

**ATTACHMENT II**  
Previously Approved Resolution

RESOLUTION NO. R-2016-067

(14-DPSV-102)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR A SPECIAL EXCEPTION, VARIANCES, DESIGN, AND SITE PLAN FOR A 316 SPACE PUBLIC PARKING GARAGE WITH RETAIL USES FOR THE "NEBRASKA PARKING GARAGE" GENERALLY LOCATED AT 327 NEBRASKA STREET AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hollywood's Zoning and Land Development Regulations require that all development projects which are located in GU (Government Use District) are to be reviewed by the Planning and Development Board and the Board shall forward its recommendations to the City Commission for final review and approval; and

WHEREAS, the City of Hollywood ("City") and the Hollywood Community Redevelopment Agency (the "Applicants") jointly submitted an application (14-DPSV-102) to the Planning and Development Board for consideration of their request for a Special Exception, Variances, Design, Site Plan approval, and to establish the height of the parking garage at 76 feet for a 316 space public parking garage with retail uses located at 327 Nebraska Street, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Staff of the Planning Division reviewed the Applicants' requests in accordance with the criteria set forth in Articles 5 and 6 for each request, and recommended to the Planning and Development Board that: (1) the Special Exception be approved; (2) the Variances be approved; (3) the height of the parking garage be 76 feet; (4) the Design be approved with a condition; and (5) the Site Plan be approved with a condition; and

WHEREAS, on January 14, 2016, the Planning and Development Board held an advertised public hearing to review the application submitted by the Applicants; and

WHEREAS, the Board reviewed the Special Exception, Variances, Design and Site Plan request based upon Staff's Summary Report, the relevant criteria set forth in Articles 5 and 6 for each request, the Applicants' application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers and have forwarded its recommendations as follows:

(1) As to the Special Exception request to allow for a 316 space parking garage with retail uses, the Board found the criteria set forth in Section 5.3 G.2. a. through g. has been met and therefore the Special Exception should be approved;

(2) As to the Sign Variance to increase the allowable area of two wall signs from 150 square feet to allow 525 square feet for each (north and south), the Board found that the criteria set forth in Section 5.3.F.2.a. through c. was not met and therefore the Sign Variance should be denied;

(3) As to the Variance to waive the use of concrete wheel stops, the Board found that the criteria set forth in Section 5.3.F.1, a. through d has been met, criteria e. is not applicable, and therefore the Variance should be approved;

(4) As to the Design, the Board recommends the Design only if the height of the parking garage is kept at 50 ft.; and

(5) As to the Site Plan, the Board found that the Site Plan review standards set forth in Article 6 have not been met, and therefore the Site Plan should be denied.

; and

WHEREAS, Section 4.9 C.2.b.3. expressly states that “no maximum height of structures shall be required within a GU District, and the City Commission upon the recommendation of the Planning and Development Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan, City-Wide Master Plan and relevant Neighborhood”; and

WHEREAS, the Board did review the height of the parking garage and have forwarded a recommendation to the City Commission that the height remain at 50 ft.; and

WHEREAS, the City Commission has reviewed the Applicants’ request for a Special Exception in accordance with the criteria set forth in Section 5.3.G.2 a. through g. of the City’s Zoning and Land Development Regulations, along with Staff’s and the Board’s recommendation and have determined that the Special Exception should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed height of the garage in accordance with Section 4.9.C.2.b.3 of the City’s Zoning and Land Development Regulations, and considering both Staff’s and the Board’s recommendation, and have made a determination of what the height limitation of the garage shall be 76 ft.; and

WHEREAS, the City Commission has reviewed the proposed Sign Variance in accordance with Section 5.3.F.2.a. through c. of the City's Zoning and Land Development Regulations along with the Staff's and the Board's recommendations, and have determined that the Sign Variance should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Variance to waive the use of concrete wheel stops in accordance with Section 5.3.F.1. a. through d., criteria e. is inapplicable, along with the Staff's and the Board's recommendations, and have determined that the Variance should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Design for the Project in accordance with the criteria set forth in Section 5.3.I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations, along with the Staff's and the Board's recommendation and have determined that the Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Site Plan for the Project in accordance with the review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with Technical Advisory Committee's and the Board's recommendation and have determined that the Site Plan should be approved/approved with the conditions/denied as set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and the consideration of the Special Exception criteria set forth in Section 5.3.G.2 a. through g. of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have been met, and the Special Exception is hereby **approved**.

Section 2: That following review of the Staff Summary Report, the Applicants' application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and the consideration of the criteria set forth in Section 4.9.C.2.b.3. of the City's Zoning and Land Development Regulations, the City Commission finds that the height limitation for this project shall be 76 ft.

Section 3: That following review of the Staff Summary Report, the Applicants' application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and the consideration of the Sign Variance criteria set forth in Section

5.3.F.1. a. through c. of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have been met, and the Sign Variance to increase the allowable area of two wall signs from 150 square feet to allow for 525 square feet for each (north and south), is hereby **approved**.

Section 4: That following review of the Staff Summary Report, the Applicants' application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and the consideration of the Variance criteria set forth in Section 5.3.F.1.a. through d., criteria e. is in applicable, of the City's Zoning and Land Development Regulations, to waive the use of the concrete wheel stops, the City Commission finds that the necessary criteria have been met, and the Variance is hereby **approved**.

Section 5: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and the consideration of the Design criteria set forth in Section 5.3.I.4. a. (1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have been met, and the Design is hereby **approved with the following condition:**

Future art installations, including but not limited to murals, sculptures, or similar artwork, shall be subject to Design Review as required by the City's Zoning and Land Development Regulations prior to permit application of such installation.

Section 6: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached hereto and incorporated herein by reference as Exhibit "B", is hereby **approved with the following conditions:**

A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of any permits and recorded in the Public Records of Broward County by the City, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

RESOLUTION APPROVING THE REQUEST FOR A SPECIAL EXCEPTION, VARIANCES, DESIGN, AND SITE PLAN FOR A 316 SPACE PUBLIC PARKING GARAGE WITH RETAIL USES FOR THE "NEBRASKA PARKING GARAGE" GENERALLY LOCATED AT 327 NEBRASKA STREET AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING AN EFFECTIVE DATE.

Section 7: That, the Applicant shall have up to 24 months from the date of approval of the Sign Variance and the two (2) Variances to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the required time period shall render all approvals null and void.


Section 8: That, the Applicant shall have up to 24 months from the date of Design approval, to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the required time period shall render all approvals null and void.

Section 9: That, the Applicant shall have up to 24 months from the date of the Site Plan approval to apply for a valid construction permit. Failure to submit an application within the requested time period shall render all approvals null and void.

Section 10: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 16 day of MARCH 2016.

RENDERED this 30 day of MARCH, 2016.

  
\_\_\_\_\_  
PETER BOBER, MAYOR

ATTEST:  
  
\_\_\_\_\_  
PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY  
for the use and reliance of the  
City of Hollywood, Florida, only.

  
\_\_\_\_\_  
JEFFREY P. SHEFFEL, CITY ATTORNEY *DR*

# ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION:  
 LOTS 10, 11, 12, 13, 14 AND 15, LESS THE WEST 108 FEET OF LOTS 11 THROUGH 14, BLOCK 11 OF HOLLYWOOD BEACH PARK ADDITION, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
 SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, FLORIDA

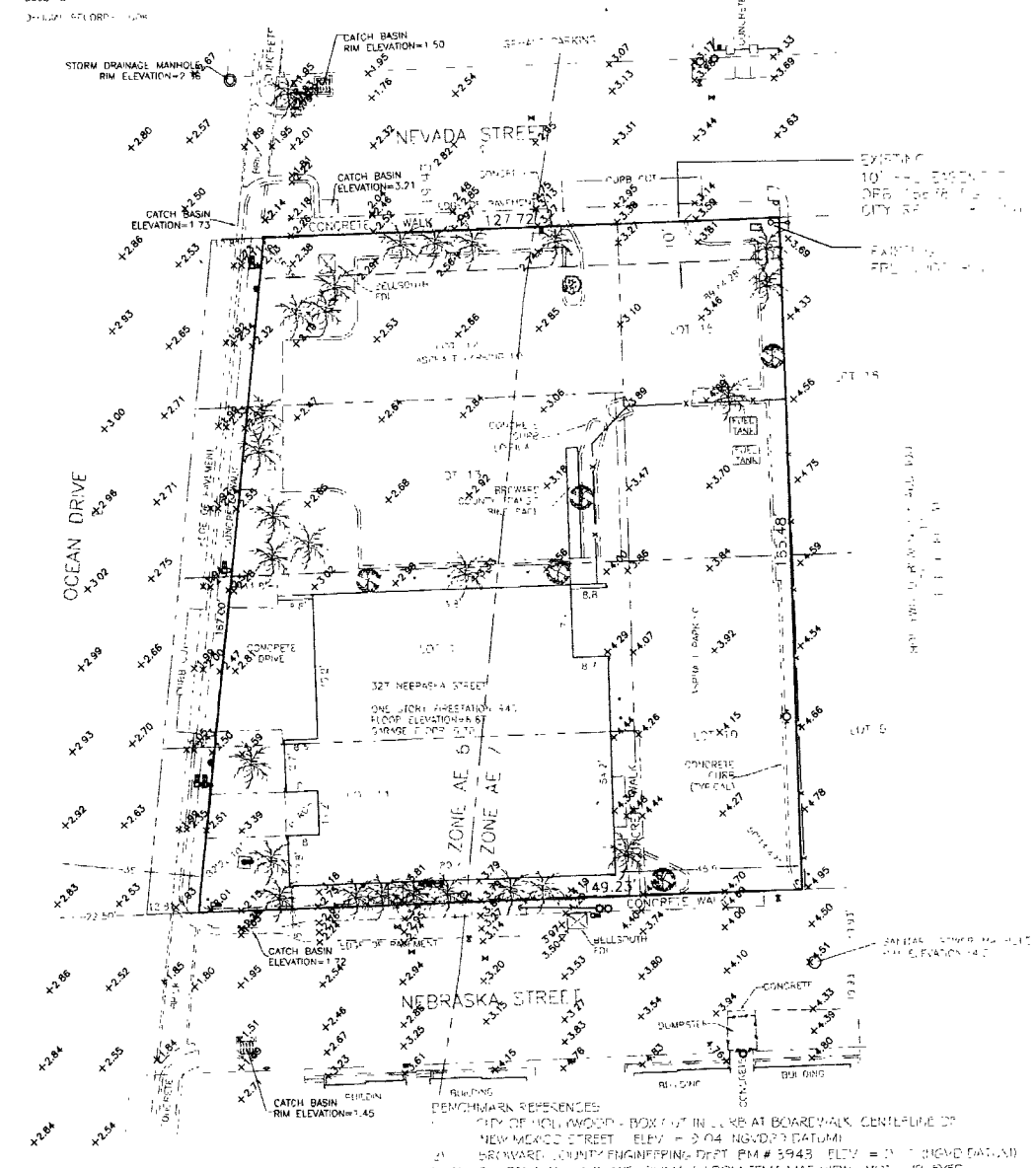
TITLE SEARCH REPORT  
 ATTORNEY'S TITLE FUND SERVICES, LLC  
 FUND FILE NO. 10-201-130479

**LEGEND**

- CATCH BASIN
- WATER METER
- ONE INCH RAIN GAGE
- MANHOLE - SEE SURVEY
- V.R.
- WIND POWER POLE
- CONCRETE WALK - FULL
- AND IMPROVED WALK
- TEMPORARY WALK DRIVE
- ELECTRIC BOX
- FULL ROCK
- TRAFFIC SIGN POLE
- DELIMITOR
- ELEVATION
- BOLLARD
- CHAIN FENCE - 4' HIGH

- TREE - SPECIES - HEIGHT
- PALM TREE - HEIGHT - SPREAD - OFF SET
- FLAG POLE
- METAL SIGN POLE
- JOURNAL POLE
- SLUSH
- METAL SIGN POLE
- CENTERLINE WITH PAINT
- DRIVE DRIVE - NO
- VEHICLE DRIVE
- BOLLARD
- CONCRETE WALL

**SUMMARY OF EXCEPTIONS, RESTRICTIONS & EASEMENTS**  
 1. ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD BEACH FIRST ADDITION - SHOWN HEREON  
 2. REPLACEMENT OF B 16878, PG 3 - SHOWN HEREON  
 3. OR B 32599, PG 1510 - DOES NOT AFFECT THIS PROPERTY  
 4. OR B 74201, PG 596 - ZONING CHANGE  
 5. OR B 14022, PG 900 - LAND USE CHANGE  
 6. OR B 14069, PG 956 - DOES NOT AFFECT THIS PROPERTY  
 7. UNRECORDED LEASE RIGHTS



DEMOLISH MARK REFERENCES:  
 CITY OF HOLLYWOOD - BOX 17 IN CURB AT BOARDWALK, CENTERLINE OF NEW MEXICO STREET, ELEV = 3.04 (NGVD 29 DATUM)  
 BROWARD COUNTY ENGINEERING DEPT. BLM # 5945 ELEV = 3.10 (NGVD DATUM)  
 NOTE: ELEVATIONS ARE APPROXIMATE FROM FEMA FLOOD MAP VIEW-NR1 1987 EYE

| FEMA FLOOD INSURANCE RATE MAP   |        |      |           |           |                  | COMMUNITY NO. |  | NOTES   | DATE       | BY  |                |          |             |                |
|---|--------|------|-----------|-----------|------------------|---------------|--|---|------------|---|----------------|----------|-------------|----------------|
| CITY OF HOLLYWOOD   |        |      |           |           |                  | 105113        |  |   |            |   |                |          |             |                |
| BROWARD COUNTY, FLORIDA   |        |      |           |           |                  |               |  | THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS OF WAY ARE TO BE SHOWN BY THE CLIENT. THE INFORMATION SHOWN HEREON IS EITHER OBTAINED FROM PUBLIC RECORDS OR HAS BEEN MADE BY THIS FIRM. THIS SURVEY IS PREPARED FOR THE CLIENT AND EXCLUSIVE USE OF THE PARTIES AS FORMED BY CONTRACT TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NORTH ARROW REFLECTIVE TO ASSUMED 1168° MAGNITUDE ALONG THE CENTERLINE OF NEBRASKA STREET. CONDITIONS OR OMISSIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS FURNISHED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. | JOB # 5944 | DATE 06/05/14   | SCALE 1" = 20' | FILE NO. | DRAWN BY LM | CHECKED BY SKS |
| PANEL NO.   | SUFFIX | ZONE | FIRM DATE | BASE ELEV | LOWEST PKR. ELEV | AVG. GFD      |  |   |            |   |                |          |             |                |
| 0589  | H      |      | 2-18-14   |           |                  |               |  |   |            |   |                |          |             |                |
| <b>BOUNDARY AND TOPOGRAPHIC SURVEY</b>  |        |      |           |           |                  |               |  |   |            | <b>GIBBS LAND SURVEYORS</b><br>2131 HOLLYWOOD BOULEVARD, SUITE 204<br>HOLLYWOOD, FL 33020, 954-911-3406<br>LICENSED SURVEYORS & ENGINEERS |                |          |             |                |
| STEPHEN K. SEELY, FOR THE FIRM<br>PROFESSIONAL SURVEYOR & MAPPER<br>FLORIDA REGISTRATION NO. 4574 |        |      |           |           |                  |               |  |   |            |   |                |          |             |                |

Exhibit "B"

GENERAL NOTES:

1. PERMIT: CONTRACTOR SHALL COMPLY WITH THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS OWN CERTIFICATE OF OCCUPANCY.
2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS MUST BE LICENSED BY THE STATE OF FLORIDA AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF BROWARD COUNTY AND THE CITY OF HOLLYWOOD.
3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR HIS PURPOSE.
4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SURVEYOR OF HIS BID AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND ANY NECESSARY FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DEMONSTRATED ON THE PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.
6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND SAFETY CODE (NFPA 901 AND ALL LOCAL CODES AND ORDINANCES).
7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY ON REPRODUCIBLE MEDIA AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO DELAY IN THE CONSTRUCTION SEQUENCE PRIOR TO ORDERING OF ANY ITEM.
8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION AND BE LIABLE FOR SAME.
9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT UNLESS OTHERWISE NOTED REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
12. CLEAN UP: ALL REBRESH REPAIR SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.
13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED. FLOORS MUST BE PROTECT CLEAN, CABINETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO FURNISH INTERFERENCES AND/OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.
15. ALL WORK IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
16. ALL GOOD BLOODING, FRAMING, WALLS & FINISHES SHALL BE FIRE-RESISTANT TREATED AS REQUIRED BY THE LATEST EDITION OF THE FLORIDA BUILDING CODE FOR THIS TYPE OF CONSTRUCTION.

PROJECT INFORMATION:

SCOPE OF WORK:

1. NEW BUILDING CONSTRUCTION OF 8 STORY OPEN PARKING GARAGE AND VANILLA SPACE BUILDOUT FOR FUTURE RETAIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM & SPRINKLER SYSTEMS, EXTERIOR AND INTERIOR FINISHES.
2. NEW SITE WORK, PAVING, DRAINAGE, SITE LIGHTING & LANDSCAPE.

ADDRESS:

371 NEBRASKA STREET  
HOLLYWOOD, FLORIDA 33089

LEGAL DESCRIPTION:

LOTS 10, 11, 12, 13, 14 AND 15, LESS THE WEST 50% FEET OF LOTS 11 THROUGH 14, BLOCK 4 OF "HOLLYWOOD BEACH FIRST ADDITION" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, FLORIDA.

BUILDING CODES:

FLORIDA BUILDING CODE 2006 ED  
(WITH BROWARD COUNTY AMENDMENTS 2007)  
FLORIDA BUILDING CODE, ACCESSIBILITY 2006 ED  
FAIR HOUSING ACT DESIGN MANUAL  
NFPA LIFE SAFETY CODE 2005 ED  
FLORIDA FIRE PREVENTION CODE 5TH EDITION (2007)

JURISDICTION:

CITY OF HOLLYWOOD  
BROWARD COUNTY  
STATE OF FLORIDA

SITE INFORMATION:

1. ZONING: GOVERNMENT
2. LAND USE DESIGNATION: 22571 SF (623 ACRES)
3. LOT AREA: 22571 SF (623 ACRES)
4. PARKING SPACES: 36 SPACES PROVIDED (8 STANDARD HANDICAP) (1 VAN HANDICAP)

GREEN BUILDING CERTIFICATIONS:

GREEN PARKING COUNCIL - GREEN GARAGE CERTIFICATION

BUILDING INFORMATION:

| BUILDING INFORMATION:  | CODE PROVISION:  | CODE REFERENCES:   |
|--|--|--|
| 1. EXISTING USE:   | 5-7.11<br>NEW OPEN GARAGE / RETAIL   | IBC 2006 - 309.1.31   NFPA 901 - CH 42.1.36  |
| 2. PROPOSED USE:   | TYPE II-B<br>ONE & 2 STORY - SPRINKLED   | IBC 2006 - TABLE 406.3.5.1 (NOTE 4)  |
| 3. TYPE OF CONSTRUCTION:   | TYPE II-B<br>ONE & 2 STORY - SPRINKLED   | IBC 2006 - TABLE 503   |
| 4. BUILDING AREA:  | 105,865 SQ. FT.  | IBC 2006 - TABLE 503   |
| 5. FLOOR AREAS:  | GROUND FLOOR: + 63 SF<br>FIRST FLOOR: + 1717 SF<br>SECOND FLOOR: + 1839 SF<br>THIRD FLOOR: + 1839 SF<br>FOURTH FLOOR: + 1839 SF<br>FIFTH FLOOR: + 1839 SF<br>SIXTH FLOOR: + 1839 SF<br>SEVENTH FLOOR: + 14,208 SF<br>ROOF LEVEL: + 74,865 SF (TOTAL) |  |
| 6. FIRE ALARM SYSTEM:  | REQUIRED   | NFPA 72 - 34.4.5.4   |
| 7. FIRE SPRINKLER SYSTEM:  | REQUIRED   | NFPA 13 - 34.4.5.5   |
| 8. FIRE PROTECTION OCCUPANCY SEPARATION:                             | REQUIRED (SPRINKLED)   | PROVIDED (SPRINKLED)<br>#1-#8S<br>2-#8S<br>3-#8S<br>4-#8S<br>5-#8S<br>6-#8S<br>7-#8S<br>8-#8S<br>9-#8S<br>10-#8S<br>11-#8S<br>12-#8S<br>13-#8S<br>14-#8S<br>15-#8S |
| 9. OCCUPANCY SEPARATION:   | REQUIRED (SPRINKLED)   | PROVIDED (SPRINKLED)<br>#1-#8S<br>2-#8S<br>3-#8S<br>4-#8S<br>5-#8S<br>6-#8S<br>7-#8S<br>8-#8S<br>9-#8S<br>10-#8S<br>11-#8S<br>12-#8S<br>13-#8S<br>14-#8S<br>15-#8S |
| 10. INTERIOR FINISHES REQUIREMENTS (NEW RETAIL - SPRINKLED):         | NFPA 101 - TABLE A.8.02.2  | PROVIDED<br>CLASS "B" CLASS "B"<br>NFPA 101 36.3.3.3<br>IBC TABLE 605.5  |
| 11. INTERIOR WALL & CEILING FINISH MATERIAL (AT SPRINKLED BUILDING): | CODE REQUIREMENT<br>CLASS "B" CLASS "B"<br>NFPA 101 36.3.3.3<br>IBC TABLE 605.5  | PROVIDED<br>CLASS "B" CLASS "B"<br>NFPA 101 36.3.3.3<br>IBC TABLE 605.5  |
| 12. INTERIOR FLOOR FINISH (AT SPRINKLED BUILDING):                   | CLASS "B" CLASS "B"<br>NFPA 101 36.3.3.3   | CLASS "B"<br>NFPA 101 36.3.3.3   |

NOTE:

NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE GC AND THE SUB CONTRACTORS UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMITS THAT ARE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, FLORIDA FIRE PREVENTION CODE, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

EXTERIOR WALL FIRE RESISTANCE RATING

BASED ON DISTANCE F.B.G. TABLE 602 GROUP 5-2, TYPE OF CONSTRUCTION II-B

| HEIGHT    | REQUIRED IRRS         | PROPOSED IRRS  |
|-----------|-----------------------|----------------|
| < 5'      | 1HR5                  | 2HR5           |
| 5' < 10'  | 1HR5                  | 2HR5           |
| 10' < 20' | NOT REQ'D (NOTE '10') | NOT APPLICABLE |
| 20' < 30' | NOT REQ'D (NOTE '10') | NOT APPLICABLE |
| 30'       | NOT REQ'D (NOTE '10') | NOT APPLICABLE |

FIRE SPRINKLERS:

WALL SPRINKLED BUILDING

FIRE EXTINGUISHERS:

PROVIDE 1 RETAIL ONE (1) FIRE EXTINGUISHER TYPE 2A-10BC, FOR EVERY 2500 SF OF AREA TAGGED AND WALL MOUNTED ON BRACKETS OR CABINETS AT 48" AFF. SEE LIFE SAFETY FLOOR PLAN FOR PROPOSED FIRE EXTINGUISHER LOCATIONS.

BUILDING INSULATION:

1. EXTERIOR WALL ASSEMBLY # (CONC. BLOCK WALL) R + 42
2. ROOF ASSEMBLY R + 36
3. GLASS SHADING COEFFICIENT (SEE COORDINATING SCHEDULE)
4. GLASS U-VALUE (SEE COORDINATING SCHEDULE)

SHOP DRAWINGS SCHEDULE:

THE FOLLOWING IS A SCHEDULE OF THE 'ENGINEERED' SHOP DRAWINGS TO BE SUBMITTED BY THE GENERAL CONTRACTOR FOR THE REVIEW & APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE OTHER REQUIRED SHOP DRAWINGS REQUIRED BY THE BUILDING DEPARTMENT AND ANY OTHER AUTHORIZED HAVING JURISDICTION PRIOR TO FABRICATION.

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| A. HANDRAILS AND GUARDRAILS          | K. ELEVATOR                          |
| B. FIRE ALARM                        | L. ELEVATOR MACHINE ROOM             |
| C. FIRE SPRINKLER SYSTEM             | M. ROOF CANOPY                       |
| D. STOREFRONT                        | N. ROOFING MEMBRANE SYSTEM           |
| E. DOORS AND DOOR HARDWARE           | O. STRUCTURAL FLOOR AND ROOF SYSTEMS |
| F. UNIFORMS                          |                                      |
| G. FIRE 4 EXTINGUISHERS/CABINETS     |                                      |
| H. SIGNS                             |                                      |
| I. EXTERIOR LIGHTING                 |                                      |
| J. EXIT AND EMERGENCY LIGHT FIXTURES |                                      |

OCCUPANT LOAD CALC.

THE TOTAL TENANT AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS: (AS PER F.B.C. 2010 TABLE 1004.1.1 & IFPC 010 TABLE 7.3.1.2)

| AREA OCCUPANCY       | SQUARE FOOTAGE (GROSS) | OCCUPANT LOAD |
|----------------------|------------------------|---------------|
| FIRST FLOOR:         |                        |               |
| RETAIL (M)           | 3,513 SF / 30          | 117 OCC       |
| STORAGE (S-1)        | 1,975 SF / 300         | 7 OCC         |
| GARAGE (S-2)         | 12,677 SF / 300        | 43 OCC        |
| EQUIP ROOMS          | 946 SF / 300           | 3 OCC         |
| 2ND FLOOR:           |                        |               |
| GARAGE (S-2)         | 18,044 SF / 200        | 91 OCC        |
| EQUIP ROOMS          | 875 SF / 200           | 4 OCC         |
| 3RD FLOOR (S-2)      | 18,919 SF / 200        | 95 OCC        |
| 4TH FLOOR (S-2)      | 18,919 SF / 200        | 95 OCC        |
| 5TH FLOOR (S-2)      | 18,919 SF / 200        | 95 OCC        |
| 6TH FLOOR (S-2)      | 18,919 SF / 200        | 95 OCC        |
| 7TH FLOOR (S-2)      | 18,919 SF / 200        | 95 OCC        |
| ROOF FLOOR (S-2)     | 14,258 SF / 200        | 72 OCC        |
| TOTAL OCCUPANT LOAD= |                        | 831 OCCUPANTS |

PLUMBING FIXTURE CALCULATION  
RETAIL - GROUP P1 (IBC-P 2202.4.6.3) FOR TOTAL OCCUPANT LOAD OF 812 OCCUPANTS (54 MEN & 54 WOMEN)

| TOTAL REQUIRED | FIXTURES |     | WATER COOLER (FUC) |       | W/C |       | URNAL |       | LAV |       |
|----------------|----------|-----|--------------------|-------|-----|-------|-------|-------|-----|-------|
|                | WC       | LAV | WC                 | URNAL | WC  | URNAL | WC    | URNAL | WC  | URNAL |
| TOTAL REQUIRED | 1        | 1   | 1                  | 1     | 1   | 1     | 1     | 1     | 1   | 1     |
| TOTAL PROVIDED | 1        | 2   | 1                  | 1     | 1   | 1     | 1     | 1     | 1   | 1     |



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88-003840

PROJECT TITLE  
NEBRASKA GARAGE

SHEET TITLE  
PROJECT INFO

REVISIONS

| NO. | DATE     | DESCRIPTION                |
|-----|----------|----------------------------|
| 1   | 10/02/15 | FINAL COMMENTS (NEW SHEET) |

PROJECT NO: 14221  
DATE: 01-27-15  
DRAWN BY: GHV  
CHECKED BY: JJK

SHEET  
T-2



**LEGAL DESCRIPTION**

LOTS 10, 11, 12, 13, 14 AND 15, LESS THE WEST 12 81 FEET OF LOTS 11 THROUGH 14, BLOCK 11 OF "HOLLYWOOD BEACH FIRST ADDITION" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, FLORIDA

**PROPERTY ADDRESSES**

327 NEBRASKA STREET  
HOLLYWOOD, FL 33019

**SITE INFORMATION**

EXISTING ZONING: GU - GOVERNMENT  
EXISTING LAND USE: VACANT FIRE STATION  
NET LOT AREA: 22,922.0 SQUARE FEET (0.53 ACRES)

**SETBACKS:**

|                                       |   |
|---------------------------------------|---|
| THERE ARE <u>NO</u> REQUIRED SETBACKS | <u>PROVIDED</u> (FOR INFORMATIONAL PURPOSES ONLY) |
|                                       | FRONT 5'-0"                                       |
|                                       | SIDE STREET (NEVADA) 5'-2"                        |
|                                       | SIDE STREET (NEBRASKA) 5'-4"                      |
|                                       | REAR 0'-2"  |

**MINIMUM PLOT SIZE:**

THERE ARE NO MINIMUM PLOT SIZE REQUIRED

**TOTAL SITE COVERAGE:**

TO BE DETERMINED BY THE CITY COMMISSION UPON RECOMMENDATION OF THE PLANNING AND DEVELOPMENT BOARD

**PERVIOUS /IMPERVIOUS AREA:**

|                           |                     |
|---------------------------|---------------------|
| PERVIOUS AREA             |                     |
| GROUND LEVEL              | 1223 S.F. (5.33%)   |
| ROOF GARDEN (THIRD FLOOR) | 659 S.F.            |
| IMPERVIOUS AREA           |                     |
| INCLUDING PAVERS          | 21699 S.F. (94.67%) |

**BUILDING SUMMARY**

BUILDING HEIGHT, THERE ARE NO MAXIMUM BUILDING HEIGHTS (HEIGHTS PERMITTED BY BRT-25-C & BRT-25-A1A-C 76'-0" PROVIDED)

**BUILDING AREAS**

|                      |              |
|----------------------|--------------|
| RETAIL               | 3,513 S.F.   |
| STORAGE              | 1,975 S.F.   |
| FIRE PUMP ROOM       | 290 S.F.     |
| ELECTRIC ROOMS       | 597 S.F.     |
| CCTV ROOM            | 80 S.F.      |
| TRASH ROOM           | 63 S.F.      |
| IRRIGATION PUMP ROOM | 84 S.F.      |
| GARAGE AREA          | 129,372 S.F. |
| ELEVATORS            | 1,591 S.F.   |
| STAIRWELL            | 2,500 S.F.   |
| TOTAL                | 140,065 S.F. |

**NUMBER OF PARKING SPACES PROVIDED.**

|           |            |
|-----------|------------|
| 1ST FLOOR | 28 SPACES  |
| 2ND FLOOR | 41 SPACES  |
| 3RD FLOOR | 46 SPACES  |
| 4TH FLOOR | 46 SPACES  |
| 5TH FLOOR | 46 SPACES  |
| 6TH FLOOR | 46 SPACES  |
| 7TH FLOOR | 46 SPACES  |
| ROOF      | 17 SPACES  |
| TOTAL     | 316 SPACES |

**TYPES OF PARKING SPACES PROVIDED**

|                              |            |
|------------------------------|------------|
| STANDARD SPACES              | 308 SPACES |
| HC REGULAR ACCESSIBLE SPACES | 6 SPACES   |
| HC VAN ACCESSIBLE SPACES     | 2 SPACES   |
| TOTAL                        | 316 SPACES |

**ALLOCATED PARKING SPACES PROVIDED:**

|         |                                   |
|---------|-----------------------------------|
| RETAIL  | 3,350 S.F. / 250 S.F. = 14 SPACES |
| STORAGE | 1,975 S.F. / 1000 S.F. = 2 SPACES |

**2 SITE DATA**

**VARIANCES**

|                 | REQUIRED   | PROVIDED   |
|-----------------|--|------------|
| WHEELS STOPS    | YES  | NO         |
| BUILDING HEIGHT | 50'-0" MAX<br>PER ADJACENT ZONING<br>BRT-25-C & BRT-25-A1A-C | 76'-0"     |
| SIGNAGE         | 1 SQ. FT. PER LINEAR FT.<br>OF SIGNAGE BLDG FACE             |            |
|                 | NORTH FACE = 124 S.F. ALLOWED                                | 523 B S.F. |
|                 | SOUTH FACE = 126 S.F. ALLOWED                                | 518 B S.F. |

**SPECIAL EXCEPTION**

PARKING GARAGE IN A GU- GOVERNMENT DISTRICT

**2 SITE DATA CONT'D**



**1 AERIAL**  
SCALE N/A



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**WALKER**  
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813.988.5822 Fax  
SE-0003840

PROJECT TITLE  
**NEBRASKA GARAGE**

SHEET TITLE  
**SITE DATA**

REVISIONS  
NO. DATE DESCRIPTION

| NO. | DATE    | DESCRIPTION        |
|-----|---------|--------------------|
| 1   | 10/9/15 | FINAL TAC COMMENTS |

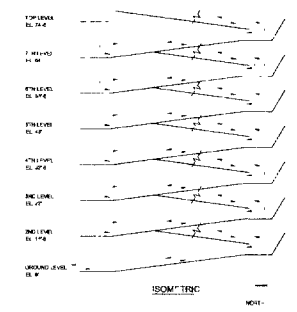
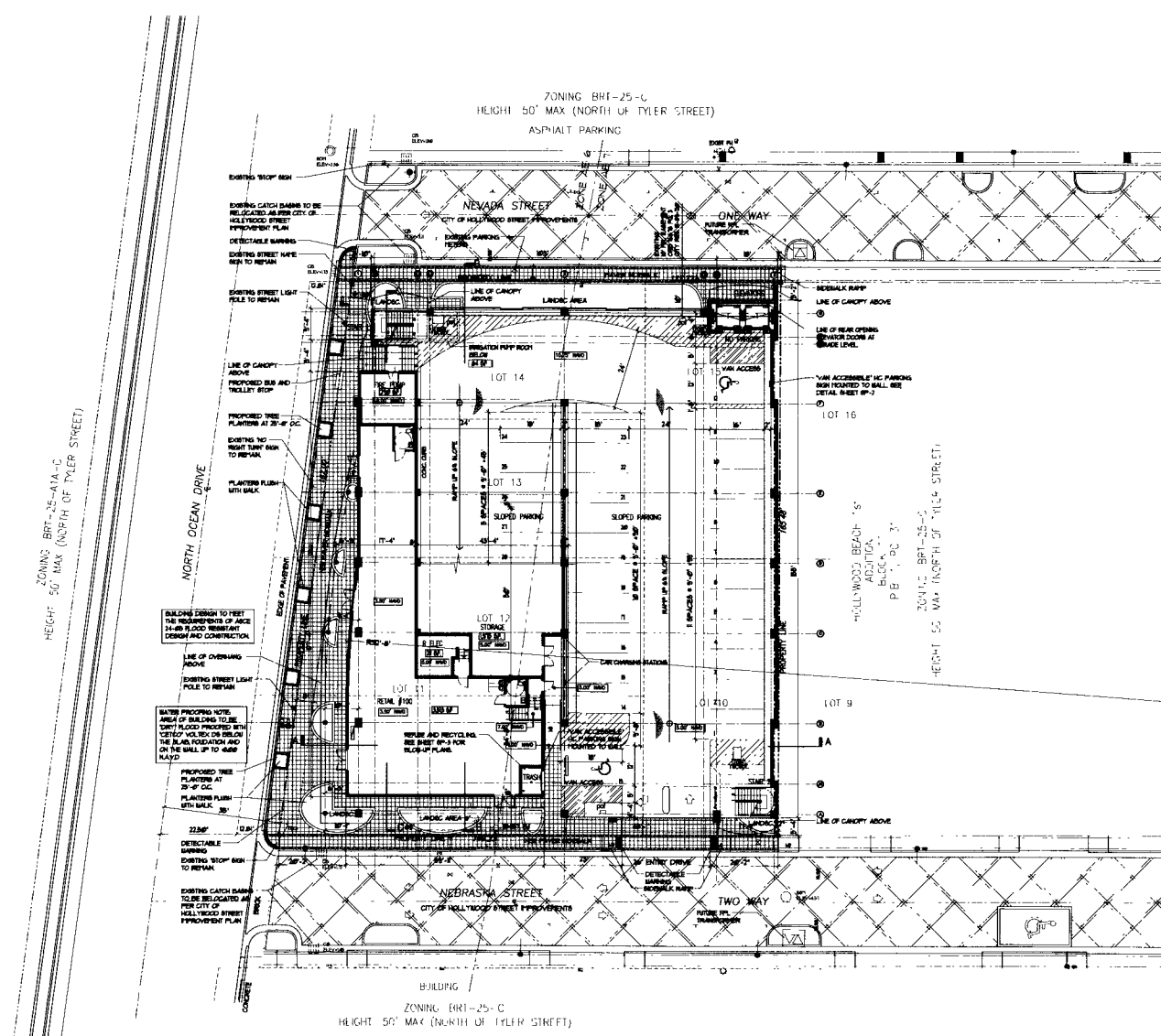
The drawings, as an instrument of service, are not valid until they are stamped and sealed by the registered professional engineer, architect or other duly licensed professional as required by law.

PROJECT No. 14321  
DATE 01-27-15  
DRAWN BY GMY  
CHECKED BY JMK

SHEET  
**SP-0**

# 1 SITE PLAN

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



## 2 GARAGE ISOMETRIC

SCALE: 1/4" = 1'-0"

- ALL** SIGAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BR-25-C ZONING DISTRICT.
- NOTE:** BUILDING TO BE FULLY SPRIKLED WITH A SUPERVED FIRE SPRIKLER SYSTEM.
- NOTE:** ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL, AND OTHER EQUIPMENT SHALL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6:00'.
- FEMA NOTE:**
  1. INFORMATION PROVIDED IS BASED ON NEW FRI MAPS DATED 08/08/09.
  2. REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  3. PROPERTY IS LOCATED IN FRI PANEL D8C02506H UNDER ZONE 'AE' WITH ELEVATIONS 4:00' & 1:00' NAVD.
- SITE LIGHTING NOTE:** SITE LIGHTING LEVELS SHALL NOT EXCEED 65 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA.
- FIRE ALARM NOTE:** A FIRE ALARM SYSTEM IS REQUIRED AS PER FFFPC, 8000 FEMA 08.
- ALL** MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- DISC LIGHTING COMPLIANCE:** PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 000 LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.
- GREEN BUILDING CERTIFICATION TO BE ACHIEVED.**
- ART INSTALLATION PANEL NOTE:** DESIGNS FOR ART INSTALLATION PANEL SHALL BE SUBMITTED AT A LATER DATE FOR APPROVAL FROM BOARD/COMMISSION.

**CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA PER ASCE 24-05**

| STRUCTURE CATEGORY   | CATEGORY II                          | ELEVATION BELOW WHICH FLOOD DAMAGE-RESISTANT MATERIALS SHALL BE USED (TABLE 6-1) |
|--|--------------------------------------|--|
| ELEVATION BELOW WHICH FLOOD DAMAGE-RESISTANT MATERIALS SHALL BE USED (TABLE 6-1) | EFE - 1' OR DFE WHICH-EVER IS HIGHER | +0.20' NAVD  |
| DRY FLOOD PROOFING OF NON-RESIDENTIAL STRUCTURES (TABLE 6-1)                     | EFE - 1' OR DFE WHICH-EVER IS HIGHER | +0.20' NAVD  |

**NOTE:** NOTWITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE GC AND THE SUB-CONTRACTORS UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE (NFPA), THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.



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 813 986 5600 Fax  
 813 986 5622

**PROJECT TITLE**  
 NEBRASKA GARAGE

**SHEET TITLE**  
 SITE PLAN

**REVISIONS**

| No. | DATE     | DESCRIPTION        |
|-----|----------|--------------------|
| 1   | 10/02/15 | FINAL TAC COMMENTS |

PROJECT No 14221  
 DATE 01-27-15  
 DRAWN BY GWY  
 CHECKED BY JSK

**SHEET**

# SP-1

Exhibit "B"

ANY FIVE (5) FEET OR GREATER WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:  
**SLOPE AND JOSE**  
 THE MINIMUM SLOPE SHALL BE 1:48 FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IS 1:20 WITH A MINIMUM CLEARANCE OF 8' 0" TO THE WHEELCHAIR. THE MAXIMUM CLEARANCE SHALL BE 48" CLEAR.  
**CLEARANCE**  
 1. MINIMUM CLEARANCE OF A RAMP SHALL BE 8' 0" CLEAR.  
 2. RAMP SHALL BE PART OF A MINIMUM CLEARANCE OF 8' 0" SHALL BE NOT LESS THAN 48" FROM CLEARANCE.

**LANDINGS**  
 LANDINGS SHALL BE LEVEL UNLESS AT EXTERIOR END TOP OF EACH RAMP AND EACH RAMP FOR LANDINGS SHALL BE THE FOLLOWING:

1. LANDINGS SHALL BE AT LEAST AS HIGH AS THE RAMP FINISH LEADING TO IT.
2. RAMP CHANGE DIRECTIONS AT LANDINGS, THE MINIMUM LANDINGS SHALL BE 50 FEET BY 50 FEET.
3. A PLATFORM IS LOCATED AT A LANDING, THE AREA IN FRONT OF THE PLATFORM SHALL COMPLY WITH ACCESSIBILITY 202.

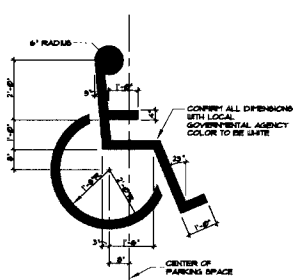
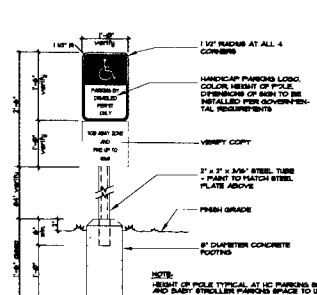
**HANDICAPPED**  
 IF A RAMP BEING IN A RAMP GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 12" IN LENGTH SHALL HAVE AN OVERLAP OF 2" MINIMUM. HANDICAPPED ARE NOT PERMITTED ON CURB RAMP OR RAMP TO BE USED BY HANDICAPPED. HANDICAPPED SHALL COMPLY WITH ADA OR ANY OTHER CODE AND SHALL HAVE THE FOLLOWING:

1. HANDICAPPED SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP HANDICAPPED, THE MINIMUM HORIZONTAL OR VERTICAL OR BOTH SHALL ALWAYS BE COMBINED.
2. HANDICAPPED OR VERTICAL HANDICAPPED SHALL EXCEED NOT LESS THAN 9" BEYOND THE SLOPED SURFACE AS LONG AS THE HANDICAPPED SHALL BE PROVIDED TO THE FLOOR OR GROUND SURFACE.
3. THE CLEAR SPACE BETWEEN THE HANDICAPPED AND THE WALL SHALL BE 14" MINIMUM.
4. OPENING SPACE SHALL BE 14" MINIMUM.
5. TOP OF HORIZONTAL SURFACE SHALL BE NOT MORE THAN 34" AND 36" IN ABOVE RAMP SURFACE.
6. TOP OF HORIZONTAL SHALL BE EITHER FINISHED OR FINISHED TO FLOOR, RAMP OR POST.
7. HANDICAPPED SHALL NOT ROTATE WHEN BEING RAMP.


**CROSS SLOPE SURFACE**  
 THE CROSS SLOPE OF ANY SURFACE SHALL BE NO GREATER THAN 1:50. RAMP SURFACE SHALL COMPLY WITH CHAPTER 4 OF THE 2010 ACCESSIBILITY CODE.

**EDGE CONDITION**  
 RAMP SURFACE SHALL BE FINISHED WITH CURB, WALL, RAMP OR PROTECTED SURFACE THAT PREVENTS TRIP FROM SURFACE OF THE RAMP. CURB SHALL BE A MINIMUM OF 3" HIGH.

**OUTDOOR CONDITIONS**  
 CURB RAMP AND RAMP APPROACHES SHALL BE FINISHED TO THAT WHEN NOT ACCESSIBLE OR WALKING SURFACES.

(NTS)



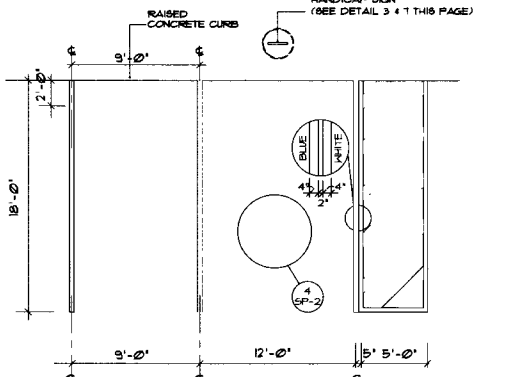
**JOSEPH B. KALLER & ASSOCIATES, P.A.**  
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 jkaller@kaller.com

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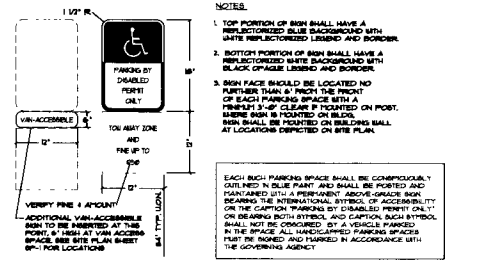
|                            |                             |                                  |                      |                     |
|----------------------------|-----------------------------|----------------------------------|----------------------|---------------------|
| 1 SITE ACCESSIBILITY NOTES | 2 PAINTED H.C. SPACE SYMBOL | 3 HANDICAPPED PARKING SIGN (NTS) | 4 DETECTABLE WARNING | 5 WET COLUMN DETAIL |
|----------------------------|-----------------------------|----------------------------------|----------------------|---------------------|

1 SITE ACCESSIBILITY NOTES



(NTS)

2 PAINTED H.C. SPACE SYMBOL

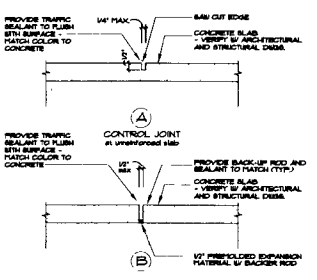


**NOTES**  
 1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LETTERING AND BORDER.  
 2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK GRAPHIC LETTERING AND BORDER.  
 3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6" FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEARANCE INDICATED ON POST. SIGN SHALL BE MOUNTED ON BEAMS. SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS INDICATED ON SITE PLAN.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT ARCH-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION PARALLEL TO DISABLED PEDESTAL OR ON DRAWING BOTH SYMBOL AND CAPTION SUCH SYMBOL SHALL NOT BE CONCURRED BY A VEHICLE PARKED IN THE SPACE ALL HANDICAPPED PARKING SPACES MUST BE POSTED AND MAINTAINED IN ACCORDANCE WITH THE GOVERNING AGENCY.

(NTS)

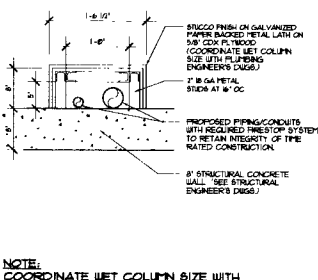
4 DETECTABLE WARNING



**NOTES**  
 PROVIDE TRAFFIC SEALANT TO FLUSH WITH SURFACE MATCH COLOR TO CONCRETE.  
 PROVIDE TRAFFIC SEALANT TO FLUSH WITH SURFACE MATCH COLOR TO CONCRETE.  
 PROVIDE BACKUP ROD AND SEALANT TO MATCH TYPE. VERIFY BY ARCHITECTURAL AND STRUCTURAL DETAIL.

(NTS)

5 WET COLUMN DETAIL



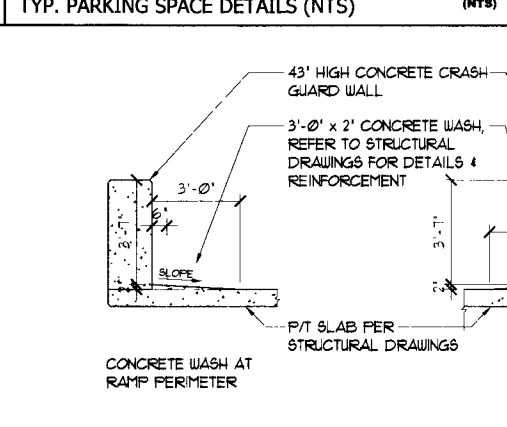
**NOTE:**  
 COORDINATE WET COLUMN SIZE WITH PLUMBING ENGINEER'S DETAILS AND REQUIREMENTS.

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**PROJECT FILE**  
 NEBRASKA GARAGE

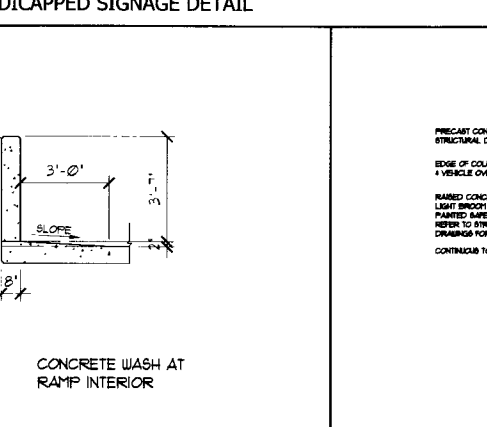
**SHEET TITLE**  
 SITE DETAILS

6 TYP. PARKING SPACE DETAILS (NTS)



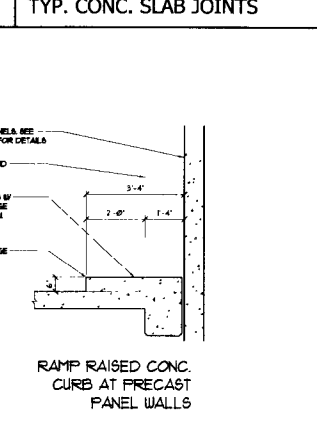
(NTS)

7 HANDICAPPED SIGNAGE DETAIL



(NTS)

8 TYP. CONC. SLAB JOINTS



(NTS)

9 NOT USED

**REVISIONS**  
 NO. DATE DESCRIPTION  
 1 10/20/15 FINAL TAC COMMENTS

The printing of this technical drawing was prepared under the supervision of the professional engineer or architect who is responsible for the design and construction of this project.  
 ALL RIGHTS RESERVED BY ARCHITECT.

PROJECT No. 14221  
 DATE 01-27-15  
 DRAWN BY GMV  
 CHECKED BY JMK

10 CONCRETE WASH DETAIL

11 RAISED CURB DETAIL @ RAMP

10 CONCRETE WASH DETAIL



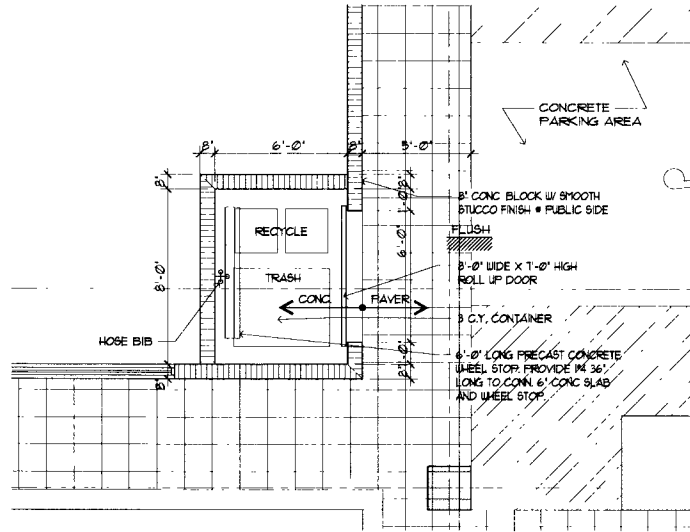
(NTS)

11 RAISED CURB DETAIL @ RAMP

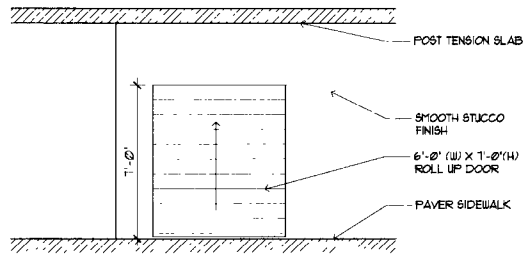


(NTS)

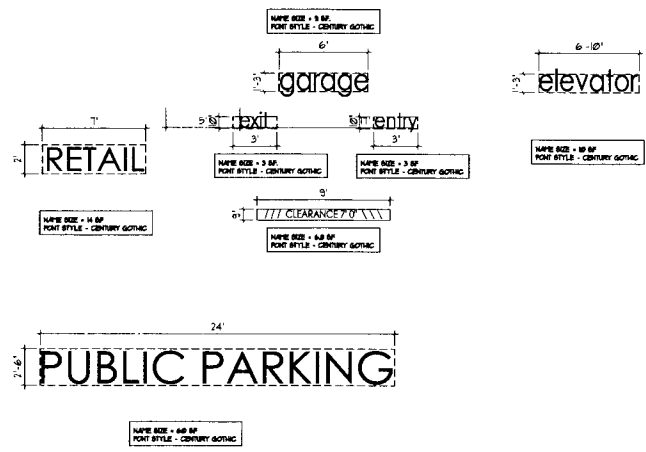
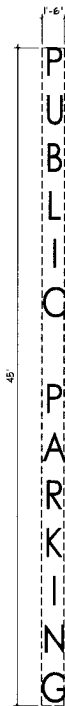
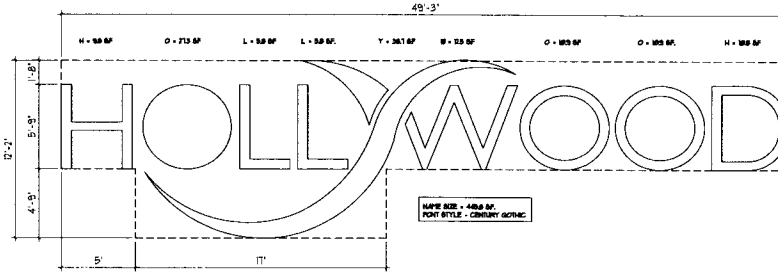
**SHEET**  
 SP-2



FLOOR PLAN



EAST ELEVATION



ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-35-C ZONING DISTRICT

NOTE:  
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.  
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

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

1 DUMPSTER AND RECYCLE ENCLOSURE

SCALE: 3/8" = 1'-0"

2 SIGN DETAILS

SCALE: 1/4" = 1'-0"



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SEAL

JOSEPH B. KALLER  
FLORIDA P.E. # 330239



PROJECT TITLE  
NEBRASKA GARAGE

SHEET TITLE  
SIGNS  
TRASH ROOM

| REVISIONS | No | DATE     | DESCRIPTION        |
|-----------|----|----------|--------------------|
|           | 1  | 10/22/15 | FINAL TAC COMMENTS |

PROJECT NO 14221  
DATE 01-27-15  
DRAWN BY GMV  
CHECKED BY JMK

SHEET

SP-3

PROPOSED PLANT LIST

| TREES / PALMS                    |         |      |  |                             |
|----------------------------------|---------|------|--|-----------------------------|
| Code                             | Drought | QTY. | Botanical Name / Common Name                       | Specifications              |
| CN                               | V       | 4    | Coccoloba nucifera / Coconut Palm                  | B&S Field Grown, 20'-25' OA |
| RE (N)                           | V       | 6    | Roystonia regia / Florida Royal Palm               | B&S Field Grown, 20'-25' OA |
| TBD                              | V       | 6    | To Be Determined                                   | B&S Field Grown, 8'-10' OA  |
| ACCENTS / SHRUBS / GROUND COVERS |         |      |  |                             |
| BRO                              | V       | 110  | Bromeliads / Fire Ball Bromeliads                  | 1 Gal., 12" OC              |
| FMG                              | V       | 34   | Ficus macrocarpa Green Island / Green Island Ficus | 3 Gal., 24" OA, 2' OC       |
| VD                               | V       | 48   | Blex variflorus / Dwarf Schefflera flex            | 3 Gal., 24" OA, 2' OC       |
| JWC (N)                          | V       | 187  | Juniperus conferta / Shore Juniper                 | 3 Gal., 24" OA, 2' OC       |
| LM                               | V       | 103  | Large miscan / Large                               | 1 Gal., 12" OC              |
| PM                               | V       | 35   | Podocarpus macrophylla / Podocarpus columns        | 3 Gal., 24" OA, 2' OC       |
| PTV                              | V       | 54   | Pittosporum tobira / Variegated Pittosporum        | 3 Gal., 24" OA, 30" OC      |
| TJ                               | V       | 4    | Trochelospermum yasmimoides / Confederate Jasmine  | 10 Gal., 72" OA, 30" OC     |
| ZF                               | V       | 5    | Zamia furfuracea / Cardboard Plant                 | 7 Gal., 36" OA, 30" OC      |
| MISCELLANEOUS                    |         |      |  |                             |
| (N)                              |         |      | Florida Native Plant Species                       |                             |
| L                                |         |      | Low Drought Tolerance                              |                             |
| M                                |         |      | Moderate Drought Tolerance                         |                             |
| V                                |         |      | Very Drought Tolerant                              |                             |

NOTES:

GENERAL PLANTING REQUIREMENTS

All items shown for plant material on the plans are to be container grown. All plant material shall meet or exceed the minimum requirements for both height and spread. Any other requirements for specific areas or effects on the plans will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida native or established by "Gardens and Landscapes for Florida Nursery Plants" and "Garden and Landscapes for Florida Nursery Plants". All material shall be certified as per US specifications.

All plant material to be installed shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, mums, groundcovers and miscellaneous plantings warranted for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting pits that is designed to the site in a 60% hole and water location. All soil shall have a soil density of 110 lbs/cu ft. All pits shall be free of all rocks, stumps, and other debris. All pits shall be backfilled with soil and mulch as per US specifications.

Water tables (12") of planting soil 50/50 and installed into in raised areas and beneath the top soil of all trees and palms, and 1 cubic yard per 50 loadings on grassed areas.

All landscape areas shall be covered with landscape or graded soil free. Mulch shall be to a minimum depth of three inches (3") of cover when actual. Crown bark shall meet and not be used.

All plant material shall be thoroughly watered in at the time of planting, no dry planting permitted. All plant material shall be planted such that the top of the plant sits at least with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system installed to provide 100% coverage of all landscape areas. All basins shall be installed to US, meeting all performance specifications and performance standards utilizing a hot water water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to ensure that all new planting receive adequate water during the installation and during all plant warranty periods. The watering of all new trees and palms and any supplemental watering that may be required to insure adequate water shall be provided as a part of the contract.

All plant material shall be installed with fertilizer which shall be 100% approved as a complete fertilizer containing the required minimum of three elements in addition to N-P-K, of each 100 lb. of the mixture shall be applied from an approved source as per US specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to meet all existing and applicable all underground utilities prior to excavation.

All other materials and items included as recommended by the drawings are noted to be on the location property of Royal A. Gonzalez, LLC.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and items, including 1/2" - 1 inch (12") shall be provided by the general contractor. All finished site grading and final acceptance shall be provided by the landscape contractor.

All trees and shrubs included on the planting plan shall require landscape contractor to acquire "Florida Native" label and it shall be the responsibility of the landscape contractor to include in the bid the name or any other which may be changed from the landscape contractor's specifications.

All existing plants to be removed and replaced.

Leaving automatic underground irrigation a functional. Rain sensor is to be provided/active.

Landscape permits are required before any planting occurs. Permits are obtained from the Building Department.

Trees are to be planted to a depth so that the root flare and top of final order roots are fully visible.

Leaving trees, palms, accents, hedges, shrubs, groundcover and soil must be healthy maintained and in full inspection. Also, the existing hedges must be continuous and at least 12" tall.

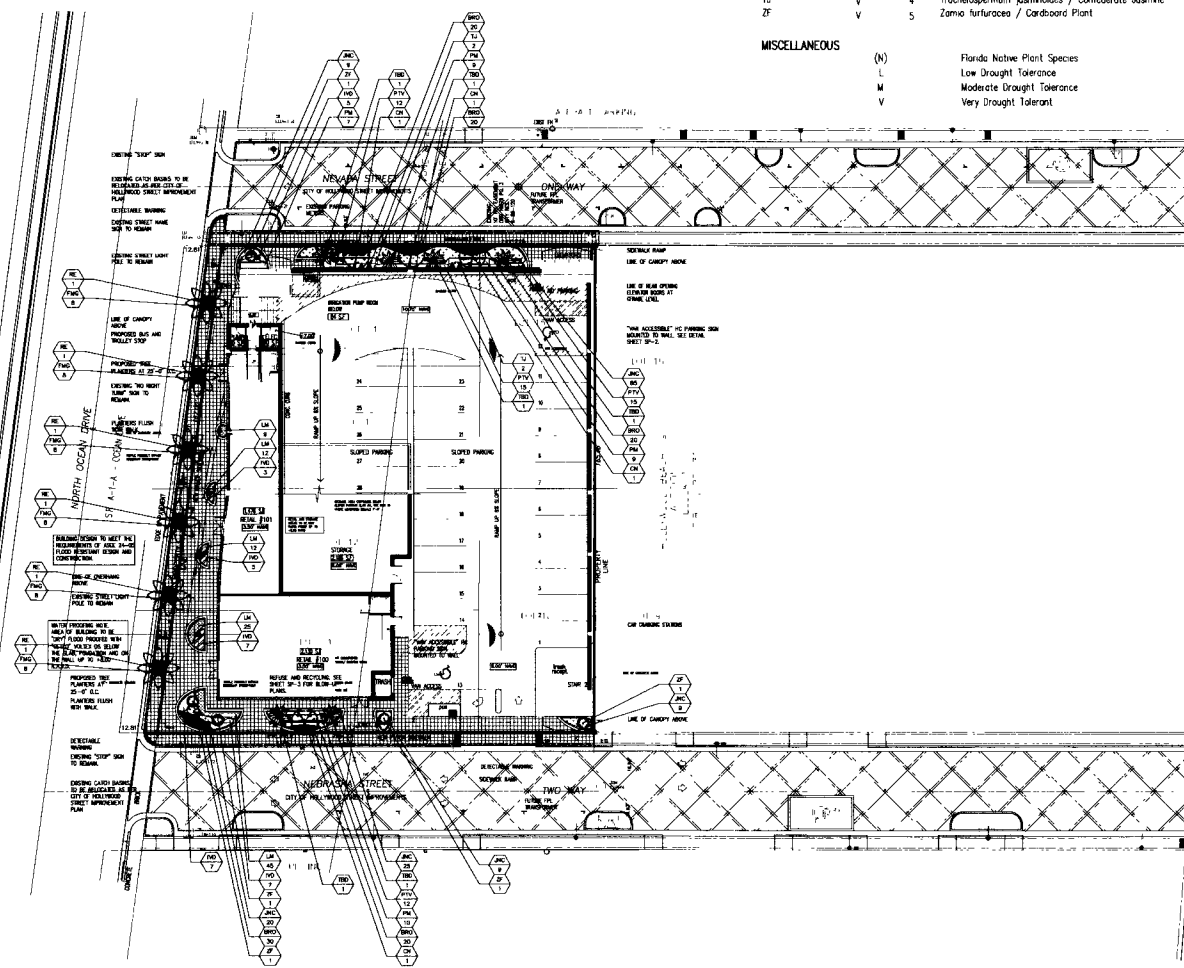
TONNING & ASSOCIATES  
LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECT - Florida License #6666709  
1000 Jeffrey Street, Suite 201  
Fort Lauderdale, Florida 33304  
Tel: 561-414-8289 Fax: 561-852-5977 Email: TONNINGL@aol.com

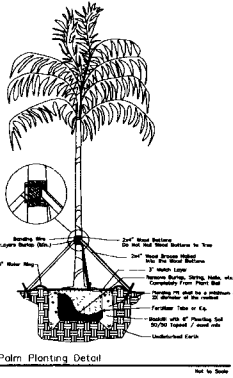
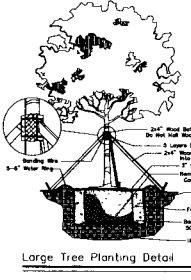
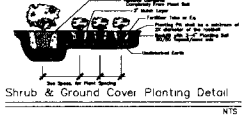
LANDSCAPE PLAN - GROUND FLOOR  
NEBRASKA GARAGE  
33 NEBRASKA STREET  
HOLLYWOOD, FLORIDA 33019  
KALLER ARCHITECTS

DRAWING TITLE  
PROJECT  
CLIENT

SEAL  
PROJECT NO. 15-110  
DRAWN BY WKT  
DESIGNED BY WKT  
CHECKED BY WKT  
DATE 04-17-15  
DWG NO. LP-1  
SHT NO. 1 of 2  
REVISIONS 12-07-15



LANDSCAPE PLAN  
SCALE 1" = 20'-0"



NOT TO SCALE

Exhibit "B"  
PROPOSED PLANT LIST

ACCENTS / SHRUBS / GROUND COVERS

|        |   |   |  |                            |
|--------|---|---|--|----------------------------|
| CS     | V | 4 | Cupressus sempervirens / Italian Cypress | B&B Field Grown, 14-16' OA |
| CR (N) | V | 3 | Clusia rosea / Clusia Tree               | B&B Field Grown, 8-10' OA  |

ACCENTS / SHRUBS / GROUND COVERS

|     |   |     |  |                                 |
|-----|---|-----|--|---------------------------------|
| FMG | V | 150 | Ficus macrocarpa Green Island / Green Island Ficus | 3 Gal, 24" OA, 2' OC            |
| FG  | V | 400 | Ficus pumila / Creeping Fig                        | 3 Gal, 24" OA, in Planter Tubes |
| TJ  | V | 64  | Trachelospermum jasminoides / Confederate Jasmine  | 10 Gal, 72" OA, 30" OC          |

MISCELLANEOUS

|     |   |                              |
|-----|---|------------------------------|
| (N) | L | Florida Native Plant Species |
| (N) | L | Low Drought Tolerance        |
| (N) | M | Moderate Drought Tolerance   |
| (N) | V | Very Drought Tolerant        |

NOTES:

GENERAL PLANTING REQUIREMENTS

All trees shown for plant material on the plan are to be container grown. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific trees or shrubs are noted on the plan(s) and will be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Plants and "Grades and Standards for Florida Nursery Trees". All material shall be selected on per CS specifications.

All plant material on included herein shall be supported by the landscape contractor for a minimum period of 180 days. All trees and plants for 17 months, all shrubs, groundcovers and miscellaneous plantings must be for 90 days, and all lawn areas for 90 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting pits that is designed to the site in a 100% slope and include mulch. All plant material shall be installed above grade. Soil must be free of all rocks, sticks, and other debris. All plant material shall be watered and mulched on per CS specifications.

Trees shall be (75% of planting soil) 50/50 soil/wood mulch in required amount and beneath the root ball of all trees and plants, and 1 cubic yard per 500 sq ft of groundcover.

All landscape items shall be covered with landscape or plastic weed net. Mulches shall be a minimum depth of three inches (3") of cover when settled. Cornes bark shall not be used.

All plant material shall be thoroughly watered in at the time of planting, no dry planting permitted. All plant material shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape items shall be irrigated by a fully automatic, adjustable system designed to provide 100% coverage of all landscape areas. All basins shall be installed in 300' coverage, on per manufacturer specifications and performance standards utilizing a first time water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for trees, shrubs and groundcover plants.

It is the sole responsibility of the landscape contractor to ensure that all tree planting occurs during the specified time period. All trees and plants shall be planted in 100% coverage, on per manufacturer specifications and performance standards. All trees and plants shall be planted in 100% coverage, on per manufacturer specifications and performance standards. All trees and plants shall be planted in 100% coverage, on per manufacturer specifications and performance standards.

All plant material shall be established with fertilizer which shall be State approved on a complete fertilizer containing the required amount of trace elements in addition to N-P-K of each 500' of the coverage shall be carried from an organic source as per CS specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and installing all underground utilities prior to excavation.

All trees, shrubs and plants installed or recommended by this drawing are owned by and are the exclusive property of "Kaller Architects".

The plan takes precedence over the plant list.

**SPECIAL INSTRUCTIONS**

Forward site and terrain grading to +/- 1 inch (1") shall be provided by the general contractor. All related site grading and final installation work shall be provided by the landscape contractor.

All soil work as indicated on the planting plan shall require identification, excavation, if required. However, shall not be the responsibility of the landscape contractor to include in the bid, the repair of any soil work which may be damaged from the landscape installation operations.

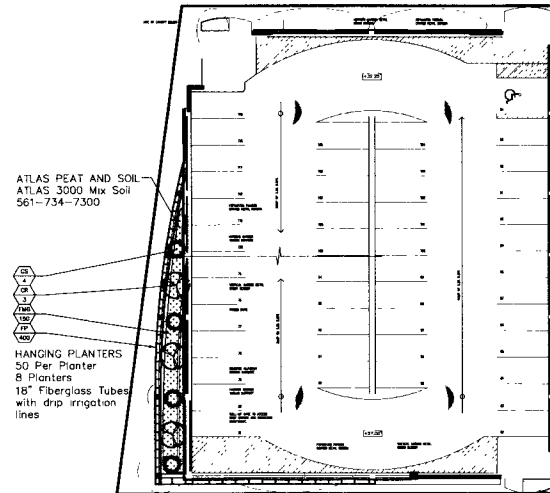
All existing plants to be removed and staked.

Existing landscape irrigation is functional. Run sensor is to be provided/active.

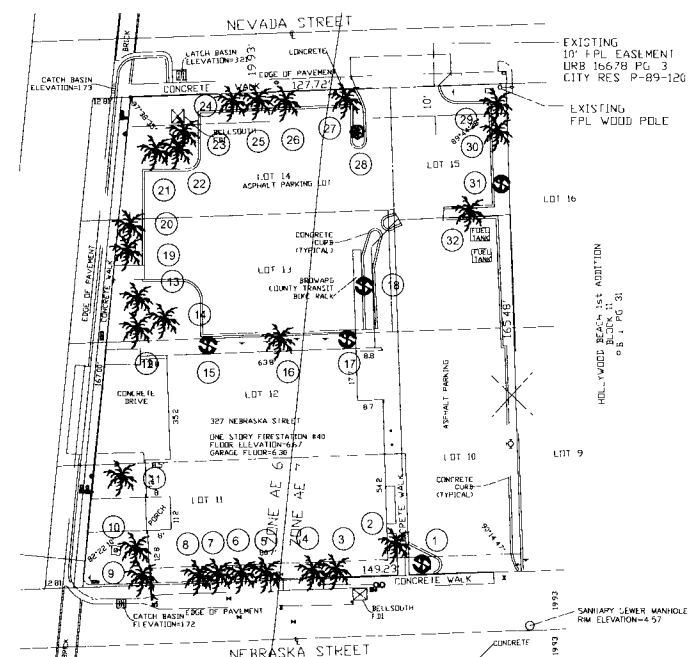
Landscape permits are required before any planting occurs. Permits are obtained from the Building Department.

Trees are to be planted at a depth to the root flare and top of root flare shall be 100% covered.

Existing trees, plants, accents, hedges, shrubs, groundcover and lawns shall be healthy, maintained and in full vigor. Also, the existing hedges must be continuous and at least 4" tall.



N LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



N EXISTING CONDITIONS PLAN  
SCALE: 1" = 20'-0"

| Tree # | Type          | Caliper | Height | Caliper | Remove | Retain | Relocate | Condition |
|--------|---------------|---------|--------|---------|--------|--------|----------|-----------|
| 1      | Carolinian    | 10"     | 15'    | 7"      | X      |        |          | Good      |
| 2      | Sabal Palm    | 11"     | 8'     | 5"      | X      |        |          | Good      |
| 3      | Sabal Palm    | 11"     | 15'    | 7"      | X      |        |          | Good      |
| 4      | Sabal Palm    | 10"     | 15'    | 7"      | X      |        |          | Good      |
| 5      | Sabal Palm    | 10"     | 15'    | 7"      | X      |        |          | Good      |
| 6      | Sabal Palm    | 11"     | 15'    | 7"      | X      |        |          | Good      |
| 7      | Sabal Palm    | 10"     | 15'    | 7"      | X      |        |          | Good      |
| 8      | Sabal Palm    | 11"     | 14'    | 7"      | X      |        |          | Good      |
| 9      | Sabal Palm    | 10"     | 14'    | 7"      | X      |        |          | Good      |
| 10     | Royal Palm    | 10"     | 25'    | 15"     | X      |        |          | Good      |
| 11     | Royal Palm    | 10"     | 25'    | 15"     | X      |        |          | Good      |
| 12     | Royal Palm    | 10"     | 25'    | 15"     | X      |        |          | Good      |
| 13     | Royal Palm    | 10"     | 25'    | 15"     | X      |        |          | Good      |
| 14     | Royal Palm    | 10"     | 25'    | 15"     | X      |        |          | Good      |
| 15     | Walter Reed   | 8"      | 21'    | 12"     | X      |        |          | Good      |
| 16     | Sabal Palm    | 10"     | 20'    | 12"     | X      |        |          | Good      |
| 17     | Carolinian    | 8"      | 17'    | 15"     | X      |        |          | Good      |
| 18     | Carolinian    | 8"      | 15'    | 10"     | X      |        |          | Good      |
| 19     | Sabal Palm    | 10"     | 15'    | 7"      | X      |        |          | Good      |
| 20     | Sabal Palm    | 10"     | 15'    | 7"      | X      |        |          | Good      |
| 21     | Live Oak Palm | 12"     | 45'    | 18"     | X      |        |          | Good      |
| 22     | Live Oak Palm | 12"     | 45'    | 18"     | X      |        |          | Good      |
| 23     | Live Oak Palm | 12"     | 45'    | 18"     | X      |        |          | Good      |
| 24     | Sabal Palm    | 10"     | 15'    | 7"      | X      |        |          | Good      |
| 25     | Sabal Palm    | 10"     | 15'    | 7"      | X      |        |          | Good      |
| 26     | Sabal Palm    | 10"     | 20'    | 10"     | X      |        |          | Good      |
| 27     | Sabal Palm    | 10"     | 20'    | 10"     | X      |        |          | Good      |
| 28     | Liquidambar   | 8"      | 15'    | 15"     | X      |        |          | Good      |
| 29     | Sabal Palm    | 10"     | 15'    | 15"     | X      |        |          | Good      |
| 30     | Sabal Palm    | 10"     | 15'    | 15"     | X      |        |          | Good      |
| 31     | Liquidambar   | 8"      | 15'    | 15"     | X      |        |          | Good      |
| 32     | DEAD-Stump    | 0"      | 0'     | 0"      | X      |        |          | Good      |

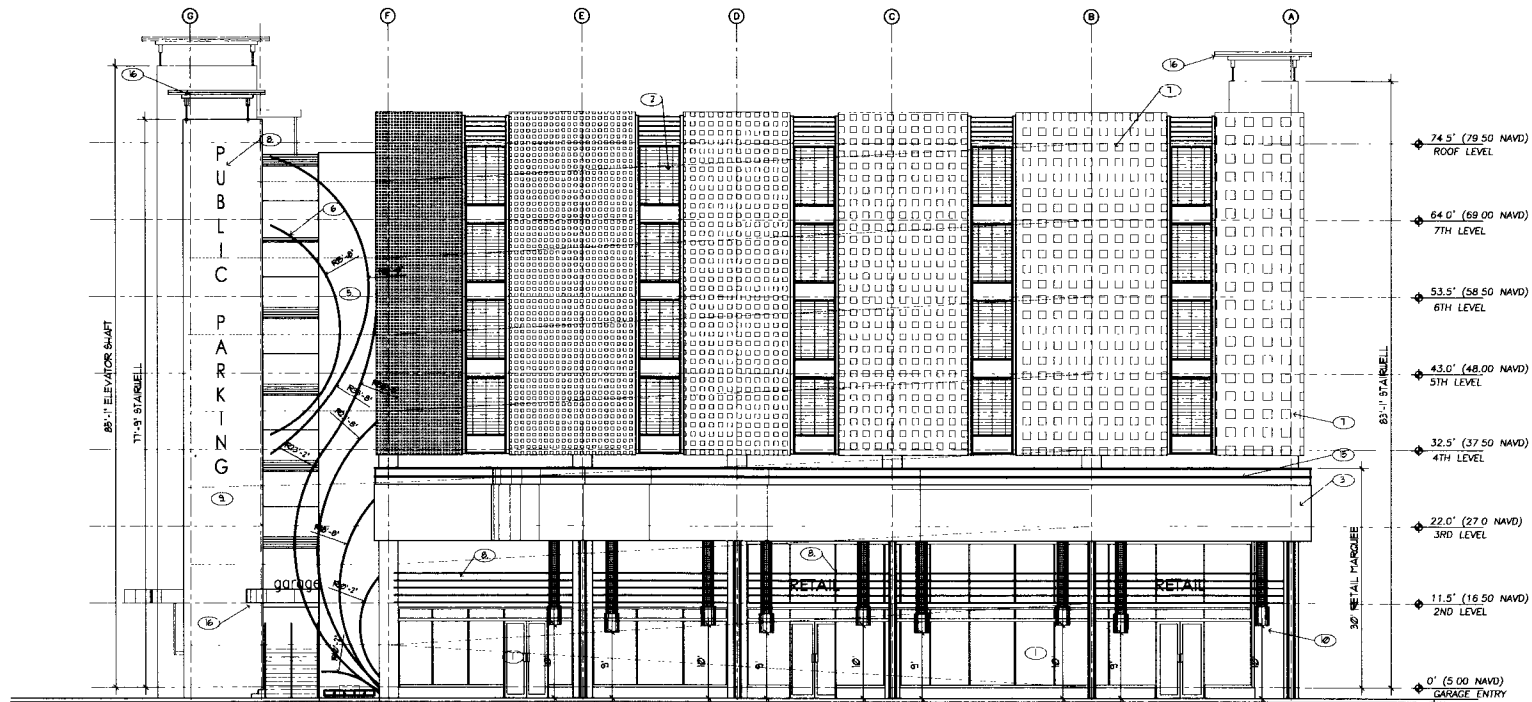
**TANNER CLASSIC PLANNING**  
Landscape Architect - Florida License #668709  
3950 Jennifer Street, Suite 201  
Hollywood, Florida 33019  
Tel: 561-411-8288 Fax: 561-852-5977 Email: TANNER@AOL.com

LANDSCAPE PLAN - THIRD FLOOR  
NEBRASKA GARAGE  
337 NEBRASKA STREET  
HOLLYWOOD, FLORIDA 33019  
CLIENT: KALLER ARCHITECTS

DRWG TITLE: LANDSCAPE PLAN - THIRD FLOOR  
PROJECT: NEBRASKA GARAGE  
CLIENT: KALLER ARCHITECTS

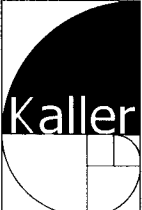
SCALE: 1" = 20'-0"

PROJECT NO: 12-110  
DRAWN BY: WKT  
DESIGNED BY: WKT  
CHECKED BY: WKT  
DATE: 04-17-15  
DWG NO: LP-2  
SHT NO: 2 of 2  
REVISIONS: 08-04-15



- 1 TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT
- 2 VERTICAL POWDER COATED ALUMINUM SCREEN
- 3 BRUSHED ALUMINUM FINISH AT RETAIL MARQUEE
- 4 STUCCO SCORING
- 5 ART INSTALLATION PANEL
- 6 42" HIGH ALUMINUM GUARD RAILING
- 7 POWDER COATED ALUMINUM SCREEN
- 8 POWDER COATED BACK LIT CHANNEL LETTER SIGNAGE
- 9 SMOOTH STUCCO WALL FINISH
- 10 HANGING VERTICAL PLANTERS
- 11 IMPACT RESISTANT HOLLOW METAL DOOR
- 12 ELEVATOR DOORS
- 13 CONCRETE EYEBROW
- 14 PLANTERS
- 15 ROOF DECK GARDEN
- 16 POWDER COATED METAL CANOPY
- 17 12" CONCRETE COLUMNS
- 18 RECESSED SQUARE PATTERN IN CONCRETE

**1 WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**JOSEPH B. KALLER & ASSOCIATES, P.A.**  
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 kaller@kallercontacts.com

**SEAL**  
  
 JOSEPH B. KALLER  
 FLORIDA P.E. # 0009239



**PROJECT TITLE**  
 NEBRASKA GARAGE  
 327 NEBRASKA STREET  
 HOLLYWOOD FL

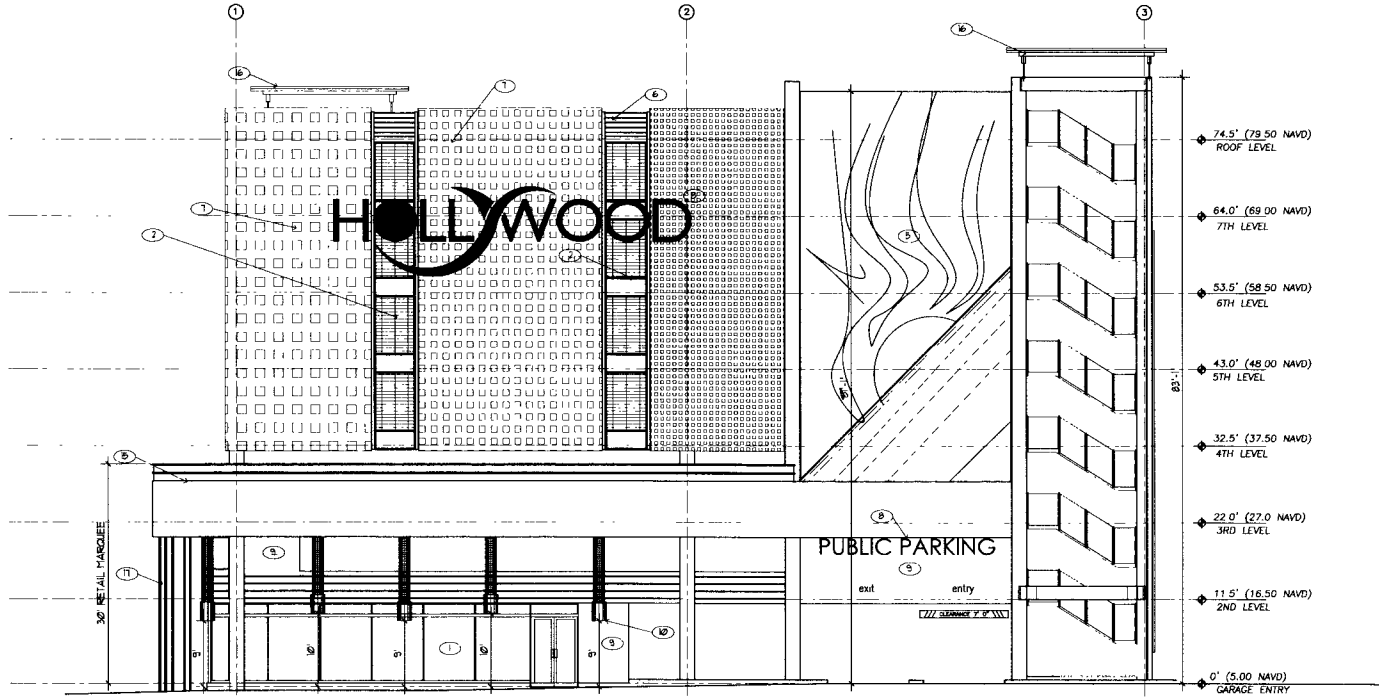
**SHEET TITLE**  
 WEST ELEVATION

**REVISIONS**

| No | DATE     | DESCRIPTION                           |
|----|----------|---------------------------------------|
| 1  | 10/02/15 | FINAL TAC COMMENTS (RENUMBERED SHEET) |

PROJECT No 14221  
 DATE 01-27-15  
 DRAWN BY GWV  
 CHECKED BY JOK

**SHEET**  
**A-9**



- 1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT
- 2. VERTICAL POWDER COATED ALUMINUM SCREEN
- 3. BRUSHED ALUMINUM FINISH AT RETAIL MARQUEE
- 4. STUCCO SCORING
- 5. ART INSTALLATION PANEL
- 6. 42" HIGH ALUMINUM GUARD RAILING
- 7. POWDER COATED ALUMINUM SCREEN
- 8. POWDER COATED BACK LIT CHANNEL LETTER SIGNAGE
- 9. SMOOTH STUCCO WALL FINISH
- 10. HANGING VERTICAL PLANTERS
- 11. IMPACT RESISTANT HOLLOW METAL DOOR
- 12. ELEVATOR DOORS
- 13. CONCRETE EYEBROW
- 14. PLANTERS
- 15. ROOF DECK GARDEN
- 16. POWDER COATED METAL CANOPY
- 17. 12" CONCRETE COLUMNS
- 18. RECESSED SQUARE PATTERN IN CONCRETE

**1 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



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SEAL

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FLORIDA P.A. # 0009239



PROJECT TITLE  
NEBRASKA GARAGE  
327 NEBRASKA STREET  
HOLLYWOOD FL

SHEET TITLE  
SOUTH ELEVATION

REVISIONS

| No. | DATE     | DESCRIPTION                           |
|-----|----------|---------------------------------------|
| 1   | 10/02/15 | FINAL TAC COMMENTS (RENUMBERED SHEET) |

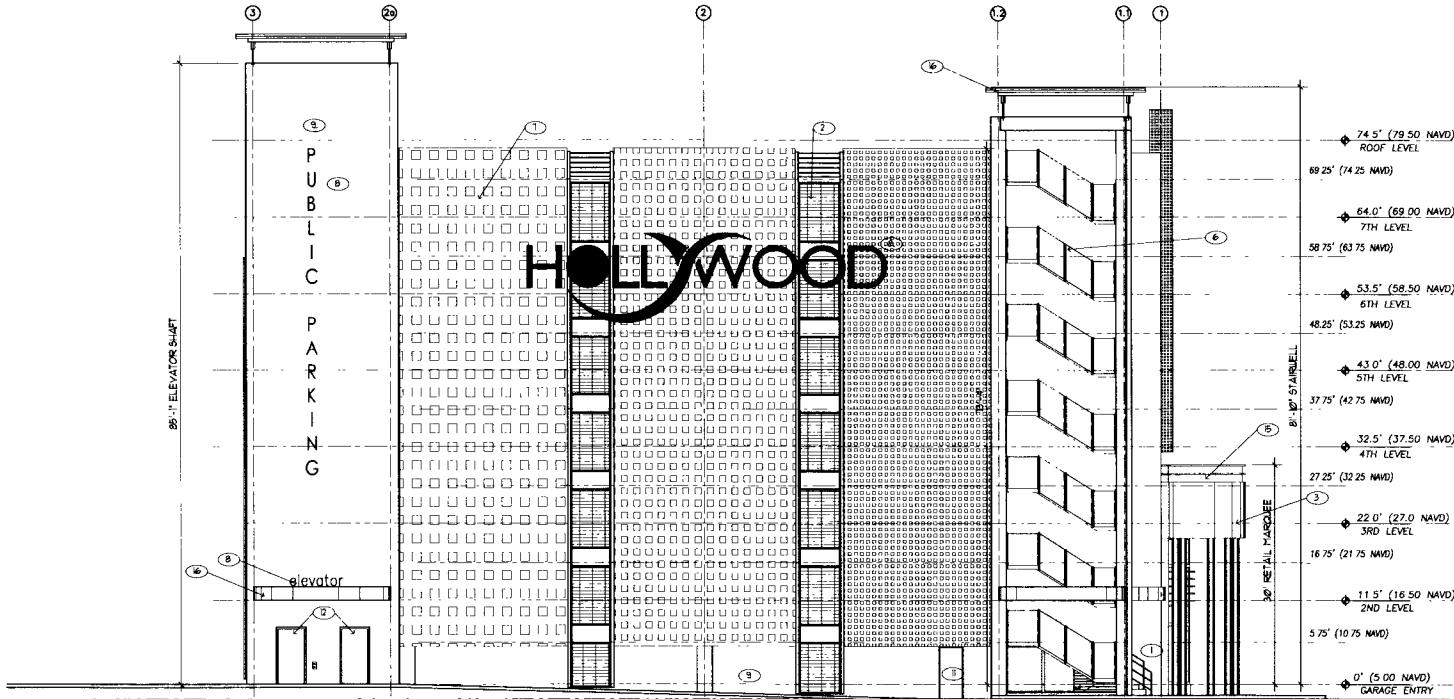
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PROJECT NO: 14221  
DATE: 01-27-15  
DRAWN BY: GMY  
CHECKED BY: JMK

SHEET

**A-10**





- 74.5' (79.50 NAVD) ROOF LEVEL
- 89.25' (74.25 NAVD)
- 64.0' (69.00 NAVD) 7TH LEVEL
- 58.75' (63.75 NAVD)
- 53.5' (58.50 NAVD) 6TH LEVEL
- 48.25' (53.25 NAVD)
- 43.0' (48.00 NAVD) 5TH LEVEL
- 37.75' (42.75 NAVD)
- 32.5' (37.50 NAVD) 4TH LEVEL
- 27.25' (32.25 NAVD)
- 22.0' (27.0 NAVD) 3RD LEVEL
- 16.75' (21.75 NAVD)
- 11.5' (16.50 NAVD) 2ND LEVEL
- 5.75' (10.75 NAVD)
- 0' (5.00 NAVD) GARAGE ENTRY

- 1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT
- 2. VERTICAL POWDER COATED ALUMINUM SCREEN
- 3. BRUSHED ALUMINUM FINISH AT RETAIL MARQUEE
- 4. STUCCO SCORING
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- 11. IMPACT RESISTANT HOLLOW METAL DOOR
- 12. ELEVATOR DOORS
- 13. CONCRETE EYEBROW
- 14. PLANTERS
- 15. ROOF DECK GARDEN
- 16. POWDER COATED METAL CANOPY
- 17. 12" CONCRETE COLUMNS
- 18. RECESSED SQUARE PATTERN IN CONCRETE

**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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kaller@kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA P.A. # 0009259



PROJECT TITLE  
NEBRASKA GARAGE  
327 NEBRASKA STREET  
HOLLYWOOD FL

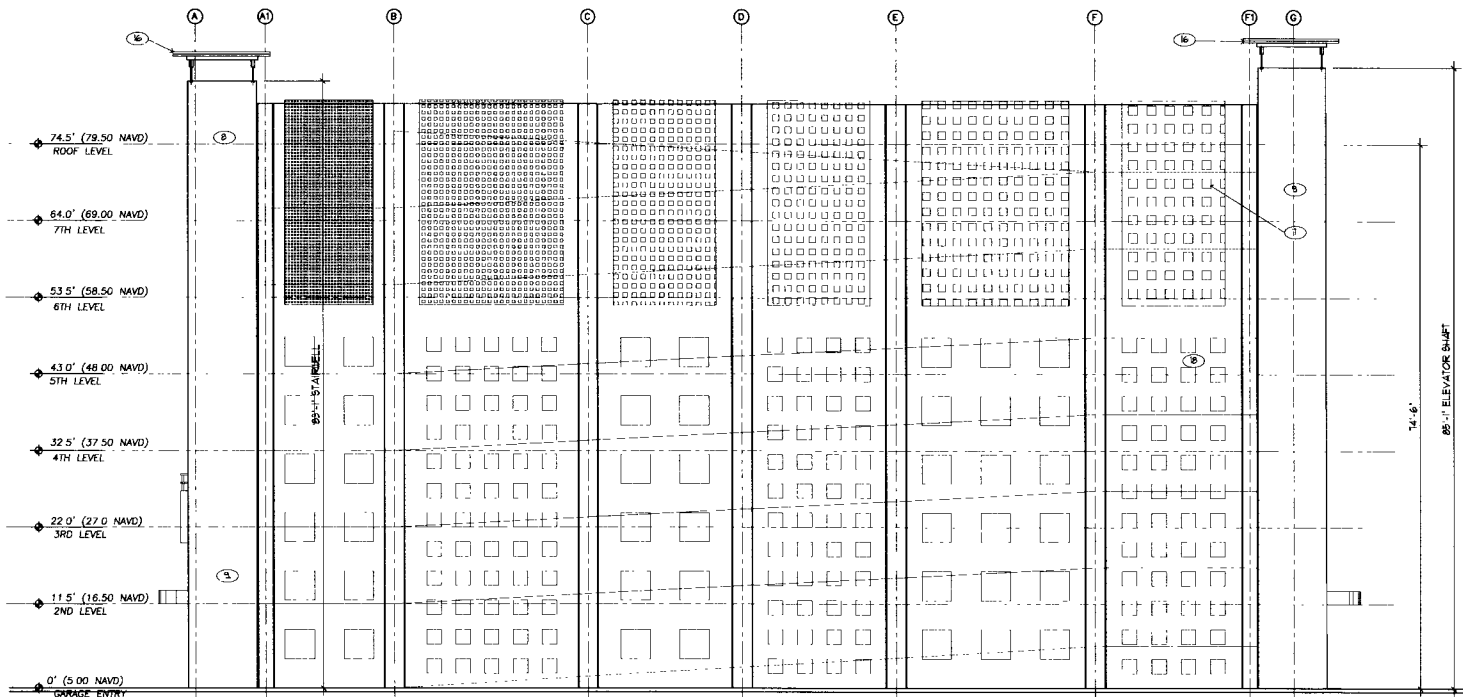
SHEET TITLE  
NORTH ELEVATION

| REVISIONS |          |                                       |
|-----------|----------|---------------------------------------|
| NO.       | DATE     | DESCRIPTION                           |
| 1         | 10/02/15 | FINAL TAC COMMENTS (RENUMBERED SHEET) |

PROJECT No 14221  
DATE 01-27-15  
DRAWN BY GHV  
CHECKED BY JMK

SHEET

A-11



- 1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT
- 2. VERTICAL POWDER COATED ALUMINUM SCREEN
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- 15. ROOF DECK GARDEN
- 16. POWDER COATED METAL CANOPY
- 17. 12# CONCRETE COLUMNS
- 18. RECESSED SQUARE PATTERN IN CONCRETE

**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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FLORIDA E.A. # 0009239



**PROJECT TITLE**  
NEBRASKA GARAGE  
327 NEBRASKA STREET  
HOLLYWOOD FL.

**SHEET TITLE**  
EAST ELEVATION

| REVISIONS |          |                                       |
|-----------|----------|---------------------------------------|
| No.       | DATE     | DESCRIPTION                           |
| 1         | 10/02/15 | FINAL TAC COMMENTS (RENUMBERED SHEET) |

The owner, its architect or engineer, shall retain the responsibility for the accuracy and completeness of the information submitted or used in any way, unless otherwise stated on this sheet.

PROJECT No: 14221  
DATE: 01-27-15  
DRAWN BY: GHV  
CHECKED BY: JBR

**SHEET**

**A-12**