

ATTACHMENT I
Application Package

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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 ☐ Historic Preservation Board
☒ City Commission ☐ Planning and Development Board

Date of Application: 2/18/16

Location Address: 315 McKinley Street
Lot(s): 5, 6, 7 & 8 Block(s): 10 Subdivision: Hollywood Beach
Folio Number(s): 54212011450

Zoning Classification: BRT-25C Land Use Classification: Hotel

Existing Property Use: hotel 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): _____

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

Explanation of Request: City Commission Renew to Request 7 units from the City of Hollywood's Hotel Density Pool

Number of units/rooms: 27 Sq Ft: 19,990 sq ft.

Value of Improvement: 2.9 million Estimated Date of Completion: 3/2017

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

Name of Current Property Owner: 315 mnm Partners LLC

Address of Property Owner: 2901 Sterling Rd. Ft. Lauderdale FL 33312

Telephone: 954-439-6002 Fax: _____ Email Address: mhlab55@gmail.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauler

Address: 2417 Hollywood Blvd 33220 Telephone: 954-950-5146

Fax: 954-950-2841 Email Address: Joseph@Kaulerarchitects.com

Date of Purchase: 8/14 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: Keith Poliakoff, Esq.

Arnstern & Lebr, LLP Address: 200 E. Las Olas Blvd #1000
Fort Lauderdale, FL 33301 Email Address: KPoliakoff@arnstern.com
954-713-7644 954-208-8304 (F)

DEPARTMENT OF PLANNING



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: 2/18/16

PRINT NAME: NOAH CARBOWSKI

Date: 2/18/16

Signature of Consultant/Representative: [Signature]

Date: 2/18/16

PRINT NAME: JOSEPH B. KAULER

Date: 2/18/16

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 (project description) Request from Hotel Dignity to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kauler to be my legal representative before the Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 18 day of February 2016

[Signature]
Notary Public State of Florida
Laurie Yoder
My Commission EE 172374
Expires 03/10/2016

[Signature]
SIGNATURE OF CURRENT OWNER

NOAH CARBOWSKI

PRINT NAME

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR _____

Dolphin Hotel
315 McKinley Street
Hollywood FL 33019
Job# 14165
TAC# 15-DPV-84

JUSTIFICATION STATEMENT

The applicant seeks to completely demolish and to rebuild the Dolphin Hotel located at 315 McKinley Street.

To make this substantial financial investment succeed, the applicant is seeking seven (7) rooms from the Hotel Density Pool, to make this new hotel twenty-seven (27) rooms. The City of Hollywood Land Development Code allows this request to be made when of the gross square footage of the site exceeds 17,000 sf or comprises of four (4) or more contiguous lots. The gross lot area of this site is 17,671 sf. The allowed density for hotel units in the BRT-25-C (Beach Resort Commercial District) is 50 units per acre. The seven additional rooms fully comply with the district's requirements.

This proposed boutique hotel fully meets the district's height requirements. The hotel is four stories with a fifth story pool deck. The applicant has proposed a 24 hour Valet Parking Garage on the 1st floor. The Valet Parking will provide parking lifts with each lift accommodating two (2) cars. Although only 29 parking spaces are required for the project, the addition of the lifts will increase the parking capacity to 42 spaces, with only the two (2) handicap accessible spaces being self-parking. Along with the Parking Garage, there are small Retail Spaces and the Hotel Lobby that will be flush with the future sidewalk that is a part of the City of Hollywood Street Improvement plans. The three floors above the parking will be the hotel rooms and suites, a Lounge area, Kitchen and other Back of House service areas. The roof will have open deck area that has a Pool, Bar and Restrooms.

The design of the Hotel is Modern. Different textures and colors like Copper colored laser cut metal panels at the entry, textured raw concrete finish in other areas, Metal canopies and glass and aluminum railings introduces a warmth into the modern aesthetic. Architectural features like the "Cooper Box" will act like a Statement Piece, thus allowing the Building to stand out.

The existing single story Dolphin Hotel currently has eleven (11) rooms, most of which are suites. The new Dolphin Hotel is proposing twenty-seven (27) rooms, where eighteen (18) of the rooms are suites and nine (9) are large hotel rooms. The additional seven (7) rooms are needed to reduce the cost of construction per room to make this project financially feasible.

This Boutique Hotel will be positive addition to the Beach Community and the City as a whole. The new Dolphin Hotel will have unique architectural features, but at the same time it will not over power that special beach environment that exists in the City of Hollywood.

Dolphin

HOTEL



MEETING DATES

FRE APPLICATION - OCTOBER 16, 2015
P.A.C.O. - NOVEMBER 9, 2015
PRELIMINARY T.A.C. MEETING - DECEMBER 7, 2015
FINAL T.A.C. MEETING - JANUARY 25, 2016

PROJECT DATA

CODES:
FLORIDA BUILDING CODE, 5TH EDITION 2014
5TH EDITION FLORIDA FIRE PREVENTION CODE WITH NFPA 1 AND 101, 2012 REFERENCES
NFPA 13, 2010 EDITION NFPA 14, 2010 EDITION NFPA 20, 2010 EDITION NFPA 24, 2010 EDITION
BROWARD FIRE AMENDMENTS 2015

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 520-5746
FAX: (954) 520-2841
EMAIL: joseph@kallerarchitects.com

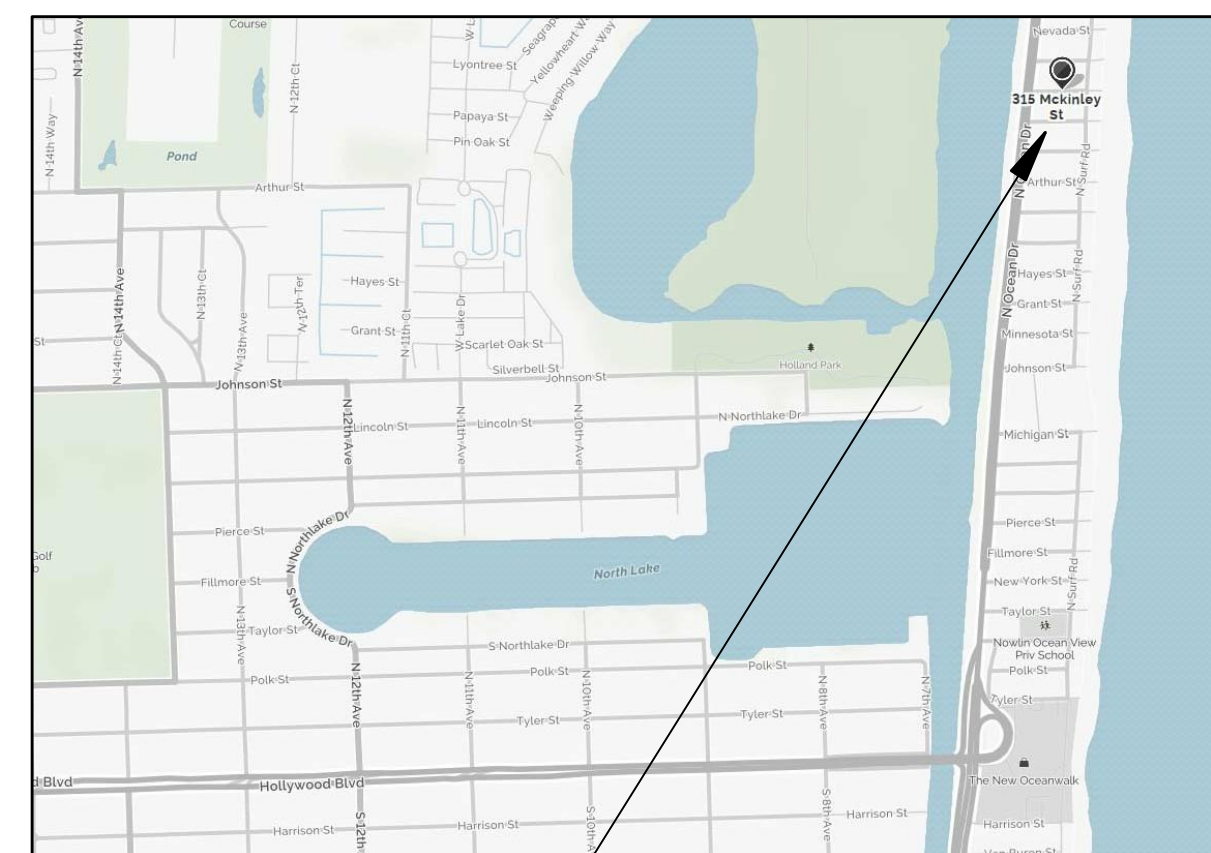
OWNER
315 MM PARTNERS LLC
CONTACT: NOHIM LABKOWSKI
ADDRESS: 2901 STIRLING ROAD #202
FORT LAUDERDALE, FL 33312
PHONE: (954) 435-6062
EMAIL: nahlab55@gmail.com

SURVEYOR
COUSINS SURVEYORS AND ASSOCIATES INC.
RICHARD COUSINS
ADDRESS: 3821 SW 4TH AVE.
DAVIE, FL 33314
PHONE: (954) 689-7166
FAX: (954) 689-7199

DRAWING INDEX

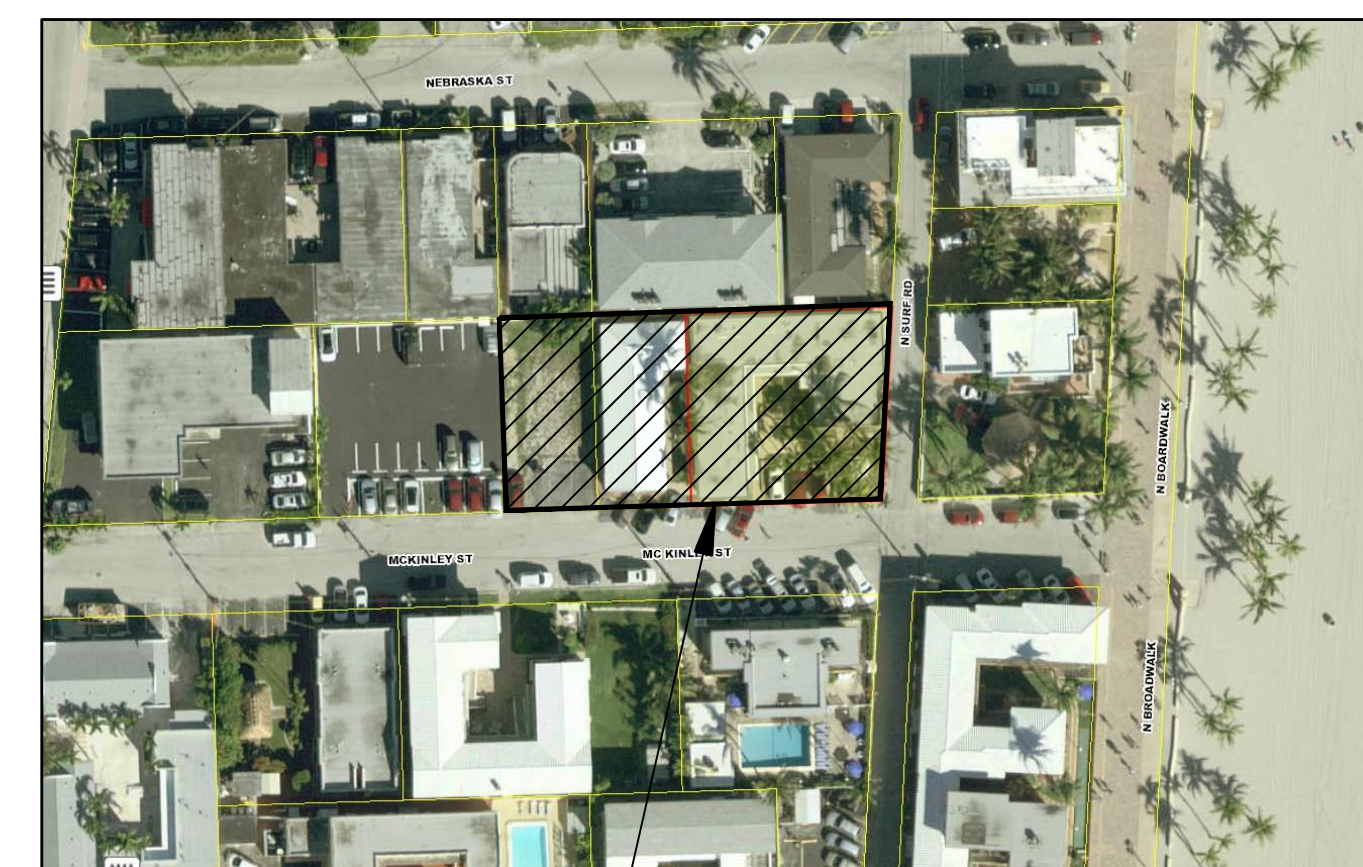
T-1	COVER SHEET	A-1	FIRST FLOOR PLAN
SURVEY		A-2	SECOND FLOOR PLAN
		A-3	THIRD FLOOR PLAN
		A-4	FOURTH FLOOR PLAN
SP-0	BUILDING DATA	A-5	ROOF PLAN
SP-1	SITE PLAN AND SITE DATA	A-6	BUILDING ELEVATION
SP-2	DUMPSTER AND SITE DETAILS	A-7	BUILDING ELEVATION
SP-3	SIGNAGE DETAILS	A-8	BUILDING ELEVATION
		A-9	BUILDING ELEVATION
C-1	PAVING AND DRAINAGE/ WATER AND SEWER	A-10	ACTIVE USES AND TRANSPARENCY
C-2	CONSTRUCTION DETAILS	A-11	CONTEXTUAL STREET ELEVATIONS
C-3	CONSTRUCTION DETAILS	A-12	FLOOR PLAN SETBACK DIAGRAM
C-4	EROSION CONTROL PLAN	A-13	SUITE AND ROOM BLOW-UP FLOOR PLAN
LP-1	LANDSCAPE PLAN AND DETAILS	A-14	ELEVATIONS ALLOWABLE WALL OPENINGS
LP-2	LANDSCAPE PLAN AND DETAILS		
FP-1	FLOOD PROOFING PLAN		

LOCATION MAP

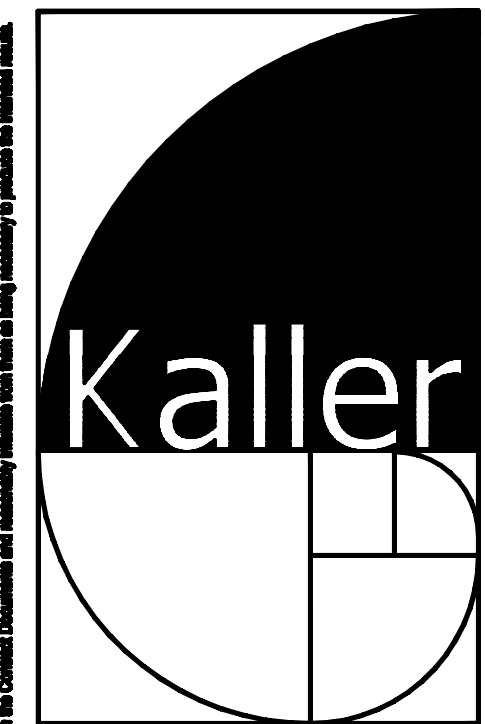


SITE

AERIAL



SITE



JOSEPH B. KALLER
+
ASSOCIATES PA
AIA 20001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 520 5746 phone (954) 520 2841 fax
kaller@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0007239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
TITLE PAGE
FINAL TAC

REVISIONS		
No.	DATE	DESCRIPTION
1	12-10-15	PRELIM. TAC

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PROJECT No.: 14165
DATE: 11-10-15
DRAWN BY: THS
CHECKED BY: JJK

SHEET

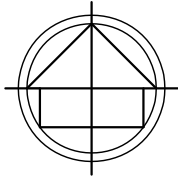
T-1

1 OF 1

ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP (NTS)



LAND DESCRIPTION:

LOTS 5, 6, 7 AND 8, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FROM AUGUST 15, 2014 TO OCTOBER 29, 2015. FILE NUMBER : 1062-3460200
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK © HAYES STREET & BROWARDWALK. ELEVATION=6.05' (NAVD88)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
-E-	OVERHEAD UTILITY LINE
EB	ELECTRIC BOX
MLP	METAL LIGHT POLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK
PRM	PERMANENT REFERENCE MONUMENT
FDH	FOUND DRILL HOLE
GM	GAS METER

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER:1062-3460200, FROM AUGUST 15, 2014 TO OCTOBER 29, 2015), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

____ THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 11/04/15 FOR THE FIRM BY:_____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7813-15

CLIENT :

NOCHUM LABROWSKI

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	11/04/15	SKETCH	AM	REC
REVISED SURVEY ADDED NET/GROSS AREAS	12/11/15	-----	REC	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
315 & 319 MCINLEY STREET

SCALE: N/A

SHEET 1 OF 2



ALTA/ACSM LAND TITLE SURVEY

NET SITE AREA = 13672 SQ.FT./0.3139 AC.
GROSS SITE AREA = 17671 SQ.FT./0.4057 AC.
(GROSS AREA TO CENTERLINE OF RIGHTS-OF-WAY)

LOT 16
BLOCK 10
OWNER:
NEBRASKA STREET
APARTMENTS BLLC

LOT 17
BLOCK 10
OWNER: MARIA OLIVERA
FIP
CONC WALL (1/2")

LOT 18
BLOCK 10
OWNER: AVENTURA 1973 LLC
168.50'(PLAT & FIELD) CONC WALL / WOOD FENCE

LOT 20
BLOCK 10
OWNER: 2120NSURF LLC (1/2")
WOOD FENCE

LOT 9
BLOCK 10
OWNER: HOLLYWOOD
RU-VEL CO-OP

LOT 8
BLOCK 10

1 STORY CBS BUILDING
BUILDING HEIGHT=15.50'
FLOOR ELEVATION=8.65'

1 STORY CBS BUILDING
BUILDING HEIGHT=11.00'
FLOOR ELEVATION=8.78'

BLDG FOOTPRINT
AREA=3,015 SQ.FT.

LOT 6
BLOCK 10

LOT 5
BLOCK 10

LOT 7
BLOCK 10

ASPHALT PARKING
4 SPACES

CONCRETE
PLANTER

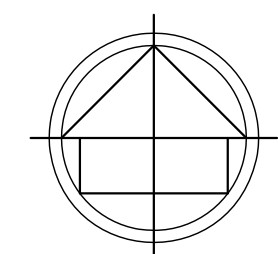
CONCRETE
PLANTER

ASPHALT PARKING
3 SPACES

CONC
BOLLARDS

SURF ROAD

SEWER MANHOLE
RIM ELEV=7.22'



COASTAL CONSTRUCTION
CONTROL LINE
DATED : 11/17/1981
(RECORDED IN MISC. P.B. 6, PG. 10, B.C.R.)

FOUND
NAIL
0.26' NORTH

SEWER MANHOLE
RIM ELEV=4.15'

ASPHALT PARKING
3 SPACES

162.05'(FIELD)
162.00'(PLAT)

ASPHALT PAVEMENT

MCKINLEY STREET
PUBLIC DEDICATED RIGHT-OF-WAY
TOTAL RIGHT-OF-WAY WIDTH=40.00 FEET

FIRE
HYDRANT
WATER
VALVE

WATER
VALVES

SEWER MANHOLE
RIM ELEV=7.10'

COUSINS SURVEYORS & ASSOCIATES, INC.



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DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7813-15

CLIENT :

NOCHUM LABROWSKI

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	11/04/15	SKETCH	AM	REC
REVISED SURVEY ADDED NET/GROSS AREAS	12/11/15	-----	REC	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
315 & 319 MCINLEY STREET

SCALE: 1" = 16'

SHEET 2 OF 2

AREA OF ROOMS

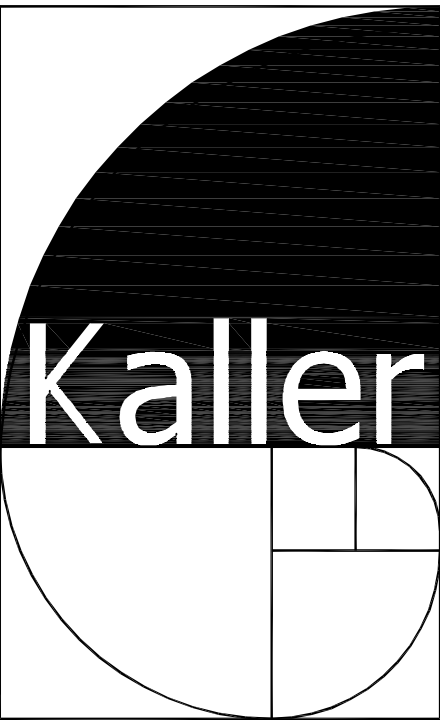
LOCATION	ROOM #	ROOM NAME	AREA		NET AREA		BEDS /BATHS
			AC	ROOM BALCONY	AC	BALCONY	
2ND FLOOR	1	201	502	280	3160	1474	1/1
	2	202	502	280			1/1
	3	203	502	280			1/1
	4	204	504	271			1/1
	5	205	386	122			1/1
	6	206	376	119			1/1
	7	207	388	122			1/1
3RD FLOOR	8	301	504	123	4754	897	1/1
	9	302	480	120			1/1
	10	303	514	72			1/1
	11	304	504	70			1/1
	12	305	504	70			1/1
	13	306	504	70			1/1
	14	307	504	70			1/1
	15	308	519	67			1/1
	16	309	366	118			1/1
	17	310	355	117			1/1
4TH FLOOR	18	401	504	97	4754	874	1/1
	19	402	480	120			1/1
	20	403	514	72			1/1
	21	404	504	70			1/1
	22	405	504	70			1/1
	23	406	504	70			1/1
	24	407	504	70			1/1
	25	408	519	67			1/1
	26	409	366	122			1/1
	27	410	355	116			1/1
TOTAL NET AREA					12668	3245	

TYPE OF ROOMS

LOCATION	ROOM NAME	ROOM TYPE	ROLL-IN SHOWER	HC BATHS	COMMUN.
2ND FLOOR	201	DOUBLE SUITE			
	202	KING SUITE			
	203	KING SUITE		X	X
	204	KING SUITE			
	205	KING			
	206	DOUBLE			X
	207	KING			
3RD FLOOR	301	KING SUITE			
	302	KING			
	303	KING SUITE			
	304	DOUBLE SUITE			
	305	KING SUITE			
	306	DOUBLE SUITE			
	307	DOUBLE SUITE			
	308	KING SUITE			
	309	KING			
	310	KING			X
4TH FLOOR	401	KING SUITE			
	402	DOUBLE			
	403	DOUBLE SUITE			
	404	KING SUITE			
	405	KING SUITE			
	406	DOUBLE SUITE			
	407	KING SUITE		X	X
	408	KING SUITE			
	409	KING			
	410	KING			
TOTAL			0	1	3

AREA OF BUILDING

LOCATION	SPACE	AREA		NET AREA	
		AC	NON AC	AC	NON AC
1ST FLOOR	RETAIL	1169		1916	8316
	LOBBY	588			
	TRASH ROOMS	150			
	ELEVATOR		80		
	STAIRWELLS		310		
	GARAGE		7926		
2ND FLOOR	LOBBY/ LOUNGE	1282		6809	2582
	SUN DECK		798		
	OFFICE	144			
	REST ROOMS	370			
	MECH./ ELEC.	341			
	CORRIDOR	838			
	STORAGE	132			
	KITCHEN	313			
	LAUNDRY	229			
	STAIRWELLS		310		
	HOTEL ROOMS	3160			
	BALCONIES		1474		
3RD FLOOR	PATIO/ CORR.		1568	4754	2775
	HOTEL ROOMS	4754			
	BALCONIES		897		
	STAIRWELLS		310		
4TH FLOOR	CORRIDOR		1076	4754	2340
	HOTEL ROOMS	4754			
	BALCONIES		874		
	STAIRWELLS		310		
ROOF DECK	REST ROOMS		136		5609
	ROOF DECK		5163		
	STAIRWELLS		310		
TOTAL NET AREA				18224	21622



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 926 5746 phone (954) 926 2844 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
SITE AND
BUILDING DATA

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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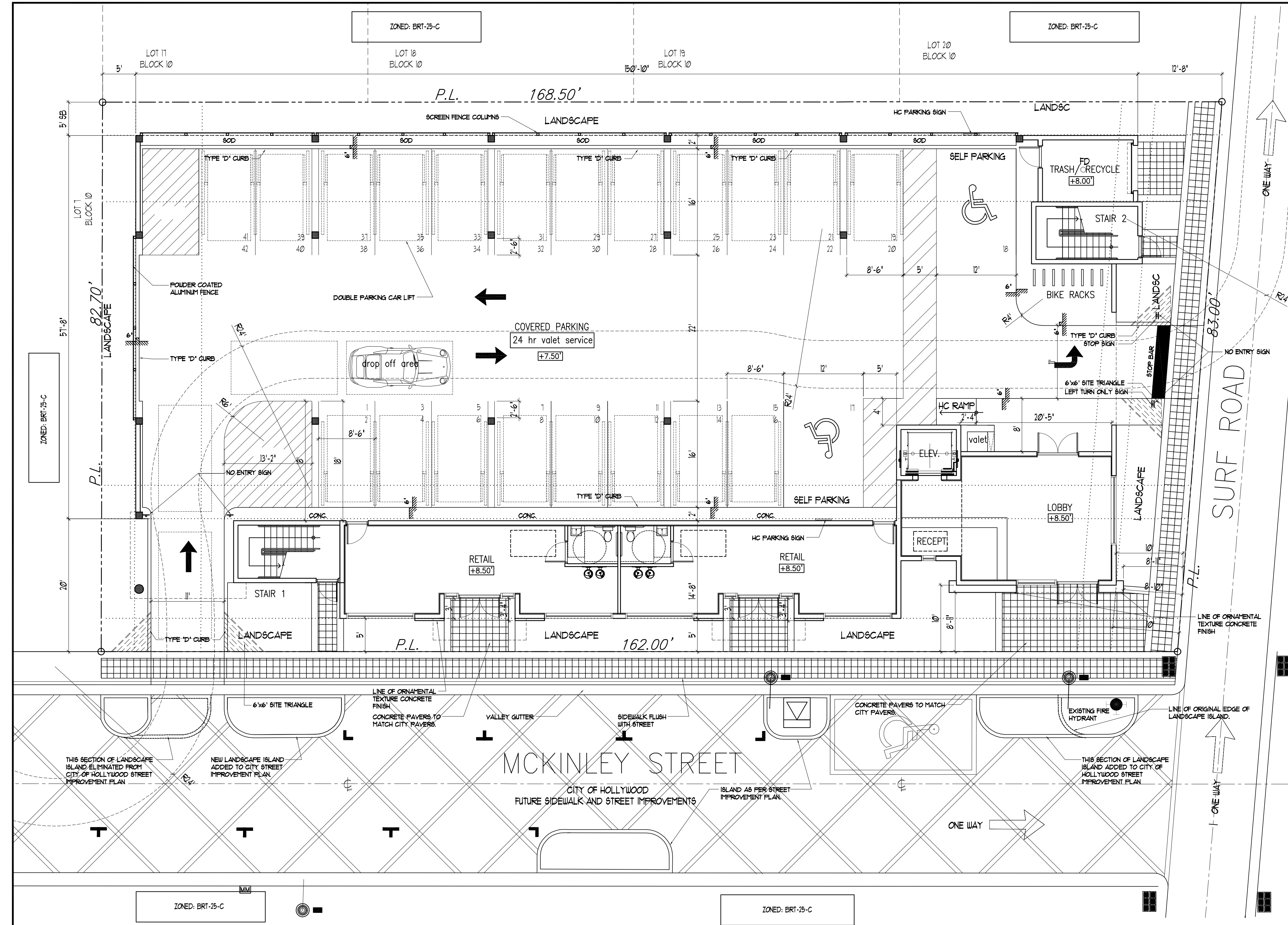
PROJECT No.: 14165
DATE: 11-10-15
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-0

1 OF 4

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004



LEGEND:

	SIDE WALK PAVERS TO MATCH CITY OF HOLLYWOOD RIGHT OF WAY IMPROVEMENTS
	LINE OF REQUIRE SETBACK
	BALCONY/ ROOF DECK AREAS
	POOL DECK AREAS
	POWDER COATED ALUMINUM FENCE
	DESIGNATED LOADING ZONE

GREEN BUILDING PRACTICES
FROM CITY OF HOLLYWOOD ORDINANCE #2-2011 -26

1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECT WHITE WALLS - AL-FOIL REFLECTIVE	14. POOL SOLAR WATER HEATING SYSTEM
2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25	15. PERVIOUS PAVEMENT
3. DOORS INSULATED AND FIRE RATED	16. 80% OF PLANTS AND TREES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS
4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE	17. ENERGY EFFICIENT OUTDOOR LIGHTING
5. PROGRAMMABLE THERMOSTATS	18. ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE
6. OCCUPANCY SENSORS	19. TANKLESS WATER HEATERS
7. DUAL FLUSH TOILETS	20. MERV 8 AC FILTERS
8. 80% OF PLANT MATERIAL NATIVE	ADDITIONAL PRACTICES
9. ENERGY EFFICIENT OUTDOOR LIGHTING	21. 8" REINFORCED CONCRETE ROOF STRUCTURE
10. INSULATED PIPING	22. ICIYENE SOY BASED CLOSED CELL SPRAY INSULATION
11. RECYCLING AREA	23. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES
12. ENERGY STAR APPLIANCES	24. DEEP OVERHANGS AT ROOF AND BALCONY LEVELS
13. ONE LOW FLOW SHOWER HEAD	

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 50' NAVD.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FFPC, 2014 NFPA 101 SECTION 28.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

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.

NOTE:
STACKED CARS WILL BE DESIGNED AROUND NFPA 1, CHIL.

SITE DATA

LEGAL DESCRIPTION
LOTS 5, 6, 7 AND 8, IN BLOCK 10 OF 'HOLLYWOOD BEACH FIRST ADDITION', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES
315 MCKINLEY STREET
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING:	BEACH RESORT COMMERCIAL DISTRICT - BRT-25-C						
LAND USE DESIGNATION:	GENERAL BUSINESS						
NET LOT AREA:	13,672.0 SQUARE FEET						
GROSS LOT AREA:	17,671.0 SQUARE FEET (0.40 AC)						
DENSITY:	<table><tr><th>ALLOWED</th><th>REQUESTED</th></tr><tr><td>50 ROOMS PER GROSS AC</td><td>67.5 ROOMS PER GROSS AC</td></tr><tr><td>0.40 X 50 = 20 ROOMS</td><td>0.40 X 70 = 27 ROOMS</td></tr></table>	ALLOWED	REQUESTED	50 ROOMS PER GROSS AC	67.5 ROOMS PER GROSS AC	0.40 X 50 = 20 ROOMS	0.40 X 70 = 27 ROOMS
ALLOWED	REQUESTED						
50 ROOMS PER GROSS AC	67.5 ROOMS PER GROSS AC						
0.40 X 50 = 20 ROOMS	0.40 X 70 = 27 ROOMS						

PARKING:	REQUIRED	PROVIDED
UNITS	1 PER ROOM = 27 SPACES	27 SPACES
RETAIL AND OFFICES	1 PER 1,000 SF. = 2 SPACES	15 SPACES
TOTAL	= 29 SPACES	42 SPACES

LOADING:	REQUIRED	PROVIDED
UNITS	1 PER 50 - 100 ROOMS = 0 SPACES	0 SPACES
RETAIL	1 PER +10,000 SF = 0 SPACES	0 SPACES

A SMALLER LOADING AREA HAS BEEN PROVIDED

SETBACKS:

	REQUIRED	PROVIDED
	BASE	TOWER
(a) SURF ROAD (EAST)	10'-0"	15'-0"
(b) INTERIOR (NORTH)	5'-0"	15'-0"
(c) CROSS STREET (SOUTH)	20'-0"	25'-0"
(d) INTERIOR (WEST)	5'-0"	15'-0"

* CROSS STREET BUILDING BASE SETBACKS MAY BE A MINIMUM OF 10'-0" FOR UP TO 40% OF THE SITE FRONTAGE.
** CROSS STREET, A1A AND SURF ROAD BUILDING TOWER SETBACKS MAY MATCH BUILDING BASE SETBACKS FOR UP TO 40% OF THE SITE FRONTAGE.

PERVIOUS AREA:	FIRST FLOOR -2101 S.F. (15.4%)
IMPERVIOUS AREA:	FIRST FLOOR -11571 S.F. (84.6%)
LANDSCAPED AREAS:	1ST FLOOR 2101 S.F.
	2ND FLOOR 233 S.F.
	3RD FLOOR 427 S.F.
	4TH FLOOR 0 S.F.
	ROOF 417 S.F.
	ROOF 3178 S.F.

BUILDING SUMMARY

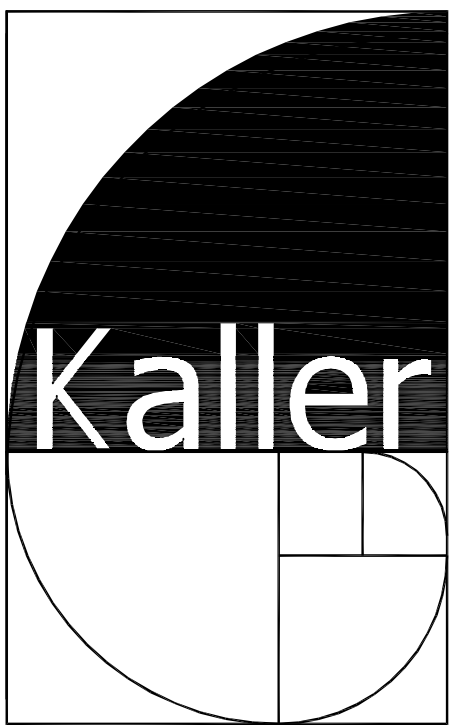
BUILDING HEIGHT:	ALLOWED	PROVIDED
	50'-0"	50'-0"
BUILDING AREAS:		
	INTERIOR	COVERED TERRACES/ BALCONIES
FIRST FLOOR	2297 S.F.	2272 S.F.
SECOND FLOOR	7119 S.F.	2465 S.F.
THIRD FLOOR	5064 S.F.	1950 S.F.
FOURTH FLOOR	5064 S.F.	5163 S.F.
FIFTH FLOOR	446 S.F.	
TOTAL	19,990 S.F.	21,840 S.F.

VARIANCES:

	REQUIRED	PROVIDED
PARKING	29 SPACES	42 VALET PARKING SPACES
RETAIL ACTIVE LINER	15'-0" DEEP	14'-9" DEEP
ROOM ACCESS	CLOSED CORRIDOR	OPEN TERRACE
2ND FLOOR		
LOBBY ENTRY	3'-0"	0'-0"
DOOR RECESS		



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



JOSEPH B. KALLER ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 926 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE

SITE PLAN AND DATA

REVISIONS

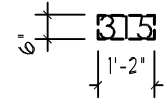
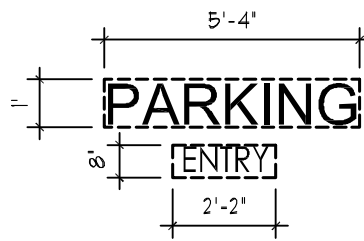
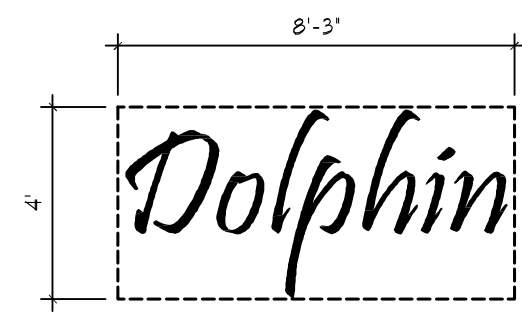
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC
2	1-19-16	FINAL TAC

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PROJECT No.: 14165
DATE: 11-10-15
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-1



NAME SIZE = 10.5 SF.
FONT STYLE - CENTURY GOTHIC

NAME SIZE = 5.5 SF.
FONT STYLE - CENTURY GOTHIC

NAME SIZE = 1 SF.
FONT STYLE - CENTURY GOTHIC

NAME SIZE = 15 SF.
FONT STYLE - CENTURY GOTHIC

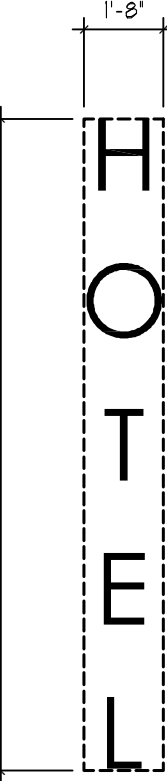
ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C ZONING DISTRICT.

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

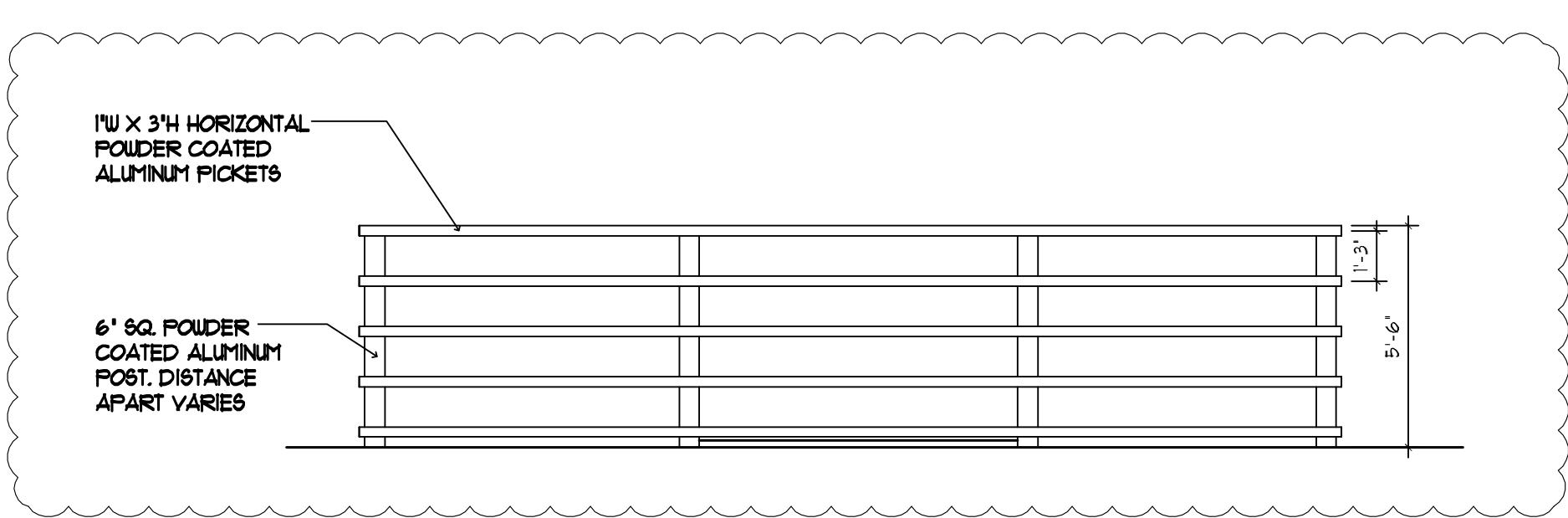
TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 "LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION" OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

NAME SIZE = 55 SF.
FONT STYLE - FRISTINA
FONT STYLE - CENTURY GOTHIC



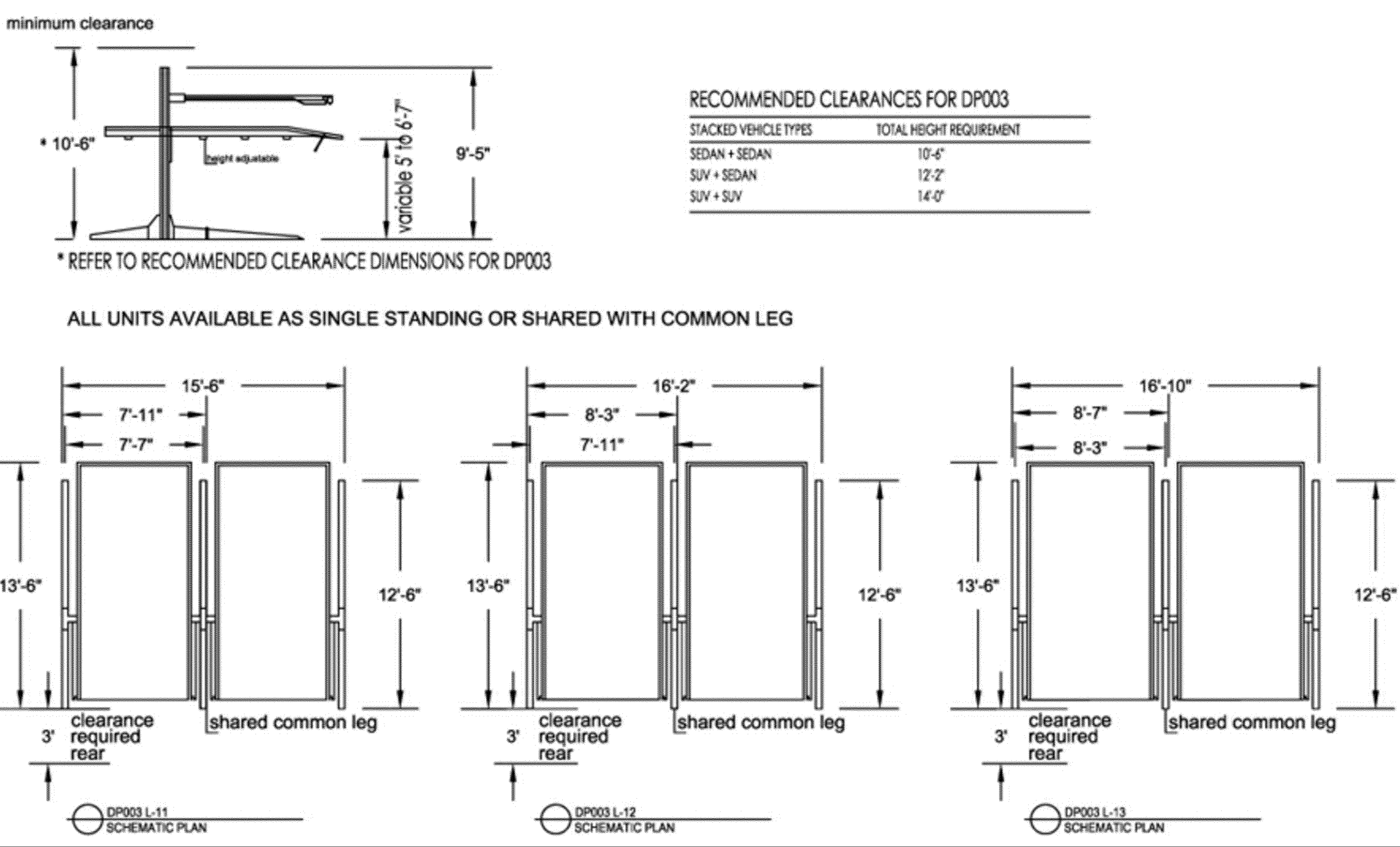
SIGN DETAILS

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



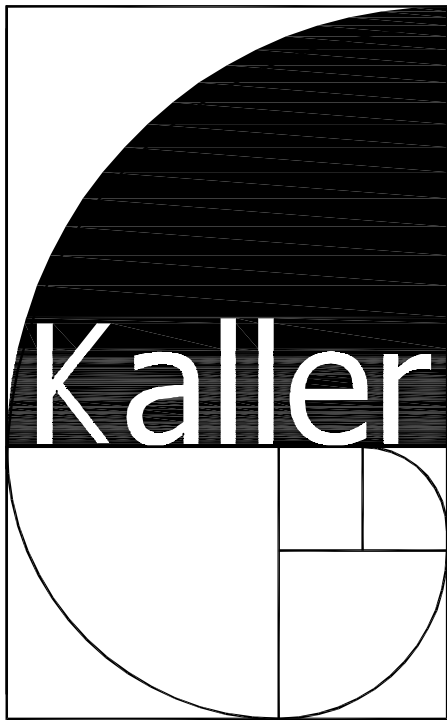
FENCE DETAILS

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



CAR LIFT DETAILS

SCALE: NTS



JOSEPH B. KALLER
+
ASSOCIATES PA

AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 926 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE

DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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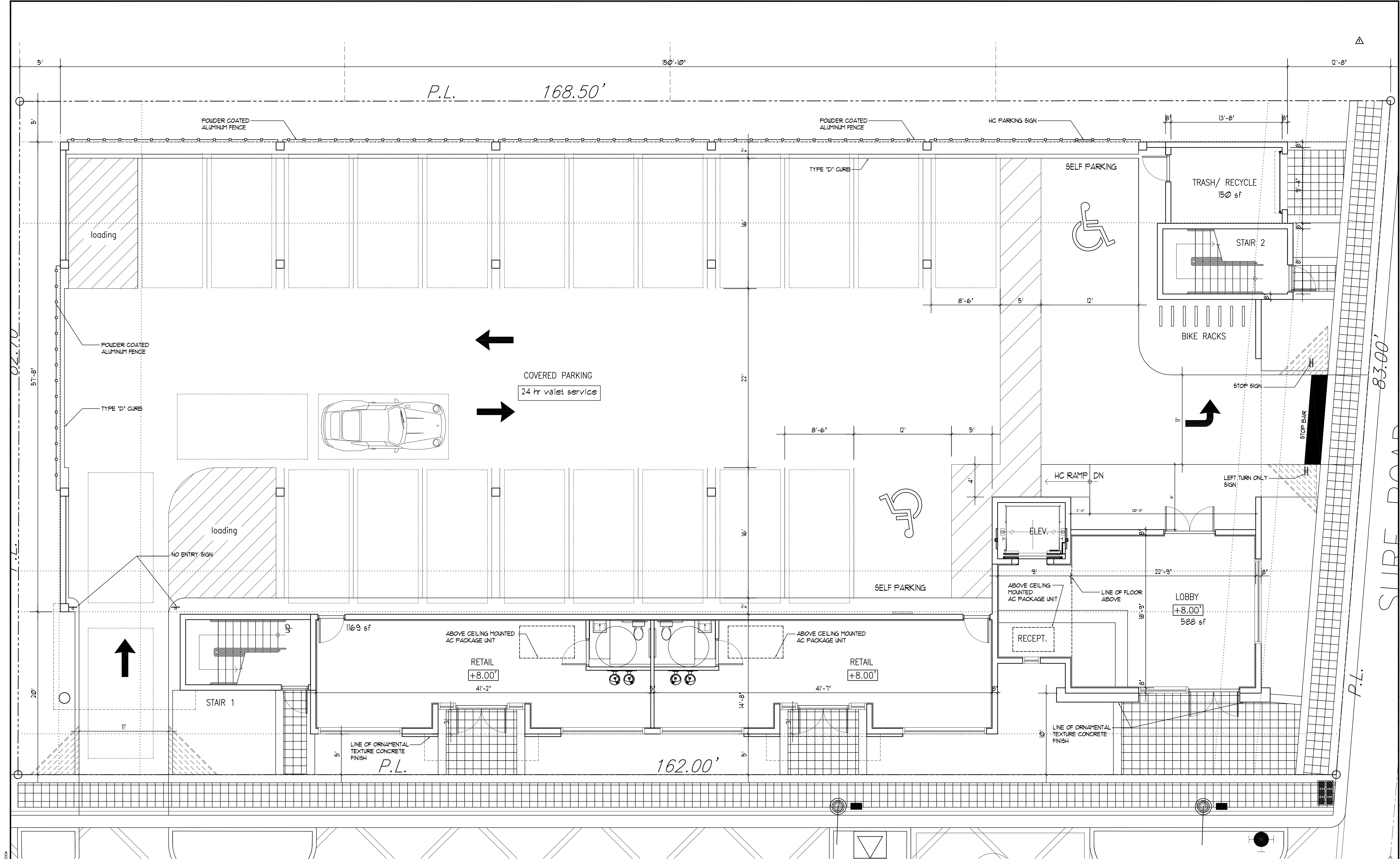
PROJECT No.: 14165
DATE: 11-10-15
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-3

4 OF 4

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1

FIRST FLOOR PLAN

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





JOSEPH B. KALLER
ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 926 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
FIRST FLOOR PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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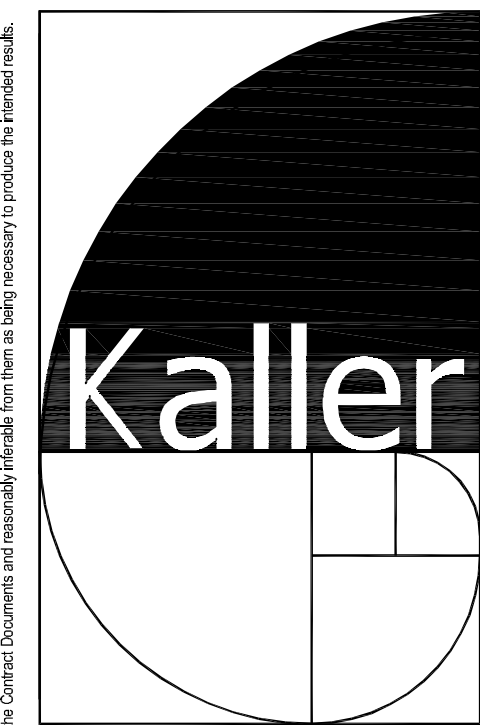
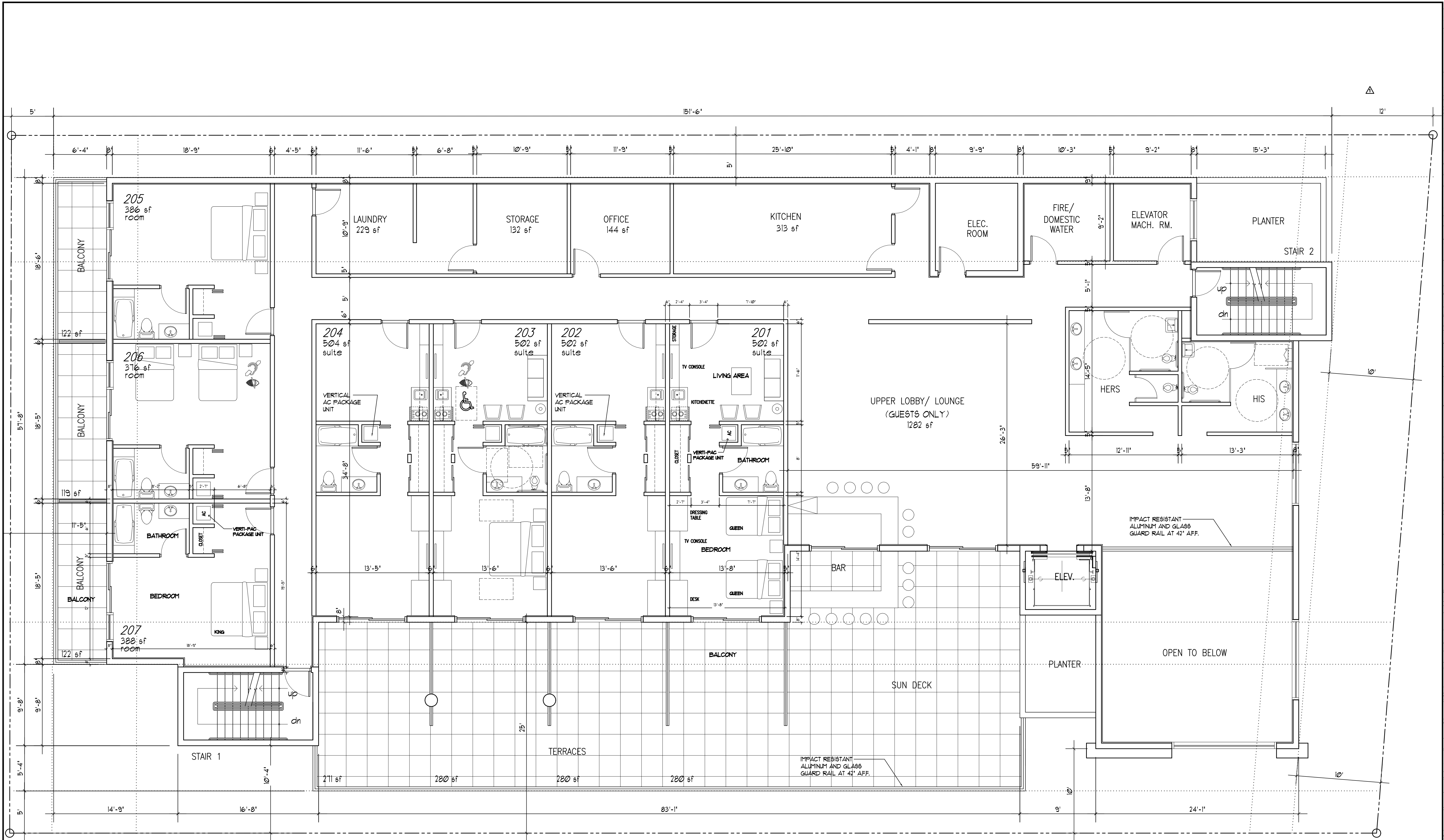
SHEET
A-1
1 OF 14

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1

SECOND FLOOR PLAN

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



JOSEPH B. KALLER
ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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DATE: 11-10-15
DRAWN BY: TMS
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SHEET

A-2

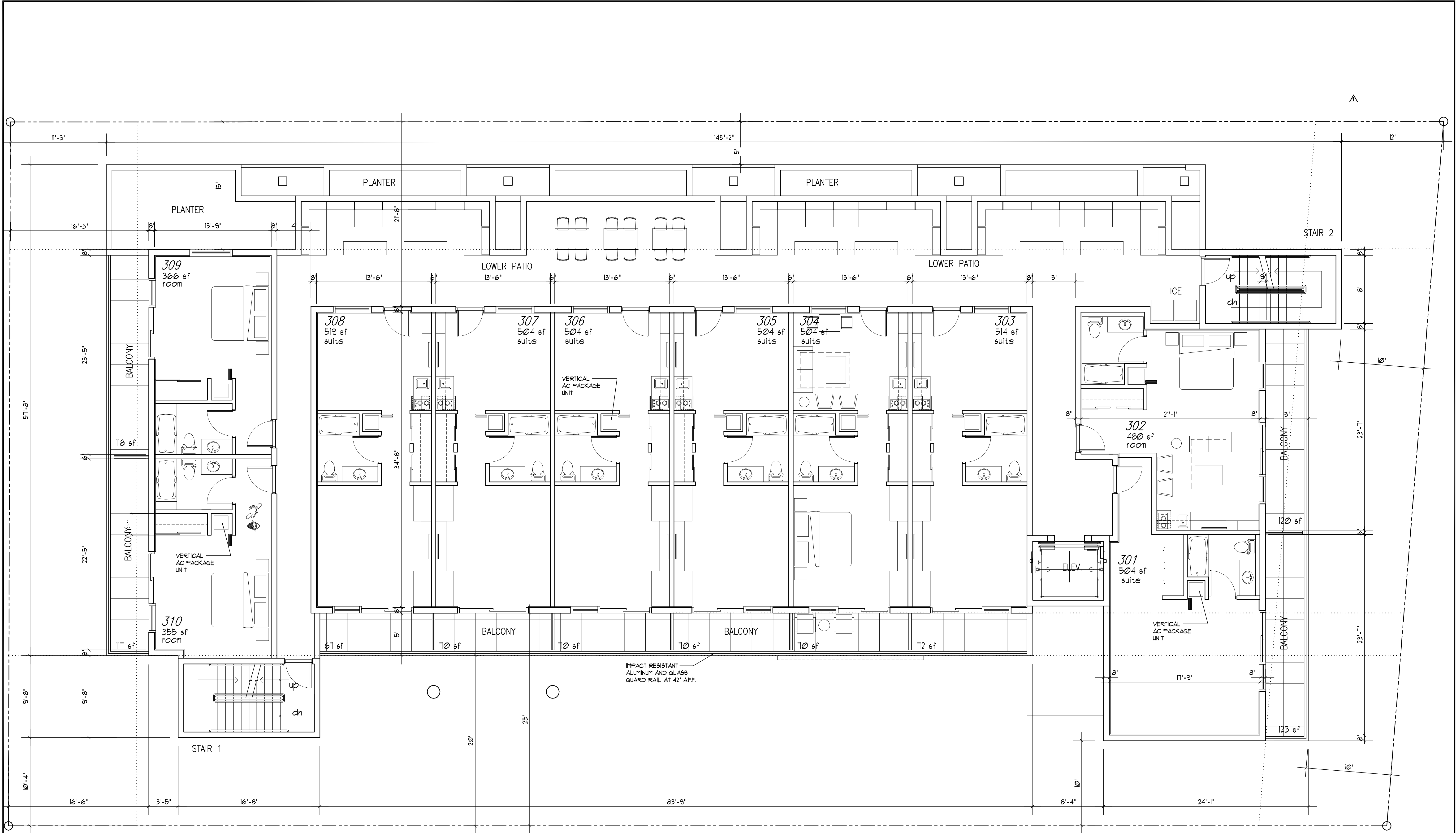
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1

THIRD FLOOR PLAN

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





JOSEPH B. KALLER
ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
THIRD FLOOR PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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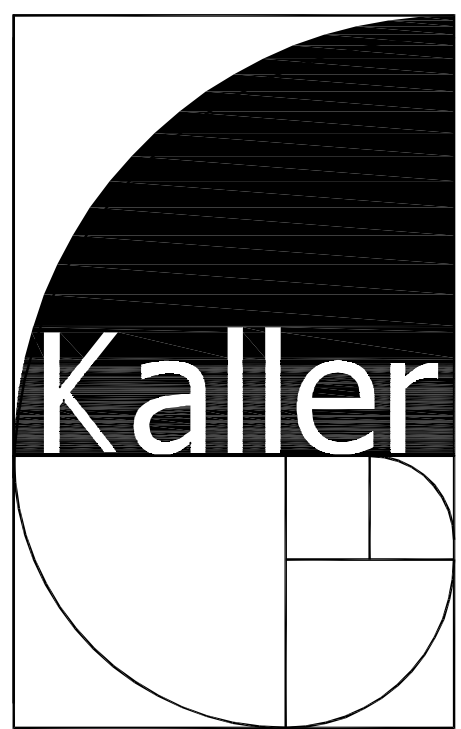
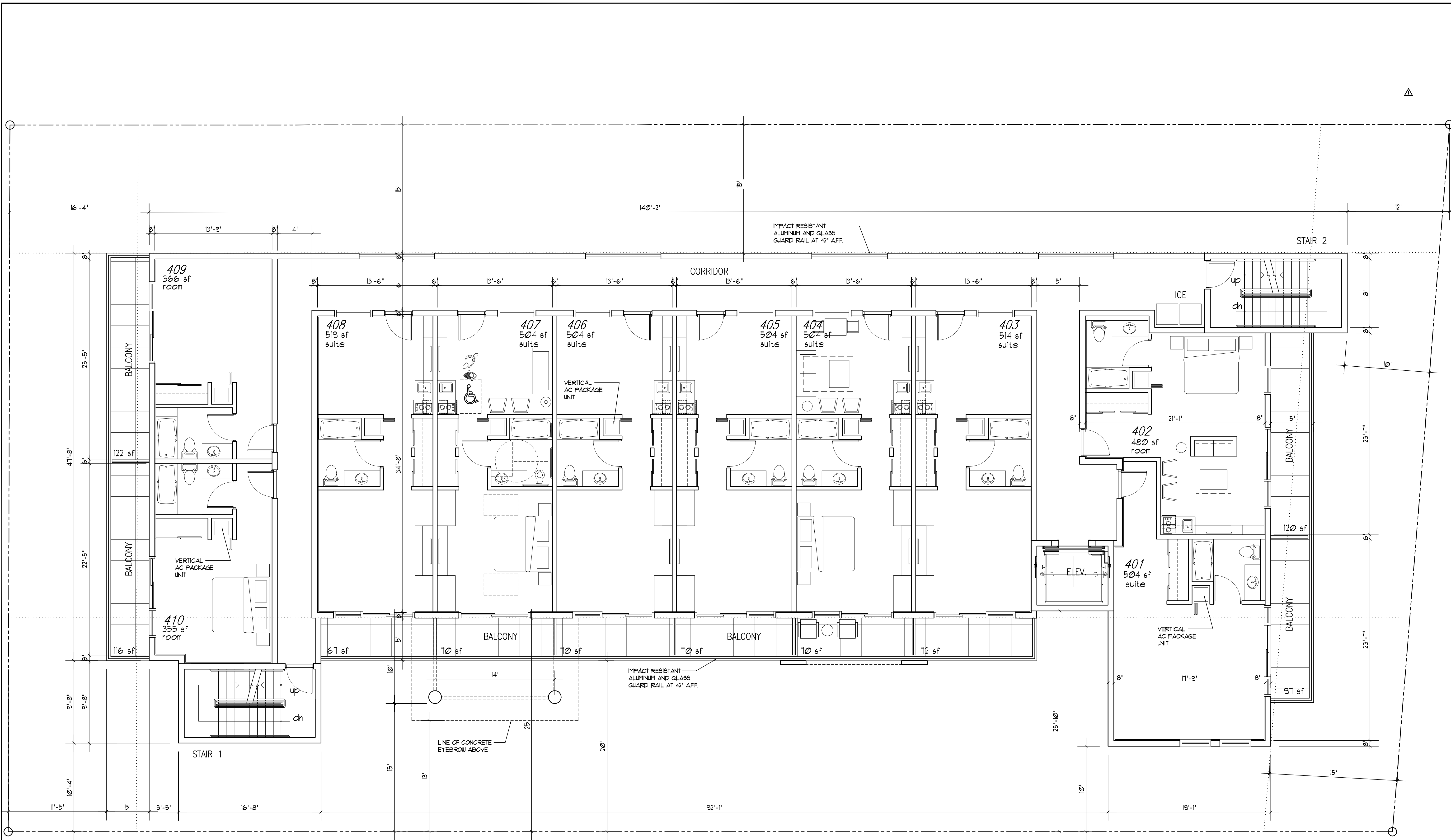
SHEET
A-3
3 OF 14

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1

FOURTH FLOOR PLAN

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



JOSEPH B. KALLER
ASSOCIATES PA

AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
FOURTH FLOOR PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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DATE: 11-10-15
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SHEET

A-4

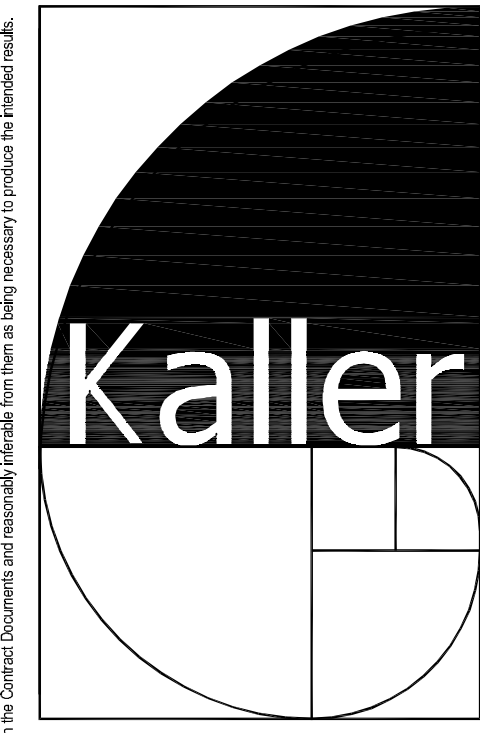
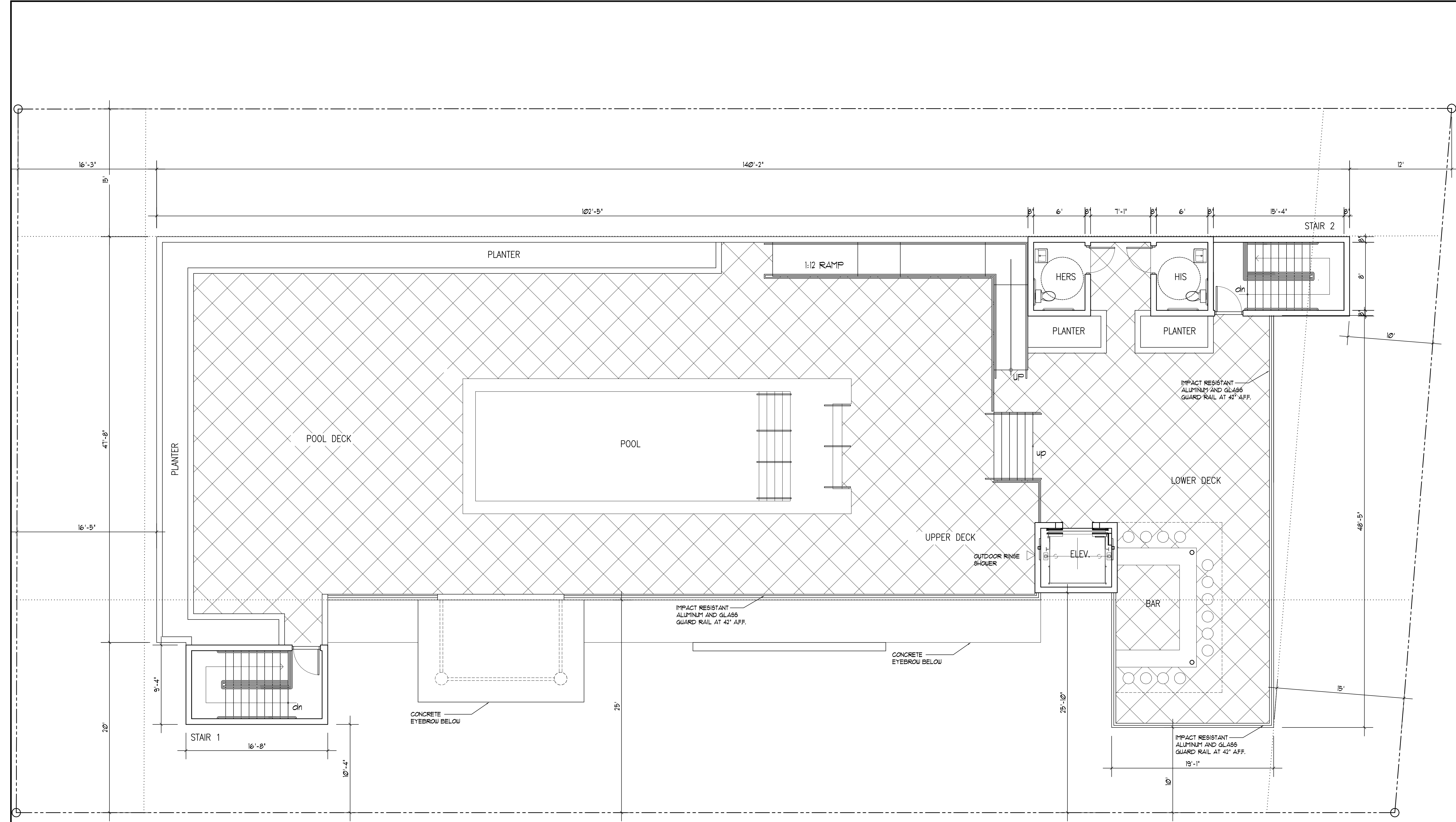
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1

ROOF PLAN

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



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
ROOF PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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SHEET
A-5
5 OF 14

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1

SOUTH ELEVATION

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



1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT DOORS.
2. TURTLE FRIENDLY TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. ARCHITECTURAL LASER CUT COPPER METAL PANEL
4. POWDER COATED BACK LIT TURTLE FRIENDLY REVERSE CHANNEL LETTER SIGNAGE
5. TURTLE FRIENDLY TINTED IMPACT RESISTANT WINDOWS
6. SMOOTH STUCCO WALL FINISH
7. 1" WIDE VERTICAL / HORIZONTAL STUCCO SCORING
8. REFUSE/ RECYCLING ENCLOSURE
9. CONCRETE EYEBROW
10. 42" MIN. HIGH POWDER COATED ALUMINUM/ TEMPERED GLASS GUARD RAILING
11. ORNAMENTAL SEALED TEXTURED RAW CONCRETE FINISH
12. IMPACT RESISTANT ROLL-UP DOOR
13. IMPACT RESISTANT HOLLOW METAL DOOR
14. CYLINDRICAL CONCRETE COLUMNS
15. COMPOSITE WOOD TRELLIS
16. 42" MIN. HIGH HORIZONTAL PICKET GUARD RAILING
17. NOT USED
18. FIXED VENTILATION LOUVRES WITH FUSABLE LINKS
19. POWDER COATED ALUMINUM FENCE
20. POWDER COATED ALUMINUM BALCONY SCREEN DIVIDER
21. DECORATIVE 'COPPER' BOX



JOSEPH B. KALLER
ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 926 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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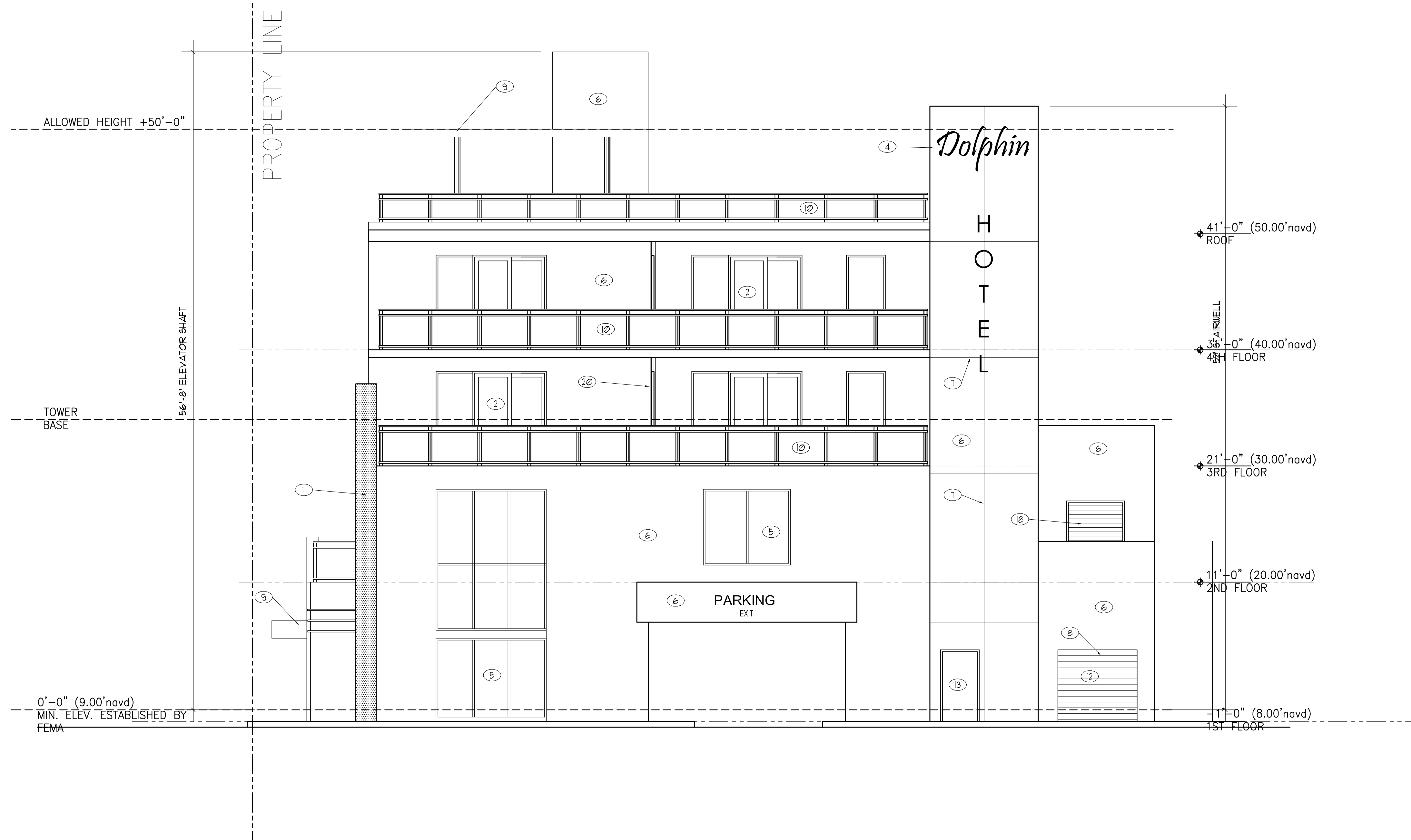
A-6

6 OF 10

REVISIONS		
No.	DATE	DESCRIPTION
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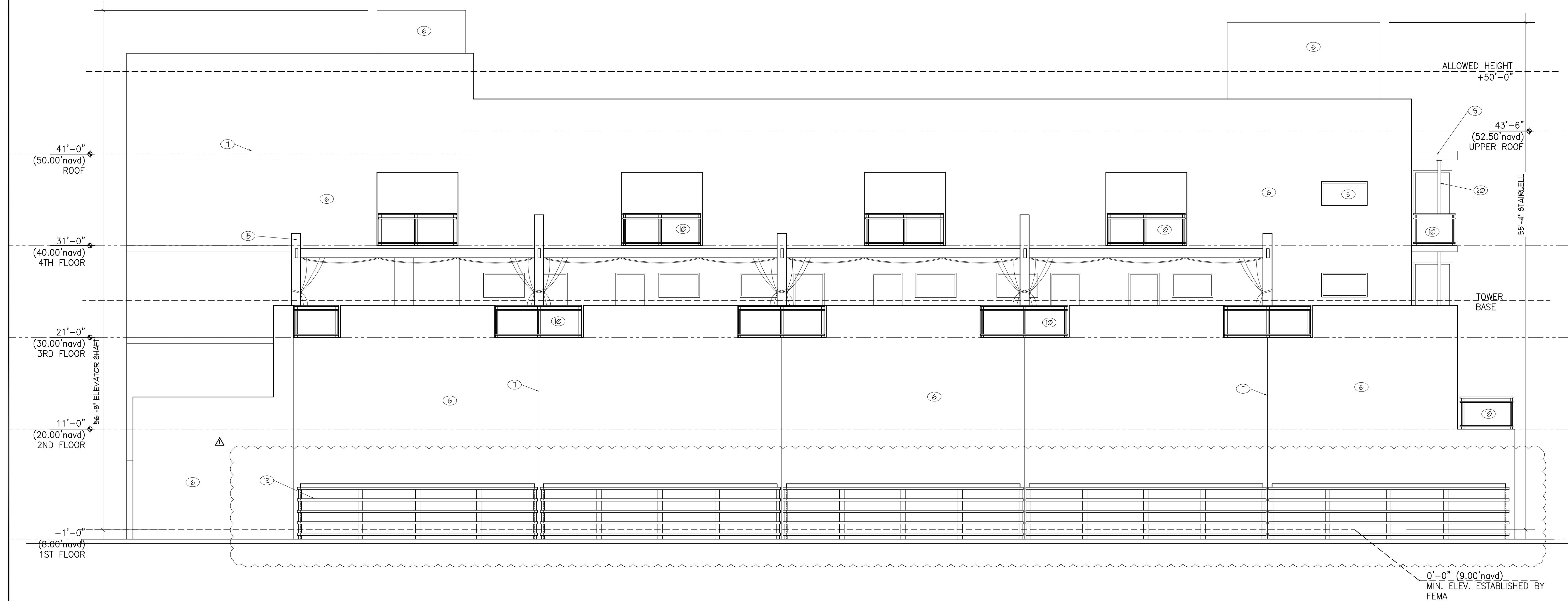


1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT DOORS.
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3. ARCHITECTURAL LASER CUT COPPER METAL PANEL
4. POWDER COATED BACK LIT TURTLE FRIENDLY REVERSE CHANNEL LETTER SIGNAGE
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19. POWDER COATED ALUMINUM FENCE
20. POWDER COATED ALUMINUM BALCONY SCREEN DIVIDER
21. DECORATIVE 'COPPER' BOX

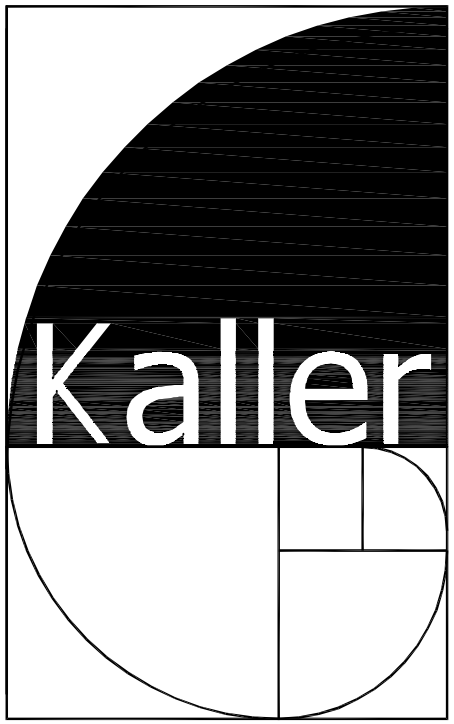
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1

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



1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT DOORS.
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19. POWDER COATED ALUMINUM FENCE
20. POWDER COATED ALUMINUM BALCONY SCREEN DIVIDER
21. DECORATIVE 'COPPER' BOX



JOSEPH B. KALLER
ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 926 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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PROJECT No.: 14165
DATE: 11-10-15
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SHEET

A-8

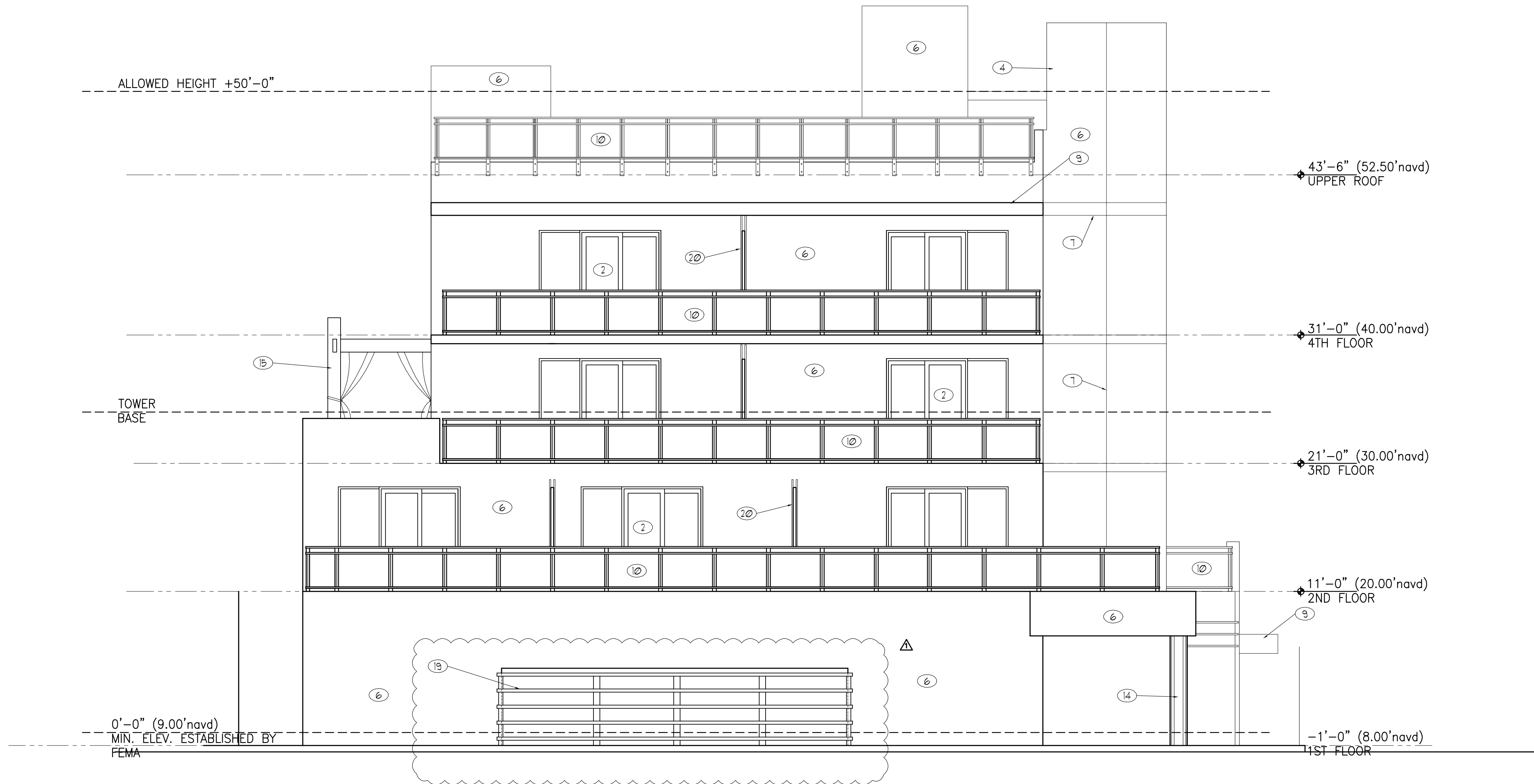
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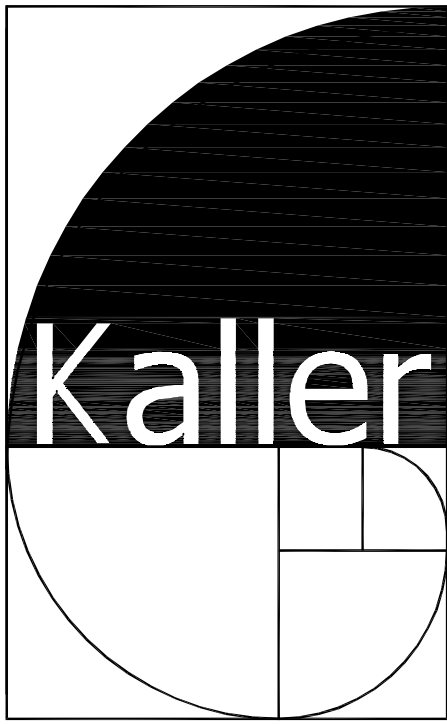
1

WEST ELEVATION

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



1. TURTLE FRIENDLY TINTED IMPACT RESISTANT STOREFRONT DOORS.
2. TURTLE FRIENDLY TINTED IMPACT RESISTANT SLIDING GLASS DOORS
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10. 42" MIN. HIGH POWDER COATED ALUMINUM / TEMPERED GLASS GUARD RAILING
11. ORNAMENTAL SEALED TEXTURED RAW CONCRETE FINISH
12. IMPACT RESISTANT ROLL-UP DOOR
13. IMPACT RESISTANT HOLLOW METAL DOOR
14. CYLINDRICAL CONCRETE COLUMNS
15. COMPOSITE WOOD TRELLIS
16. 42" MIN. HIGH HORIZONTAL PICKET GUARD RAILING
17. NOT USED
18. FIXED VENTILATION LOUVRES WITH FUSABLE LINKS
19. POWDER COATED ALUMINUM FENCE
20. POWDER COATED ALUMINUM BALCONY SCREEN DIVIDER
21. DECORATIVE 'COPPER' BOX



JOSEPH B. KALLER
+
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 926 5746 phone (954) 926 2844 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
ELEVATIONS

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

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PROJECT No.: 14165
DATE: 11-10-15
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SHEET

A-9

9 OF 10

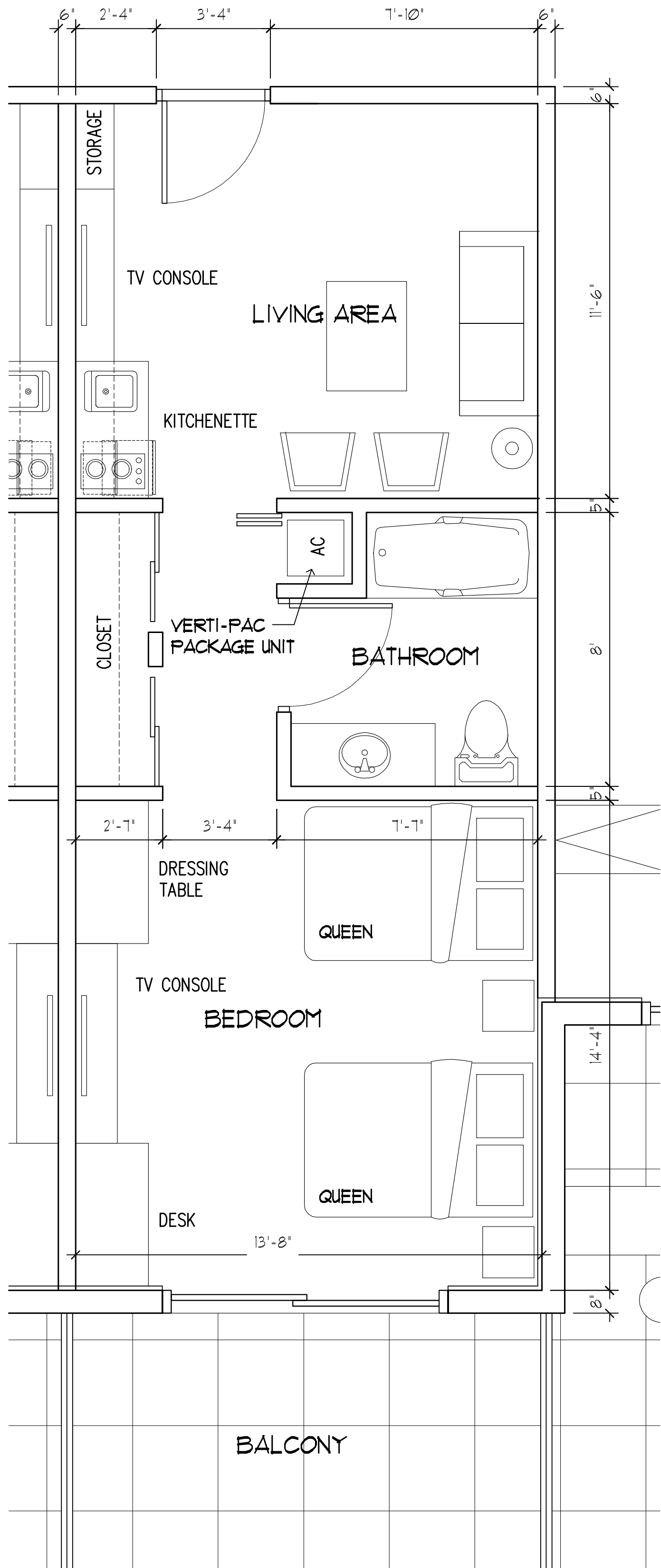
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1

TYPICAL SUITE PLAN

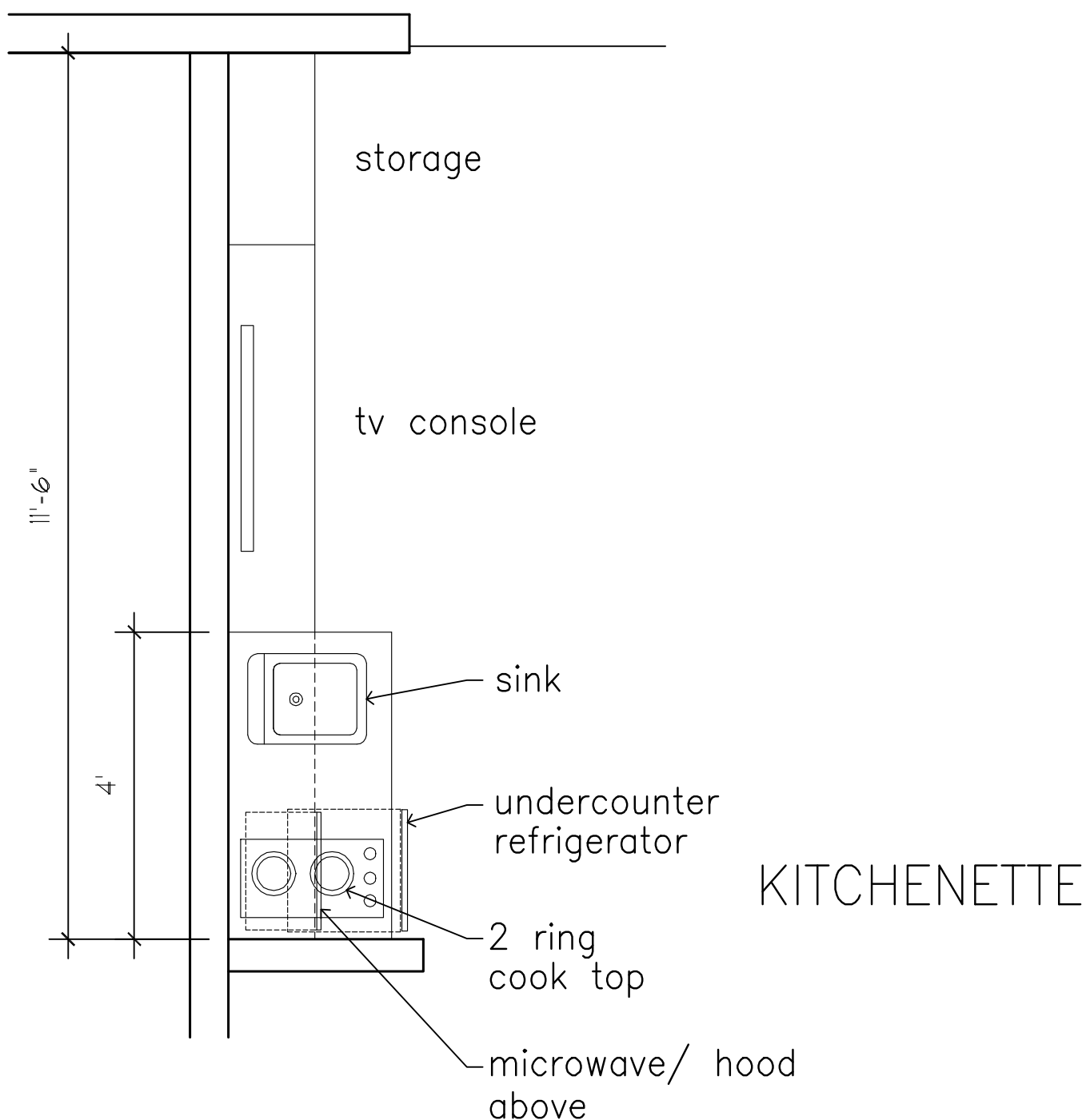
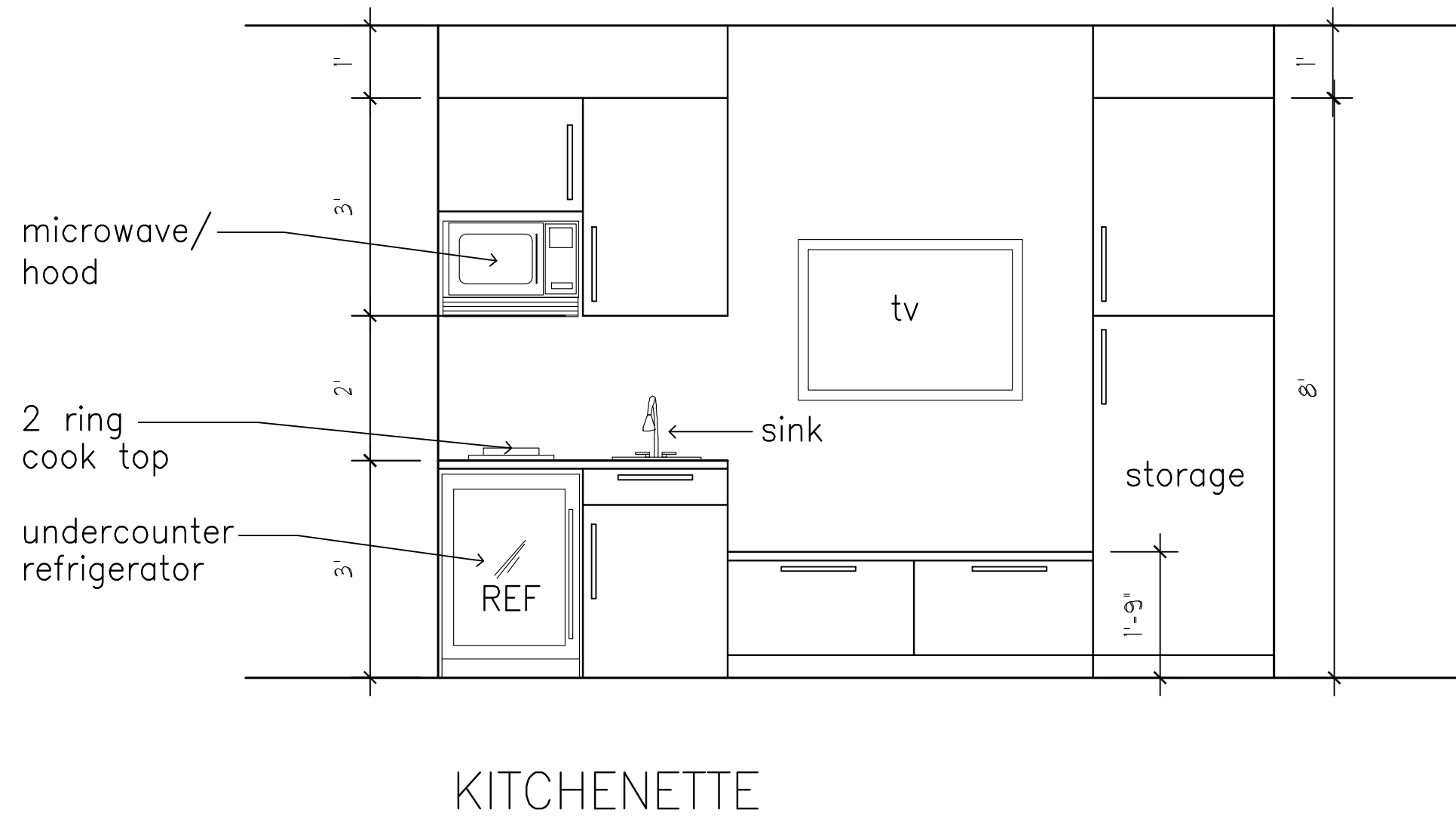
SCALE: 3/8" = 1'-0"



2

TYPICAL KITCHENETTE LAYOUT

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



PLAN

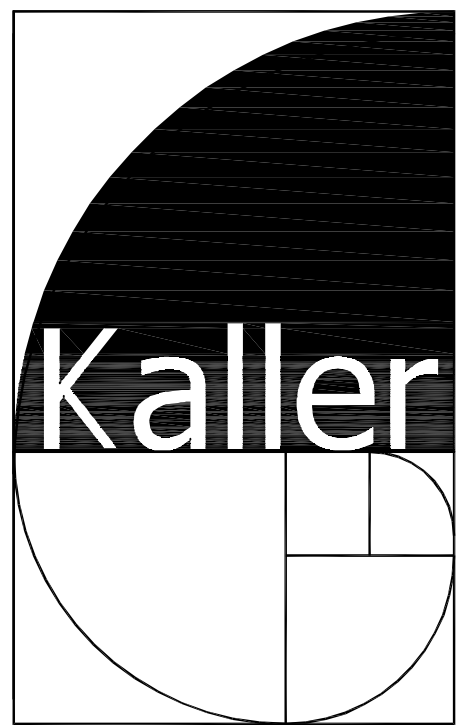
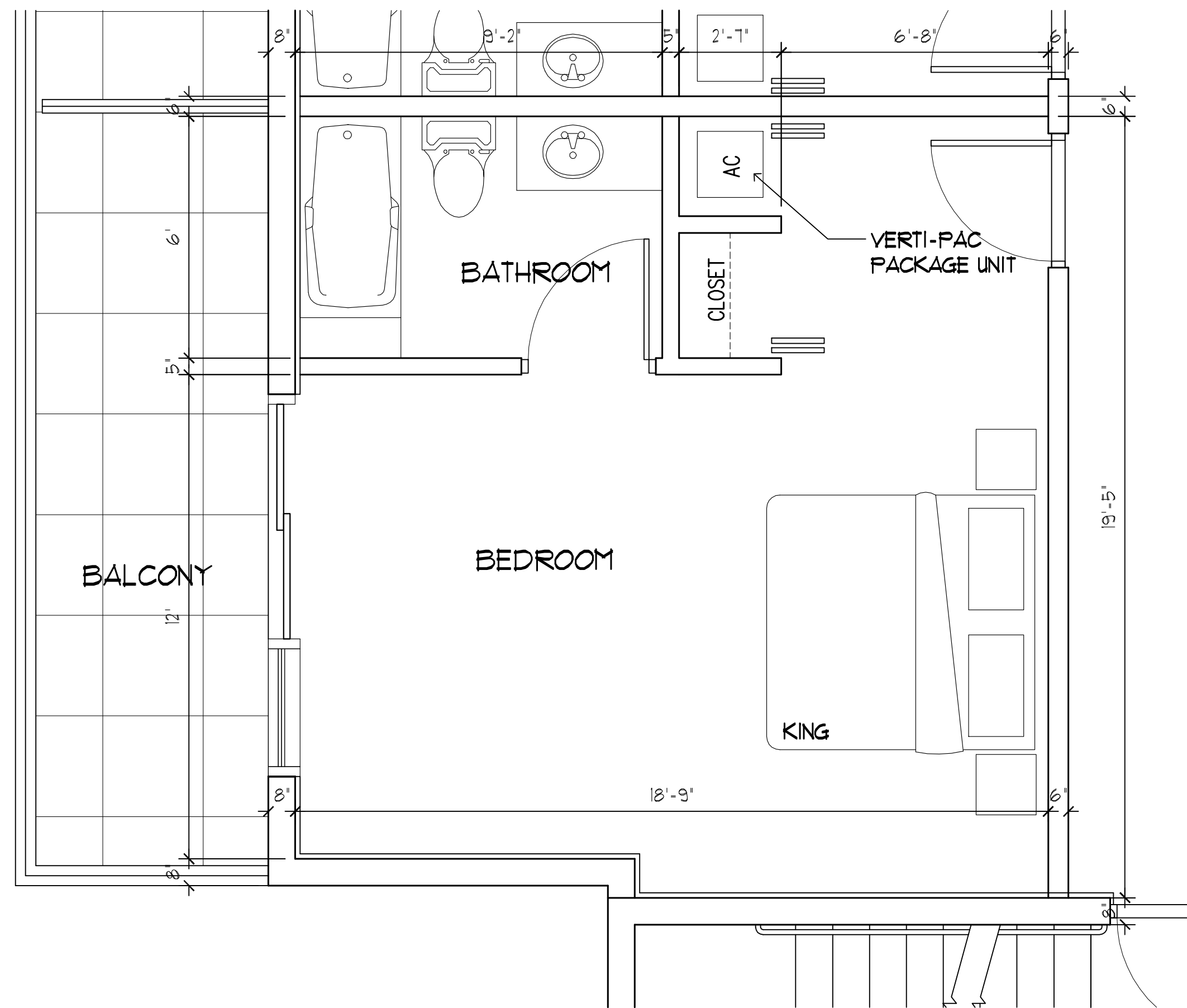
KITCHENETTE

ELEVATION

3

TYPICAL ROOM PLAN

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



JOSEPH B. KALLER
+
ASSOCIATES PA

AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 926 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

DOLPHIN HOTEL
315 MCKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE

TYPICAL SUITE PLAN
KITCHENETTE DETAILS

REVISIONS

NO.	DATE	DESCRIPTION
1	12-10-15	PRELIM TAC

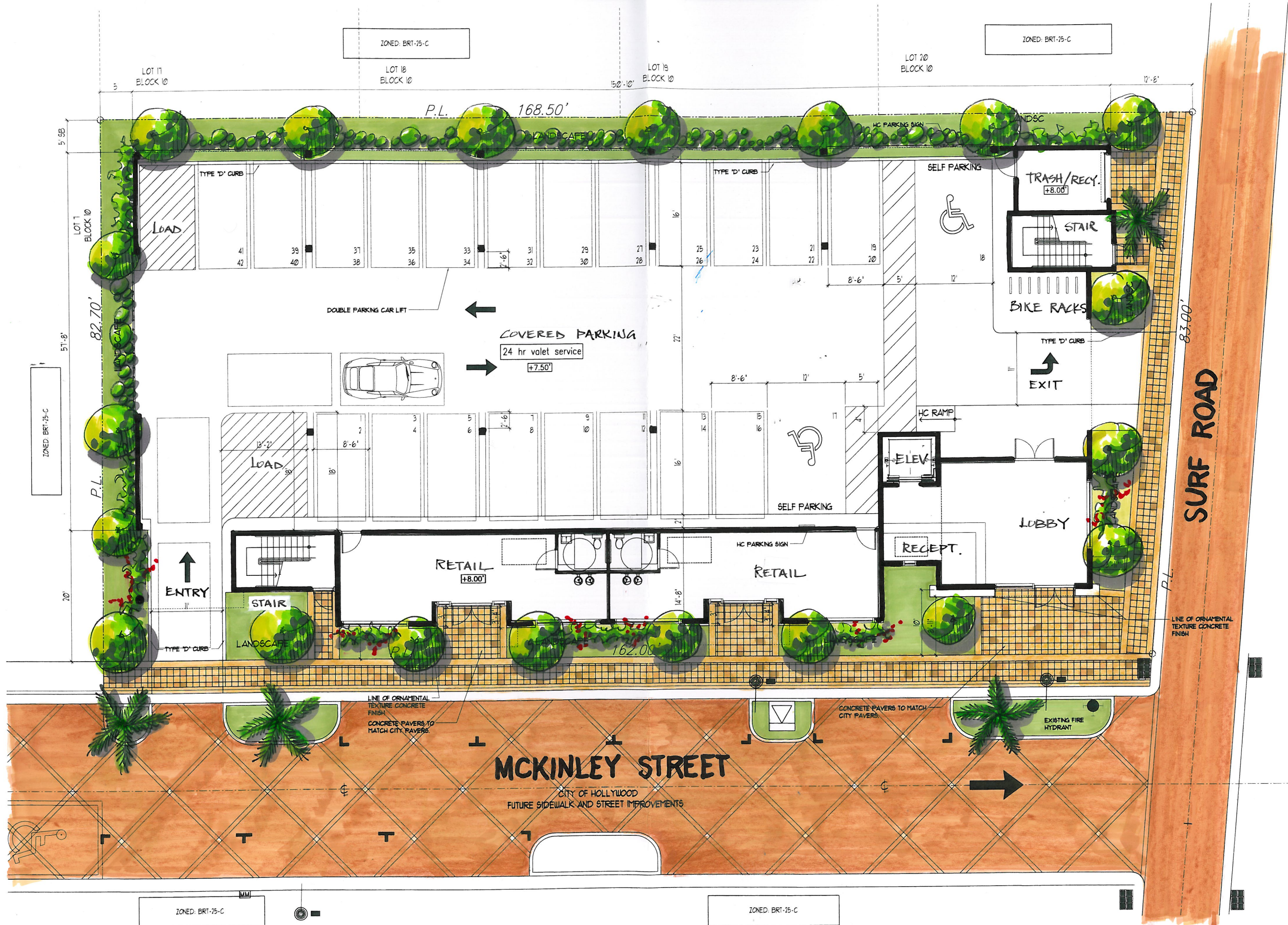
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SHEET

A-13

13 OF 14

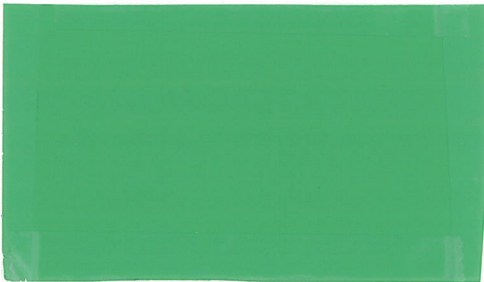


Dolphin HOTEL

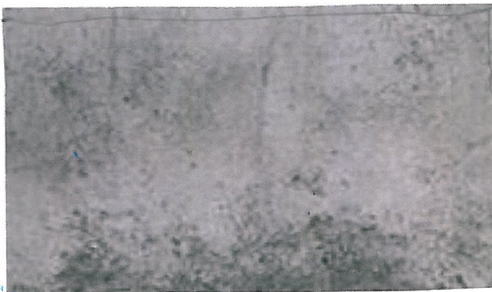
315 MCKINLEY STREET HOLLYWOOD FL



MAIN BUILDING COLOR
benjamin moore
winter white OC-21



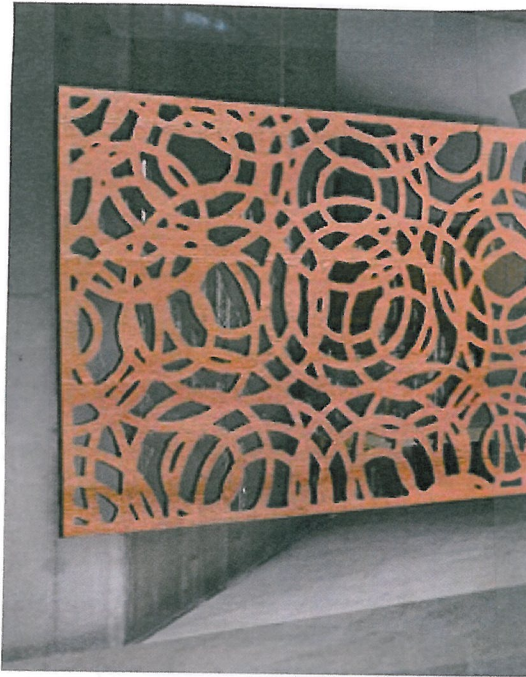
ACCENT COLOR
benjamin moore
aurora borealis 565



ACCENT COLOR
sealed texture concrete

Dolphin HOTEL

315 MCKINLEY STREET HOLLYWOOD FL

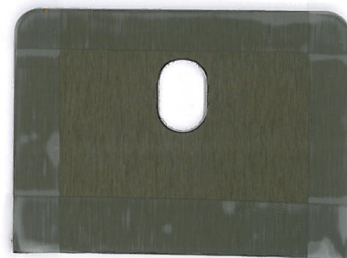


ENTRY FEATURE
laser cut metal panels
copper

ACCENT COLOR
copper



ACCENT COLOR
bronze



Dolphin HOTEL

315 MCKINLEY STREET HOLLYWOOD FL



ALUMINUM AND GLASS
RAILING

HORIZONTAL PICKET
ALUMINUM RAILING WITH
WOOD TOP RAIL



RETAIL ENTRY CANOPY



2120 N. SURF



315 MCKINLEY ST.



345 MCKINLEY ST.



2012 N. SURF



2104 N. SURF



320 MCKINLET ST(south)



320 MCKINLET ST(north)



2012 N. SURF



2012 N. SURF