

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4/30/18

Location Address: 3701 Ben Tobin Drive, Hollywood, FL 33021

Lot(s): _____ Block(s): 9 Subdivision: Hillwood Sec Three

Folio Number(s): 5142-19-27-0072 PB 69; PG 10

Zoning Classification: PUD-R Land Use Classification: COMFLEX

Existing Property Use: Vacant Lot Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 18-DP-04

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

Explanation of Request: Application for Planning & Development Board after Final TAC

Number of units/rooms: _____ Sq Ft: 18,000

Value of Improvement: \$4,625,000.00 Estimated Date of Completion: August 2019

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

Name of Current Property Owner: Harwin-Tobin 3701, LLC

Address of Property Owner: 1101 Ben Tobin Drive, Hollywood, FL 33021

Telephone: 954-989-3000 Fax: 954-985-1118 Email Address: jtobin@tobinprop.com

Name of Consultant/Representative/Tenant (circle one): Mark Saltz/Scott Willis

Address: 3501 Griffin Road, Ft. Lauderdale, FL 33312 Telephone: 954-266-2700

Fax: _____ Email Address: msaltz@saltzmichelson.com / swillis@saltzmichelson.com

Date of Purchase: 1945 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Robert DeTorres

Address: 1101 Ben Tobin Drive, Hollywood, FL 33021

Email Address: rdetorres@tobinprop.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 4/30/18

PRINT NAME: Jason L. Tobin Date: _____

Signature of Consultant/Representative: [Signature] Date: 4/30/18

PRINT NAME: Scott Willis Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing Scott Willis to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 30 day of April 2018

[Signature]
Notary Public



[Signature]
Signature of Current Owner

Jason L. Tobin
Print Name

State of Florida
My Commission Expires: 3/16/20 (Check One) Personally known to me; OR Produced Identification _____



April 2, 2018

Deandrea Moise, Associate Planner
City of Hollywood Development Services
Planning Division | Hollywood, FL

Re: Design Criteria for
Tobin Office Building
3701 Ben Tobin Drive, Hollywood, FL

Dear Deandrea,

The architectural style for this 3-story, 18,000 SF multi-tenant office building embodies a classic Mediterranean Revival Style, which is common to many municipalities throughout South Florida. The use of sloped Spanish 'S' tile roofs, towers, decorative brackets, arches, stucco walls, medallions, trellises, banding and trim reinforces the Mediterranean Style and creates an array of building elements that are both attractive and interesting.

The main entrance is designed to be a prominent feature, highlighted by a natural copper roof that is reminiscent of the Mediterranean Style. Decorative screen walls have been incorporated at the ground level to help conceal parked cars under the building from view. The use of pastel colors allows the building façade to blend well with the surrounding neighborhood and landscape.

Towers, banding, and fenestrations help break up the massing of the building. Small window openings, keystone veneers and moldings, and decorative railings provide a human scale for pedestrians to relate to. The adjacent medical office building and hospital that are located to the north are six stories in height. In comparison, the proposed office building is only three stories in height, which again stresses the human scale.

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street. A 'Green Living Wall' has been introduced on the east façade to soften the building lines, similar to vines on a façade. Native trees and ground covers, such as live oaks, satin leaves, foxtail palms and triple solitaire palms are used throughout the landscape design.

Should you have any questions on the above, please feel free to contact us.

Very truly yours,
Saltz Michelson Architects

Scott Willis, RA, LEED AP
Senior Project Manager
SW:jw



Google

Hartford

Hillcrest North 27

Sumner Rain Ctr

Science and
Health Center

Science and
Health Center

370 Hillcrest Drive

Mountain Center
Building



Google



S 37th Ave

Google



Google

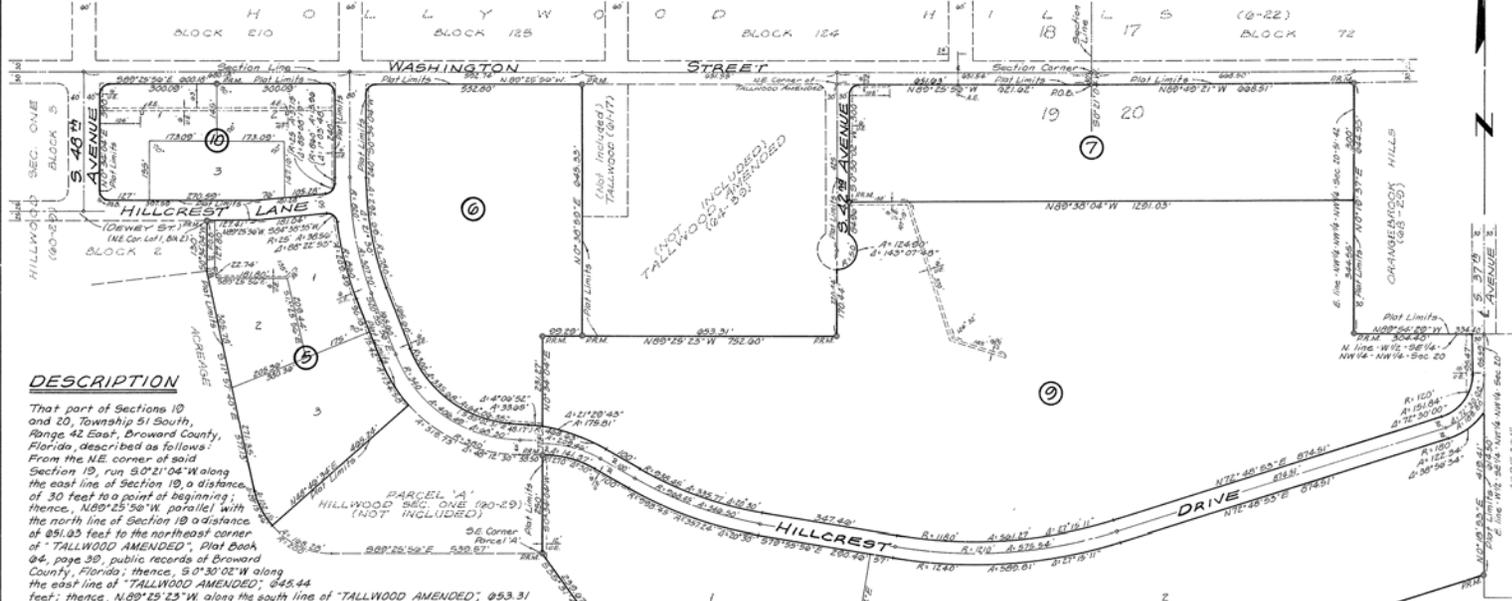


Google

HILLWOOD SECTION THREE

A SUBDIVISION OF A PORTION OF THE N 1/2 OF SECTIONS 19 & 20, T51S, R42E, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

JULY 1969
 SCALE IN FEET 1" = 150'
 M.E. BERRY & ASSOCIATES - LAND SURVEYORS - HOLLYWOOD, FLORIDA



DESCRIPTION

That part of Sections 19 and 20, Township 51 South, Range 42 East, Broward County, Florida, described as follows:
 From the N.E. corner of said Section 19, run S 0° 21' 04" along the east line of Section 19 a distance of 30 feet to a point of tangency; thence, N 89° 25' 56" W parallel with the north line of Section 19 a distance of 89.05 feet to the northeast corner of "HILLWOOD AMENDED", Plat Book 64, page 39, public records of Broward County, Florida; thence, S 0° 30' 02" W along the east line of "HILLWOOD AMENDED"; 45.44 feet; thence, N 89° 25' 23" W along the south line of "HILLWOOD AMENDED"; 45.31 feet; thence, N 0° 18' 59" E along the west line of "HILLWOOD AMENDED"; and along the west line of "HILLWOOD"; Plat Book 41, page 17, public records of Broward County, Florida; 45.33 feet; thence, N 89° 25' 56" W; 532.80 feet to the east right-of-way line of Hillcrest Drive, as shown on the plat of "HILLWOOD SECTION ONE", Plat Book 60, page 29, public records of Broward County, Florida; thence, S 0° 34' 04" W along said east right-of-way line 240 feet to a point of tangency; thence, southerly along said east right-of-way line on a curve to the left having a radius of 780 feet and a central angle of 21° 30' an arc distance of 202.00 feet to a point of tangency; thence, S 20° 55' 50" E, along said east right-of-way line 105.00 feet to a point of tangency; thence, southeasterly along a curve to the left having a radius of 300 feet and a central angle of 64° 08' 35" an arc distance of 335.68 feet to a point of tangency; thence, S 65° 02' 31" E, 48.17 feet to a point of tangency; thence, easterly along a curve to the right having a radius of 498.03 feet and a central angle of 4° 00' 52" an arc distance of 33.05 feet; thence, S 0° 34' 04" W, 73.41 feet to the northeast corner of Parcel A, at said "HILLWOOD SECTION ONE"; thence, S 0° 34' 04" W along the east line of said Parcel A 250 feet to the southeast corner of Parcel A; thence, S 35° 31' 47" E, 239.87 feet to a point of tangency; thence, southeasterly along a curve to the left having a radius of 200 feet and a central angle of 44° 24' 00" an arc distance of 158.71 feet to a point of tangency; thence, S 70° 55' 50" E, 579.85 feet to a point of tangency; thence, easterly along a curve to the left having a radius of 1800 feet and a central angle of 27° 15' 11" an arc distance of 769.05 feet to a point of tangency; thence, N 72° 48' 53" E, 861.53 feet to the east line of the SE 1/4 of the NW 1/4 of the NW 1/4 of said Section 20; thence, N 0° 18' 53" E, along said east line, 614.50 feet to the northeast corner of said NW 1/4; thence, N 89° 54' 29" W, 334.40 feet to the northwest corner of said NW 1/4; thence, N 0° 19' 57" E, along the east line of the NW 1/4 of the NW 1/4 of said Section 20 a distance of 644.55 feet to a point 30 feet south of the north line of said Section 20; thence, N 89° 40' 21" W, parallel with the north line of said Section 20 a distance of 668.91 feet to the point of beginning, and;

Beginning at the N.E. corner of Lot 1, Block 2, of said "HILLWOOD SECTION ONE"; thence, S 0° 34' 04" W, along the east line of said Lot 1 a distance of 130 feet; thence, S 11° 57' 40" E, 577.13 feet to a point of tangency; thence, southeasterly along a curve to the left having a radius of 200 feet and a central angle of 29° 15' 48" an arc distance of 102.15 feet to the westernmost point of Parcel A; thence, "HILLWOOD SECTION ONE"; thence, N 48° 49' 34" E, 468.04 feet to the northernmost point of said Parcel A; thence, northwesterly along the west right-of-way line of Hillcrest Drive, as shown on said "HILLWOOD SECTION ONE"; an arc distance of 134.58 feet; thence, continue along said west right-of-way line, N 20° 55' 50" W, 105.00 feet; thence, continue northwesterly along said west right-of-way line, an arc distance of 209.49 feet to a point of reverse curvature; thence, northwesterly along a curve to the left having a radius of 25 feet and a central angle of 68° 22' 53" an arc distance of 38.56 feet; thence, along the south right-of-way line of Dewey St, as shown on said "HILLWOOD SECTION ONE"; S 64° 36' 35" W, 181.04 feet; thence, N 89° 25' 56" W, 127.41 feet to the point of beginning, and;

That parcel of land shown on said "HILLWOOD SECTION ONE", marked "ACREAGE - NOT INCLUDED IN THIS PLAT (UTURE DEVELOPMENT)"; said parcel being bounded on the north by Washington St, on the east by Hillcrest Drive, on the south by Dewey St, and on the west by S 48th Ave, and being more particularly described as follows: Beginning at the intersection of the north right-of-way line of Dewey St with the east right-of-way line of S 48th Ave, as shown on said plat; thence, N 0° 34' 04" E, along said east right-of-way line, 300 feet; thence, S 89° 25' 56" E, 600 feet; thence, S 0° 34' 04" W, 240 feet to a point of curvature; thence, southerly on a curve to the left having a radius of 880 feet and a central angle of 105° 48' an arc distance of 1590 feet to a point of reverse curvature; thence, southeasterly on a curve to the right having a radius of 25 feet and a central angle of 85° 03' 19" an arc distance of 37.19 feet to a point of tangency; thence, S 64° 36' 35" W, 181.28 feet; thence, N 89° 25' 56" W, 307.50 feet to the point of beginning.

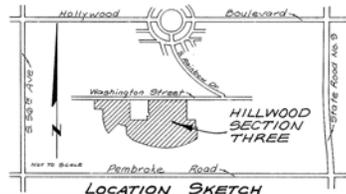
CITY PLANNING BOARD

This is to certify that the Planning Board of the City of Hollywood, Florida, has approved and accepted this plat this 1 day of July, 1969.

Arthur Coleman
 Director

AREA PLANNING BOARD

This is to certify that the Broward County Area Planning Board approved this plat with regard to dedication of rights-of-way for trafficways by resolution, duly adopted this 15 day of January, 1969.



MORTGAGE HOLDERS

First Federal Savings and Loan Association of Miami does hereby join in and consent to this plat.

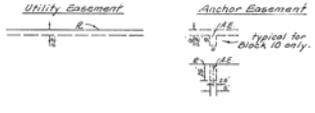
Donald Stone
Roy S. Longueur
 Director

First Federal Savings and Loan Association of Broward County does hereby join in and consent to this plat.

Walter T. Adams
Hannillea Nelson
 Director

NOTES

- Block corner radii are 25 feet unless otherwise shown.
- Block dimensions are to the point of intersection of block lines extended unless otherwise shown.
- All bearings are based on an assumed meridian.
- On centerline of street indicates Horizontal Control Point.
- Indicates Permanent Reference Monument (PRM) (ALP)
- Easements are shown thus:



DEDICATION Know: all men by these presents: THE HOLLYWOOD BEACH HOTEL COMPANY, an Ohio corporation, is the owner in fee simple of the lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "HILLWOOD SECTION THREE". The thoroughfares and easements shown on this plat are hereby dedicated to the perpetual use of the public for proper purposes. In witness whereof we hereunto set our hands and seal this 7th day of June, 1969.

The Hollywood Beach Hotel Company

Wesley A. Degan
 Witness

Samya B. Caldwell
 Witness

Ben Tobin
 Ben Tobin - President

Norman A. Eliot
 Norman A. Eliot - Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss I hereby certify that on this 31st day personally appeared before me, Ben Tobin and Norman A. Eliot, president and secretary respectively, of THE HOLLYWOOD BEACH HOTEL COMPANY, to me well known to be the persons who executed the foregoing instrument of dedication and severally acknowledged the execution thereof to be their free act and deed as such officers, and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation. Witness my signature and official seal at Hollywood, Broward County, Florida this 7th day of June, 1969.

My Commission Expires: August 4, 1972

Samya B. Caldwell
 Notary Public, State of Fla.

SURVEYOR'S CERTIFICATE

I, Maurice E. Berry II, hereby certify that I have made a recent survey of the hereon described property as indicated, that permanent reference monuments (PRM) were set at the locations shown on this plat and that this plat is true and correct to the best of my knowledge and belief. Dated at Hollywood, Broward County, Florida, this 11th day of June, 1969.

Maurice E. Berry II
 Reg. Land Surveyor No. 1122
 State of Florida

COUNTY ENGINEER

This plat of "HILLWOOD SECTION THREE" has been approved for record this 4th day of August, 1969.

John W. Gorman Jr.
 County Engineer
 John M. Gorman Jr. P.E. Reg. No. 6985

COUNTY CLERK'S CERTIFICATE

This is to certify that this plat complies with the provisions of Chapter 10279 (No. 253) laws of Florida and was accepted for record by the Board of Commissioners of Broward County, Florida this 15 day of July, 1969.

Attest: Jack Wheeler
 Clerk of Circuit Court
 Deputy Clerk

This instrument filed for record this 6th day of August, 1969, and recorded in Plat Book 69 of page 10. Record verified.

Attest: Jack Wheeler
 Clerk of Circuit Court
 Deputy Clerk

CITY COMMISSION

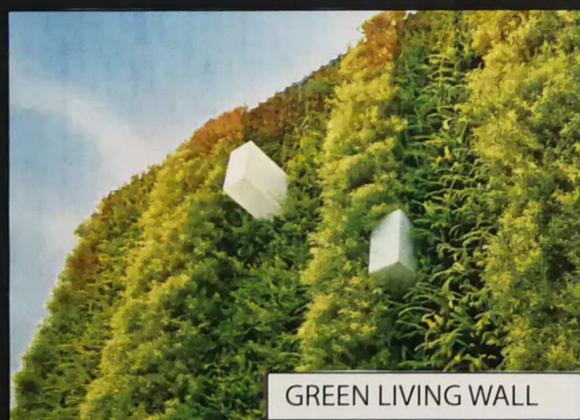
This is to certify that this plat was approved and accepted by the City Commission of Hollywood, Florida, by Ordinance No. 0-19-37 adopted this 15th day of July, 1969, and that by said ordinance, all thoroughfares shown on this plat were accepted in the name of said city and all previous plats of this land are cancelled and superseded.

Edwin M. Ballew
 Deputy City Clerk

Wallace E. Vernick
 City Engineer



V-1



GREEN LIVING WALL



RA-1



V-2



S-TILE ROOF



PATINA COPPER ROOF







1 Site Plan
 SP1 1/16" = 1'-0"



TOBIN OFFICE BUILDING
 3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

SALTZ MICHELSON
 ARCHITECTS

3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx: (954) 266-2701
 sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No. :
 2017-182
 Drawn By :
 ZH, YD
 Checked By :
 SW
 Date:
 04/02/2018

REVISIONS

4/2/2018 3:07:52 PM C:\USERS\YSUAREZ\DOCUMENTS\17-182_TOBIN BUILDING-CENTRAL_YD\A18.PRT

SP1

TOBIN OFFICE BUILDING

3701 BEN TOBIN DRIVE
HOLLYWOOD, FL 33021



TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

SALTZ MICHELSON ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
ZH, YD
Checked By :
SW
Date:
04/02/2018

REVISIONS

6/6/2018 2:08:18 PM C:\USERS\YSHAREZ\DOCUMENTS\17-182_TOBIN BUILDING-CENTRAL_YD\VIS\SVT

PROJECT TEAM

OWNER:
HARWIN-TOBIN 3701, LLC.
1101 BEN TOBIN DRIVE
HOLLYWOOD, FL 33021
TELEPHONE: (954) 989-3000

LANDSCAPE ARCHITECT:
DAVE BODKER
LANDSCAPE ARCHITECTURE /
PLANNING, INC.
601 N. CONGRESS AVE,
SUITE 105-A
DELRAY BEACH, FL 33445
TELEPHONE: (561) 276-6311

ARCHITECT:
SALTZ MICHELSON ARCHITECTS
3501 GRIFFIN ROAD
FORT LAUDERDALE, FL 33312
TELEPHONE: (954) 266-2700

CIVIL ENGINEER:
HOLLAND ENGINEERING, INC.
3900 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33021
TELEPHONE: (954) 367-0371

INDEX OF DRAWINGS

ARCHITECTURE		CIVIL	
T1	COVER SHEET	C-1	PAVING AND DRAINAGE PLAN
1	SURVEY	C-2	WATER AND SEWER PLAN
SP1	SITE PLAN	C-3	PAVEMENT MARKING AND SIGNAGE PLAN
A1.1	GROUND FLOOR PLAN	C-4	STORMWATER POLLUTION PREVENTION PLAN
A1.2	SECOND FLOOR PLAN	C5	CIVIL DETAILS
A1.3	THIRD FLOOR PLAN		
A1.4	ROOF PLAN		
A2.0	EXTERIOR ELEVATIONS		
A2.1	EXTERIOR ELEVATIONS		

LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE SPECS & NOTES
L-3	VUA CALCS

COLOR BOARD ATTACHED FOR REFERENCE

MEETINGS SCHEDULE

TYPE	DATE
PACO	01-22-2018
PRELIMINARY TAC	03-05-2018
FINAL TAC	04-16-2018

SITE LOCATION MAP



SITE LOCATION

SITE ADDRESS:
3701 BEN TOBIN DRIVE
HOLLYWOOD, FL 33021

NORTH

1 SITE LOCATION MAP
T1 N.T.S.

T1

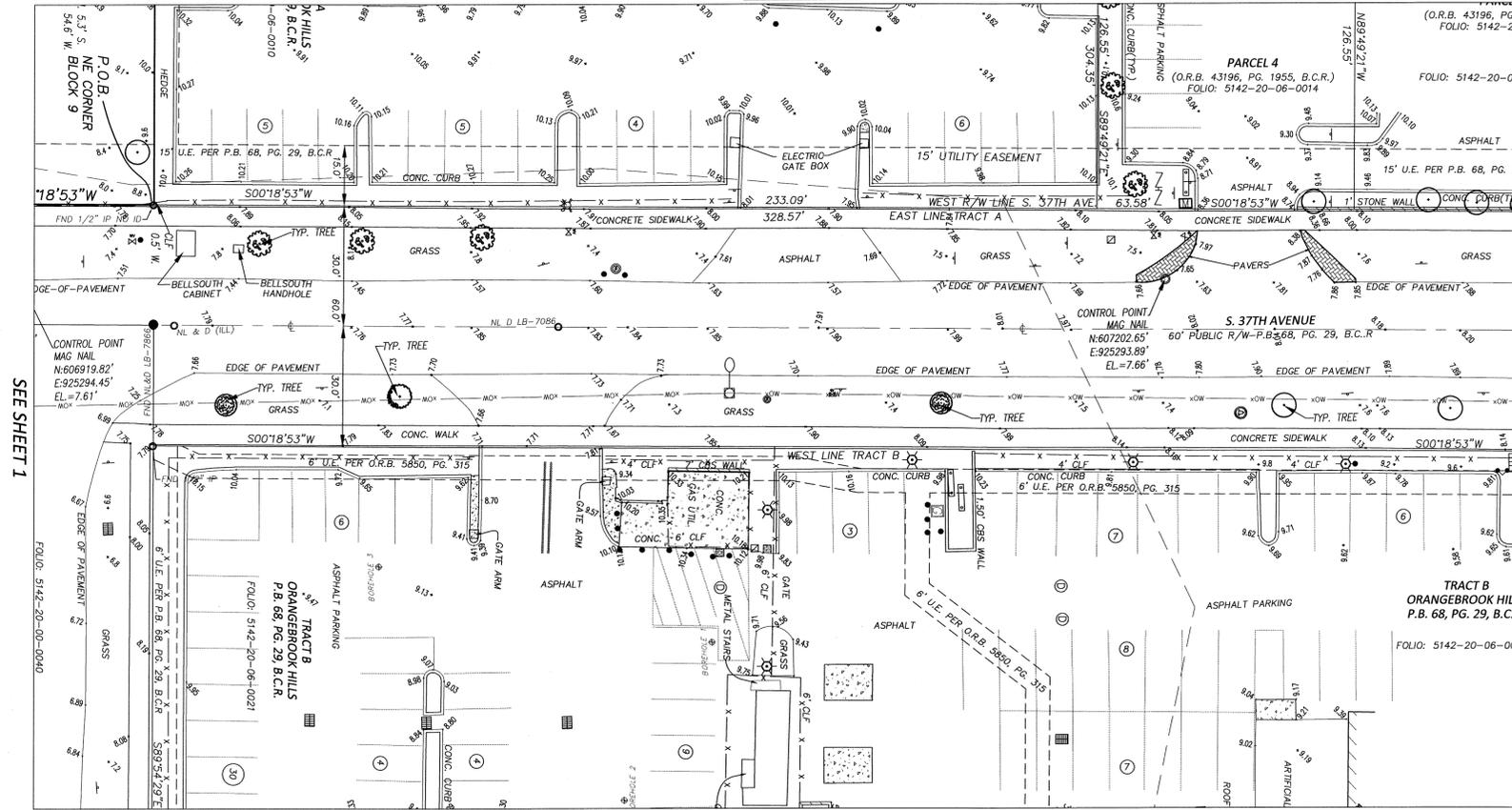
ABBREVIATIONS

- CONC. = CONCRETE
- CATV = CABLE TELEVISION
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- N&D = NAIL AND DISK
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- S.R. = STATE ROAD
- C.B.S. = CONCRETE BLOCK W STUCCO
- W = WITH
- COL. = COLUMN
- BLDG. = BUILDING
- C&G = CURB & GUTTER
- ALUM. = ALUMINUM FENCE
- PRM = PERMANENT REFERENCE MONUMENT
- E-O-P = EDGE-OF-PAVEMENT
- FPL = FLORIDA POWER & LIGHT
- O.A. = OFFICIAL RECORDS BOOK
- NAVD88 = NORTH AMERICAN DATUM OF 1988
- CLF = CHAIN LINK FENCE
- TC = TITLE COMMITMENT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- FND. = FOUND
- GRAV. = GRAVEL
- C = CENTERLINE
- (P) = PLAT
- (C) = CALCULATED
- (D) = DEED

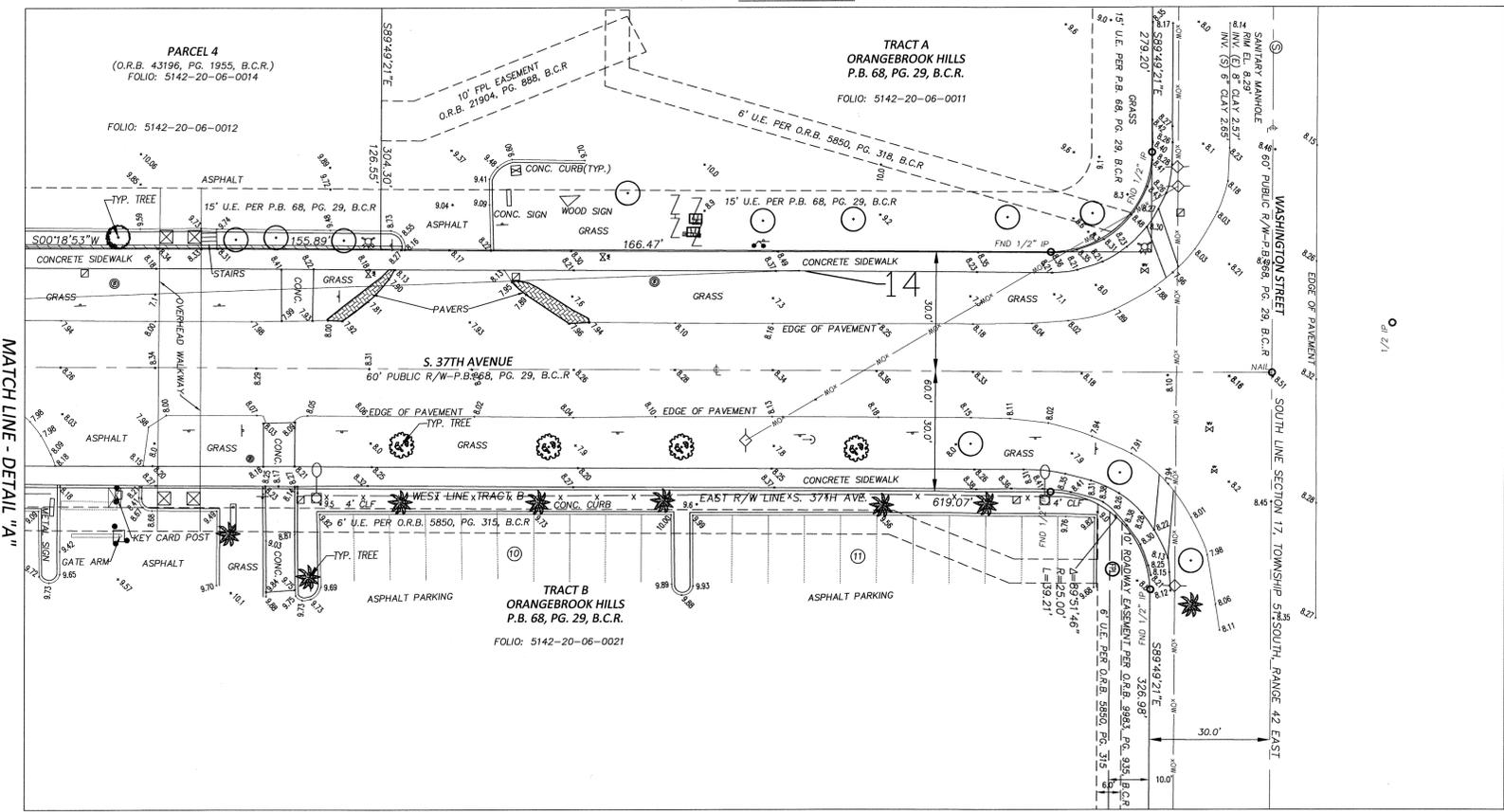
SYMBOL LEGEND

- ⊕ = SIGN
- ⊕ = WATER VALVE
- ⊕ = GAS VALVE
- ⊕ = IRRIGATION VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = BACKFLOW PREVENTOR/CHECK VALVE
- ⊕ = ELECTRIC HANDHOLE
- ⊕ = WOOD POST
- ⊕ = SANITARY MANHOLE
- ⊕ = TRASH CAN
- ⊕ = WOOD POWER POLE
- ⊕ = CATCH BASIN
- ⊕ = TELEPHONE HANDHOLE
- ⊕ = BOLLARD
- ⊕ = GAS METER
- ⊕ = ELECTRIC METER/RACK
- ⊕ = FPL TRANSFORMER PAD
- ⊕ = GUY ANCHOR
- ⊕ = PARKING METER
- ⊕ = DRAINAGE MANHOLE
- ⊕ = FLAG POLE
- ⊕ = MAST ARM
- ⊕ = BBO GRILL
- ⊕ = TRAFFIC SIGNAL HANDHOLE
- ⊕ = CROSS WALK SIGNAL POLE
- ⊕ = COLUMN
- ⊕ = FOUND PROPERTY CORNER
- ⊕ = CONC. POWER POLE
- ⊕ = SANITARY VALVE
- ⊕ = GREASE TRAP/MANHOLE
- ⊕ = FIBER OPTIC
- ⊕ = LAMP POST
- ⊕ = CLEANOUT
- ⊕ = FENCE
- ⊕ = OVERHEAD ELECTRIC
- ⊕ = WOOD POWER POLE W LIGHT
- ⊕ = DOUBLE DETECTOR CHECK VALVE

DETAIL "A"



DETAIL "B"



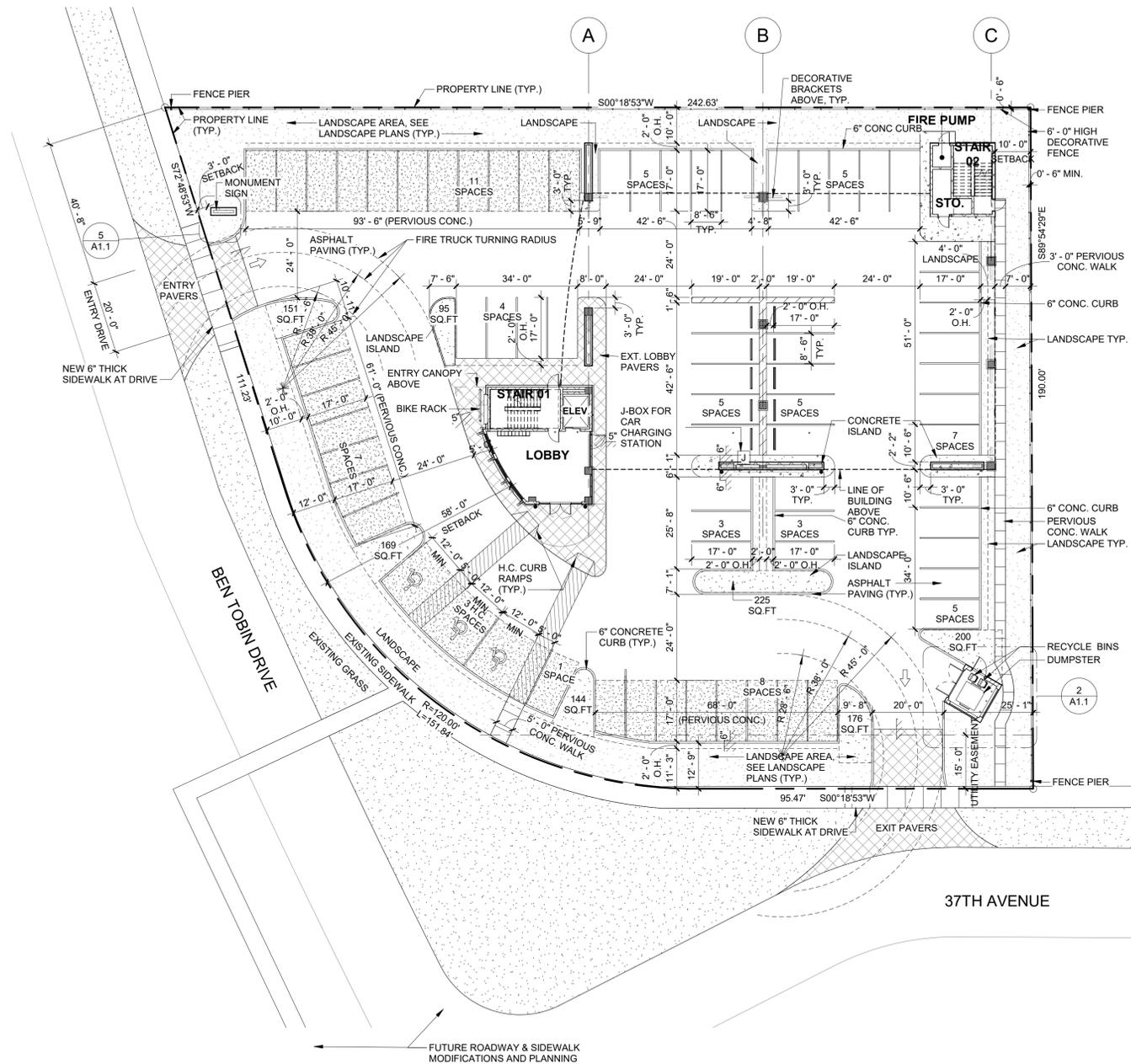
NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
1	3/27/18	CHANGE SIGNATURE	MMM				
2	3/28/18	SQUARE FEET / ACREAGE	MMM				

Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807
 Certificate of Authorization 6791

3701 HILLCREST DRIVE
 HOLLYWOOD, FL

ALTA/NSPA LAND TITLE SURVEY
 BOUNDARY & TOPOGRAPHIC SURVEY
 TOBIN CONSTRUCTION GROUP, INC.

SCALE 1" = 20'	SHEET: 2
PROJECT No 16-9004.1	
FIELD BOOK 791 & 904B	
	OF 2



1 Site Plan
 1" = 20'-0"
 NORTH

GREEN BUILDING INITIATIVES

- A. Central air conditioner of 18 SEER or higher.
- B. Radiant barrier – Energy Star qualified – applied to attic or crawlspace.
- C. Energy efficient (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).
- D. Energy efficient doors. All doors shall conform to the Energy Star rating criteria for South Florida.
- E. Energy Star approved roofing materials.
- F. Programmable thermostats.
- G. Occupancy/vacancy sensors.
- H. Dual flush toilets. These toilets when flushed use less than one gallon to flush liquid and 1.6 gallons or less for solids (USGBC). Plans shall indicate dual flush toilet. System must be verified by plumbing inspector at final inspection.
- I. 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, photovoltaic 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.
- J. Tankless water heater in lieu of a standard tank water heater. Documentation of energy savings must be provided. Product approvals should be provided with plans and shall indicate total energy demand. Tankless water heater shall be shown on plans and shall pass all required inspections.
- K. Electric vehicle-charging-station infrastructure.

SITE DATA

ZONING: PUD-R
 LAND USE: COMPLEX
 OCCUPANCY: BUSINESS (GROUP B) OFFICES
 CONSTRUCTION TYPE: TYPE II B
 NET LOT AREA: 30,029 S.F. OR 0.896 ACRES

FLOOR AREA:	COMMON AREA:	OFFICE AREA:	VERTICAL CIRCULATION:	TOTAL:
1ST FLOOR AREA:	482 S.F.	0 S.F.	557 S.F.	1,039 S.F.
2ND FLOOR AREA:	434 S.F.	7,837 S.F.	310 S.F.	8,581 S.F.
3RD FLOOR AREA:	0 S.F.	8,114 S.F.	235 S.F.	8,349 S.F.
TOTAL FLOOR AREA:	18,000 S.F.			

NOTE: TERRACES NOT INCLUDED IN TOTAL FLOOR AREA

BUILDING SETBACKS

REQUIRED: NONE
 PROPOSED:
 FRONT (S.E. SIDE) = 58'-0"
 EAST SIDE = 75'-5"
 WEST SIDE = 10'-0"
 REAR (NORTH SIDE) = 10'-0"

BUILDING HEIGHT
 MAXIMUM ALLOWED: UNLIMITED
 PROPOSED:
 HIGHEST POINT OF THE BUILDING (TOP OF TOWER ON ROOF = 74'-4")
 BUILDING IS THREE STORIES
 50'-0" TO BUILDING ROOF LINE.

PARKING

REQUIRED: 18,000 S.F. / 250 S.F. / CARS = 72 SPACES
 PROVIDED: 72 SPACES (3 H.C. SPACES)
 NOTE: STANDARD PARKING SPACES ARE 8' - 6" X 19' - 0"

IMPERVIOUS AREA

REQUIRED: 26,568 S.F. (75% OF SITE AREA)
 PERVIOUS AREA
 REQUIRED: 10% MINIMUM PERVIOUS AREA
 LANDSCAPE AREA PROVIDED: 6,265 S.F.
 PERVIOUS CONCRETE: 4,700 S.F. (25% OF SITE AREA)
 REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
 REFER TO LANDSCAPE DRAWINGS FOR VUA CALCULATIONS

LEGAL DESCRIPTION

A PORTION OF BLOCK 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 9, RUN SOUTH 00 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 37TH AVENUE, 95.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 120.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75 DEGREES 30 MINUTES 00 SECONDS, AN ARC DISTANCE OF 151.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 48 MINUTES 53 SECONDS WEST, 111.23 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST 242.63 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 9; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 190.00 FEET TO THE POINT OF BEGINNING, CONTAINING 39,029 SQUARE FEET (0.896 ACRES)

GENERAL NOTES

1. BUILDING WILL BE PROVIDED WITH A BI-DIRECTIONAL AMPLIFIER (BDA)
2. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE 1 F.C. AND 0.5 F.C. ADJACENT TO RESIDENTIAL PROPERTIES.
3. ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND USE DEVELOPMENT REGULATIONS
4. 2' - 0" CAR OVERHANG IS NOT INCLUDED IN THE PREVIOUS AREA PERCENTAGE THRESHOLD FOR OFFICE BUILDING DEVELOPMENT.
5. 18,000 SQ. FT. MAX. LEASABLE AREA FOR PROFESSIONAL OFFICES
 • PARKING PERARTICEL 7 FOR PROFESSIONAL OFFICES

TOBIN OFFICE BUILDING
 3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

SALTZ MICHELSON ARCHITECTS

3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx: (954) 266-2701
 sma@saltzmichelson.com

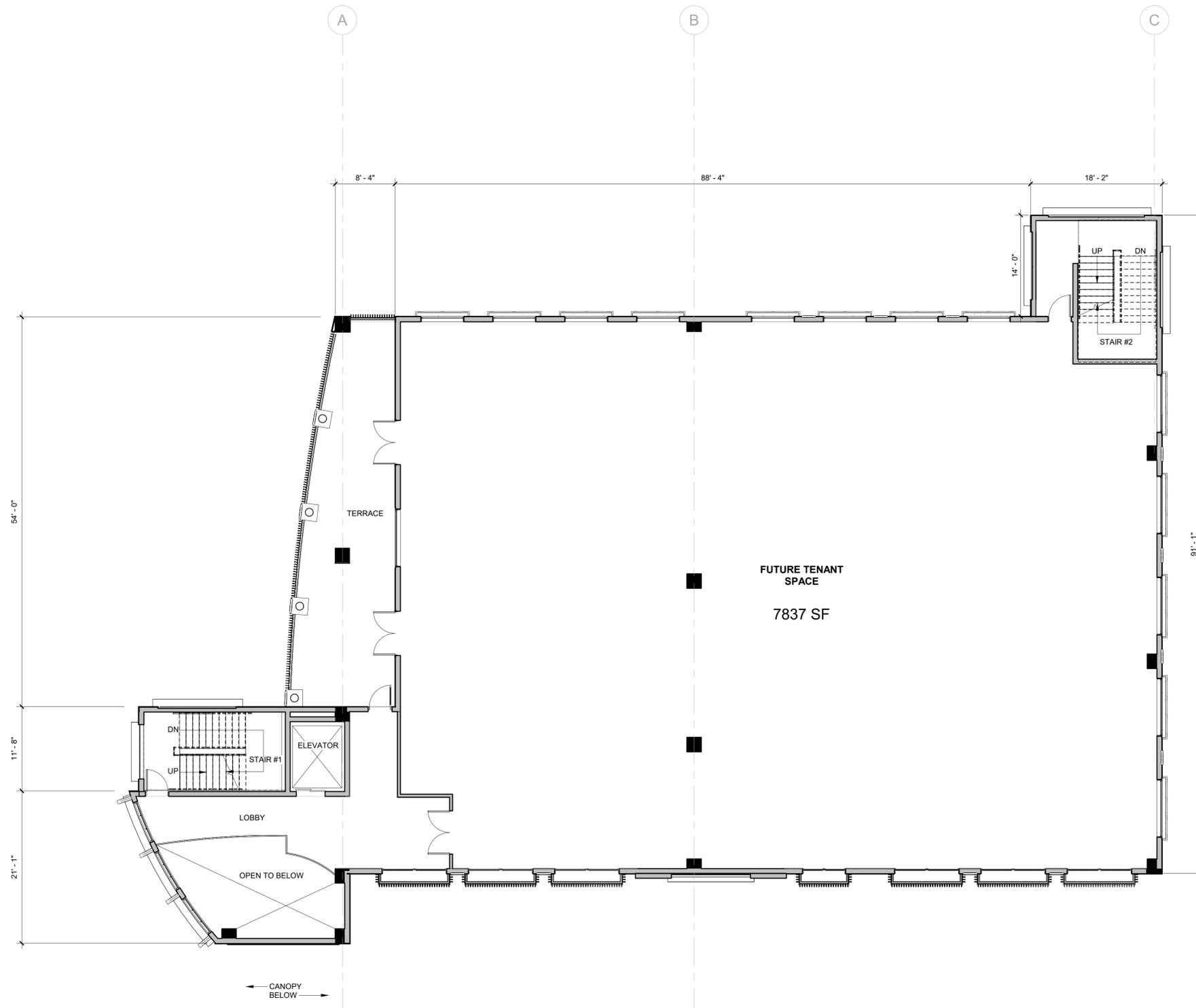
AA-0002897

Mark L. Saltz AR007171

Project No. : 2017-182
 Drawn By : ZH, YD
 Checked By : SW
 Date: 04/02/2018

REVISIONS

6/17/2018 10:47:50 AM C:\USERS\YSHARE\DOCUMENTS\17-182_TOBIN BUILDING-CENTRAL_XDVAIS.PVT



1
A1.2
1/8" = 1'-0"

SECOND FLOOR PLAN

NORTH

TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No. :
2017-182

Drawn By :
ZH, YD

Checked By :
SW

Date:
04/02/2018

REVISIONS

A1.2

6/6/2018 2:03:54 PM C:\USERS\YSUAREZ\DOCUMENTS\17-182_Tobin Building-CENTRAL_XDVAIS.RVT



1
A1.3 **THIRD FLOOR PLAN**
1/8" = 1'-0"



TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

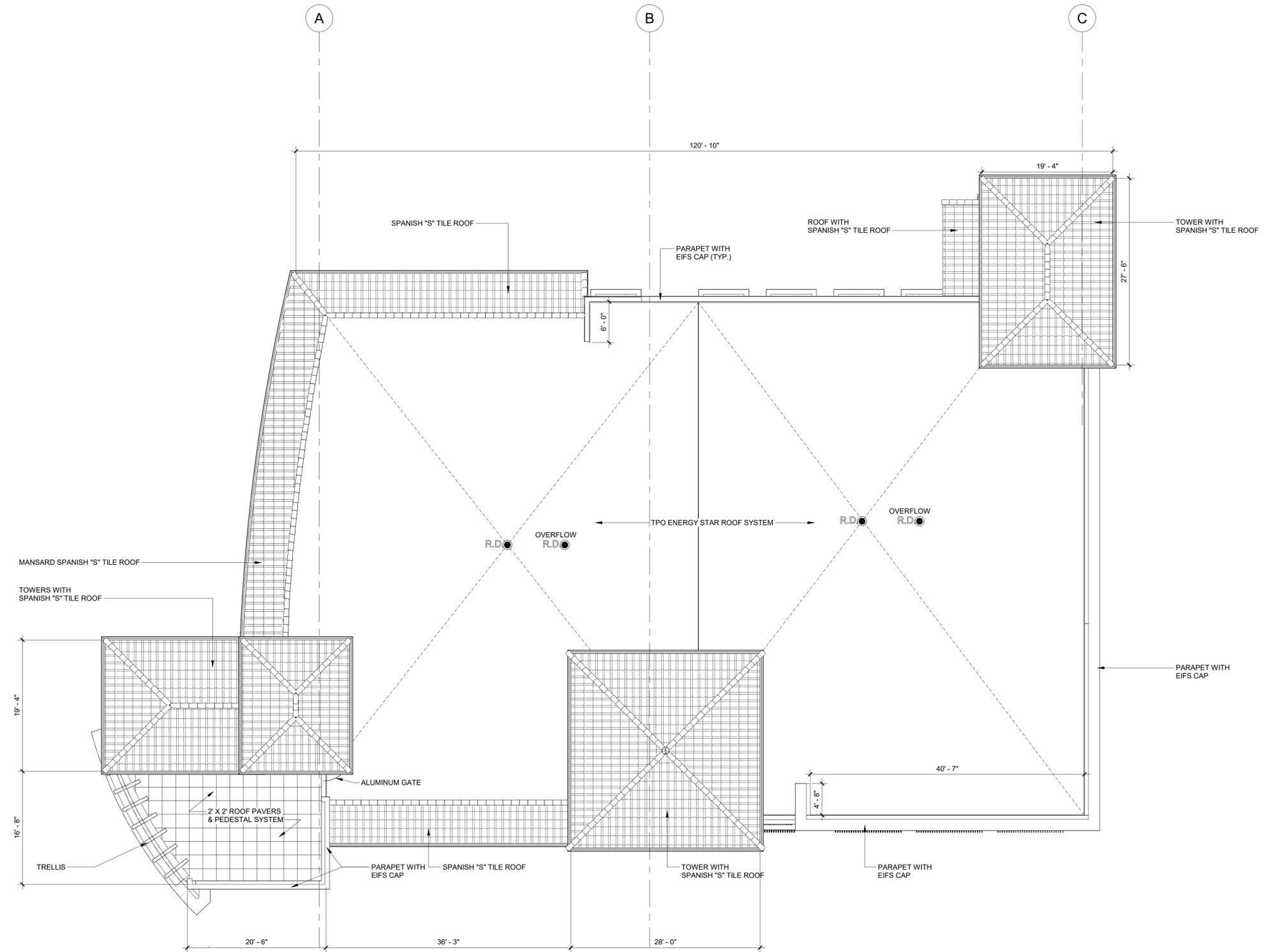
AA-0002897

Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
ZH, YD
Checked By :
SW
Date:
04/02/2018

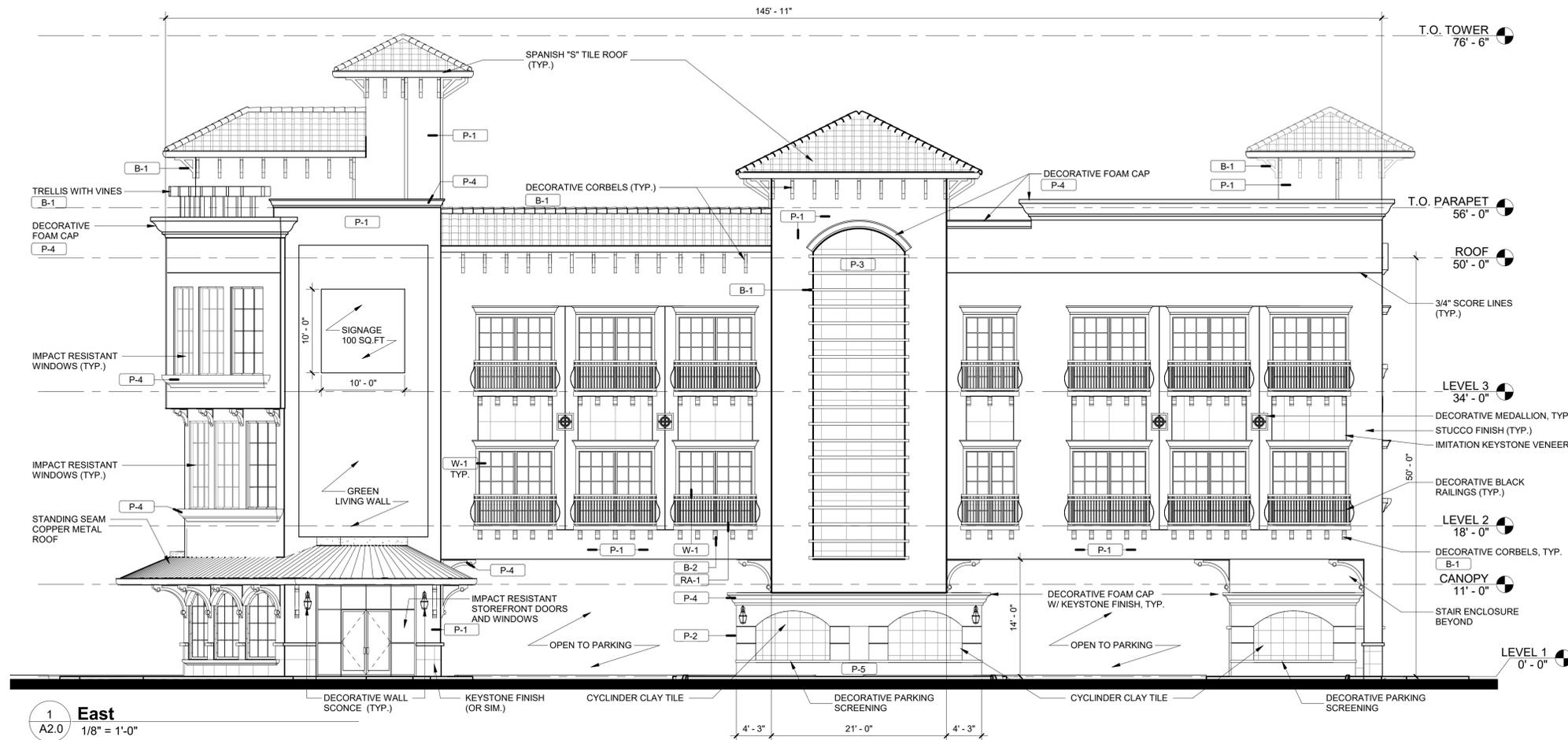
REVISIONS

6/6/2018 2:03:57 PM C:\USERS\YSUAREZ\DOCUMENTS\17-182_Tobin Building-CENTRAL_XDVAIS.RVT

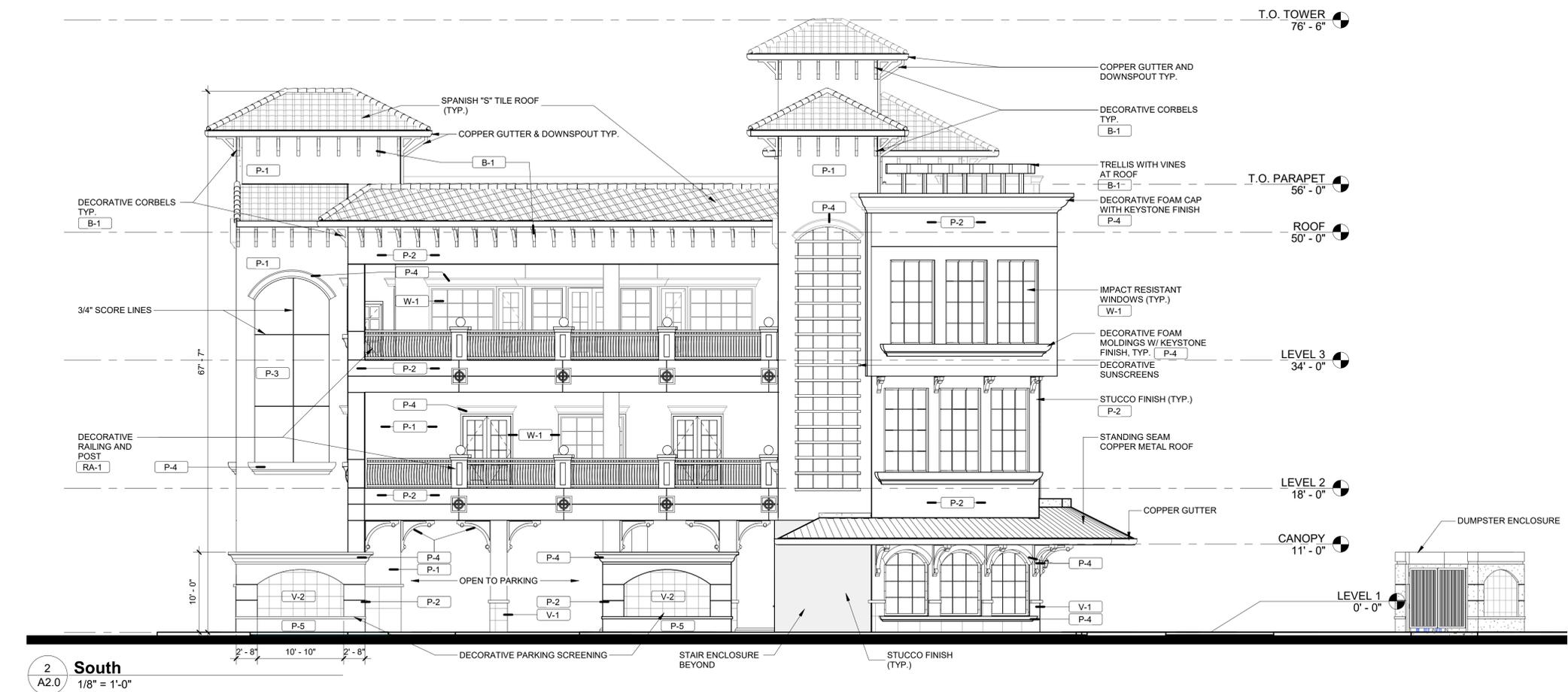


1 **ROOF PLAN**
A1.4 1/8" = 1'-0"





1 East
A2.0
1/8" = 1'-0"



2 South
A2.0
1/8" = 1'-0"

COLOR LEGEND	
SYMBOL	FINISH/COLOR
P-1	PAINTED STUCCO
P-2	PAINTED STUCCO
P-3	PAINTED STUCCO
P-4	PAINTED STUCCO
P-5	PAINTED STUCCO
W-1	PATINA GREEN WINDOW FRAMES W/ GREY TINTED GLASS BRACKETS OR CORBELS - DARK BROWN FINISH
B-1	BRACKETS OR CORBELS - DARK BROWN FINISH
B-2	BRACKETS OR CORBELS - DARK BROWN FINISH
RA-1	RAILINGS
V-1	WHITE KEYSTONE FINISH
V-2	RED/BROWN/ORANGE CLAY TYPE FINISH

NOTE: REFER TO COLOR BOARD FOR PAINT COLORS

TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

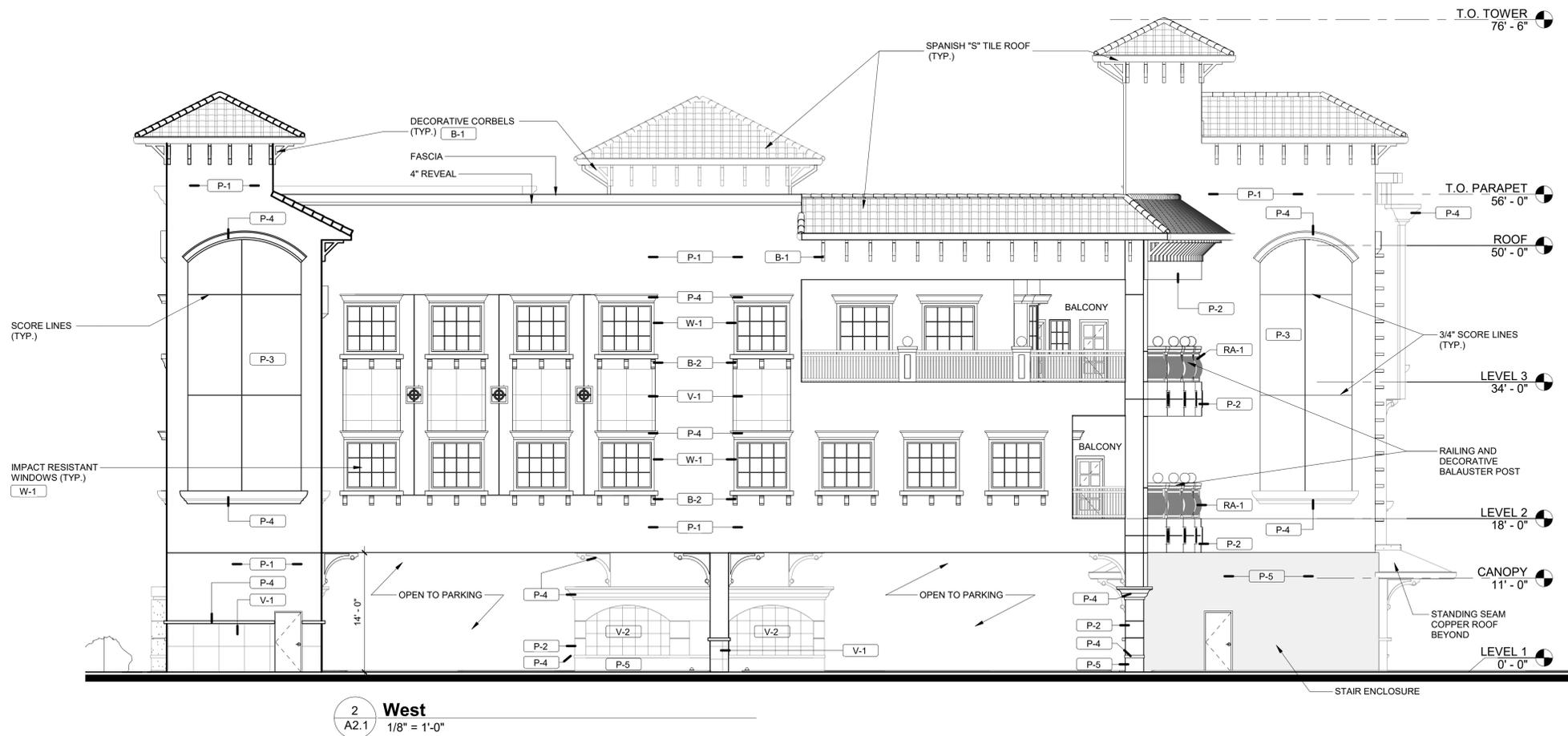
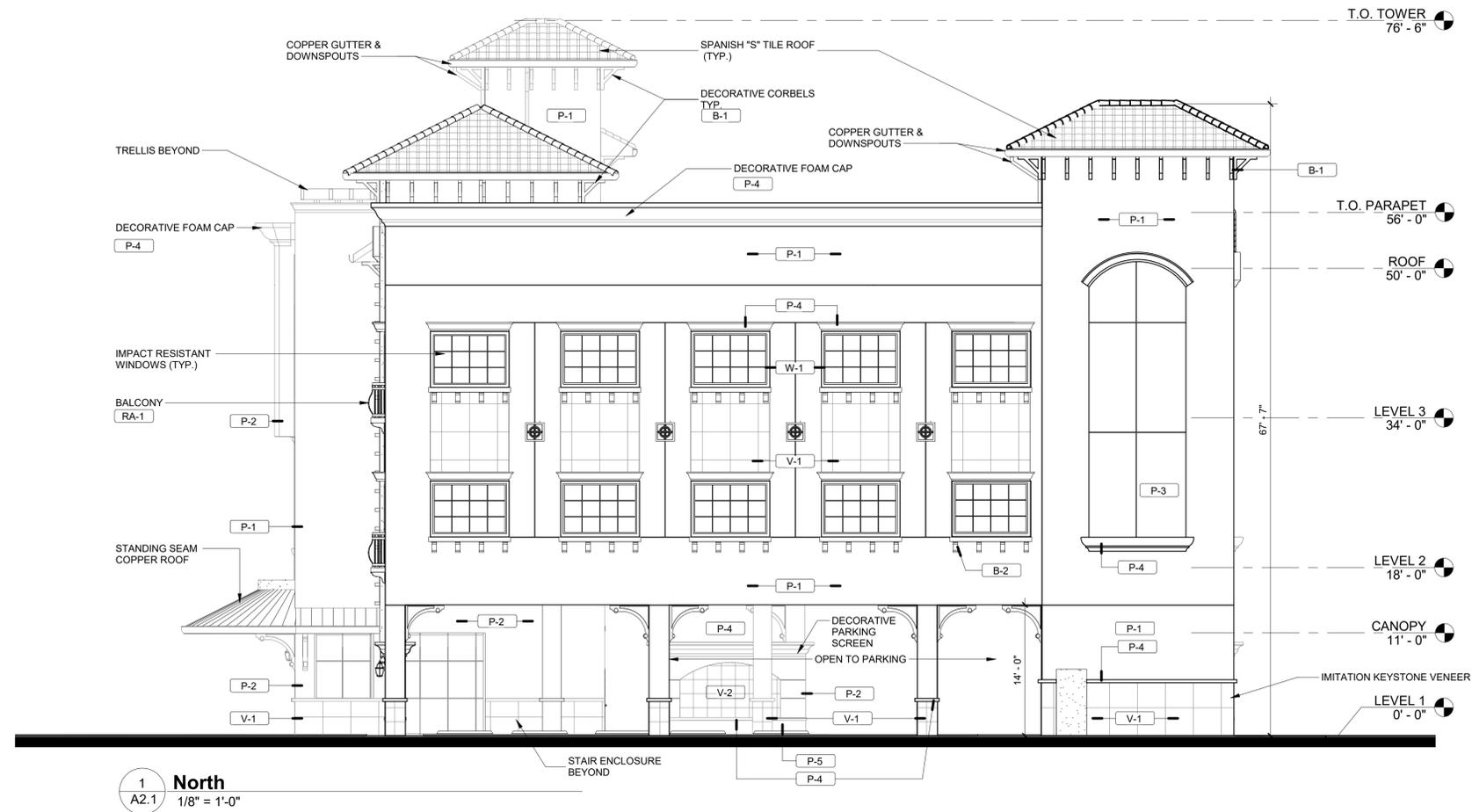
Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
ZH, YD
Checked By :
SW
Date:
04/02/2018

REVISIONS

6/6/2018 2:04:08 PM C:\USERS\YSHARE\DOCUMENTS\17-182_Tobin Building-CENTRAL_XDVAIS.DWG

A2.0



COLOR LEGEND	
SYMBOL	FINISH/COLOR
P-1	PAINTED STUCCO
P-2	PAINTED STUCCO
P-3	PAINTED STUCCO
P-4	PAINTED STUCCO
P-5	PAINTED STUCCO
W-1	PATINA GREEN WINDOW FRAMES W/ GREY TINTED GLASS
B-1	BRACKETS OR CORBELS - DARK BROWN FINISH
B-2	BRACKETS OR CORBELS - DARK BROWN FINISH
RA-1	BROWN FINISH RAILINGS
V-1	WHITE KEYSTONE FINISH
V-2	RED/BROWN/ORANGE CLAY TYPE FINISH

NOTE: REFER TO COLOR BOARD FOR PAINT COLORS