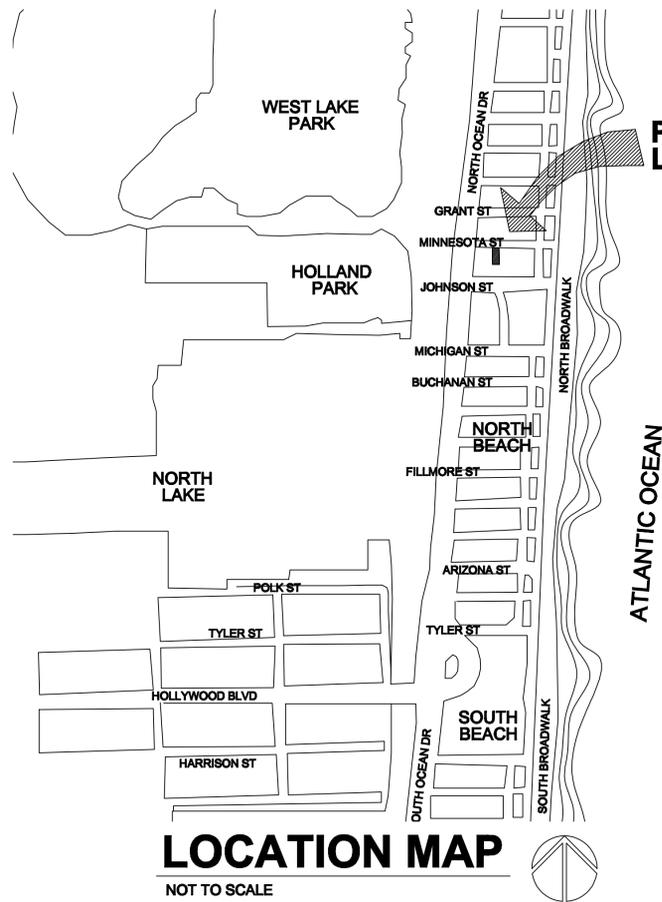
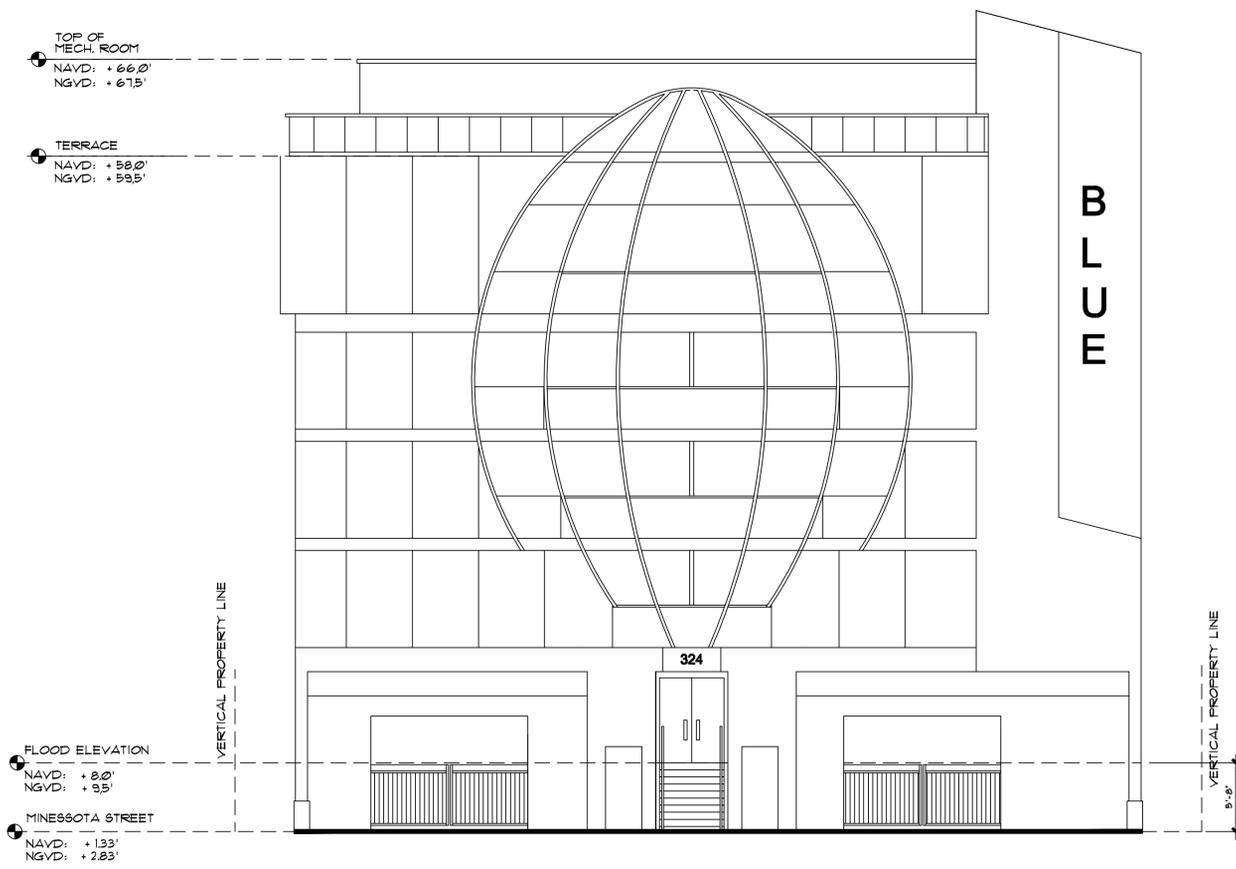


The Blue Building

Executive Hotel Suite and Office



PROPERTY LOCATION



INDEX OF DRAWINGS

ARCHITECTURE	
A-CP	INDEX OF DRAWINGS COVER PAGE AND CONTACT LIST LOCATION MAP
A-0	ALTA SURVEY LEGAL DESCRIPTION
A-01	SCHEDULE OF AREAS SITE PLAN
A-02	PROJECT CODE COMPLIANCE GREEN BUILDING PRACTICES FIRE HYDRANTS LOCATION
A-1	PROJECT GENERAL DESCRIPTION BASE FLOOD ELEVATION
A-2	GROUND FLOOR MAIN ACCESS MAIN ENTRANCE ADA ACCESSIBLE PATH ADA VERTICAL LIFT DETAIL
A-3	STREET FEATURES VISUAL TRIANGLE
A-4	SECOND FLOOR PLAN HANDICAPPED HOTEL ROOM DISTRIBUTION SKY-TOWER PARKING
A-4-1	ADA COMPLIANT HOTEL ROOM TYPE 'B' WALL REINFORCEMENT AND HEIGHT INSTALL.
A-5	THIRD AND FOURTH FLOORS PLAN HOTEL ROOM DISTRIBUTION SKY-TOWER PARKING
A-6	FIFTH FLOOR PLAN OFFICE FLOOR LAYOUT DISTRIBUTION SKY-TOWER PARKING
A-7	TERRACE FLOOR PLAN SKY-PARKING MECHANICAL EQUIPMENT ROOM
A-8	BUILDING ROOF PLAN
A-9	BUILDING ELEVATIONS SIGNAGE DESIGN CRITERIA
A-10	BUILDING ELEVATIONS STREET PROFILE
A-11	BUILDING SECTIONS A-A AND B-B SKY-PARKING SECURITY NOTES PARKING PODIUM VEHICLE COUNT
A-12	SITE GRADING PLAN PERIMETER FENCE ELEVATION AND DETAILS ACTIVE USE FRONT ELEVATION
A-13	GROUND FLOOR PAVEMENT AREAS TERRACE FLOOR PAVEMENT AREAS
A-14	GROUND FLOOR PAVEMENT AREAS TERRACE FLOOR PAVEMENT AREAS PAVEMENT AREAS CALCULATIONS
A-15	COLOR PHOTOGRAPHS OF EXISTING PROPERTY AND ADJACENT STRUCTURES
CIVIL ENGINEERING	
CS-1	COVER PAGE
CE-1	CONCEPTUAL ENGINEERING PLAN
CD-1	CONCEPTUAL ENGINEERING DETAILS
CD-2	CONCEPTUAL ENGINEERING DETAILS
CD-3	CONCEPTUAL ENGINEERING DETAILS
CD-4	CONCEPTUAL ENGINEERING DETAILS
C-5	HYDRANT FLOW TEST UTILITY MAP
LANDSCAPE	
L-1	TERRACE FLOOR PLAN GROUND FLOOR PLAN

VARIANCES

- WEST SIDE ACCESS TO BUILDING FROM THE 5'-0" WIDE SIDE-YARD FEATURING A PAVED SERVICE PASSAGE
- STREET CURB-CUT EXCEEDS 30% OF LOT FRONTAGE

LIST OF CONTACTS

ARCHITECT OF RECORD

VEE ARCHITECTURE CORP
VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC
1111 PARK CENTRE BLVD.
SUITE 105-B
MIAMI GARDENS, FLA. 33169
OFFICE: 305-625-0007
CELL: 786-229-1318
VICTOR@VEEARCH.COM

OWNER

DR. AYLEE HALLAK
101 NE 162 STREET
NORTH MIAMI BEACH, FLA. 33162
AYLEEHALLAK@HOTMAIL.COM

MECHANICAL ENGINEER

CT. ENGINEERING INC
CARLOS TILLAN, P.E.
11214 SW. 156 PLACE
MIAMI, FLA. 33196
305-527-9041
TILLAN31@YAHOO.COM

STRUCTURAL ENGINEER

ASD CONSULTANT ENGINEERING
FERNANDO AZCUE, PE
7320 SW 142 PLACE
MIAMI, FLA. 33177
786-351-3663
FAZCUE@ASDCONSENG.COM

LANDSCAPE ARCHITECT

BOTANICAL VISIONS INC.
WILLIAM REEVE
4651 NORTH DIXIE HIGHWAY
BOCA RATON, FLA. 33431
561-361-6677
954-253-8704 CELL
WREEVE@BOTANICALVISIONS.COM

CIVIL ENGINEER

HSQ GROUP INC.
NOUR SHEHADEH, PE
JAY HUEBNER, PE
1489 W. PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FLA. 33486
561-392-0221
NOUR@HSQGROUP.NET
JAY@HSQGROUP.NET

CITY OF HOLLYWOOD, FLA

CITY HALL
2600 HOLLYWOOD BLVD.
SUITE 320
HOLLYWOOD, FLA. 33486
BLDGINFO@HOLLYWOODFL.ORG
WATER SERVICE 954-921-3241
REQUEST INSPECTION 954-921-3335
PUBLIC WORKS 954-967-4526
FIRE RESCUE 954-967-4248
POLICE 954-967-4357
911 EMERGENCY

VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT
BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL
VICTOR@VEEARCH.COM
1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33169
office: 305-625-0007 cell: 786-229-1318



SEAL: VICTOR ELIAS EISENSTEIN, AIA 92121

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P.
CHECKED BY: VEE

PAGE No:

A-CP

© THE DRAWING AND ALL INFORMATION HEREON ARE THE PROPERTY OF VEE ARCHITECTURE, AIA, USGBC ARCHITECT. THESE ARE FOR INFORMATIONAL PURPOSES ONLY. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTURE. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED.



VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT

BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL

VICTOR@VEEARCH.COM
1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33168
office: 305-625-0007 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 8818

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-CP1

© THE DRAWING AND ALL RIGHTS RESERVED ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, DISTRIBUTED OR OTHERWISE USED IN ANY MANNER WITHOUT WRITTEN PERMISSION BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACTED SERVICES AND SHALL BE LIMITED TO THE CONTRACTED SERVICES ONLY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACTED SERVICES ONLY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACTED SERVICES ONLY.



EAST SIDE ELEVATION



REAR AND WEST SIDE ELEVATION

VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT

BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL

VICTOR@VEEARCH.COM

1111 PARK CENTRE BLVD #105-B

MIAMI GARDENS, FLA. 33166

office: 305-625-0007 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

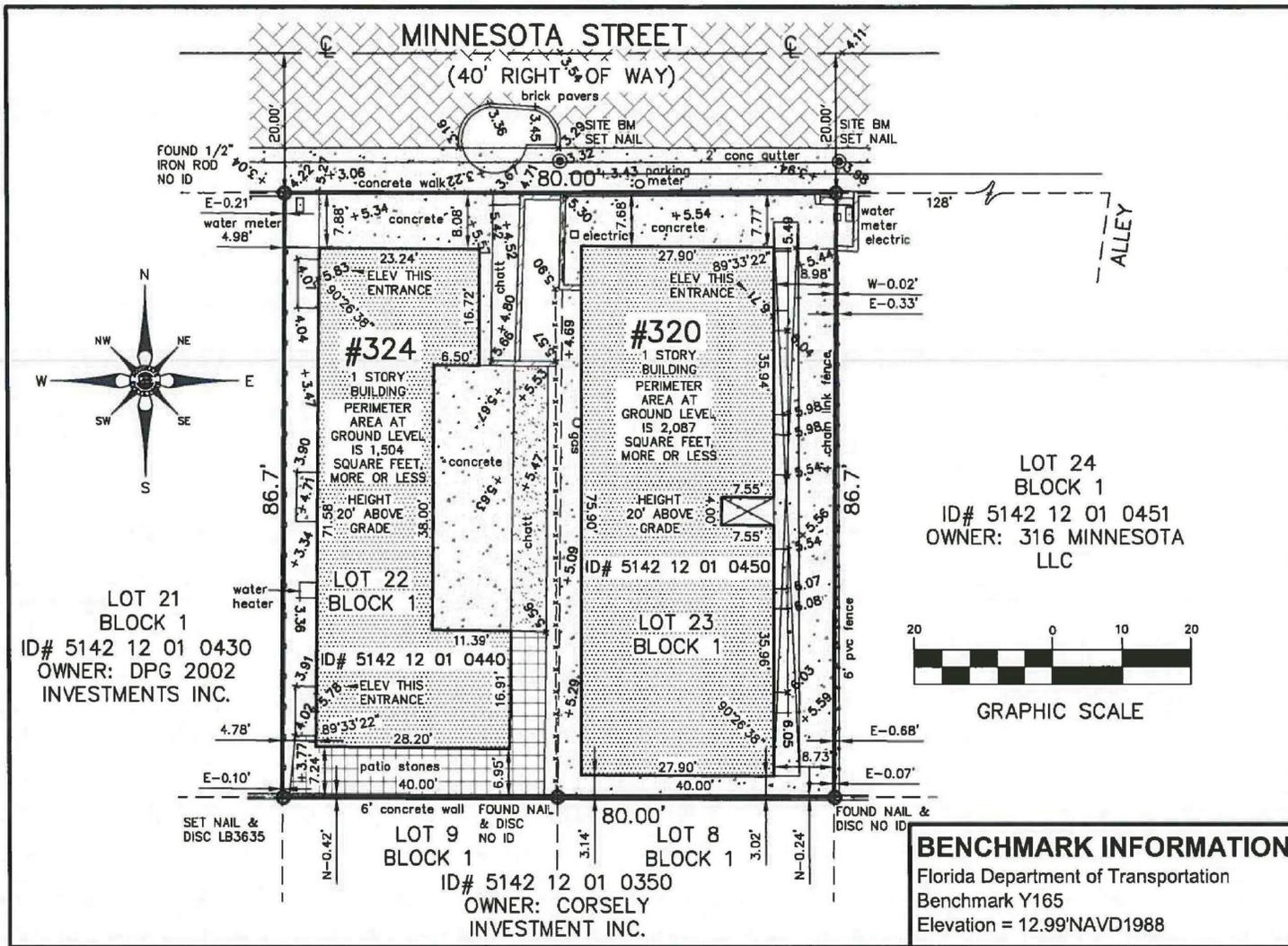
PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-CP2

© THE DRAWING AND ALL OTHER INFORMATION HEREON ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. ANY REPRODUCTION OF THIS DRAWING IS AT THE USER'S RISK. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY WORK SHOWN ON THIS DRAWING. THE ARCHITECT'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY WORK SHOWN ON THIS DRAWING.



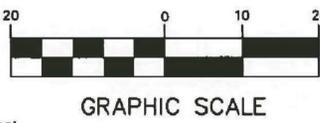
ACCURATE LAND SURVEYORS, INC.
 L.B. #3635
 1150 E. ATLANTIC BLVD.
 POMPANO BEACH, FLORIDA 33060
 TEL. (954) 782-1441
 FAX. (954) 782-1442

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY



LOCATION SKETCH NOT TO SCALE

LOT 24
 BLOCK 1
 ID# 5142 12 01 0451
 OWNER: 316 MINNESOTA
 LLC



BENCHMARK INFORMATION:
 Florida Department of Transportation
 Benchmark Y165
 Elevation = 12.99NAVD1988

KNOWN EASEMENTS:
 None.

OBSERVED ENCROACHMENTS:
 Concrete in road right of way along the North boundary.

CERTIFY TO:
 Marilyn Gallego
 Aylee Hallak

CERTIFICATION:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 11, 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

LEGEND OF ABBREVIATIONS:

N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
ELEV.	=	ELEVATION
B.M.	=	BENCHMARK
+1.00'	=	ELEVATIONS BASED ON N.A.V.D.
A/C	=	AIR CONDITIONER
CHATT.	=	CHATTAHOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
B.C.R.	=	BROWARD COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
C/L	=	CENTERLINE

Robert L. Thompson 8-23-16
 ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No.3868 - STATE OF FLORIDA



DATE OF SURVEY 08-22-16	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK ALS-SU-16-2746	GRAPHIC SCALE	SKETCH NUMBER SU-16-2746
----------------------------	-----------------	-------------------	------------------------------	---------------	-----------------------------

STREET ADDRESS:
 320 & 324 Minnesota Street, Hollywood, Florida 33019

LEGAL DESCRIPTION:
 Lots 22 and 23, Block 1, 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.

FLOOD INFORMATION:
 Community name and number: Hollywood 125113
 Map and panel number: 12011C0588H
 Panel date: 08-18-14
 Index date: 08-18-14
 Flood zone: "AE"
 Base flood elevation: 7'NAVD1988

- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
 2. Bearings shown hereon are based on a bearing of N/A.
 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 4. Ownership of fences and walls if any are not determined.
 5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
 7. This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.
 8. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Town and Country Title Guaranty of Hollywood, Ownership and Encumbrance Reports File No. 320 MINNESOTA STREET, effective August 4, 2016 at 5:18 pm., and File No. 324 MINNESOTA, effective August 28, 2014.
 9. Perimeter area of the subject property is 6,935 square feet, more or less.

PROPERTY LEGAL DESCRIPTION

LOT 23, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.-

PROPERTY ADDRESS:
 320 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

PROPERTY OWNER:
 MARILYN GALLEGO

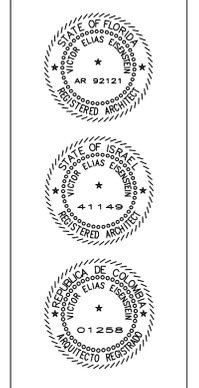
PROPERTY LEGAL DESCRIPTION

LOT 22, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.-

PROPERTY ADDRESS:
 324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

PROPERTY OWNER:
 DR. AYLEE HALLAK
 101 NE. 162 STREET, MIAMI, FLA. 33162

VEE
 VICTOR ELIAS EISENSTEIN, AIA
 ARCHITECT
 BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE
 PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL
 VICTOR@VEEARCH.COM
 1111 PARK CENTRE BLVD #105-B
 MIAMI GARDENS, FLA. 33169
 office: 305-625-0067 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 92121

THE BLUE BUILDING
 EXECUTIVE HOTEL SUITE AND OFFICE
 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:

TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-0

THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA. UNLESS OTHERWISE SPECIFIED, THE INFORMATION IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VICTOR ELIAS EISENSTEIN, AIA.

SCHEDULE OF AREAS

LOCATION	320-324 MINNESOTA STREET HOLLYWOOD, FLA. 33019
ZONING	BRT-25-C
LOT AREA	6,936 SF. 20'-0" FRONT x 261'-9" DEEP = 0.1592 ACRES 1,600 SF. 20'-0" FRONT x 20'-0" DEEP = 0.1592 ACRES
GROSS:	8,536 SF. 0.1959 ACRES
NET:	6,936 SF. 0.1592 ACRES

LAND USE GENERAL BUSINESS

ALLOWABLE USES

RETAIL	
COMMERCIAL	EXCEPT JET-SKIES
BED AND BREAKFAST	
RESTAURANT	
BOAT RENTAL	
HOTEL	
50 UNITS PER ACRE	= 0.1959 x 50 = 9.79 UNITS
SUITES AREA MIN	250 SF MAX 450 SF
PROVIDED	6 SUITS
SUITE TYPE 'A'	= 340 SF
SUITE TYPE 'B'	= 251 SF
3 FLOORS x 591 SF	----- 1,773 SF
OFFICE	
PROVIDED	----- 1,892 SF

LOT COVERAGE

ALLOWED	
MAX. 10% OF LOT AREA	5,975 SF
PROVIDED	4,519 SF
52.94% LESS THAN 10%	

VOLUME OF CONSTRUCTION

GROUND FLOOR	
COMMON AREAS	828 SF
SKY-TOWER PARKING	3,685
LANDSCAPED	2,423
SUB-TOTAL	6,936 SF

SECOND FLOOR	
HOTEL	591
COMMON AREAS	636
SUB-TOTAL	1,227 SF

THIRD FLOOR	
HOTEL	591
COMMON AREAS	684
SUB-TOTAL	1,275 SF

FOURTH FLOOR	
HOTEL	591
COMMON AREAS	684
SUB-TOTAL	1,275 SF

FIFTH FLOOR	
OFFICE	1,595
COMMON AREAS	393
SUB-TOTAL	1,988 SF

CONSTRUCTION TOTAL AREAS 12,701 SF

TOTAL NET RENTAL AREAS		
HOTEL	1,773	
OFFICE SPACE	1,595	
TOTAL NET RENTAL	3,368 SF	

BUILDING SET-BACKS		
	REQUIRED	PROVIDED
FRONT	10'-0"	10'-0"
REAR	5'-0"	5'-0"
SIDE	5'-0"	5'-0"

BUILDING HEIGHT		
ALLOWED	50'-0" NORTH OF TYLER STREET	
PROVIDED	50'-0"	

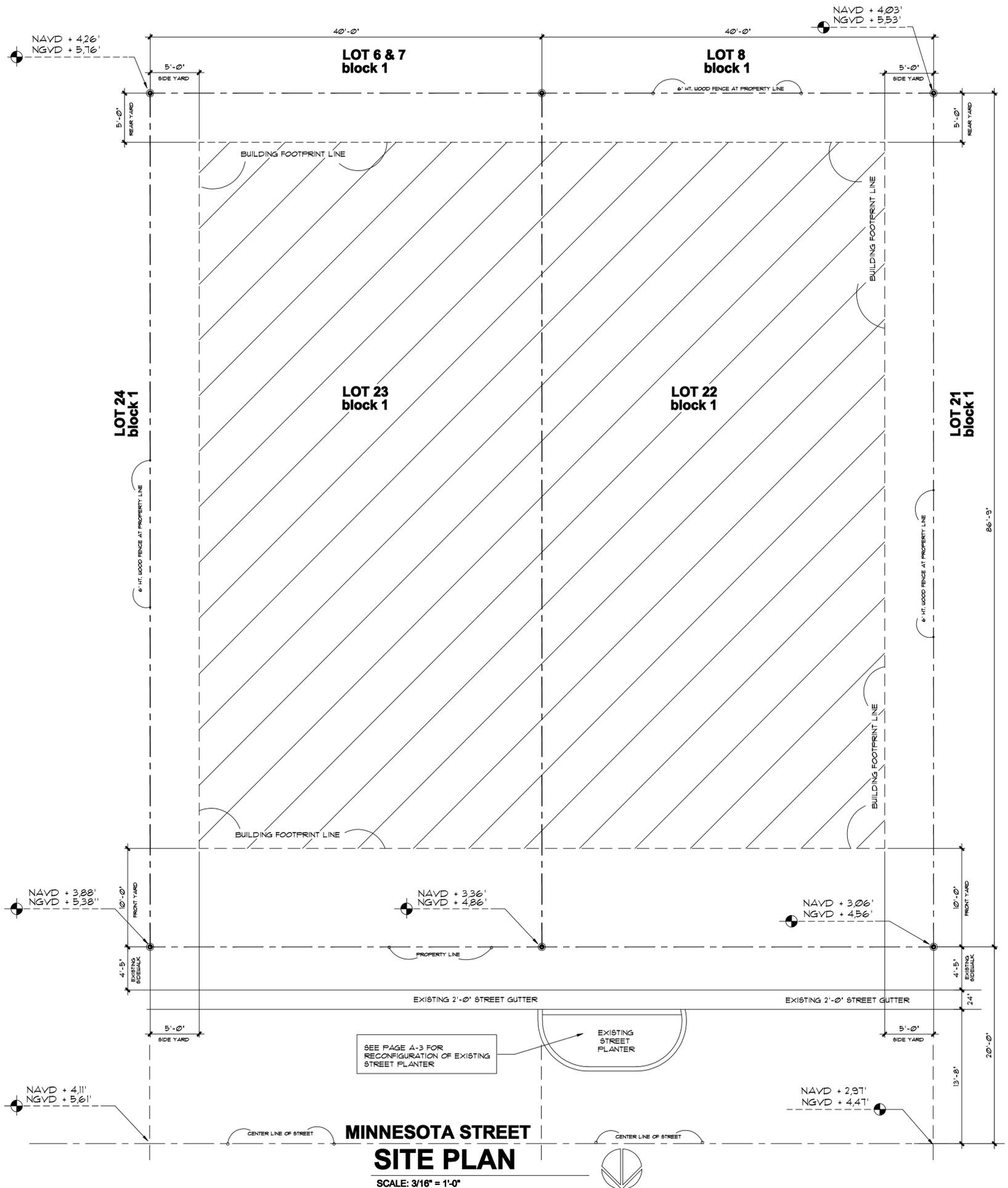
GREEN AREA CALCULATIONS		
GROUND FLOOR UNPERVIOUS AREAS:	4,720 SF	68.05 %
GROUND FLOOR PERVIOUS AREAS:	2,216	31.95 %
TOTAL AREA OF LOT:	6,936 SF	100 %

LANDSCAPE PROVIDED		
AT GROUND FLOOR	2,216 SF	31.94 %
AT TERRACE PLANTERS	716	10.32
AT ROOF	1,390	19.31

PARKING		
	4,272 SF	61.59 %
HOTEL REQUIRED		
EACH UNIT = 1 SPACE REQUIRED		
TOTAL UNITS = 6		
TOTAL REQD = 6		

OFFICE REQUIRED		
1 EACH 250 SF NET RENTAL AREA		
RENTAL AREA:		
TOTAL REQD = 6		

TOTAL PARKING REQUIRED	----- 12
PARKING PROVIDED	
AT SKY-PARKING ROBOT	----- 94
AUTOMATED SYSTEM	



VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT

1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33169
Office: 305-825-0007 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-01

© THE DRAWING AND ALL INFORMATION HEREON ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY.

THE PROJECT DESCRIPTION

TO DEMOLISH THE EXISTING ONE FLOOR HOME-RESIDENCE LOCATED AT 324 AND 320 MINNESOTA STREET IN HOLLYWOOD, FL. AND THE ERECTION OF A NEW 5 FLOOR HEIGHT BUILDING FEATURING 3 FLOORS OF MOTEL SPACE AND ONE TOP FLOOR DEDICATED TO OFFICE

THE PROPOSED SUBMITTAL OF DRAWINGS FEATURES A MIX-USE OF A TOTAL OF SIX MOTEL SUITES DISTRIBUTED 2 PER FLOOR ON 3 FLOORS AND ONE LEVEL OF OFFICE USE THE GROUND FLOOR IS DEDICATED TO PEDESTRIAN ACCESS AND AUTOMOBILE PARKING AT THE AUTOMATED SKY-TOWER THE MOTEL SUITES ARE LOCATED ON THE 2ND-3RD AND 4TH FLOOR AND THE OFFICE RENTAL SPACE IS FEATURED IN THE 5TH FLOOR

THE ROOF-TERRACE OF THE BUILDING IS DEDICATED TO DECORATIVE GARDENING BUILT-UP IN THE BEST EFFORT TO REDUCE THE HEAT-ISLAND EFFECT AS WELL AS A THE COMFORT OF OPEN SPACE FOR THE TENANTS ENTERTAINMENT USE

THE TOTAL PARKING CAPACITY OF 94 VEHICLES IS INTENDED TO BE RENTED IN A MONTHLY BASIS TO BUSINESS EMPLOYEES AND ADJACENT MOTELS THEREFORE, THE 2 ACCESS TO PARKING WILL OPERATE SIMULTANEOUSLY IN THE SAME DIRECTION AT MORNING AND OPPOSITE DIRECTION AT END OF THE DAY, ALLOWING FOR FAST MOVEMENT OF VEHICLES FROM THE STREET

SUSTAINABLE CONSTRUCTION

THIS PROJECT REPRESENTS THE BEST VOLUNTARY EFFORT OF THE OWNER TO COMPLY WITH GREEN-BUILDING SUSTAINABLE PRACTICES AND ORDINANCES BY THE CITY OF HOLLYWOOD WITHIN THE GUIDELINES FOR SUSTAINABLE CONSTRUCTION IN COMPLIANCE WITH THE USGBC AND LEED REGULATIONS

THIS PROJECT WILL BE REGISTERED FOR LEED CERTIFICATION AS PER THE CITY OF HOLLYWOOD GREEN BUILDING ORDINANCE

THE PARKING SYSTEM

INNOVATIVE AUTOMATED HANDICAPPED COMPLIANT SELF-PARKING SYSTEM ON AN INDEPENDENT TOWER WITH CAPACITY OF 94 AUTOMOBILES SPACES THAT ARE MOVED VERTICALLY AND HORIZONTALLY TO ITS STALL-STORE DESTINATION BY A ROBOTIC ELEVATOR MECHANISM

UPON ACCESSING THE PROPERTY, THE DRIVER EXITS THE VEHICLE AND PROCEED TO ENTER HIS-HER UNIQUE PARKING IDENTIFYING CODE INTO A WALL-MOUNTED COMPUTER CONTROLLED KEY BOARD THAT WILL VERIFY THE VEHICLE CONDITION AND THE AVAILABLE OPEN SPACE DESIGNATED TO STORE THE VEHICLE

ONCE THE PERSONAL CODE IS ENTERED INTO THE COMPUTERIZED SYSTEM THEN, THE DRIVER PROCEEDS TO EXIT THE ACCESS-PARKING PLATFORM. ONLY AFTER THIS ACTION TAKES EFFECT AND AFTER THE COMPUTER DETECTION SYSTEM VERIFY THAT NO PERSON IS OCCUPYING THE PLATFORM THEN, THE ACCESS SLIDING-DOOR WILL BE AUTOMATICALLY CLOSED AND AN ALARM DISTINCTIVE SOUND AND STROBO-LIGHT IS EMITTED TO ALERT THE INITIATION OF A MECHANICAL MOVEMENT.

THE AUTOMATIC ROBOT-SYSTEM WILL ELEVATE VERTICALLY AND MOVE HORIZONTALLY THE VEHICLE TO ITS DESIGNATED FINAL STALL POSITION. UPON COMPLETION OF THIS OPERATION THE VEHICLE ELEVATOR WILL RETURN TO ITS ORIGINAL POSITION AT THE GROUND LEVEL.

THE ROBOTIC PARKING SYSTEM WILL NOT OPERATE IF HUMAN SIGNATURE ARE FOUND BY INFRARED DETECTION INSIDE THE VEHICLE AS WELL AS IN THE ACCESS PLATFORM AT THE GROUND LEVEL

UPON REQUESTING TO RETRIEVE THE VEHICLE BY ENTERING THE UNIQUE IDENTIFYING CODE AT THE WALL MOUNTED KEY-BOARD, THE COMPUTER CONTROLLED SYSTEM WILL REPEAT THE ELECTRONIC SECURITY PROCESS VERIFYING THAT NO PERSON IS INSIDE THE ACCESS PARKING PLATFORM AND CLOSING THE ACCESS GATE TO PEDESTRIANS.

THE AUTOMOBILE WILL BE RETRIEVED AND POSITIONED AT THE GROUND FLOOR IN TOP OF THE GIRATORY ROUND TABLE. THIS MECHANISM WILL ROTATE AND POSITION THE VEHICLE INTO A FORWARD POSITION TOWARDS THE STREET FOR EXIT DRIVING.

THE ROBOTIC PARKING SYSTEM INCLUDES A SIGNALIZATION OF RED AND GREEN LIGHTS AT EACH ACCESS PREVENTING DRIVERS OF CONFLICTS OF USE WITH INCOMING OR OUTGOING AUTOMOBILES

THE MANUFACTURER ESTIMATED TOTAL TIME ELAPSED FOR THE AUTOMOBILE PARKING OR RETRIEVED IS 90 SECONDS SEE ATTACHED TRAFFIC STUDY FOR TOTAL CAPACITY PARKING OF 94 AUTOMOBILES AND OFF-STREET STACKING USING BOTH ENTRANCES OR EXITS AT THE SAME TIME

SEE ALSO ATTACHED PARKING OPERATIONAL SUMMARY FOR DETAILED SEQUENCE OF INBOUND OR OUTBOUND OF VEHICLES FROM THE BUILDING

PARKING EFFICIENCY

TOTAL CAPACITY OF 94 AUTOMOBILES X 30 SECONDS PER CAR = 41 MINUTES
41 MINUTES / 2 ENTRANCES = 23 MINUTES ALL ARRIVING AT THE SAME TIME

REASONABLE TIME FRAME OF ARRIVAL FOR PARKING OF ALL EMPLOYEES = 60 MINUTES
94 AUTOMOBILES / 60 MINUTES = 90 SECONDS PER AUTOMOBILE

CONSIDERING 30 SECONDS PARKING TIME PER AUTOMOBILE, RESULTING IN NO WAITING OR STACKING IN THE STREET.- SEE ATTACHED TRAFFIC REPORT

PARKING STACKING

IF NECESSARY DUE TO UNFORESEEN CIRCUMSTANCES, STACKING PARKING IS PROVIDED

2 OFF STREET AT ACCESS DRIVEWAY

ELECTRIC VEHICLE CHARGING STATION

151-154 IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING

MINIMALLY THE FOLLOWING SHALL BE INSTALLED:
EMPTY 3/4" RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR PARKING AREA, WITH A TWO GANG JUNCTION BOX WITH A BLANK PLATE OR A FULLY FUNCTIONAL ELECTRIC VEHICLE CHARGING STATION MAY BE INSTALLED

FIBER-CEMENT SIDING PANELS 'HARDIPLANK'

26300 LA ALAMEDA, SUITE 250 - MISSION VIEJO, CA. 92691

METRO-DADE COUNTY FLA. PROD.ACCEPTANCE No. 94-1234-04
NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM TEST METHOD E-136.-

SURFACE BURNING CAPABILITIES WHEN TESTED IN ACCORDANCE TO ASTM METHOD E-84:

FLAME SPREAD: 0
FUEL CONTRIBUTED 0
SMOKE DEVELOPED 5

PASSENGER ELEVATOR

MACHINE ROOM-LESS GEN-2 GERALES9 GENERATION BY OTIS WITH SPEED OF 200 FEET PER MINUTE AND 12 PERSONS CAPACITY.- ENVIRONMENTALLY FRIENDLY USES 15% LESS ENERGY THAN TRADITIONALLY GEARED SYSTEMS.- EACH ELEVATOR LANDING FEATURES A SMOKE-PROOF ELEVATOR LOBBY IN COMPLIANCE WITH LIFE SAFETY NFPA-101 AND THE 2014 FLORIDA BUILDING CODE

EXIT STAIRS

DESIGNED SEPARATED FROM THE BUILDING BY A 2 HOURS FIRE RESISTANT BARRIER AND 1-1/2 FIRE METAL DOORS - EACH FLOOR CONFIGURATION FEATURES 2 REMOTE ACCESS TO THE EMERGENCY EXIT STAIRS ELIMINATING THE DEAD-END CONDITION AND IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.-

THE STAIRS ARE TO BE BUILT WITH REINFORCED EXPOSED CONCRETE AND METAL HAND-RAILS AT EACH SEGMENT

ROOF RAIN-WATER COLLECTION

COLLECTED AT THE DRAIN-WELL AT THE GROUND LEVEL THAT IS TO BE RE-USED FOR IRRIGATION OF PLANTS AND GRASS WITHIN THE BUILDING SITE.-

INSTA-HOT WATERS

ELECTRIC TANKLESS WATER HEATERS REF. EEMAZ 6P-3512 COMPLY WITH 0.5 GPM HANDWASHING OUTLET TEMP AT 90 DEGREES TO BE USED AT ALL SHOWERS AND HAND-SINKS.- NO LIME, CALCIFICATION OR SEDIMENTATION AND NO-STANBY HEAT LOSS

AC EQUIPMENT ROOF LOCATION

LOCATED BEHIND VARIABLE HIGH SOLID 42' HT. PARAPETS TO AVOID VISUAL DISTURBANCE AT THE HIGHEST PART OF THE ROOF AND ACCESSIBLE TO MAINTENANCE PERSONNEL ONLY

TRASH TEMPORARY STATION

APPROX 93 SF LOCATED AT THE GROUND FLOOR AND TOWARDS THE SOUTH END OF THE BUILDING FEATURES VOLUNTARY RECYCLE BINS SEPARATING ORGANICS FROM PAPER AND GLASS ITEMS.- MAINTENANCE PERSONNEL WILL CART-OUT THE BINS TO THE CURB-SIDE ON THE SCHEDULED DAYS FOR PICKUP BY THE WASTE MANAGER CONTRACTOR SERVING THE AREA.-

DUMPSTER DIMENSIONS: 2'-0" WIDE X 3'-0" HT. X 6'-0" LONG = 1 CUBIC YARD = 202 GLS
REMOVAL SERVICE WILL BE PROVIDED NOT LESS THAN ONE TIME PER WEEK

TRASH ROOM CAPACITY: 2 CUBIC YARDS = 404 GLS
SEE PAGE A-01 FOR TRASH CALCULATIONS

LAUNDRY ROOM

LOCATED AT THE GROUND FLOOR FEATURES HEAVY-LOAD CAPACITY ONE WASHER AND ONE DRYER, MOP SINK AND UTILITY COUNTER AND SHELVING ABOVE AND FOR THE USE OF THE MOTEL CUSTOMERS.-

THERAPIST OFFICE FEATURES ALSO A LAUNDRY ROOM FOR RE-TRAINING IN THE USE OF THE MACHINES

ACCESS LOBBY

PEDESTRIAN ACCESS CONTROLLED BY A CONCIERGE DESK FOR SECURITY AND SERVICE TO THE HOTEL CUSTOMERS AND OFFICE TENANTS

ADA VERTICAL LIFT

ACCESSIBLE USE FROM THE GROUND FLOOR LEVEL TO THE ACCESS LOBBY AND VICE VERSA, SEE PAGE A-2 DETAIL A-A AS WELL AS THE ACCESSIBLE PATH CONNECTING THE STRUCTURE WITH THE PUBLIC WAY

VERTICAL LIFT SHAFTWAY MODEL STRAIGHT TROUGH APPLICATION
ADA COMPLIANT, KEYED OPERATION WITH BATTERY POWER EMERGENCY
MANUFACTURED BY GARAVENTA
WWW.GARAVENTA.COM
1-800-663-6556

HIDRAULIC OPERATION
NO KEY REQUIRED FOR CALL STATIONS AND PLATFORM CONTROLS
150 LBS WITH SAFETY FACTOR OF 5
SPEED 11 FT PER MINUTE AT FULL LOAD
3 HP MOTOR, 120 V, 15 AMP5 CIRCUIT

OFFICE SPACE

LOCATED AT THE 5TH FLOOR TO BE USED FOR DR. HALLACK THERAPY PRACTICE AND SERVICED BY PASSENGER ELEVATOR AND FEATURING BALCONIES AND RESTROOMS

BASE FLOOD ELEVATION

CITY OF HOLLYWOOD BENCHMARK
AT FIRE HYDRANT FLANGE AT GEORGIAN AND N. OCEAN
NGVD 4.41'

NGVD + 2.83' AT CROWN OF MINNESOTA STREET
MAP PANEL No 12011 C 0311
SUFFIX G
FLOOD ZONE AE
BASE FLOOD ELE + 8.0' NAVD
DATE OF CERTIFICATE 6-30-2010
FLA. BUILDING AND LAND SURVEYING
OMB No 1660-0008 EXPIRES 3-31-12

NGVD + 9.5'
NAVD + 8.0' PROVIDED AT FIRST FLOOR

GREEN BUILT-UP ROOF

THE CREATION OF A GREEN ROOF BUILT-UP TO REDUCE THE HEAT ISLAND EFFECT REFLECTING THE SUN CAUSING THE BUILDING SURFACE TEMPERATURE TO DECREASE AND CONTRIBUTING TO LEED CREDITS UNDER THE CATEGORIES OF:

STORM WATER MANAGEMENT
LANDSCAPE AND EXTERIOR DESIGN REDUCTION OF HEAT ISLAND EFFECT
RECYCLED CONTENT OF MATERIALS
WATER EFFICIENT LANDSCAPING
LOCAL AND REGIONAL MATERIALS
OPTIMIZED ENERGY PERFORMANCE

HOTEL SUITE

SIX HOTEL SUITES LOCATED 2 PER FLOOR AT 2ND+ 3RD AND 4TH FLOORS - THE MOTEL SUITE FEATURES COMMON USE AREAS AS A LAUNDRY ROOM AND TRASH CHUTE, ENTRANCE RECEPTION AREA, AND BALCONIES+ KITCHENETTE AND EATING TABLE

EXECUTIVE SUITE UNITS FEATURES ONE HANDICAPPED COMPLIANT RESTROOMS AND CLOSETS+ LARGE WINDOW PICTURE TYPE SLIDING-DOORS WITH METAL GUARD-RAIL PROTECTION AT OPEN POSITION THEREFORE CREATING THE EFFECT OF A BALCONY

SAFE BUILDING

FULLY FIRE PROTECTED BY AN AUTOMATED FIRE-SPRINKLER SYSTEM WITH TWO SEPARATED EMERGENCY MEANS OF EGRESS, MANUAL FIRE-EXTINGUISHERS AT EACH FLOOR, LIFE-SAFETY EXIT SIGNS, SMOKE DETECTORS, HORN-STROBO LIGHTS LINKED TO A CENTRAL EMERGENCY ALARM IN COMPLIANCE WITH THE NATIONAL FIRE PROTECTION ASSOC NFPA-101.- SMOKE CONTROL AND FIREFIGHTERS ACCESS.- THE BUILDING CONSTRUCTION IS SPECIFIED WITH UNCOMBUSTIBLE MATERIALS

THE DESIGN OF THE FIRE SPRINKLER SYSTEM SHALL BE EH-11

BICYCLE RACKS

ARE PROVIDED AT THE REAR OF THE BUILDING AND TO PROMOTE THE LESS USE OF AUTOMOBILES TO COMMUTE FOR OFFICE WORK

AC REFRIGERANTS

ZERO USE OF CFC BASED REFRIGERANTS ON THE HVAC SYSTEM IS MANDATORY.- CHLOROFLUOROCARBONS CFC'S ARE HYDROCARBONS RESPONSIBLE FOR THE ATMOSPHERE OZONE LAYER DUCT-LESS AC SYSTEM, REFRIGERANT TO USE R410A ZERO OZONE DEPLETION

MECHANICAL ENGINEER IS DIRECTED TO SPECIFY EQUIPMENT THAT USE HYDROCHLOROFUOROCARBONS HCF'S THAT CAUSE SIGNIFICANT LESS DEPLETION OF THE OZONE LAYER AND IN COMPARISON TO THE CFC'S

MAIL DELIVERY METHOD

CENTRAL WALL MOUNTED CONSOLE SERVICED FROM ITS FRONT, IS CONVENIENTLY LOCATED AT THE BUILDING MAIN ENTRANCE ROOM AND IN PROXIMITY TO THE ELEVATOR LOBBY

FIRE HYDRANTS

FIVE EXISTING FIRE-HYDRANTS LOCATIONS ARE WITHIN 250 FEET RADIUS DISTANCE FROM THE PROPERTY.- SEE FIRE-HYDRANTS LOCATION MAP AT THIS PAGE

CONSTRUCTION MATERIALS

THE FOLLOWING LIST OF INTENDED MATERIALS TO BE USED IS THE OWNER VOLUNTARY EFFORT TO COMPLY WITH THE PRACTICE AND GUIDELINES FOR SUSTAINABLE CONSTRUCTION IN COMPLIANCE WITH THE USGBC AND LEED.-

EXTERIOR

- STEEL REINFORCED CONCRETE ON COLUMNS AND FLOOR CONCRETE SLABS
- PVC WATERPROOF FLAT ROOF MEMBRANE AT WALKABLE ROOF-DECK FINISHED WITH HEAVY DUTY THERMOPLASTIC MEMBRANE
- WATERPROOF EXPOSED CONCRETE AT FLAT ROOF, STAIRS, WC'S PRODUCT BY XYPEX CRISTALINE MIXED DIRECTLY WITH CONCRETE
- GREEN CONCRETE AS A RESULT OF ADDED FLY-ASH TO CONCRETE.- THIS IS THE MICROSCOPIC RESIDUAL OF BURNING COAL AT ELECTRIC PLANTS MAKES CONCRETE MALLEABLE AND EASIER TO WORK, STRONGER AND DURABLE
- EXTERIOR BUILDING ENVELOPE WALL PARTITIONS IN CONCRETE BLOCK TO RESIST LARGE MISSILE IMPACT AND HIGH HURRICANE WINDS
- FLOOR TILE CONCRETE MORTARS MIXED WITH FLY-ASH FOR BETTER PERFORMANCE
- LARGE MISSILE IMPACT RESISTANT LAMINATED GLASS AT WINDOWS AND GLASS SLIDING DOORS
- ALL EXTERIOR BUILDING ENVELOPE TO BE WATERPROOF WITH XYPEX COMPOUND
- ALL EXTERIOR DOORS AND WINDOW FRAMES IN ULTREX FIBERGLASS BY MARVIN WINDOWS
STRONGER THAN STEEL, 34% LOWER HEATING COST, 38% LOWER COOLING COST, HEAT RESISTANT, NON-CORROSSIVE, 8X LESS EXPANSION, 8X STRONGER THAN VINYL
- ALL EXTERIOR PAVED AREAS AT THE GROUND FLOOR AND THE TERRACE TO BE PRODUCED WITH PERMEABLE PAVERS

INTERIOR

- 3-5/8 METAL STUDS, 20 GA EA, 18" OC AND GYPSUM BOARD EA. FLOOR TO CEILING AND FIBER SOUND BLANKET BETWEEN STUDS
- SOUND INSULATION 3" FIBERGLASS BLANKET BETWEEN PARTITION STUDS FROM FLOOR TO CEILING
- EXTERIOR WALL CLOSED CELL SPRAYED FIBER R-6 THERMAL INSULATION BETWEEN FURRINGS AND COVERED WITH 5/8 NO-PAPER GYPSUM BOARD
- KITCHENETTE AND WC CABINETS MADE IN SKY-BLEND BOARD AGRIFIBER PRODUCTS WITH NO UREA FORMALDEHYDES RESINS
- ALL APPLIANCES SPECIFIED AS UL AND ENERGY STAR LABELED
- WOOD FLOORS MADE FROM RAPIDLY RENEWABLE FIBERS AND CERTIFIED FOREST
- ALL ACCESS DOORS AND DOOR FRAMES TO MOTEL SUITES AND OFFICE TO BE GALVANIZED STEEL SKIN METAL DOORS, 20 MINUTES FIRE RESISTIVE
- ALL DOOR HARDWARE TO COMPLY WITH ADA AND NFPA GUIDELINES
- ALL WC'S TO BE ADA COMPLIANT
- INTERIOR PAINT BY SHERWIN-WILLIAMS AND OF LOW VOC POLLUTANTS
- AS PER THE ENERGY POLICY ACT (EPA) APRIL 2010 HIGH EFFICIENCY ENERGY AND WATER SAVING EQUIPMENT STANDARDS AND NSF CERTIFIED
SHOWERS 1.7 GLS / MINUTE
TOILETS HET 1.28 GP / FLUSH
FAUCETS 1.1 GLS / MINUTE
- ACOUSTICAL FLOORING UNDERLAYMENT 'ECO SILENCER' MADE FROM POST-CONSUMER RECYCLED GRANULATED RUBBER TIRES
WWW.FOAMPRODUCTS.COM 1-800-526-3626

EXTERIOR ILLUMINATION

EXTERIOR AMBER LIGHTING IS NOT TO EXCEED 0.5 FOOT-CANDELS AT ALL PROPERTY LINES

EXTERIOR ILLUMINATION TO COMPLY WITH CITY OF HOLLYWOOD TURTLE ORDINANCE 0-2011-01 AND SECTION 6-22-D-15-B

IRRIGATION NOTES

AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT

BY THE STATE OF FLORIDA, BOARD OF ARCHITECTS
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL

VICTOR@VEEARCH.COM
1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33160
office: 305-625-0067 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:

TAC & PDB

SUBMITTAL:

DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2011

PROJECT No:

DRAWN BY: NATALIE P.

CHECKED BY: VEE

PAGE No:

A-1

© THE INFORMATION AND DATA CONTAINED HEREIN IS THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, AIA, LICENSED ARCHITECT. THESE ARE FOR INFORMATIONAL PURPOSES AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS IS STRICTLY PROHIBITED.

PROJECT CODE COMPLIANCE

OCCUPANCY CLASSIFICATION

HOTEL GROUP R-1
OFFICE GROUP B

BUILDING CONSTRUCTION TYPE:

2014 FBC TABLE 601
TYPE I NON-COMBUSTIBLE CONCRETE SUPPORT STRUCTURE AND CONCRETE ROOF, FIRE PROTECTED, FULLY SPRINKLERED WITH FIRE ALARM AND SMOKE DETECTORS

AREA SEPARATION

BETWEEN MOTEL AND OFFICE USE
FIRE-RATE SEPARATION REQUIRED: 1 HOUR
PROVIDED 2 HOURS

PARKING STRUCTURE CONSTRUCTION TYPE

TYPE I NON-COMBUSTIBLE METAL AND CONCRETE STRUCTURE, FIRE PROTECTED, FULLY SPRINKLERED WITH FIRE ALARM, SMOKE DETECTORS AND SMOKE EVACUATION SYSTEM

AREA SEPARATION

BETWEEN PARKING STRUCTURE AND BUILDING
FIRE-RATE SEPARATION REQUIRED: 2 HOURS
PROVIDED 2 HOURS

FIRE SEPARATION BETWEEN BUILDINGS

MAX AREA OF EXTERIOR WALL OPENINGS FIRE SEPARATION DISTANCE BETWEEN BUILDINGS

2014 FBC, CHAPTER 7 TABLE 705-B

DISTANCE BETWEEN BLDGS	
AREA OF LARGEST EXTERIOR WALL: -----	4298 SF
10 TO LESS OF 15 FEET UNPROTECTED-SPRINKLERED	45%
ALLOWED OPEN AREA ON EXTERIOR WALL: 4298 SF X 45% =	1934 SF
PROVIDED OPEN AREA ON EXTERIOR WALL: -----	691 SF

GOVERNING CODES

2014 FLORIDA BUILDING CODE WITH SUPPLEMENTS
2014 FLORIDA BUILDING CODE CHAPTER 11 ADA
2010 NEC NATIONAL ELECTRIC CODE
2012 IFPC FLORIDA FIRE PREVENTION CODE 101, 5TH EDITION
2014 NFPA-101 LIFE SAFETY CODE
CITY OF HOLLYWOOD, FLA. BUILDING CODE ORDINANCES

BLDG OCCUPANT LOAD

HOTEL	1,173 SF
200 SF PER OCCUPANT =	9
OFFICE	1595 SF
100 SF PER OCCUPANT =	16
TOTAL	25 OCCUPANTS

MIN NUMBER OF EXITS RQRD

OCCUPANT LOAD 1 TO 500*	1
OCCUPANT LOAD 501 TO 1000*	2
OCCUPANT LOAD ABOVE 1000*	3

MEANS OF EGRESS

EXITS REQUIRED	
EXITS PROVIDED	

INTERIOR FINISHES 2014 FBC 803-1.1

CLASS	FLAME SPREAD INDEX
A	0 - 25
B	26 - 75
C	76 - 200

MAX FLAME SPREAD MATERIAL CLASS FOR GROUP OCCUPANCY R-1 AND B FOR A BLDG FIRE PROTECTED WITH AUTOMATIC SPRINKLERS AS FOLLOWS:
2014 FBC TABLE 803-9

AREA	CLASS
EXIT ENCLOSURES AND PASSAGEWAYS	B
CORRIDORS	C
ROOMS AND ENCLOSED SPACES	C

FLOORS

CLASS	CRITICAL RADIANT FLUX
I	EXIT CORRIDORS AND EXITS NOT LESS THAN 0.45 W/CM2 ASSEMBLY: I-1 / I-2 / I-3
II	EXIT CORRIDORS AND EXITS NOT LESS THAN 0.22 W/CM2 BUT NO MORE THAN 0.45 W/CM2 ASSEMBLY: A / B / E / H / M / R-1 / R-2 / I-4 / 5

EXTERIOR ILLUMINATION

EXTERIOR AMBER LIGHTING IS NOT TO EXCEED 0.5 FOOT-CANDELS IF ADJACENT TO RESIDENTIAL
EXTERIOR ILLUMINATION TO COMPLY WITH CITY OF HOLLYWOOD TURTLE ORDINANCE 0-2011-01 AND SEC. 6-22-D-4-b-5

SIGNAGE

SIGNAGE IS TO BE SUBMITTED UNDER A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR
SEE SIGNAGE CRITERIA AT PAGE A-9

CLOSED GARAGE

FBC 2014 SEC. 406-6

MECHANICAL VENTILATION SHALL BE PROVIDED
ENTIRE GARAGE SPACE IS AIR CONDITIONED PROVIDING DRY AIR
ENCLOSED GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM

GARBAGE HOLDING STATION DIMENSIONS:

11'-8" LONG X 4'-8" WIDE = 82.3 SF

DUMPSTER SIZE

2'-0" WIDE X 3'-0" HT. X 6'-0" LONG
= ONE CUBIC YARD = 202 GLS

DUMPSTER ROOM CAPACITY

3 CUBIC YARDS = 606 GLS

DUMPSTER ROOM IS AIR CONDITIONED AS PER CITY CODE AND ORDINANCES

VOLUME OF TRASH CALCULATION

OFFICE	1 Cu. YD EACH 10,000 SF PER DAY		
	10,000 / 1595 SF =	0.16 Cu.YD	
	0.16 X 5 DAYS =	0.80 Cu. YD PER WEEK	
HOTEL	0.16 Cu. YD EACH ROOM PER WEEK		
	0.16 X 6 ROOMS =	0.96 Cu. YD PER WEEK	
	TOTAL =	1.76 Cu. YD PER WEEK	

DUMPSTER CAPACITY

2 Cu. YD SERVICED ONE TIME PER WEEK = 2 Cu.YD

PROJECT CODE COMPLIANCE NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE

THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE CHAPTER 54.- FAILURE TO MAINTAIN JOB-SITE EROSION AND SEDIMENTATION CONTROL IN ACCORDANCE WITH PERMIT CONDITIONS AND APPLICABLE REGULATIONS, MAY RESULT IN FINES UP TO \$500 PER DAY.-

PRIOR TO ISSUANCE OF BUILDING PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE REQUIRED.- THE SWPPP MUST BE MAINTAINED AT THE JOB SITE AT ALL TIMES.- THE SWPPP SHALL CONTAIN DETAILED DESCRIPTIONS OF STRUCTURE, PROCEDURES, CONTACT NAMES AND OR CONTROL MEASURES DESIGNED TO REDUCE SEDIMENT AND STORM WATER RUNOFF

CONSTRUCTION SITES AND OPERATIONS SHALL BE REQUIRED TO MAINTAIN DURING AND AFTER ALL DEMOLITION, CONSTRUCTION, DEVELOPMENT, EXCAVATION, DEWATERING AND OR ALTERATION OPERATIONS, STRUCTURAL AND NON-STRUCTURAL, BEST MANAGEMENT PRACTICES (BMP) WITH THE INTENT TO REDUCE POLLUTANTS AND SEDIMENT IN STORMWATER RUNOFF

FOR ADDITIONAL INFORMATION REGARDING NPDES REGULATIONS PLEASE CONTACT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR ROAD, MS 2500
TALLAHASSEE, FLA. 32399-2400
850-245-1522
WWW.DEF.STATE.FL.US/WATER

WINDOW AND DOOR ROUGH CLEAR OPENINGS

PASSAGE DOORWAYS SHALL HAVE A MIN. OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
2014 FBC 11-4-13-5
DOOR CLEARANCE WIDTH NFPA-101 SEC. 7-2-1-2-2 FIG 7-2-1-2-3A

A STANDARD 34 INCHES DOOR PROVIDES AN ACCEPTABLE 32 INCHES CLEAR OPENING

DOORS MIN. WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT ARE NOT PART OF THE REQUIRED MEANS OF EGRESS IN GROUPS R-2 AND R-3 OCCUPANCIES
2014 FBC 1008-1-1 EXCEPTION (1)

ARCHITECTURAL DRAWINGS ARE INDICATING REQUIRED CLEAR WIDTH OPENING DIMENSIONS AT DOORS AND THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE DOOR ROUGH OPENINGS TO COMPLY WITH DORMY CLEAR PASSAGE AS PER 2014 FBC REQUIREMENTS.-

FLOOR PLANS DIMENSIONS DO NOT INCLUDE ANY REQUIRED ADDITIONAL ROUGH OPENINGS AT E.A. SIDE FOR DOOR OR WINDOW FRAMING.

CONTRACTOR SHALL VERIFY DISCREPANCIES WITH THE ARCHITECT.

LANDSCAPE AREAS

FOR LANDSCAPE PERVIOUS AREAS CALCULATION SEE PAGE A-14

ACCESSIBILITY NOTES

2014 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH DISABILITIES.-

BUILDING ENTRANCE STAIRS IS ON THE ACCESSIBLE ROUTE WITH NO CHANGE IN LEVEL OF MORE THAN 1/2' ALONG ROUTE AND MAX LEVEL CHANGE OF 3/4' AT ENTRY DOORS AND THRESHOLDS IN COMPLIANCE WITH CODE AS PER THE USE OF AN ADA APPROVED CHAIR-LIFT MECHANICAL SYSTEM

ALL DOORS SHALL PROVIDE A CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES.- A STANDARD 34 INCHES DOOR PROVIDES AN ACCEPTABLE NOMINAL 32 INCHES OPENING.-

LIGHT SWITCHES AND ELECTRICAL OUTLETS INSIDE THE REST-ROOMS ARE TO BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" AFF.-

RESTROOMS SHALL BE PROVIDED WITH FIRE-RATED WOOD OR METAL REINFORCEMENTS INSIDE THE PARTITION WALLS TO ALLOW FOR THE INSTALLATION OF GRAB-BARS AROUND THE TOILET COMODE.- SUCH REINFORCEMENTS SHALL BE IN ACCORDANCE WITH THE DIRECTIVES GIVEN ON THE ILLUSTRATIONS AND IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE FOR MIN. STRUCTURAL RESISTANCE OF 250 LBS APPLIED ON ANY DIRECTION.-

GROUND FLOOR ACCESSIBLE PATH

SEE PAGE A-2 FOR DETAILED ACCESSIBLE PATH AT GROUND FLOOR

THRESHOLD INSPECTOR

THIS IS A THRESHOLD BUILDING AND SHALL COMPLY WITH SEC. 110-3-1 OF THE 2014 FBC.- THIS SECTION INCLUDES THE SUBMITTAL AND REVIEW OF A STRUCTURAL INSPECTION PLAN PRIOR TO BUILDING PERMIT ISSUANCE AND THE EMPLOYMENT OF A SPECIAL THRESHOLD INSPECTOR DURING CONSTRUCTION

ALL WOOD COMPONENTS OF THIS PROJECT SHALL BE FIRE RETARDANT COATED

GENERAL CONTRACTOR TO PROVIDE SUBMITTAL TO THE ARCHITECT ON ALL DOCUMENTATION FOR THE FIRE RATED PLYWOOD AND OR ANY WOOD COMPONENTS TO BE USED ON THIS PROJECT AND STATING COMPLIANCE WITH THE TESTING REQUIREMENTS FOR ASTM-E-136 AS NOTED IN THE DEFINITION FOR NON-COMBUSTIBLE MATERIAL.-

WOOD FIRE RETARDING OR EQUIVALENT PRODUCT RECOMMENDED TO BE USED BY THE CONTRACTOR:

UNIVERSAL FIRE SHIELD CHEMICALS.-

400 AVENUE R, SUW. WINTER HEAVEN, FLA.- 33880
1-800-608-5693 WWW.FIRECHEMICALS.COM

PRODUCT REF: W-1000 WOOD SHIELD CLASS 'A' EXTERIOR AND INTERIOR USE
FLAME SPREAD: 25 SMOKE: 90

FLASH POINT 0.- NON TOXIC, NO PETROLEUM.-
NO PBDE OR ASBESTOS.-
ENVIRONMENTALLY SAFE.-

MEETS OR EXCEEDS:

UL723.- ASTM E-84.- NFPA 103.- NFPA 255.- ASTM E-108.-

BICYCLE RACKS IMAGE AND SPECS



WALL MOUNTED BIKE RACK IS DEVELOPED WITH A SIMPLE STRUCTURAL DESIGN TO PROVIDE EFFICIENT STORAGE FOR BICYCLES IN AREAS WITH SPACE CONSTRAINTS.

CONSTRUCTED WITH 1" O.D. 11-GAUGE STEEL TUBING, THE WALL MOUNTED RACK IS FINISHED IN A DURABLE BLACK PVC DIP TO PROTECT BIKES FROM SCRATCHES OR SCUFFING. THE WALL RACK PROVIDES OFF THE GROUND STORAGE FOR 1 TO 2 BIKES THAT IS U-LOCK COMPATIBLE. THE WALL RACK IS GREAT FOR RESIDENTIAL OR COMMERCIAL USE.

BICYCLE RACKS

WITHIN THE OWNER'S VOLUNTARY EFFORT TO COMPLY WITH LEED GUIDELINES BISCILE RACKS ARE PROVIDED FOR NOT LESS THAN 5% OF THE BUILDING OCCUPANT LOAD

OCCUPANT LOAD: 25
5% OF OCCUPANCY = 2 BISCILE RACKS PROVIDED

GREEN BUILDING PRACTICES

151-153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES FOR EITHER CATEGORY ARE APPROVED

- CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
- ENERGY EFFICIENCY LOW E WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC -NATIONAL FENESTRATION RATING COUNCIL.-
- ENERGY STAR APPROVED ROOFING MATERIALS
- PROGRAMMABLE THERMOSTATS
- PERVIOUS PAVEMENT
- REUSE FOR IRRIGATION.- WHERE WASTEWATER REUSE IS AVAILABLE, WASTEWATER REUSE SHALL BE USED.- WHERE WASTEWATER REUSE IS NOT AVAILABLE, RAINWATER REUSE SHALL BE USED.- PLANS SHALL INDICATE SYSTEM TO BE USED AND IF RAINWATER REUSE IS TO BE USED, SYSTEM SHALL SUBSTANTIALLY COMPLY WITH RAINWATER HARVESTING GUIDELINES ADOPTED BY THE BROWARD COUNTY BOARD RULES AND APPEALS.- SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.-
- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS -LATEST EDITION- LANDSCAPE PLAN REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT SHALL BE SUBMITTED WITH PERMIT APPLICATION.- LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR FINAL CERTIFICATE OF OCCUPANCY
- ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.- SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS -MORE EFFICIENT THAN MAGNETIC TYPES- LOW PRESSURE SODIUM OR MERCURY VAPOR PHOTOVOLTIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER.- ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION
- ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE -LATEST EDITION- CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION
- ALL HOT WATER PIPES INSULATED.- ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF 1/2" INSULATION INCLUDING BURIED PIPES -CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION.- ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION
- MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS, AT LEAST 8 WITH ANTI-MICROBIAL AGENT.- MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION

VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT

1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33160
Office: 305-625-0067 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 0151

THE BLUE BUILDING EXECUTIVE HOTEL SUITE AND OFFICE 320-324 MINNESOTA STREET HOLLYWOOD, FLA. 33019

REVISIONS:

TAC & PDB

SUBMITTAL:

DEVELOPMENT BOARD SUBMITTAL

SCALE:

AS INDICATED

DATE:

2-21-2017

PROJECT No:

DRAWN BY:

NATALIE P.

CHECKED BY:

VEE

PAGE No:

A-02



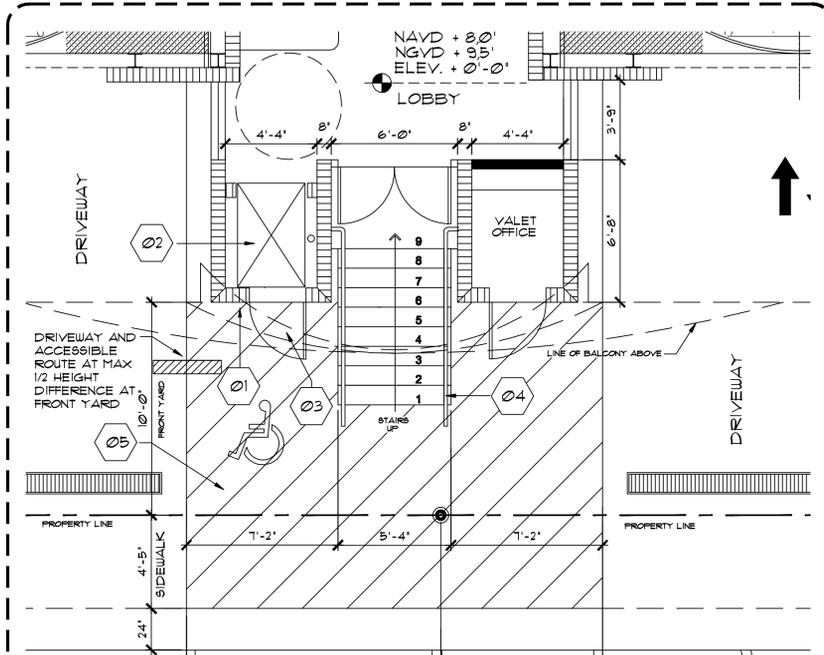
SITE LOCATION

FIRE HIDRANTS PROXIMITY LOCATION

NOT TO SCALE



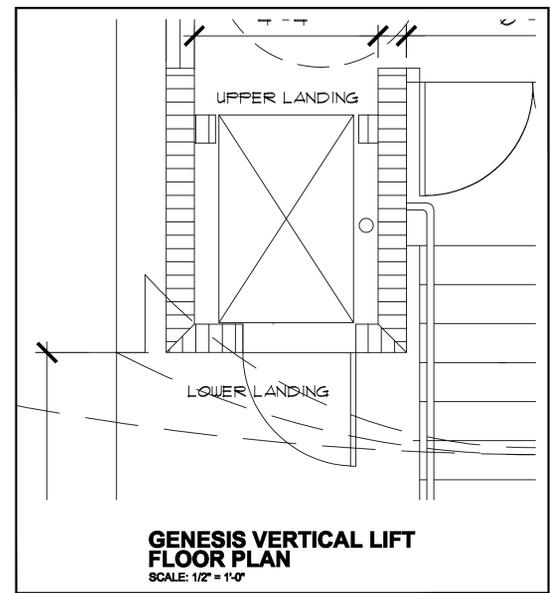
THE DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF VEE ARCHITECTS, AIA, INC. ANY REPRODUCTION, COPIES OR ALTERATIONS OF THIS DRAWING IS STRICTLY PROHIBITED. THE INFORMATION CONTAINED HEREON IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THE INFORMATION CONTAINED HEREON IS NOT TO BE USED FOR ANY OTHER PROJECT. THE INFORMATION CONTAINED HEREON IS NOT TO BE USED FOR ANY OTHER PROJECT.



KEY-TAG CHART

- Ø1 CALL STATION
- Ø2 VERTICAL LIFT SHAFTWAY MODEL STRAIGHT THROUGH APPLICATION ADA COMPLIANT KEYPAD OPERATION WITH BATTERY POWER EMERGENCY MANUFACTURED BY GARAVENTA
WWW.GARAVENTA.COM
1-800-663-6556
- Ø3 36" WIDE ENTRANCE-EXIT DOOR
- Ø4 STAINLESS STEEL GUARD AND HAND RAIL
- Ø5 ACCESSIBLE PATH

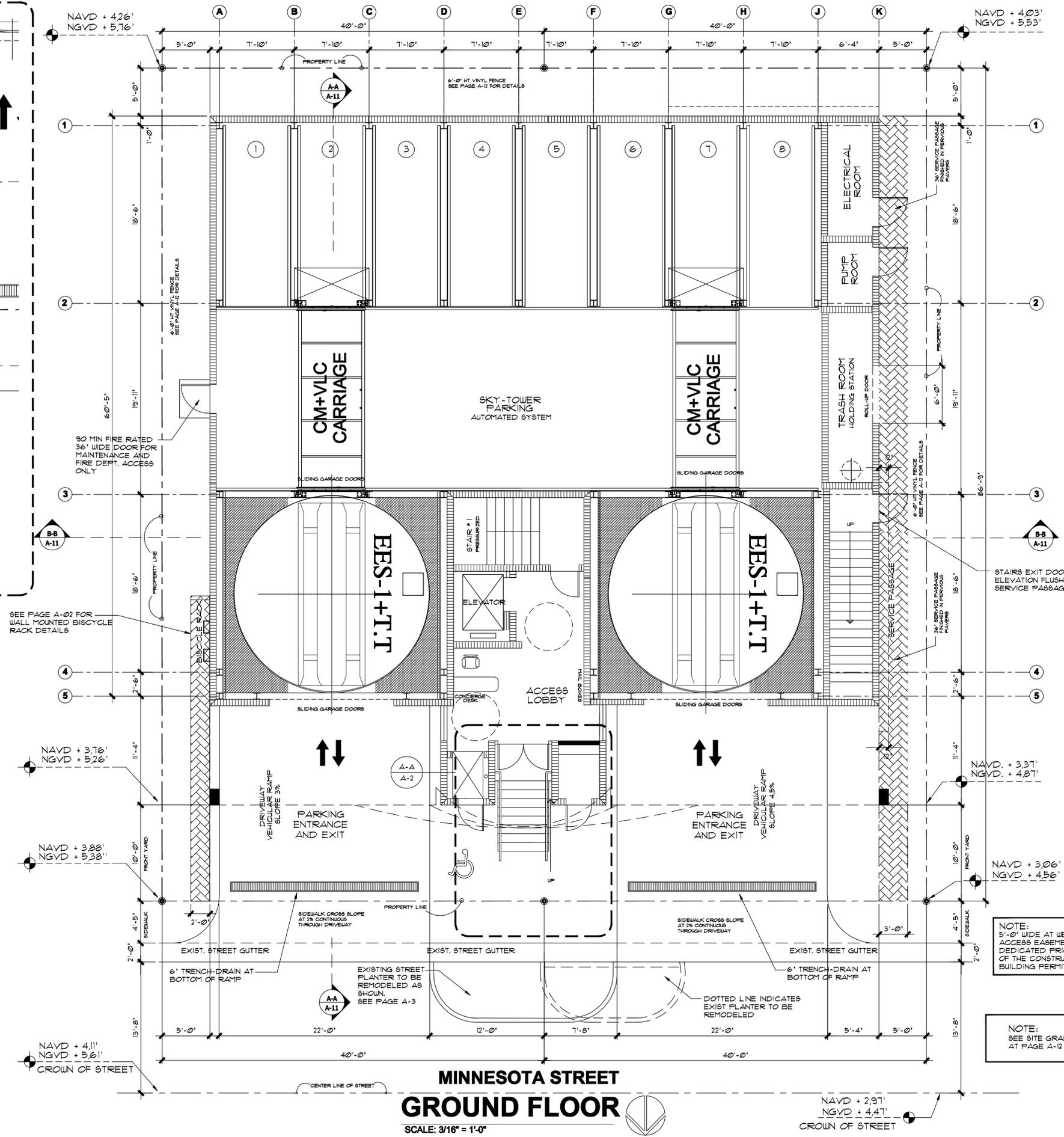
**MAIN ENTRANCE
ADA ACCESSIBLE
DETAIL A-A
FLOOR PLAN**
SCALE: 1/4" = 1'-0"



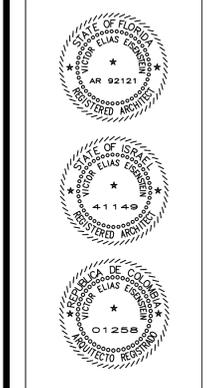
**GENESIS VERTICAL LIFT
FLOOR PLAN**
SCALE: 1/2" = 1'-0"

SHAFTWAY STRAIGHT THROUGH				
PLATFORM SIZE	SHAFTWAY WIDTH	SHAFTWAY LENGTH	PLATFORM WIDTH	PLATFORM LENGTH
COMPACT	51-7/8"	51'	36"	49-1/2'
STANDARD	54-7/8"	55-3/8"	39"	53-7/8"
MID-SIZE	54-7/8"	61-3/8"	39"	59-7/8"
LARGE	60-7/8"	61-3/8"	45"	59-7/8"

HYDRAULIC OPERATION
NO KEY REQUIRED FOR CALL STATIONS AND PLATFORM CONTROLS
150 LBS WITH SAFETY FACTOR OF 5
SPEED 11 FT PER MINUTE AT FULL LOAD
3 HP MOTOR, 120 V, 15 AMP 90 CIRCUIT



**MINNESOTA STREET
GROUND FLOOR**
SCALE: 3/16" = 1'-0"



1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33168
Office: 305-625-0067 cell: 786-225-1316

SEAL: VICTOR ELIAS EISENSTEIN, AIA 01511

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

THE INFORMATION AND DETAILS SHOWN ON THIS DRAWING ARE THE SOLE PROPERTY OF VEE ARCHITECTS, AIA, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTS, AIA, INC. VEE ARCHITECTS, AIA, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

SITE GRADING

SEE PAGE A-12 FOR SITE GRADING
NOTICE ACCESSIBLE DRIVEWAY RAMP AT SAME LEVEL AS
FRONT YARD HANDICAPPED ACCESS TO BUILDING

ELECTRIC VEHICLE CHARGING STATION

IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION
INFRASTRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING
SEE PAGE A-1 FOR DETAILED NARRATIVE OF REQUIREMENTS

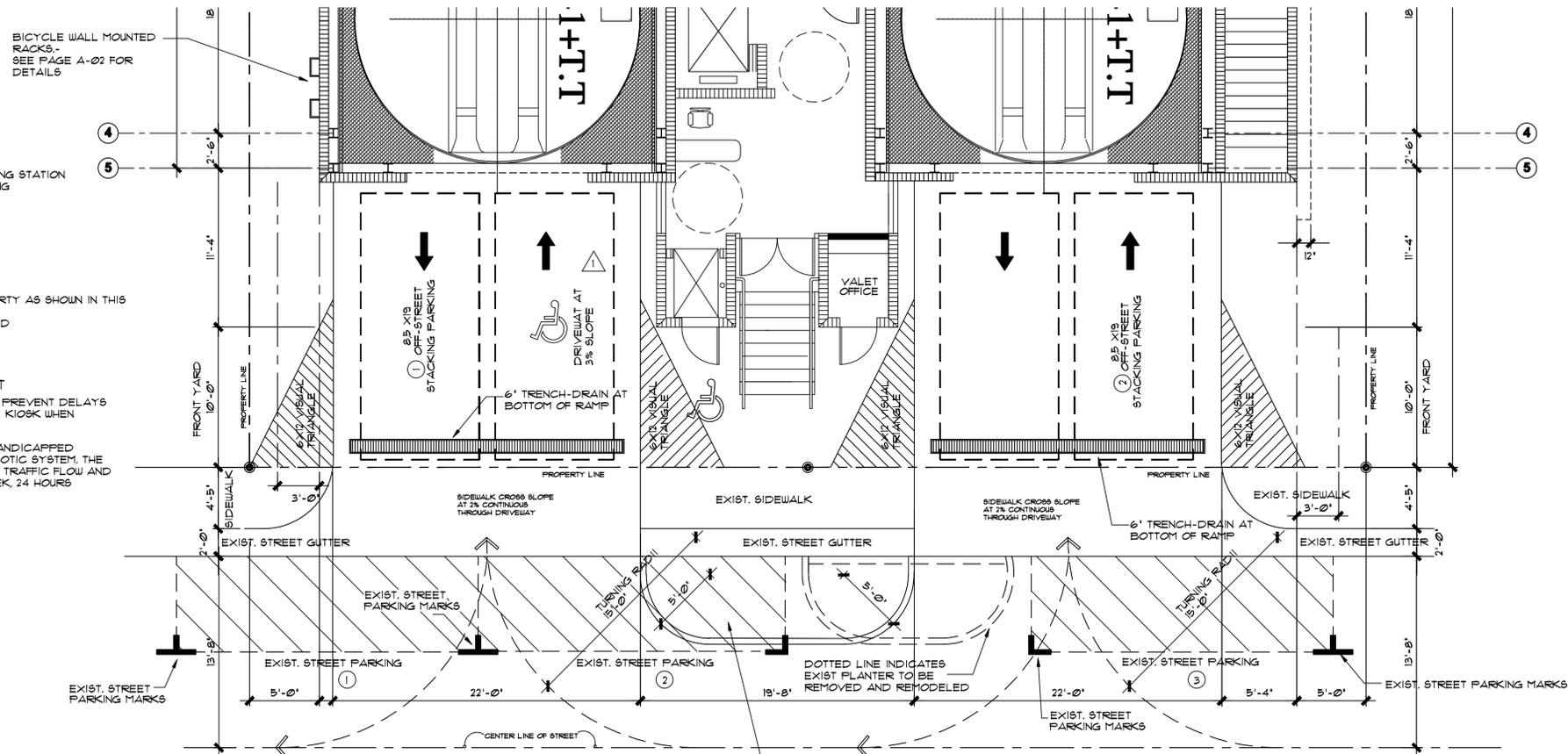
EXISTING STREET PARKING

SEE LOCATION OF THE EXISTING STREET MARKS IN FRONT OF THE PROPERTY AS SHOWN IN THIS
DRAWING
THE TOTAL NUMBER OF 3 EXISTING ON-STREET PARKING IS ELIMINATED

VALET PARKING SERVICE ADA REQUIREMENT

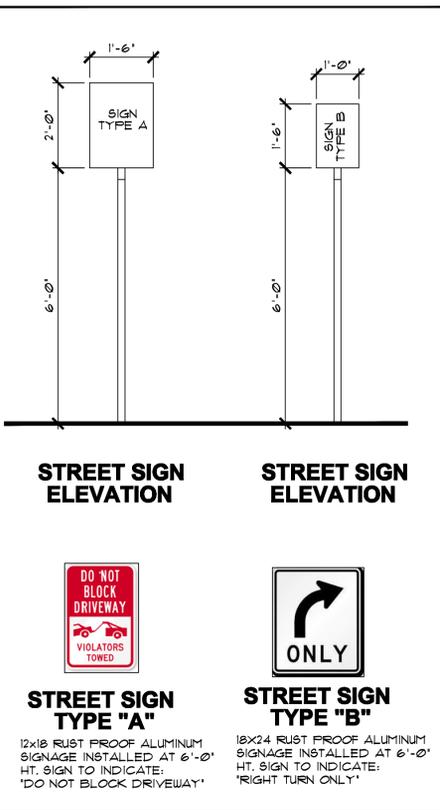
THE PROJECT INCLUDES THE VALET PARKING SERVICE IN ORDER TO PREVENT DELAYS
AND EXPEDITE, OR TEACH THE CUSTOMERS, THE SIMPLE USE OF THE KIOSK WHEN
ARRIVING AND OR RETRIEVING THEIR VEHICLES.

THE VALET SERVICE PROVIDES THE NECESSARY SUPPORT TO THE HANDICAPPED
VISITORS TO PARK OR TO RETRIEVE THEIR VEHICLES FROM THE ROBOTIC SYSTEM, THE
NUMBER OF THE VALET ATTENDANTS WILL BE ADJUSTED TO MAINTAIN TRAFFIC FLOW AND
KEEP THE STREET CLEAR AT ALL TIMES, SERVICING 1 DAYS PER WEEK, 24 HOURS



**MINNESOTA STREET
STREET FEATURES
GROUND FLOOR**

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



**STREET SIGN
ELEVATION**

**STREET SIGN
ELEVATION**

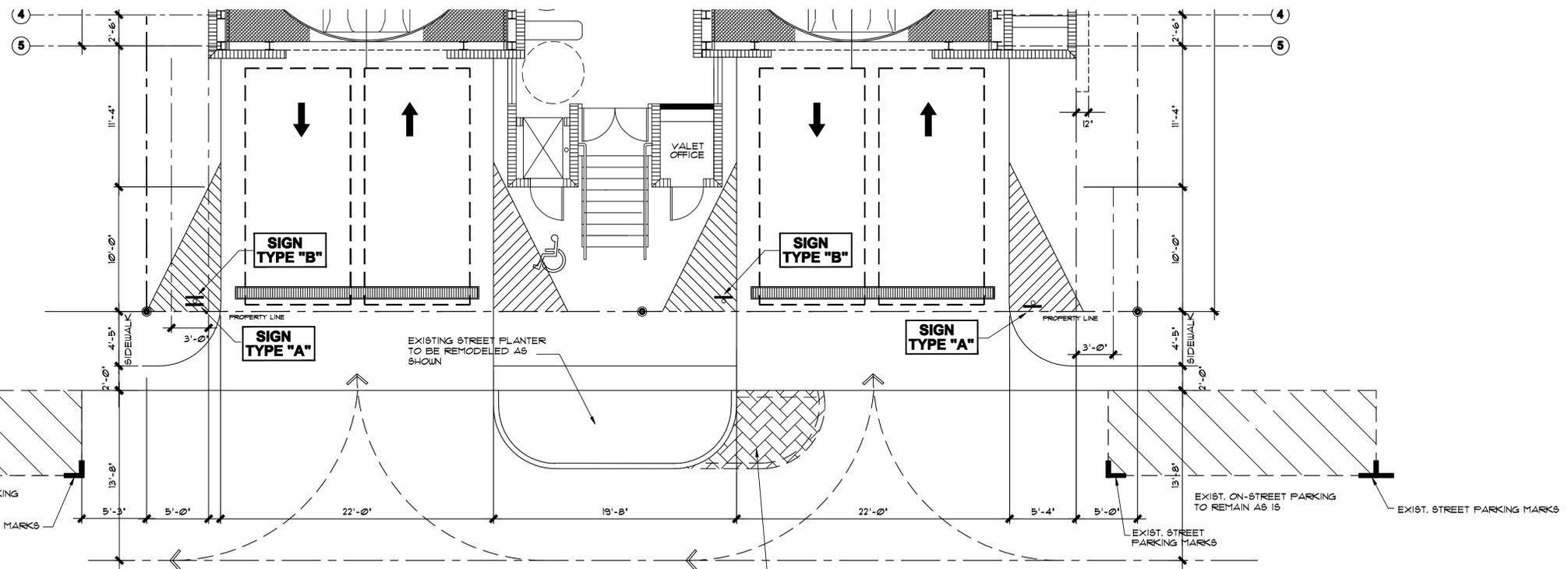


**STREET SIGN
TYPE "A"**

12x18 RUST PROOF ALUMINUM
SIGNAGE INSTALLED AT 6'-0"
HT. SIGN TO INDICATE:
'DO NOT BLOCK DRIVEWAY'

**STREET SIGN
TYPE "B"**

18x24 RUST PROOF ALUMINUM
SIGNAGE INSTALLED AT 6'-0"
HT. SIGN TO INDICATE:
'RIGHT TURN ONLY'



**ON-STREET NOT DISTURBED
EXISTING ADJACENT PARKING
GROUND FLOOR**

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

UPON REMOVING EXISTING STREET
PLANTER REPAIR PAVEMENT AND
INSTALL NEW D TYPE CURB AT NEW
PLANTER LOCATION
USE SAME EXISTING BRICK PAVERS
USED AT STREET
SEE CIVIL DWGS



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9212

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
**DEVELOPMENT
BOARD
SUBMITTAL**

SCALE:
AS INDICATED

DATE:
2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

© THE DRAWING AND ALL RIGHTS RESERVED ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACTED SERVICES ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN ON THIS DRAWING.



SEAL: VICTOR ELIAS EISENSTEIN, AIA 92121

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE:
AS INDICATED

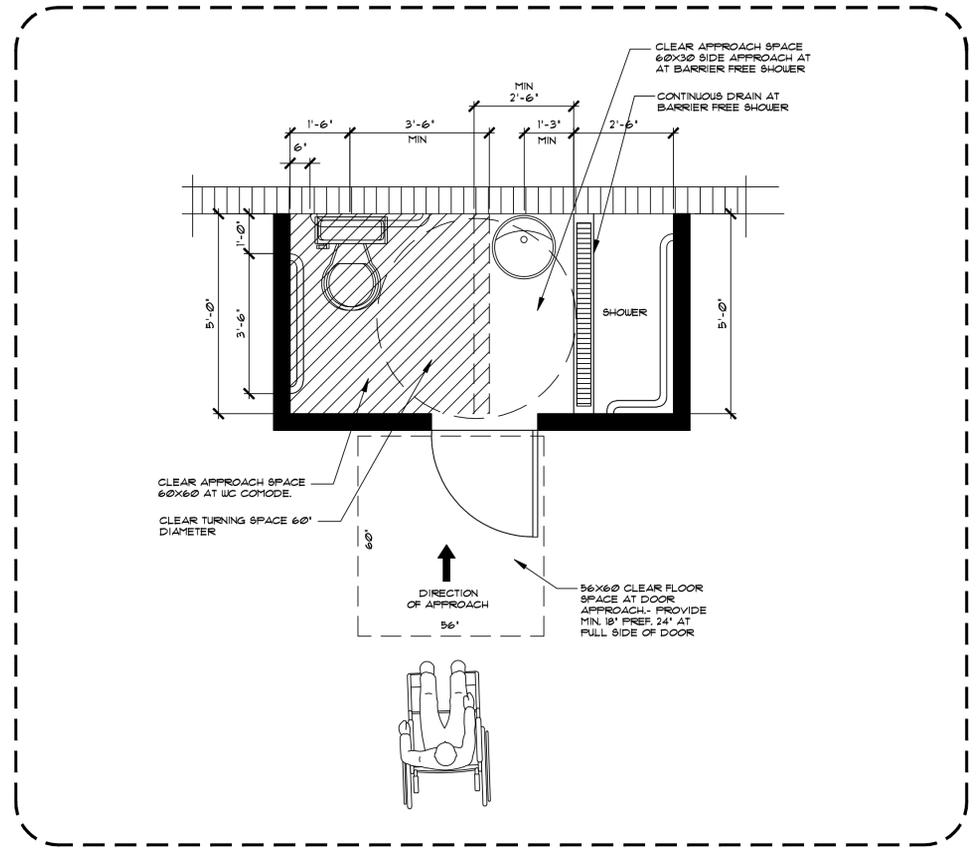
DATE:
2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

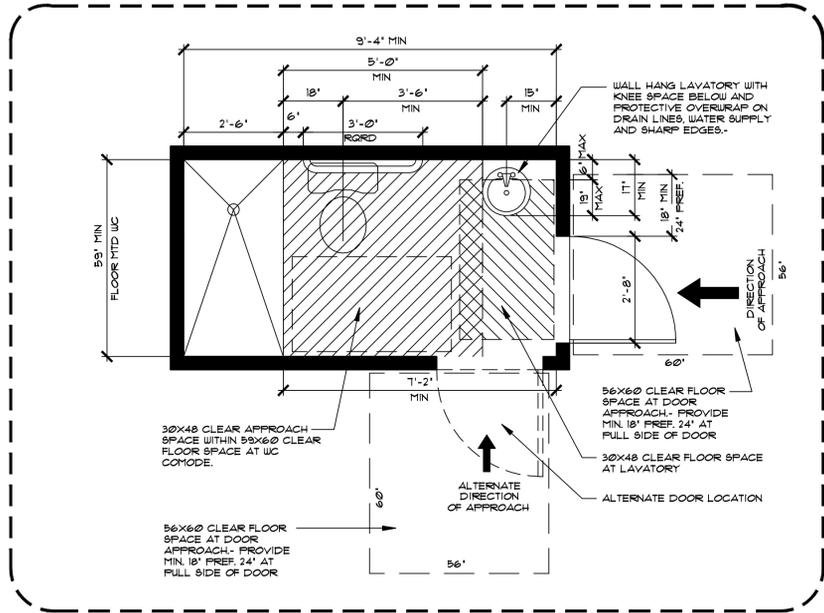
A-4-1



**REQUIRED MIN. FREE FLOOR SPACE
HOTEL ROOMS TYPE "A" ADA ACCESSIBLE**

TYPICAL WC. DETAIL

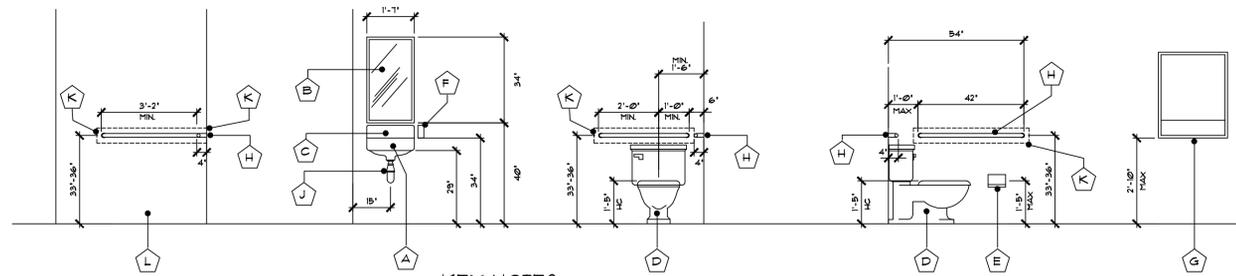
NOT TO SCALE C-C A-4-1



**REQUIRED MIN. FREE FLOOR SPACE
HOTEL ROOMS TYPE "B"**

TYPICAL WC. DETAIL

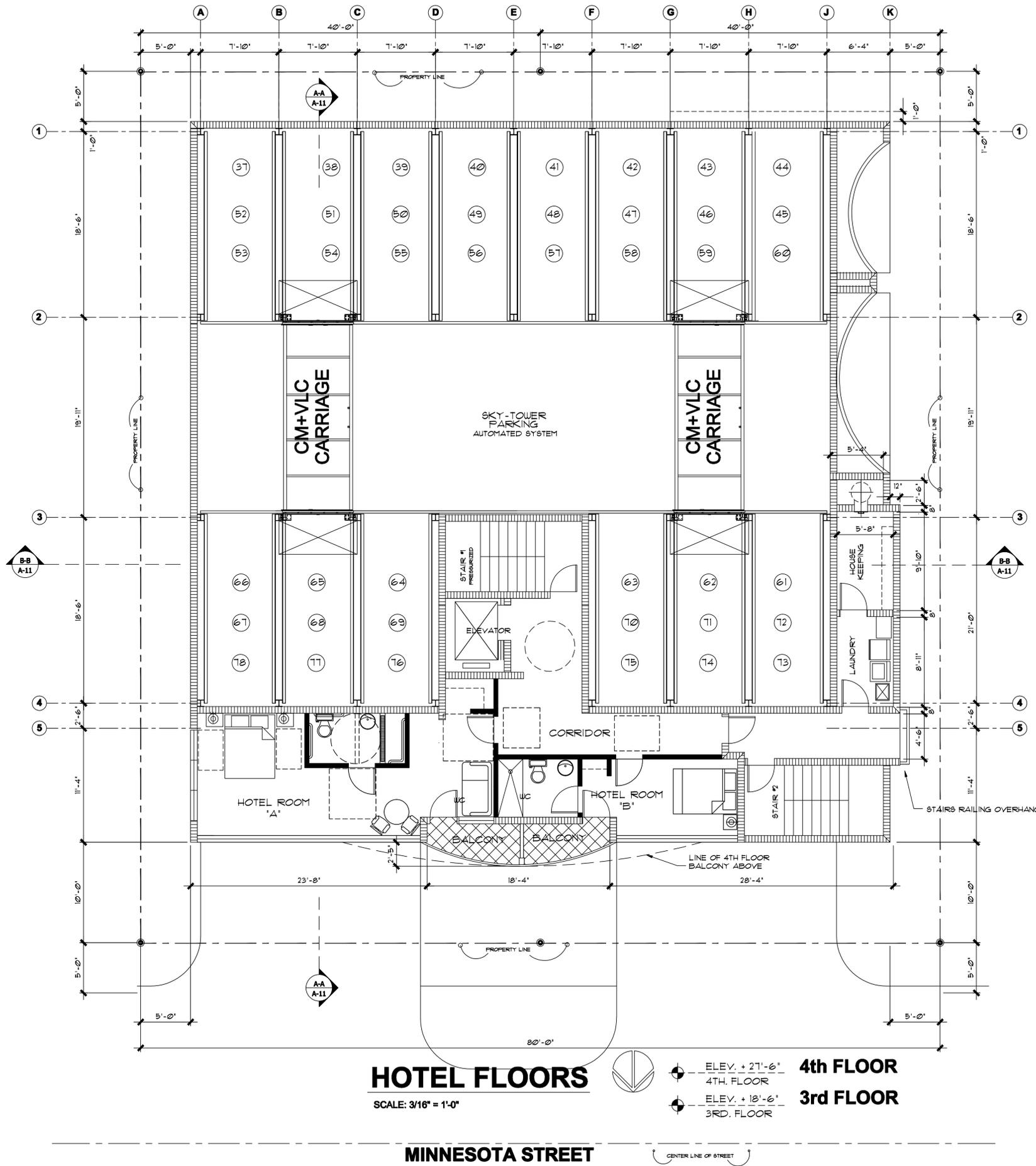
NOT TO SCALE C-C A-4-1



KEY NOTES

- A WALL MOUNTED LAVATORY RIM OR COUNTER NO HIGHER THAN 34" ABOVE THE FINISH FLOOR.- 2014 FBC. 606-3
- B MIRROR SHALL BE MOUNTED SLANTED OVER THE LAVATORY AND THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" ABOVE THE FINISH FLOOR.- 2014 FBC. 603-3
- C FAUCET CONTROL VALVES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING THE WRIST.- FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.- 2014 FBC SEC. 309-4
- D HANDICAP TOILET WITH TOP OF THE SEAT BETWEEN 17" AND 19" AFF 2014 FBC. SEC. 604-4
- E SURFACE MOUNTED TOILET TISSUE DISPENSER
- F LIQUID SOAP DISPENSER
- G SEAT COVER DISPENSER
- H STAINLESS STEEL GRAB BAR DIAM. 1-1/4" TO 1-1/2". THE CLEAR SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2" 2010 FBC 609 GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.- 609-6
- J HOT WATER AND DRAIN PIPES UNDER THE LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.- 2014 FBC 606-5
- K REINFORCED AREAS INSIDE PARTITION WALLS FOR INSTALLATION OF GRAB BARS.- 2014 FBC 609-8
- L CONTINUOUS DRAIN BARRIER FREE SHOWER

© THE DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF VEE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECT. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A CONTRACT. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY VEE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE WORK BEFORE BEGINNING CONSTRUCTION.



HOTEL FLOORS

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

- ◆ ELEV. + 21'-6" 4th FLOOR
- ◆ ELEV. + 18'-6" 3rd FLOOR

MINNESOTA STREET

CENTER LINE OF STREET

ADA GENERAL NOTE
 ALL HOTEL ROOMS "TYPE A" SHALL COMPLY WITH 2014 FLORIDA ACCESSIBILITY BLDG CODE SECTION 304 AND 404-2 AS WELL AS SECTION 224-2 AND 224-4

HOTEL ROOMS APPLIANCES
 FEATURE A 42" HT. SERVICE COUNTER ONE MICROWAVE OVEN AND ONE UNDER THE COUNTER REFRIGERATOR

ALLOWED PROJECTIONS AND OVERHANGS
 MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING
 ALLOWED: 25% = 2'-6"
 PROVIDED: 20% = 2'-5"
 MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING
 ALLOWED: 25% = 1'-3"
 PROVIDED: 20% = 1'-0"

VEE

VICTOR ELIAS EISENSTEIN, AIA
 ARCHITECT
 1111 PARK CENTRE BLVD #105-B
 MIAMI GARDENS, FLA. 33169
 Office: 305-625-0067 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 0151

THE BLUE BUILDING
 EXECUTIVE HOTEL SUITE AND OFFICE
 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

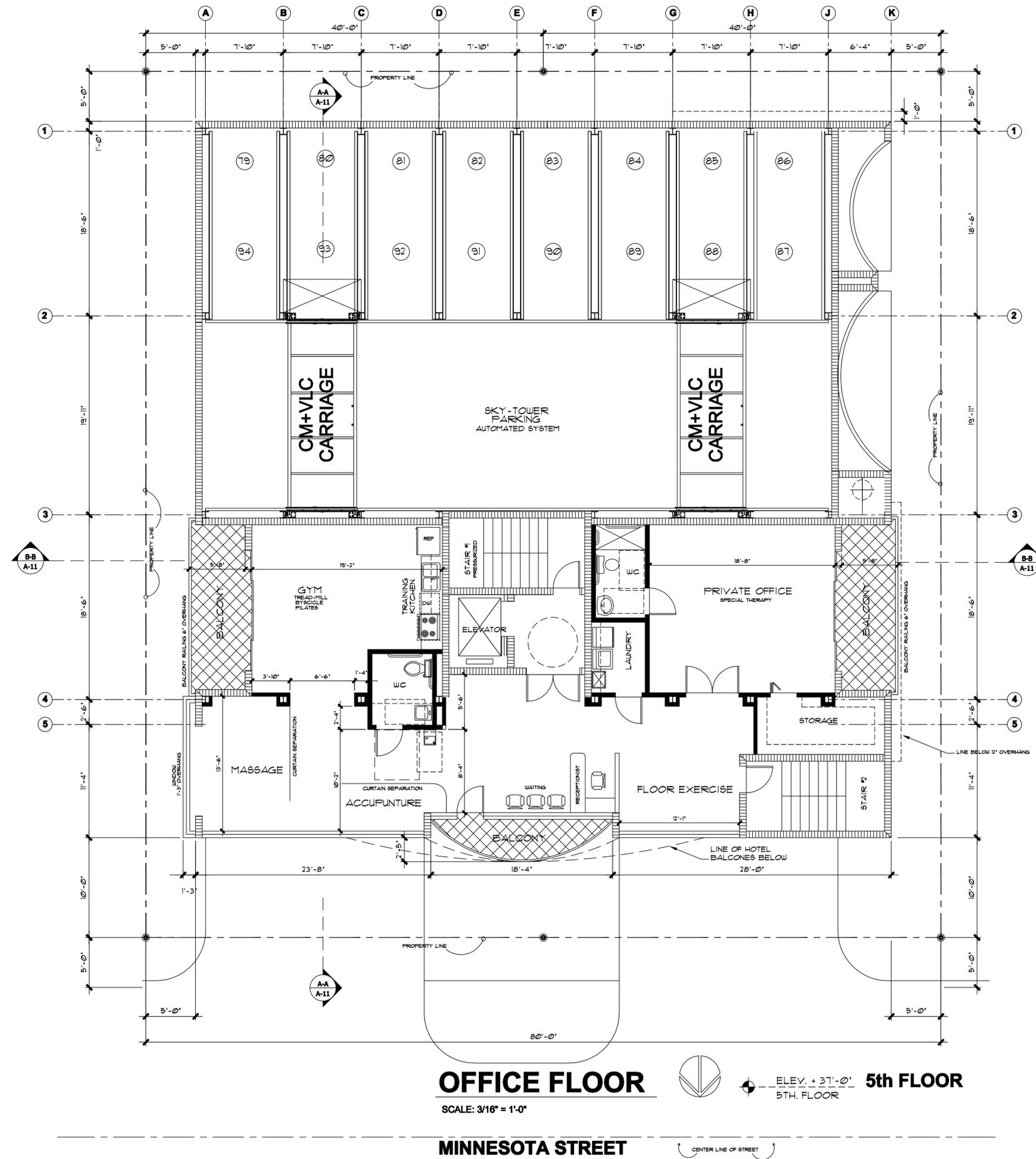
PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-5

THE DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF VEE ARCHITECTS, AIA, INC. ANY REPRODUCTION, COPIES OR DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTS, AIA, INC. VEE ARCHITECTS, AIA, INC. IS NOT RESPONSIBLE FOR THE PERFORMANCE OF ANY CONTRACTOR OR OTHER PARTY TO THE CONTRACTOR'S OBLIGATIONS UNDER ANY CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



NOTICE:
 THE DEPICTED KITCHEN AND ALL OF ITS APPLIANCES AT THE OFFICE OF THE 5TH FLOOR IS INTENDED FOR TRAINING PURPOSES ALTHOUGH, EQUIPMENT IS FUNCTIONAL, BUT NO COOKING IS PART OF THE THERAPY PROVIDED.

ALLOWED PROJECTIONS AND OVERHANGS
 MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING
 ALLOWED: 25% = 2'-6"
 PROVIDED: 20% = 2'-5"
 MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING
 ALLOWED: 25% = 1'-3"
 PROVIDED: 20% = 1'-0"

VEE

VICTOR ELIAS EISENSTEIN, AIA
 ARCHITECT
 BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE
 PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL
 1111 PARK CENTRE BLVD #105-B
 MIAMI GARDENS, FLA. 33169
 Office: 305-625-0067 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING
 EXECUTIVE HOTEL SUITE AND OFFICE
 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE:
 AS INDICATED

DATE:
 2-21-2017

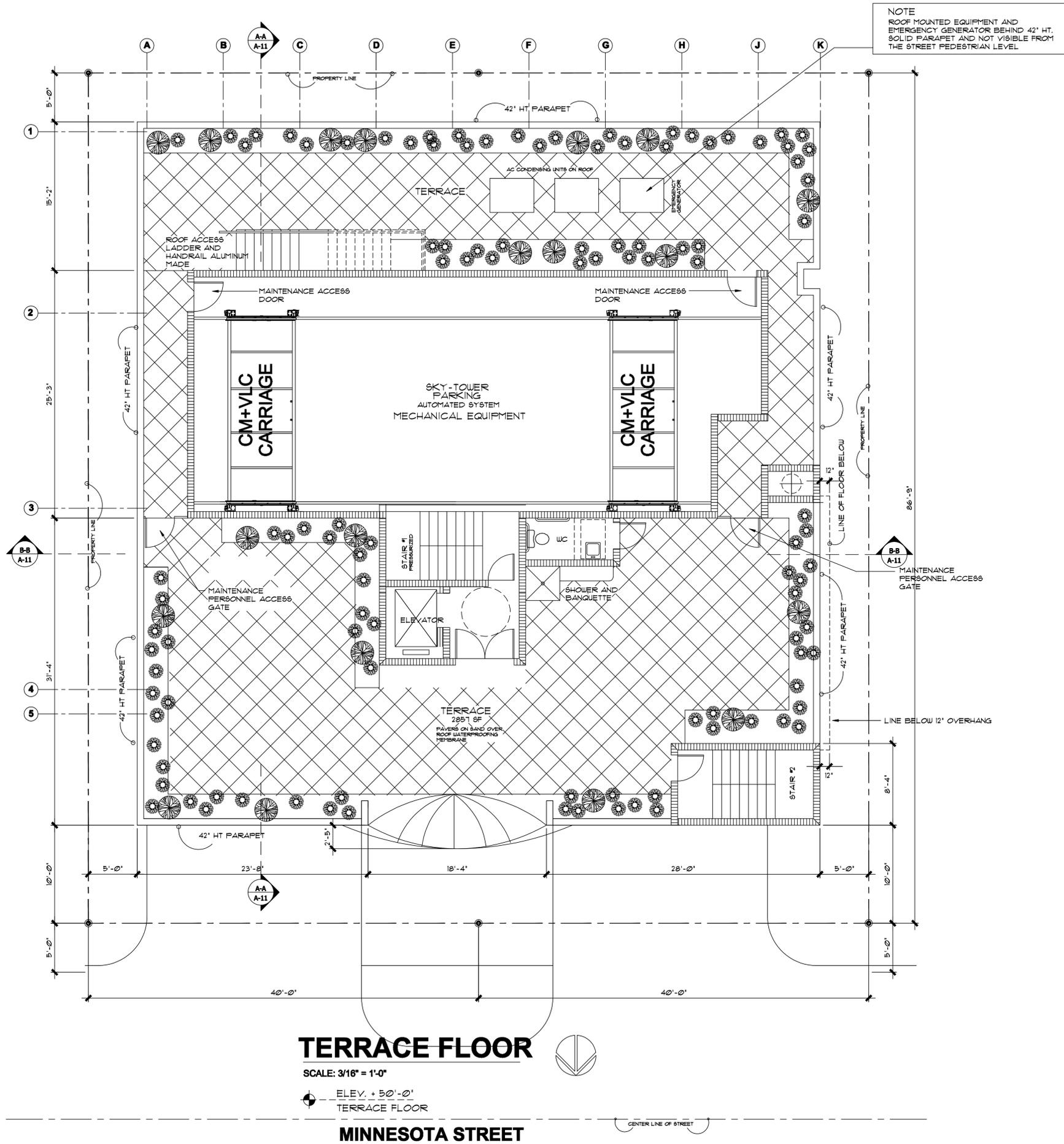
PROJECT No:

DRAWN BY: NATALIE P.
 CHECKED BY: VEE

PAGE No:

A-6

THE DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF VEE ARCHITECTS, AIA, INC. ANY REPRODUCTION, COPIING, OR DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTS, AIA, INC. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



TERRACE FLOOR

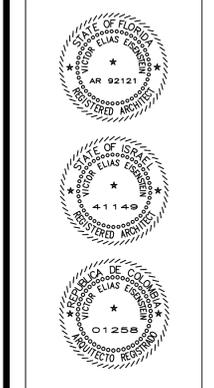
SCALE: 3/16" = 1'-0"

ELEV. + 50'-0"
TERRACE FLOOR

MINNESOTA STREET

NOTE
ROOF MOUNTED EQUIPMENT AND
EMERGENCY GENERATOR BEHIND 42' HT.
SOLID PARAPET AND NOT VISIBLE FROM
THE STREET PEDESTRIAN LEVEL

VEE
VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT
BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9212

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

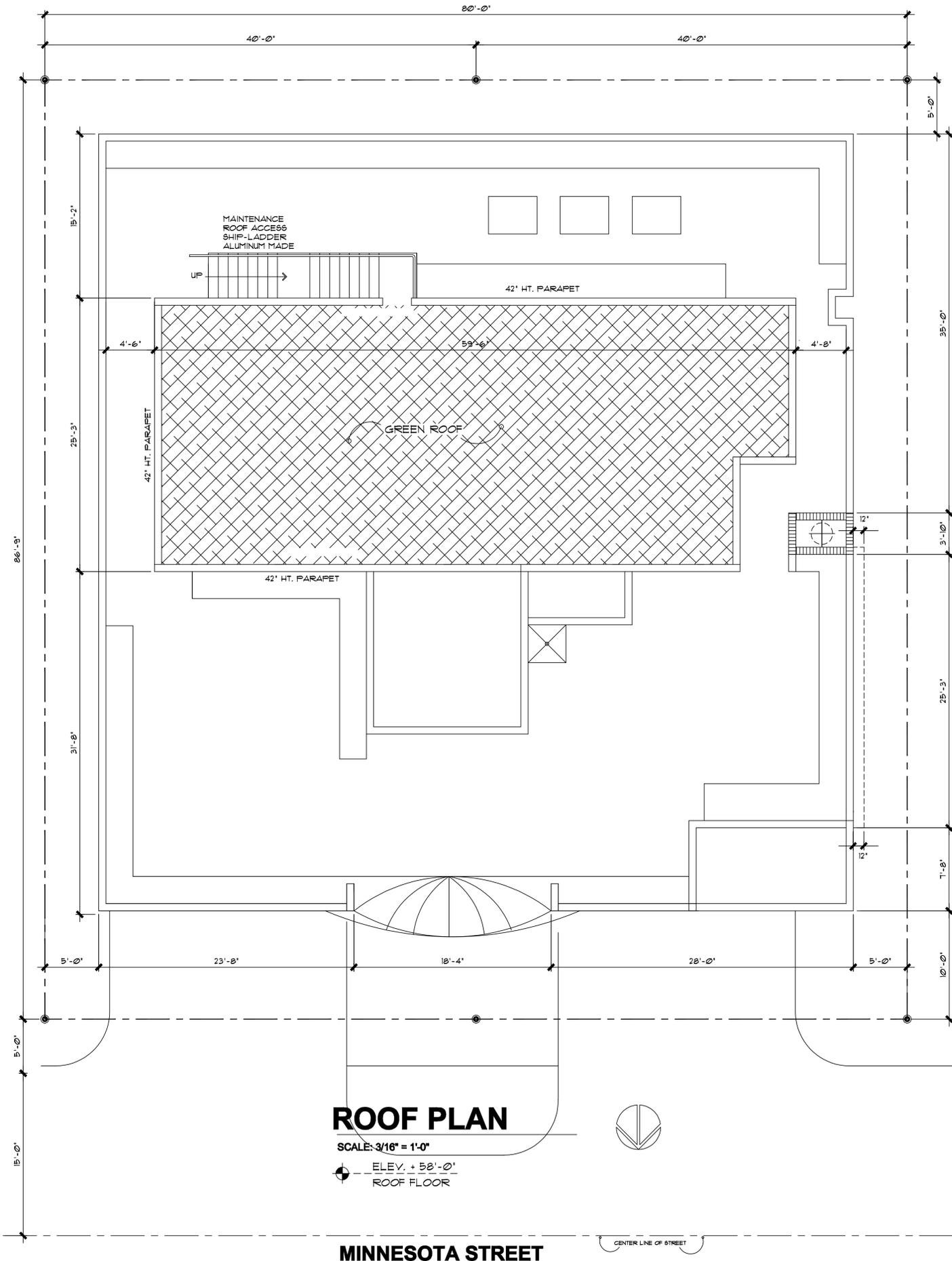
PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

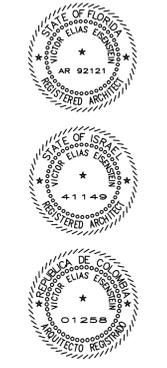
A-7

© THE DRAWING AND ALL RIGHTS RESERVED ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, DISTRIBUTED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. ANY REPRODUCTION OF THIS DRAWING IS THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN ON THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER.



ROOF PLANTING
 600 LAWN IS ONLY PROVIDED ON THE ROOF AREA AND TO BE IRRIGATED BY AUTOMATED SYSTEM. IRRIGATION AND PLANTING DETAILS WILL BE PROVIDED IN THE LANDSCAPED DRAWINGS.

IRRIGATION NOTES
 AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9212

THE BLUE BUILDING
 EXECUTIVE HOTEL SUITE AND OFFICE
 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-8

© THE DRAWING AND ALL RIGHTS RESERVED AND ARE THE LEGAL PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, AIA, LICENSED ARCHITECT. THESE ARE FOR INFORMATIONAL COPY OR DISTRIBUTION IS PROHIBITED IN ANY MANNER. ANY REPRODUCTION OR TRANSMISSION IN ANY MANNER WITHOUT WRITTEN AGREEMENT IS STRICTLY BY THE ARCHITECT. AND THE PURCHASE OF THESE DRAWINGS IS NOT TRANSFERABLE. ANY COPIES OF THESE DRAWINGS OR OTHER OWNERSHIP INFORMATION MUST BE CONTAINED BY THE CONTRACTOR FOR THE PROJECT TO BE BUILT AND ONLY ONE. THE ARCHITECT CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DRAWINGS.



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING
 EXECUTIVE HOTEL SUITE AND OFFICE
 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

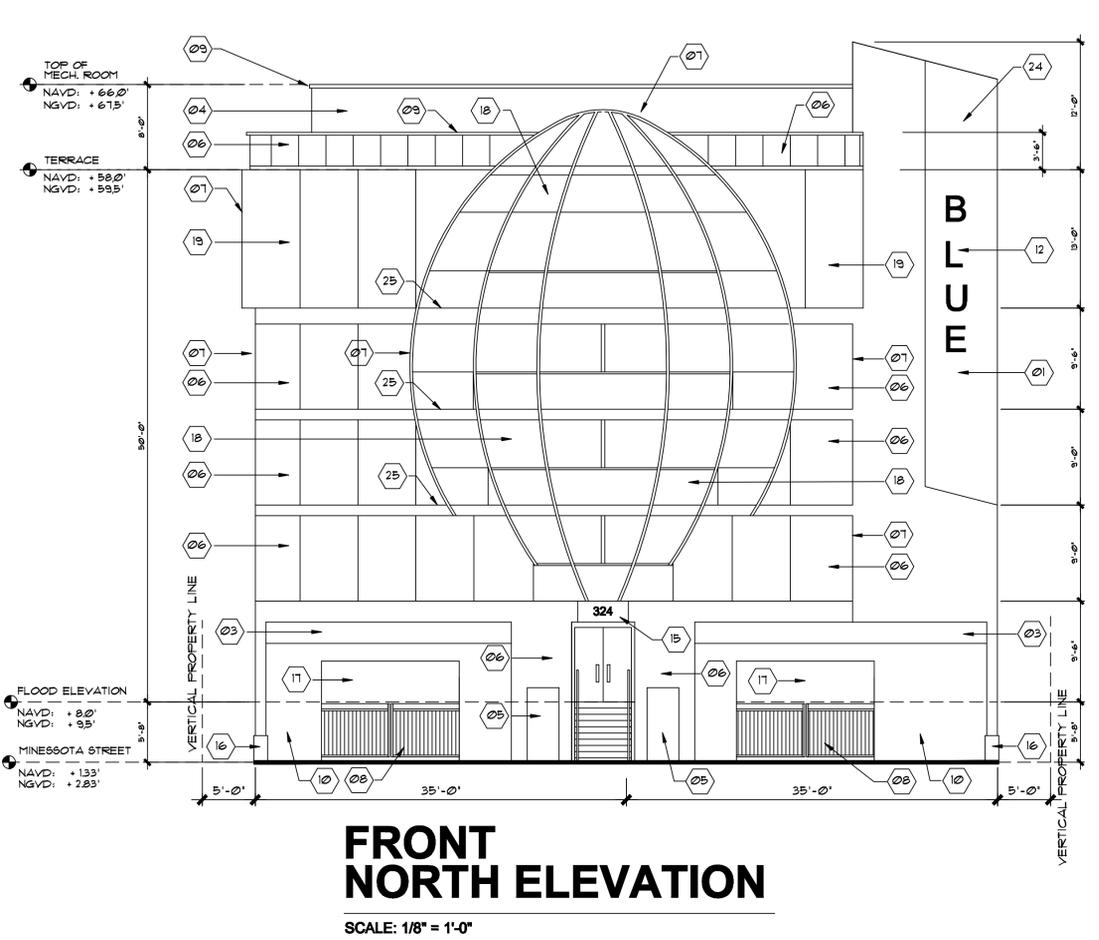
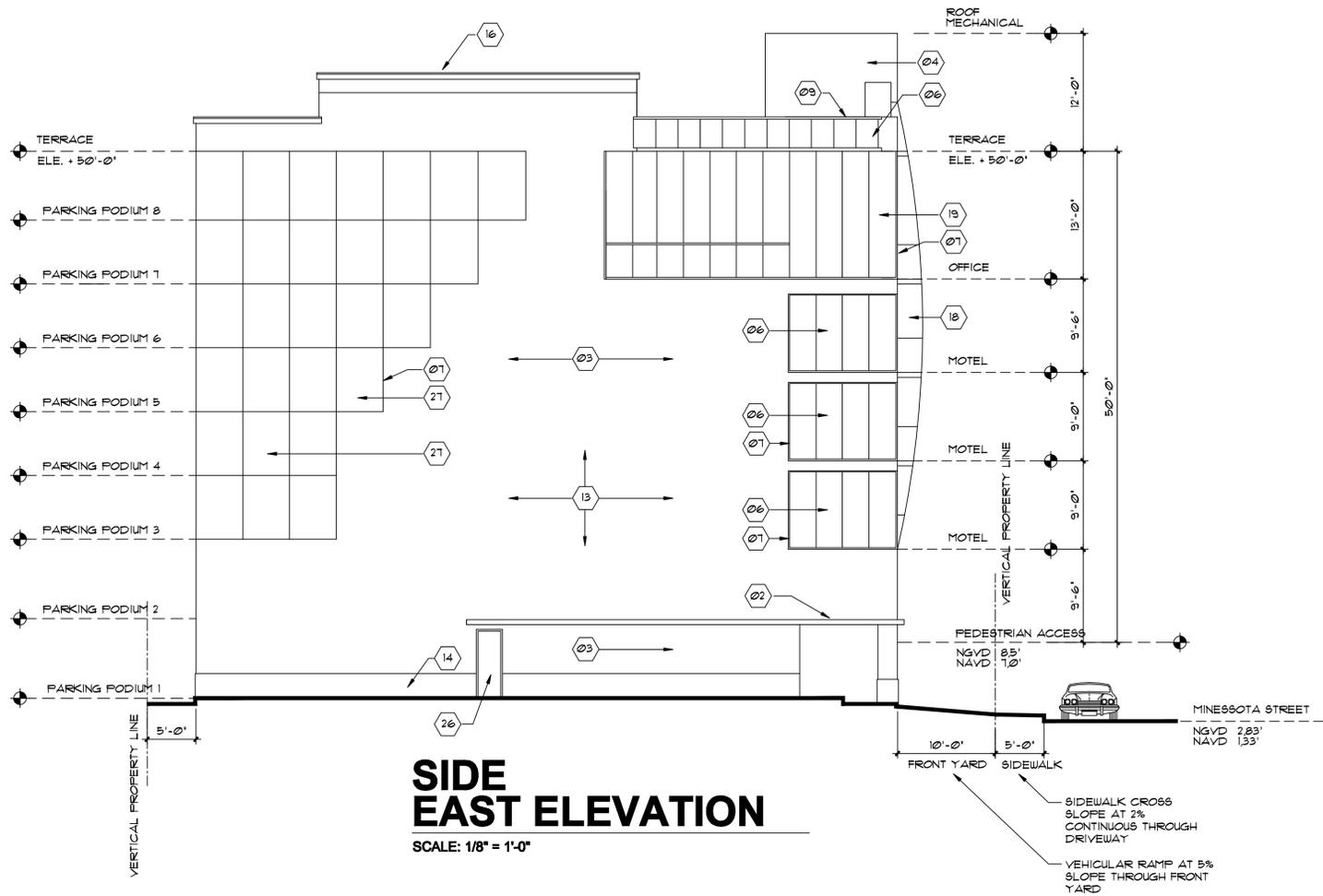
SCALE:
 AS INDICATED

DATE:
 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:



SIGNAGE DESIGN CRITERIA

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS
 ALL SIGNS ELECTRICALLY ILLUMINATED SHALL REQUIRE A SEPARATE ELECTRIC PERMIT

ARTICLE 8-4
 REVERSE CHANNLED LETTERS WITH WHITE TRANSLUCENT FACE

ARTICLE 8-5-3A
 MINIMUM 7'-5" ABOVE THE SIDEWALK

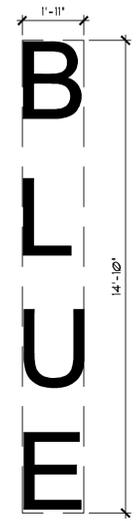
ARTICLE 8-5-B-2 AT BRT-25 DISTRICTS
 ALLOWED MAX AREA= 30 SF

SECONDARY SIGN
 ADDRESS NUMBER
 ALLOWED 6' AT GROUND FLOOR OR 24' MAX ON PARAPET AT 3 STORY BLDGS OR HIGHER

SIGNAGE PROPOSED

AREA 2830 SF ALLOWED= 30 SF
 HEIGHT 38'-6" ABOVE SIDEWALK
 TYPE INDIVIDUAL CARVED LETTERS
 MATERIALS CONCRETE INDIRECT ILLUMINATED LETTERS

SIGNAGE IS SUBJECT TO A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR



COLOR COORDINATION CHART, MATERIALS AND FINISH TEXTURES

ALL COLORS BY SHERWIN WILLIAMS EXTERIOR USE PAINTS OR SIMILAR

- 01 CONCRETE STRUCTURE CLADDED WITH REFLECTIVE ALUMINUM PANELS COLOR SW-6958 DYNAMIC BLUE - PANTONE FMS 293
- 02 TEXTURED STUCCO SURFACE FINISH- SW-6793 BLUE BELL- PANTONE FMS 292
- 03 SMOOTH STUCCO SURFACE FINISH- SW-6791 LAUREN'S SURPRISE- PANTONE FMS 290
- 04 SMOOTH STUCCO SURFACE FINISH- SW-1006 EXTRA WHITE
- 05 EXTERIOR USE ALUMINUM GLASS DOOR AND FRAME

- 06 MOTEL WINDOW GLASS DARK-GRAY TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
- 07 WINDOW ULTREX FIBERGLASS FRAMES SW-1075 WEB GRAY PANTONE FMS 431
- 08 ULTREX FIBERGLASS SLIDING GATE SW-1075 WEB GRAY PANTONE FMS 431
- 09 ULTREX FIBERGLASS RAILING SW-1075 WEB GRAY PANTONE FMS 431
- 10 TEXTURED STUCCO FINISH SW-6794 FLYWAY PANTONE FMS 285
- 11 SMOOTH CONCRETE FINISH NATURAL COLOR GREY
- 12 2830 SF SIGNAGE 2'-6" X 1'-10" INDIVIDUAL CARVED LETTERS INDIRECT ILLUMINATED SIGNAGE AT 38'-6" HT ABOVE SIDEWALK

- 13 1/2" SCORE LINES ON STUCCO AS NEEDED
- 14 36" HT. APRON 1" STUCCO REVEAL SW-6794 FLYWAY- PANTONE FMS 285
- 15 MAIN ENTRANCE STAINLESS STEEL PLAQUE AND ADDRESS NUMBER
- 16 KEYSTONE MOLDING SMOOTH FINISH
- 17 EMPTY SPACE
- 18 SPHERICAL ALUMINUM AND LIGHT BLUE-TINTED GLASS WIND RESISTANT STOREFRONT 2'-5" OVERHANG
- 19 OFFICE WINDOW GLASS SMOKED BLACK TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
- 20 RECESSED SPHERICAL SHAPE PAINTED CONCRETE NATURAL COLOR

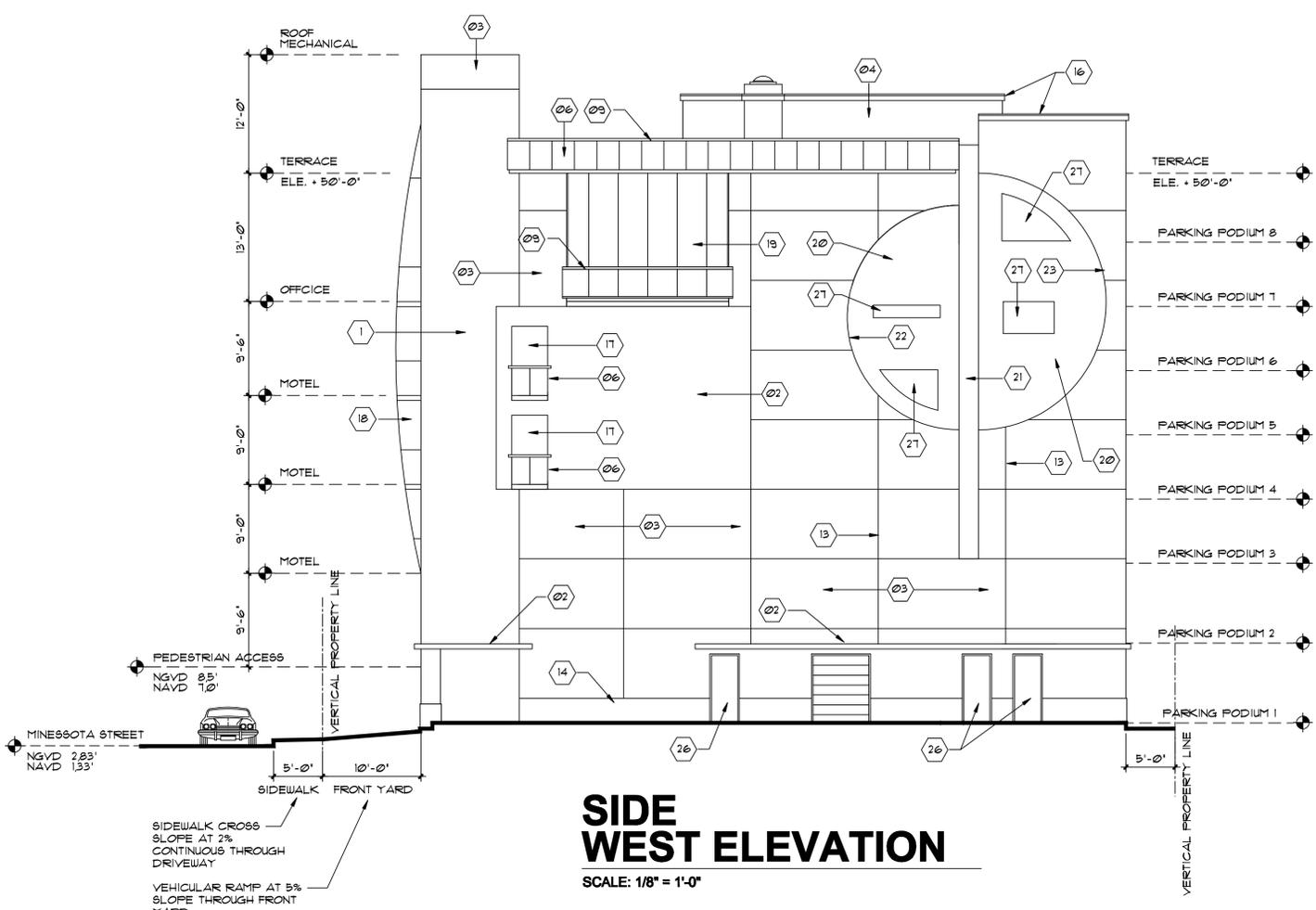
- 21 RECESSED SEPARATION SPACE BETWEEN SPHERES FINISH IN TEXTURED STUCCO PAINTED COLOR SW-1075 WEB GRAY PANTONE FMS 431
- 22 HALF-MOON PERIMETER LED LIGHT LINE-FIXTURE SW-6920 CENTER STAGE- PANTONE FMS 375
- 23 HALF-MOON PERIMETER LED LIGHT LINE-FIXTURE SW-6901 FORSYTHIA PANTONE FMS 109
- 24 30 DEGREE BEVELED SURFACE FOR CARVED LETTERS OF SIGNAGE
- 25 CONCRETE SLAB ALLOWED OVERHANG MAX 2'-3"
- 26 EXTERIOR METAL DOOR FRAME AND DOOR PAINT COLOR WHITE
- 27 PARKING CLEAR GLASS WINDOWS LARGE MISSILE IMPACT RESISTANT

HIGH-WIND RESISTANT GLASS
 ALL GLASS DOORS, WINDOWS AND FRAMES OF THIS PROJECT TO BE HURRICANE HIGH WINDS AND LARGE MISSILE IMPACT RESISTANT AS PER STATE OF FLORIDA PRODUCT APPROVAL

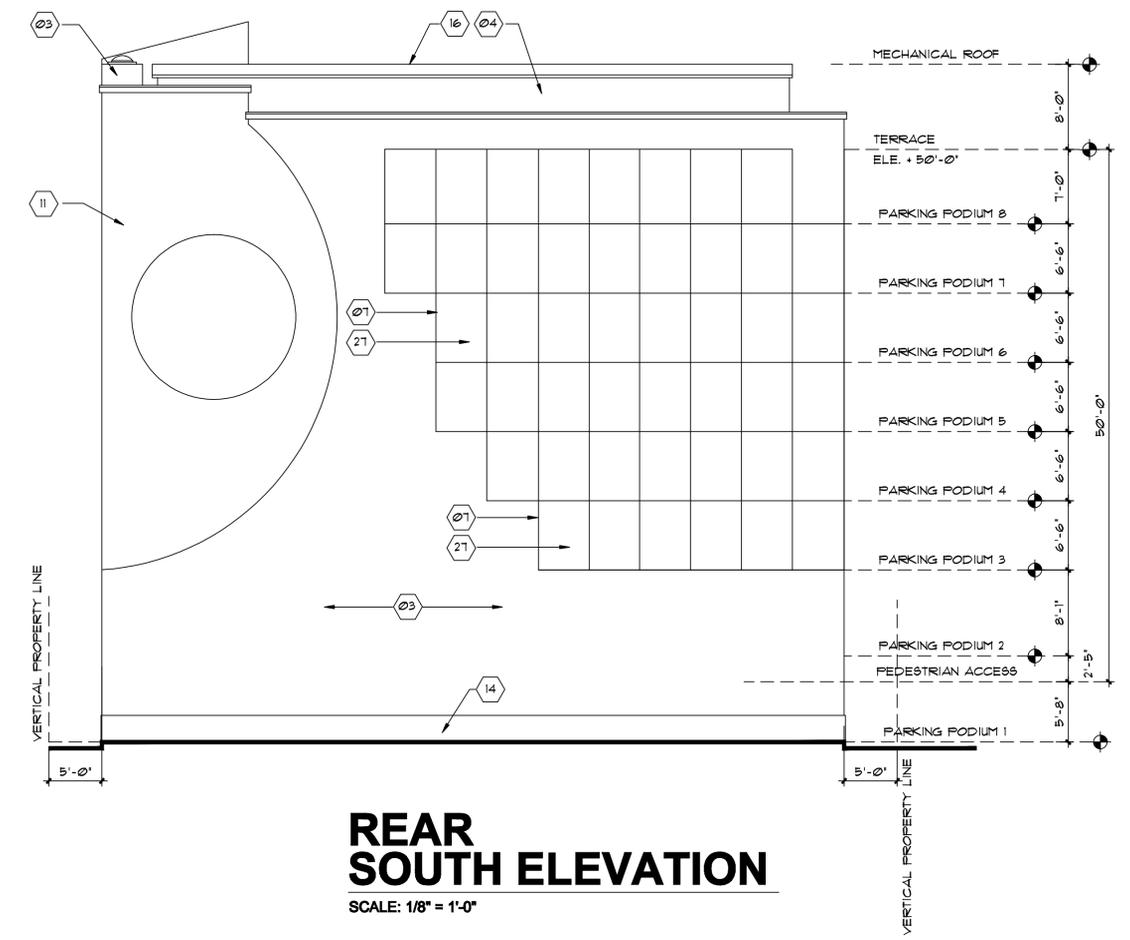
THE DRAWING AND ALL INFORMATION HEREON ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, DISTRIBUTED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS.



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211



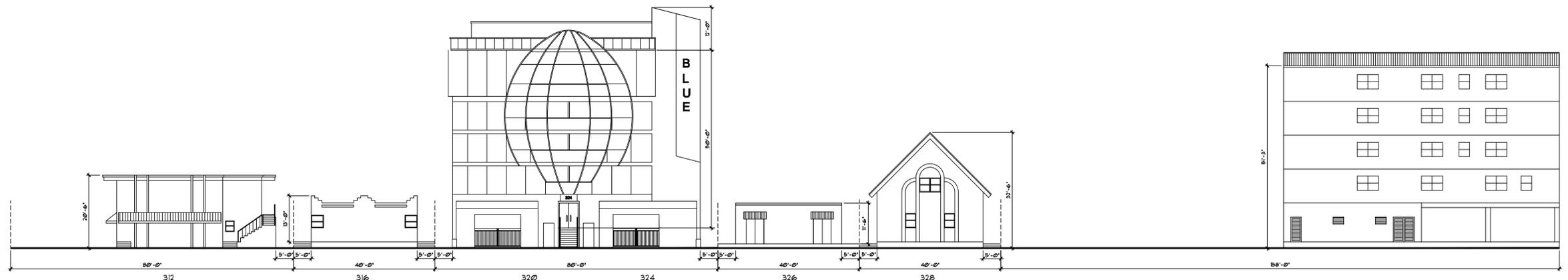
SIDE WEST ELEVATION
SCALE: 1/8" = 1'-0"



REAR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

HIGH-WIND RESISTANT GLASS
ALL GLASS DOORS, WINDOWS AND FRAMES OF THIS PROJECT TO BE HURRICANE HIGH WINDS AND LARGE MISSILE IMPACT RESISTANT AS PER STATE OF FLORIDA PRODUCT APPROVAL

COLOR COORDINATION CHART, MATERIALS AND FINISH TEXTURES	
ALL COLORS BY SHERWIN WILLIAMS EXTERIOR USE PAINTS OR SIMILAR	
01	CONCRETE STRUCTURE CLADDED WITH REFLECTIVE ALUMINUM PANELS COLOR SW-6358 DYNAMIC BLUE - PANTONE PMS 293
02	TEXTURED STUCCO SURFACE FINISH - SW-6793 BLUE BELL - PANTONE PMS 292
03	SMOOTH STUCCO SURFACE FINISH - SW-6791 LAUREN'S SURPRISE - PANTONE PMS 290
04	SMOOTH STUCCO SURFACE FINISH - SW-1006 EXTRA WHITE
05	EXTERIOR USE ALUMINUM GLASS DOOR AND FRAME
06	MOTEL WINDOW GLASS DARK-GRAY TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
07	WINDOW ULTREX FIBERGLASS FRAMES SW-1075 WEB GRAY PANTONE PMS 431
08	ULTREX FIBERGLASS SLIDING GATE SW-1075 WEB GRAY PANTONE PMS 431
09	ULTREX FIBERGLASS RAILING SW-1075 WEB GRAY PANTONE PMS 431
10	TEXTURED STUCCO FINISH SW-6794 FLYWAY PANTONE PMS 285
11	SMOOTH CONCRETE FINISH NATURAL COLOR GREY
12	2830 SF SIGNAGE 2'-6" X 1'-10" INDIVIDUAL CARVED LETTERS INDIRECT ILLUMINATED SIGNAGE AT 38'-6" HT ABOVE SIDEWALK
13	1/2" SCORE LINES ON STUCCO AS NEEDED
14	36" HT. APRON 1" STUCCO REVEAL SW-6794 FLYWAY - PANTONE PMS 285
15	MAIN ENTRANCE STAINLESS STEEL PLAQUE AND ADDRESS NUMBER
16	KEYSTONE MOLDING SMOOTH FINISH
17	EMPTY SPACE
18	SPHERICAL ALUMINUM AND LIGHT BLUE-TINTED GLASS WIND RESISTANT STOREFRONT 2'-5" OVERHANG
19	OFFICE WINDOW GLASS SMOKED BLACK TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
20	RECESSED SPHERICAL SHAPE PAINTED CONCRETE NATURAL COLOR
21	RECESSED SEPARATION SPACE BETWEEN SPHERES FINISH IN TEXTURED STUCCO PAINTED COLOR SW-1075 WEB GRAY PANTONE PMS 431
22	HALF-MOON PERIMETER LED LIGHT LINE-FIXTURE SW-6920 CENTER STAGE - PANTONE PMS 375
23	HALF-MOON PERIMETER LED LIGHT LINE-FIXTURE SW-6907 FORSYTHIA PANTONE PMS 109
24	30 DEGREE BEVELED SURFACE FOR CARVED LETTERS OF SIGNAGE
25	CONCRETE SLAB ALLOWED OVERHANG MAX 2'-3"
26	EXTERIOR METAL DOOR FRAME AND DOOR PAINT COLOR WHITE
27	PARKING CLEAR GLASS WINDOWS LARGE MISSILE IMPACT RESISTANT



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

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

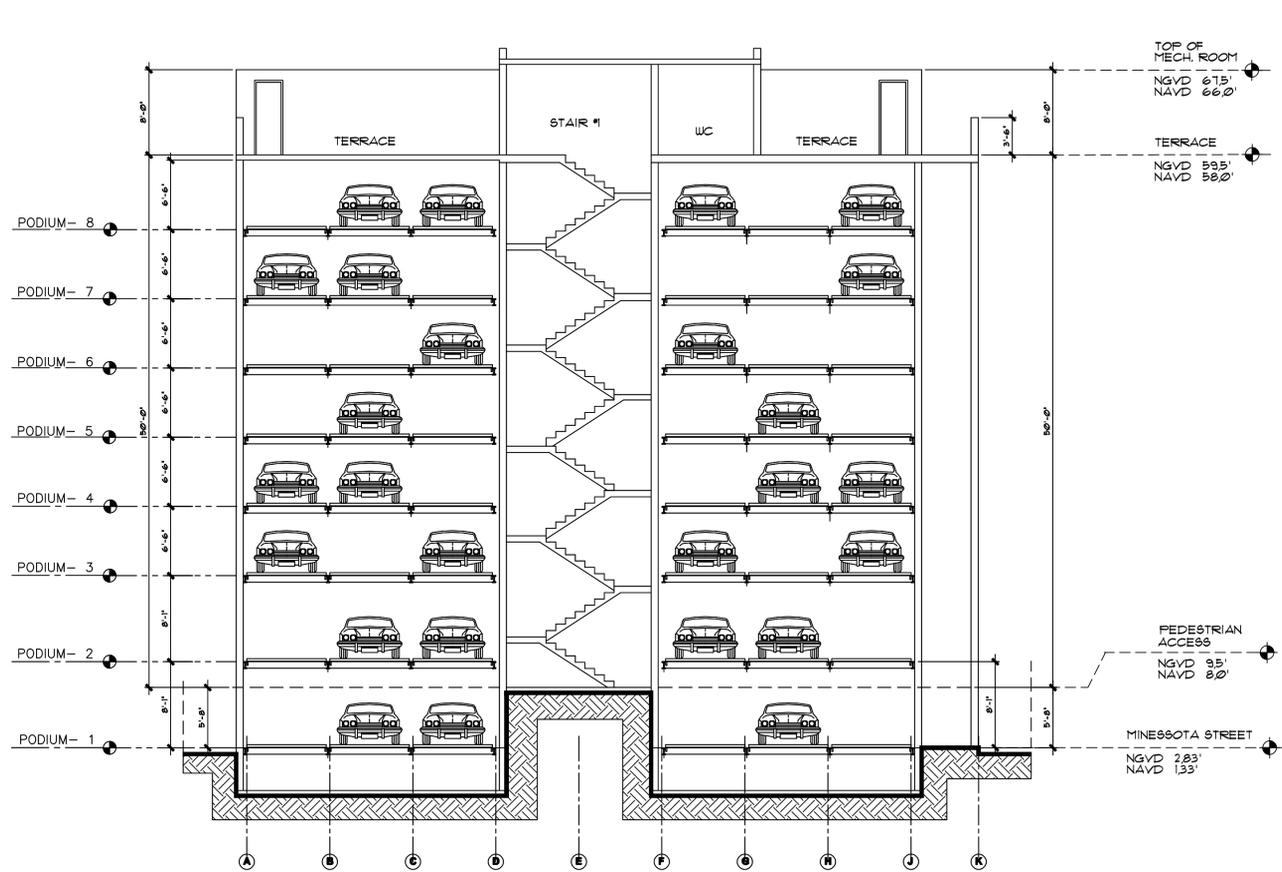
DATE: 2-21-2017

PROJECT No:

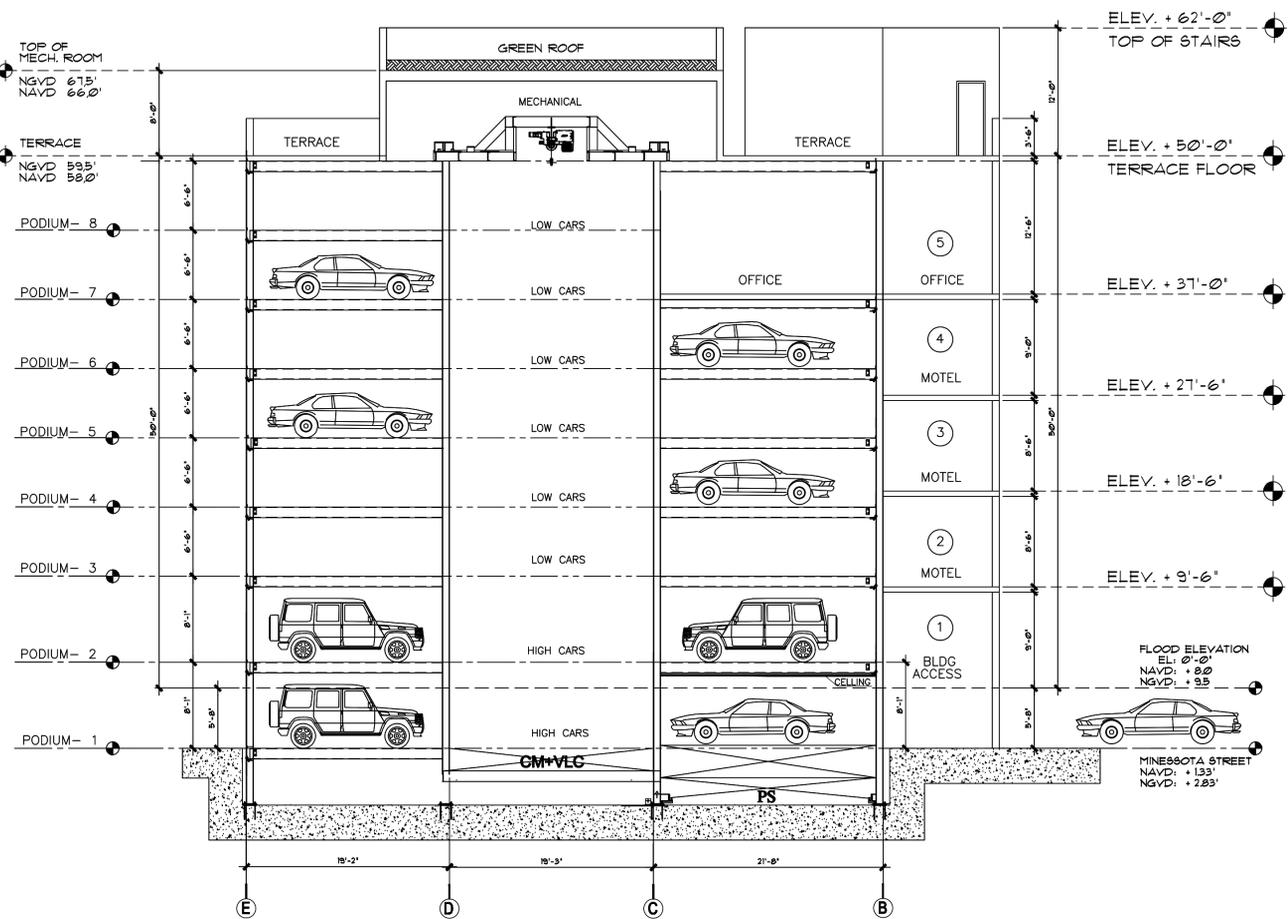
DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

© THE DRAWING AND ALL INFORMATION SHOWN IN THIS DRAWING ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THESE ARE FOR INFORMATIONAL USE ONLY. THE INFORMATION IS NOT TO BE REPRODUCED, COPIED, DISTRIBUTED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. THE INFORMATION IS NOT TO BE REPRODUCED, COPIED, DISTRIBUTED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT.



SECTION
SCALE: 1/8" = 1'-0"
B-B
A-11



SECTION
SCALE: 1/8" = 1'-0"
A-A
A-11

PARKING GARAGE NOTES

PARKING GARAGE TOWER IS FIRE PROTECTED WITH FIRE-SPRINKLERS COVERING EACH VEHICLE STALL.

METAL STRUCTURAL COMPONENTS ARE SPRAYED WITH 1 HOUR FIRE RETARDANT INHIBITORS "INTERGARD 251" EPOXY ZINC PHOSPHATE PRIMER.

HOT-DIP GALVANIZE OF ALL STRUCTURAL COMPONENTS THAT DO NOT REQUIRE PAINTING.

STAINLESS-STEEL MOVABLE COMPONENTS.

ZINC-PLATED FINISH FOR ALL STEEL COMPONENTS THAT ARE NOT PAINTED OR NOT STAINLESS STEEL OR NOT GALVANIZED.

CLOSED GARAGE

INTENTIONALLY THE PARKING TOWERS IS CONSIDERED UNDER THE CATEGORY OF A CLOSED GARAGE AND MECHANICAL EXHAUST VENTILATION IS PROVIDED.

CONSIDERING THE PROXIMITY TO THE OCEAN AND HUMIDITY IN THE AIR, THEN AC DRY AIR IS PROVIDED TO THE ENTIRE PARKING GARAGE PREVENTING CORROSION TO METAL COMPONENTS.

ELECTRIC VEHICLE CHARGING STATION

IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING.

SEE PAGE A-1 FOR DETAILED NARRATIVE

PARKING STRUCTURE LIFE SAFETY DEVICES

AUTOMATIC FIRE SUPPRESSION SPRINKLERS COVERING EACH AUTOMOBILE.

SMOKE DETECTORS.

FIRE ALARM.

STROBE LIGHT HORN COMBINATION.

SMOKE EVACUATION MECHANICAL SYSTEM.

EMERGENCY BATTERY BACK-UP LIGHTING.

AUTOMATIC SHUT-OFF OPERATION BY INFRARED DETECTION OF MOVEMENT INSIDE AUTOMOBILES.

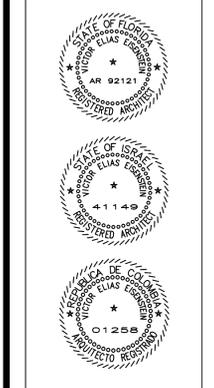
PARKING GARAGE TOWER HAVE A 2 HRS FIRE SEPARATION BARRIER FROM THE REST OF THE BUILDING.

ROBOTIC PARKING SYSTEM FEATURES ACCESS-EGRESS TURN TABLE AT GROUND LEVEL TO ALLOW AUTOMOBILES TO EGRESS FACING THE STREET.

TOTAL ON-SITE PARKING CAPACITY = 94 SPACES.

ALL 94 SPACES MEET THE ADA HANDICAPPED PARKING WITH MIN CLEAR DIMENSIONS AS REQUIRED BY CODE.

PARKING COUNT:	
PODIUM 1	8
PODIUM 2	14
PODIUM 3	14
PODIUM 4	14
PODIUM 5	14
PODIUM 6	14
PODIUM 7	8
PODIUM 8	8
TOTAL	94



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

FLOOD ELEVATION
EL: 0'-0"
NAVD: +9.20
NGVD: +9.5

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

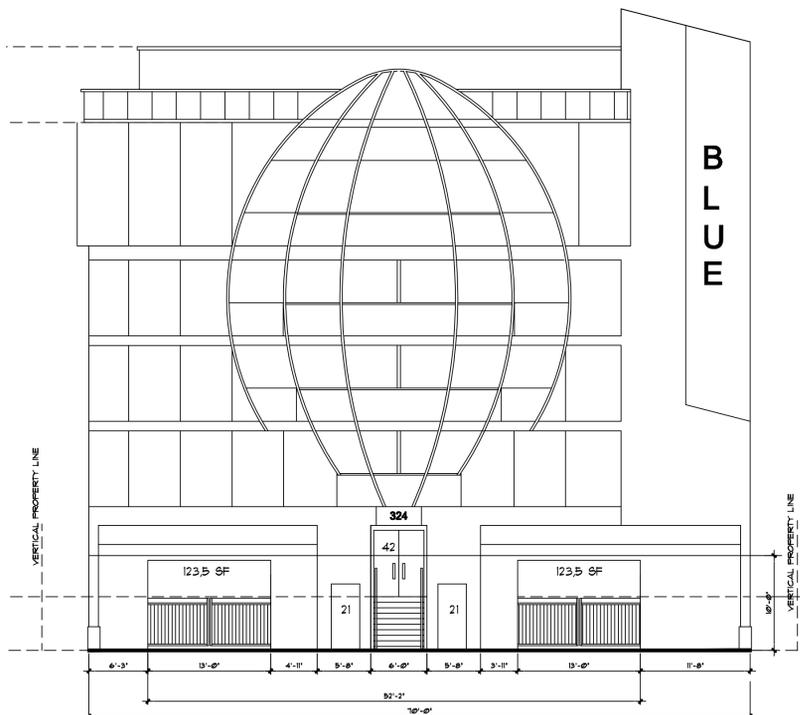
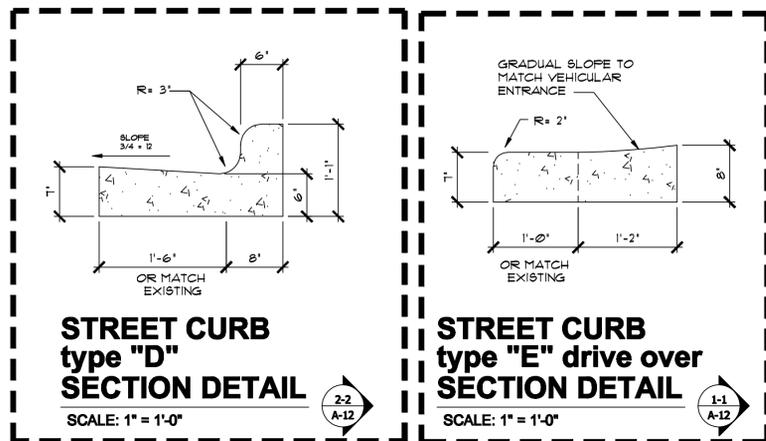
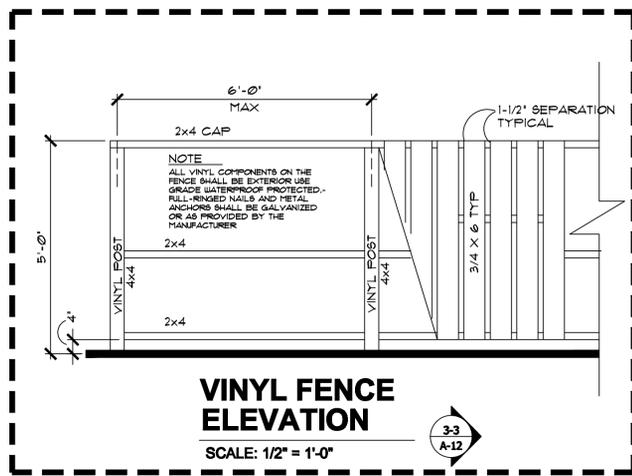
DATE: 2-27-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

THE DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF VEE ARCHITECTURE, AIA, INC. ANY REPRODUCTION, COPIES OR DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTURE, AIA, INC.

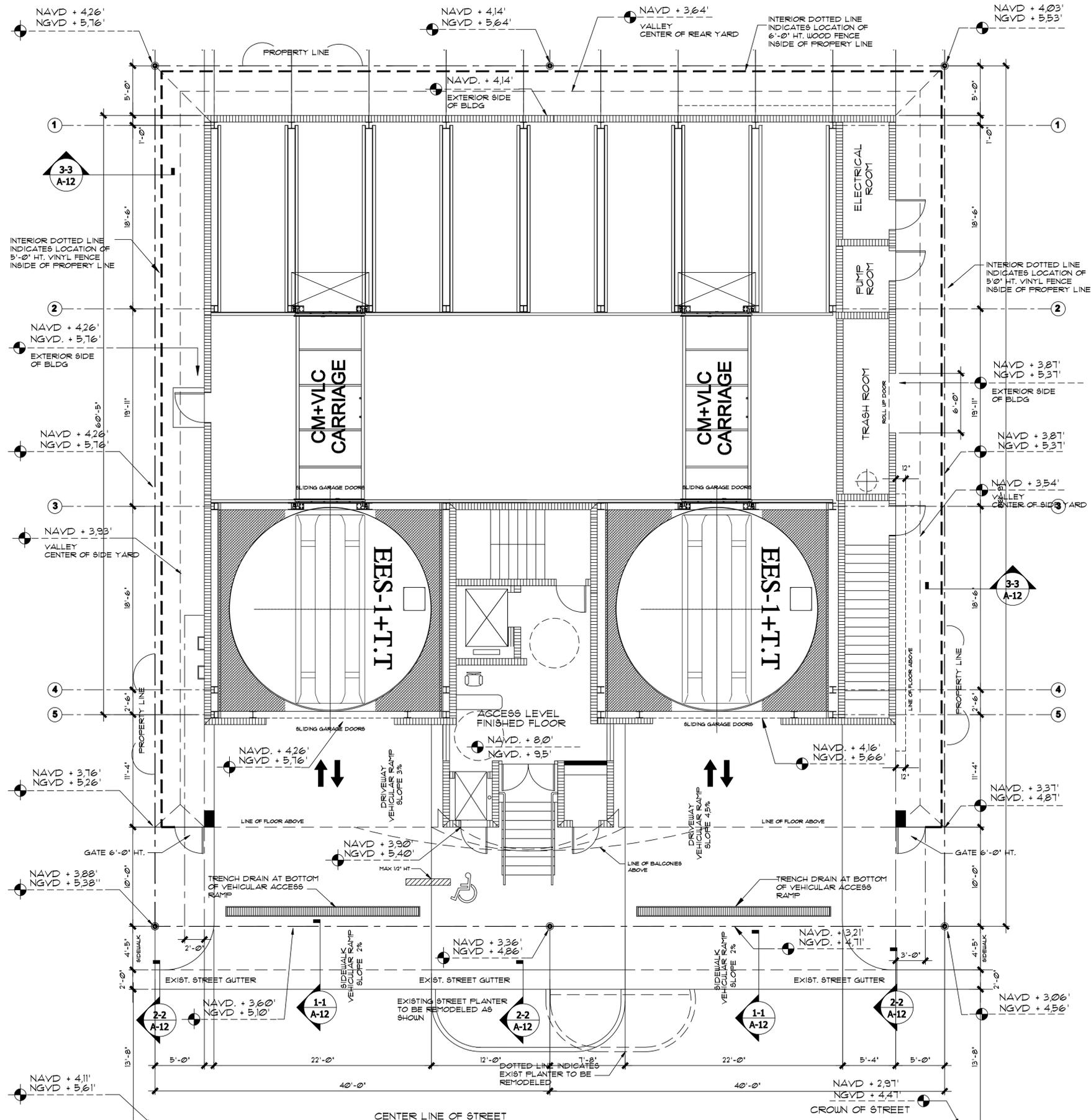


ACTIVE LINERS

BUILDING FRONTAGE	10'-0"
60% REQUIRED =	42'-0"
PROVIDED =	58'-4"

ACTIVE LINERS TRANSPARENCY

BUILDING FRONTAGE	52'-2" x 10'-0" HT. = 521 SF.
50% REQUIRED =	260.8 SF
PROVIDED =	331 SF



VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT
1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33168
Office: 305-625-0007 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 92121

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P.
CHECKED BY: VEE

PAGE No:

A-12

© THE DRAWING AND ALL INFORMATION HEREON ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND ONLY IN THE CITY AND COUNTY OF MIAMI. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTS IS STRICTLY PROHIBITED.



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING
 EXECUTIVE HOTEL SUITE AND OFFICE
 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

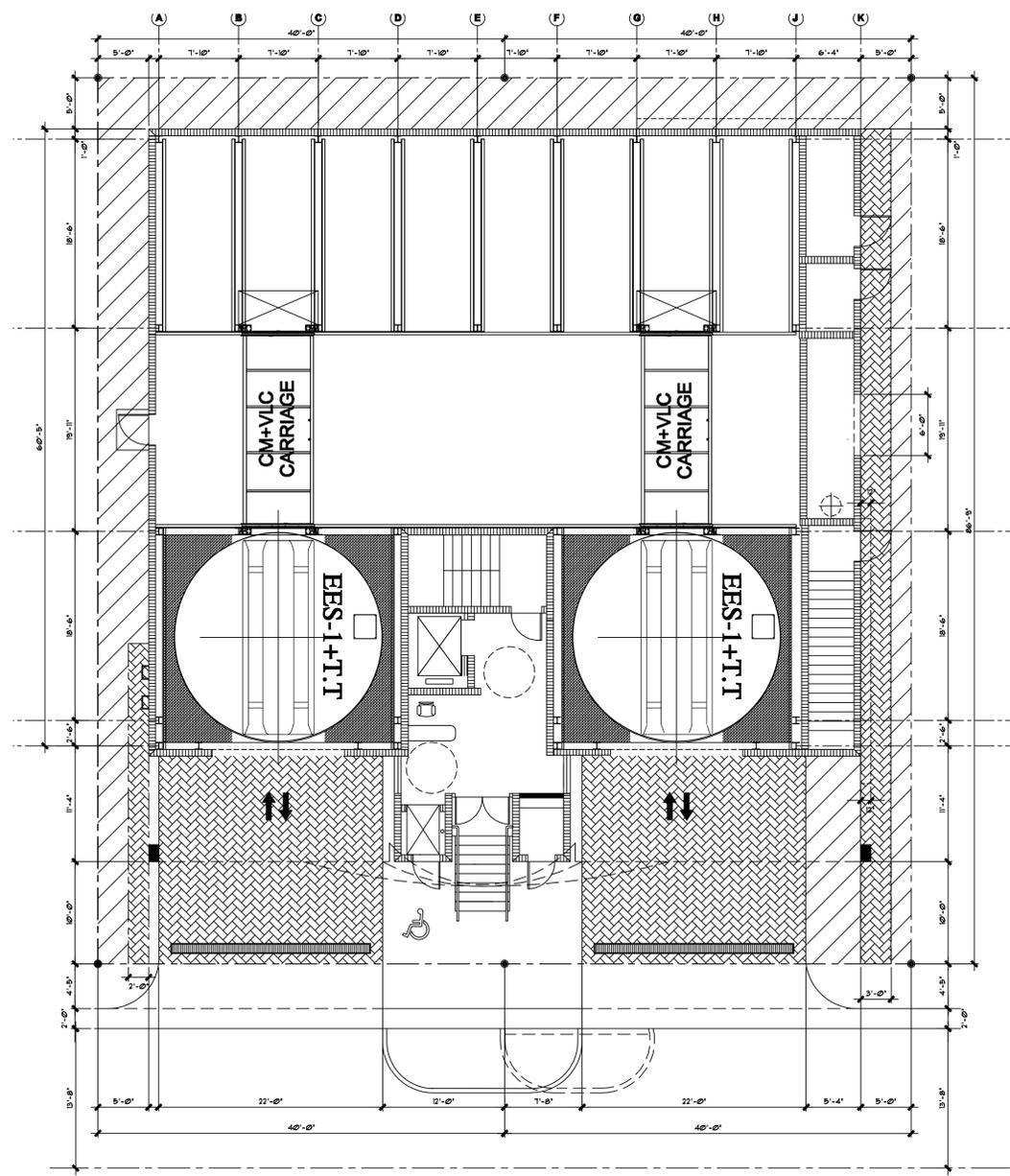
PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-13

THE DRAWING AND ALL INFORMATION HEREON ARE THE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. ANY REPRODUCTION OF THIS DRAWING IS AT THE USER'S RISK. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

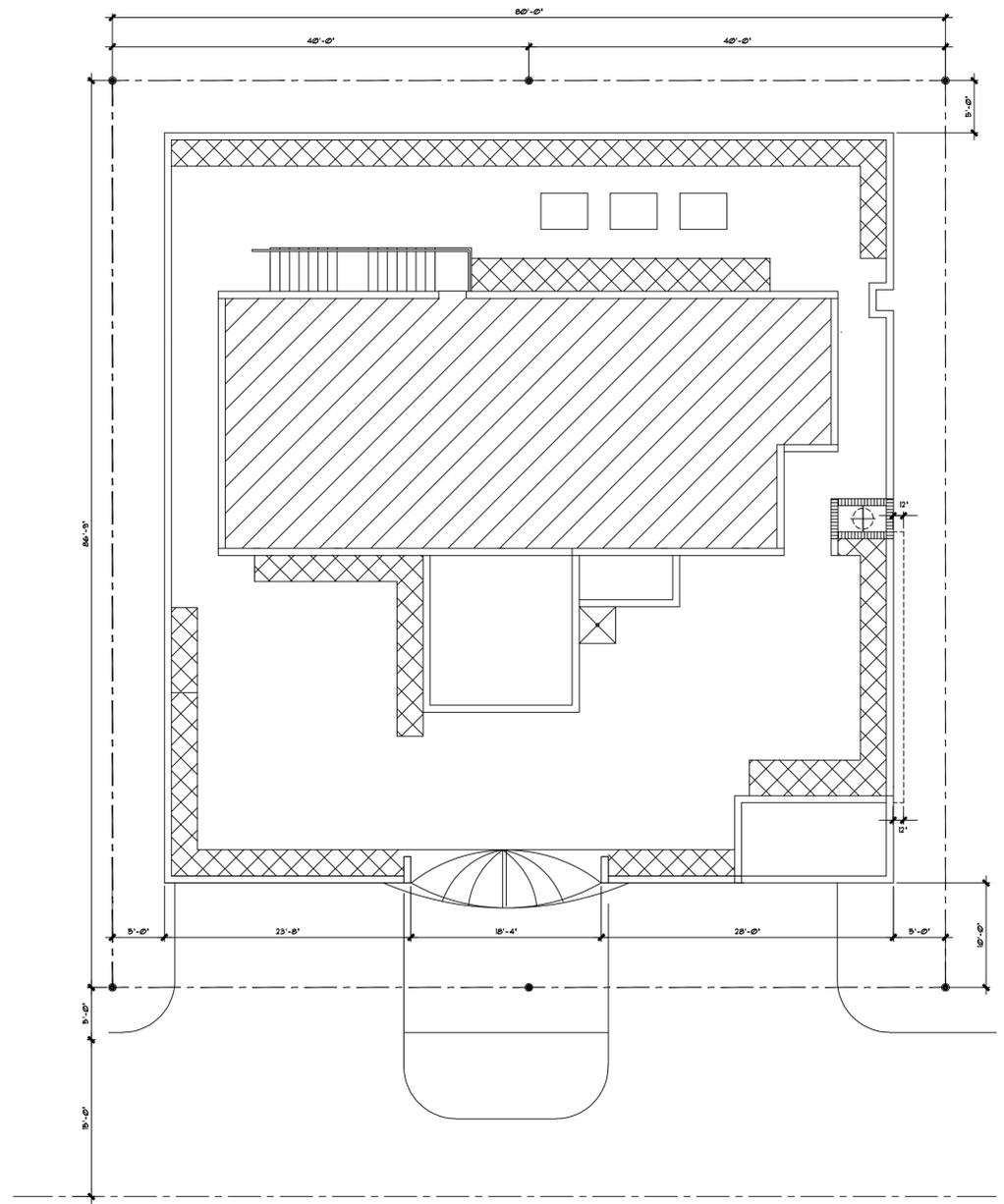


GROUND FLOOR PERVIOUS AREAS

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

NOTE:
 SEE PAGE A-14 FOR PERVIOUS AREAS CALCULATIONS AT GROUND AND ROOF FLOOR

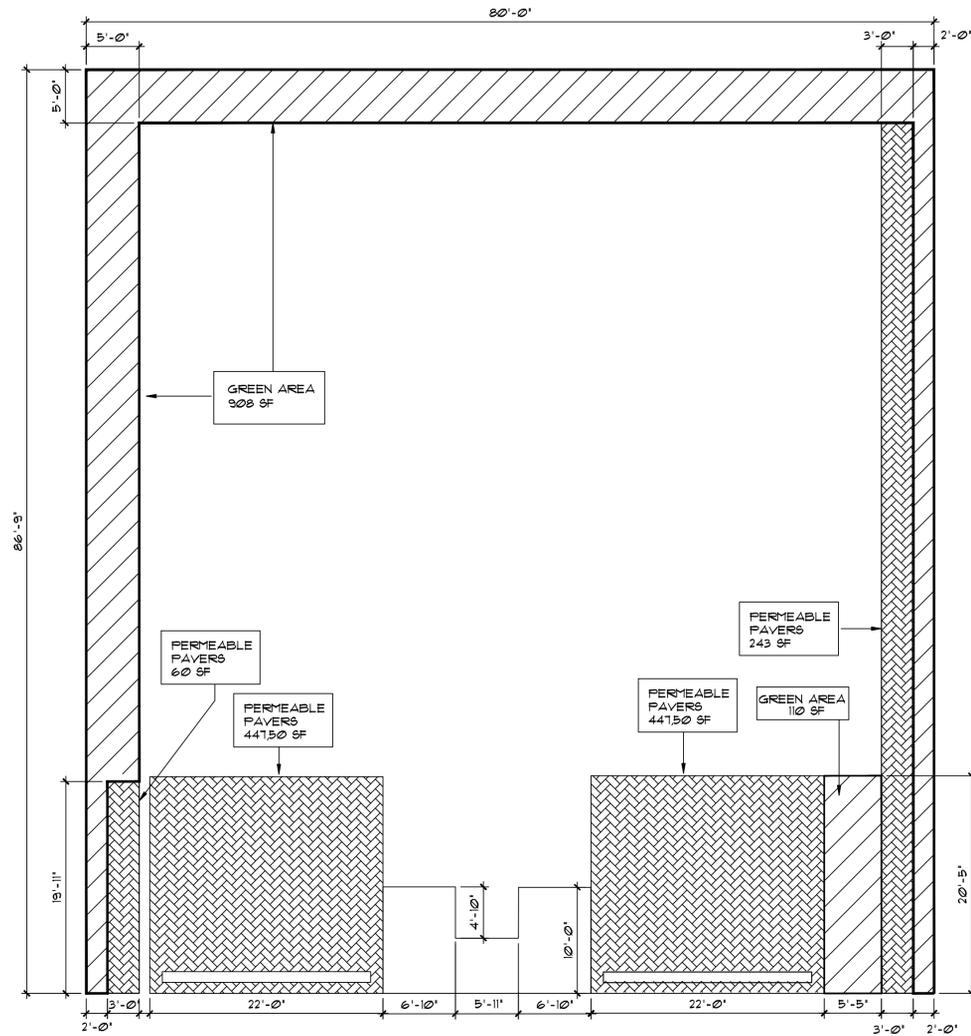
- PERVIOUS PAVERS
- GREEN SOD LAWN
- PLANTERS



TERRACE AND ROOF PERVIOUS AREAS

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

ELEV. + 50'-0"
 TERRACE FLOOR



GROUND FLOOR PERVIOUS AREAS

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

KEY NOTES:

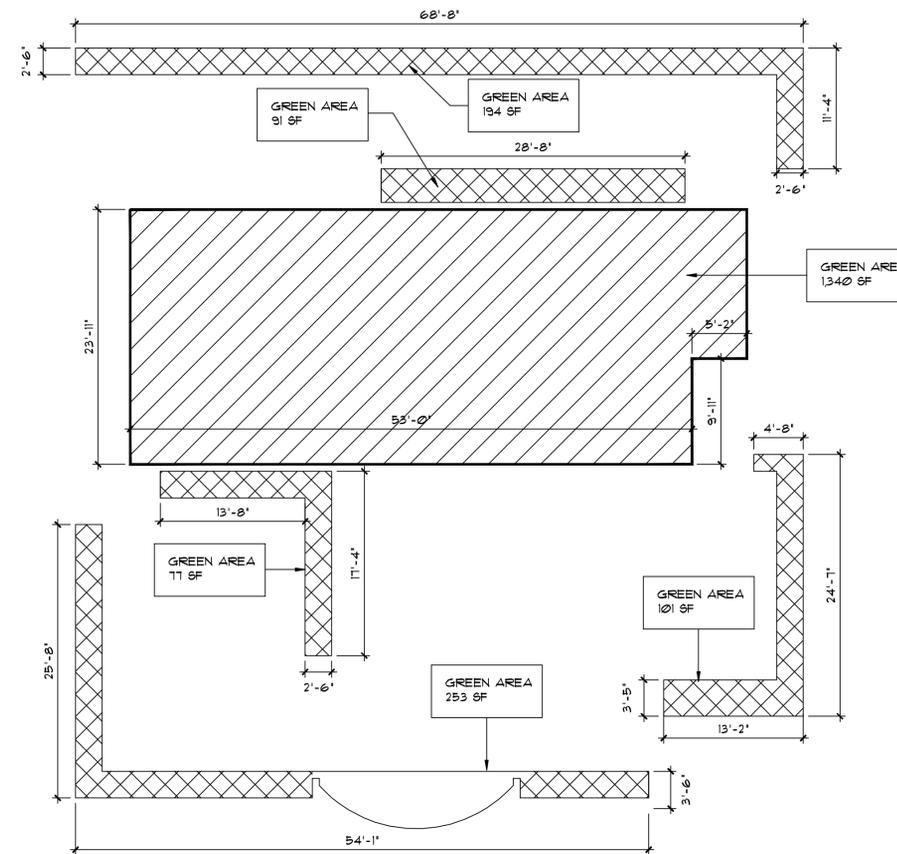
	PERVIOUS PAVERS
	GREEN SOD LAWN
	PLANTERS

GROUND FLOOR PERVIOUS AREA CALCULATION

LOT AREA	6,936 SF	
GREEN AREA	1,018 SF	14.67 %
PERMEABLE PAVERS	1,198 SF	17.27 %
GROUND FLOOR TOTAL	2,216 SF	31.94 %

TERRACE AND ROOF PERVIOUS AREA CALCULATION

LOT AREA	6,936 SF	
PLANTERS	716 SF	10.32 %
ROOF GREEN AREA	1,340 SF	19.31 %
TERRACE	2,056 SF	29.631 %
GRAN TOTAL PERVIOUS AREAS	4,212 SF	61.59 %



TERRACE AND ROOF PERVIOUS AREAS

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

ELEV. + 50'-0"
TERRACE FLOOR

IRRIGATION NOTES

AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

© THE DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF VEE ARCHITECTS, AIA, INC. ANY REPRODUCTION, COPIES OR DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTS, AIA, INC. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTS, AIA, INC. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY.



1 A-15 South Side of Minnesota St.

2 A-15 South Side of Minnesota St.

3 A-15 LOT 23 South Side of Minnesota St.

4 A-15 LOT 22 South Side of Minnesota St.

5 A-15 South Side of Minnesota St.

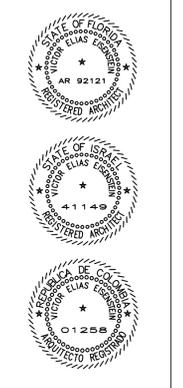
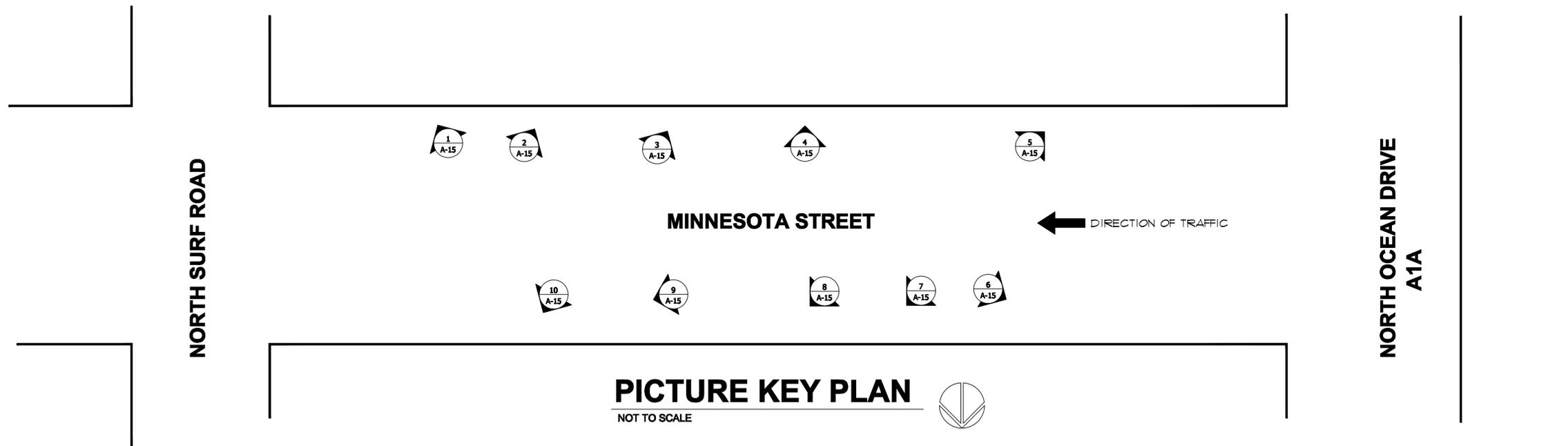
10 A-15 North Side of Minnesota St.

9 A-15 North Side of Minnesota St.

8 A-15 North Side of Minnesota St.

7 A-15 North Side of Minnesota St.

6 A-15 North Side of Minnesota St.



SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING
 EXECUTIVE HOTEL SUITE AND OFFICE
 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 2-21-2017

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-15

© THE DRAWING AND ALL INFORMATION HEREON ARE THE SOLE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, AIA, ARCHITECT. THIS DRAWING IS FOR INFORMATIONAL USE ONLY. ANY REPRODUCTION, COPY OR DISTRIBUTION IS PROHIBITED IN ANY MANNER WITHOUT WRITTEN AGREEMENT IN WRITING BY THE ARCHITECT. THE PURCHASE OF THIS DRAWING IS NOT NECESSARY TO OBTAIN THE SERVICES OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECTS.

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

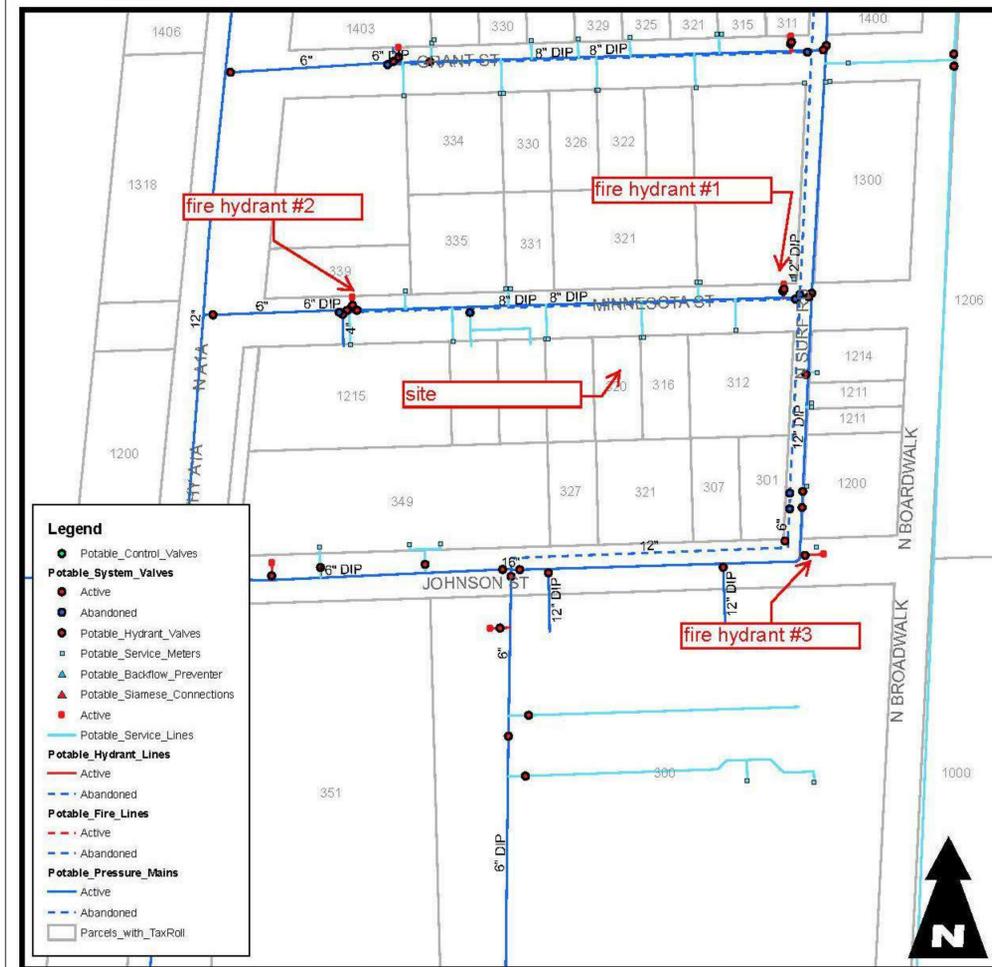
- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (P) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (F) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off P hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow F1 hydrant and record GPM and residual off P hydrant.
- Flow F2 hydrant and record GPM and residual off P hydrant.
- Flow F1 & F2 simultaneously and record GPM separately from F1 and F2 and record P hydrant residual.

Legend:	F1 & F2	Designation shall represent first and second flowed hydrants respectively
	P	Designation shall represent test hydrant for static and residual distribution system pressures.

HQS GROUP, INC.		CORNER OF MINNESOTA ST. & SURF RD.	
Date: 10/3/16	Time: 8:15 A.M.	Static Pressure	63
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH003442	312 Minnesota St.	F-1 Only	F-2 Only
		62	62
		F-1 & F-2	59
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH003444	1200 N Surf Rd.	GPM	
		1190	
F-2 Hydrant (Individual) FH003443	339 Minnesota St.	GPM	
		1130	
F-1 Hydrant (Both Flowing)		GPM	
		1190	
F-2 Hydrant (Both Flowing)		GPM	
		1130	



UTILITY ATLAS MAPLET



ACCESS TO INFORMATION CONTAINED WITHIN THIS DOCUMENT IS RESTRICTED UNDER FLORIDA STATUTE 118.07 SECTION 1 PARAGRAPH (E) SUBSECTION (3). ALL PERSONS BEING PERMITTED ACCESS TO THIS DOCUMENT SHALL RESTRICT ACCESS TO OTHERS IN ACCORDANCE WITH THE ABOVE REFERENCED STATUTE. IF ANY QUESTION AS TO THE DISSEMINATION OF THIS INFORMATION EXISTS, IT SHALL BE FORWARDED TO THE DIRECTOR OF PUBLIC UTILITIES, CITY OF HOLLYWOOD, FLORIDA FOR FINAL DETERMINATION.

INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO SIZE AND LOCATION.



CITY OF HOLLYWOOD, FLORIDA - DEPARTMENT OF PUBLIC UTILITIES

VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT
BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL
VICTOR@VEEARCH.COM
1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33169
office: 305-625-0007 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 92121

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 12-27-2016

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

C-5

© THE DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF VEE ARCHITECTURE, AIA, AIA, LICENSED ARCHITECT. THESE ARE FOR INFORMATIONAL PURPOSES ONLY. ANY REPRODUCTION, COPIES OR DISTRIBUTION OF THESE DRAWINGS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTURE. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTURE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF VEE ARCHITECTURE.

REVISIONS	BY

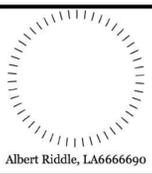


OWNER:

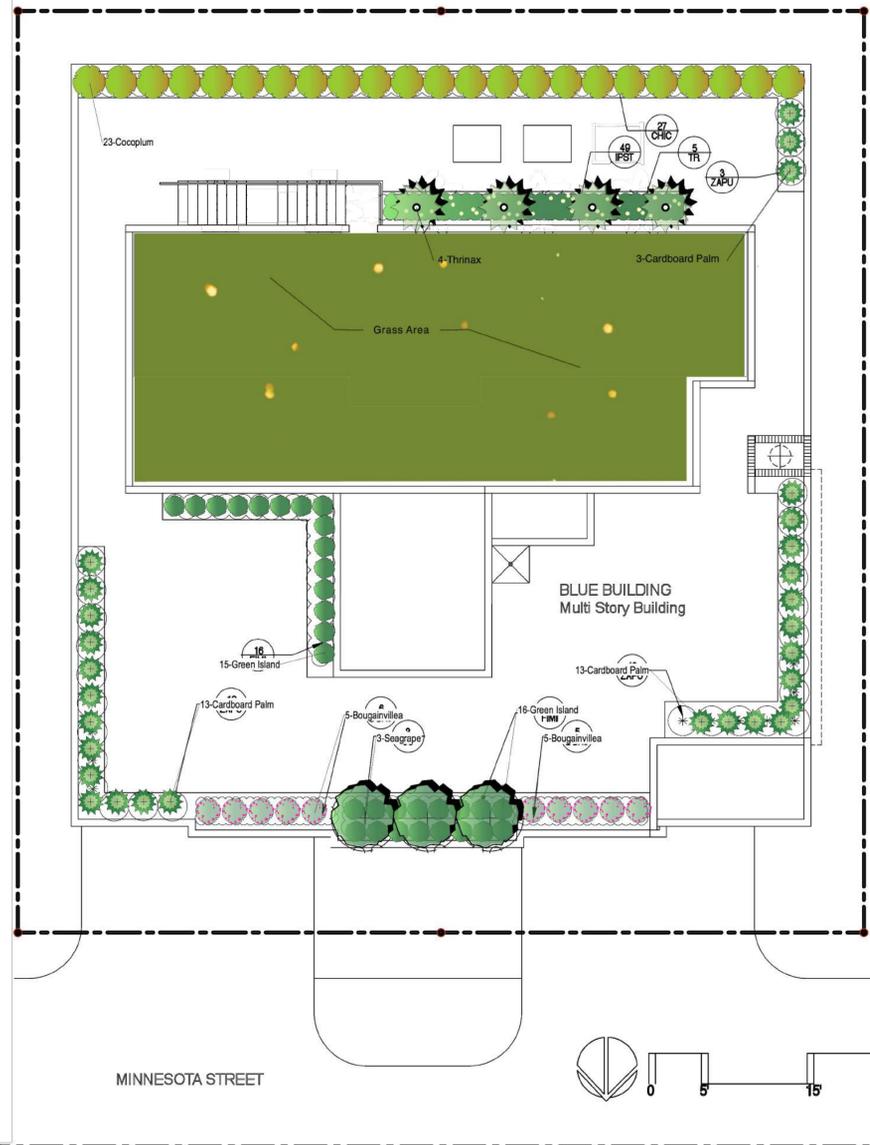
Blue Building
Executive Motel Suite & Office
324 Minnesota Street
Hollywood, Florida

Landscape Planting Plan

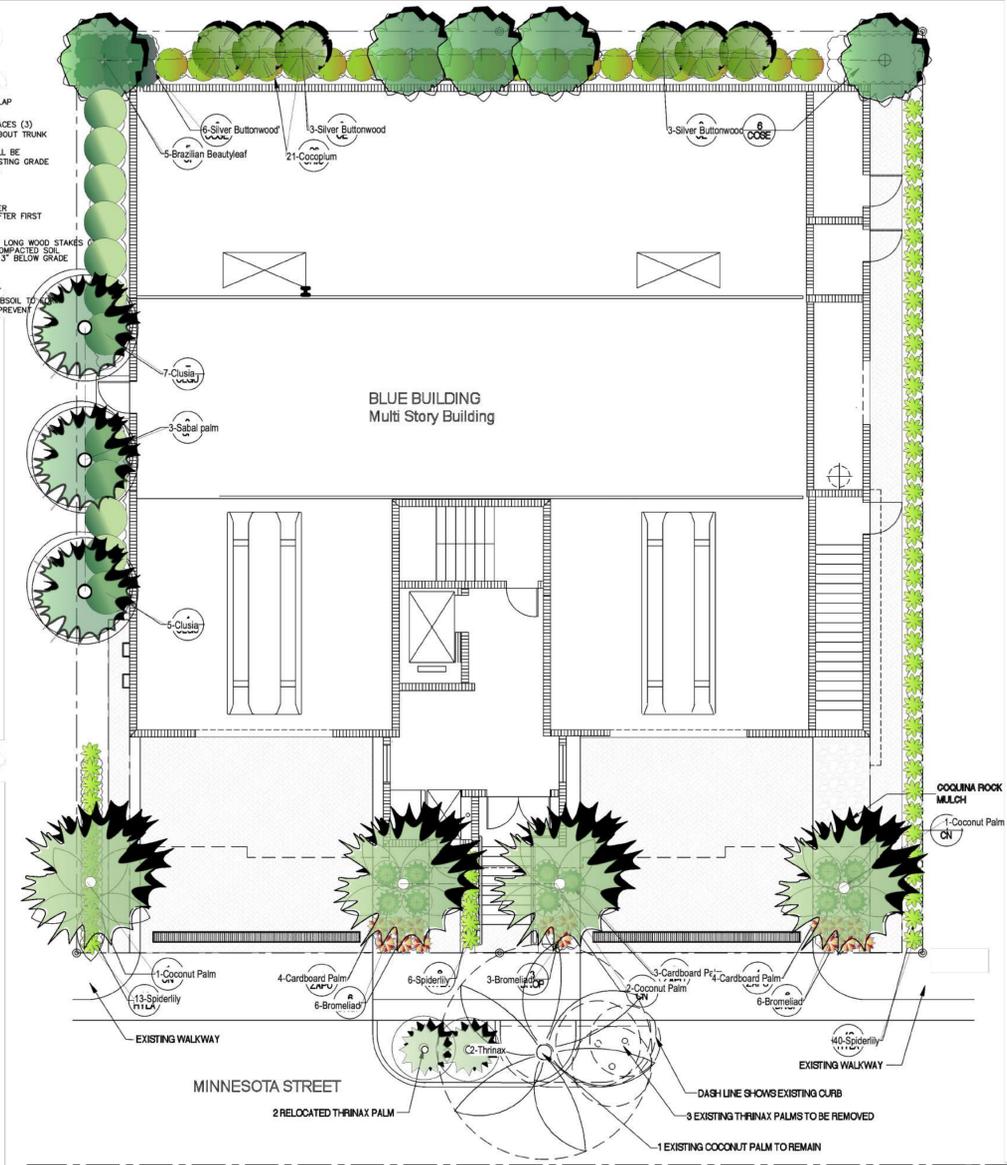
SCALE: 1/8"=1'-0"
CHECKED BY: AR
DRAWN BY: CG
DATE: 12/10/16
FILE: BLUEBUILDING-LA1
SHEET
L-1
OF - SHEETS



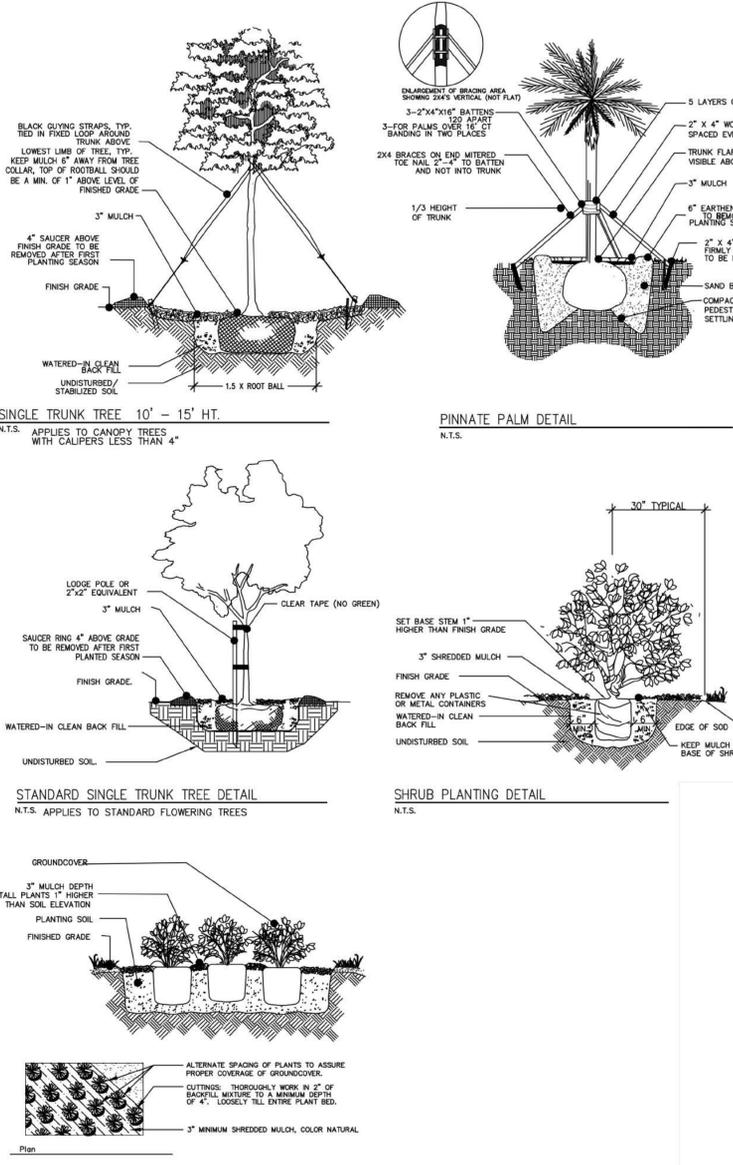
Albert Riddle, LA6666690



B. ROOF TERRACE LANDSCAPE
SCALE: 1/8"=1'-0"



A. GROUND FLOOR LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



LANDSCAPE NOTES:

- ALL PLANT MATERIAL TO BE FLORIDA #1 QUALITY OR BETTER ACCORDING TO THE DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS 1 AND 2, SECOND EDITION, FEB. 1998, RESPECTIVELY. ANYTHING OF LESS QUALITY OR IN POOR CONDITION UPON ARRIVAL TO SITE WILL BE REJECTED UPON INSPECTION.
- ALL MULCH MATERIAL WILL BE TOP GRADE, STERILIZED, FREE OF SEEDS, PESTS, AND MOLD.
- PLANT BEDS SHALL BE TOPPED WITH A MINIMUM OF 3" OF SHREDDED MULCH (PREFERABLY PINE BARK) NON-COLOR OR 'NATURAL' UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
- ALL GUYING AND BRACING OF TREES TO USE 2X2X36" STAKES WITH BLACK NYLON GUYING STRAPS SECURED WITH MIN. 8" LOOP, TO TREE TRUNK ABOVE FIRST BRANCH, UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
- ALL GUYING AND BRACING OF PALMS TO BE INSTALLED ACCORDING TO GUIDELINES SHOWN, NO NAILS ARE TO BE DRIVEN INTO THE TRUNK OF THE PALM TREES.
- PLANT BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER GROWTH UPON COMPLETION OF LANDSCAPE INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS PRIOR TO BID. IN THE EVENT OF DISCREPANCY THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING ACCORDING TO FLORIDA LAW, AND SHALL CONTACT SUNSHINE STATE ONE CALL AT 1-800-432-4770, A MINIMUM OF TEN BUSINESS DAYS BEFORE DIGGING.
- LANDSCAPE PLAN IS A GRAPHIC DEPICTION OF INTENT AND MAY BE ALTERED BASED ON PLANT AVAILABILITY AND FIELD CONDITIONS UPON APPROVAL OF LANDSCAPE ARCHITECT.
- OWNER SHALL PROVIDE IRRIGATION SYSTEM THAT PROVIDES FOR 100% COVERAGE AND 100% OVERLAP FOR LANDSCAPE AREA UPON COMPLETION OF LANDSCAPE INSTALLATION, IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR AND A RUST PROHIBITOR DEVICE (IF NECESSARY). ALL PVC RISERS SHALL HAVE A FLAT BLACK FINISH.

Blue Building Plant Schedule						
Qty	Key	Botanical Name	Size	Spacing	Description	Native
5	TR	Thrinax radiata	25 Gallon, 5-6' OA Ht.	As Shown on Plan	Healthy Trunk & Full Frond Head	Y
20	FIMI	Ficus microcarpa 'Green Island'	3 Gallon, 12' Ht.	24" o.c.	Healthy Full, Gloss Leaf	N
53	CHIC	Chrysoalanus icaco 'Red Tip'	3 Gallon, 15" Ht.	30" o.c.	Healthy, Full, Glossy Leaf	Y
11	CLGU	Clusia guttifera	3 Gallon, 18" Ht.	48" o.c.	Healthy, Full Leaf	Y
12	COSE	Conocarpus erectus 'Sericeus'	3 Gallon., 18" Ht.	30" o.c.	Healthy, Full Leaf	Y
39	ZAPU	Zamia pumila	3 Gallon, 18" Ht.	30" o.c.	Healthy Full, Free of Pests	Y
49	IPST	Ipomoea stolonifera	1 Gallon, 6" Ht.	18" o.c.	Healthy vine, Blooming	Y
64	HYLA	Hymenocallis latifolia	3 Gallon, 18" Ht.	24" o.c.	Healthy, Full Leaf	Y
4	CN	Cocos nucifera 'Maypan'	8' C.T. B&B	As Shown on Plan	Single Trunk	N
15	BROP	Bromeliad 'Orange Parfait'	1 Gallon, 6" Ht.	24" o.c.	Full Head, Healthy Colorful Leaf	N
6	CE	Conocarpus erectus 'Sericeus'	30 Gallon, 12' Ht.	As Shown on Plan	Standard Trunk, Specimen	Y
3	CU	Coccoloba uvifera	25 Gallon, 5-6' OA Ht.	As Shown on Plan	Shrub Form, Multi Trunk	Y
5	CI	Calophyllum inophyllum	45 Gallon, 12' OA Ht.	As Shown on Plan		Y
11	BOHJ	Bougainvillea 'Helen Johnson'	3 Gallon, 30" O.C.	30" o.c.	Full, Healthy Colorful	N

SITE DATA				
LANDSCAPE:				
IMPERVIOUS AREA				
BUILDING FOOT PRINT	5082	SF		
DRIVEWAY AND WALKWAY	1247	SF		
TOTAL IMPERVIOUS	6329	SF	0.15	Ac. 91%
PERVIOUS AREA				
LANDSCAPE	625	SF	0.01	Ac. 9%
NATIVE RATIO				
QTY OF NATIVE PLANTS	250		83%	
QTY OF NON NATIVE PLANTS	50		17%	
TOTAL PLANTS	300			

Existing Trees & Palms					
Species Name	Common Name	Estimated Height	Canopy Spread	Overall Condition	Proposed Action
Thrinax radiata	Thrinax Palm	12' OA	6'	Good	Relocate
Thrinax radiata	Thrinax Palm	10' OA	5'	Fair	Relocate
Thrinax radiata	Thrinax Palm	8' OA	4'	Poor	Remove
Cocos nucifera	Coconut Palm	22' OA	18'	Good	Remain

ATTACHMENT II
Planning and Development Board Package

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: February 9, 2017 **FILE:** 16-DPV-49

TO: Planning and Development Board

VIA: Alexandra Carcamo, Principal Planner 

FROM: Jean-Paul W. Perez, Planning Administrator 

SUBJECT: Marilyn Gallego and Aylee Hallak request Variances, Design, and Site Plan for 13,000 square foot mixed-use building including a hotel, office and automated parking located at 320 and 324 Minnesota Street (The Blue Building).

REQUEST:

Variances, Design and Site Plan for a parking garage with accessory office and six room hotel.

Variance 1: To waive the minimum required side setback for walkways of three feet.

Variance 2: To reduce the required cross street tower setback from 10-feet to allow for 8-feet.

Variance 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.

Design and Site Plan.

RECOMMENDATION:

Variance 1-2: Approval.

Variance 3: Approval, with condition the front yard shall utilize pervious material to provide adequate on-site retention and permeation of water.

Design: Approval, if Variances are granted.

Site Plan: Approval if Variances and Design are granted with the following conditions:

1. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of a Building Permit, and shall be recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. The parking garage shall be fully operated by valet services at all times. Valet shall also accommodate the needs of persons with disabilities or other ADA requirements as necessity dictates.
3. The valet service's staffing levels shall be adjusted at any time as deemed necessary by the City Engineer to provide adequate servicing of the automated parking system to ensure vehicle queuing does not occur in the abutting public right-of-way or impede the traffic flow during hours of operation.

4. That at no time may the automated parking be used as a commercial (pay) parking lot.
5. Prior to the issuance of a Building Permit, a Deed Restriction including language prohibiting year-round residential use of the property and advising any successor of interest of such binding limitations, shall be submitted to the Department of Development Services in a form acceptable to the City Attorney, and shall be recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
6. Prior to the issuance of a Building Permit, the Applicant shall work with the City and the CRA on a five foot access agreement as deemed appropriate in a form acceptable to the City Attorney, which shall be recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
7. The Applicant shall work with the CRA and City Staff to ensure restoration of the lighting, landscaping, public parking and improvements in the public right-of-way are consistent with the CRA's Streetscape Improvement Plan and approval of said restoration must be obtained prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O)

REQUEST

Marilyn Gallego and Aylee Hallak, ("Applicants") are owners of the subject properties located at 320 and 324 Minnesota Street ("Property") respectively, and are requesting Variances, Design, and Site Plan approvals for a 13,000 square foot mixed-use building, including approximately 1600 square feet of office space, a six room hotel and an automated parking system with a maximum capacity of 94 vehicles. The subject site is approximately 7,000 square feet and currently contains two multiple-family buildings over the two lots with seven dwelling units according to Broward County Property Appraiser ("BCPA") records. The subject property is located in the Hollywood Central Beach area, one block north of Margaritaville, within the Beach Community Redevelopment Agency (CRA).

The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. Main entrance to the hotel is facing Minnesota Street. Located on the ground floor is the hotel lobby which provides access to both the hotel rooms and the medical office space located throughout the building. Two entrances and exits for the automated parking system are provided on the ground floor, which will allow vehicles to be exchanged between drivers and parking system operators.

The proposed building height to the top of the roof is 50-feet with a 42-inch parapet and railing extending above the plane of the roof. An additional 12 foot projection above the 50-feet for a total of 62-feet is proposed which is composed of bulkhead of the elevator shaft, staircases and the automated parking system which is permitted by City's Zoning and Land Development Regulations. A rooftop deck, including a bathroom and staircases, and a green roof (accessible by a ship-ladder for maintenance only) are proposed above the 50 foot height restriction. Parking will be provided entirely by means of the automated parking which is accessed by the ground floor entrances.

The Applicant is requesting three Variances. The first and second Variances are for setbacks. Variance one proposes to waive the required side setback for walkways to provide accessible pathways to utility rooms and fire access doorways on the side of the building as well as any landings required by the

Florida Building Code. Variance two proposes to reduce the required cross street tower setback to provide massing and depth on the façade of the building where reducing the building setback would adversely impact interior allocation of necessary features such as stairways, elevator shafts and hallways used to access the hotel rooms. Variance three proposes to waive the required curb cut requirement for nonresidential properties. Due to the site constraints, the required widths of the entrances to the automated parking and building lobby, limited opportunities exist for Applicants to provide a required curb cut consistent with the City's Code of Ordinances. Subsequently, limited landscaping opportunities are available in the front yard, as such, **Staff recommends the front yard utilize pervious material to provide adequate on-site retention and permeation of water.**

SITE DATA

Owner/Applicant: Marilyn Gallego and Aylee Hallak
Address/Location: 320 and 324 Minnesota Street
Net Area of Property: 6936 sq. ft. (0.14 acres)
Gross Area of Property: 8536 sq. ft. (0.20 acres)
Land Use: General Business
Zoning: Beach Resort Commercial District (BRT-25-C)
Existing Use of Land: Multiple-Family Residential

ADJACENT LAND USE

North: General Business
South: General Business
East: General Business
West: General Business

ADJACENT ZONING

North: Beach Resort Commercial (BRT-25-C)
South: Beach Resort Commercial (BRT-25-C)
East: Beach Resort Commercial (BRT-25-C)
West: Beach Resort Commercial (BRT-25-C)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the General Business Land Use area. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property.* The surrounding community has a mix of hotel/motels and apartment/condominiums. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 3: *Prohibit any increase in the number of permanent residential dwelling units on the Coastal High Hazard Area above that permitted by the adopted Comprehensive Plan.*

Policy 3.1: *Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan.*

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses and tourist areas.*

Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

Located within Sub-Area 4, Central Beach, which is bounded by Harrison Street to the south and Sherman Street to the north on the barrier island.

Guiding Principles:

- Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.
- Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.

Policy 4.5: *Promote the development of desired commercial uses in defined sector and pockets along the Broadwalk and Ocean Drive.*

Policy 4.6: *Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate.*

Policy 4.16: *Recognize Central Beach as a prime focus of tourist activities.*

Policy 4.32: *Upgrade the quality of seasonal accommodations and commercial activities by promoting the renovation and construction of higher quality lodging.*

Policy 4.37: *Encourage development and redevelopment of hotel and motels in an effort to increase tourism.*

Policy CW.47: *Focus beach redevelopment efforts to capitalize on tourist economy.*

The proposed development is consistent with the City-Wide Master Plan as it fosters economic development and recognizes the Central Beach as an important place for development. The proposed development will ameliorate parking demand on the barrier island and creates new economic opportunities for neighboring businesses.

APPLICABLE CRITERIA

Analysis of CRITERIA and Findings for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE 1: To waive the required side setback for walkways of three feet.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of setback regulations is to ensure adequate buffers are provided; protecting both the subject site and adjacent properties. The City's Zoning and Land Development Regulations require decks, slabs, walkways and other similar at-grade improvements to be a minimum of three feet from property lines in the side yard. In this case, the Variance requested is to waive the required minimum side yard setback for walkways, which will inhibit the Applicants ability to provide required accessible routes for both site users and for rescue personnel. Through Staff

review, the Engineering Division has determined adequate on-site retention shall be provided by the proposed development.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums built prior to the current Zoning and Land Development Regulations; therefore, a number of properties located within this neighborhood have setbacks similar to that being requested. The doorways along the west elevation of the building require a five foot landing to meet accessibility standards of the Florida Building Code – thus necessitating the request for a variance. In addition, districts on the beach do not have a minimum open space requirement in the City's Zoning and Land Development Regulations; therefore, waiving the setback shall not adversely affect the site development Redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and businesses; thus, achieving the desired reinvestment into properties located on the barrier island.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing the Applicants to maximize the use of their property.* The requested Variance will allow the Applicants to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. This proposed development will enhance the appearance of the site and that of surrounding areas as well as improve the community; thus, upholding the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: As stated by the Applicant, this project is based on the principle “to establish Hollywood Beach as an economically and environmentally sustainable community.” The requested Variance comes as a result to provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

VARIANCE 2: To reduce the required cross street tower setback from 10-feet to allow for 8-feet.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of setback regulations is to ensure adequate buffers are provided; protecting both, the subject site and adjacent properties. In this case, the Variance requested to reduce the required cross street tower setback from 10-feet to provide 8-feet to allow a variance of two feet will allow the Applicants to provide sufficient interior space and meet Florida Building Code requirements for accessibility for the stairways, hallways and elevator shaft. While the Applicants are combining two lots for the proposed development, limited area for development exists. In fact, Article 4.6.l., make exceptions for sites of this limited size to setbacks. Unfortunately, due to limitations of the site and the Applicants ability to make full and reasonable use of the property, which includes the automated parking system, six room hotel and the approximate 1600 square feet of office space, encroachment into the required cross street setback is necessary.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums. The two existing, one-story multiple-family buildings on-site do not meet setback requirements. Additionally, this area was developed prior to the existing zoning regulations; therefore, a number of properties located within this neighborhood have setbacks less than to that being requested. As such, the requested Variance proposes a setback similar to that of the existing pattern of development along Minnesota Street.

Moreover, redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and business; thus, achieving the desired reinvestment into properties located on the barrier island.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property. The requested Variance will allow the property Applicants to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. The proposed development will enhance the appearance of the neighborhood and that of surrounding community; as well as improve the community; thus, furthering the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: This request is derived from the Applicant's desire to provide appropriate hallways, stairways and elevator area for this type of development. As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted. The Owner purports, "It is about producing a product that is an asset to the City and that will encourage other developers to invest in this Community."

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

VARIANCE 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The basic intent of the Section 155.08 of the City's Code of Ordinances, entitled "Curb Cuts," is to limit the disturbances to traffic flow on main thoroughfares as well as to maintain public safety, particularly, pedestrians. In this case, Property is accessed from a local road on which traffic is minimal compared to collector and arterial thoroughfares which the subject regulation is more appropriate applied. The automated parking system proposed will provide additional parking spaces which will sate the much needed parking demand on the barrier island that is resulting from CRA driven right-of-way improvements that are eliminating nonconforming parking stalls, dense new development, and a booming economy. Due to site constraints and requirements of the City's Zoning and Land Development Regulations, Code of Ordinances and the Florida Building Code, waiving of the required curb-cut has been requested in order to accommodate pick-up and drop-off areas for vehicles as well as a standard and accessible entrance to the building's lobby. As such, **Staff recommends the front yard utilize pervious material to provide adequate on-site retention and permeation of water.**

FINDING: Consistent, with the imposition of Staff's condition.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: As mentioned previously, new development regulations were established creating a maximum amount of parking spaces allowed for residential and motel/hotel uses. The intent of the regulations is to protect the character of the Beach so as to not inundate the area with excessive at-grade parking lots. Parking will be maintained on-site wholly enclosed within the building; however, adequate area for standard parking stalls and an accessible parking stall is required for a drop-off and pick-up area whilst providing an accessible entrance to the building's lobby as well. Due to site constraints, a variance is necessitated. In addition, the pattern of development along Minnesota is comprised of primarily

on-street parking, where no parking is provided for uses located on the block. As such, the requested Variance is compatible with surrounding uses and is not detrimental to the community.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property Applicants to build an economically feasible development while taking into consideration the surrounding uses, upholding public interest of the neighboring properties and the surrounding community, and meet the basic intent of local and state development regulations. The subject currently contains two, one-story antiquated multiple-family buildings which provide no off-street parking. This development will enhance the appearance of the site, the surrounding areas, as well as improve the community.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: This request is derived from the Applicant's desire to provide appropriate parking for this type of development. Typically, Zoning and Land Development Regulations require a minimum amount of parking for any use; however, the project is located within the Beach CRA and the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the beach. In order to accommodate the needs of the surrounding community, the automated parking system will require two access points for drop-off and pick-up of vehicles stored on-site.

The requested Variance is not economically based. As stated by the Applicant, "the requested Variance will actually add expense to the overall cost of the project, and as such it is not economically based." It is about producing a development that is compatible with the land development regulations of the City's Code of Ordinances and engineering standards whilst remaining an asset to the neighborhood and surrounding community that will encourage other developers to invest in the Central Beach area.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of CRITERIA and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. On the ground floor, prominent entrance to the building lobby is proposed and designed to promote unrestricted pedestrian movement and connectivity to and from the site and neighboring properties.

FINDING: Consistent.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed design is contemporary featuring simple rectilinear forms. Proposed design elements, detailing, and color pallet are consistent with the desired character of Central Beach. The surrounding neighborhood consists primarily of modest motel/hotel and condominiums of varying sizes, styles and materials. The project's massing, scale, rhythm, and architectural elements are compatible with the envisioned development in Hollywood's Central Beach area.

The proposed design supports the Hollywood Beach CRA Master Plan strategy to create pedestrian friendly streets by *distinguishing and enhancing the visitor experience of the Beach*. Therefore, the proposed design is compatible with both the building pattern and characteristics of the surrounding neighborhood.

FINDING: Consistent.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

ANALYSIS: The project proposes a five-story building at 50-feet, 62-feet including permitted vertical projections. The building mass reflects a simple composition of basic architectural elements and detailing. Street-facing facades are articulated with large windows, accented geometric elements that create depth, and a unique color palette. Other exterior building materials include smooth stucco and various metal elements.

FINDING: Consistent.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing

buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: Due to site constraints, limited landscape material is proposed at the ground floor; however, Applicants are proposing a green roof system, which will alleviate in the heat island effect and may provide habitat for local wildlife. The landscape design enhances the design of the buildings while adding visual appeal to the neighborhood. The CRA has improved Minnesota Street; on which the landscape island is being relocated and enlarged with a coconut palm remaining. Ultimately, all landscape plans shall be in accordance with the Landscape Manual and in a form acceptable to the City's Landscape Architect.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on December 6, 2016. Staff recommends approval if Variances and Design are granted with the aforementioned conditions.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use & Zoning Map
Attachment C: CRA Letter of Support