

ATTACHMENT E
Schematic Plan



Soleste La Piazza

AT HOLLYWOOD
MIXED-USE DEVELOPMENT

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020
TAC SUBMITTAL PACKAGE
MARCH 19, 2023

DRAWING LIST

ARCHITECTURE

- | | |
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- | | |
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Soleste
La Piazza

DEVELOPER:
The
Estate
Companies

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MEP ENGINEER:
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STRUCTURAL ENGINEER:
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NEW DEVELOPMENT
FOR:
**SOLESTE
LA PIAZZA**
HOLLYWOOD

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

REVISIONS:

FORMGROUP
architecture • planning

FORM GROUP, INC.
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ARCHITECT OF RECORD:
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AA-0018551

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PROJECT NO. 22-0301 TITLE: COVER

DATE: MARCH 1, 2022

SCALE: AS SHOWN DRAWING NO.: A-0



B SOUTHEAST VIEW



A NORTHEAST AERIAL VIEW



D NORTHWEST VIEW



C SOUTHWEST AERIAL VIEW

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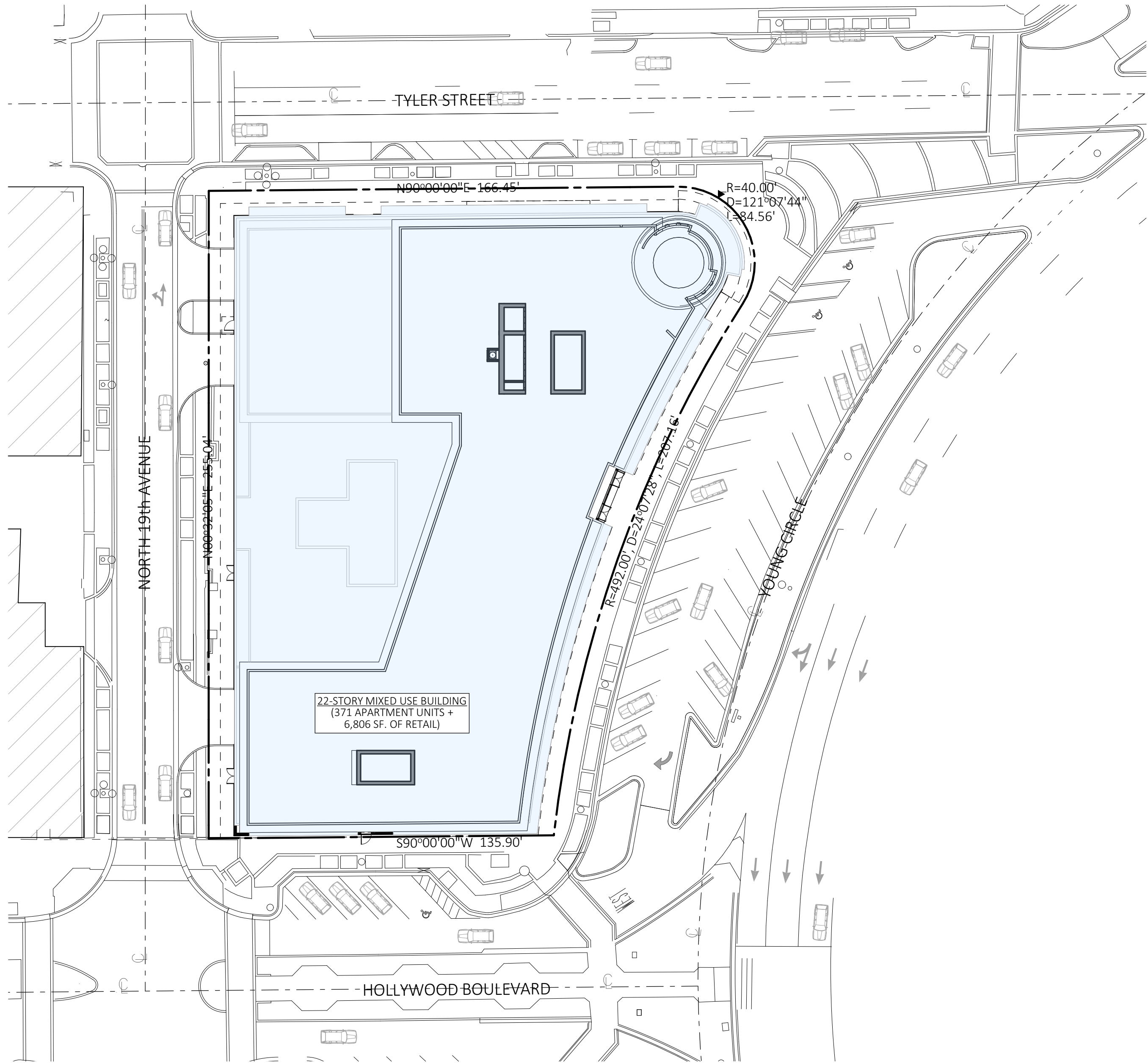
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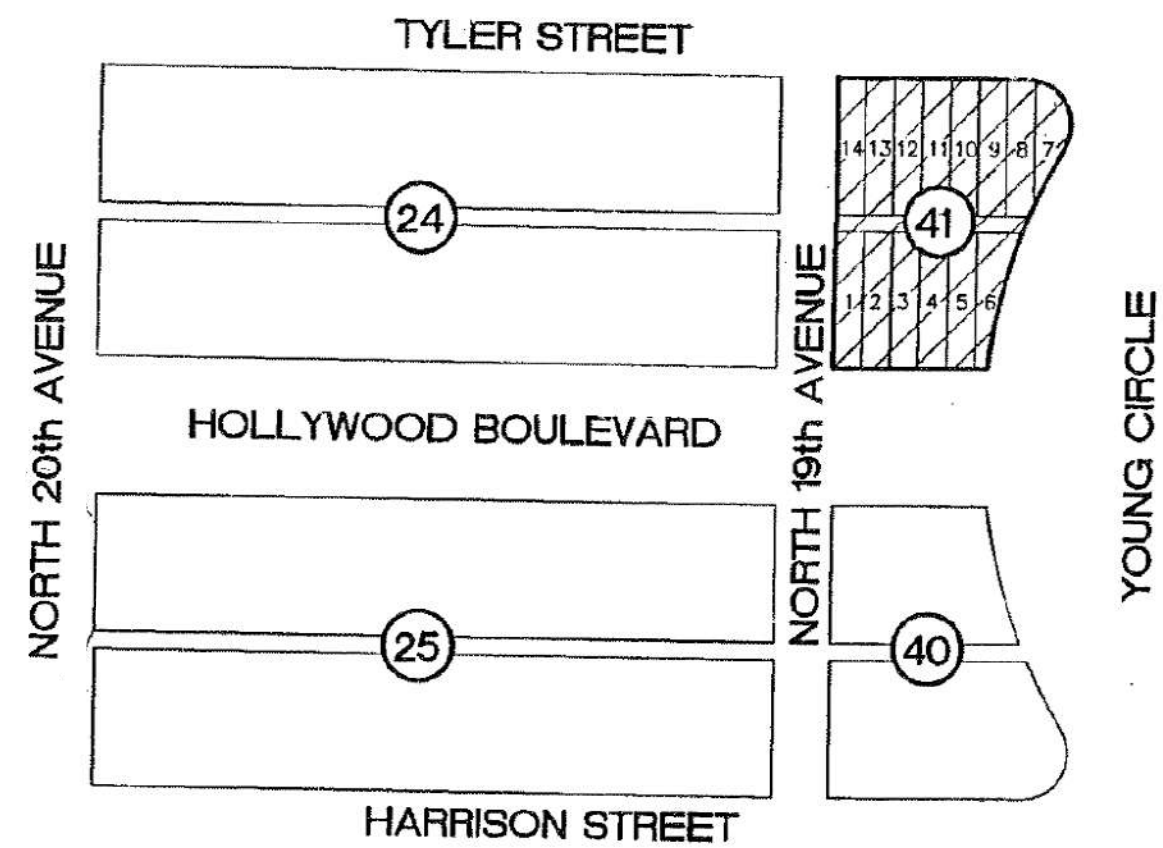
PROJECT NO. 22-0301 TITLE: RENDERINGS

DATE: MARCH 1, 2022

SCALE: AS SHOWN DRAWING NO.: A-01



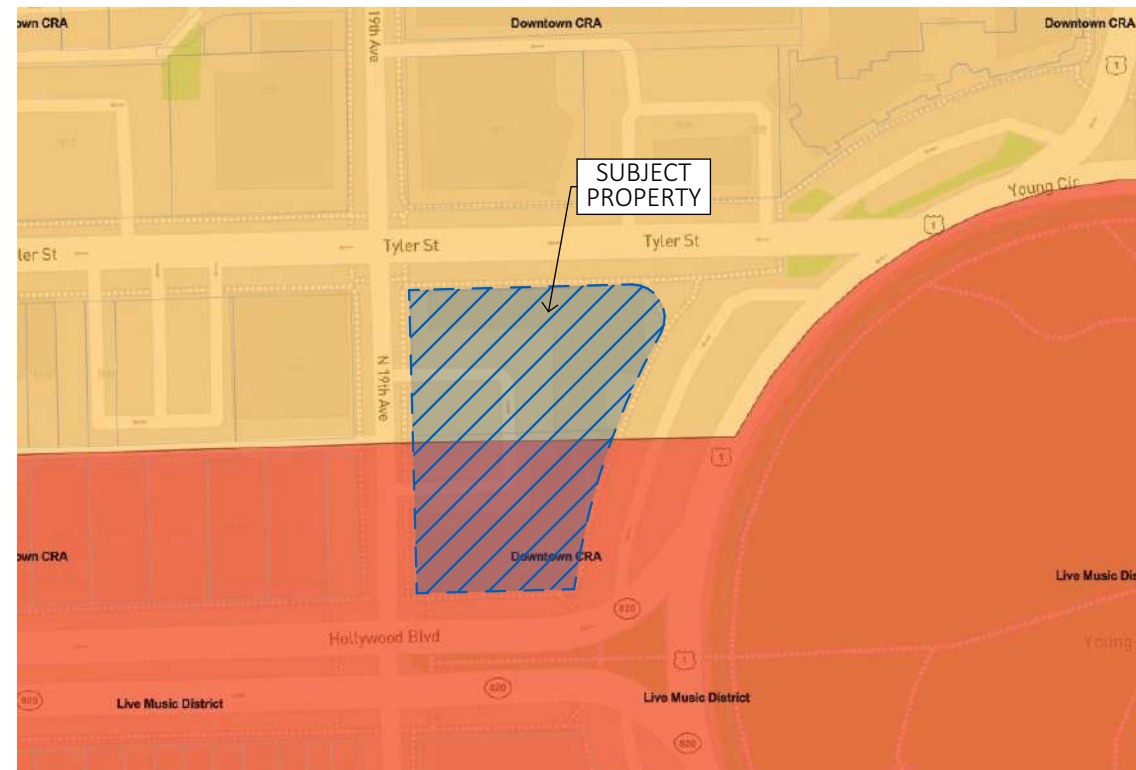
A SITE PLAN
SCALE: 1/32" = 1'-0"



1 LOCATION MAP



2 ZONING MAP



3 OVERLAY ZONING MAP

UNIT BREAKDOWN				
UNIT TYPE	DESCRIPTION	AREA (sq.ft.)	QTY	TOTAL AREA (sq.ft.)
STUDIO	STUDIO + 1 BATH	404	7	2,826
STUDIO	STUDIO + 1 BATH	405	7	2,837
STUDIO	STUDIO + 1 BATH	423	5	2,113
STUDIO	STUDIO + 1 BATH	426	5	2,128
STUDIO	STUDIO + 1 BATH	442	13	5,741
STUDIO	STUDIO + 1 BATH	446	8	3,572
STUDIO	STUDIO + 1 BATH	612	4	2,447
STUDIO	STUDIO + 1 BATH	614	4	2,454
1 BR	1 BEDROOM + 1 BATH	518	5	2,590
1 BR	1 BEDROOM + 1 BATH	539	7	3,775
1 BR	1 BEDROOM + 1 BATH	557	13	7,199
1 BR	1 BEDROOM + 1 BATH	557	12	6,687
1 BR	1 BEDROOM + 1 BATH	558	24	13,394
1 BR	1 BEDROOM + 1 BATH	567	8	4,539
1 BR	1 BEDROOM + 1 BATH	576	13	7,444
1 BR	1 BEDROOM + 1 BATH	609	13	7,920
1 BR	1 BEDROOM + 1 BATH	657	8	5,257
1 BR	1 BEDROOM + 1 BATH	693	7	4,851
1 BR	1 BEDROOM + 1 BATH	701	13	9,114
1 BR	1 BEDROOM + 1 BATH	708	4	2,833
1 BR	1 BEDROOM + 1 BATH	715	7	5,002
1 BR	1 BEDROOM + 1 BATH	730	7	5,113
1 BR	1 BEDROOM + 1 BATH	744	7	5,208
1 BR	1 BEDROOM + 1 BATH	744	5	3,720
1 BR	1 BEDROOM + 1 BATH	769	4	3,076
1 BR	1 BEDROOM + 1 BATH	770	1	770
1 BR	1 BEDROOM + 1 BATH	850	8	6,800
1 BR	1 BEDROOM + 1 BATH	888	12	10,661
1 BR	1 BEDROOM + 1 BATH	927	7	6,488
1 BR	1 BEDROOM + 1 BATH	993	4	3,973
1 BR	1 BEDROOM + 1 BATH	994	7	6,959
2 BR	2 BEDROOMS + 2 BATHS	871	13	11,329
2 BR	2 BEDROOMS + 2 BATHS	877	13	11,387
2 BR	2 BEDROOMS + 2 BATHS	970	12	11,609
2 BR	2 BEDROOMS + 2 BATHS	998	12	11,936
2 BR	2 BEDROOMS + 2 BATHS	1,027	13	13,314
2 BR	2 BEDROOMS + 2 BATHS	1,065	13	13,813
2 BR	2 BEDROOMS + 2 BATHS	1,075	12	12,861
2 BR	2 BEDROOMS + 2 BATHS	1,185	7	8,295
2 BR	2 BEDROOMS + 2 BATHS	1,316	7	9,211
2 BR	2 BEDROOMS + 2 BATHS	1,468	7	10,273
3 BR	3 BEDROOMS + 2 BATHS	1,605	13	20,858
			371	292,379 ft²

UNIT BREAKDOWN									
	STUDIO	1BR	1BR/2ND	2 BR	2BR/2ND	3-BR	SUB-TOTAL	LEVELS	TOTAL
GROUND FLOOR	0	0	0	0	0	0	0	1	0
2ND FLOOR	0	0	0	0	0	0	0	1	0
3RD-9TH	2	7	0	3	0	0	12	7	84
10TH FLOOR	3	7	0	4	0	1	15	1	15
11TH-14TH	5	13	0	7	0	1	26	4	104
15TH-22ND	2	11	0	7	0	1	21	8	168
	0	0	0	0	0	0	0	0	0
TOTAL	53	196	0	109	0	13		22	371
	14%	53%	0%	29%	0%	4%			

PARKING BREAKDOWN						
	ON-STREET	HC	SINGLE	TANDEM	SUB-TOTAL	LEVELS
GROUND FLOOR	42	2	15	12	71	1
2ND FLOOR	0	0	18	30	48	1
3RD-9TH FLOOR	0	1	40	10	51	7
TOTAL	42	9	313	112		476

FAR BREAKDOWN			
	AREA	LEVELS	TOTAL AREA
GROUND FLOOR	17,684 sq. ft.	1	17,684 sq. ft.
SECOND FLOOR	1,865 sq. ft.	1	1,865 sq. ft.
3RD-9TH	14,490 sq. ft.	7	101,430 sq. ft.
10TH FLOOR	23,146 sq. ft.	1	23,146 sq. ft.
11TH-14TH	24,906 sq. ft.	4	99,624 sq. ft.
15TH-22ND	20,550 sq. ft.	8	164,400 sq. ft.
		22	406,149 sq. ft.
FAR PERMITTED			520,790 sq. ft.

ZONING ANALYSIS				
ZONING DISTRICT	GOVERNMENT USE DISTRICT (GU)			
FUTURE LAND USE	REGIONAL ACTIVITY CENTER (RAC)			
CORE	DOWNTOWN CORE OPPORTUNITY ZONE			
CORE DISTRICT	YOUNG CIRCLE DISTRICT			
ZONING CLASSIFICATION				
	REQUIRED / PERMITTED	PROPOSED		
LOT AREA (NET)	-	44,124 sf. (1.01 ACRES)		
LOT AREA (GROSS)	-	±94,689 sf. (2.17 ACRES)		
LOT WIDTH	-	255'-0"		
LOT DEPTH	-	214'-7" VARIES		
FAR (BASED ON GROSS LOT AREA)	5.5 MAX (520,790 s.f.)	4.3 (±408,149 s.f.)		
BUILDING HEIGHT	230'-0" MAX.	22-STORIES (228'-4")		
DENSITY	-	371 UNITS		
DWELLING UNIT SIZE	400 s.f. MIN.	405 s.f.		
CUMULATE AVERAGE SIZE	650 s.f. MIN.	±788 s.f.		
TOWER LENGTH	300'-0" MAX.	255'-6"		
TOWER FLOOR PLATE	45,000 s.f. MAX.	24,906 s.f.		
TOWER FLOOR PLATE (AVERAGE)	24,000 s.f. MAX.	±22,090 s.f.		
RETAIL	-	6,919 s.f.		
OFFICES	-	1,706 s.f.		
SETBACKS				
YOUNG CIRCLE				
BASE (GROUND FLOOR TO 75'-0")	10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	10'-0"	13'-9"		
TOWER (ABOVE 135'-0")	10'-0"	13'-9"		
TYLER STREET				
BASE (GROUND FLOOR TO 75'-0")	10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	10'-0"	14'-5"		
TOWER (ABOVE 135'-0")	10'-0"	14'-5"		
HOLLYWOOD BOULEVARD				
BASE (GROUND FLOOR TO 75'-0")	MATCH ADJACENT OR 0'-0"	1'-1"		
TOWER (ABOVE 75'-0" TO 135'-0")	MATCH GROUND FLOOR	4'-11"		
TOWER (ABOVE 135'-0")	MATCH GROUND FLOOR	4'-11"		
19th AVENUE				
BASE (GROUND FLOOR TO 75'-0")	NON-RESIDENTIAL: 10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	RESIDENTIAL: 15'-0"	15'-0"		
TOWER (ABOVE 135'-0")	130'-0" MAX OFFSET	SEE TYPICAL TOWER PLAN		
PARKING REQUIREMENTS				
	AREA / UNITS	MINIMUM	MAXIMUM	PROPOSED
RETAIL, RESTAURANT OR COMMERCIAL	6,919 s.f.	EXEMPT		0 SPACES
OFFICES	1,706 s.f.	2.5 PER 1,000 s.f. (5 SPACES)	5 PER 1,000 s.f. (9 SPACES)	5 SPACES
MULTI-FAMILY RESIDENTIAL	249 UNITS (STUDIO & 18D UNITS)	1 PER UNIT FOR 1-8D UNITS (249 SPACES)	2.5 PER UNIT FOR 1-8D UNITS (623 SPACES)	
	122 UNITS (28D & 38D UNITS)	1.5 PER UNIT FOR 1-8D UNITS (183 SPACES)	2.5 PER UNIT FOR 1-8D UNITS (305 SPACES)	
VISITORS (RESIDENTIAL)	371 UNITS	1 PER 10 UNITS (38 SPACES)	1 PER 5 UNITS (75 SPACES)	38 SPACES
TOTAL SINGLE SPACES	-	-	-	313 SPACES
TOTAL TANDEM SPACES (ASSIGNED TO 28D & 38D UNITS)	-	-	-	112 SPACES
ADA PARKING SPACES	-	9		9 SPACES
SUB-TOTAL		475 SPACES MIN.	1,012 SPACES MAX.	434 TOTAL SPACES
ON-STREET PARKING				+42 SPACES
TOTAL		475 SPACES MIN.	1,012 SPACES MAX.	476 TOTAL SPACES
SPACES DESIGNATED TO RETAIL	6,919 s.f.	EXEMPT		4 LOADING SPACES
MULTI-FAMILY RESIDENTIAL	371 UNITS	50-100 UNITS: 1 + 1 SPACE PER 100 UNITS (4 SPACES)		

SCOPE OF WORK:
PURSUANT TO FBC 2020, 7th ED. & NFPA 101, THE PROPOSED PROJECT IS BEING REVIEWED FOR THE FOLLOWING CODE CRITERIA.

NEW CONSTRUCTION

WORK PROPOSED: NEW 22-STORY MIXED-USE BUILDING

CONSTRUCTION TYPE: TYPE IA MIXED OCCUPANCY (MERCANTILE & RESIDENTIAL - GROUP R-2)

LEGAL DESCRIPTION:
LOTS 1 THROUGH 14, BLOCK 41, HOLLYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE VACATED 13 FOOT ALLEY DESCRIBED IN OFFICIAL RECORDS BOOK 22466, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 44,124 SQUARE FEET (1.013 ACRES) MORE OR LESS.

GOVERNING CODES:
THIS PROJECT HAS BEEN DESIGNED AS IS HEREBY SUBMITTED FOR REVIEW BY THE CITY OF HOLLYWOOD BUILDING DEPARTMENT USING THE FOLLOWING CODE CRITERIA.

-FLORIDA BUILDING CODE - 2020 7th EDITION
-NFPA 101 - LIFE SAFETY CODE - 2018 EDITION.
-FEDERAL FAIR HOUSING ACT - 1998 EDITION
-FBC- ACCESSIBILITY - 2020 7th EDITION
-FLORIDA FIRE PREVENTION CODE - 2017 5th EDITION

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MEP ENGINEER:
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STRUCTURAL ENGINEER:
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FOR:
**SOLESTE
LA PIAZZA**
HOLLYWOOD

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HOLLYWOOD, FL 33020

REVISIONS:

FORMGROUP
architecture + planning

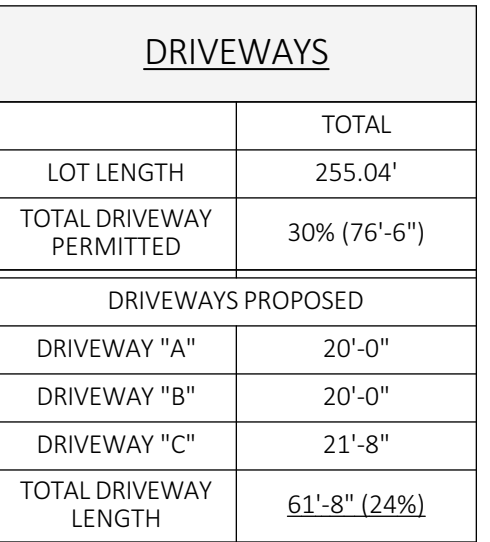
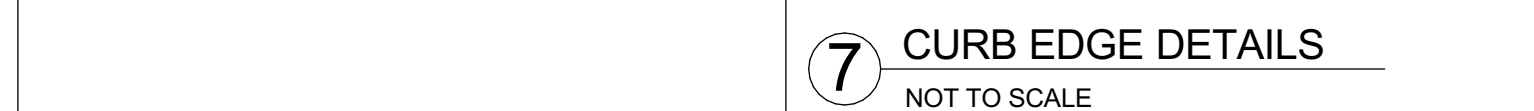
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OMAR MORALES, AIA
AA-0018851

PROJECT NO.
22-0301

DATE
MARCH 1, 2022

SCALE:
AS SHOWN

DRAWING NO.:
A-100



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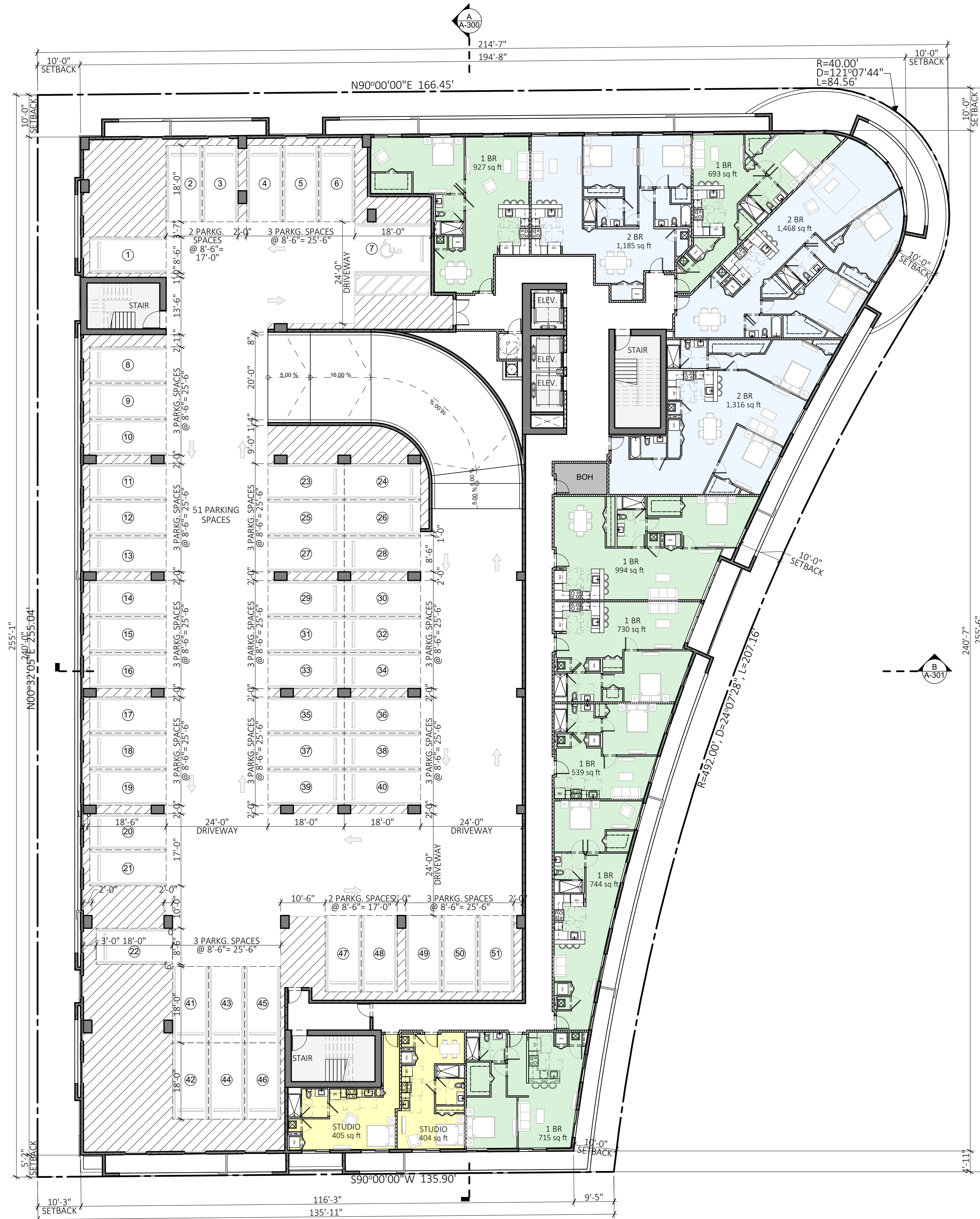
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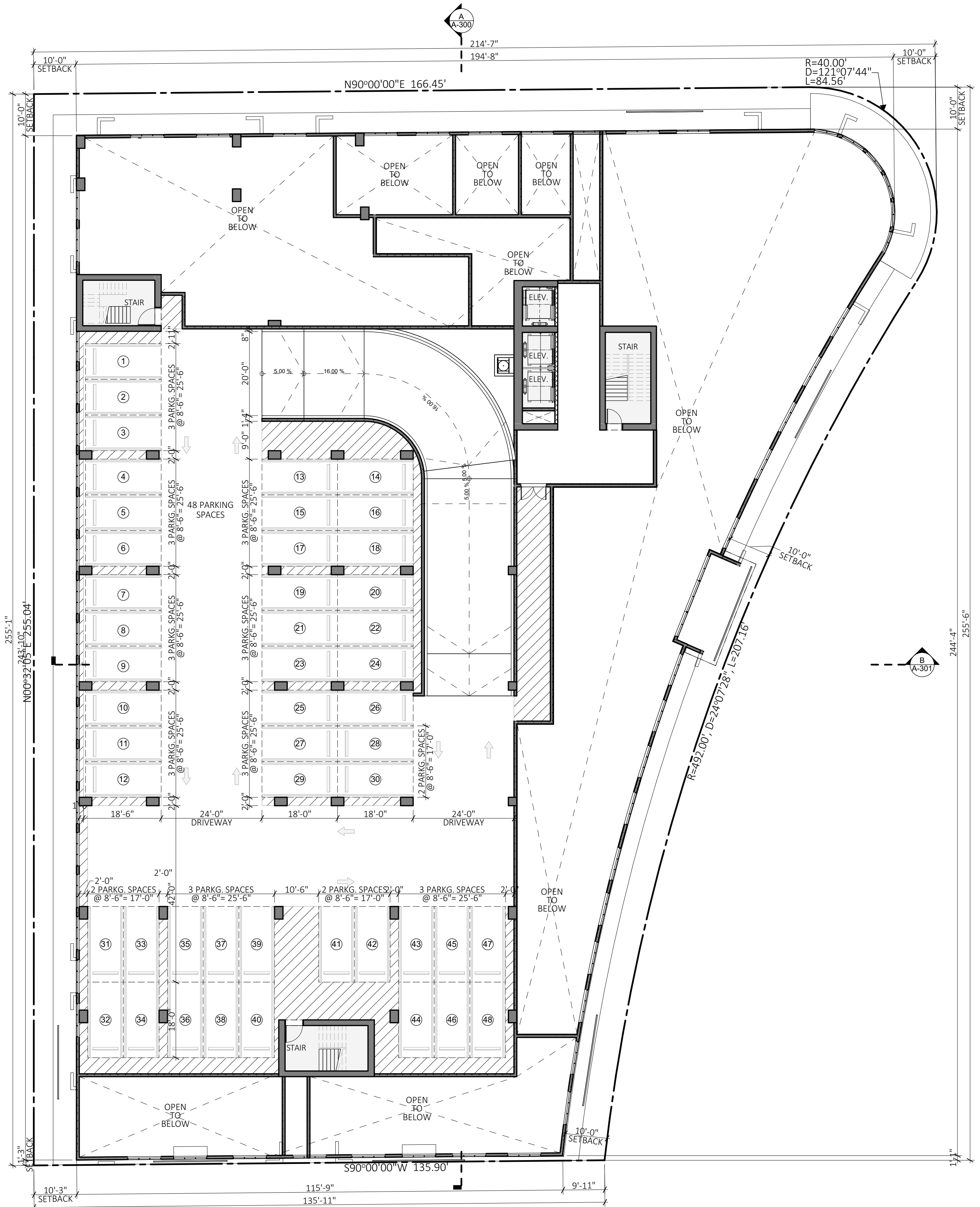
DATE
MARCH 1, 2022

SCALE:
AS SHOWN

DRAWING NO.:
A-102



C TYPICAL GARAGE FLOOR PLAN (LEVELS 3-9)
SCALE: 1/16" = 1'-0"



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



E TYPICAL APARTMENT FLOOR PLAN (LEVELS 11-14)
SCALE: 1/16" = 1'-0"



D 10TH FLOOR PLAN (REC DECK)
SCALE: 1/16" = 1'-0"

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SCALE:
AS SHOWN

TITLE:
TYPICAL FLOOR
PLANS (LEVELS
10-14)

DRAWING NO.:
A-103

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

F TYPICAL APARTMENT FLOOR PLAN (LEVELS 15-22)
SCALE: 1/16" = 1'-0"

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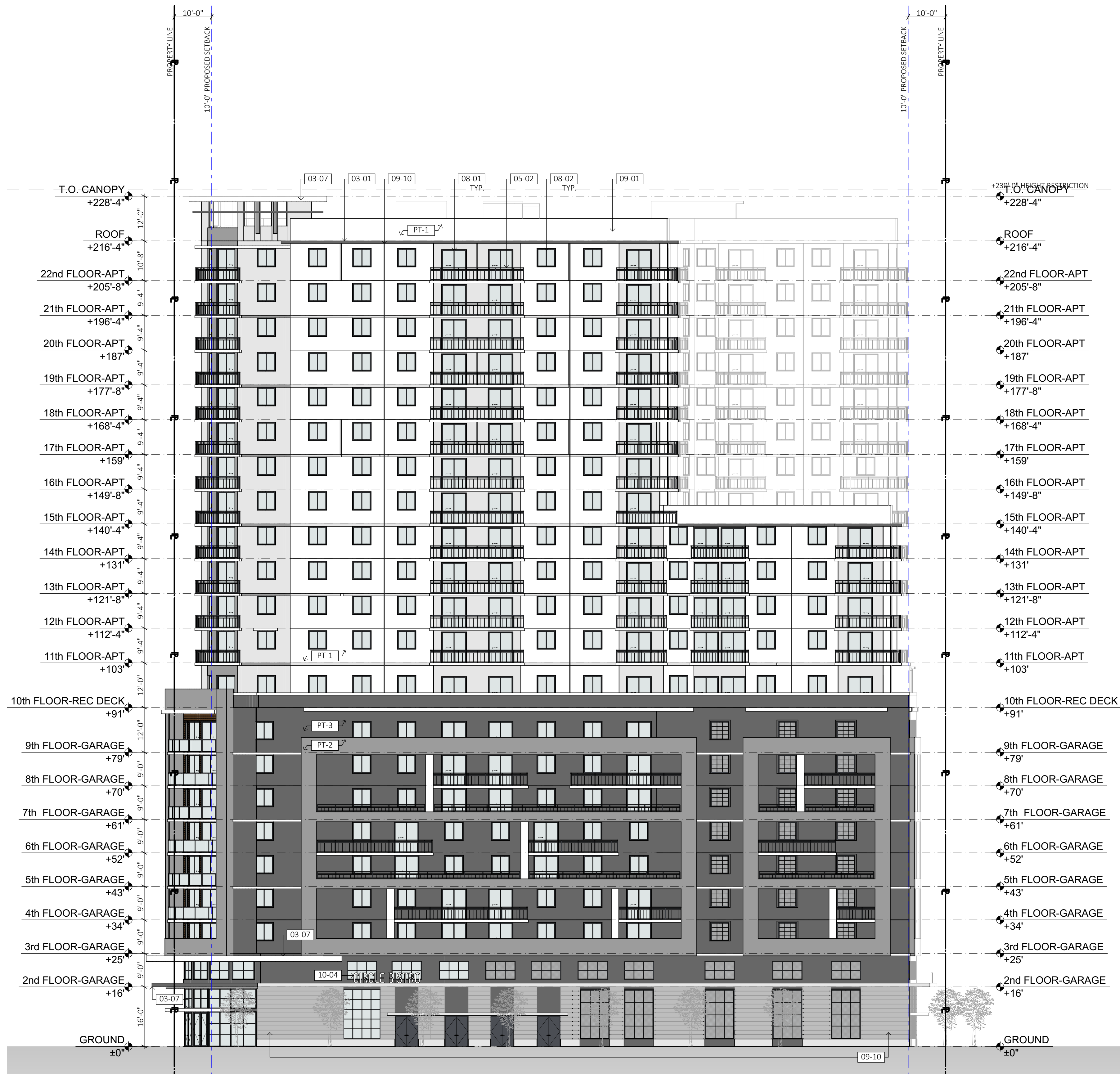
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PROJECT NO.
22-0301
DATE
MARCH 1, 2022

TITLE:
NORTH
ELEVATION

SCALE:
AS SHOWN

DRAWING NO.:
A-200



A NORTH ELEVATION

PAINT SCHEDULE

DESIGN ID	DESCRIPTION
PT-1	"BENJAMIN MOORE" CHANTILLY LACE 2121-70
PT-2	"BENJAMIN MOORE" PEWTER 2121-30
PT-3	"BENJAMIN MOORE" CITY SHADOW CSP-60
PT-4	PRODEMA WOOD SIDING.

NOTES

- GROUND FLOOR WINDOW SILLS SHALL BE PLACED AT MAXIMUM HEIGHT OF TWENTY-FOUR (24) INCHES ABOVE GRADE TYP.
- PROPOSED BALCONY RAILING BASIS OF DESIGN IS AN ALUMINUM PICKET RAILING WITH HORIZONTAL TOP SECTION COMPLIANT WITH THE HIGH-VELOCITY HURRICANE ZONE OF THE FLORIDA BUILDING CODE. ALUMINUM FRAMING ELEMENTS SHALL HAVE A SILVER POWDER COAT FINISH.
- NO MIRROR-TYPE GLASS IS PROPOSED & COMPLY WITH SECTION 24-58(S)(1).iii.

MATERIAL LEGEND

* NOT ALL NOTES APPLICABLE TO THIS SHEET.

DIVISION 03 CONCRETE

03-01	CONCRETE SLAB. SEE STRUCT DWGS.
03-05	CONCRETE COLUMN. SEE STRUCT. DWGS.
03-06	CONCRETE BEAM/HEADER. SEE STRUCT DWGS.
03-07	CONCRETE EYEBROW/CANOPY. SEE STRUCT. DWGS.

DIVISION 05 METALS

05-02	METAL RAILING. 42" MIN. HEIGHT.
05-03	METAL/GLASS RAILING. 48" MIN. HEIGHT.
05-05	METAL TRELLIS FRAMING. SEE STRUCT. DWGS.
05-10	METAL PRIVACY SCREEN.
05-11	EXHAUST VENT. SEE SHEET A-500 FOR DETAIL.

DIVISION 08 DOORS & WINDOWS.

08-01	DOOR AS SCHEDULED.
08-02	WINDOW AS SCHEDULED.
08-03	STOREFRONT DOOR AS SCHEDULED.
08-04	STOREFRONT AS SCHEDULED.
08-05	METAL GRILLES AS SCHEDULED.

DIVISION 09 FINISHES.

09-01	SMOOTH STUCCO FINISH (PAINTED).
09-09	2" DIA. WEEP HOLE WALL DRAINS W/ 2% SLOPE.
09-10	3/4" STUCCO REVEAL PATTERN.
09-11	THICKENED STUCCO PANELS.

DIVISION 10 SPECIALTIES.

10-02	METAL LOUVER BY SPECIALTY ENG.
10-03	PUBLIC ART PIECE BY OTHER.
10-04	SIGNAGE BY OTHER.

DEVELOPER:

The
Estate
Companies

ROBERT SURIS
6201 S.W. 70th STREET, STE #200
SOUTH MIAMI, FL 33143

PH. (305) 663-1002
E: rsuris@eigfl.com

CIVIL ENGINEER:

CRAVEN THOMPSON & ASSOC.,
INC.
3563 N.W. 53rd STREET
FORT LAUDERDALE, FL 33309

PH. (954) 739-6400
E: rcrawford@craventhompson.com

LANDSCAPE ARCHITECT:

GS&A DESIGN, INC.
17670 N.W. 78th AVENUE, STE 214
MIAMI, FL 33015

PH. (305) 392-1016
E: ken@gsadesign.com

MEP ENGINEER:

--

STRUCTURAL ENGINEER:

--

NEW DEVELOPMENT
FOR:

**SOLESTE
LA PIAZZA**
HOLLYWOOD

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

REVISIONS:

FORMGROUP
architecture · planning

FORM GROUP, INC.
6740 SW 64 CT, MIAMI, FL 33143
TEL. 305.443.4244 FAX 305.443.3338
ARCHITECT OF RECORD:
OMAR MORALES, AIA
AA-0014851

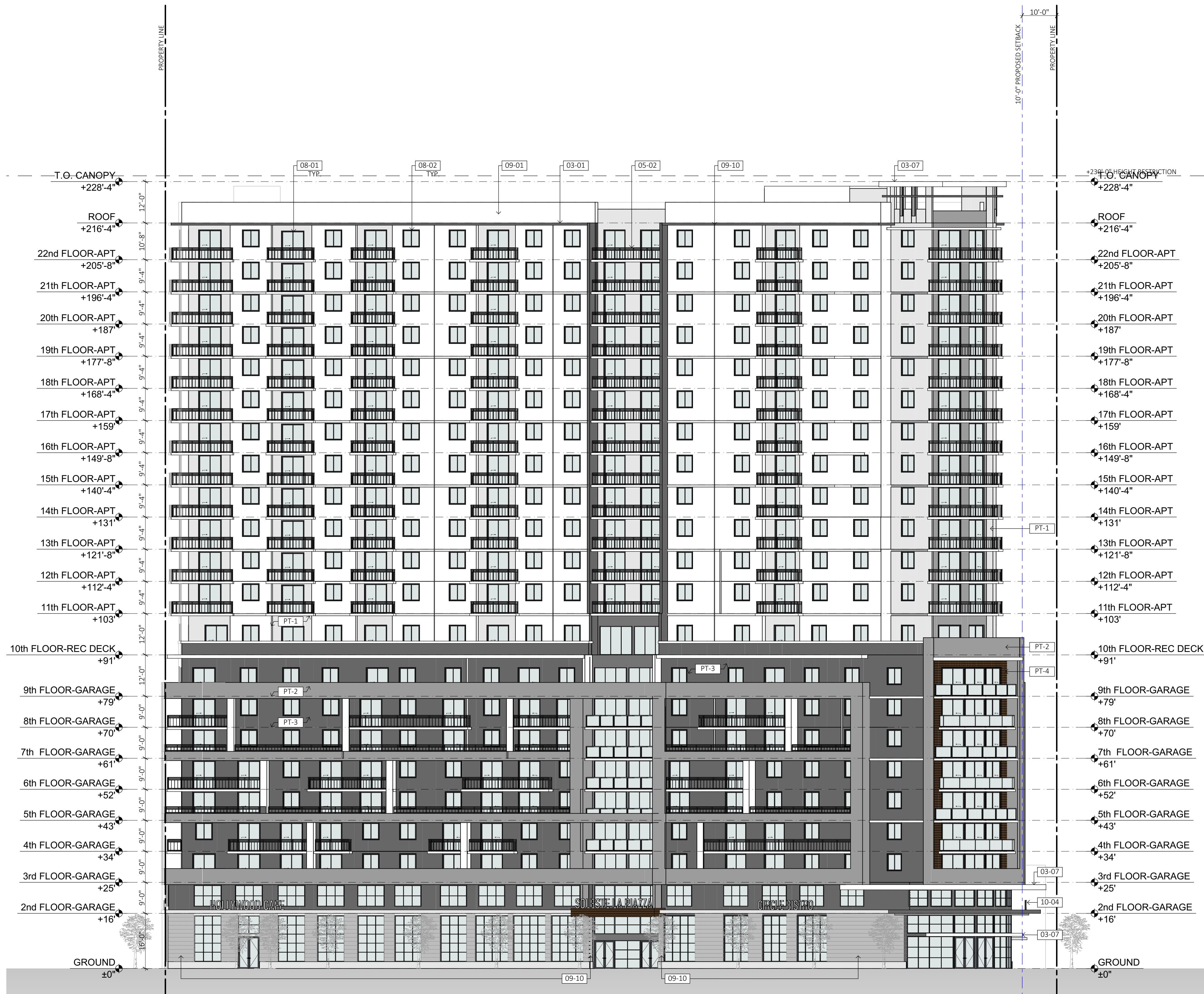
THE ABOVE FORM GROUP, INC. AND PROJECT ARCHITECT
ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE
INFORMATION PROVIDED HEREIN. THE USER SHALL
VERIFY ALL INFORMATION PRIOR TO ANY ACTION TAKEN.

PROJECT NO.
22-0301
DATE
MARCH 1, 2022

SCALE:
AS SHOWN

TITLE:
EAST
ELEVATION

DRAWING NO.:
A-201



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

PAINT SCHEDULE

DESIGN ID	DESCRIPTION
PT-1	"BENJAMIN MOORE" CHANTILLY LACE 2121-70
PT-2	"BENJAMIN MOORE" PEWTER 2121-30
PT-3	"BENJAMIN MOORE" CITY SHADOW CSP-60
PT-4	PRODEMA WOOD SIDING.

NOTES

- GROUND FLOOR WINDOW SILLS SHALL BE PLACED AT MAXIMUM HEIGHT OF TWENTY-FOUR (24) INCHES ABOVE GRADE TYP.
-
- PROPOSED BALCONY RAILING BASIS OF DESIGN IS AN ALUMINUM PICKET RAILING WITH HORIZONTAL TOP SECTION COMPLIANT WITH THE HIGH-VELOCITY HURRICANE ZONE OF THE FLORIDA BUILDING CODE. ALUMINUM FRAMING ELEMENTS SHALL HAVE A SILVER POWDER COAT FINISH.
- NO MIRROR-TYPE GLASS IS PROPOSED & COMPLY WITH SECTION 24-58(5)(1).iii.

MATERIAL LEGEND

* NOT ALL NOTES APPLICABLE TO THIS SHEET.

DIVISION 03 CONCRETE

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