

OFF-STREET PARKING SPACES REQUIRED (2004 vs 2016)

PARKING REQUIREMENTS CCC-2 ZONING				
USE	No OF SPACES RATIO	TOTAL CONDO/HOTEL	REQUIRED	PROVIDED
APARTMENT UNITS	1.5 per UNITS (249 TOTAL)	166	282	288
	1 per 5 GUEST (33 TOTAL)			
HOTEL	1 per UNIT	103	103	103
OFFICE RESTAURANT RETAIL	CCC-2 zoning districts, where there is no required parking for any retail, commercial or office use which is located on the FIRST & SECOND FLOOR of a building			
TOTAL PARKING COMPARISON			385	391
LOADING	Multiple Family or Apt/Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.		3	3

SITE PLAN APPROVED 2005		SITE PLAN PROPOSED 2016	
LEVEL	PARKING SPACES	LEVEL	PARKING SPACES
1	3	1	3
2	45	2	45
3	70	3	67
4	68	4	69
5	68	5	69
6	68	6	69
7	74	7	72
TOTAL PARKING SPACES	393	TOTAL PARKING SPACES	394 ¹

1. TOTAL PARKING SPACES PROPOSED ON REVISED SITE PLAN (2016) INCLUDES LOADING PARKING SPACES REQUIRED..

SITE DATA

OWNER / APPLICANT: BLOCK 40, LLC
 ADDRESS / LOCATION: LOTS 1-14, BLOCK 40 GENERALLY LOCATED SOUTH OF HOLLYWOOD BOULEVARD, WEST OF YOUNG CIRCLE, NORTH OF HARRISON STREET, AND EAST OF 19TH AVENUE.
 NET AREA OF PROP: 44,883 SQUARE FEET (1.030 ACRES)
 GROSS AREA OF PROP: 95,615 SQUARE FEET (2.196 ACRES)
 LAND USE: REGIONAL ACTIVITY CENTER (RAC)
 ZONING: YOUNG CIRCLE DISTRICT (YC-B40); PREVIOUSLY CCC-2
 EXISTING LAND USE: VACANT / PORTION OF HISTORIC FACADE.

PREVIOUS SITE PLAN APPROVED

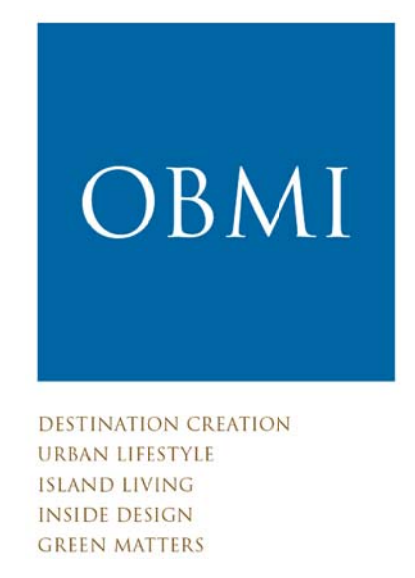
NO CHANGES FOR REFERENCE ONLY

SET BACKS:

A. PEDESTAL: REQUIRED PROPOSED(+/-)
 FRONT (N) (Hollywood Blvd) 25' or 0' For Retail 45' (Existing Bldg) 0' (Levels 1-8)
 FRONT (S) (Harrison St.) 25' or 0' For Retail 0' (Levels 1-8)
 SIDE STREET (E) (Young Circle S.) 0' (1-2 Stories & above 20' (Levels 1-8)
 SIDE STREET (W) (19 Ave.) 25' or 0' For Retail 0' (Existing Bldg) 0' (Levels 1-8)

B. TOWER: REQUIRED PROPOSED(+/-)
 FRONT (N) (Hollywood Blvd) 50' 15' or 0'
 FRONT (S) (Harrison St.) 50' 15' or 0'
 SIDE STREET (E) (Young Circle S.) 50' 15' or 0'
 SIDE STREET (W) (19 Ave.) 50' 15' or 0'
 * Refer to Variances below

VARIANCES:
 1. WAIVE THE REQUIRED 25 FOOT PEDESTAL FRONT SETBACK (HARRISON STREET) TO PROVIDE ZERO SETBACK.
 2. WAIVE THE REQUIRED 20 FOOT PEDESTAL SIDE STREET SETBACK (YOUNG CIRCLE) TO PROVIDE ZERO SETBACK.
 3. WAIVE THE REQUIRED 20 FOOT PEDESTAL SIDE STREET SETBACK (19TH AVENUE) TO PROVIDE ZERO SETBACK.
 4. WAIVE THE REQUIRED 50 FOOT TOWER FRONT SETBACK (HARRISON STREET) TO PROVIDE ZERO SETBACK.
 5. WAIVE THE REQUIRED 50 FOOT TOWER FRONT SETBACK (HOLLYWOOD BOULEVARD) TO PROVIDE 36 FOOT SETBACK.
 6. WAIVE THE REQUIRED 50 FOOT TOWER SIDE STREET SETBACK (YOUNG CIRCLE) TO PROVIDE ZERO SETBACK.
 7. WAIVE THE REQUIRED 50 FOOT TOWER SIDE STREET SETBACK (19TH AVENUE) TO PROVIDE ZERO SETBACK.
 8. WAIVE THE REQUIRED MAXIMUM BUILDING HEIGHT (150 FEET/15 STORIES) TO PROVIDE A BUILDING HEIGHT OF 198.5 FEET/19 STORIES.



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Antigua
 Bermuda
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DATE: REVISION:

08/31/2016 TAC COMMENTS
 08/22/2016 TAC COMMENTS
 05/20/2016 TAC COMMENTS
 06/23/2016 TAC COMMENTS
 03/21/2016 TAC FINAL SITE PLAN REVIEW
 04/04/2016 TAC REVIEW

DATE: ISSUE:

ARCHITECT:
 DOUGLAS A. KULIG
 AR 10807

PROJECT:
**BLOCK 40
 CITY of
 HOLLYWOOD
 FLORIDA**

DRAWING:

TABLES AND GENERAL NOTES

DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE:
DRAWING #:	NTS
A-001	

BUILDING TOTAL AREA - NET (2004 vs 2016)

RESIDENTIAL BUILDING SITE PLAN APPROVED 2005					
LEVEL	RETAIL	SERVICE	RES	AMENITY	OFFICE
	SQ/FT				
1	24,916	2,539	0		
HIST. BLDG. LOFT			4,656		
HIST. BLDG. OFF.					3,974
3-4		2,197			
2-7		12,492	46,728		
8		2,209	16,575	4,875	
9-19		30,525	184,778		
SUB-TOTAL	24,916	49,962	252,737	4,875	3,974
TOTAL AREA	336,464^{1,2} (NET)				

1. TOTAL AREA DOES NOT INCLUDES BALCONIES
 2. TOTAL BUILDING AREA NOT INCLUDING PARKING GARAGE

RESIDENTIAL AND HOTEL UNITS AREA (2004 vs 2016)

RESIDENTIAL BUILDING (APARTMENTS UNITS ONLY) SITE PLAN APPROVED 2005 (NET)		
LEVEL	APARTMENTS	AREA
	AMOUNT SQ/FT	
1	0	0
2	8	7,772
3	12	12,428
4-7	32	31,088
8	12	16,575
9-19	165	184,778 ²
TOTAL	229¹	252,641

1. PER CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD RECORDED ON 10/05/05 [RESOLUTION NO 02-CDMPV-160(A) - 231 CONDOMINIUM UNITS WERE APPROVED.
 2. TOTAL AREA DOES INCLUDE BALCONIES.

HOTEL & RESIDENTIAL PROPOSED (UNITS ONLY) 2016				
LEVEL	HOTEL	AREA	APARTMENTS	AREA
	AMOUNT SQ/FT			
1	0		0	
2	16	7,870.8	0	
3	23	11,909.7	0	
4	16	7,666.2	0	
5	16	7,666.2	0	
6	16	7,666.2	0	
7	16	7,666.2	0	
8	0		7	9,292.2
9-18	0		150	156,714.3
19	0		9	15,750.9
TOTAL	103	50,445.2¹	166	181,757.5¹

1. TOTAL GROSS AREA. TOTAL AREA DOES NOT INCLUDES BALCONIES.
 2. TOTAL AREA HOTEL + APARTMENTS = 232,202.7 SQ/FT

RESIDENTIAL UNITS AREA (2016)

LEVELS	UNIT TYPE	RESIDENTIAL UNIT BREAKDOWN		
		B/B	SQ/FT	TOTAL UNITS
8	L-A1		890.20	1
	L-A5		1,046.21	1
	L-B1		1,416.83	1
	L-B1R		1,428.32	1
	L-B2		1,390.70	1
	L-B3		1,453.00	1
9-18	L-B5		1,666.98	1
	SUB-TOTAL		9,292.24	7
	A1	1/1.5	775.86	10
	A3	1/1.5	838.12	10
	A4	1/1.5	745.72	10
	A6	1/1.5	883.29	10
19	A7	2/2	897.75	10
	B1	2/2	1,030.50	10
	B2	2/2	1,104.72	10
	B2-REV	2/2	1,133.94	10
	B3	2/2	1,089.15	10
	B4	2/2	1,045.88	10
	B5	2/2	1,113.94	10
	B6	2/2.5	1,118.85	10
	B7	2/2	1,187.43	10
	B9	2/2	1,295.75	10
C1	2/2.5	1,410.53	10	
SUB-TOTAL		15,671.43	150	
TOTAL LEVEL 9-18		156,714.30	150	
19	P1	3/3	2,926.50	1
	P2	3/3	2,273.90	1
	P3	3/3	2,157.84	1
	P4	3/3	2,299.13	1
	P5	3/3	2,236.57	1
	P6		730.38	1
	P7	2/2.5	1,486.51	1
	P8	2/2.5	1,060.26	1
	P9		579.84	1
SUB-TOTAL		15,750.93	9	
TOTAL		181,757.47¹ (GROSS)	166	

1. TOTAL AREA DOES NOT INCLUDES BALCONIES.

GROSS AND NET LOT DENSITY AREA (2004 vs 2016)

SITE PLAN APPROVED 2005			
LAND AREA	SQ/FT		
	95,614		44,883
F.A.R. BY NET			
332,780	SQ/FT	/	44,883
F.A.R. BY GROSS			
332,780	SQ/FT	/	95,614
3.48			

1. TOTAL GROSS AND NET SITE AREAS ARE BASED ON APPROVED SITE PLAN 2004.

SITE PLAN PROPOSED 2016			
LAND AREA	SQ/FT		
	95,615		44,883
F.A.R. BY NET			
332,297	SQ/FT	/	44,883
F.A.R. BY GROSS			
359,241	SQ/FT	/	95,615
3.76			

1. TOTAL GROSS AND NET SITE AREAS ARE BASED ON CURRENT SURVEY.

TAC SITE PLAN REVIEW

HOLLYWOOD BLVD.

HARRISON ST.

S 19TH AVENUE

YOUNG CIRCLE

PREVIOUS SITE PLAN APPROVED
NO CHANGES
FOR REFERENCE ONLY

SET BACKS:	REQUIRED	PROPOSED(+/-)
A. PEDESTAL:		
FRONT (N) (Hollywood Blvd)	25' or 0' For Retail	45' (Existing Bldg.)
FRONT (S) (Harrison St.)	25' or 0' For Retail	45' (Existing Bldg.)
SIDE STREET (E) (Young Circle S)	0' (1-2 Stories R. & above 20')	0' (Levels 1-8)
SIDE STREET (W) (19th Ave.)	25' or 0' For Retail	0' (Existing Bldg.)
B. TOWER:		
FRONT (N) (Hollywood Blvd)	50'	+10'-0"
FRONT (S) (Harrison St.)	50'	+15'-0"
SIDE STREET (E) (Young Circle S)	50'	+15'-0"
SIDE STREET (W) (19th Ave.)	50'	+19'-0"

- VARIANCES:**
1. WAIVE THE REQUIRED 25 FOOT PEDESTAL FRONT SETBACK (HARRISON STREET) TO PROVIDE ZERO SETBACK.
 2. WAIVE THE REQUIRED 20 FOOT PEDESTAL SIDE STREET SETBACK (YOUNG CIRCLE) TO PROVIDE ZERO SETBACK.
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 7. WAIVE THE REQUIRED 50 FOOT TOWER SIDE STREET SETBACK (19TH AVENUE) TO PROVIDE ZERO SETBACK.
 8. WAIVE THE REQUIRED MAXIMUM BUILDING HEIGHT/STORIES OF 150 FEET/15 STORIES TO PROVIDE A BUILDING HEIGHT OF 198.5 FEET/19 STORIES.

- HISTORIC PRESERVATION BUILDING - MIX USE (3 STORY)
- PROPOSED PEDESTAL - HOTEL (8 LEVELS)
- PROPOSED TOWER - RESIDENTIAL (11 LEVELS)
- NEW PLANTERS REFER TO LAND DWGS.

- PARKING NOTES**
1. ALL PARKING SPACES NOTED WITH LETTER "E" ARE EXISTING TO REMAIN.
 2. ALL PARKING DIMENSIONS ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

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

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

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

LESS AND EXCEPTING THEREFROM COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 40, OF THE SUBDIVISION OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGE 21, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; RUN EAST ON AND ALONG THE SOUTH LINE OF LOTS 6, 7 AND 8 FOR A DISTANCE OF 65.36 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING PROPERTIES: RADIUS=30.00 FEET, DELTA=123.0646°, ARC LENGTH=64.46 FEET; THENCE RUN NORTHEASTERLY ON SAID CURVE FOR A DISTANCE OF 64.46 FEET TO THE POINT OF INTERSECTION WITH THE EAST PROPERTY LINE OF LOT 8 OF SAID BLOCK 40; THENCE RUN SOUTHEASTERLY ON THE EAST LINE OF LOT 8, SAID EAST LINE BEING A CURVE HAVING THE FOLLOWING PROPERTIES: RADIUS=482.00 FEET, DELTA=09°25'51", ARC LENGTH=84.85 FEET, EXTENDED TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOTS 6, 7 AND 8 EXTENDED EASTERLY; THENCE RUN WESTERLY ON AND ALONG THE EXTENSION OF LOTS 6, 7 AND 8 TO THE POINT OF BEGINNING.

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

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 44.883 SQUARE FEET (1.034 ACRES) MORE OR LESS.

GENERAL NOTES

1. ALL ASPECTS AND ELEMENTS OF THE HISTORIC FACADES BEING PRESERVED ARE IN ACCORDANCE WITH THE PREVIOUS APPROVAL.
2. PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IN ACCORDANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS - ANY VARIANCE WILL BE APPLIED FOR UNDER THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES WILL BE MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
4. ALL EXISTING PALMS AND TREES TO BE RELOCATED BY OWNER TO SITE UNDER DIRECTION OF CITY LANDSCAPE, IF REQUIRED.
5. PLANTERS, LIGHTS, PAVERS, ETC. IN THE RIGHTS-OF-WAY WILL BE CONSISTENT WITH DOWNTOWN DESIGN AND COORDINATED WITH CRA.
6. WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE.
7. NFPA 1, 11.10 IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT WILL BE REQUIRED PER THE 2010 EDITION OF THE FLORIDA PREVENTION CODE.
8. PARKING LOTS, VEHICLE ROADWAYS, PEDESTRIAN WALKWAYS AND BUILDING ENTRYWAYS WILL HAVE ADEQUATE LEVELS OF ILLUMINATION. THE AMERICAN CRIME PREVENTION INSTITUTE RECOMMENDS THE FOLLOWING LEVELS OF EXTERNAL ILLUMINATION:
 - A. PARKING LOTS 3-5 FOOT CANDLES
 - B. WALKING SURFACES 3 FOOT CANDLES
 - C. RECREATIONAL AREAS 2-3 FOOT CANDLES
 - D. BUILDING ENTRYWAYS 5 FOOT CANDLES
9. LED ENERGY SAVINGS LIGHTING TO BE INCORPORATED.
10. EXTERIOR LIGHTING FIXTURE LENSES WILL BE FABRICATED FROM POLYCARBONATE, BREAK-RESISTANT MATERIALS.
11. LIGHT FIXTURES BELOW 10 FEET IN GRADE WILL BE DESIGN TO MAKE ACCESS TO INTERNAL PARTS DIFFICULT. (I.E. SECURITY SCREWS, LOCKED ACCESS PANELS).
12. PLANT MATERIALS, PARTICULARLY TREE FOLIAGE, WILL NOT INTERFERE WITH OR OBSCURE LIGHTING.
13. CORRIDORS WILL BE WELL-LIGHTED WITH NO DARK AREAS.
14. WROUGHT IRON FENCING PROVIDES FOR NATURAL SURVEILLANCE WITHIN AND ONTO THE PROPERTY.
15. BUILDING SIGNAGE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH CODES.
16. AS REQUIRED OWNER WILL INSTALL CCTV SYSTEM IN ACCORDANCE CODES AND BEST PRACTICES.
17. PROVISIONS FOR RECYCLING WILL BE INCLUDED IN THIS PROJECT.
18. PROJECT SHALL BE IN COMPLIANCE WITH THE TURTLE LIGHTING ORDINANCE.
19. PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL / CONDO WHERE APPLICABLE.
20. THE FDC SHALL BE WITHIN 100 FEET OF THE CLOSEST FIRE HYDRANT PER NFPA14.
21. THE FIRE FLOW SHALL BE IN COMPLIANCE WITH NFPA 1, 18.4.5.2.2.
22. ADEQUATE AND SAFE ACCESS WILL BE PROVIDED FOR GARBAGE TRUCK TO ACCESS GARBAGE AND RECYCLING AREA.
23. REQUIRED MAINTENANCE FOR STREETSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHTS-OF-WAY, INCLUDING THE SWALE, SIDEWALK AND CURB, IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. PLEASE REFER TO CITY ORDINANCE CHAPTER 155.

DIAGRAMATIC SITE PLAN

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

TAC SITE PLAN REVIEW



DESTINATION CREATION
URBAN LIFESTYLE
ISLAND LIVING
INSIDE DESIGN
GREEN MATTERS

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DATE: ISSUE:

ARCHITECT:
DOUGLAS A. KULIG
AR 10807

PROJECT:

BLOCK 40
CITY of
HOLLYWOOD
FLORIDA

DRAWING:

DIAGRAMATIC
SITE PLAN

DRAWN BY: PROJECT #:
MIA15008

CHECKED BY: SCALE:

DRAWING #:

A-100



LEGEND

FOR ADDITIONAL INFORMATION REFER TO LANDSCAPE PLANS.

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

PROJECT DATA

OWNER / APPLICANT: BLOCK 40, LLC

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

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

EXISTING LAND USE: VACANT / PORTION OF HISTORIC FACADE.

LAND USE: REGIONAL ACTIVITY CENTER (RAC)

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

GROSS BUILDING (INCLUDING BALCONIES): 360,666 SQ/FT
PARKING GARAGE: 150,198 SQ/FT

DENSITY HEIGHT: 19 STORIES/ 198.5' (SERVICE, HOTEL AND RESIDENTIAL) (HOTEL GUESTROOMS) (HOTEL AND RESIDENTIAL AMMENITIES AND RESIDENTIAL APARTMENTS) (RESIDENTIAL APARTMENTS) (PENTHOUSE APARTMENTS)

PERVIOUS AREA: 3,578.96 SQ/FT OR 0.09 ACRES @ GRADE (7.97 % OF THE TOTAL SITE @ GRADE)
IMPERVIOUS AREA: 41307.53 SQ/FT OR 0.94 ACRES 2 GRADE (92.03 % OF THE TOTAL SITE @ GRADE)

- ### GENERAL NOTES
- ALL ASPECTS AND ELEMENTS OF THE HISTORIC FACADES BEING PRESERVED ARE IN ACCORDANCE WITH THE PREVIOUS APPROVAL.
 - PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IN ACCORDANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS - ANY VARIANCE WILL BE APPLIED FOR UNDER THE ZONING AND LAND DEVELOPMENT REGULATIONS.
 - THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES WILL BE MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
 - ALL EXISTING PALMS AND TREES TO BE RELOCATED BY OWNER TO SITE UNDER DIRECTION OF CITY LANDSCAPE, IF REQUIRED.
 - PLANTERS, LIGHTS, PAVERS, ETC. IN THE RIGHTS-OF-THE-WAY WILL BE CONSISTENT WITH DOWNTOWN DESIGN AND COORDINATED WITH CRA.
 - WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE.
 - NFPA 1, 11-10 IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT WILL BE REQUIRED PER THE 2010 EDITION OF THE FLORIDA PREVENTION CODE.
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 - PROVISIONS FOR RECYCLING WILL BE INCLUDED IN THIS PROJECT.
 - PROJECT SHALL BE IN COMPLIANCE WITH THE TURTLE LIGHTING ORDINANCE.
 - PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL / CONDO WHERE APPLICABLE.
 - THE FDC SHALL BE WITHIN 100 FEET OF THE CLOSEST FIRE HYDRANT PER NFPA14.
 - THE FIRE FLOW SHALL BE IN COMPLIANCE WITH NFPA 1.18.4.5.2.2.
 - ADEQUATE AND SAFE ACCESS WILL BE PROVIDED FOR GARBAGE TRUCK TO ACCESS GARBAGE AND RECYCLING AREA.
 - REQUIRED MAINTENANCE FOR STREETScape IMPROVEMENTS WITHIN THE PUBLIC RIGHTS-OF-WAY, INCLUDING THE SWALE, SIDEWALK AND CURB, IS THE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNER. PLEASE REFER TO CITY ORDINANCE CHAPTER 155

PROJECT DATA

OFF STREET PARKING REQUIRED:

USE	CCC-2 ZONING		REQUIRED	PROVIDED
	No OF SPACES RATIO	TOTAL CONDO/HOTEL		
APARTMENT UNITS	1.5 per UNITS (249 TOTAL)	166	282	288
HOTEL	1 per 5 GUEST (33 TOTAL)	103	103	103
OFFICE RESTAURANT RETAIL	CCC-2 zoning districts, where there is no required parking for any retail, commercial or office use which is located on the FIRST & SECOND FLOOR of a building			
TOTAL PARKING COMPARISON			385	391
LOADING	Multiple Family or Apt/Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.		3	3

OFF STREET PARKING PROVIDED:

LEVEL	REG	LOADING	HP	VALET	TOTAL
LEVEL 1	0	3	0	0	3
LEVEL 2	44	0	0	1	45
LEVEL 3	66	0	0	1	67
LEVEL 4	57	0	2	10	69
LEVEL 5	57	0	2	10	69
LEVEL 6	57	0	2	10	69
LEVEL 7	60	0	2	10	72
TOTAL	341	-	8	42	391

REQUIRED HANDICAP SPACES: 8 SPACES ON STREET PARKING

EXISTING: 24
 PROVIDED: 23

TOTAL NUMBER OF RESIDENTIAL CONDOS AND HOTEL UNITS

HOTEL & RESIDENTIAL PROPOSED (UNITS ONLY) 2016

LEVEL	HOTEL		APARTMENTS	
	AMOUNT	AREA SQ/FT	AMOUNT	AREA SQ/FT
1	0	0	0	0
2	16	7,870.8	0	0
3	23	11,909.7	0	0
4	16	7,666.2	0	0
5	16	7,666.2	0	0
6	16	7,666.2	0	0
7	16	7,666.2	0	0
8	0	0	7	9,292.2
9-18	0	0	150	156,714.3
19	0	0	9	15,750.9
TOTAL	103	50,445.2	166	181,757.5

AVERAGE RESIDENTIAL CONDO UNIT: 1,095 SQ/FT
 AVERAGE HOTEL GUESTROOM UNIT: 490 SQ/FT

RESIDENTIAL UNIT BREAKDOWN (GROSS) (INCLUDING BALCONIES)

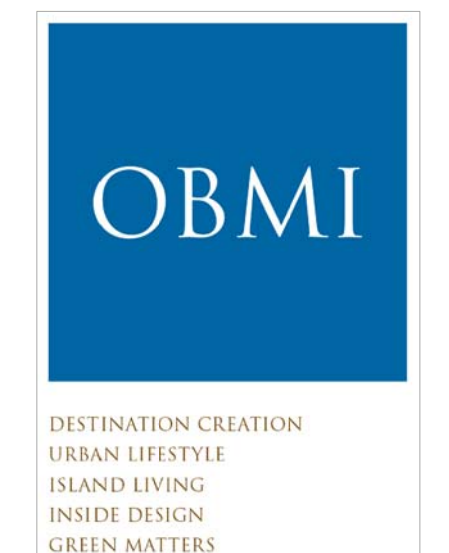
LEVELS	UNIT TYPE	RESIDENTIAL UNIT BREAKDOWN		
		B/B	SQ/FT	TOTAL UNITS
8	L-A1		890.20	1
	L-A5		1,046.21	1
	L-B1		1,416.83	1
	L-B1R		1,428.32	1
	L-B2		1,390.70	1
	L-B3		1,453.00	1
L-B5		1,666.98	1	
SUB-TOTAL			9,292.24	7
9-18	A1	1/1.5	775.86	10
	A3	1/1.5	838.12	10
	A4	1/1.5	745.72	10
	A6	1/1.5	883.29	10
	A7	2/2	897.75	10
	B1	2/2	1,030.50	10
	B2	2/2	1,104.72	10
	B2-REV	2/2	1,133.94	10
	B3	2/2	1,089.15	10
	B4	2/2	1,045.88	10
B5	2/2	1,113.94	10	
B6	2/2.5	1,118.85	10	
B7	2/2	1,187.43	10	
B9	2/2	1,295.75	10	
C1	2/2.5	1,410.53	10	
SUB-TOTAL			15,671.43	150
TOTAL LEVEL 9-18			156,714.30	150
19	P1	3/3	2,926.50	1
	P2	3/3	2,273.90	1
	P3	3/3	2,157.84	1
	P4	3/3	2,299.13	1
	P5	3/3	2,236.57	1
	P6		730.38	1
	P7	2/2.5	1,486.51	1
	P8	2/2.5	1,060.26	1
	P9		579.84	1
SUB-TOTAL			15,750.93	9
TOTAL			181,757.47	166

SITE PLAN

ELEVATION +0'-0" (+9'-6" N.G.V.D.) = (+8.0' NAVD)

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

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DATE:	REVISION:
08/31/2016	TAC COMMENTS
09/22/2016	TAC COMMENTS
05/20/2016	TAC COMMENTS
08/23/2016	TAC COMMENTS
03/21/2016	TAC FINAL SITE PLAN REVIEW
04/04/2016	TAC REVIEW

DATE: ISSUE:

ARCHITECT:
 DOUGLAS A. KULIG
 AR 10807

PROJECT:
BLOCK 40
CITY of
HOLLYWOOD
FLORIDA

DRAWING:
SITE PLAN

DRAWN BY:	PROJECT #:
CHECKED BY:	MA15008
DRAWING #:	SCALE:
	1/16"=1'-0"
	A-100.1



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ARCHITECT:
DOUGLAS A. KULIG
AR 10807

PROJECT:

**BLOCK 40
CITY of
HOLLYWOOD
FLORIDA**

DRAWING:

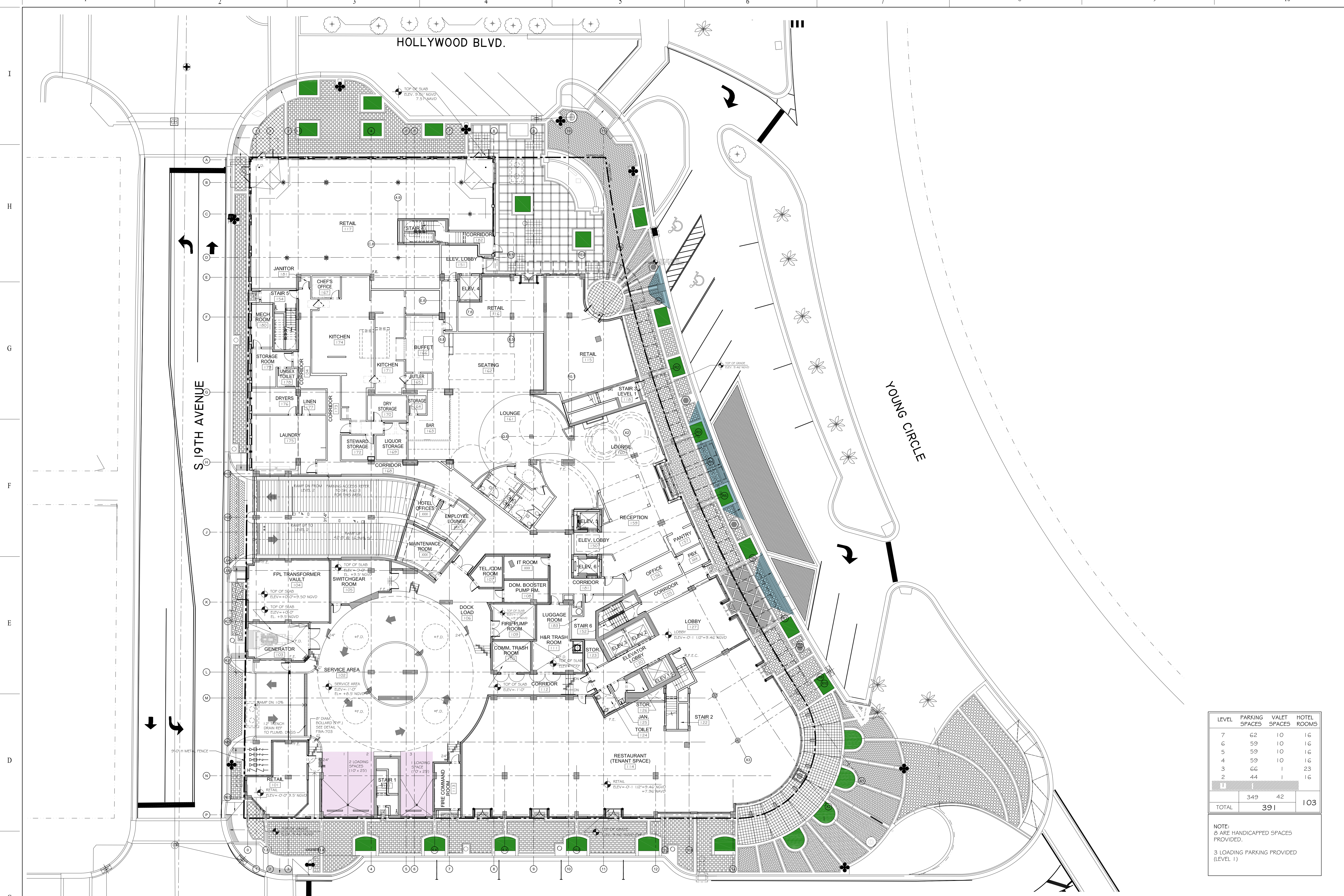
**LEVEL 1
FLOOR PLAN**

DRAWN BY: PROJECT #:
MA15008

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

DRAWING #:

A-101



LEVEL	PARKING SPACES	VALET SPACES	HOTEL ROOMS
7	62	10	16
6	59	10	16
5	59	10	16
4	59	10	16
3	66	1	23
2	44	1	16
TOTAL		349	42
		391	103

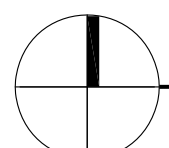
NOTE:
Ø ARE HANDICAPPED SPACES PROVIDED.
3 LOADING PARKING PROVIDED (LEVEL 1)

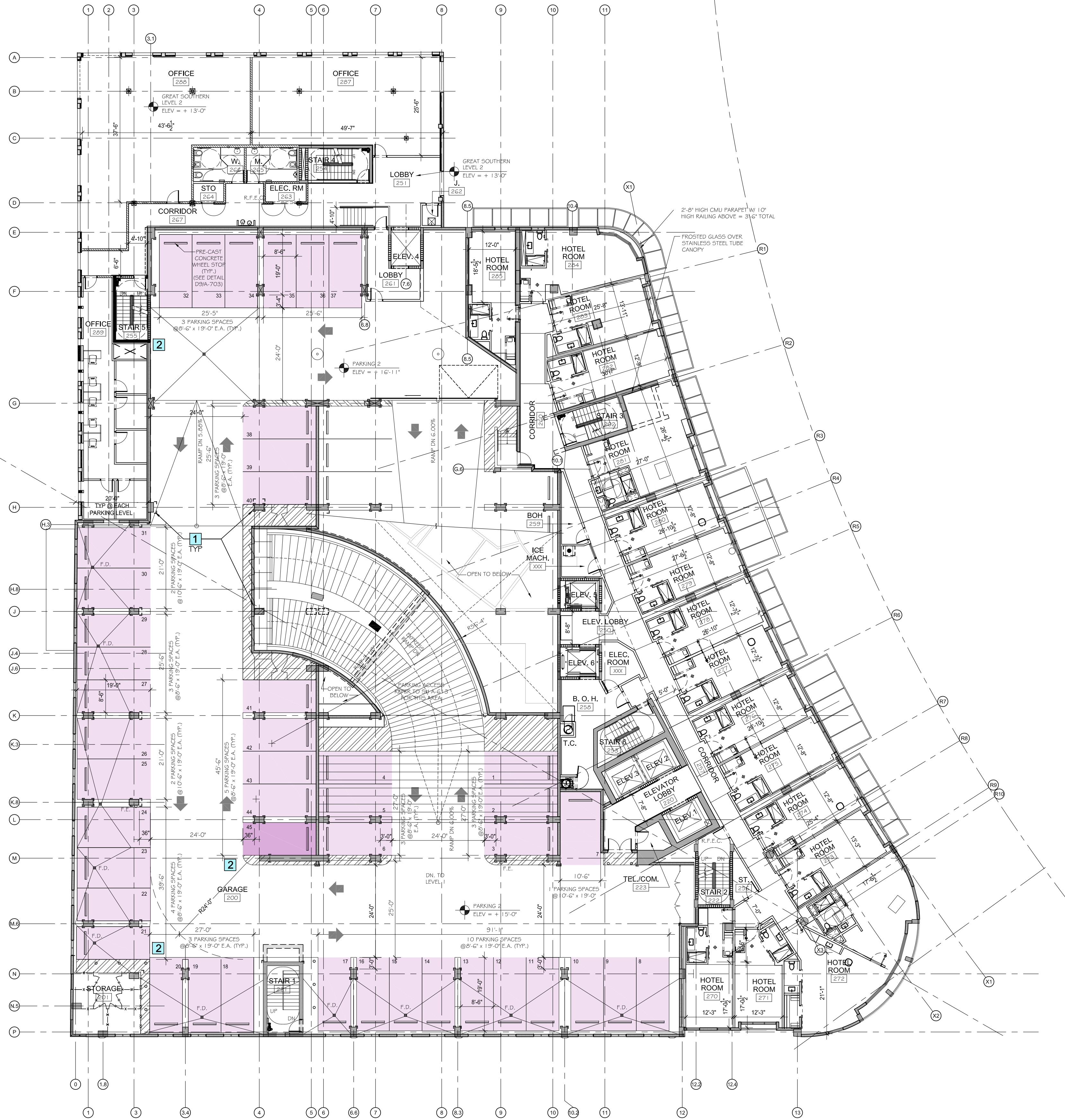
LEVEL 1 FLOOR PLAN

ELEVATION +0'-0" (+9'-6" N.G.V.D.) = +8.0' NAVD

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

TAC SITE PLAN REVIEW





LEVEL	PARKING SPACES	VALET SPACES	HOTEL ROOMS
7	62	10	16
6	59	10	16
5	59	10	16
4	59	10	16
3	66	1	23
2	44	1	16
1			
TOTAL	349	42	103

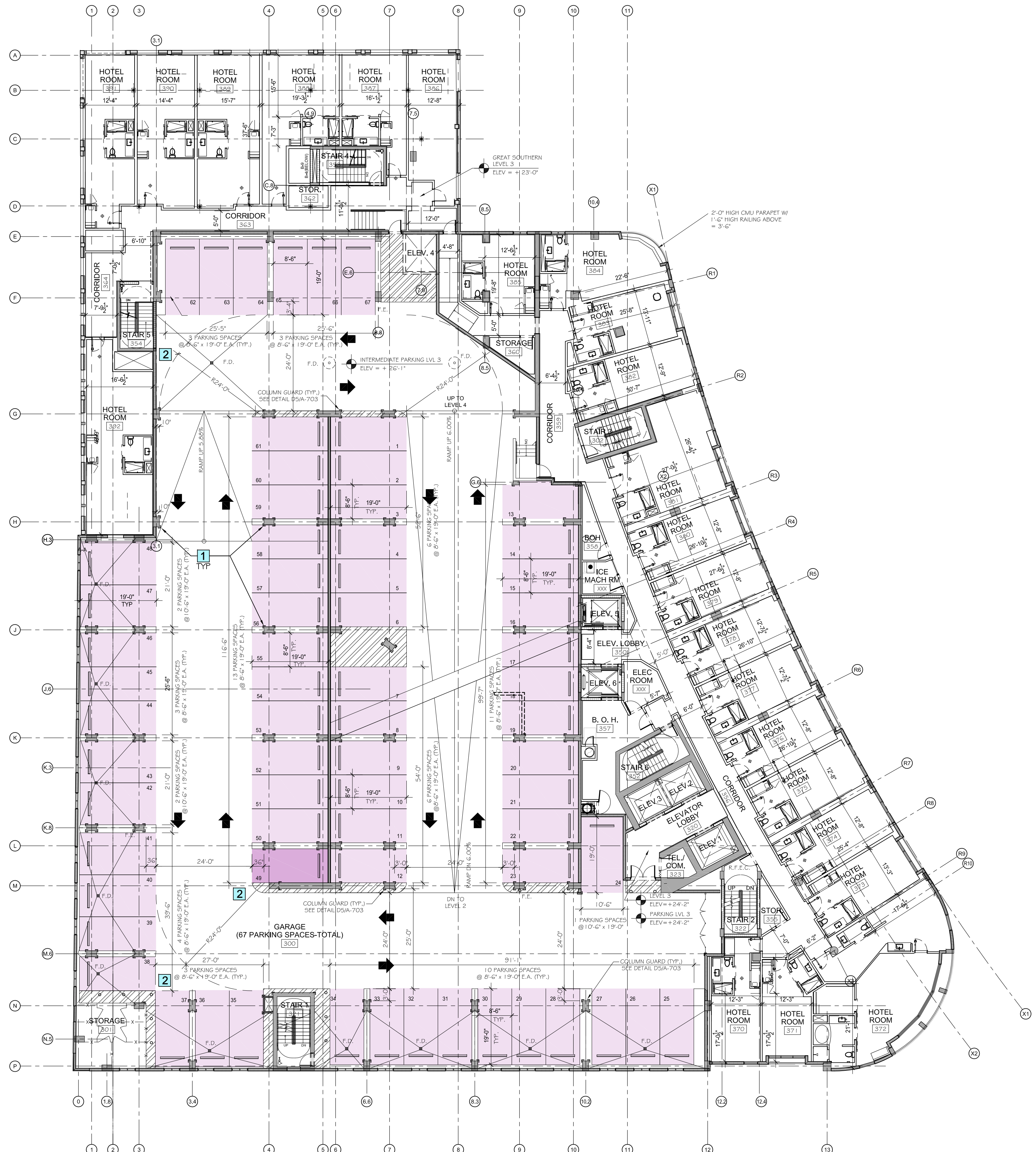
NOTE:
Ø ARE HANDICAPPED SPACES PROVIDED.
3 LOADING PARKING PROVIDED @ (LEVEL 1)

LEGEND
DESIGNATED VALET PARKING STALLS. "VALET ONLY"

KEY NOTES
1 HEAVY DUTY COLUMN GUARDS (1/4" THICK STEEL PLATES) THAT WITHSTAND HEAVY COLLISIONS SHALL BE INSTALLED @ ALL CONCRETE COLUMNS (FOUR (4) CORNERS) & EXPOSED WALLS CORNERS TO PARKING GARAGE DRIVEWAY & PARKING STALLS.
2 ALL REQUIRED TRAFFIC CONTROL SYSTEMS AND SAFETY DEVICES (EXAMPLE: HEAVY DUTY CONVEX SECURITY MIRRORS, SPEED BUMPERS) WILL BE INSTALLED, WHERE REQUIRED, TO ENSURE SAFETY VEHICULAR TRAFFIC @ ALL TIMES.

LEVEL 2 FLOOR PLAN
ELEVATION +15'-0"
SCALE: 1/16"=1'-0"

TAC SITE PLAN REVIEW



LEVEL	PARKING SPACES	VALET SPACES	HOTEL ROOMS
7	62	10	16
6	59	10	16
5	59	10	16
4	59	10	16
3	66	1	23
2	44	-	16
1	-	-	-
TOTAL	349	42	103

NOTE:
5 ARE HANDICAPPED SPACES PROVIDED.
3 LOADING PARKING PROVIDED (LEVEL 1)

LEGEND
DESIGNATED VALET PARKING STALLS, "VALET ONLY"

KEY NOTES
1 HEAVY DUTY COLUMN GUARDS (1/4" THICK STEEL PLATES) THAT WITHSTAND HEAVY COLLISIONS SHALL BE INSTALLED @ ALL CONCRETE COLUMNS (FOUR (4) CORNERS) # EXPOSED WALLS CORNERS TO PARKING GARAGE DRIVEWAY # PARKING STALLS.
2 ALL REQUIRED TRAFFIC CONTROL SYSTEMS AND SAFETY DEVICES (EXAMPLE: HEAVY DUTY CONVEX SECURITY MIRRORS, SPEED BUMPERS) WILL BE INSTALLED, WHERE REQUIRED, TO ENSURE SAFETY VEHICULAR TRAFFIC @ ALL TIMES.

LEVEL 3 FLOOR PLAN

ELEVATION +24'-2"

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

TAC SITE PLAN REVIEW



LEVEL	PARKING SPACES	VALET SPACES	HOTEL ROOMS
7	62	10	16
6	59	10	16
5	59	10	16
4	59	10	16
3	66	1	23
2	44	1	16
1	-	-	-
TOTAL	349	42	103

NOTE:
8 ARE HANDICAPPED SPACES PROVIDED.
3 LOADING PARKING PROVIDED (LEVEL 1)

LEGEND
DESIGNATED VALET PARKING STALLS. "VALET ONLY"

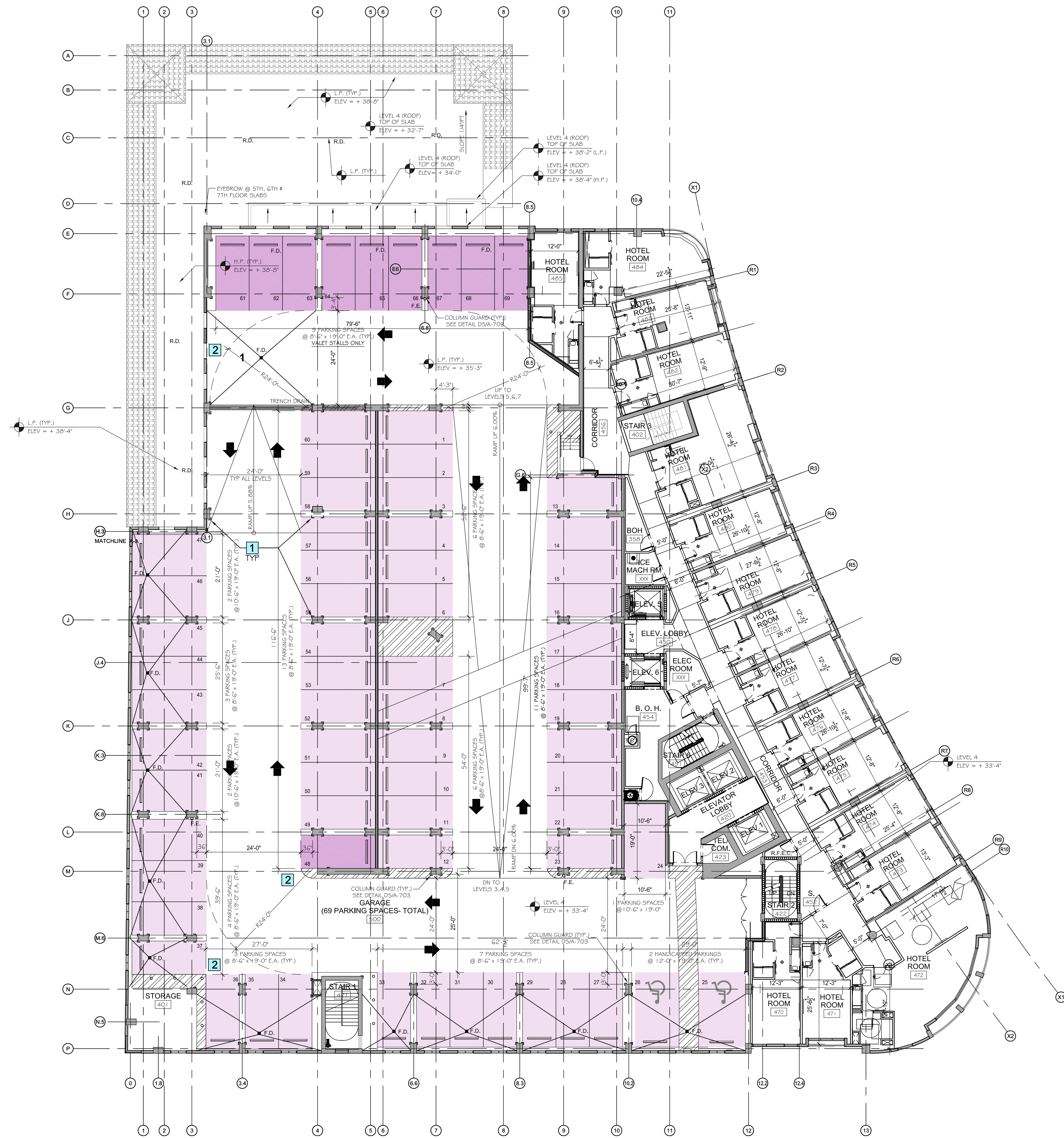
KEY NOTES
1 HEAVY DUTY COLUMN GUARDS (1/4" THICK STEEL PLATES) THAT WITHSTAND HEAVY COLLISIONS SHALL BE INSTALLED @ ALL CONCRETE COLUMNS (FOUR (4) CORNERS) & EXPOSED WALLS CORNERS TO PARKING GARAGE DRIVEWAY & PARKING STALLS.
2 ALL REQUIRED TRAFFIC CONTROL SYSTEMS AND SAFETY DEVICES (EXAMPLE: HEAVY DUTY CONVEX SECURITY MIRRORS, SPEED BUMPERS) WILL BE INSTALLED, WHERE REQUIRED, TO ENSURE SAFETY VEHICULAR TRAFFIC @ ALL TIMES.

LEVELS 4 FLOOR PLAN

ELEVATION +33'-4"

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

TAC SITE PLAN REVIEW



LEVEL	PARKING SPACES	VALET SPACES	HOTEL ROOMS
7	62	10	16
6	59	10	16
5	53	10	16
4	59	10	16
3	66	1	23
2	44	-	16
1	-	-	-
TOTAL	349	42	103

NOTE:
 1 ARE HANDICAPPED SPACES PROVIDED.
 3 LOADING PARKING PROVIDED (LEVEL 1)

LEGEND
 DESIGNATED VALET PARKING STALLS - "VALET ONLY"

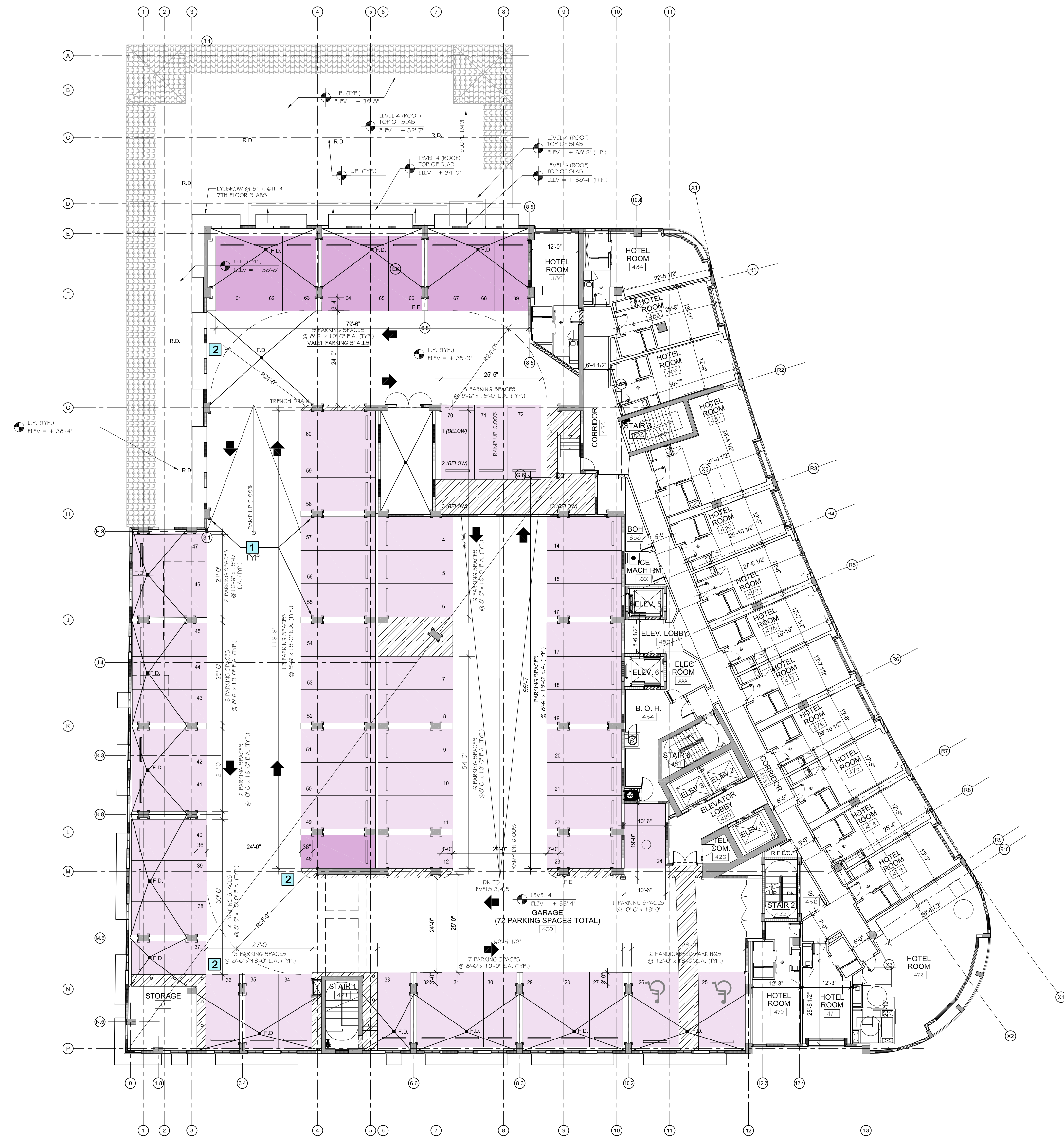
KEY NOTES
 1 HEAVY DUTY COLUMN GUARDS (1/4" THICK STEEL PLATES) THAT WITHSTAND HEAVY COLLISIONS SHALL BE INSTALLED @ ALL CONCRETE COLUMNS (FOUR (4) CORNERS) & EXPOSED WALLS CORNERS TO PARKING GARAGE DRIVEWAY & PARKING STALLS.
 2 ALL REQUIRED TRAFFIC CONTROL SYSTEMS AND SAFETY DEVICES (EXAMPLE: HEAVY DUTY CONVEX SECURITY MIRRORS, SPEED BUMPERS) WILL BE INSTALLED, WHERE REQUIRED, TO ENSURE SAFETY VEHICULAR TRAFFIC @ ALL TIMES.

LEVELS 5-6 FLOOR PLAN

ELEVATION +33'-4"

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

TAC SITE PLAN REVIEW



LEVEL	PARKING SPACES	VALET SPACES	HOTEL ROOMS
7	62	10	16
6	59	10	16
5	59	10	16
4	59	10	16
3	66	1	23
2	44	-	16
1	-	-	-
TOTAL	349	42	103

NOTE:
8 ARE HANDICAPPED SPACES PROVIDED.
3 LOADING PARKING PROVIDED (LEVEL 1)

LEGEND
DESIGNATED VALET PARKING STALLS, "VALET ONLY"

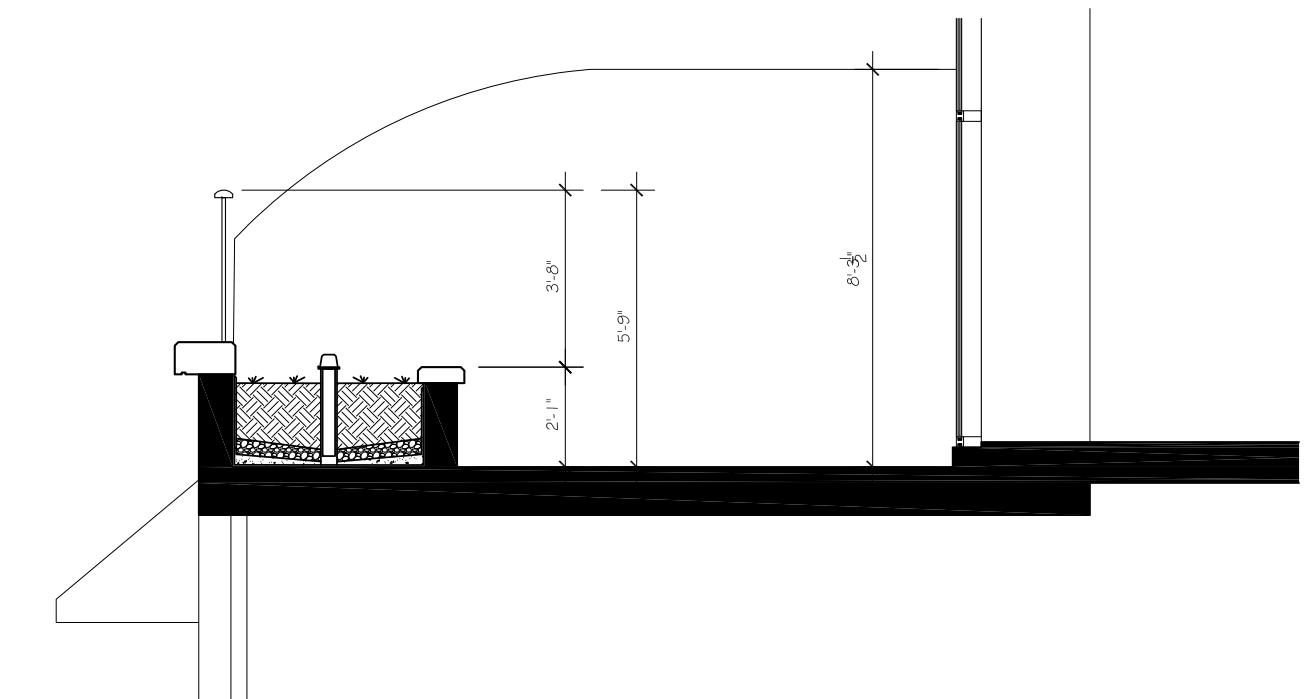
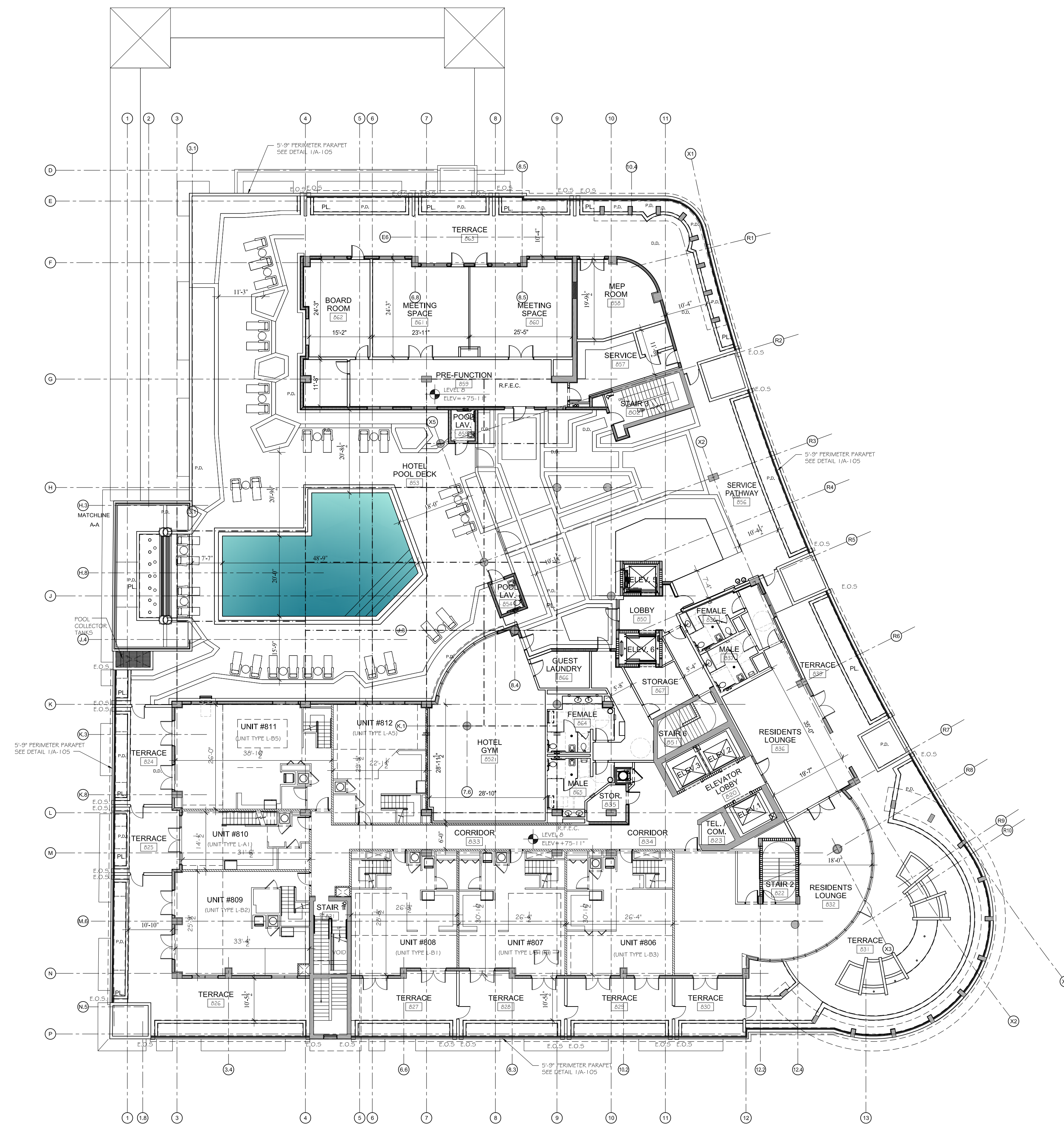
KEY NOTES
1 HEAVY DUTY COLUMN GUARDS (1/4" THICK STEEL PLATES) THAT WITHSTAND HEAVY COLLISIONS SHALL BE INSTALLED @ ALL CONCRETE COLUMNS (FOUR (4) CORNERS) & EXPOSED WALLS CORNERS TO PARKING GARAGE DRIVEWAY & PARKING STALLS.
2 ALL REQUIRED TRAFFIC CONTROL SYSTEMS AND SAFETY DEVICES (EXAMPLE: HEAVY DUTY CONVEX SECURITY MIRRORS, SPEED BUMPER) WILL BE INSTALLED, WHERE REQUIRED, TO ENSURE SAFETY VEHICULAR TRAFFIC @ ALL TIMES.

LEVEL 7 FLOOR PLAN

ELEVATION +33'-4"

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

TAC SITE PLAN REVIEW

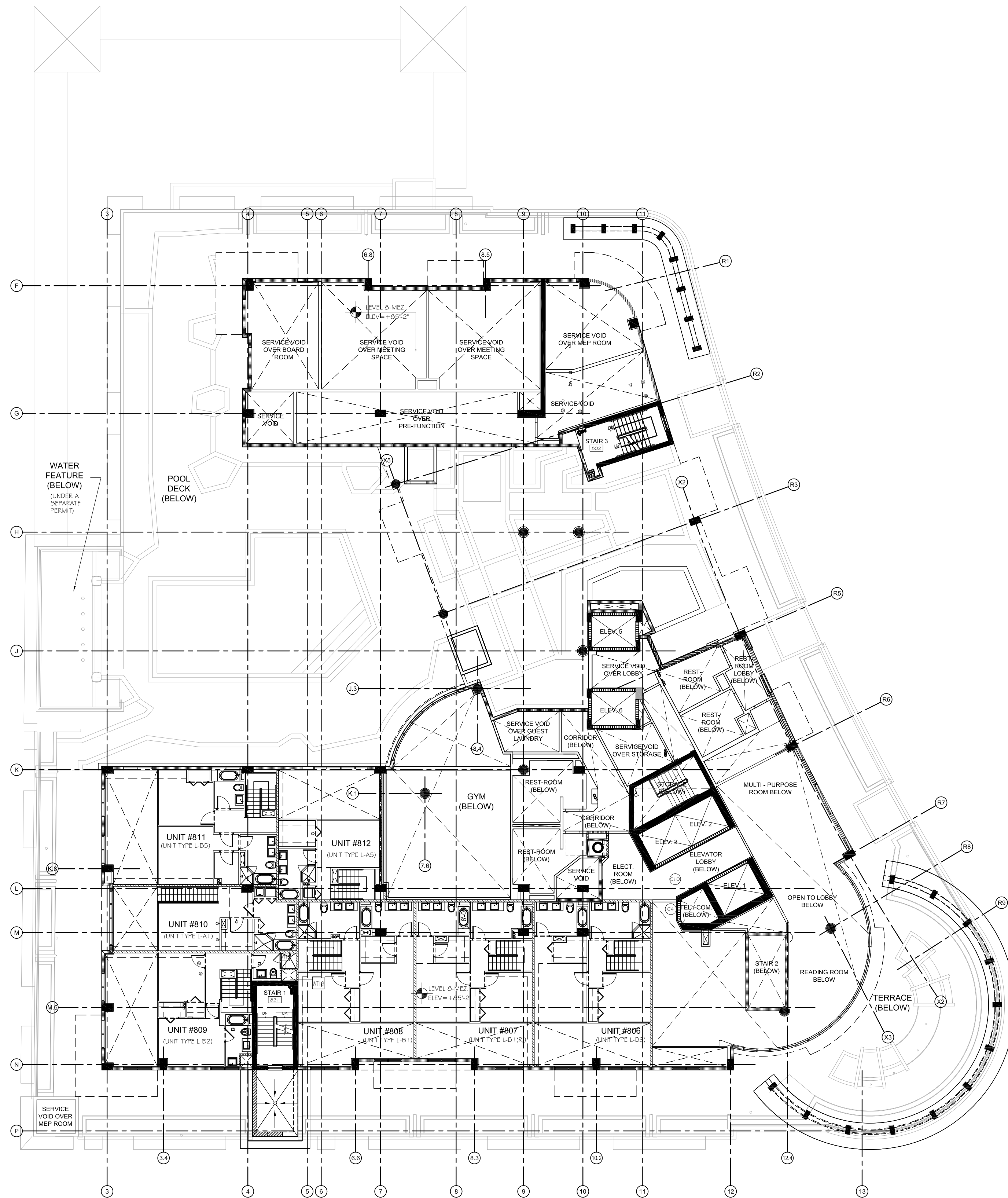


PERIMETER PARAPET
1 SECTION DETAIL
A-105 SCALE: 1/4"=1'-0"

LEVEL	RESIDENTIAL UNITS
19	9
18	15
17	15
16	15
15	15
14	15
13	15
12	15
11	15
10	15
9	15
8	7
TOTAL	166

LEVEL 8 FLOOR PLAN
ELEVATION +75'-11"
SCALE: 1/16"=1'-0"

TAC SITE PLAN REVIEW



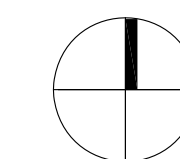
LEVEL	RESIDENTIAL UNITS
19	9
18	15
17	15
16	15
15	15
14	15
13	15
12	15
11	15
10	15
9	15
8	7
TOTAL	166

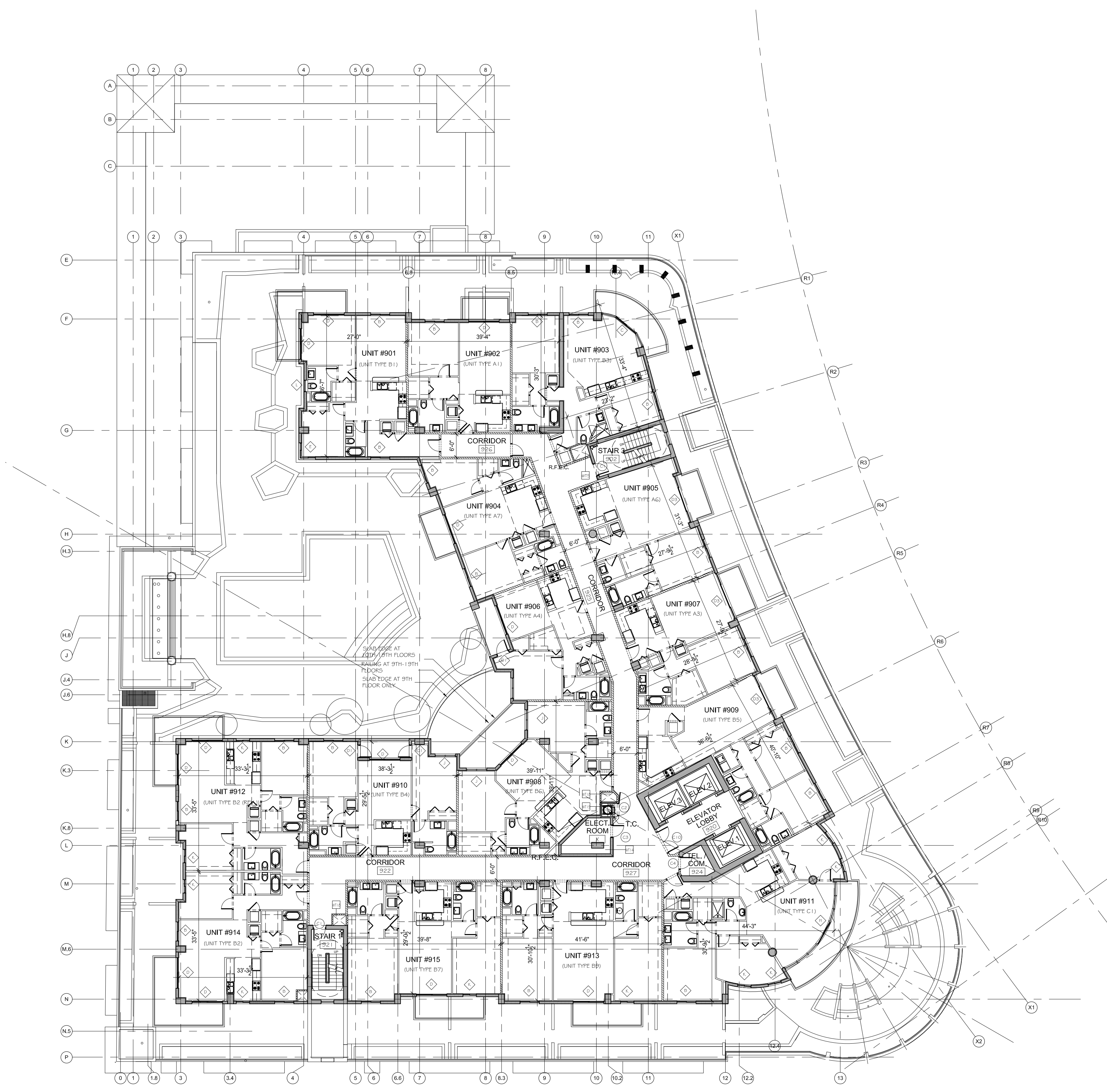
**LEVEL 8 MEZZANINE
FLOOR PLAN**

ELEVATION +85'-2"

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

TAC SITE PLAN REVIEW

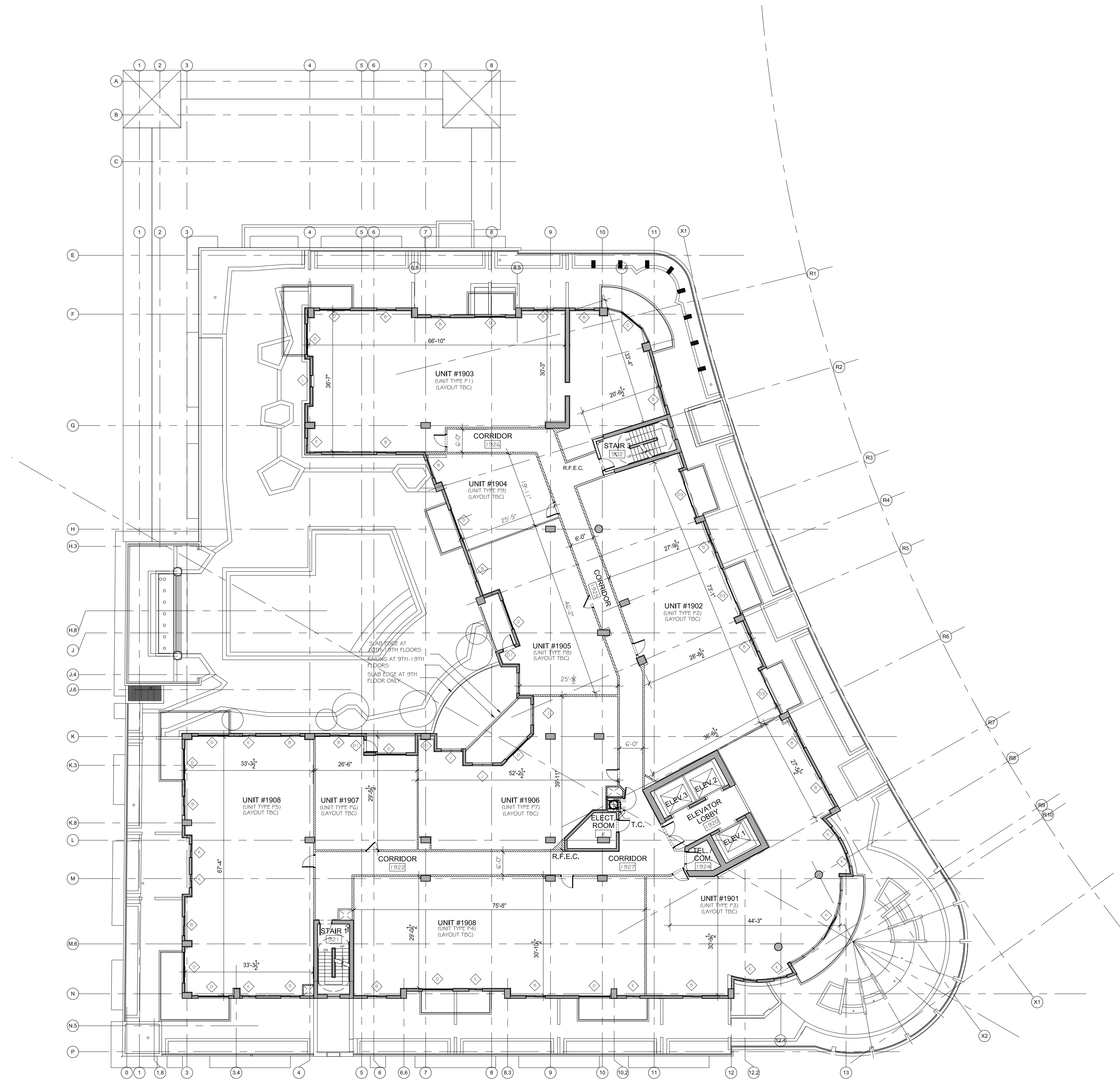




LEVEL	RESIDENTIAL UNITS
19	9
18	15
17	15
16	15
15	15
14	15
13	15
12	15
11	15
10	15
9	15
8	7
TOTAL	166

TYPICAL 9-18 FLOOR PLAN
ELEVATION +94'-5"
SCALE: 1/16"=1'-0"

TAC SITE PLAN REVIEW



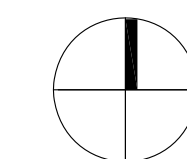
LEVEL	RESIDENCIAL UNITS
19	9
18	15
17	15
16	15
15	15
14	15
13	15
12	15
11	15
10	15
9	15
8	7
TOTAL	166

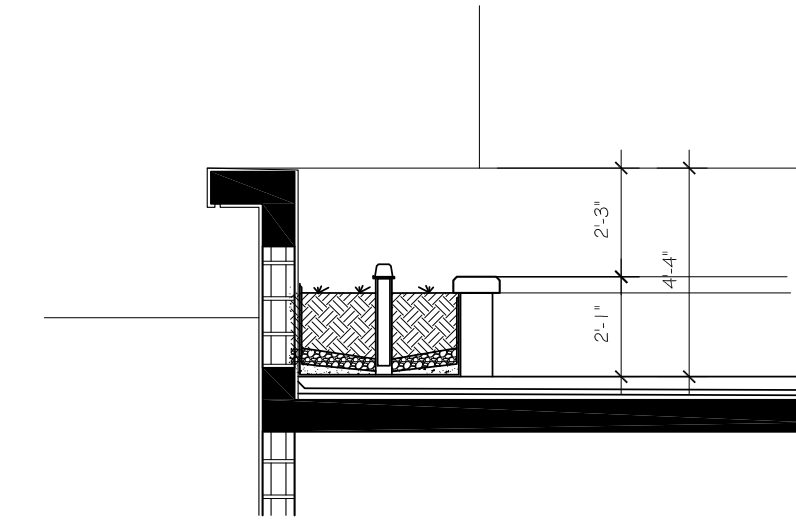
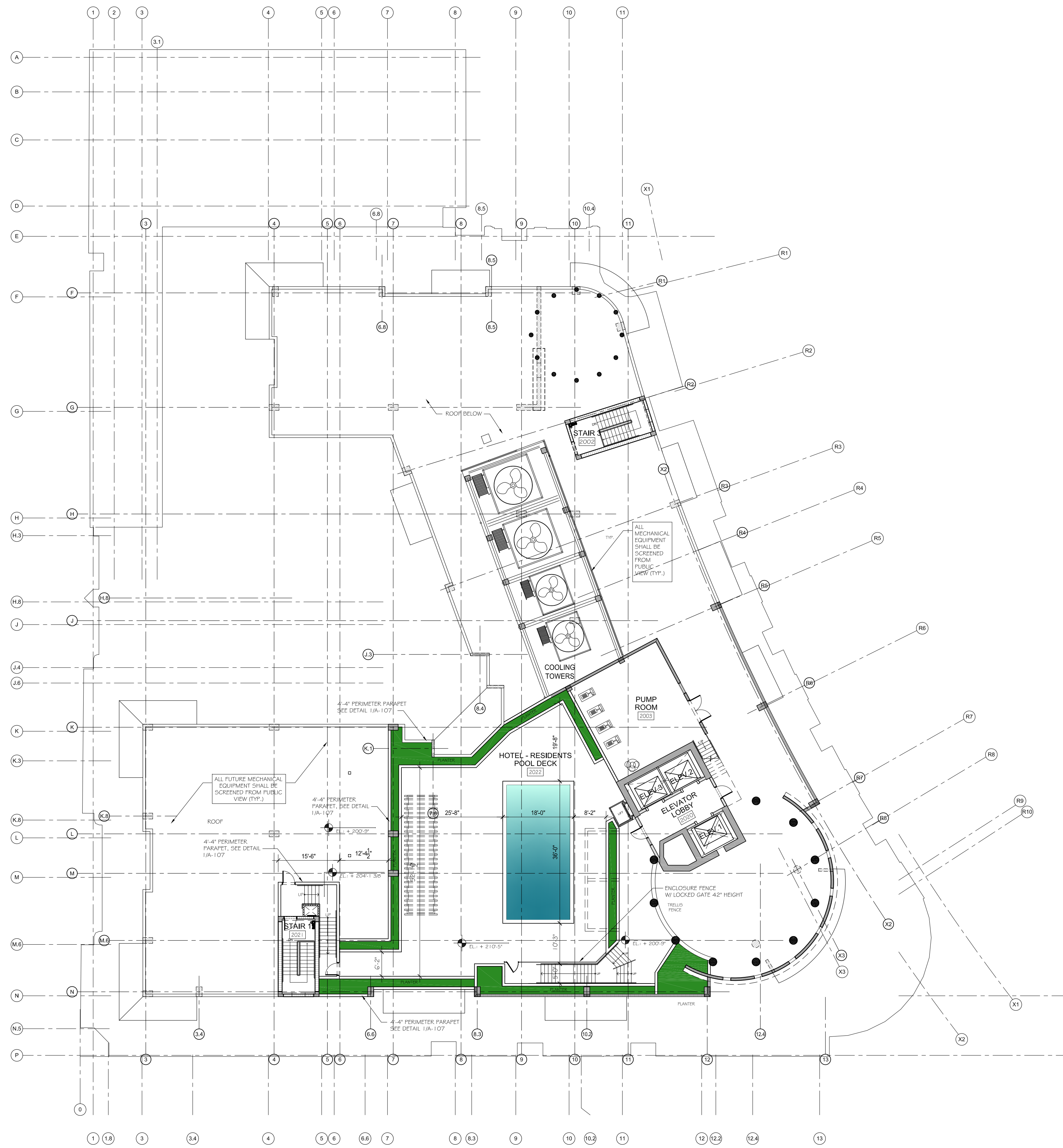
LEVEL 19 FLOOR PLAN

ELEVATION +94'-5"

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

TAC SITE PLAN REVIEW





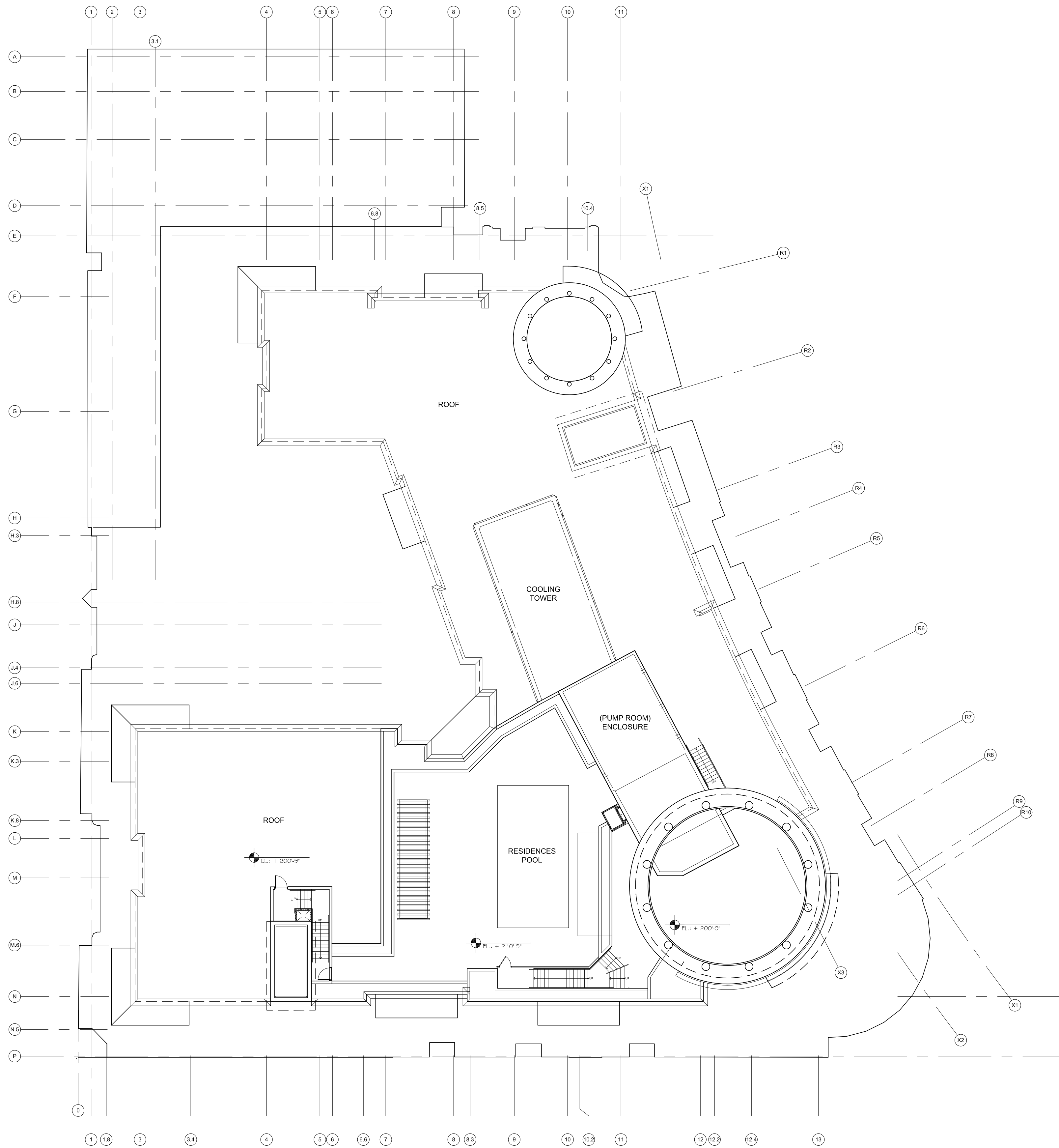
PERIMETER PARAPET

1 LEVEL 20
A-107 SCALE: 1/4"=1'-0"

ROOF DECK

ELEVATION +200'-9"
SCALE: 1/16"=1'-0"

TAC SITE PLAN REVIEW



ROOF PLAN
ELEVATION (VARIES)
SCALE: 1/16"=1'-0"

TAC SITE PLAN REVIEW

GENERAL NOTES

- ALL ASPECTS AND ELEMENTS OF THE HISTORIC FACADES BEING PRESERVED ARE IN ACCORDANCE WITH THE PREVIOUS APPROVAL.
- PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IN ACCORDANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS - ANY VARIANCE WILL BE APPLIED FOR UNDER THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL / CONDO WHERE APPLICABLE.
- THE FDC SHALL BE WITHIN 100 FEET OF THE CLOSEST FIRE HYDRANT PER NFPA14.

GENERAL STUCCO NOTES:

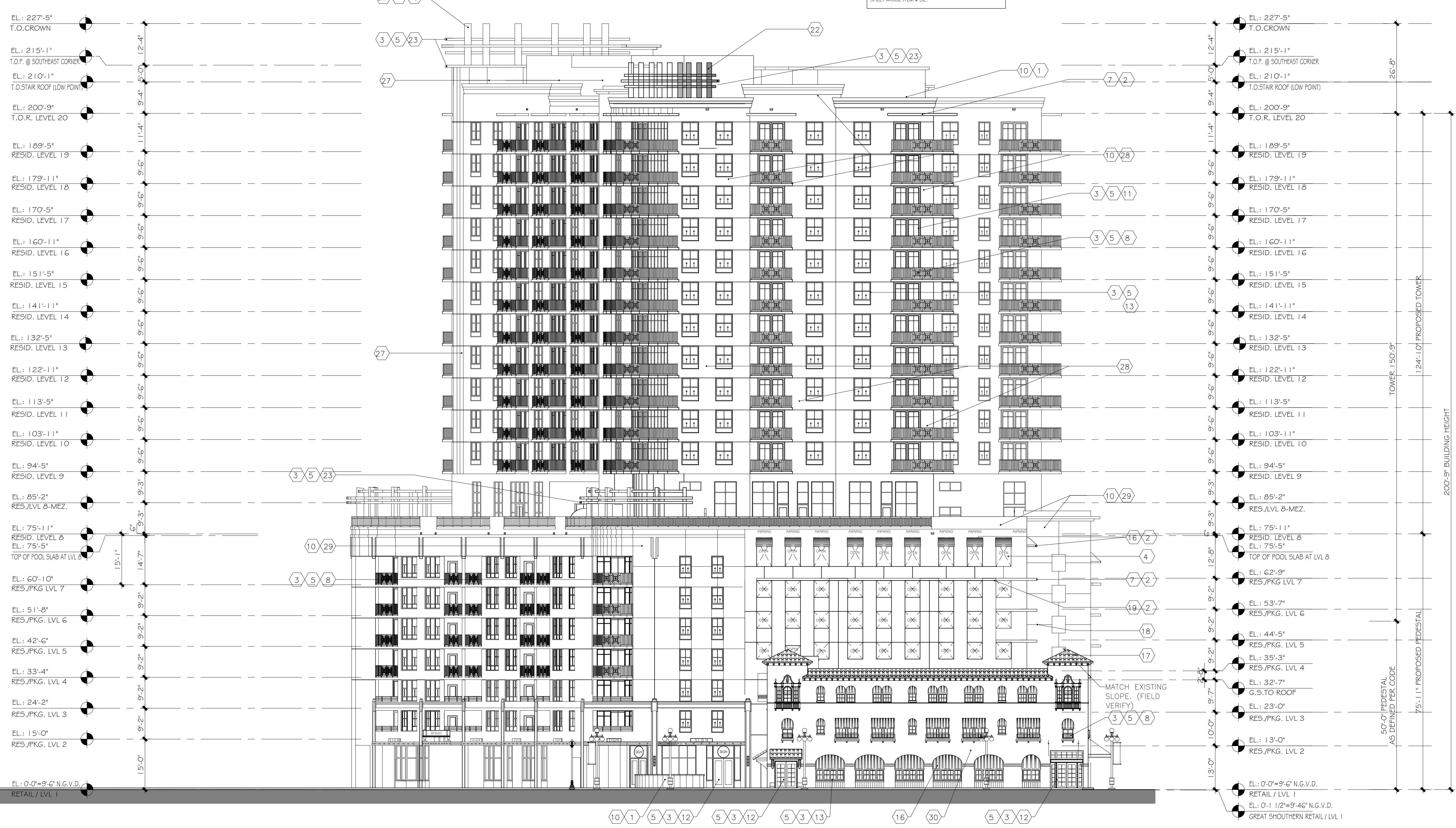
ALL STUCCO INSTALLATION SHALL BE GOVERNED BY ASTM C 932, C 932 AND 1063 (TYPICAL). PROVIDE A COMPLETE SET OF CONTROL JOINT THROUGHOUT PROJECT IN STUCCO SUBMITTAL G.C. TO PROVIDE ELEVATIONS REFLECTING ALL CONTROL JOINTS FOR THE PROJECT FOR APPROVAL. ADDITIONAL CONTROL JOINTS IF REQUIRED WILL BE ILLUSTRATED IN SUBMITTAL FOR APPROVAL BY THE ARCHITECTS. WINDOWS WILL BE DESIGNED TO WITHSTAND HURRICANE FORCES AS PER FLORIDA BUILDING CODE. THE LOWEST 30' OF THE BUILDING WILL HAVE LARGE MISSILE IMPACT GLASS AND THE UPPER FLOORS WILL HAVE SMALLER MISSILE IMPACT GLASS. COLORS ARE AS PER BENJAMIN MOORE COMPANY COLOR SCHEME.

LEGEND

- | | | |
|--|---|---|
| 1 BENJAMIN MOORE SUPER WHITE | 14 ROLL UP DOOR | 27 BENJAMIN MOORE BRUSHED RADIANCE FT-300 |
| 2 BENJAMIN MOORE WHIPPLE BLUE HC-152 | 15 LOUVER DOOR | 28 BENJAMIN MOORE 2140-60 MOONSHINE |
| 3 BRUSHED SILVER METALLIC | 16 FABRIC AWNING | 29 BENJAMIN MOORE 2140-50 GRAY HORSE |
| 4 OFF WHITE | 17 BARREL TILE | 30 BENJAMIN MOORE HC-31 WATER BURY CREAM |
| 5 ALUMINUM | 18 CONTROL JOINT | |
| 6 FRAME | 19 FROSTED GLASS OVER STAINLESS STEEL TUBE CANOPY | |
| 7 CONCRETE EYEBROW | 20 STAINLESS STEEL CABLE | |
| 8 RAILING | 21 MESH | |
| 9 GRILLE | 22 PLEXIGLAS LIGHTING COLUMN | |
| 10 3/4" SMOOTH STUCCO FINISH | 23 CLAD COV. CONC. RING | |
| 11 IMPACT RESISTANT SLIDING GLASS DOORS | 24 PROJECTOR LIGHTS | |
| 12 IMPACT RESISTANT DOORS | 25 ROUND CONCRETE COLUMN | |
| 13 IMPACT RESISTANT TINTED GLASS WINDOWS | 26 LOUVERS | |

NOTES

EYEBROWS TO BE PROTECTED WITH A WATERPROOFING MEMBRANE REFER TO WATERPROOFING NOTES ON SHEET A-002 ITEM # 32.



NORTH ELEVATION

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

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DOUGLAS A. KULIG
AR 10807

PROJECT:

**BLOCK 40
CITY of
HOLLYWOOD
FLORIDA**

DRAWING:

**NORTH
ELEVATION**

DRAWN BY: PROJECT #:
MIA15008
CHECKED BY: SCALE:
1/16"=1'-0"
DRAWING #:
A-201

GENERAL NOTES

- ALL ASPECTS AND ELEMENTS OF THE HISTORIC FACADES BEING PRESERVED ARE IN ACCORDANCE WITH THE PREVIOUS APPROVAL. PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IN ACCORDANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS - ANY VARIANCE WILL BE APPLIED FOR UNDER THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL / CONDO WHERE APPLICABLE.
- THE FDC SHALL BE WITHIN 100 FEET OF THE CLOSEST FIRE HYDRANT PER NFPA14.

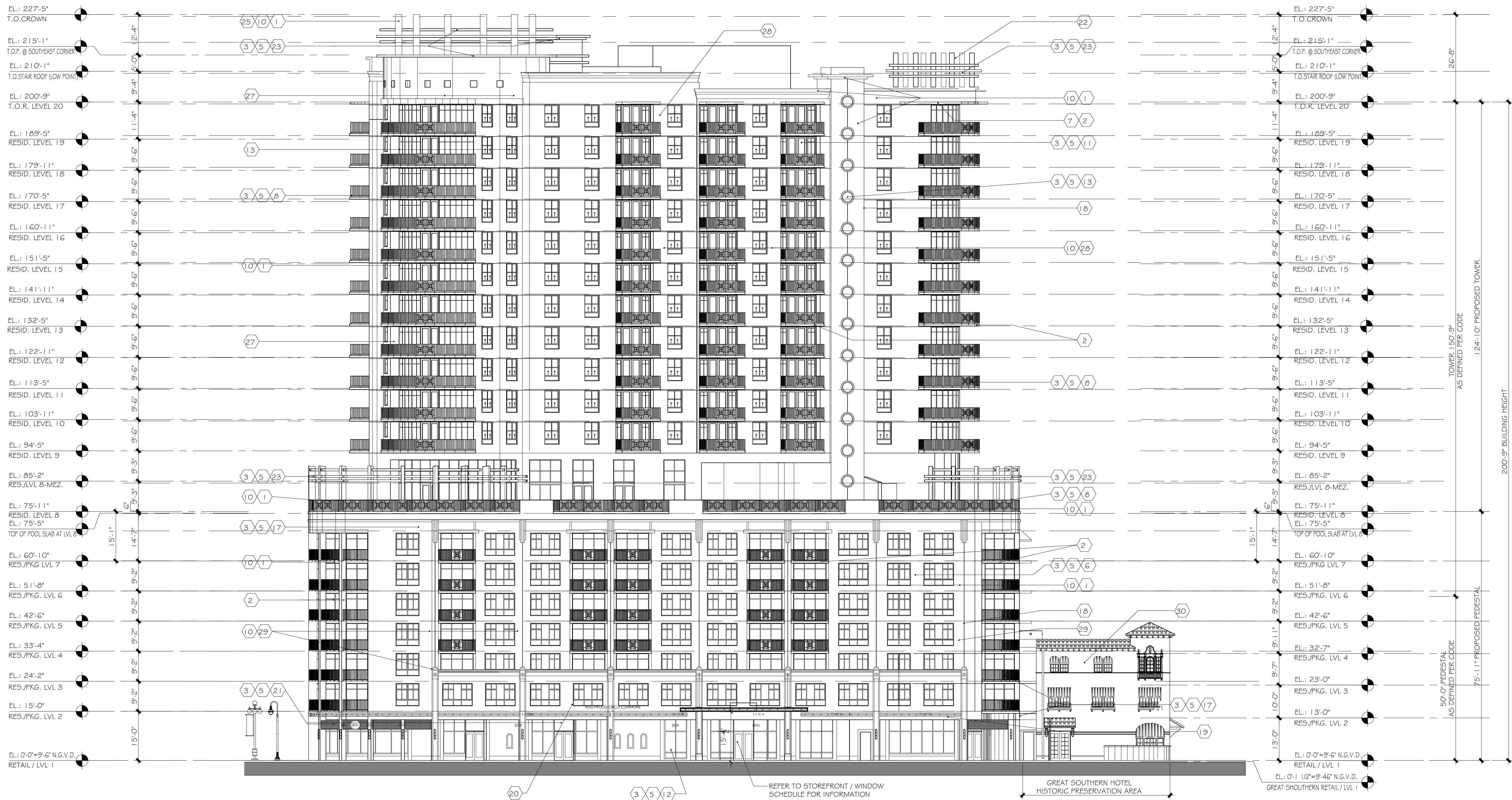
GENERAL STUCCO NOTES:

-ALL STUCCO INSTALLATION SHALL BE GOVERNED BY ASTM C 932, C 936 AND 1063 (TYPICAL) PROVIDE A COMPLETE SET OF CONTROL JOINT THROUGHOUT PROJECT IN STUCCO SUBMITTAL G.C. TO PROVIDE ELEVATIONS REFLECTING ALL CONTROL JOINTS FOR THE PROJECT FOR APPROVAL.
 -ADDITIONAL CONTROL JOINTS IF REQUIRED WILL BE ILLUSTRATED IN SUBMITTAL FOR APPROVAL BY THE ARCHITECTS.
 -WINDOWS WILL BE DESIGNED TO WITHSTAND HURRICANE FORCES AS PER FLORIDA BUILDING CODE.
 -THE LOWEST 30' OF THE BUILDING WILL HAVE LARGE MISSILE IMPACT GLASS AND THE UPPER FLOORS WILL HAVE SMALLER MISSILE IMPACT GLASS.
 -COLORS ARE AS PER BENJAMIN MOORE COMPANY COLOR SCHEME.

LEGEND

- | | | |
|--|---|---|
| 1 BENJAMIN MOORE SUPER WHITE | 14 ROLL UP DOOR | 27 BENJAMIN MOORE BRUSHED RADIANCE FT-300 |
| 2 BENJAMIN MOORE WHIPPLE BLUE HC-152 | 15 LOUVER DOOR | 28 BENJAMIN MOORE 2140-60 MOONSHINE |
| 3 BRUSHED SILVER METALLIC | 16 FABRIC AWNING | 29 BENJAMIN MOORE 2140-60 GRAY HORSE |
| 4 OFF WHITE | 17 BARREL TILE | 30 BENJAMIN MOORE HC-31 WATER BURY CREAM |
| 5 ALUMINUM | 18 CONTROL JOINT | |
| 6 FRAME | 19 FROSTED GLASS OVER STAINLESS STEEL TUBE CANOPY | |
| 7 CONCRETE EYEBROW | 20 STAINLESS STEEL CABLE | |
| 8 RAILING | 21 MESH | |
| 9 GRILLE | 22 FLEXIGLAS LIGHTING COLUMN | |
| 10 3/4" SMOOTH STUCCO FINISH | 23 CLAD COV. CONC. RING | |
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| 12 IMPACT RESISTANT DOORS | 25 ROUND CONCRETE COLUMN | |
| 13 IMPACT RESISTANT TINTED GLASS WINDOWS | 26 LOUVERS | |

NOTES:
 EYEBROWS TO BE PROTECTED WITH A WATERPROOFING MEMBRANE REFER TO WATERPROOFING NOTES ON SHEET A-002 ITEM # 32.



HISTORIC PRESERVATION BUILDING (FACADE ONLY) 3 STORY (ALL EXTERIOR HISTORIC COMPONENTS WILL BE PRESERVED OR REPLICATED AS PREVIOUS APPROVED)

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

TAC SITE PLAN REVIEW



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 DOUGLAS A. KULIG
 AR 10807

PROJECT:
BLOCK 40
 CITY of
HOLLYWOOD
 FLORIDA

DRAWING:
EAST
ELEVATION

DRAWN BY: PROJECT #:
 MIA15008
 CHECKED BY: SCALE:
 1/16"=1'-0"
 DRAWING #:

A-202

GENERAL NOTES

- ALL ASPECTS AND ELEMENTS OF THE HISTORIC FACADES BEING PRESERVED ARE IN ACCORDANCE WITH THE PREVIOUS APPROVAL.
- PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IN ACCORDANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS - ANY VARIANCE WILL BE APPLIED FOR UNDER THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL / CONDO WHERE APPLICABLE.
- THE FDC SHALL BE WITHIN 100 FEET OF THE CLOSEST FIRE HYDRANT PER NFPA14.

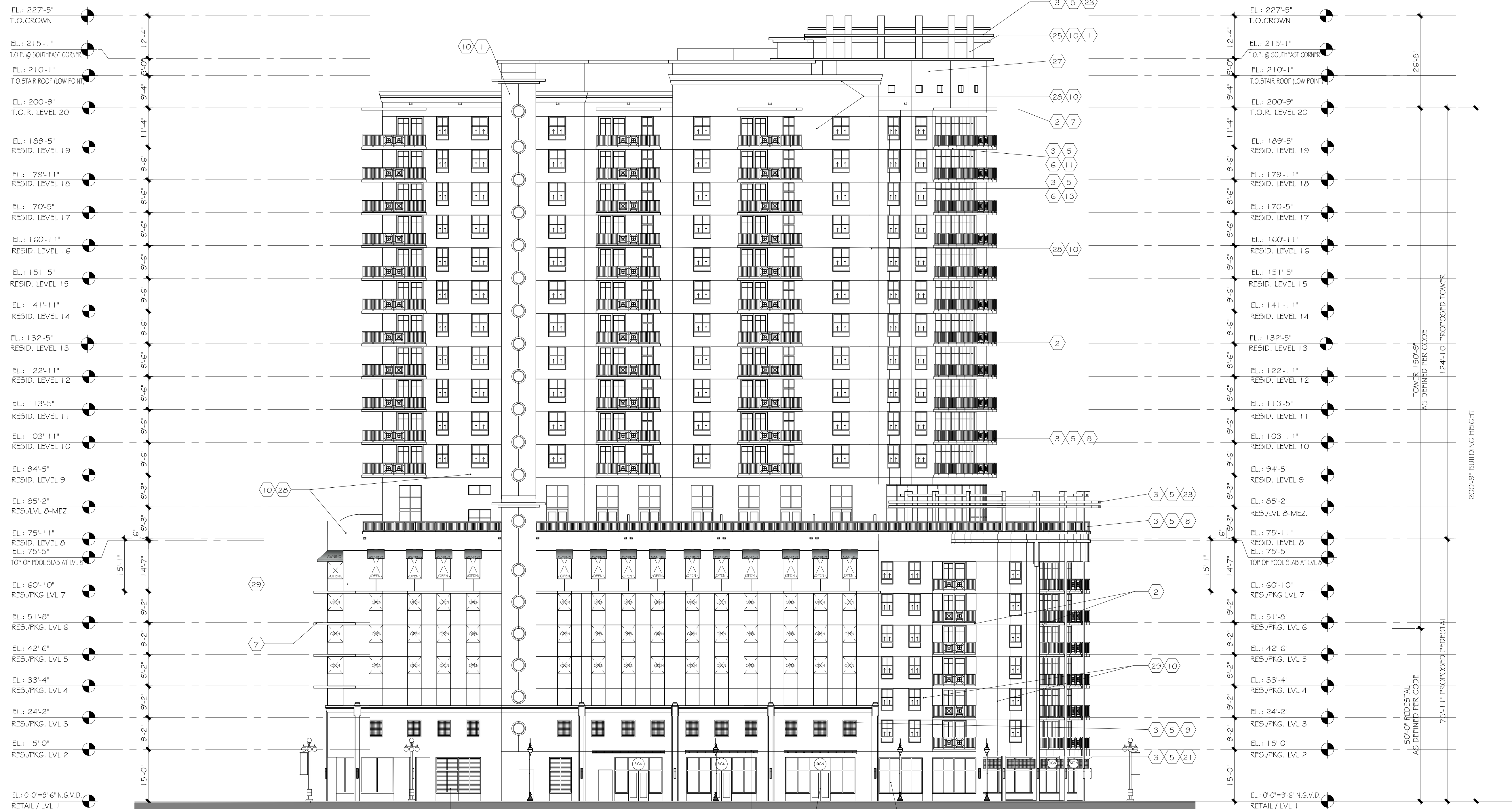
GENERAL STUCCO NOTES:

ALL STUCCO INSTALLATION SHALL BE GOVERNED BY ASTM C 926, C 926 AND 1063 (TYPICAL) PROVIDE A COMPLETE SET OF CONTROL JOINT THROUGHOUT PROJECT IN STUCCO SUBMITTAL G.C. TO PROVIDE ELEVATIONS REFLECTING ALL CONTROL JOINTS FOR THE PROJECT FOR APPROVAL.
 ADDITIONAL CONTROL JOINTS IF REQUIRED WILL BE ILLUSTRATED IN SUBMITTAL FOR APPROVAL BY THE ARCHITECTS.
 WINDOWS WILL BE DESIGNED TO WITHSTAND HURRICANE FORCES AS PER FLORIDA BUILDING CODE.
 THE LOWEST 30' OF THE BUILDING WILL HAVE LARGE MISSILE IMPACT GLASS AND THE UPPER FLOORS WILL HAVE SMALLER MISSILE IMPACT GLASS.
 COLORS ARE AS PER BENJAMIN MOORE COMPANY COLOR SCHEME.

LEGEND

- | | | |
|--|---|---|
| 1 BENJAMIN MOORE SUPER WHITE | 14 ROLL UP DOOR | 27 BENJAMIN MOORE BRUSHED RADIANCE PF-300 |
| 2 BENJAMIN MOORE WHIFFLE BLUE HC-152 | 15 LOUVER DOOR | 28 BENJAMIN MOORE 2140-60 MOONSHINE |
| 3 BRUSHED SILVER METALLIC | 16 FABRIC AWNING | 29 BENJAMIN MOORE 2140-50 GRAY HORSE |
| 4 OFF WHITE | 17 BARREL TILE | 30 BENJAMIN MOORE HC-31 WATER BURY CREAM |
| 5 ALUMINUM | 18 CONTROL JOINT | |
| 6 FRAME | 19 FROSTED GLASS OVER STAINLESS STEEL TUBE CANOPY | |
| 7 CONCRETE EYEBROW | 20 STAINLESS STEEL CABLE | |
| 8 RAILING | 21 MESH | |
| 9 GRILLE | 22 FLEXIGLAS LIGHTING COLUMN | |
| 10 3/4" SMOOTH STUCCO FINISH | 23 GLAD COV. CONC. RING | |
| 11 IMPACT RESISTANT SLIDING GLASS DOORS | 24 PROJECTOR LIGHTS | |
| 12 IMPACT RESISTANT DOORS | 25 ROUND CONCRETE COLUMN | |
| 13 IMPACT RESISTANT TINTED GLASS WINDOWS | 26 LOUVERS | |

NOTES
 EYEBROWS TO BE PROTECTED WITH A WATERPROOFING MEMBRANE REFER TO WATERPROOFING NOTES ON SHEET A-000 ITEM # 22.



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

TAC SITE PLAN REVIEW



DESTINATION CREATION
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 ISLAND LIVING
 INSIDE DESIGN
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DATE: REVISION:

06/18/2016 TAC COMMENTS

03/21/2016 TAC FINAL SITE PLAN REVIEW

04/04/2016 TAC REVIEW

DATE: ISSUE:

ARCHITECT:
 DOUGLAS A. KULIG
 AR 10807

PROJECT:

BLOCK 40
 CITY of
 HOLLYWOOD
 FLORIDA

DRAWING:

SOUTH ELEVATION

DRAWN BY: PROJECT #:

MI15008

CHECKED BY: SCALE:

1/16" = 1'-0"

DRAWING #:

A-203

GENERAL NOTES

- ALL ASPECTS AND ELEMENTS OF THE HISTORIC FACADES BEING PRESERVED ARE IN ACCORDANCE WITH THE PREVIOUS APPROVAL. PROPOSED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IN ACCORDANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS - ANY VARIANCE WILL BE APPLIED FOR UNDER THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL / CONDO WHERE APPLICABLE.
- THE FDC SHALL BE WITHIN 100 FEET OF THE CLOSEST FIRE HYDRANT PER NFPA14.

GENERAL STUCCO NOTES:

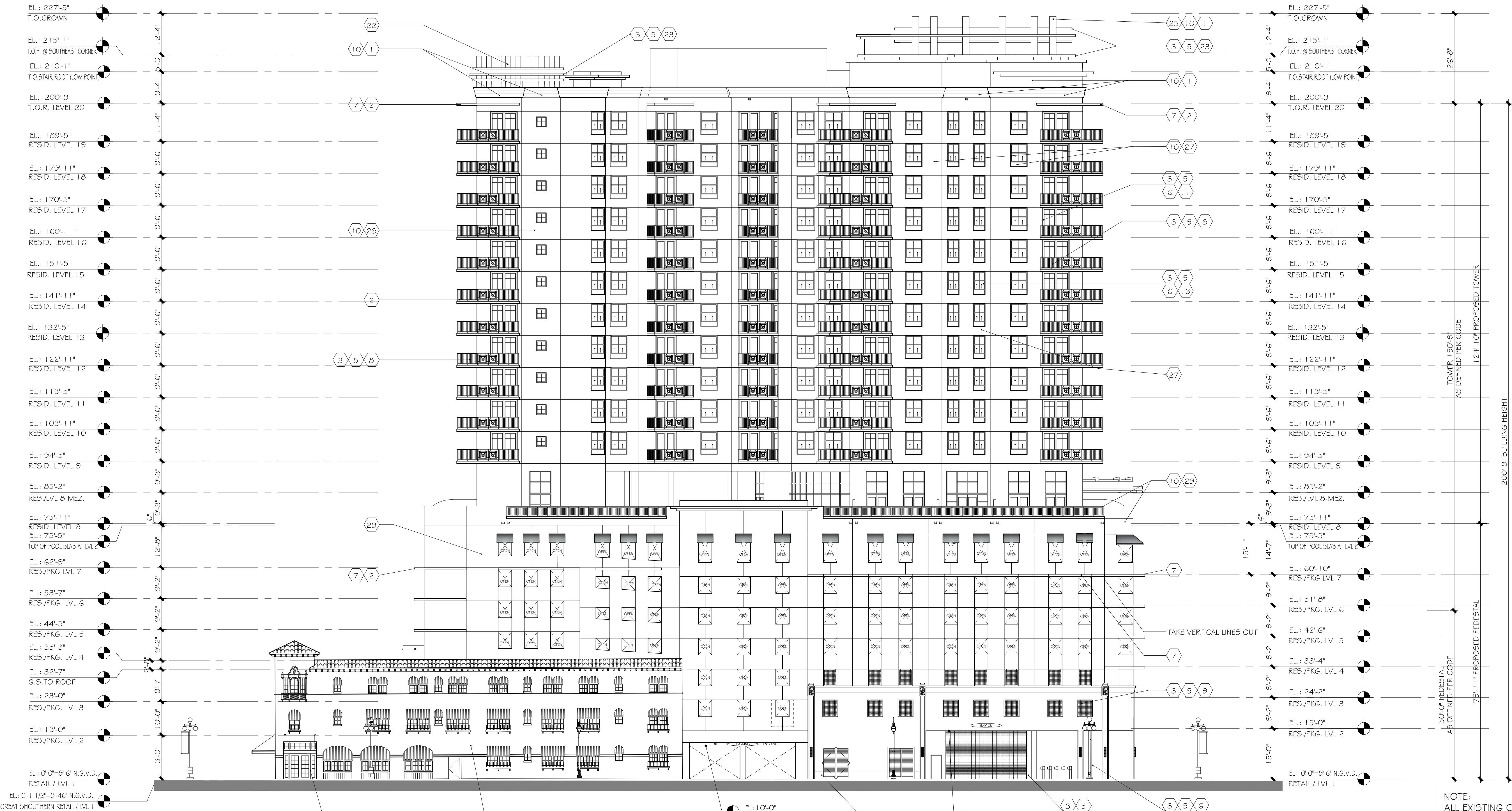
ALL STUCCO INSTALLATION SHALL BE GOVERNED BY ASTM C 892, C 896 AND (02) (TP) (PC) PROVIDE A COMPLETE SET OF CONTROL JOINT THROUGHOUT PROJECT IN STUCCO SUBMITTAL G.C. TO PROVIDE ELEVATIONS REFLECTING ALL CONTROL JOINTS FOR THE PROJECT FOR APPROVAL. ADDITIONAL CONTROL JOINTS IF REQUIRED WILL BE ILLUSTRATED IN SUBMITTAL FOR APPROVAL BY THE ARCHITECTS. WINDOWS WILL BE DESIGNED TO WITHSTAND HURRICANE FORCES AS PER FLORIDA BUILDING CODE. THE LOWEST 30' OF THE BUILDING WILL HAVE LARGE MISSILE IMPACT GLASS AND THE UPPER FLOORS WILL HAVE SMALLER MISSILE IMPACT GLASS. COLORS ARE AS PER BENJAMIN MOORE COMPANY COLOR SCHEME.

LEGEND

- | | | |
|--|---|---|
| 1 BENJAMIN MOORE SUPER WHITE | 14 ROLL UP DOOR | 27 BENJAMIN MOORE BRUSHED RADIANCE PT-300 |
| 2 BENJAMIN MOORE WHIPPLE BLUE HC-152 | 15 LOUVER DOOR | 28 BENJAMIN MOORE 2140-60 MOONSHINE |
| 3 BRUSHED SILVER METALLIC | 16 FABRIC AWNING | 29 BENJAMIN MOORE 2140-50 GRAY HORSE |
| 4 OFF WHITE | 17 BARREL TILE | 30 BENJAMIN MOORE HC-31 WATER BURY CREAM |
| 5 ALUMINUM | 18 CONTROL JOINT | |
| 6 FRAME | 19 FROSTED GLASS OVER STAINLESS STEEL TUBE CANOPY | |
| 7 CONCRETE EYEBROW | 20 STAINLESS STEEL CABLE | |
| 8 RAILING | 21 MESH | |
| 9 GRILLE | 22 PLEXIGLAS LIGHTING COLUMN | |
| 10 3/4" SMOOTH STUCCO FINISH | 23 CLAD COV. CONC. RING | |
| 11 IMPACT RESISTANT SLIDING GLASS DOORS | 24 PROJECTOR LIGHTS | |
| 12 IMPACT RESISTANT DOORS | 25 ROUND CONCRETE COLUMN | |
| 13 IMPACT RESISTANT TINTED GLASS WINDOWS | 26 LOUVERS | |

NOTES:

EYEBROWS TO BE PROTECTED WITH A WATERPROOFING MEMBRANE REFER TO WATERPROOFING NOTES ON SHEET A-002 ITEM # 32.



HISTORIC PRESERVATION BUILDING (FACADE ONLY) 3 STORY (ALL EXTERIOR HISTORIC COMPONENTS WILL BE PRESERVED OR REPLICATED AS PREVIOUS APPROVED)

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

NOTE: ALL EXISTING OPENING TO BE FIELD VERIFY

TAC SITE PLAN REVIEW



DESTINATION CREATION
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DATE: REVISION:

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03/21/2016 TAC FINAL SITE PLAN REVIEW
04/04/2016 TAC REVIEW

DATE: ISSUE:

ARCHITECT:
DOUGLAS A. KULIG
AR 10807

PROJECT:
**BLOCK 40
CITY of
HOLLYWOOD
FLORIDA**

DRAWING:
**WEST
ELEVATION**

DRAWN BY: PROJECT #:
CHECKED BY: SCALE:
DRAWING #: 1/16"=1'-0"

A-204



HOLLYWOOD BLVD. AERIAL VIEW



S 19TH AVENUE AERIAL VIEW



N YOUNG CIRCLE AERIAL VIEW



SOUTH EAST AERIAL VIEW

DATE: REVISION:

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03/21/2016 TAC FINAL SITE PLAN REVIEW
04/04/2016 TAC REVIEW

DATE: ISSUE:

ARCHITECT:
DOUGLAS A. KULIG
AR 10807

PROJECT:
BLOCK 40
CITY of
HOLLYWOOD
FLORIDA

DRAWING:
COLOR
RENDERINGS

DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE:
DRAWING #:	
A-302	



SOUTH WEST ELEVATION



EAST ELEVATION - S YOUNG CIRCLE



NORTH EAST ELEVATION - HOLLYWOOD BLVD.



SOUTH WEST ELEVATION



EAST ELEVATION - S YOUNG CIRCLE



NORTH EAST ELEVATION - HOLLYWOOD BLVD.



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DOUGLAS A. KULIG
AR 10807

PROJECT:

**BLOCK 40
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HOLLYWOOD
FLORIDA**

DRAWING:

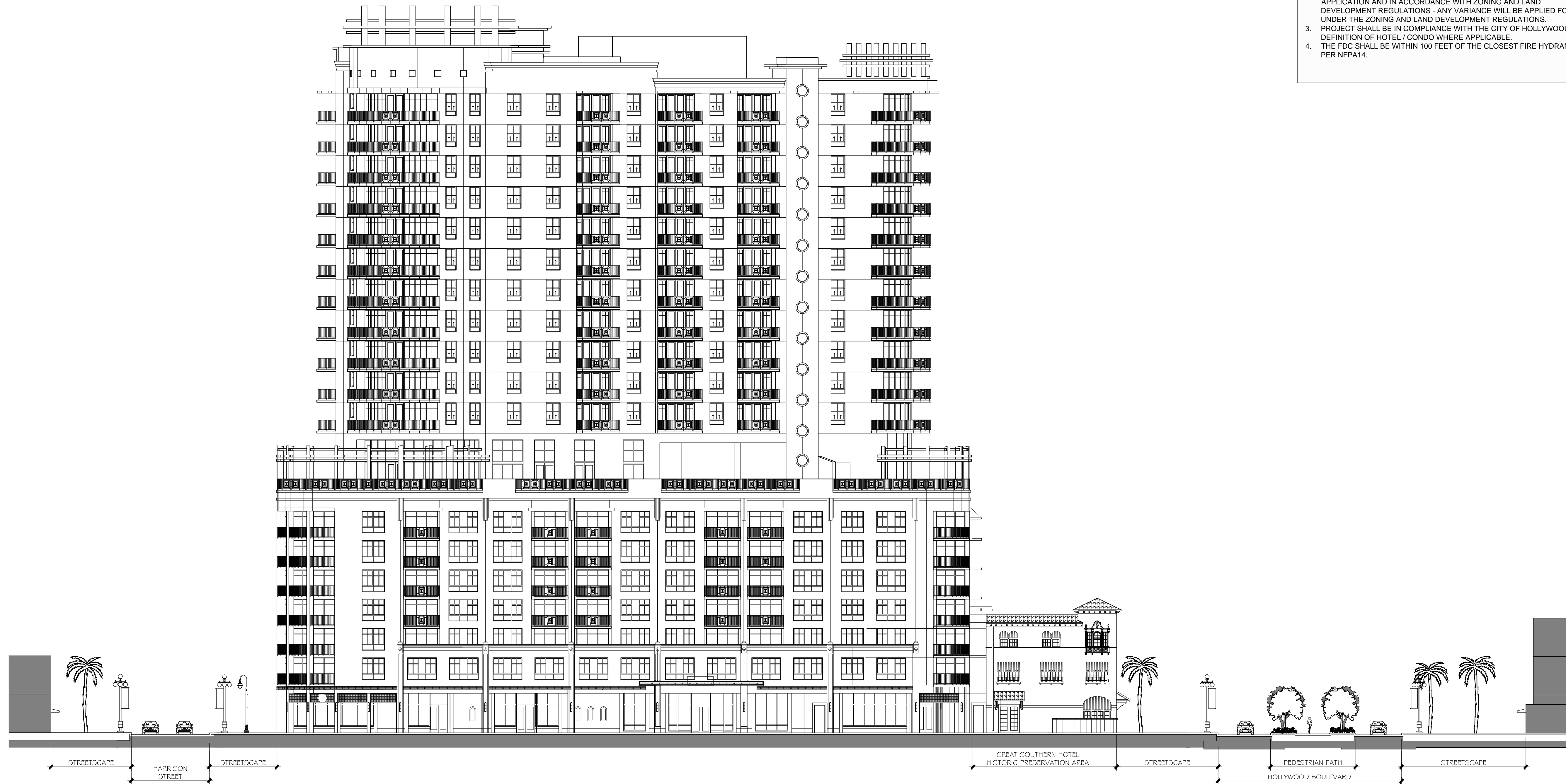
**STREET
PROFILE**

DRAWN BY: PROJECT #:
MIA15008
CHECKED BY: SCALE:
DRAWING #:

A-401

GENERAL NOTES

1. ALL ASPECTS AND ELEMENTS OF THE HISTORIC FACADES BEING PRESERVED ARE IN ACCORDANCE WITH THE PREVIOUS APPROVAL.
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STREET PROFILE
S YOUNG CIRCLE

SCALE: N.T.S.

TAC SITE PLAN REVIEW