713-7644 954-208-8904 (F)

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: [Signature] Date: 2/18/16
PRINT NAME: NOAH CARBOWSKI Date: 2/18/16
Signature of Consultant/Representative: [Signature] Date: 2/18/16
PRINT NAME: JOSEPH B. KAUFER Date: 2/18/16
Signature of Tenant: _____ Date: _____
PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Request from Hotel Density to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kauer to be my legal representative before the Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 18 day of February 2016
[Signature]
Notary Public State of Florida
Laurie Yoder
My Commission EE 172374
Expires 03/10/2016

[Signature]
SIGNATURE OF CURRENT OWNER
NOAH CARBOWSKI
PRINT NAME

My Commission Expires: _____ (Check One) Personally known to me; OR _____

Dolphin Hotel
315 McKinley Street
Hollywood FL 33019
Job# 14165
TAC# 15-DPV-84

JUSTIFICATION STATEMENT

The applicant seeks to completely demolish and to rebuild the Dolphin Hotel located at 315 McKinley Street.

To make this substantial financial investment succeed, the applicant is seeking seven (7) rooms from the Hotel Density Pool, to make this new hotel twenty-seven (27) rooms. The City of Hollywood Land Development Code allows this request to be made when of the gross square footage of the site exceeds 17,000 sf or comprises of four (4) or more contiguous lots. The gross lot area of this site is 17,671 sf. The allowed density for hotel units in the BRT-25-C (Beach Resort Commercial District) is 50 units per acre. The seven additional rooms fully comply with the district's requirements.

This proposed boutique hotel fully meets the district's height requirements. The hotel is four stories with a fifth story pool deck. The applicant has proposed a 24 hour Valet Parking Garage on the 1st floor. The Valet Parking will provide parking lifts with each lift accommodating two (2) cars. Although only 29 parking spaces are required for the project, the addition of the lifts will increase the parking capacity to 42 spaces, with only the two (2) handicap accessible spaces being self-parking. Along with the Parking Garage, there are small Retail Spaces and the Hotel Lobby that will be flush with the future sidewalk that is a part of the City of Hollywood Street Improvement plans. The three floors above the parking will be the hotel rooms and suites, a Lounge area, Kitchen and other Back of House service areas. The roof will have open deck area that has a Pool, Bar and Restrooms.

The design of the Hotel is Modern. Different textures and colors like Copper colored laser cut metal panels at the entry, textured raw concrete finish in other areas, Metal canopies and glass and aluminum railings introduces a warmth into the modern aesthetic. Architectural features like the "Cooper Box" will act like a Statement Piece, thus allowing the Building to stand out.

The existing single story Dolphin Hotel currently has eleven (11) rooms, most of which are suites. The new Dolphin Hotel is proposing twenty-seven (27) rooms, where eighteen (18) of the rooms are suites and nine (9) are large hotel rooms. The additional seven (7) rooms are needed to reduce the cost of construction per room to make this project financially feasible.

This Boutique Hotel will be positive addition to the Beach Community and the City as a whole. The new Dolphin Hotel will have unique architectural features, but at the same time it will not over power that special beach environment that exists in the City of Hollywood.

Dolphin

HOTEL



- 315 MCKINLEY STREET -

MEETING DATES

FRE APPLICATION - OCTOBER 16, 2015
 P.A.C.O - NOVEMBER 9, 2015
 PRELIMINARY T.A.C. MEETING - DECEMBER 7, 2015
 FINAL T.A.C. MEETING - JANUARY 25, 2016

PROJECT DATA

CODES:
 FLORIDA BUILDING CODE, 5TH EDITION 2014
 5TH EDITION FLORIDA FIRE PREVENTION CODE WITH NFPA 1 AND 101, 2012 REFERENCES
 NFPA 13, 2010 EDITION NFPA 14, 2010 EDITION NFPA 20, 2010 EDITION NFPA 24, 2010 EDITION
 BROWARD FIRE AMENDMENTS 2015

JURISDICTION:
 CITY OF HOLLYWOOD
 BROWARD COUNTY
 STATE OF FLORIDA

PROJECT TEAM

ARCHITECT
 JOSEPH B. KALLER AND ASSOCIATES, P.A.
 CONTACT: MR. JOSEPH B. KALLER
 ADDRESS: 2411 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020
 PHONE: (954) 520-5746
 FAX: (954) 520-2841
 EMAIL: joseph@kallerarchitects.com

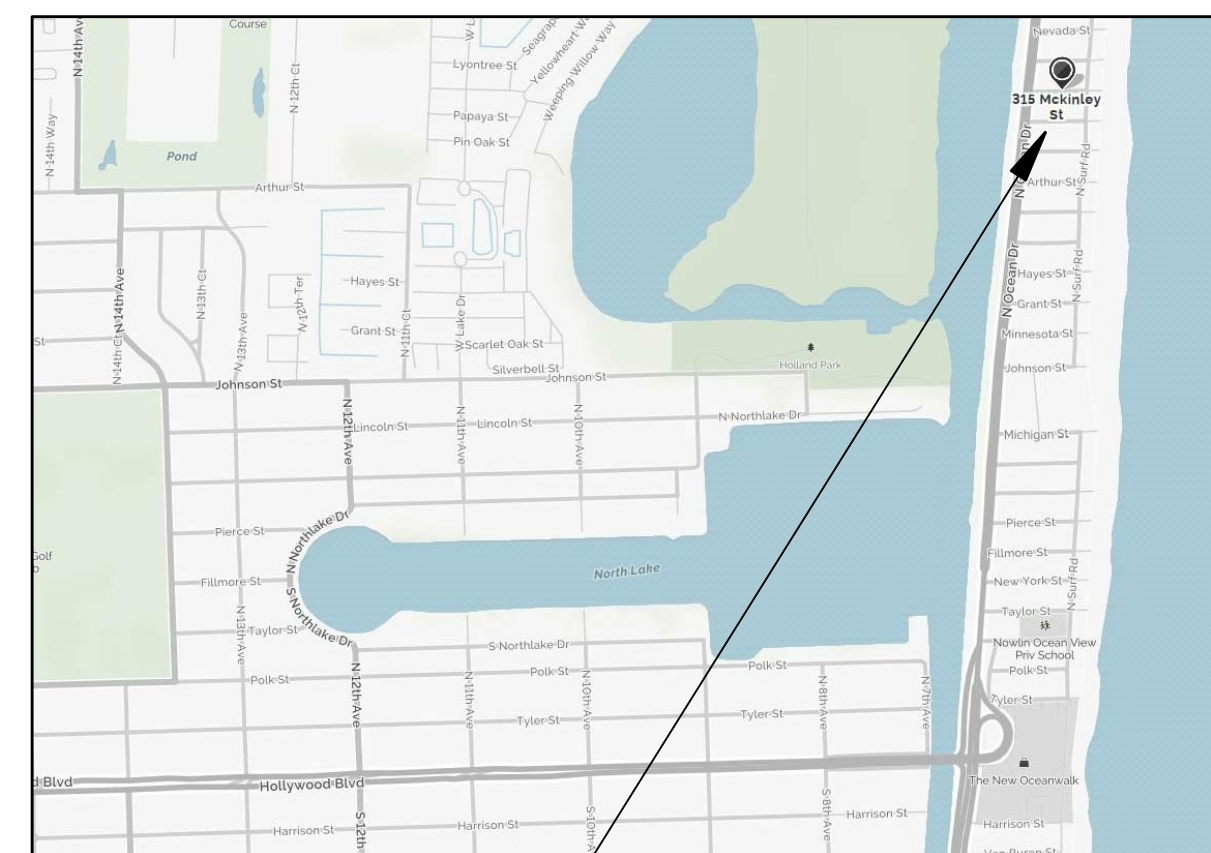
OWNER
 315 MNM PARTNERS LLC
 CONTACT: NOHIM LABKOUSKI
 ADDRESS: 2901 STIRLING ROAD #202
 FORT LAUDERDALE, FL 33312
 PHONE: (954) 435-6062
 CELL: (954) 435-6062
 EMAIL: nmlab255@gmail.com

SURVEYOR
 COUSINS SURVEYORS AND ASSOCIATES INC.
 RICHARD COUSINS
 ADDRESS: 3821 SW 4TH AVE.
 DAVIE, FL 33314
 PHONE: (954) 689-7166
 FAX: (954) 689-7199

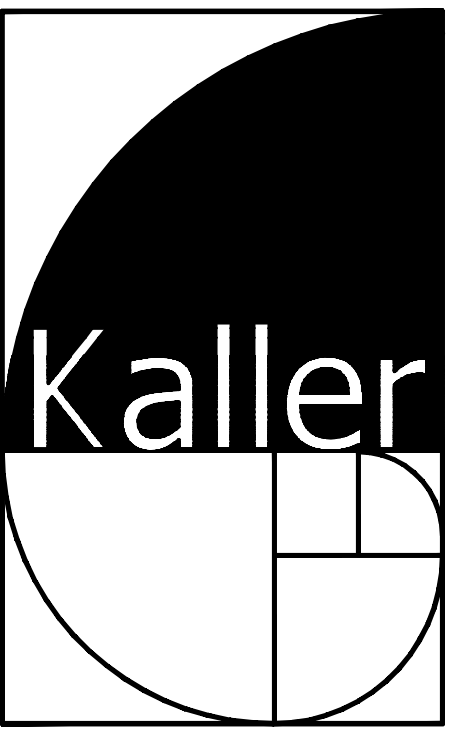
DRAWING INDEX

- | | |
|--|---|
| T-1 COVER SHEET | A-1 FIRST FLOOR PLAN |
| SURVEY | A-2 SECOND FLOOR PLAN |
| | A-3 THIRD FLOOR PLAN |
| | A-4 FOURTH FLOOR PLAN |
| SP-0 BUILDING DATA | A-5 ROOF PLAN |
| SP-1 SITE PLAN AND SITE DATA | A-6 BUILDING ELEVATION |
| SP-2 DUMPSTER AND SITE DETAILS | A-7 BUILDING ELEVATION |
| SP-3 SIGNAGE DETAILS | A-8 BUILDING ELEVATION |
| | A-9 BUILDING ELEVATION |
| C-1 PAVING AND DRAINAGE/ WATER AND SEWER | A-10 ACTIVE USES AND TRANSPARENCY |
| C-2 CONSTRUCTION DETAILS | A-11 CONTEXTUAL STREET ELEVATIONS |
| C-3 CONSTRUCTION DETAILS | A-12 FLOOR PLAN SETBACK DIAGRAM |
| C-4 EROSION CONTROL PLAN | A-13 SUITE AND ROOM BLOW-UP FLOOR PLAN |
| LP-1 LANDSCAPE PLAN AND DETAILS | A-14 ELEVATIONS ALLOWABLE WALL OPENINGS |
| LP-2 LANDSCAPE PLAN AND DETAILS | |
| FP-1 FLOOD PROOFING PLAN | |

LOCATION MAP



AERIAL



JOSEPH B. KALLER
 +
 ASSOCIATES PA
 AIA# 20801212
 2417 Hollywood Blvd. Hollywood, Florida 33020
 (954) 520 5746 phone - (954) 520 2841 fax
 kaller@kallerarch.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0007239

PROJECT TITLE
 DOLPHIN HOTEL
 315 MCKINLEY STREET
 HOLLYWOOD FLORIDA 33020

SHEET TITLE
 TITLE PAGE
 FINAL TAC

REVISIONS

No.	DATE	DESCRIPTION
1	12-10-15	PRELIM. TAC

PROJECT No.: 14165
 DATE: 11-10-15
 DRAWN BY: THS
 CHECKED BY: JMK

SHEET

T-1

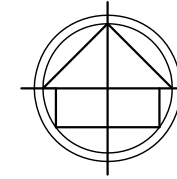
1 OF 1

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ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP (NTS)



LAND DESCRIPTION:

LOTS 5, 6, 7 AND 8, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FROM AUGUST 15, 2014 TO OCTOBER 29, 2015. FILE NUMBER : 1062-3460200
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK © HAYES STREET & BROWARDWALK. ELEVATION=6.05' (NAVD88)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
-E-	OVERHEAD UTILITY LINE
EB	ELECTRIC BOX
MLP	METAL LIGHT POLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK
PRM	PERMANENT REFERENCE MONUMENT
FDH	FOUND DRILL HOLE
GM	GAS METER

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER:1062-3460200, FROM AUGUST 15, 2014 TO OCTOBER 29, 2015), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

____ THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 11/04/15 FOR THE FIRM BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7813-15

CLIENT :
NOCHUM LABROWSKI

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	11/04/15	SKETCH	AM	REC
REVISED SURVEY ADDED NET/GROSS AREAS	12/11/15	-----	REC	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
315 & 319 MCINLEY STREET

SCALE: N/A

SHEET 1 OF 2



ALTA/ACSM LAND TITLE SURVEY

NET SITE AREA = 13672 SQ.FT./0.3139 AC.
 GROSS SITE AREA = 17671 SQ.FT./0.4057 AC.
 (GROSS AREA TO CENTERLINE OF RIGHTS-OF-WAY)

LOT 16
BLOCK 10
OWNER: NEBRASKA STREET APARTMENTS BLLC

LOT 17
BLOCK 10
OWNER: MARIA OLIVERA

LOT 18
BLOCK 10
OWNER: AVENTURA 1973 LLC

LOT 20
BLOCK 10
OWNER: 212ON SURF LLC (1/2")

LOT 9
BLOCK 10
OWNER: HOLLYWOOD RU-VEL CO-OP

LOT 8
BLOCK 10

LOT 6
BLOCK 10

LOT 5
BLOCK 10

LOT 7
BLOCK 10

1 STORY CBS BUILDING
BLDG HEIGHT=11.00'
FLOOR ELEVATION=8.78'

BLDG FOOTPRINT AREA=3,015 SQ.FT.

1 STORY CBS BUILDING
BLDG HEIGHT=15.50'
FLOOR ELEVATION=8.65'

ASPHALT PARKING
4 SPACES

ASPHALT PARKING
3 SPACES

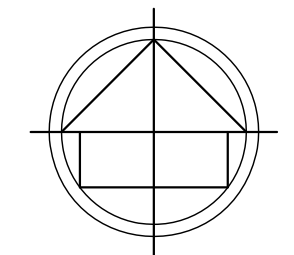
ASPHALT PARKING
2 SPACES

ASPHALT PARKING
3 SPACES

162.05'(FIELD)
162.00'(PLAT)

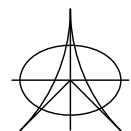
ASPHALT PAVEMENT
MCKINLEY STREET
PUBLIC DEDICATED RIGHT-OF-WAY
TOTAL RIGHT-OF-WAY WIDTH=40.00 FEET

SURF ROAD
PUBLIC DEDICATED RIGHT-OF-WAY
TOTAL RIGHT-OF-WAY WIDTH=15.00 FEET



COASTAL CONSTRUCTION CONTROL LINE
DATED: 11/17/1981
(RECORDED IN MISC. P.B. 6, PG. 10, B.C.R.)

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7813-15

CLIENT :
NOCHUM LABROWSKI

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	11/04/15	SKETCH	AM	REC
REVISED SURVEY ADDED NET/GROSS AREAS	12/11/15	-----	REC	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
315 & 319 MCKINLEY STREET

SCALE: 1" = 16'

SHEET 2 OF 2

AREA OF ROOMS

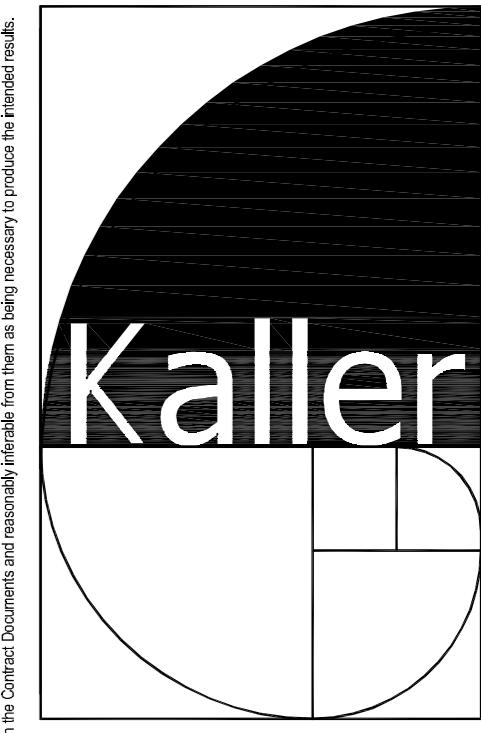
LOCATION	ROOM #	ROOM NAME	AREA		NET AREA		BEDS /BATHS
			AC	ROOM BALCONY	AC	BALCONY	
2ND FLOOR	1	201	502	280	3160	1474	1/1
	2	202	502	280			1/1
	3	203	502	280			1/1
	4	204	504	271			1/1
	5	205	386	122			1/1
	6	206	376	119			1/1
	7	207	388	122			1/1
3RD FLOOR	8	301	504	123	4754	897	1/1
	9	302	480	120			1/1
	10	303	514	72			1/1
	11	304	504	70			1/1
	12	305	504	70			1/1
	13	306	504	70			1/1
	14	307	504	70			1/1
	15	308	519	67			1/1
	16	309	366	118			1/1
	17	310	355	117			1/1
4TH FLOOR	18	401	504	97	4754	874	1/1
	19	402	480	120			1/1
	20	403	514	72			1/1
	21	404	504	70			1/1
	22	405	504	70			1/1
	23	406	504	70			1/1
	24	407	504	70			1/1
	25	408	519	67			1/1
	26	409	366	122			1/1
	27	410	355	116			1/1
TOTAL NET AREA					12668	3245	

TYPE OF ROOMS

LOCATION	ROOM NAME	ROOM TYPE	ROLL-IN SHOWER	HC BATHS	COMMUN.
2ND FLOOR	201	DOUBLE SUITE			
	202	KING SUITE			
	203	KING SUITE		X	X
	204	KING SUITE			
	205	KING			
	206	DOUBLE			X
	207	KING			
3RD FLOOR	301	KING SUITE			
	302	KING			
	303	KING SUITE			
	304	DOUBLE SUITE			
	305	KING SUITE			
	306	DOUBLE SUITE			
	307	DOUBLE SUITE			
	308	KING SUITE			
	309	KING			
	310	KING			X
4TH FLOOR	401	KING SUITE			
	402	DOUBLE			
	403	DOUBLE SUITE			
	404	KING SUITE			
	405	KING SUITE			
	406	DOUBLE SUITE			
	407	KING SUITE		X	X
	408	KING SUITE			
	409	KING			
	410	KING			
TOTAL			0	1	3

AREA OF BUILDING

LOCATION	SPACE	AREA		NET AREA		
		AC	NON AC	AC	NON AC	
1ST FLOOR	RETAIL	1169		1916	8316	
	LOBBY	588				
	TRASH ROOMS	150				
	ELEVATOR		80			
	STAIRWELLS		310			
	GARAGE		7926			
2ND FLOOR	LOBBY/ LOUNGE	1282		6809	2582	
	SUN DECK		798			
	OFFICE	144				
	REST ROOMS	370				
	MECH./ ELEC.	341				
	CORRIDOR	838				
	STORAGE	132				
	KITCHEN	313				
	LAUNDRY	229				
	STAIRWELLS		310			
	HOTEL ROOMS	3160				
	BALCONIES		1474			
3RD FLOOR	PATIO/ CORR.		1568	4754	2775	
	HOTEL ROOMS	4754				
	BALCONIES		897			
	STAIRWELLS		310			
4TH FLOOR	CORRIDOR		1076	4754	2340	
	HOTEL ROOMS	4754				
	BALCONIES		874			
	STAIRWELLS		310			
ROOF DECK	REST ROOMS		136		5609	
	ROOF DECK		5163			
	STAIRWELLS		310			
TOTAL NET AREA					18224	21622



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920-5746 phone (954) 926-2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
SITE AND
BUILDING DATA

REVISIONS		
No.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 14165
DATE: 11-10-15
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-0
1 OF 4

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004



JOSEPH B. KALLER ASSOCIATES PA
 AA# 26001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 (954) 920-5746 phone (954) 926-2841 fax
 kaller@bellsouth.net

SEAL
 JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 DOLPHIN HOTEL
 315 MCKINLEY STREET
 HOLLYWOOD FLORIDA 33020

SHEET TITLE
 SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC
2	1-19-16	FINAL TAC

PROJECT No.: 14165
 DATE: 11-10-15
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET
SP-1
 2 OF 4

SITE DATA

LEGAL DESCRIPTION
 LOTS 5, 6, 7 AND 8, IN BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES
 315 MCKINLEY STREET
 HOLLYWOOD, FL 33019

SITE INFORMATION
 EXISTING ZONING: BEACH RESORT COMMERCIAL DISTRICT - BRT-25-C
 LAND USE DESIGNATION: GENERAL BUSINESS
 NET LOT AREA: 13,672.0 SQUARE FEET
 GROSS LOT AREA: 17,671.0 SQUARE FEET (0.40 AC)
 DENSITY: ALLOWED 50 ROOMS PER GROSS AC 67.5 ROOMS PER GROSS AC
 0.40 X 50 = 20 ROOMS (REQUESTING AN ADDITIONAL 7 HOTEL ROOMS FROM THE HOTEL DENSITY POOL BASED ON HAVING A LOT GREATER THAN OR EQUAL TO 17,000 SF)

PARKING:

	REQUIRED	PROVIDED
UNITS	1 PER ROOM = 27 SPACES	27 SPACES
RETAIL AND OFFICES	1 PER 1,000 SF = 2 SPACES	15 SPACES
TOTAL	= 29 SPACES	42 SPACES

LOADING:

	REQUIRED	PROVIDED
UNITS	1 PER 50 - 100 ROOMS = 0 SPACES	0 SPACES
RETAIL	1 PER +10,000 SF = 0 SPACES	0 SPACES

A SMALLER LOADING AREA HAS BEEN PROVIDED

SETBACKS:

	REQUIRED		PROVIDED	
	BASE	TOWER	BASE	TOWER
(a) SURF ROAD (EAST)	10'-0"	15'-0"	10'-0"	15'-0"
(b) INTERIOR (NORTH)	5'-0"	15'-0"	5'-0"	15'-0"
(c) CROSS STREET (SOUTH)	20'-0"	25'-0"	5'-0" RETAIL	25'-0"
(d) INTERIOR (WEST)	5'-0"	15'-0"	5'-0"	15'-0"

* CROSS STREET BUILDING BASE SETBACKS MAY BE A MINIMUM OF 10'-0" FOR UP TO 40% OF THE SITE FRONTAGE.
 ** CROSS STREET, A1A AND SURF ROAD BUILDING TOWER SETBACKS MAY MATCH BUILDING BASE SETBACKS FOR UP TO 40% OF THE SITE FRONTAGE.

PERVIOUS AREA: FIRST FLOOR - 2101 S.F. (15.4%)
IMPERVIOUS AREA: FIRST FLOOR - 11571 S.F. (84.6%)

LANDSCAPED AREAS:

1ST FLOOR	2101 S.F.
2ND FLOOR	233 S.F.
3RD FLOOR	427 S.F.
4TH FLOOR	0 S.F.
ROOF	417 S.F.
ROOF	3178 S.F.

BUILDING SUMMARY

	ALLOWED	PROVIDED
BUILDING HEIGHT:	50'-0"	50'-0"

BUILDING AREAS:

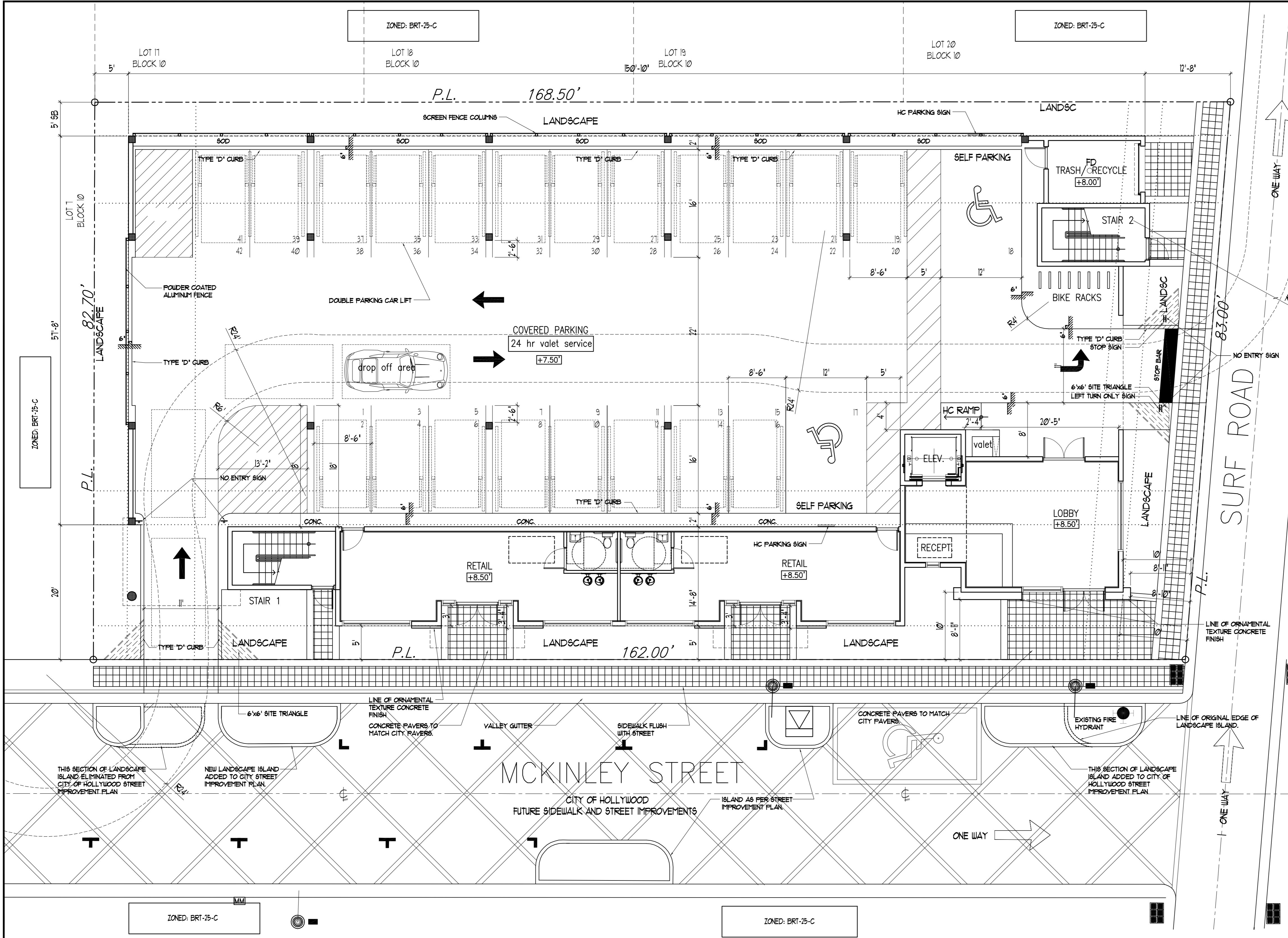
	INTERIOR	COVERED TERRACES/ BALCONIES	GROSS
FIRST FLOOR	2297 S.F.		
SECOND FLOOR	7119 S.F.	2272 S.F.	
THIRD FLOOR	5064 S.F.	2465 S.F.	
FOURTH FLOOR	5064 S.F.	1950 S.F.	
FIFTH FLOOR	446 S.F.	5163 S.F.	
TOTAL	19,990 S.F.	11,850 S.F.	21,840 S.F.

VARIANCES:

	REQUIRED	PROVIDED
PARKING	29 SPACES	42 VALET PARKING SPACES PARKING LIFTS
RETAIL ACTIVE LINER	15'-0" DEEP	14'-9" DEEP
ROOM ACCESS	CLOSED CORRIDOR	OPEN TERRACE
LOBBY ENTRY DOOR RECESS	3'-0"	0'-0"



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



LEGEND:

- SIDE WALK PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
- LINE OF REQUIRE SETBACK
- LINE OF ROOF/ CANOPY OR BALCONY ABOVE
- BALCONY/ ROOF DECK AREAS
- POOL DECK AREAS
- POWDER COATED ALUMINUM FENCE
- DESIGNATED LOADING ZONE

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #2-2011-026

- RADIANT BARRIER
 - ROOF - SEALOFLEX COOL ROOF - REFLECT WHITE
 - WALLS - AL-FOIL REFLECTIVE
- WINDOWS AND GLAZING
 - LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
- DOORS
 - INSULATED AND FIRE RATED
- ENERGY STAR ROOFING
 - SEALOFLEX COOL ROOF - REFLECTO WHITE
- PROGRAMMABLE THERMOSTATS
- OCCUPANCY SENSORS
 - DUAL FLUSH TOILETS
 - 80% OF PLANT MATERIAL NATIVE
 - ENERGY EFFICIENT OUTDOOR LIGHTING
 - INSULATED PIPING
 - RECYCLING AREA
 - ENERGY STAR APPLIANCES
 - ONE LOW FLOW SHOWER HEAD
- POOL SOLAR WATER HEATING SYSTEM
- PERVIOUS PAVEMENT
- 80% OF PLANTS AND TREES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS
- ENERGY EFFICIENT OUTDOOR LIGHTING
- ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE
- TANKLESS WATER HEATERS
- 20 MERV 8 AC FILTERS

ADDITIONAL PRACTICES

- 8" REINFORCED CONCRETE ROOF STRUCTURE
- ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION
- ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES
- DEEP OVERHANGS AT ROOF AND BALCONY LEVELS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C ZONING DISTRICT.

NOTE: BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE: ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 9'0" NAVD.

FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER FF.P.C. 2014 NFPA 101 SECTION 28.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

TURTLE LIGHTING ORDINANCE PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

NOTE: STACKED CARS WILL BE DESIGNED AROUND NFPA 1, EH1.

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SEAL

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PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
FIRST FLOOR PLAN

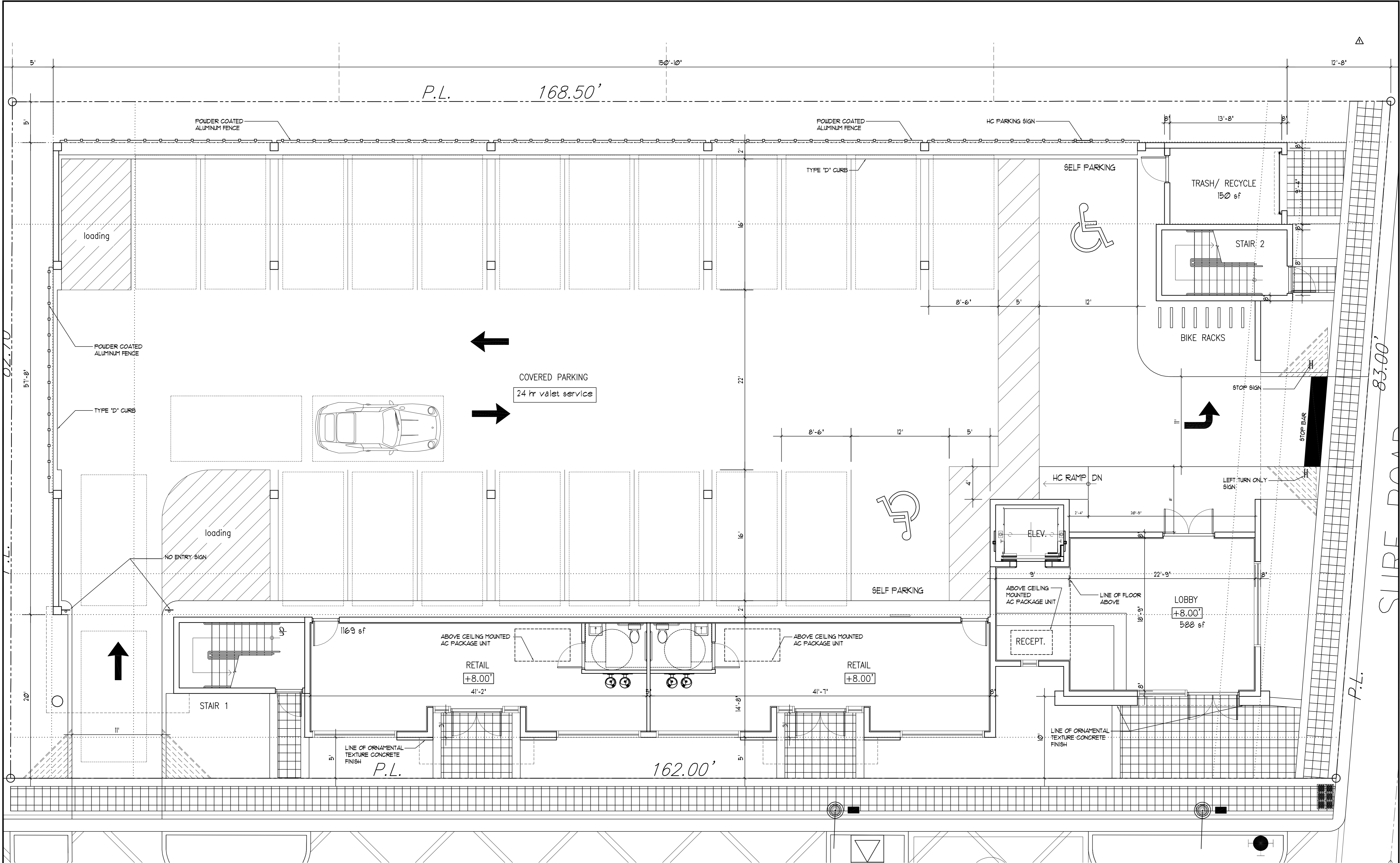
REVISIONS		
No.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

PROJECT No.: 14165
DATE: 11-10-15
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-1

1 OF 14



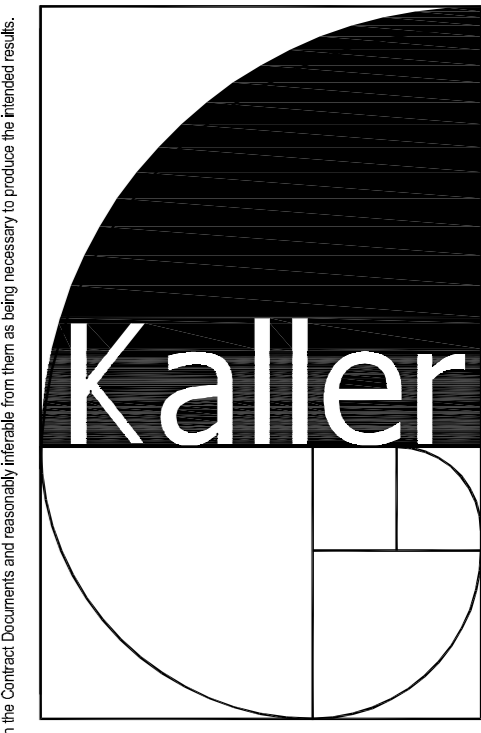
1 **FIRST FLOOR PLAN**

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



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SHEET TITLE
SECOND FLOOR PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

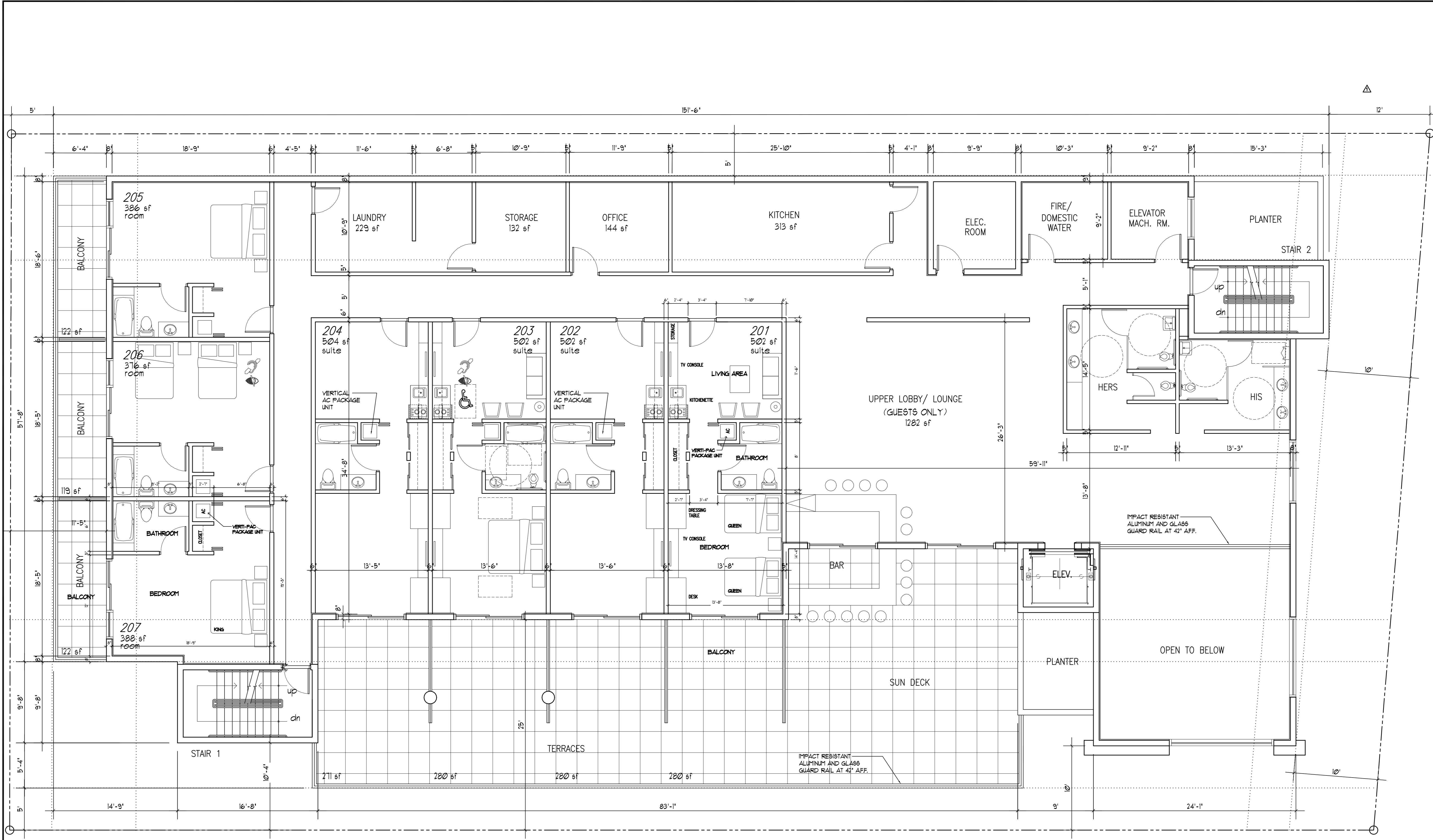
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SHEET

A-2

2 OF 14



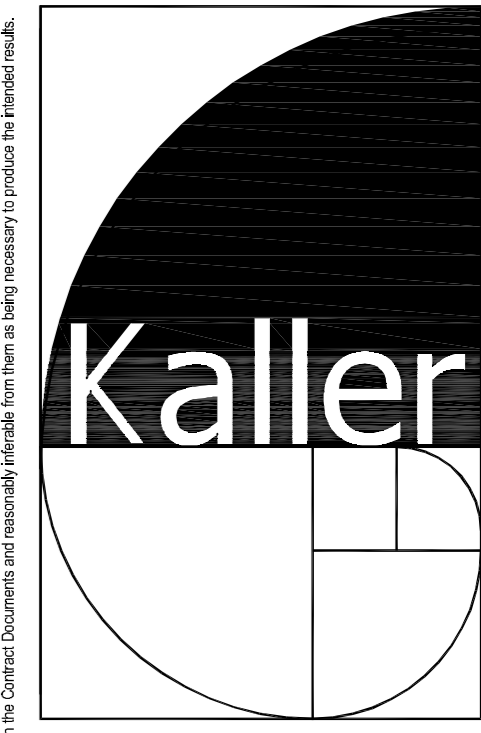
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SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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PROJECT TITLE
 DOLPHIN HOTEL
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SHEET TITLE
 THIRD FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

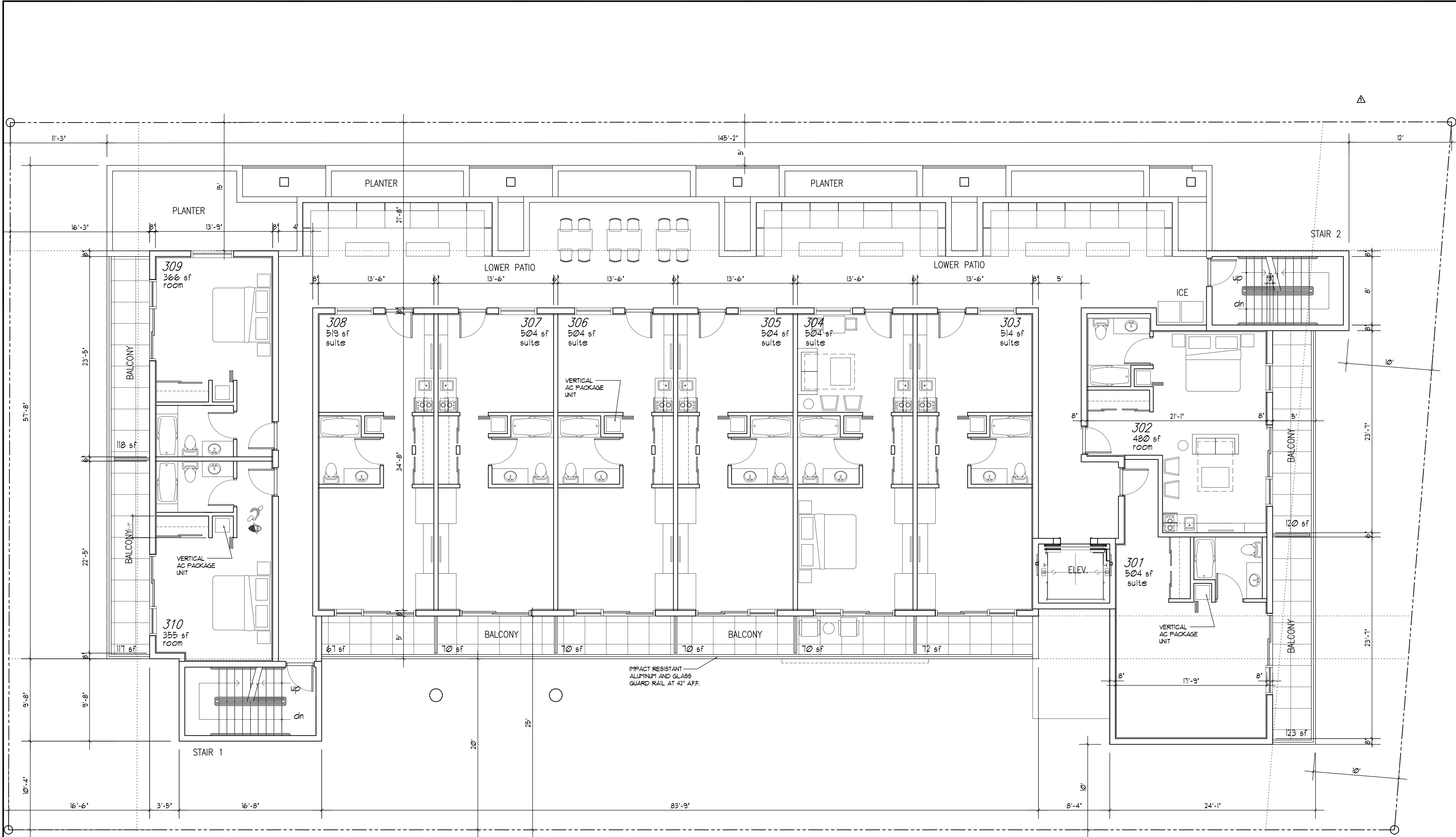
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SHEET

A-3

3 OF 14



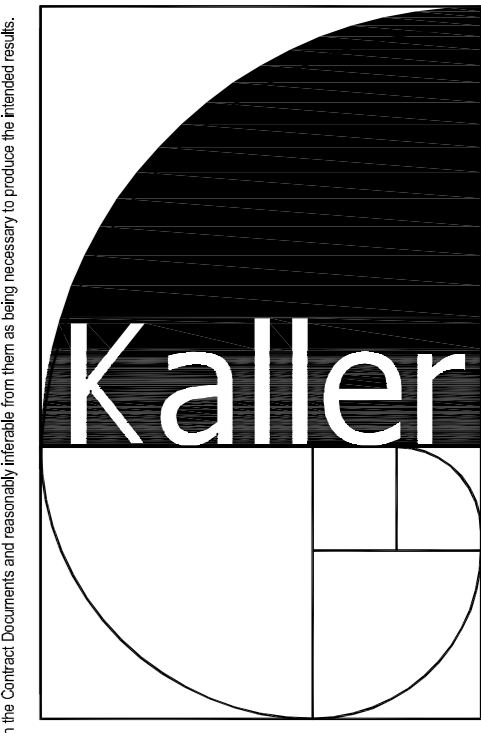
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THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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SHEET TITLE
FOURTH FLOOR PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

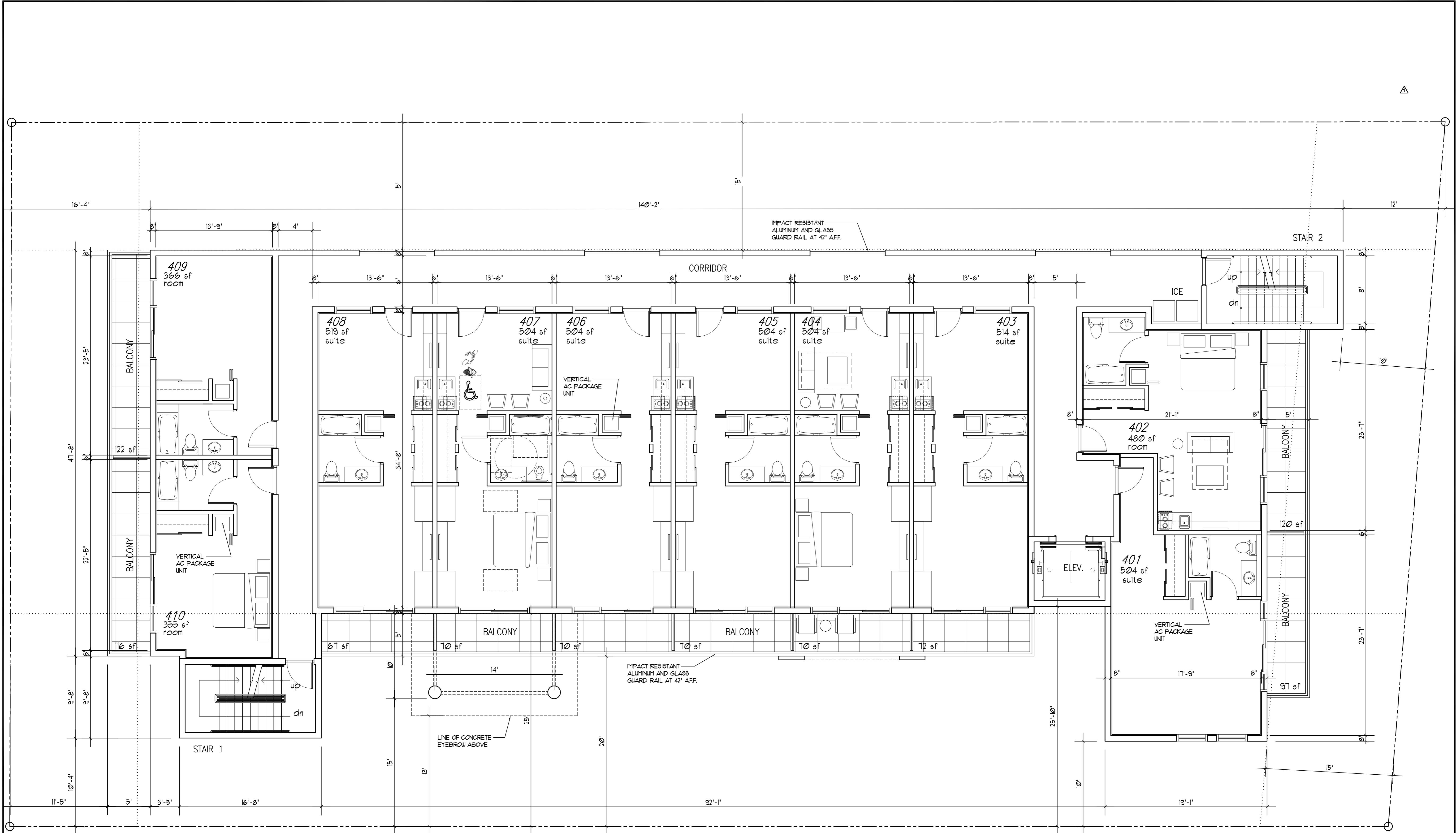
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SHEET

A-4

4 OF 14



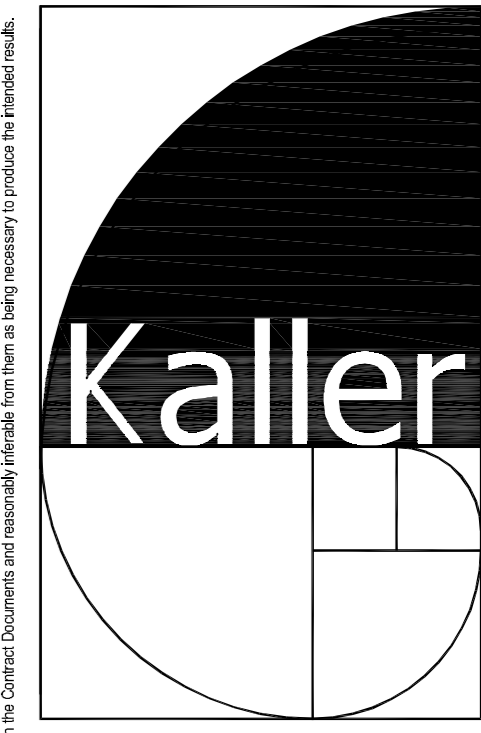
1 **FOURTH FLOOR PLAN**

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



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PROJECT TITLE
DOLPHIN HOTEL
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HOLLYWOOD FLORIDA 33020

SHEET TITLE
ROOF PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
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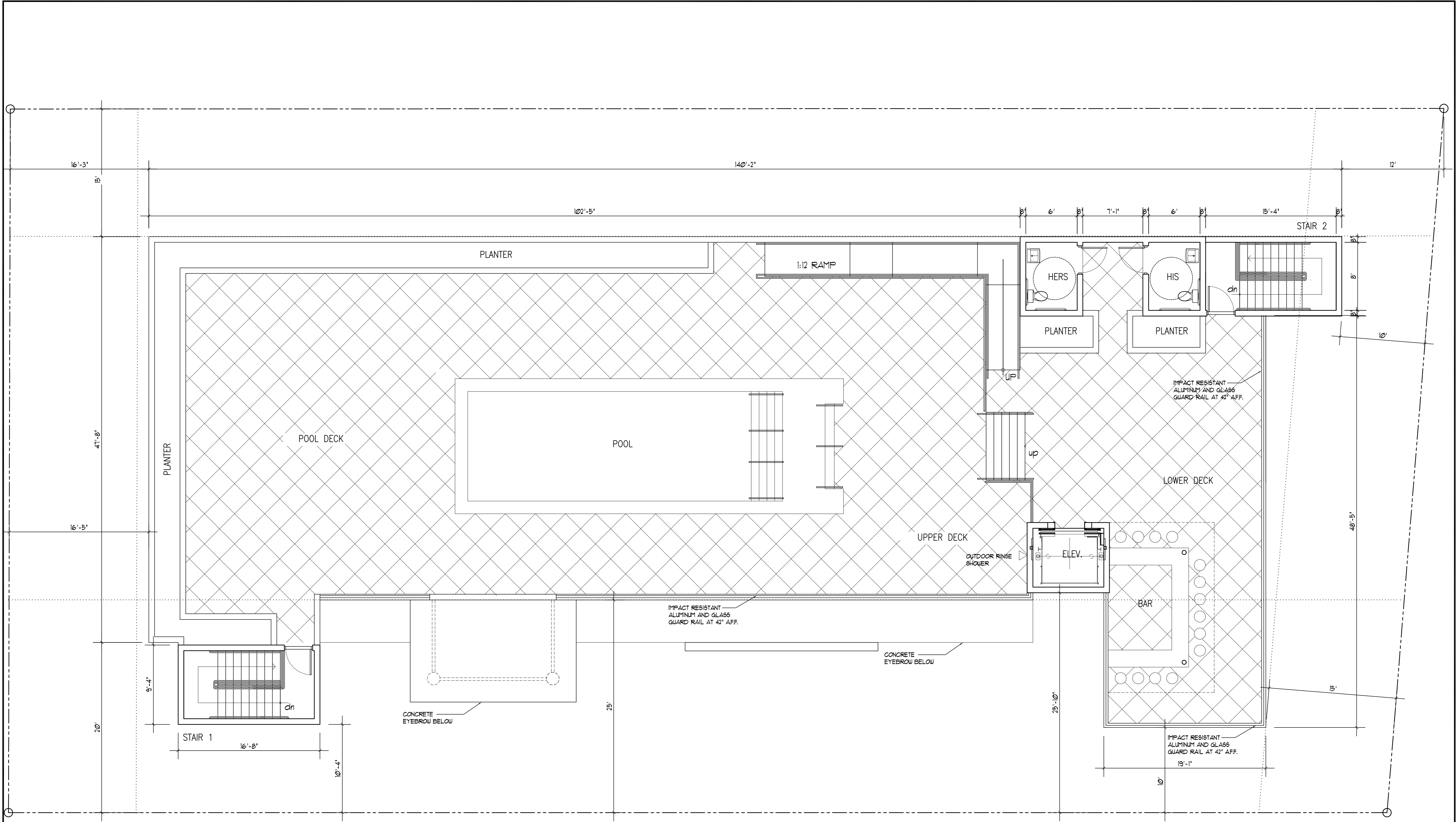
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SHEET

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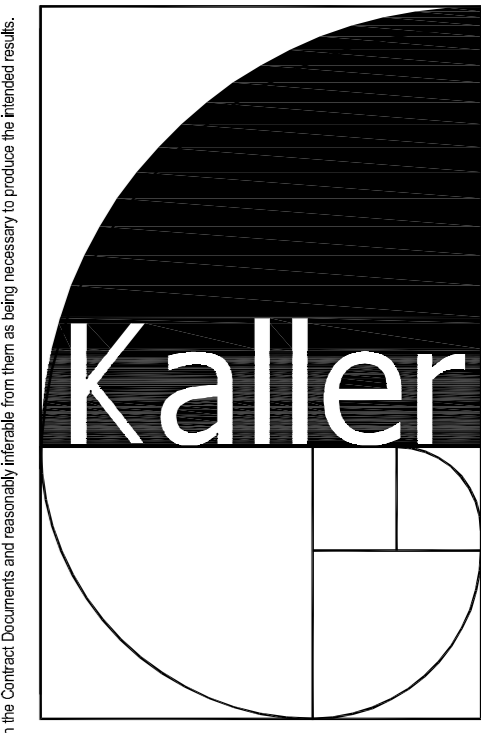


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1

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





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HOLLYWOOD FLORIDA 33020

SHEET TITLE
ELEVATIONS

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SHEET

A-6

6 OF 10



1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT DOORS.
2. TURTLE FRIENDLY TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. ARCHITECTURAL LASER CUT COPPER METAL PANEL
4. POWDER COATED BACK LIT TURTLE FRIENDLY REVERSE CHANNEL LETTER SIGNAGE
5. TURTLE FRIENDLY TINTED IMPACT RESISTANT WINDOWS
6. SMOOTH STUCCO WALL FINISH
7. 1" WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
8. REFUSE/ RECYCLING ENCLOSURE
9. CONCRETE EYEBROW
10. 42" MIN. HIGH POWDER COATED ALUMINUM/ TEMPERED GLASS GUARD RAILING
11. ORNAMENTAL SEALED TEXTURED RAW CONCRETE FINISH
12. IMPACT RESISTANT ROLL-UP DOOR
13. IMPACT RESISTANT HOLLOW METAL DOOR
14. CYLINDRICAL CONCRETE COLUMNS
15. COMPOSITE WOOD TRELLIS
16. 42" MIN. HIGH HORIZONTAL PICKET GUARD RAILING
17. NOT USED
18. FIXED VENTILATION LOUVRES WITH FUSABLE LINKS
19. POWDER COATED ALUMINUM FENCE
20. POWDER COATED ALUMINUM BALCONY SCREEN DIVIDER
21. DECORATIVE 'COPPER' BOX

1 SOUTH ELEVATION

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

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SHEET TITLE
ELEVATIONS

REVISIONS

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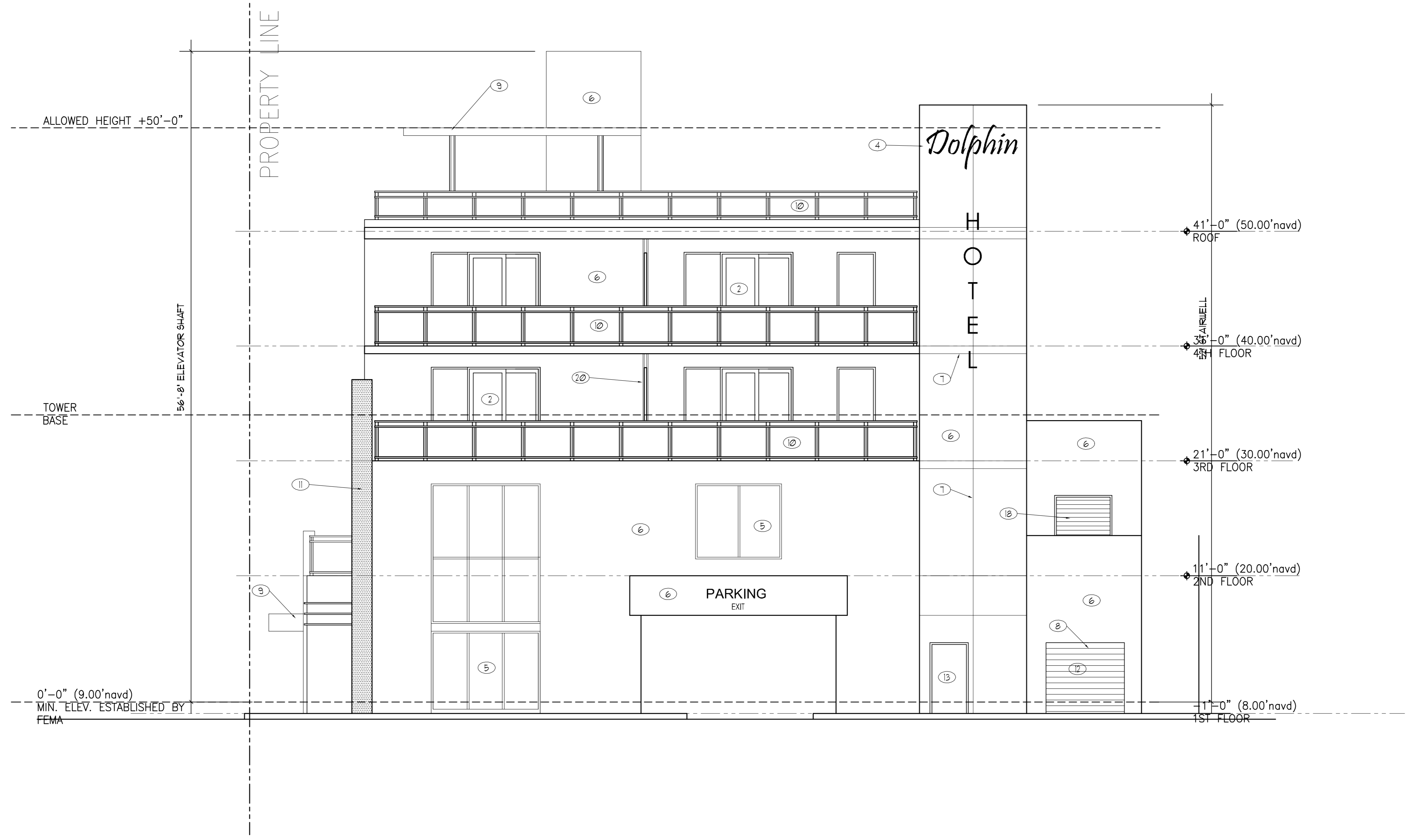
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SHEET

A-7

7 OF 10



- 1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT DOORS.
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1 EAST ELEVATION

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

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 DOLPHIN HOTEL
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 HOLLYWOOD FLORIDA 33020

SHEET TITLE
 ELEVATIONS

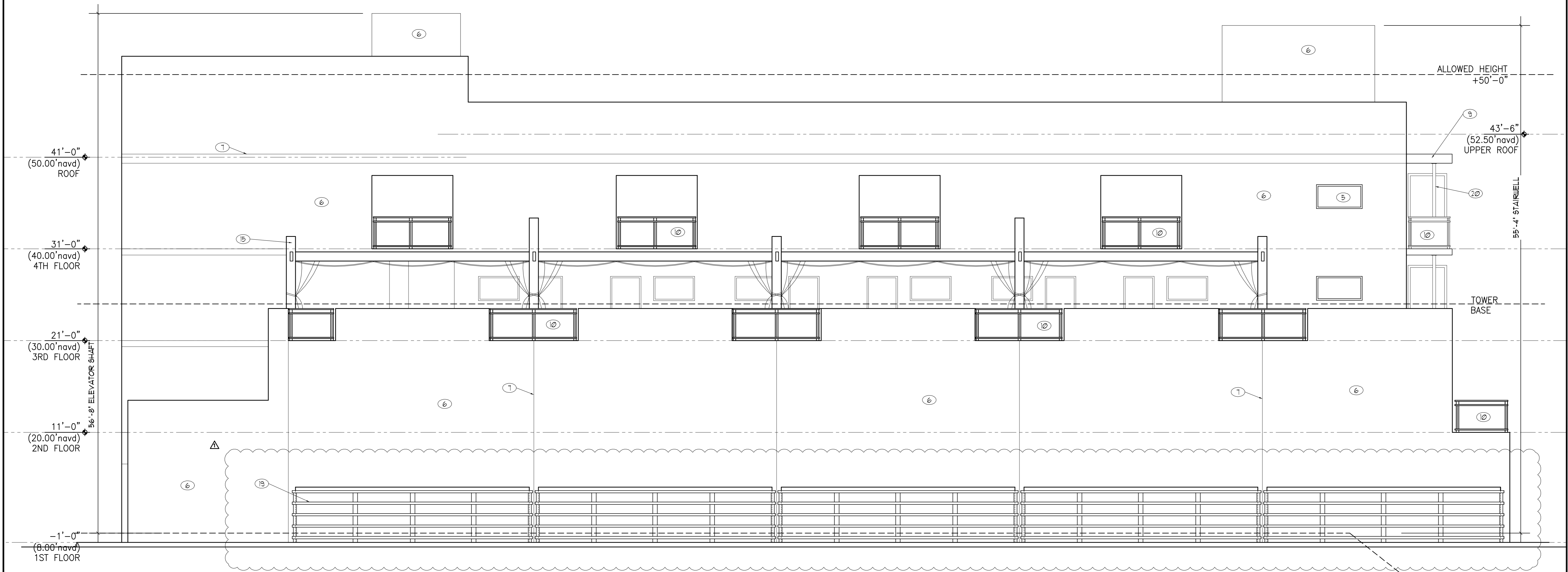
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SHEET
A-8
 8 OF 10



- 1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT DOORS.
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- 21. DECORATIVE 'COPPER' BOX

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

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PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
ELEVATIONS

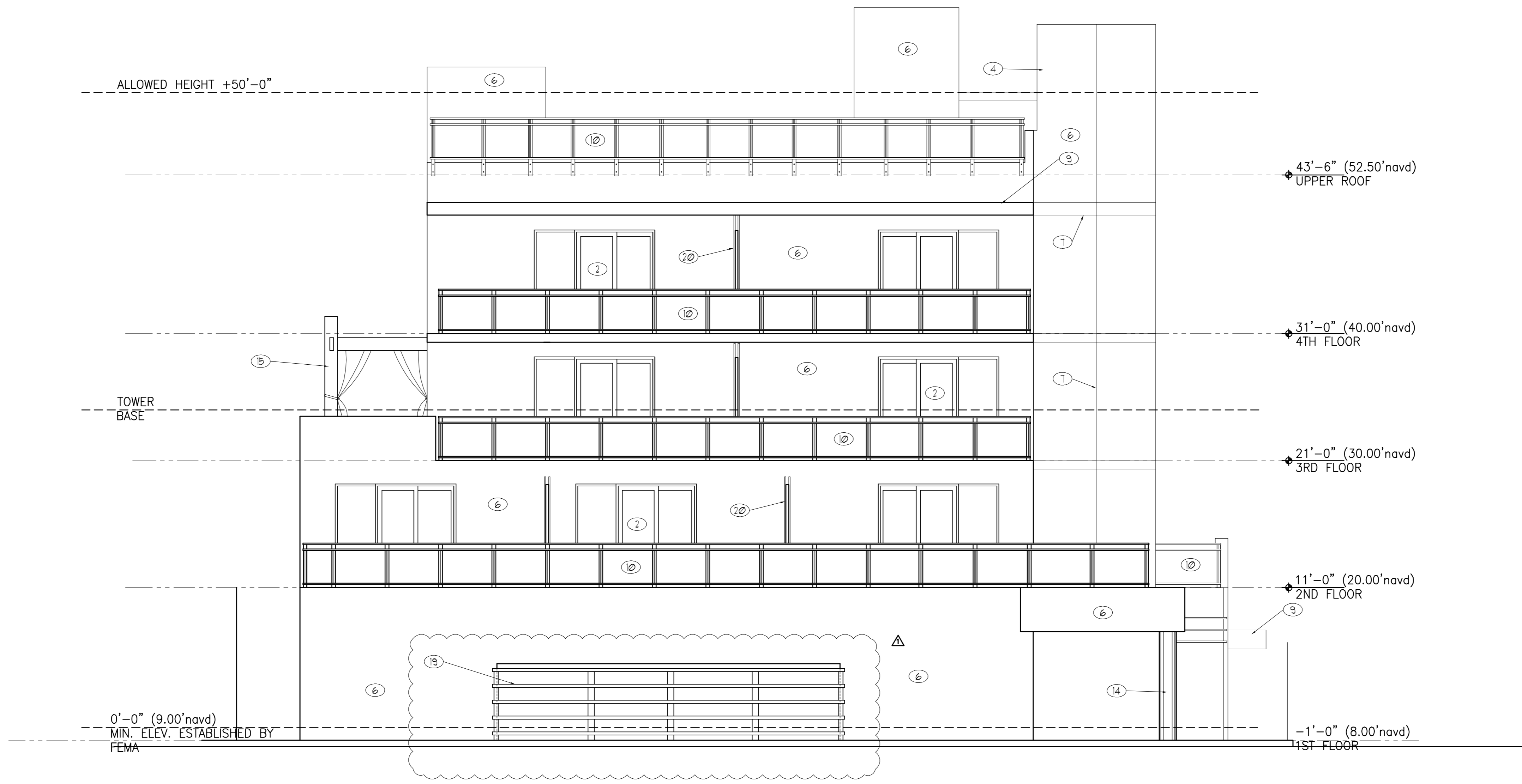
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SHEET
A-9

9 OF 10



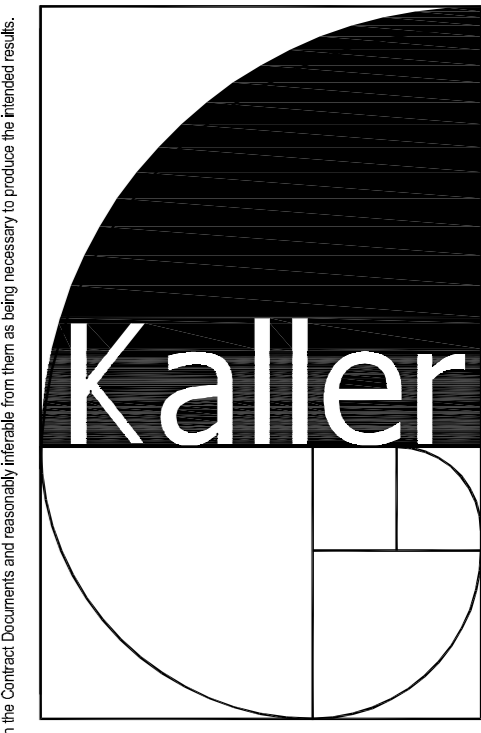
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1

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

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 DOLPHIN HOTEL
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SHEET TITLE
 TYPICAL SUITE PLAN
 KITCHENETTE DETAILS

REVISIONS

No.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

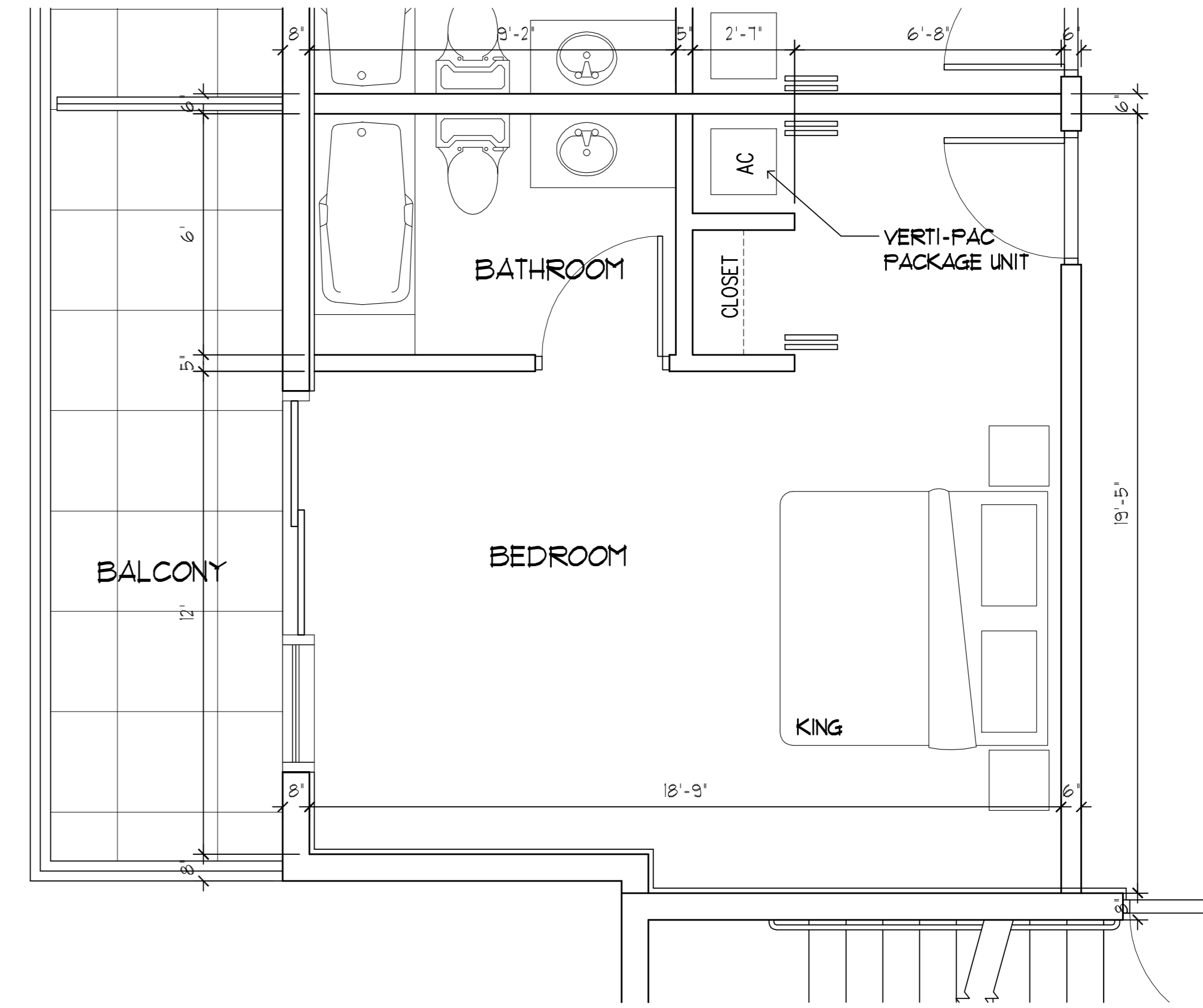
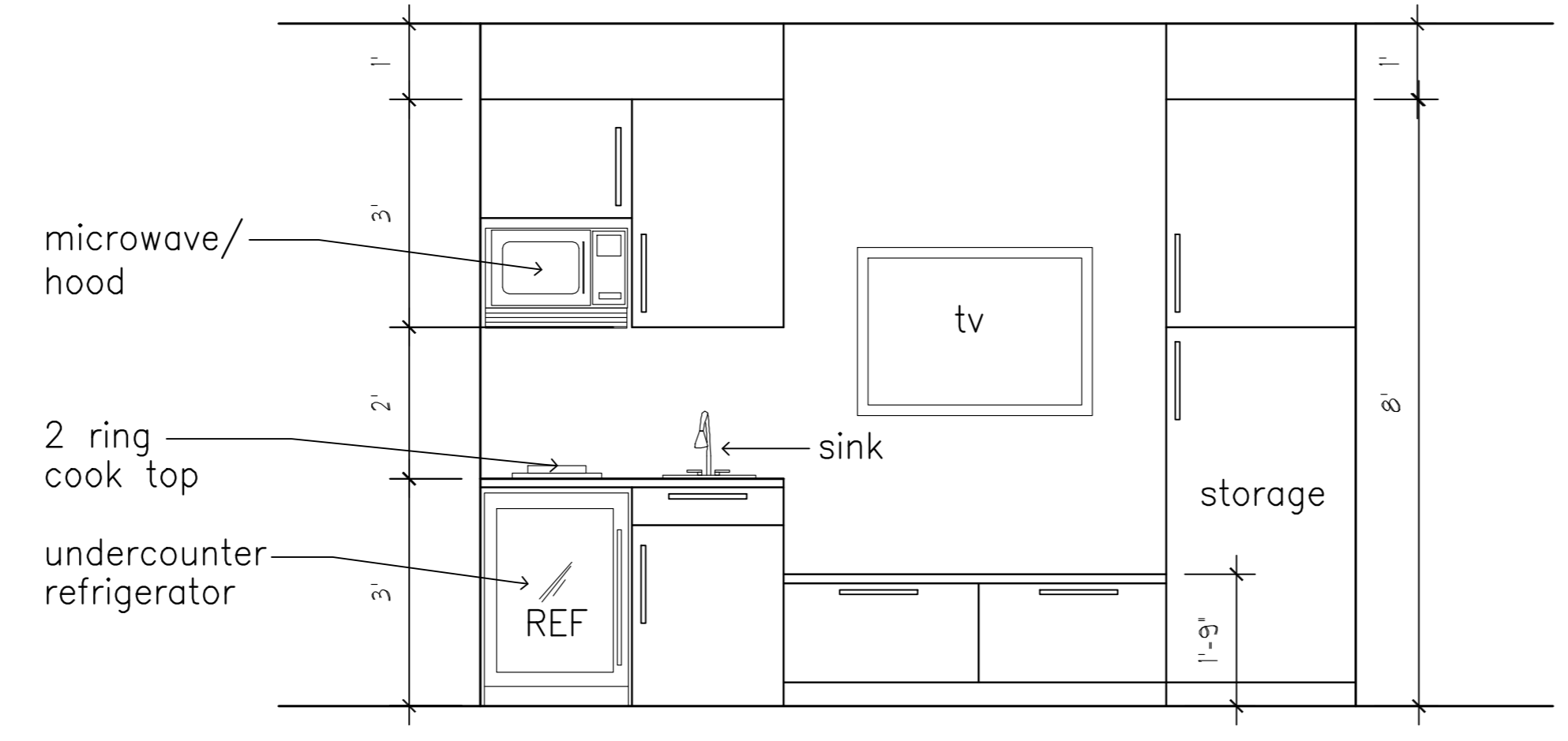
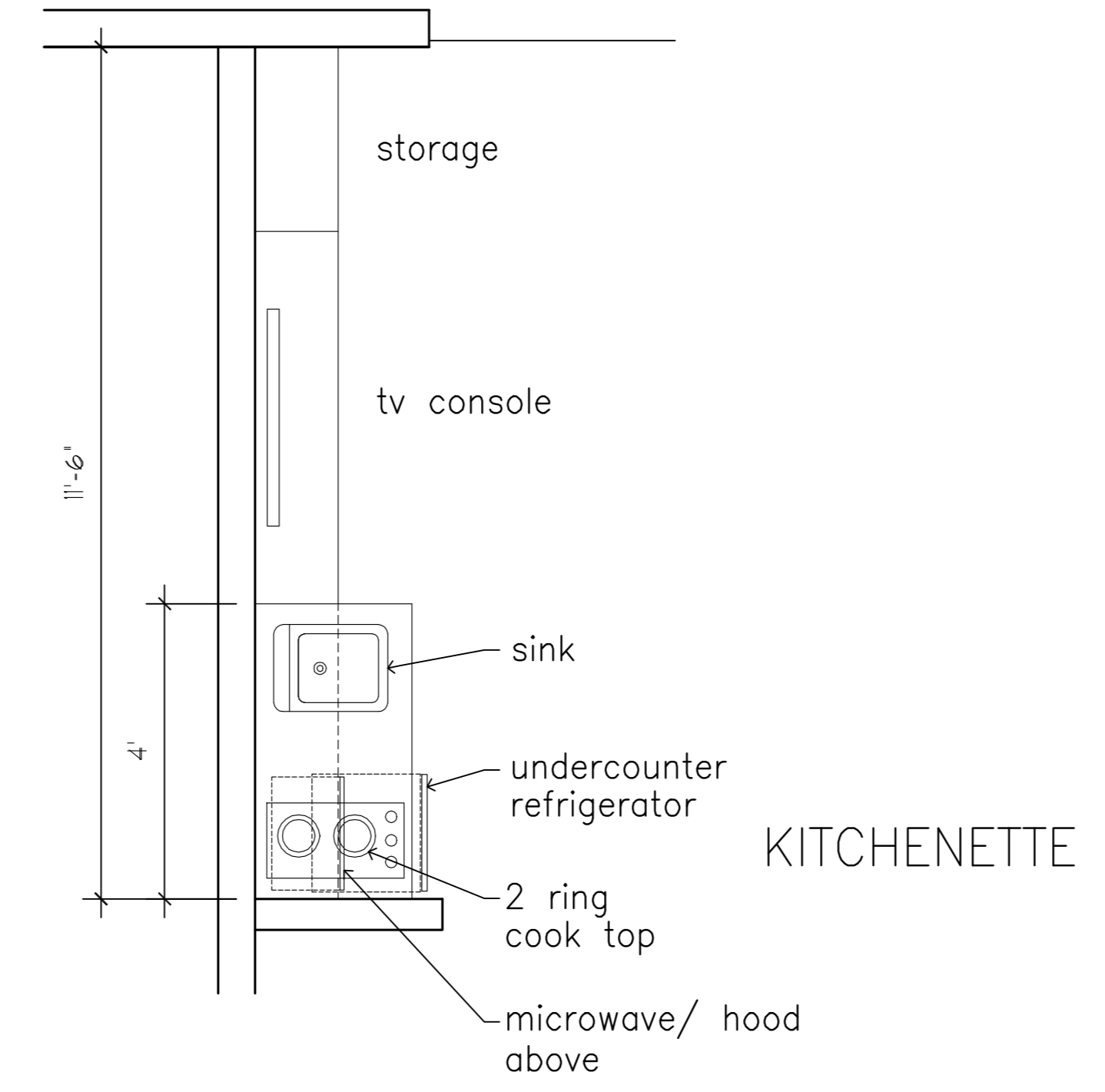
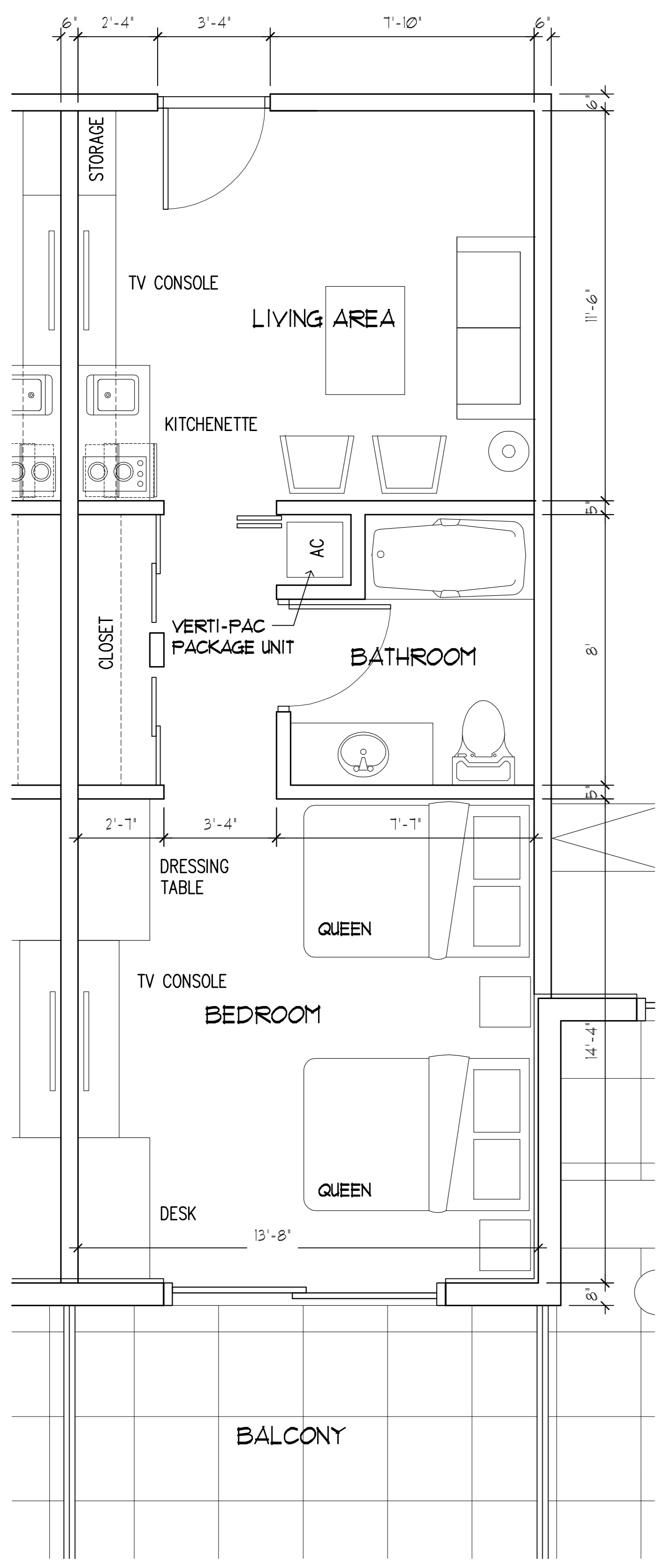
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PROJECT No.: 14165
 DATE: 11-10-15
 DRAWN BY: TMS
 CHECKED BY: JBK

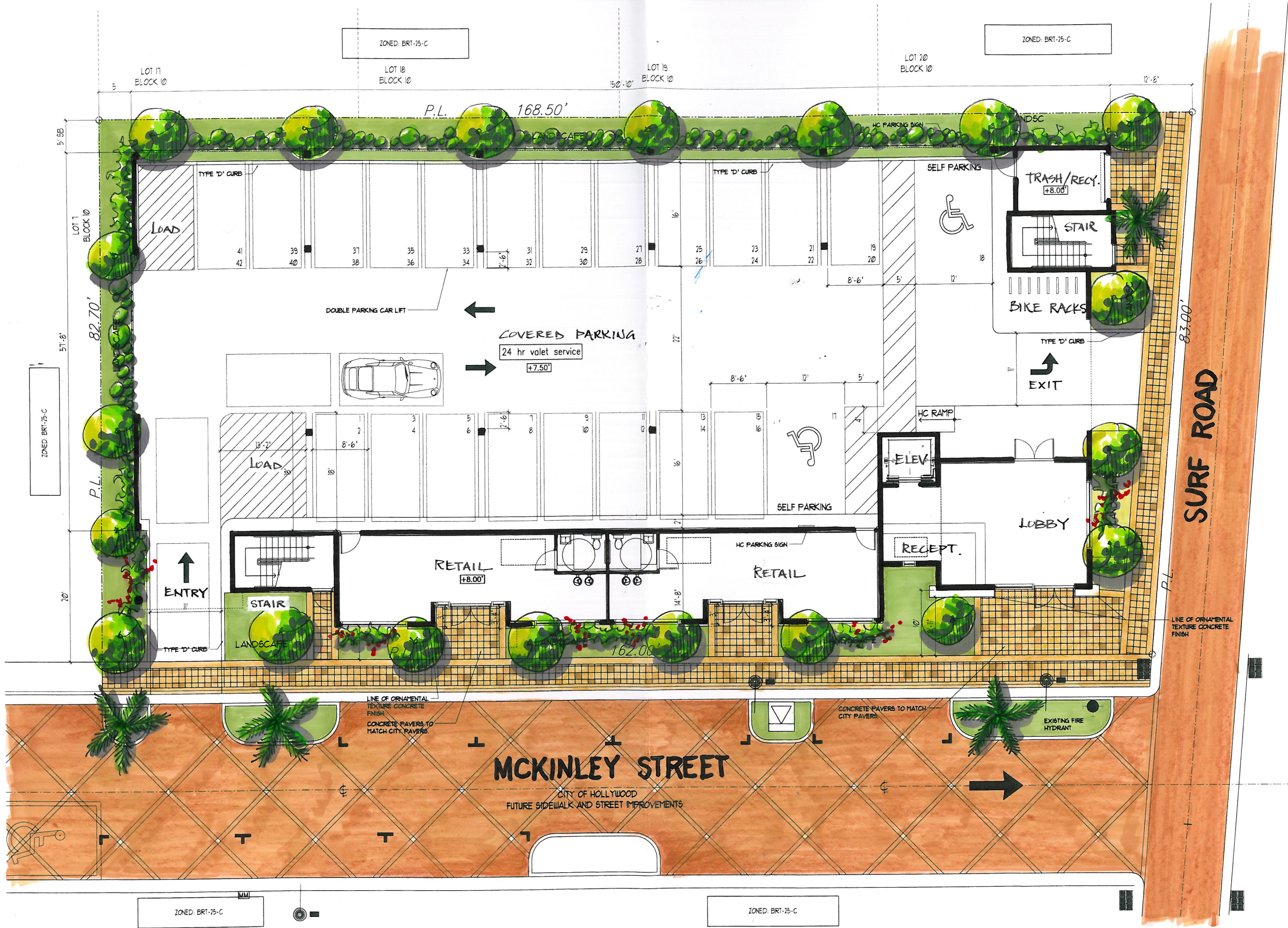
SHEET

A-13

13 OF 14



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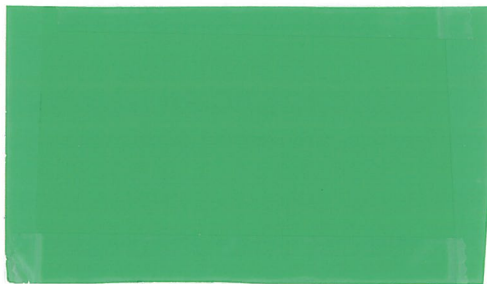


Dolphin HOTEL

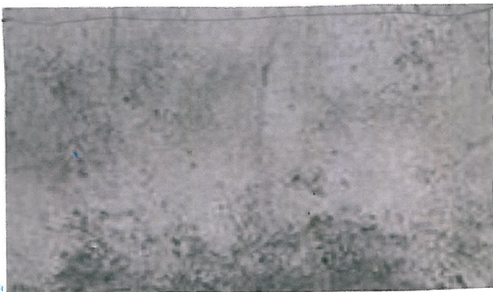
315 MCKINLEY STREET HOLLYWOOD FL



MAIN BUILDING COLOR
benjamin moore
winter white OC-21



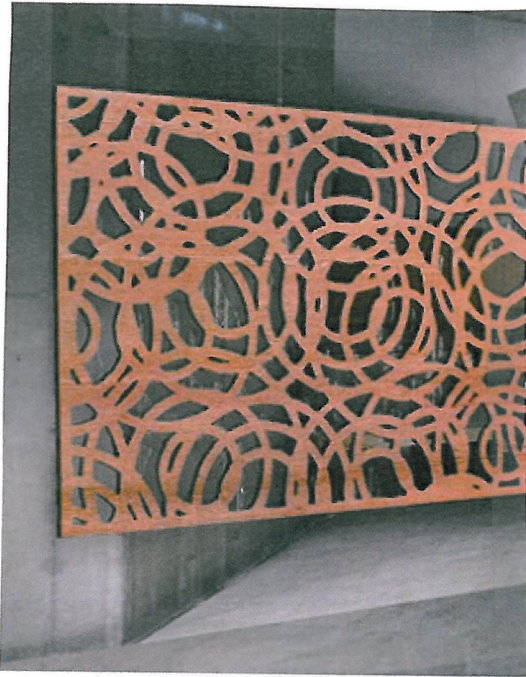
ACCENT COLOR
benjamin moore
aurora borealis 565



ACCENT COLOR
sealed texture concrete

Dolphin HOTEL

315 MCKINLEY STREET HOLLYWOOD FL

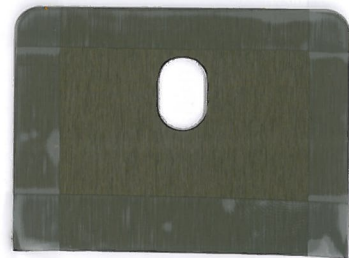


ENTRY FEATURE
laser cut metal panels
copper

ACCENT COLOR
copper



ACCENT COLOR
bronze



Dolphin HOTEL

315 MCKINLEY STREET HOLLYWOOD FL



ALUMINUM AND GLASS
RAILING

HORIZONTAL PICKET
ALUMINUM RAILING WITH
WOOD TOP RAIL



RETAIL ENTRY CANOPY



2120 N. SURF



315 MCKINLEY ST.



345 MCKINLEY ST.



2012 N. SURF



2104 N. SURF



320 MCKINLET ST (south)



320 MCKINLET ST (north)



2012 N. SURF



2012 N. SURF