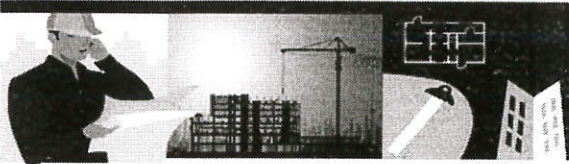


## PLANNING & DEVELOPMENT SERVICES



File No. (internal use only): 16-DPV-49

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



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

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

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

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

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

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

*[http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: JUNE 15th, 2016

Location Address: 324 MINNESOTA STREET

Lot(s): 21 AND 22 Block(s): 1 Subdivision: HOLLYWOOD BEACH

Folio Number(s): 514212010440

Zoning Classification: BRT-25C Land Use Classification: HOTEL-COMMERCIAL-OFFICE

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 6936 SF

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: The construction of a 5 stories Bldg, 50 feet height featuring 6 motels rooms at 2,3 and 4 floors and one office space at 5th floor, plus 94 automated parking tower

94 parking spaces  
1 office space 1595 sf  
6 motel rooms 1773 sf

Number of units/rooms: \_\_\_\_\_ Sq Ft: 3368 sf

Value of Improvement: \$3,150,000 Estimated Date of Completion: 12-31-2017

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

Name of Current Property Owner: Dr. AYLEE HALLAK

Address of Property Owner: 101 NE. 162 STREET, MIAMI, FLA. 33162

Telephone: 954-625-1945 Fax: \_\_\_\_\_ Email Address: ayleehallak@hotmail.com

Name of Consultant/Representative/Tenant (circle one): Victor Elias Eisenstein, ARCHITECT

Address: 1111 Park Centre Blvd. suite 105-B Miami Gardens Telephone: 305-625-0007 cell: 786-229-1318

Fax: \_\_\_\_\_ Email Address: victor@veearch.com

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

If Yes, Attach Copy of the Contract.

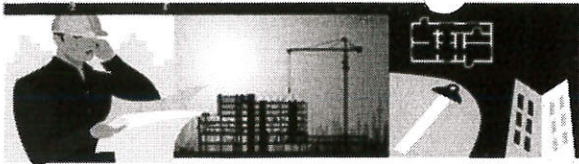
List Anyone Else Who Should Receive Notice of the Hearing: N/A

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



# PLANNING & DEVELOPMENT SERVICES



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](http://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: 6-15-2016

PRINT NAME: AYLEE HALLAK Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: 6-15-2016

PRINT NAME: VICTOR ELIAS EISENSTEIN, ARCHITECT Date: \_\_\_\_\_

Signature of Tenant: [Signature] 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) Motel & Office Bldg, 5 stories high and 94 parking spaces to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Victor Elias Eisenstein, ARCHITECT to be my legal representative before the TAC and Zoning Board Committee (Board and/or Committee) relative to all matters concerning this application.

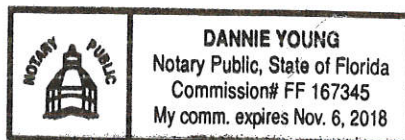
Sworn to and subscribed before me  
this 15 day of JUNE 2016

[Signature]  
Notary Public State of Florida

[Signature]  
SIGNATURE OF CURRENT OWNER

Aylee Hallak  
PRINT NAME

My Commission Expires: 11/6/2018 (Check One) \_\_\_\_\_ Personally known to me; OR 4420 001 76 918 0  
Florida's DL



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>HALLAK,AYLEE</u>		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>324 MINNESOTA STREET</u>		Policy Number
City <u>HOLLYWOOD</u> State <u>FL</u> ZIP Code <u>33019</u>		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>HOLLYWOOD BEACH FIRST ADD 1-31 B LOT 22 BLK 1</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>N26°01'12"</u> Long. <u>W80°06'58"</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>8</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>2016</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>1</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>196</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>BROWARD CO UNINC&amp;INC AREAS 125113</u>		B2. County Name <u>BROWARD</u>		B3. State <u>FLORIDA</u>	
B4. Map/Panel Number <u>12011C0317</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>07/21/1995</u>	B7. FIRM Panel Effective/Revised Date <u>07/21/1995</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>7</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
Benchmark Utilized CONCCURBOARDWALK Vertical Datum 7.28 NGVD29  
Conversion/Comments N/A

Check the measurement used.

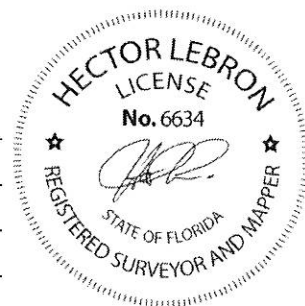
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>4.15</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>6.05</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>4.10</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>4.12</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name <u>HECTOR LEBRON</u>	License Number <u>#6634</u>
Title <u>PSM</u>	Company Name <u>FL. BUILDING &amp; LAND SURVEYING</u>
Address <u>2400 WEST 80 STREET # 5</u>	City <u>HIALEAH</u> State <u>FL</u> ZIP Code <u>33016</u>
Signature <u>[Signature]</u>	Date <u>6/30/2010</u> Telephone <u>1-877-894-8001</u>






<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 324 MINNESOTA STREET	Policy Number
City HOLLYWOOD State FL ZIP Code 33019	Company NAIC Number

#### SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments NOTE: THIS ELEVATION IS NOT FOR CONSTRUCTION PURPOSES, THIS IS ONLY FOR INSURANCE PURPOSES  
ALL ELEVATIONS REFLECT HEREON ARE IN NGVD29 SYSTEMMACHINERY SERVICING THE BUILDING IS AN A/C UNIT.

CROWN:3.60 NGVD29

Signature  Date 6/30/2010 ☐ Check here if attachments

#### SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

#### SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

☐ Check here if attachments

#### SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

☐ Check here if attachments



## Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 324 MINNESOTA STREET	For Insurance Company Use: Policy Number
City HOLLYWOOD State FL ZIP Code 33019	Company NAIC Number
<p>If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.</p>	



## Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	For Insurance Company Use:
City                      State   FL   ZIP Code	Policy Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	



NORTH OCEAN DRIVE

 $1'' = 20'$ 

(SIGNED)

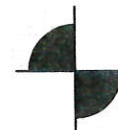
CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



RECEIVED

AUG 24 2016

CITY OF HOLLYWOOD  
OFFICE OF PLANNING



ACCURATE LAND SURVEYORS, INC.

L.B. #3635

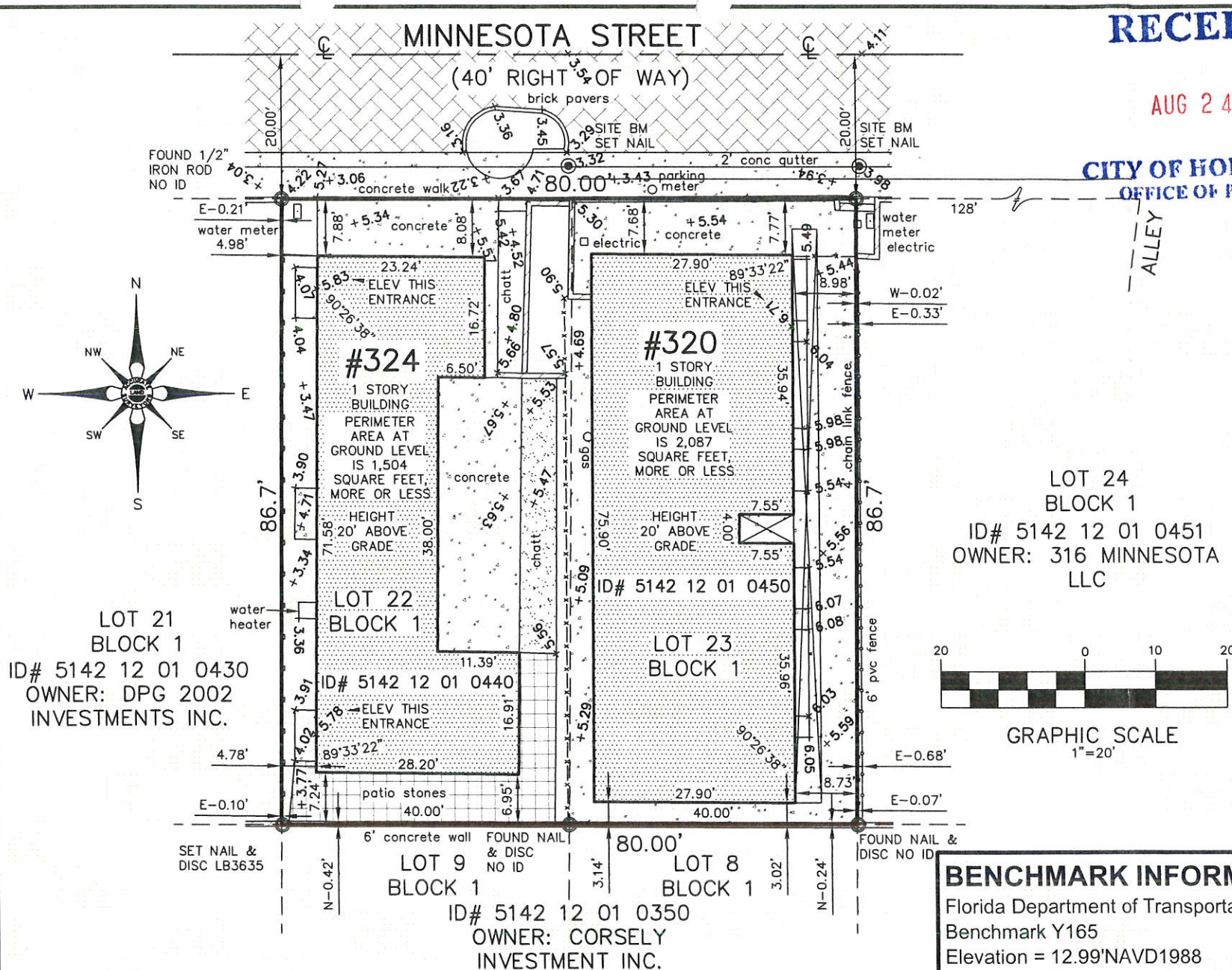
1150 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

TEL. (954) 782-1441  
FAX. (954) 782-1442

# ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY



LOCATION SKETCH NOT TO SCALE



## BENCHMARK INFORMATION:

Florida Department of Transportation  
Benchmark Y165  
Elevation = 12.99'NAVD1988

## STREET ADDRESS:

320 & 324 Minnesota Street, Hollywood, Florida 33019

## LEGAL DESCRIPTION:

Lots 22 and 23, Block 1, 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.

## FLOOD INFORMATION:

Community name and number: Hollywood 125113  
Map and panel number: 12011C0588H  
Panel date: 08-18-14  
Index date: 08-18-14  
Flood zone: "AE"  
Base flood elevation: 7'NAVD1988

## NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of N/A.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.
8. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Town and Country Title Guaranty of Hollywood, Ownership and Encumbrance Reports File No. 320 MINNESOTA STREET, effective August 4, 2016 at 5:18 pm., and File No. 324 MINNESOTA, effective August 28, 2014.
9. Perimeter area of the subject property is 6,935 square feet, more or less.

## KNOWN EASEMENTS:

None.

## OBSERVED ENCROACHMENTS:

Concrete in road right of way along the North boundary.

## CERTIFY TO:

Marilyn Gallego  
Aylee Hallak

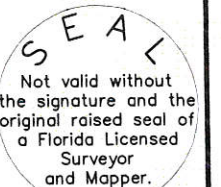
## CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 11, 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

*Robert L. Thompson* 8-23-16

ROBERT L. THOMPSON (PRESIDENT)

PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



DATE OF SURVEY  
08-22-16

DRAWN BY  
MLW

CHECKED BY  
MLW

FIELD BOOK  
ALS-SU-16-2746

SCALE 1"= 20'

SKETCH NUMBER SU-16-2746



PROJECT CODE COMPLIANCE

OCCUPANCY CLASSIFICATION

MOTEL GROUP R-1  
OFFICE GROUP B

BUILDING

CONSTRUCTION TYPE: 2014 FBC TABLE 3-01

TYPE I NON-COMBUSTIBLE CONCRETE SUPPORT  
STRUCTURE AND CONCRETE ROOF, FIRE PROTECTED,  
FULLY SPRINKLERED WITH FIRE ALARM AND SMOKE  
DETECTORS

AREA SEPARATION

BETWEEN MOTEL AND OFFICE USE  
FIRE-RATE SEPARATION REQUIRED: 1 HOUR  
PROVIDED: 2 HOUR

PARKING STRUCTURE

CONSTRUCTION TYPE

TYPE I NON-COMBUSTIBLE METAL AND CONCRETE  
STRUCTURE, FIRE PROTECTED, FULLY SPRINKLERED WITH  
FIRE ALARM, SMOKE DETECTORS AND SMOKE  
EVACUATION SYSTEM

AREA SEPARATION

BETWEEN PARKING STRUCTURE AND BUILDING  
FIRE-RATE SEPARATION REQUIRED: 2 HOURS  
PROVIDED: 2 HOUR

FIRE SEPARATION BETWEEN BUILDINGS

MAX AREA OF EXTERIOR WALL OPENINGS FIRE  
SEPARATION DISTANCE BETWEEN BUILDINGS

2014 FBC, CHAPTER 7 TABLE 105-B

DISTANCE BETWEEN BLDGS

10 TO LESS OF 15 FEET UNPROTECTED SPRINKLERED ..... 45%  
AREA OF LARGEST EXTERIOR WALL: ..... 4298 SF  
ALLOWED OPEN AREA ON EXTERIOR WALL: 4298 SF X 45% = 1934 SF  
PROVIDED OPEN AREA ON EXTERIOR WALL: ..... 691 SF

GOVERNING CODES

2014 FLORIDA BUILDING CODE WITH SUPPLEMENTS

2014 FLORIDA BUILDING CODE CHAPTER 11 ADA

2010 NEC NATIONAL ELECTRIC CODE

2012 IFPC FLORIDA FIRE PREVENTION CODE 101, 5TH EDITION

2014 NFPA-101 LIFE SAFETY CODE

CITY OF HOLLYWOOD, FLA. BUILDING CODE ORDINANCES

BLDG OCCUPANT LOAD

MOTEL 1773 SF  
200 SF PER OCCUPANT = 9  
OFFICE 1595 SF  
100 SF PER OCCUPANT = 16  
TOTAL 25 OCCUPANTS

MIN NUMBER OF EXITS REQUIRED

OCCUPANT LOAD 1 TO 500 = 2  
OCCUPANT LOAD 501 TO 1000 = 3  
OCCUPANT LOAD ABOVE 1000 = 4

MEANS OF EGRESS

EXITS REQUIRED 2  
EXITS PROVIDED 2

INTERIOR FINISHES 2014 FBC 803-1.1

CLASS FLAME SPREAD INDEX

A 0 - 25  
B 26 - 75  
C 76 - 200

MAX FLAME SPREAD MATERIAL CLASS  
FOR GROUP OCCUPANCY R-1 AND B FOR  
A BLDG FIRE PROTECTED WITH AUTOMATIC  
SPRINKLERS AS FOLLOWS:

2014 FBC TABLE 803-9

AREA CLASS

EXIT ENCLOSURES  
AND PASSAGEWAYS B  
CORRIDORS C  
ROOMS AND  
ENCLOSED SPACES C

FLOORS

CLASS CRITICAL RADIANT FLUX

I EXIT CORRIDORS AND EXITS  
NOT LESS THAN 0.45 WCH<sup>2</sup>  
ASSEMBLY: I-1 / I-2 / I-3  
II EXIT CORRIDORS AND EXITS  
NOT LESS THAN 0.22 WCH<sup>2</sup>  
BUT NO MORE THAN 0.45 WCH<sup>2</sup>  
ASSEMBLY: A / B / E / H / M / R-1 / R-2 / I-4 / 9

GARBAGE HOLDING STATION

DIMENSIONS:

13'-5" LONG X 4'-8" WIDE = 67.61 SF

DUMPSTER SIZE

2'-0" WIDE X 3'-0" HT. X 6'-0" LONG

= ONE CUBIC YARD = 202 GLS

DUMPSTER ROOM CAPACITY

2 CUBIC YARDS = 404 GLS

DUMPSTER ROOM IS AIR CONDITIONED

AS PER CITY CODE AND ORDINANCES

VOLUME OF TRASH CALCULATION

OFFICE 1 Cu. YD EACH 10,000 SF PER DAY  
10,000 / 1595 SF = 0.16 Cu.YD  
0.16 X 5 DAYS = 0.80 Cu. YD PER WEEK

MOTEL 0.16 Cu. YD EACH ROOM PER WEEK  
0.16 X 6 ROOMS = 0.96 Cu. YD PER WEEK  
TOTAL = 1.76 Cu. YD PER WEEK

DUMPSTER CAPACITY

2 Cu. YD SERVICED ONE TIME PER WEEK = 2 Cu.YD

PROJECT CODE COMPLIANCE  
NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE

THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE CHAPTER 34.-  
FAILURE TO MAINTAIN JOB-SITE EROSION AND SEDIMENTATION CONTROL IN ACCORDANCE  
WITH PERMIT CONDITIONS AND APPLICABLE REGULATIONS, MAY RESULT IN FINES UP TO \$200  
PER DAY.

PRIOR TO ISSUANCE OF BUILDING PERMIT, A STORM WATER POLLUTION PREVENTION PLAN  
-SWPPP- SHALL BE REQUIRED. THE SWPPP MUST BE MAINTAINED AT THE JOB SITE AT ALL  
TIMES. THE SWPPP SHALL CONTAIN DETAILED DESCRIPTIONS OF STRUCTURE, PROCEDURES,  
CONTACT NAMES AND OR CONTROL MEASURES DESIGNED TO REDUCE SEDIMENT AND STORM  
WATER RUNOFF.

CONSTRUCTION SITES AND OPERATIONS SHALL BE REQUIRED TO MAINTAIN DURING AND  
AFTER ALL DEMOLITION, CONSTRUCTION, DEVELOPMENT, EXCAVATION, DEWATERING AND OR  
ALTERATION OPERATIONS, STRUCTURAL AND NON-STRUCTURAL, BEST MANAGEMENT  
PRACTICES - BMP - WITH THE INTENT TO REDUCE POLLUTANTS AND SEDIMENT IN  
STORMWATER RUNOFF.

FOR ADDITIONAL INFORMATION REGARDING NPDES REGULATIONS PLEASE CONTACT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

2600 BLAU ROAD, MS 2500

TALLAHASSEE, FLA. 32303-2400

850-245-1522

WWW.DEF.STATE.FL.US/WATER

WINDOW AND DOOR ROUGH  
CLEAR OPENINGS

PASSAGE DOORWAYS SHALL HAVE A MIN. OF 32 INCHES WITH THE  
DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE  
DOOR AND THE OPPOSITE STOP.

2014 FBC 1-4-13-5

DOOR CLEARANCE WIDTH NFPA-101 SEC. 1-2-1-2-2 FIG. 1-2-1-2-3-A

A STANDARD 34 INCHES DOOR PROVIDES AN ACCEPTABLE 32  
INCHES CLEAR OPENING

DOORS MIN. WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT  
ARE NOT PART OF THE REQUIRED MEANS OF EGRESS IN GROUPS  
R-2 AND R-3 OCCUPANCIES  
2014 FBC 1009-1.1 EXCEPTION (1)

ARCHITECTURAL DRAWINGS ARE INDICATING REQUIRED CLEAR  
WIDTH OPENING DIMENSIONS AT DOORS AND THE GENERAL  
CONTRACTOR IS RESPONSIBLE TO PROVIDE DOOR ROUGH  
OPENINGS TO COMPLY WITH DOWNEY CLEAR PASSAGE AS PER  
2014 FBC REQUIREMENTS.

FLOOR PLANS DIMENSIONS DO NOT INCLUDE ANY  
REQUIRED ADDITIONAL ROUGH OPENINGS AT E.A. SIDE  
FOR DOOR OR WINDOW FRAMING.

CONTRACTOR SHALL VERIFY DISCREPANCIES WITH THE  
ARCHITECT.

EXTERIOR ILLUMINATION

EXTERIOR LIGHTING IS NOT TO EXCEED 205  
FOOT-CANDELS AT ALL PROPERTY LINES  
ADJACENT TO EXISTING RESIDENTIAL USES

LANDSCAPE AREAS

FOR LANDSCAPE PREVIOUS AREAS  
CALCULATION SEE PAGE A-10

BISCCLE RACKS

WITHIN THE OWNER'S VOLUNTARY EFFORT TO COMPLY WITH LEED GUIDELINES BISCCLE RACKS  
ARE PROVIDED FOR NOT LESS THAN 5% OF THE BUILDING OCCUPANT LOAD

OCCUPANT LOAD: 25  
5% OF OCCUPANCY = 2 BISCCLE RACKS PROVIDED

ACCESSIBILITY NOTES

2014 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
DISABILITIES.

BUILDING ENTRANCE STAIRS IS ON THE ACCESSIBLE ROUTE WITH NO CHANGE IN LEVEL OF  
MORE THAN 1/2" ALONG ROUTE AND MAX LEVEL CHANGE OF 3/4" AT ENTRY DOORS AND  
THRESHOLDS IN COMPLIANCE WITH CODE AS PER THE USE OF AN ADA APPROVED  
CHAIR-LIFT MECHANICAL SYSTEM

ALL DOORS SHALL PROVIDE A CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES.-  
A STANDARD 34 INCHES DOOR PROVIDES AND ACCEPTABLE NOMINAL 32 INCHES OPENING.-

LIGHT SWITCHES AND ELECTRICAL OUTLETS INSIDE THE REST-ROOMS ARE TO BE LOCATED  
NO HIGHER THAN 48" AND NO LOWER THAN 15" AFF.

RESTROOMS SHALL BE PROVIDED WITH FIRE-RATED WOOD OR METAL REINFORCEMENTS  
INSIDE THE PARTITION WALLS TO ALLOW FOR THE INSTALLATION OF GRAB-BARS AROUND THE  
TOILET COMODE. SUCH REINFORCEMENTS SHALL BE IN ACCORDANCE WITH THE DIRECTIVES  
GIVEN ON THE ILLUSTRATIONS AND IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE  
FOR MIN. STRUCTURAL RESISTANCE OF 250 LBS APPLIED ON ANY DIRECTION.

GROUND FLOOR

ACCESSIBLE PATH

SEE PAGE A-2 FOR DETAILED ACCESSIBLE PATH AT GROUND FLOOR

THRESHOLD INSPECTOR

THIS IS A THRESHOLD BUILDING AND SHALL COMPLY WITH SEC. 110-3-1 OF THE 2014 FBC.-  
THIS SECTION INCLUDES THE SUBMITTAL AND REVIEW OF A STRUCTURAL INSPECTION PLAN  
PRIOR TO BUILDING PERMIT ISSUANCE AND THE EMPLOYMENT OF A SPECIAL THRESHOLD  
INSPECTOR DURING CONSTRUCTION

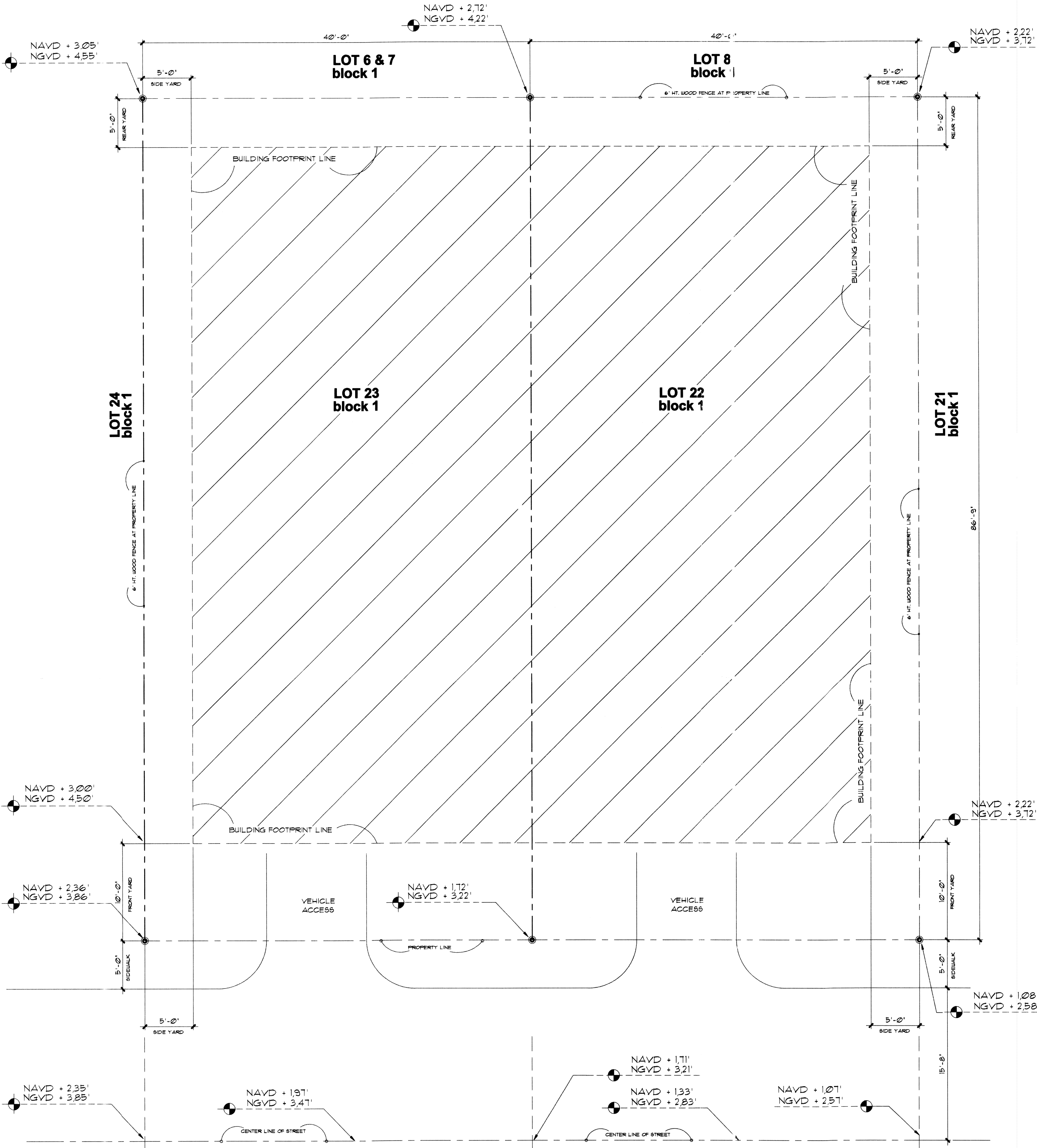
SIGNAGE

SIGNAGE IS TO BE SUBMITTED UNDER A SEPARATE PERMIT  
SEE SIGNAGE CRITERIA AT PAGE A-1

CLOSED GARAGE

FBC 2014 SEC. 406-6

MECHANICAL VENTILATION SHALL BE PROVIDED  
ENTIRE GARAGE SPACE IS AIR CONDITIONED PROVIDING DRY AIR  
ENCLOSED GARAGE SHALL BE EQUIPED WITH AN AUTOMATIC FIRE  
SPRINKLER SYSTEM



MINNESOTA STREET

SITE PLAN

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

PROPERTY LEGAL DESCRIPTION

LOT 23, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION,  
ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT  
BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.-

PROPERTY ADDRESS:  
320 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

PROPERTY OWNER:  
MARILYN GALLEGO

PROPERTY LEGAL DESCRIPTION

LOT 22, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION,  
ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT  
BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.-

PROPERTY ADDRESS:  
324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

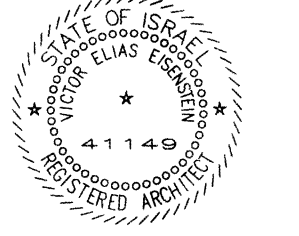
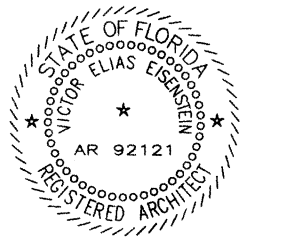
PROPERTY OWNER:  
DR. ATLEE HALLAK  
101 NE. 162 STREET, MIAMI, FLA. 33162

VEE

VICTOR ELIAS EISENSTEIN, AIA  
ARCHITECT

RESIDENTIAL, COMMERCIAL, HOTEL, RESTAURANT, HEALTHCARE  
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SEAL: VICTOR ELIAS EISENSTEIN, AIA, AR 92121

Victor Elias Eisenstein, AIA  
0.15/16

THE BLUE BUILDING  
EXECUTIVE MOTEL SUITE AND OFFICE  
324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

REVISIONS:

SUBMITTAL:

PRELIMINARY  
SITE PLAN REVIEW  
TAC

SCALE: AS SHOWN

DATE: 6-15-2016

PROJECT No:

DRAWN BY: MARILYN CHECKED BY: VEE

PAGE No:

A-01

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# The Blue Building

## Executive Motel Suite and Office



### LIST OF CONTACTS

#### ARCHITECT OF RECORD

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954-448-0659  
MJPINC@BELLSOUTH.NET

#### CIVIL ENGINEER

HSQ GROUP INC.  
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JAY HUEBNER, PE  
1489 W. PALMETTO PARK ROAD  
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BOCA RATON, FLA. 33486  
561-392-0221  
NOUR@HSQGROUP.NET  
JAY@HSQGROUP.NET

#### CITY OF HOLLYWOOD, FLA

CITY HALL  
2800 HOLLYWOOD BLVD.  
SUITE 320  
HOLLYWOOD, FLA. 33486  
BLDGINFO@HOLLYWOODFL.ORG

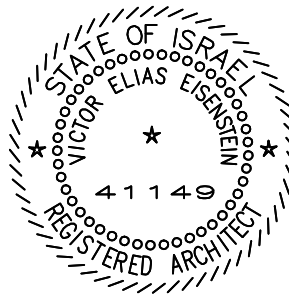
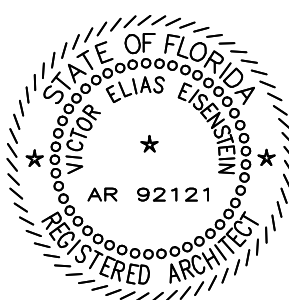
WATER SERVICE	954-821-3241
REQUEST INSPECTION	954-821-3335
PUBLIC WORKS	954-967-4526
FIRE RESCUE	954-967-4248
POLICE	954-967-4357
EMERGENCY	911

# VEE

VICTOR ELIAS EISENSTEIN, AIA  
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**THE BLUE BUILDING**  
**EXECUTIVE MOTEL SUITE AND OFFICE**  
**324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019**

REVISIONS:

SUBMITTAL:  
PRELIMINARY  
SITE PLAN REVIEW  
**TAC**

SCALE: AS SHOWN

DATE: 6-15-2016

PROJECT No:

DRAWN BY:	CHECKED BY:
MARILYN	VEE

PAGE No:

## A-CP



PROJECT CODE COMPLIANCE

OCCUPANCY CLASSIFICATION

MOTEL GROUP R-1  
OFFICE GROUP B

BUILDING

CONSTRUCTION TYPE: 2014 FBC TABLE 601

TYPE 1, NON-COMBUSTIBLE CONCRETE SUPPORT  
STRUCTURE AND CONCRETE ROOF, FIRE PROTECTED,  
FULLY SPRINKLERED WITH FIRE ALARM AND SMOKE  
DETECTORS

AREA SEPARATION

BETWEEN MOTEL AND OFFICE USE  
FIRE-RATE SEPARATION REQUIRED: 1 HOUR  
PROVIDED: 2 HOUR

PARKING STRUCTURE  
CONSTRUCTION TYPE

TYPE 1, NON-COMBUSTIBLE METAL AND CONCRETE  
STRUCTURE, FIRE PROTECTED, FULLY SPRINKLERED WITH  
FIRE ALARM, SMOKE DETECTORS AND SMOKE  
EVACUATION SYSTEM

AREA SEPARATION

BETWEEN PARKING STRUCTURE AND BUILDING  
FIRE-RATE SEPARATION REQUIRED: 2 HOURS  
PROVIDED: 2 HOUR

FIRE SEPARATION BETWEEN BUILDINGS

MAX AREA OF EXTERIOR WALL OPENINGS FIRE  
SEPARATION DISTANCE BETWEEN BUILDINGS

2014 FBC, CHAPTER 7, TABLE 105-8

DISTANCE BETWEEN BLDGS

10' TO LESS OF 15 FEET UNPROTECTED-SPRINKLERED ..... 45%  
AREA OF LARGEST EXTERIOR WALL ..... 4298 SF  
ALLOWED OPEN AREA ON EXTERIOR WALL: 4298 SF X 45% = 1934 SF  
PROVIDED OPEN AREA ON EXTERIOR WALL: ..... 691 SF

GOVERNING CODES

2014 FLORIDA BUILDING CODE WITH SUPPLEMENTS

2014 FLORIDA BUILDING CODE CHAPTER 11 ADA

2010 NEC NATIONAL ELECTRIC CODE

2012 IFPC FLORIDA FIRE PREVENTION CODE 101, 5TH EDITION

2014 NFPA-101 LIFE SAFETY CODE

CITY OF HOLLYWOOD, FLA. BUILDING CODE ORDINANCES

BLDG OCCUPANT LOAD

MOTEL 1,113 SF  
200 SF PER OCCUPANT = 9  
OFFICE 1595 SF  
100 SF PER OCCUPANT = 16  
TOTAL 25 OCCUPANTS

MIN NUMBER OF EXITS RQRD

OCCUPANT LOAD 1 TO 500+ 2  
OCCUPANT LOAD 501 TO 1000+ 3  
OCCUPANT LOAD ABOVE 1000+ 4

MEANS OF EGRESS

EXITS REQUIRED 2  
EXITS PROVIDED 2

INTERIOR FINISHES 2014 FBC 803-1.1

CLASS FLAME SPREAD INDEX

A 0 - 25  
B 26 - 75  
C 76 - 200

MAX FLAME SPREAD MATERIAL CLASS  
FOR GROUP OCCUPANCY R-1 AND B FOR  
A BLDG FIRE PROTECTED WITH AUTOMATIC  
SPRINKLERS AS FOLLOWS:  
2014 FBC TABLE 803-9

AREA CLASS

EXIT ENCLOSURES  
AND PASSAGEWAYS B  
CORRIDORS C  
ROOMS AND  
ENCLOSED SPACES C

FLOORS

CLASS CRITICAL RADIANT FLUX

I EXIT CORRIDORS AND EXITS  
NOT LESS THAN 0.45 W/CM2  
ASSEMBLY: I-1 / I-2 / I-3  
II EXIT CORRIDORS AND EXITS  
NOT LESS THAN 0.22 W/CM2  
BUT NO MORE THAN 0.45 W/CM2  
ASSEMBLY: A / B / E / H / M / R-1 / R-2 / I-4 / 5

OPEN GARAGE

FBC 2014 SEC. 406-5-2

FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE  
STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO  
OR MORE SIDES.  
THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER MUST BE  
AT LEAST 20% OF THE TOTAL PERIMETER WALL AREA OF EACH TIER.  
THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE  
PROVIDING NATURAL VENTILATION SHALL CONSTITUTE A MINIMUM OF  
40% OF THE PERIMETER OF THE TIER

EXCEPTION:  
OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40% OF THE  
BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE  
UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING

AREA PER TIER: 60'-9" X 6'-6" = 395 SF  
PERIMETER PER TIER 134.5 LF  
MIN. AREA OF OPENINGS  
REQUIRED PER TIER 134.5 X 20% 26.9 SF  
AREA OF OPENINGS  
PROVIDED PER TIER 86 SF  
MIN. REQUIRED AGGREGATED  
LENGTH OF OPENINGS PER TIER 40% X 134.5 53.8 LF  
PROVIDED AGGREGATED  
LENGTH OF OPENINGS PER TIER 16 X 4 64 LF

CLOSED GARAGE

FBC 2014 SEC. 406-6

MECHANICAL VENTILATION SHALL BE PROVIDED  
ENCLOSED GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE  
SPRINKLER SYSTEM

PROJECT CODE COMPLIANCE  
NPDES

APPLICABLE TO PROPERTIES OVER ONE ACRE

THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE CHAPTER 54.-  
FAILURE TO MAINTAIN JOB-SITE EROSION AND SEDIMENTATION CONTROL IN ACCORDANCE  
WITH PERMIT CONDITIONS AND APPLICABLE REGULATIONS, MAY RESULT IN FINES UP TO \$500  
PER DAY.-

PRIOR TO ISSUANCE OF BUILDING PERMIT, A STORM WATER POLLUTION PREVENTION PLAN  
-SUPPP- SHALL BE REQUIRED.- THE SUPPP MUST BE MAINTAINED AT THE JOB SITE AT ALL  
TIMES.- THE SUPPP SHALL CONTAIN DETAILED DESCRIPTIONS OF STRUCTURE, PROCEDURES,  
CONTACT NAMES AND OR CONTROL MEASURES DESIGNED TO REDUCE SEDIMENT AND STORM  
WATER RUNOFF

CONSTRUCTION SITES AND OPERATIONS SHALL BE REQUIRED TO MAINTAIN DURING AND  
AFTER ALL DEMOLITION, CONSTRUCTION, DEVELOPMENT, EXCAVATION, DEWATERING AND OR  
ALTERATION OPERATIONS, STRUCTURAL AND NON-STRUCTURAL, BEST MANAGEMENT  
PRACTICES - BMP - WITH THE INTENT TO REDUCE POLLUTANTS AND SEDIMENT IN  
STORMWATER RUNOFF

FOR ADDITIONAL INFORMATION REGARDING NPDES REGULATIONS PLEASE CONTACT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

2600 BLAI ROAD, MS 2500

TALLAHASSEE, FLA. 32399-2400

850-245-1522

WWW.DEF.STATE.FL.US/WATER

WINDOW AND DOOR ROUGH  
CLEAR OPENINGS

PASSAGE DOORWAYS SHALL HAVE A MIN. OF 32 INCHES WITH THE  
DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE  
DOOR AND THE OPPOSITE STOP.-  
2014 FBC 11-4-13-5  
DOOR CLEARANCE WIDTH NFPA-101 SEC. 7-2-1-2-2 FIG 7-2-1-2-3-A

A STANDARD 34 INCHES DOOR PROVIDES AN ACCEPTABLE 32  
INCHES CLEAR OPENING

DOORS MIN. WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT  
ARE NOT PART OF THE REQUIRED MEANS OF EGRESS IN GROUPS  
R-2 AND R-3 OCCUPANCIES  
2014 FBC 1009-1-1 EXCEPTION (1)

ARCHITECTURAL DRAWINGS ARE INDICATING REQUIRED CLEAR  
WIDTH OPENING DIMENSIONS AT DOORS AND THE GENERAL  
CONTRACTOR IS RESPONSIBLE TO PROVIDE DOOR ROUGH  
OPENINGS TO COMPLY WITH DOORWAY CLEAR PASSAGE AS PER  
2014 FBC, REQUIREMENTS.-

FLOOR PLANS DIMENSIONS DO NOT INCLUDE ANY  
REQUIRED ADDITIONAL ROUGH OPENINGS AT E.A. SIDE  
FOR DOOR OR WINDOW FRAMING.

CONTRACTOR SHALL VERIFY DISCREPANCIES WITH THE  
ARCHITECT.

EXTERIOR ILLUMINATION

EXTERIOR LIGHTING IS NOT TO EXCEED 0.5  
FOOT-CANDELS AT ALL PROPERTY LINES  
ADJACENT TO EXISTING RESIDENTIAL USES

LANDSCAPE AREAS

FOR LANDSCAPE PERVIOUS AREAS  
CALCULATION SEE PAGE A-10

GARBAGE HOLDING STATION  
DIMENSIONS:

13'-5" LONG X 4'-8" WIDE = 62.61 SF

DUMPSTER SIZE

2'-0" WIDE X 3'-8" HT. X 6'-0" LONG  
= ONE CUBIC YARD = 270 GLS

DUMPSTER ROOM CAPACITY

2 CUBIC YARDS = 404 GLS

DUMPSTER ROOM IS AIR CONDITIONED

AS PER CITY CODE AND ORDINANCES

VOLUME OF TRASH CALCULATION

OFFICE 1 Cu. YD EACH 10,000 SF PER DAY  
10,000 / 1595 SF = 0.16 Cu. YD  
0.16 X 5 DAYS = 0.80 Cu. YD PER WEEK  
MOTEL 0.16 Cu. YD EACH ROOM PER WEEK  
0.16 X 6 ROOMS = 0.96 Cu. YD PER WEEK  
TOTAL = 1.76 Cu. YD PER WEEK

DUMPSTER CAPACITY

2 Cu. YD SERVICED ONE TIME PER WEEK = 2 Cu. YD

BISCICLE RACKS

WITHIN THE OWNER'S VOLUNTARY EFFORT TO COMPLY WITH LEED GUIDELINES BISCICLE RACKS  
ARE PROVIDED FOR NOT LESS THAN 5% OF THE BUILDING OCCUPANT LOAD

OCCUPANT LOAD: 25  
5% OF OCCUPANCY = 3 BISCICLE RACKS PROVIDED

ACCESSIBILITY NOTES

2014 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
DISABILITIES.-

BUILDING ENTRANCE STAIRS IS ON THE ACCESSIBLE ROUTE WITH NO CHANGE IN LEVEL OF  
MORE THAN 1/2" ALONG ROUTE AND MAX LEVEL CHANGE OF 3/4" AT ENTRY DOORS AND  
THRESHOLDS IN COMPLIANCE WITH CODE AS PER THE USE OF AN ADA APPROVED  
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ALL DOORS SHALL PROVIDE A CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES.-  
A STANDARD 34 INCHES DOOR PROVIDES AN ACCEPTABLE NOMINAL 32 INCHES OPENING.-

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RESTROOMS SHALL BE PROVIDED WITH FIRE-RATED WOOD OR METAL REINFORCEMENTS  
INSIDE THE PARTITION WALLS TO ALLOW FOR THE INSTALLATION OF GRAB-BARS AROUND THE  
TOILET COYCE.- SUCH REINFORCEMENTS SHALL BE IN ACCORDANCE WITH THE DIRECTIVES  
GIVEN ON THE ILLUSTRATIONS AND IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE  
FOR MIN. STRUCTURAL RESISTANCE OF 250 LBS APPLIED ON ANY DIRECTION.-

GROUND FLOOR  
ACCESSIBLE PATH

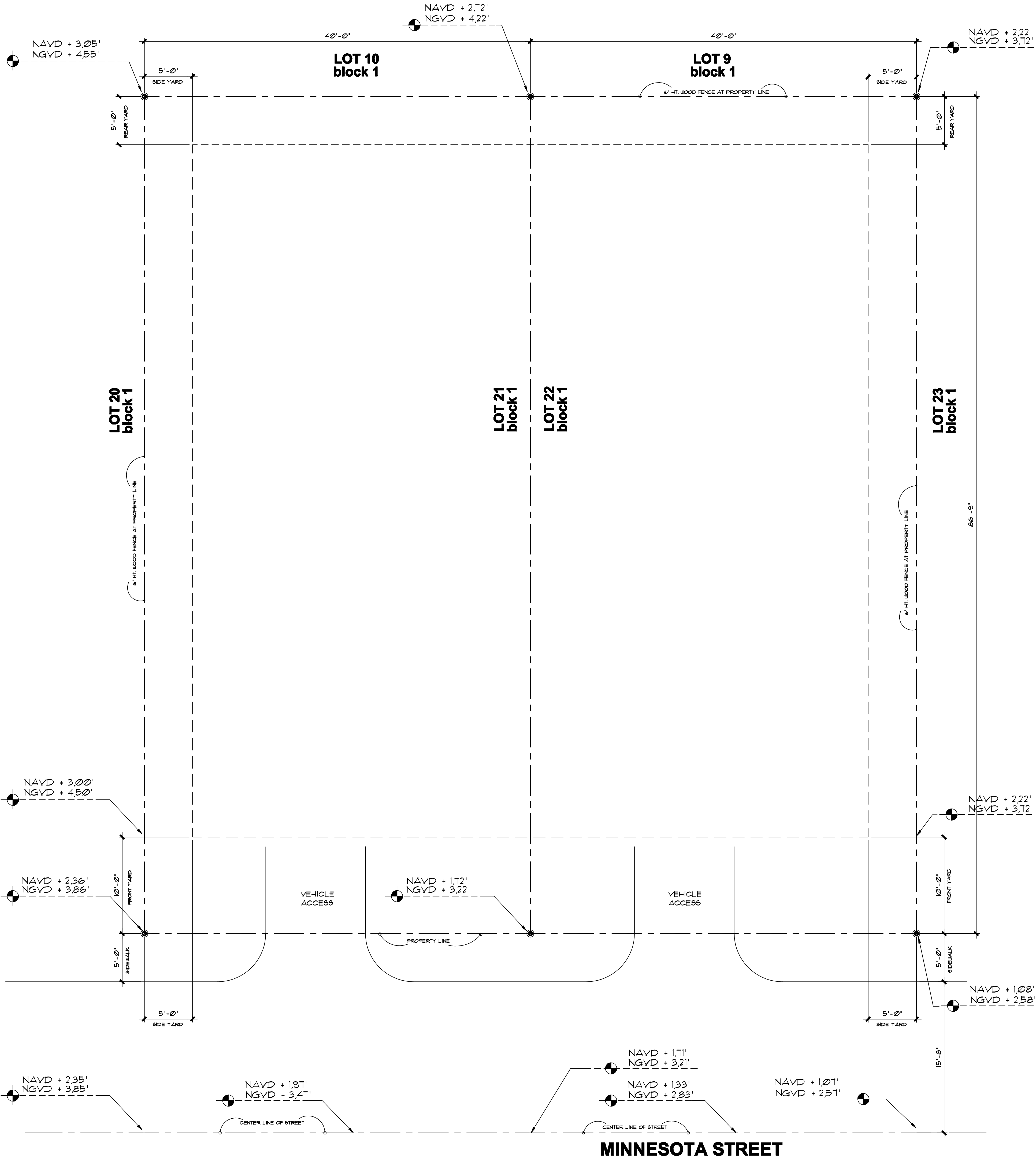
SEE PAGE A-2 FOR DETAILED ACCESSIBLE PATH AT GROUND FLOOR

THRESHOLD INSPECTOR

THIS IS A THRESHOLD BUILDING AND SHALL COMPLY WITH SEC. 110-3-1 OF THE 2014 FBC.-  
THIS SECTION INCLUDES THE SUBMITTAL AND REVIEW OF A STRUCTURAL INSPECTION PLAN  
PRIOR TO BUILDING PERMIT ISSUANCE AND THE EMPLOYMENT OF A SPECIAL THRESHOLD  
INSPECTOR DURING CONSTRUCTION

SIGNAGE

SIGNAGE IS TO BE SUBMITTED UNDER A SEPARATE PERMIT  
SEE SIGNAGE CRITERIA AT PAGE A-1



SITE PLAN LOT 22 block 1

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

PROPERTY LEGAL DESCRIPTION

LOT 21, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION,  
ACCORDING TO THE FLAT THERE AS RECORDED IN FLAT  
BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.-

PROPERTY ADDRESS:  
320 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

PROPERTY OWNER:  
MARILYN GALLEGO

PROPERTY LEGAL DESCRIPTION

LOT 22, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION,  
ACCORDING TO THE FLAT THERE AS RECORDED IN FLAT  
BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.-

PROPERTY ADDRESS:  
324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

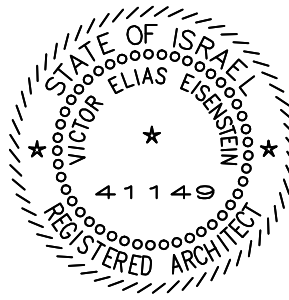
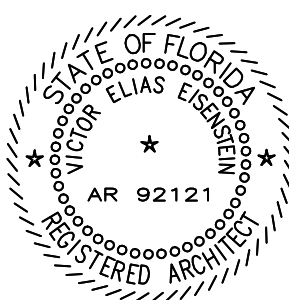
PROPERTY OWNER:  
DR. AYLEE HALLAK  
101 NE. 162 STREET, MIAMI, FLA. 33162

VEE

VICTOR ELIAS EISENSTEIN, AIA  
ARCHITECT

RESIDENTIAL, COMMERCIAL, HOTEL, RESTAURANT, HEALTHCARE  
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL

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VICTOR@VEEARCH.COM



SEAL: VICTOR ELIAS EISENSTEIN, AIA, AR 0021

THE BLUE BUILDING  
EXECUTIVE MOTEL SUITE AND OFFICE  
324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

REVISIONS:

SUBMITTAL:  
PRELIMINARY  
SITE PLAN REVIEW  
TAC

SCALE: AS SHOWN

DATE: 6-15-2016

PROJECT No:

DRAWN BY: CHECKED BY:  
MARILYN VEE

PAGE No:

A-01



# THE PROJECT DESCRIPTION

TO DEMOLISH THE EXISTING ONE FLOOR HOME-RESIDENCE LOCATED AT 324 AND 320 MINNESOTA STREET IN HOLLYWOOD, FLA. AND THE ERECTION OF A NEW 5 FLOORS HIGH BUILDING FEATURING 3 FLOORS OF MOTEL SPACE AND ONE TOP FLOOR DEDICATED TO OFFICE USE.

THE PROPOSED SUBMITTAL OF DRAWINGS FEATURES A MIX-USE OF A TOTAL OF SIX MOTEL SUITES DISTRIBUTED 2 PER FLOOR ON 3 FLOORS AND ONE LEVEL OF OFFICE USE.

THE GROUND FLOOR IS DEDICATED TO PEDESTRIAN ACCESS AND AUTOMOBILE PARKING AT THE AUTOMATED SKY-TOURER.

THE MOTEL SUITES ARE LOCATED ON THE 2ND-3RD AND 4TH FLOOR AND THE OFFICE RENTAL SPACE IS FEATURED IN THE 5TH FLOOR.

THE ROOF-TERRACE OF THE BUILDING IS DEDICATED TO DECORATIVE GARDENING BUILT-UP IN THE BEST EFFORT TO REDUCE THE HEAT-ISLAND EFFECT AS WELL AS A THE COMFORT OF OPEN SPACE FOR THE TENANTS ENTERTAINMENT USE.

THE TOTAL PARKING CAPACITY OF 94 VEHICLES IS INTENDED TO BE RENTED IN A MONTHLY BASIS TO BUSINESS EMPLOYEES AND ADJACENT HOTELS THEREFORE, THE 2 ACCESS TO PARKING WILL OPERATE SIMULTANEOUSLY IN THE SAME DIRECTION AT MORNING AND OPPOSITE DIRECTION AT END OF THE DAY, ALLOWING FOR FAST MOVEMENT OF VEHICLES FROM THE STREET.

## SUSTAINABLE CONSTRUCTION

THIS PROJECT REPRESENTS THE BEST VOLUNTARY EFFORT OF THE OWNER TO COMPLY WITH GREEN-BUILDING SUSTAINABLE PRACTICES WITHIN THE GUIDE-LINES FOR SUSTAINABLE CONSTRUCTION IN COMPLIANCE WITH THE USGBC AND LEED REGULATIONS.-

## THE PARKING SYSTEM

INNOVATIVE AUTOMATED HANDICAPPED COMPLIANT SELF-PARKING SYSTEM ON AN INDEPENDENT TOWER WITH CAPACITY OF 94 AUTOMOBILES SPACES THAT ARE MOVED VERTICALLY AND HORIZONTALLY TO ITS STALL-STORE DESTINATION BY A ROBOTIC ELEVATOR MECHANISM.

UPON ACCESSING THE PROPERTY, THE DRIVER EXITS THE VEHICLE AND PROCEED TO ENTER HIS-HER UNIQUE PARKING IDENTIFYING CODE INTO A WALL-MOUNTED COMPUTER CONTROLLED KEY BOARD THAT WILL VERIFY THE VEHICLE CONDITION AND THE AVAILABLE OPEN SPACE DESIGNATED TO STORE THE VEHICLE.

ONCE THE PERSONAL CODE IS ENTERED INTO THE COMPUTERIZED SYSTEM THEN, THE DRIVER PROCEEDS TO EXIT THE ACCESS-PARKING PLATFORM.

ONLY AFTER THIS ACTION TAKES EFFECT AND AFTER THE COMPUTER DETECTION SYSTEM VERIFY THAT NO PERSON IS OCCUPATING THE PLATFORM THEN, THE ACCESS DOOR WILL BE AUTOMATICALLY CLOSED AND AN ALARM DISTINCTIVE SOUND AND STROBO-LIGHT IS EMITTED TO ALERT THE INITIATION OF A MECHANICAL MOVEMENT.-

THE AUTOMATED ROBOT-SYSTEM WILL ELEVATE VERTICALLY AND MOVE HORIZONTALLY THE VEHICLE TO ITS DESIGNATED FINAL STALL POSITION.

UPON COMPLETION OF THIS OPERATION THE VEHICLE ELEVATOR WILL RETURN TO ITS ORIGINAL POSITION AT THE GROUND LEVEL.-

THE ROBOTIC PARKING SYSTEM WILL NOT OPERATE IF HUMAN SIGNATURE ARE FOUND BY INFRARED DETECTION INSIDE THE VEHICLE AS WELL AS IN THE ACCESS PLATFORM AT THE GROUND LEVEL.

UPON REQUESTING TO RETRIEVE THE VEHICLE BY ENTERING THE UNIQUE IDENTIFYING CODE AT THE WALL MOUNTED KEY-BOARD, THE COMPUTER CONTROLLED SYSTEM WILL REPEAT THE ELCTRONIC SECURITY PROCESS VERIFYING THAT NO PERSON IS INSIDE THE ACCESS PARKING PLATFORM AND CLOSING THE ACCESS GATE TO PEDESTRIANS.-

THE AUTOMOBILE WILL BE RETRIEVED AND POSITIONED AT THE GROUND FLOOR IN TOP OF THE GIRATORY ROUND TABLE.-

THIS MECHANISM WILL ROTATE AND POSITION THE VEHICLE INTO A FORWARD POSITION TOWARDS THE STREET FOR EXIT DRIVING.-

THE ESTIMATED TOTAL TIME ELAPSED FOR THE AUTOMOBILE PARKING OR RETRIEVED IS 15 SECONDS.

TOTAL TIME ESTIMATED FOR TOTAL CAPACITY PARKING OF 94 AUTOMOBILES IS 12 MINUTES USING BOTH ENTRANCES OR EXITS AT THE SAME TIME.

## PASSENGER ELEVATOR

MACHINE ROOM-LESS GEN-2 GEARLESS GENERATION BY OTIS WITH SPEED OF 200 FEET PER MINUTE AND 12 PERSONS CAPACITY.

ENVIRONMENTALLY FRIENDLY, USES 15% LESS ENERGY THAN TRADITIONALLY GEARED SYSTEMS.-

EACH ELEVATOR LANDING FEATURES A SMOKE-PROOF ELEVATOR LOBBY IN COMPLIANCE WITH LIFE SAFETY NFPA-101 AND THE 2014 FLORIDA BUILDING CODE.

## EXIT STAIRS

DESIGNED SEPARATED FROM THE BUILDING BY A 2 HOURS FIRE RESISTANT BARRIER AND 1-1/2 FIRE METAL DOORS.-

EACH FLOOR CONFIGURATION FEATURES 2 REMOTE ACCESS TO THE EMERGENCY EXIT STAIRS ELIMINATING THE DEAD-END CONDITION AND IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.-

THE STAIRS ARE TO BE BUILT WITH REINFORCED EXPOSED CONCRETE AND METAL HAND-RAILS AT EACH SEGMENT.

## ROOF RAIN-WATER COLLECTION

COLLECTED AT THE DRAIN-WELL AT THE GROUND LEVEL THAT IS TO BE RE-USED FOR IRRIGATION OF PLANTS AND GRASS WITHIN THE BUILDING SITE.-

## INSTA-HOT WATERS

ELECTRIC TANKLESS WATER HEATERS REF. EEMAZ 9P-3512 COMPLY WITH 25 GPM HANDUASHING OUTLET TEMP AT 90 DEGREES TO BE USED AT ALL SHOWERS AND HAND-SINKS.- NO LIME, CALCIFICATION OR SEDIMENTATION AND NO-STANBY HEAT LOSS.

## AC EQUIPMENT ROOF LOCATION

LOCATED BEHIND VARIABLE HIGH SOLID 42" HT. PARAPETS TO AVOID VISUAL DISTURBANCE AT THE HIGHEST PART OF THE ROOF AND ACCESSIBLE TO MAINTENANCE PERSONNEL ONLY.

## TRASH TEMPORARY STATION

APPROX 93 SF LOCATED AT THE GROUND FLOOR AND TOWARDS THE SOUTH END OF THE BUILDING FEATURES VOLUNTARY RECYCLE BINS SEPARATING ORGANICS FROM PAPER AND GLASS ITEMS.-

MAINTENANCE PERSONNEL WILL CART-OUT THE BINS TO THE CURB-SIDE ON THE SCHEDULED DAYS FOR PICKUP BY THE WASTE MANAGER CONTRACTOR SERVICING THE AREA.-

DUMPSTER DIMENSIONS: 2'-0" WIDE X 3'-0" HT. X 6'-0" LONG + 1 CUBIC YARD + 202 GLS.

REMOVAL SERVICE WILL BE PROVIDED NOT LESS THAN ONE TIME PER WEEK.

TRASH ROOM CAPACITY: 2 CUBIC YARDS = 424 GLS.

SEE PAGE A-01 FOR TRASH CALCULATIONS.

## LAUNDRY ROOM

LOCATED AT THE GROUND FLOOR FEATURES HEAVY-LOAD CAPACITY ONE WASHER AND ONE DRYER, MOP SINK AND UTILITY COUNTER AND SHELVING ABOVE AND FOR THE USE OF THE MOTEL CUSTOMERS.-

THERAPIST OFFICE FEATURES ALSO A LAUNDRY ROOM FOR RE-TRAINING IN THE USE OF THE MACHINES.

## ACCESS LOBBY

PEDESTRIAN ACCESS CONTROLLED BY A CONCIERGE DESK FOR SECURITY AND SERVICE TO THE MOTEL CUSTOMERS AND OFFICE TENANTS.

## ALL WOOD COMPONENTS OF THIS PROJECT SHALL BE FIRE RETARDANT COATED

GENERAL CONTRACTOR TO PROVIDE SUBMITTAL TO THE ARCHITECT ON ALL DOCUMENTATION FOR THE FIRE RATED PLYWOOD AND OR ANY WOOD COMPONENTS TO BE USED ON THIS PROJECT AND STATING COMPLIANCE WITH THE TESTING REQUIREMENTS FOR ASTM-E-136 AS NOTED IN THE DEFINITION FOR NON-COMBUSTIBLE MATERIAL.-

WOOD FIRE RETARDING OR EQUIVALENT PRODUCT RECOMMENDED TO BE USED BY THE CONTRACTOR:

UNIVERSAL FIRE SHIELD CHEMICALS.-

400 AVENUE R, SU. WINTER HEAVEN, FLA. 33880  
1-800-608-5693 WWW.FIRECHEMICALS.COM

PRODUCT REF. W-1000 WOOD SHIELD CLASS 'A' EXTERIOR AND INTERIOR USE  
FLAME SPREAD: 25 SMOKE: 30

FLASH POINT 0.- NON TOXIC, NO PETROLEUM-  
NO PBDE OR ABBE9TOS.-  
ENVIRONMENTALLY SAFE.-

MEETS OR EXCEEDS:  
UL723.- ASTM E-84.- NFPA 103.- NFPA 255.- ASTM E-108.-

## ADA VERTICAL LIFT

ACCESSIBLE USE FROM THE GROUND FLOOR LEVEL TO THE ACCESS LOBBY AND VICE VERSA, SEE PAGE A-2 DETAIL A-A AS WELL AS THE ACCESSIBLE PATH CONNECTING THE STRUCTURE WITH THE PUBLIC WAY.

VERTICAL LIFT SHAFTWAY MODEL STRAIGHT TROUGH APPLICATION.  
ADA COMPLIANT, KEYED OPERATION WITH BATTERY POWER EMERGENCY MANUFACTURED BY GARAVENTA.

WUUGARAVENTA,CA  
1-800-668-3-6856  
HYDRAULIC OPERATION  
NO KEY REQUIRED FOR CALL STATIONS AND PLATFORM CONTROLS  
150 LBS WITH SAFETY FACTOR OF 5  
SPEED 11 FT PER MINUTE AT FULL LOAD  
3 HP MOTOR, 120 V, 15 AMP5 CIRCUIT

## OFFICE SPACE

LOCATED AT THE 5TH FLOOR TO BE USED FOR DR. HALLACK TERAPHY PRACTICE AND SERVICED BY PASSENGER ELEVATOR AND FEATURING BALCONIES AND RESTROOMS.

## GREEN BUILT-UP ROOF

THE CREATION OF A GREEN ROOF BUILT-UP TO REDUCE THE HEAT ISLAND EFFECT REFLECTING THE SUN CAUSING THE BUILDING SURFACE TEMPERATURE TO DECREASE AND CONTRIBUTING TO LEED CREDITS UNDER THE CATEGORIES OF:  
STORM WATER MANAGEMENT  
LANDSCAPE AND EXTERIOR DESIGN REDUCTION OF HEAT ISLAND EFFECT  
RECYCLED CONTENT OF MATERIALS  
WATER EFFICIENT LANDSCAPING  
LOCAL AND REGIONAL MATERIALS  
OPTIMIZED ENERGY PERFORMANCE.

## MOTEL SUITE

SIX MOTEL SUITES LOCATED 2 PER FLOOR AT 2ND+ 3RD AND 4TH FLOORS.-

THE MOTEL SUITE FEATURES COMMON USE AREAS AS A LAUNDRY ROOM AND TRASH CHUTE, ENTRANCE RECEPTION AREA, AND BALCONIES+ KITCHENETTE AND EATING TABLE.

EXECUTIVE SUITE UNITS FEATURES ONE HANDICAPPED COMPLIANT RESTROOMS AND CLOSETS+ LARGE WINDOW PICTURE TYPE SLIDING-DOORS WITH METAL GUARD-RAIL PROTECTION AT OPEN POSITION THEREFORE CREATING THE EFFECT OF A BALCONY.

## SAFE BUILDING

FULLY FIRE PROTECTED BY AN AUTOMATED FIRE-SPRINKLER SYSTEM WITH TWO SEPARATED EMERGENCY MEANS OF EGRESS, MANUAL FIRE-EXTINGUISHERS AT EACH FLOOR, LIFE-SAFETY EXIT SIGNS, SMOKE DETECTORS, HORN-STROBO LIGHTS LINKED TO A CENTRAL EMERGENCY ALARM IN COMPLIANCE WITH THE NATIONAL FIRE PROTECTION ASSOC NFPA-101.-

SMOKE CONTROL AND FIREFIGHTERS ACCESS.-

THE BUILDING CONSTRUCTION IS SPECIFIED WITH UNCOMBUSTIBLE MATERIALS.

## BISCICLE RACKS

ARE PROVIDED AT THE REAR OF THE BUILDING AND TO PROMOTE THE LESS USE OF AUTOMOBILES TO COMMUTE FOR OFFICE WORK.

## AC REFRIGERANTS

ZERO USE OF CFC BASED REFRIGERANTS ON THE HVAC SYSTEM IS MANDATORY.-

CHLOROFUOROCARBONS CFC'S ARE HYDROCARBONS RESPONSIBLE FOR THE ATMOSPHERE OZONE LAYER.

MECHANICAL ENGINEER IS DIRECTED TO SPECIFY EQUIPMENT THAT USE HYDROCHLOROFUOROCARBONS HCFC'S THAT CAUSE SIGNIFICANT LESS DEPLETION OF THE OZONE LAYER AND IN COMPARISON TO THE CFC'S.

## MAIL DELIVERY METHOD

CENTRAL WALL MOUNTED COBBLE SERVICED FROM ITS FRONT, IS CONVENIENTLY LOCATED AT THE BUILDING MAIN ENTRANCE ROOM AND IN PROXIMITY TO THE ELEVATOR LOBBY.

## FIRE HYDRANTS

FIVE EXISTING FIRE-HYDRANTS LOCATIONS ARE WITHIN 250 FEET RADIUS DISTANCE FROM THE PROPERTY.-

SEE FIRE-HYDRANTS LOCATION MAP AT THIS PAGE.

## CONSTRUCTION MATERIALS

THE FOLLOWING LIST OF INTENDED MATERIALS TO BE USED IS THE OWNER VOLUNTARY EFFORT TO COMPLY WITH THE PRACTICE AND GUIDELINES FOR SUSTAINABLE CONSTRUCTION IN COMPLIANCE WITH THE USGBC AND LEED.-

### EXTERIOR

- STEEL REINFORCED CONCRETE ON COLUMNS AND FLOOR CONCRETE SLABS
- PVC WATERPROOF FLAT ROOF MEMBRANE AT WALKABLE ROOF-DECK FINISHED WITH HEAVY DUTY THERMOPLASTIC MEMBRANE
- WATERPROOF EXPOSED CONCRETE AT FLAT ROOF, STAIRS, UC'S PRODUCT BY XYFEX CRISTALINE MIXED DIRECTLY WITH CONCRETE
- GREEN CONCRETE AS A RESULT OF ADDED FLY-ASH TO CONCRETE.- THIS IS THE MICROSCOPIC RESIDUAL OF BURNING COAL AT ELECTRIC PLANTS MAKES CONCRETE MALLEABLE AND EASIER TO WORK, STRONGER AND DURABLE.
- EXTERIOR BUILDING ENVELOPE WALL PARTITIONS IN CONCRETE BLOCK TO RESIST LARGE MISSILE IMPACT AND HIGH HURRICANE WINDS
- FLOOR TILE CONCRETE MORTARS MIXED WITH FLY-ASH FOR BETTER PERFORMANCE
- LARGE MISSILE IMPACT RESISTANT LAMINATED GLASS AT WINDOWS AND GLASS SLIDING DOORS
- ALL EXTERIOR BUILDING ENVELOPE TO BE WATERPROOF WITH XYFEX COMPOUND
- ALL EXTERIOR DOORS AND WINDOW FRAMES IN ULTREX FIBERGLASS BY MARVIN WINDOWS STRONG THAN STEEL, 34% LOWER HEATING COST, 38% LOWER COOLING COST, HEAT RESISTANT, NON-CORROSIVE, 8X LESS EXPANSION, 8X STRONGER THAN VINYL

### INTERIOR

- 3-5/8 METAL STUDS, 20 GA EA 18" OC AND GYPSUM BOARD EA FLOOR TO CEILING AND FIBER SOUND BLANKET BETWEEN STUDS
- SOUND INSULATION 3" FIBERGLASS BLANKET BETWEEN PARTITION STUDS FROM FLOOR TO CEILING
- EXTERIOR WALL CLOSED CELL SPRAYED FIBER R-6 THERMAL INSULATION BETWEEN FURRINGS AND COVERED WITH 5/8 NO-PAPER GYPSUM BOARD
- KITCHENETTE AND UC CABINETS MADE IN SKY-BLEND BOARD AGRIFIBER PRODUCTS WITH NO UREA FORMALDEHYDES RESINS
- ALL APPLIANCES SPECIFIED AS UL AND ENERGY STAR LABELED
- WOOD FLOORS MADE FROM RAPIDLY RENEWABLE FIBERS AND CERTIFIED FOREST
- ALL ACCESS DOORS AND DOOR FRAMES TO MOTEL SUITES AND OFFICE TO BE GALVANIZED STEEL SKIN METAL DOORS, 20 MINUTES FIRE RESISTIVE
- ALL DOOR HARDWARE TO COMPLY WITH ADA AND NFPA GUIDELINES
- ALL UC'S TO BE ADA COMPLIANT
- INTERIOR PAINT BY SHERWIN-WILLIAMS AND OF LOW VOC POLLUTANTS
- AS PER THE ENERGY POLICY ACT (EPA) APRIL 2010 HIGH EFFICIENCY ENERGY AND WATER SAVING EQUIPMENT STANDARDS AND NSF CERTIFIED  
SHOWERS 17 GLS / MINUTE  
TOILETS+HET 128 GP / FLUSH  
FAUCETS 17 GLS / MINUTE
- ACOUSTICAL FLOORING UNDERLAYMENT 'ECO SILENCER' MADE FROM POST-CONSUMER RECYCLED GRANULATED RUBBER TIRES  
WWW.FOAMPRODUCTS.COM 1-800-526-3626

### FIBER-CEMENT SIDING PANELS 'HARDPLANK'

26300 LA ALAMEDA, SUITE 250.- MISSION VIEJO, CA. 92691

METRO-DADE COUNTY FLA. PROD ACCEPTANCE No. 94-1234-04  
NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM TEST METHOD E-136.-

SURFACE BURNING CAPABILITIES WHEN TESTED IN ACCORDANCE TO ASTM METHOD E-84:  
FLAME SPREAD: 0  
FUEL CONTRIBUTED 0  
SMOKE DEVELOPED 5

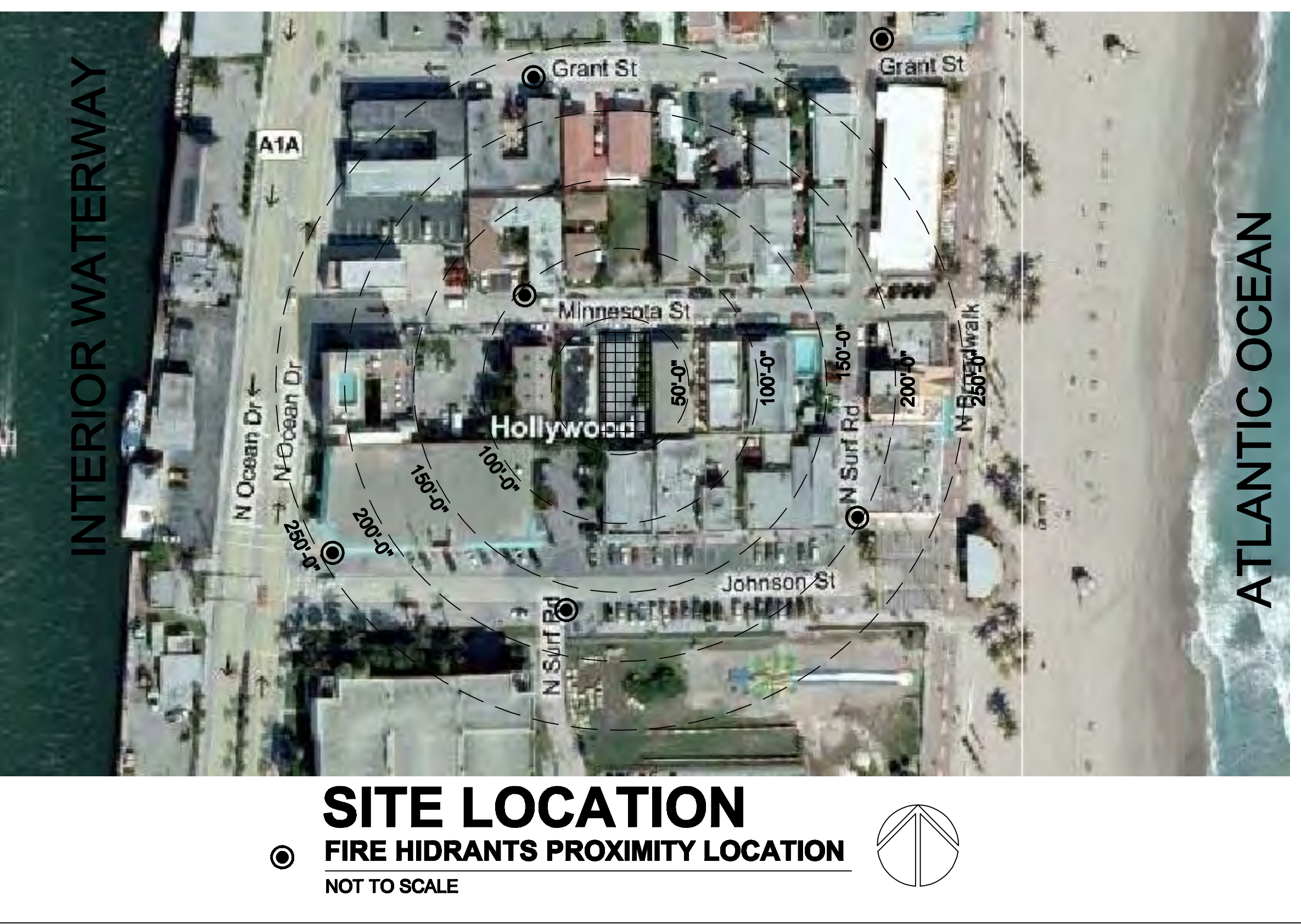
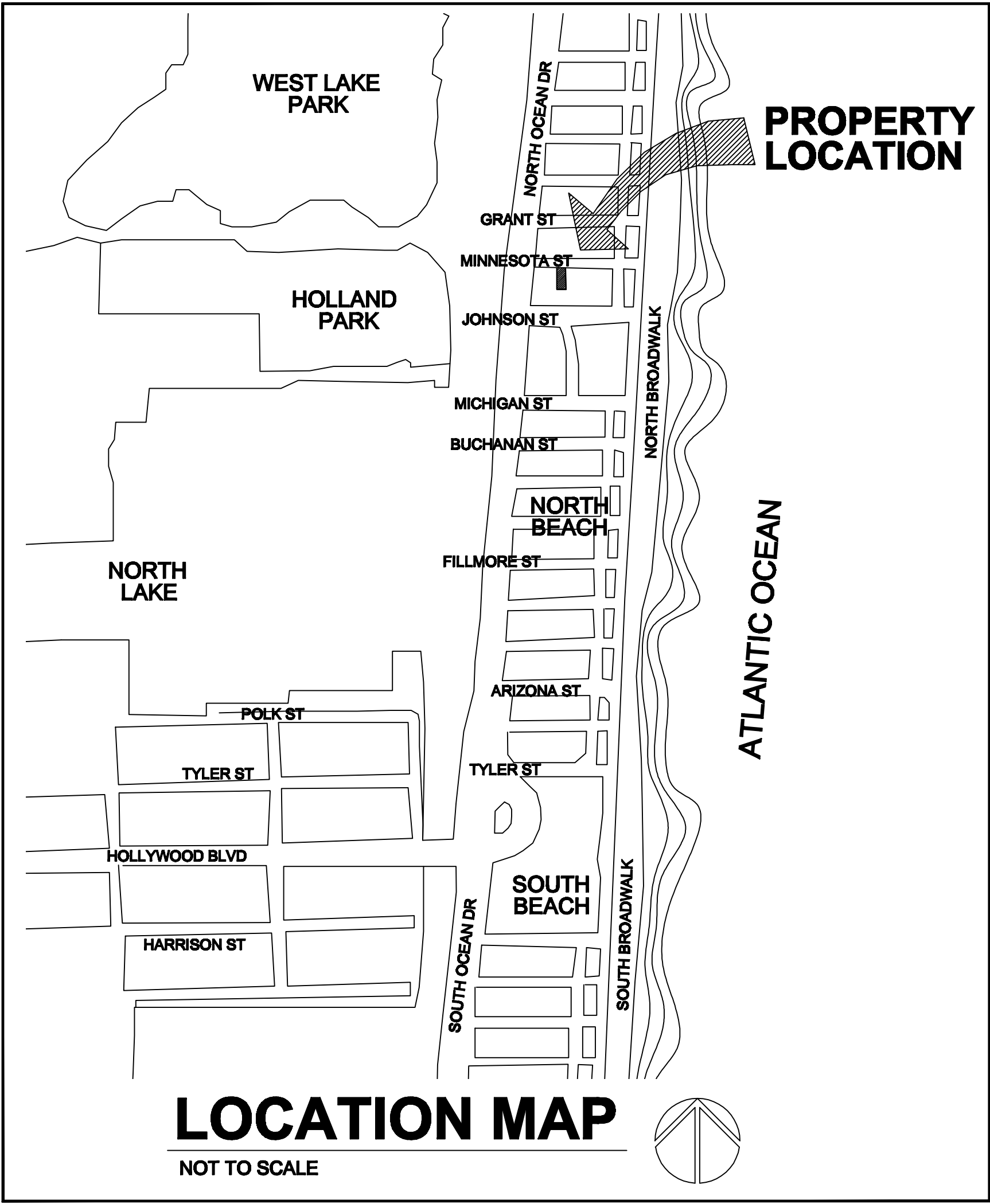
## BASE FLOOD ELEVATION

CITY OF HOLLYWOOD BENCHMARK  
AT FIRE HYDRANT FLANGE AT GEORGIAN AND N. OCEAN  
NGVD 4.41'

NGVD + 2.83' AT CROWN OF MINNESOTA STREET  
MAP PANEL No 12011 C 0317  
SUFFIX G  
FLOOD ZONE AE  
BASE FLOOD ELE + 7.0' NAVD  
DATE OF CERTIFICATE 6-30-2010  
FLA. BUILDING AND LAND SURVEYING  
OMB No 1660-0008 EXPIRES 3-31-12  
NGVD + 8.5' PROVIDED AT FIRST FLOOR  
NAVD + 7.0'

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- LOCATION MAP  
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PERVIOUS AREAS CALCULATIONS



## SCHEDULE OF AREAS

LOCATION	324 MINNESOTA STREET HOLLYWOOD, FLA. 33018
ZONING	BRT-25-C
LOT AREA	6,936 SF. 80'-0" FRONT X 86'-9" DEEP + 0.1592 ACRES

ALLOWABLE USES	RETAIL COMMERCIAL BED AND BREAKFAST RESTAURANT BOAT RENTAL EXCEPT JET-SKIS
MOTEL	50 UNITS PER ACRE + 0.1592 X 50+ 7.96 UNITS SUITES AREA MIN 250 SF MAX 450 SF
PROVIDED	6 SUITS SUITE TYPE 'A' + 340 SF SUITE TYPE 'B' + 291 SF
3 FLOORS X 591 SF	1,773 SF
OFFICE PROVIDED	1,995 SF

LOT COVERAGE	
ALLOWED MAX. 10% OF LOT AREA	4,855 SF
PROVIDED 68.06% LESS THAN 10%	4,721 SF

VOLUME OF CONSTRUCTION	
GROUND FLOOR	
COMMON AREAS	1,849 SF
SKY-TOURER PARKING	3,913
LANDSCAPED	1,574
SUB-TOTAL	6,936 SF

SECOND FLOOR	
MOTEL COMMON AREAS	591 786
SUB-TOTAL	1,371 SF

THIRD FLOOR	
MOTEL COMMON AREAS	591 594
SUB-TOTAL	1,185 SF

FOURTH FLOOR	
MOTEL COMMON AREAS	591 594
SUB-TOTAL	1,185 SF

FIFTH FLOOR	
OFFICE COMMON AREAS	1,995 393
SUB-TOTAL	1,988 SF

CONSTRUCTION TOTAL AREAS	12,825 SF
-----------------------------	-----------

TOTAL NET RENTAL AREAS	
MOTEL	1,773
OFFICE SPACE	1,995
TOTAL NET RENTAL	3,368 SF

BUILDING SET-BACKS	
	REQUIRED PROVIDED
FRONT	10'-0" 10'-0"
REAR	5'-0" 5'-0"
SIDE	5'-0" 5'-0"

BUILDING HEIGHT	
ALLOWED	50'-0" NORTH OF TYLER STREET
PROVIDED	50'-0"

GREEN AREA CALCULATIONS	
GROUND FLOOR UNPERVIOUS AREAS:	5,222 75.25 %
GROUND FLOOR PERVIOUS AREAS:	1,714 24.75 %

TOTAL AREA OF LOT:	6,936 SF 100 %
--------------------	----------------

LANDSCAPE PROVIDED	
AT GROUND FLOOR	1,714 24.75 %
AT TERRACE	715 11.7
AT ROOF	1,515 21.84
	4,004 SF 57.71 %

PARKING	
MOTEL REQUIRED	
EACH UNIT + 1 SPACE REQUIRED	
TOTAL UNITS+ 6	
TOTAL ROAD+ 6	
OFFICE REQUIRED	1,995 SF
1 EACH 250 SF NET RENTAL AREA	
RENTAL AREA:	
TOTAL ROAD+ 6	

TOTAL PARKING REQUIRED	12
PARKING PROVIDED	
AT SKY-PARKING ROBOT	94
AUTOMATED SYSTEM	

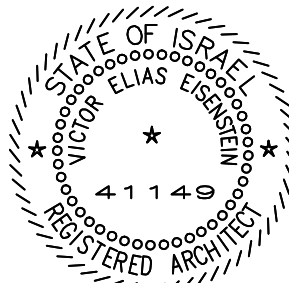
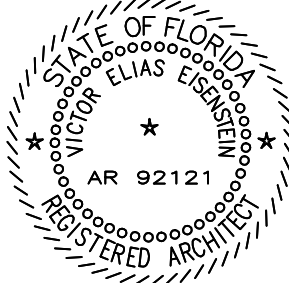
VARIANCES	
PROJECT DOES NOT REQUIRE ANY VARIANCE FROM CODE OR CITY ORDINANCES	

# VEE

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VICTOR@VEEARCH.COM



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## THE BLUE BUILDING EXECUTIVE MOTEL SUITE AND OFFICE 324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

REVISIONS:

SUBMITTAL:  
PRELIMINARY  
SITE PLAN REVIEW  
**TAC**

SCALE: AS SHOWN

DATE: 6-15-2016

PROJECT No:

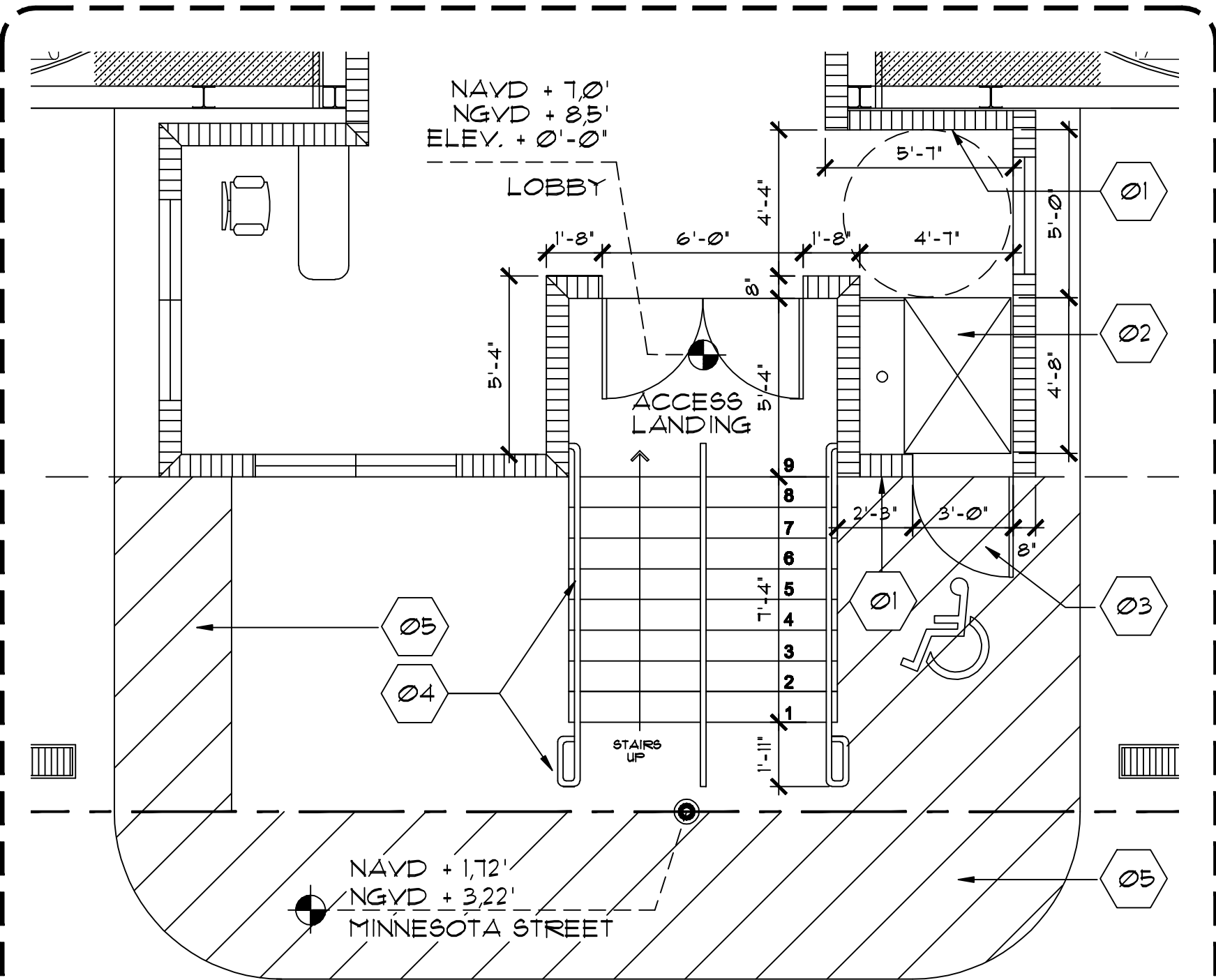
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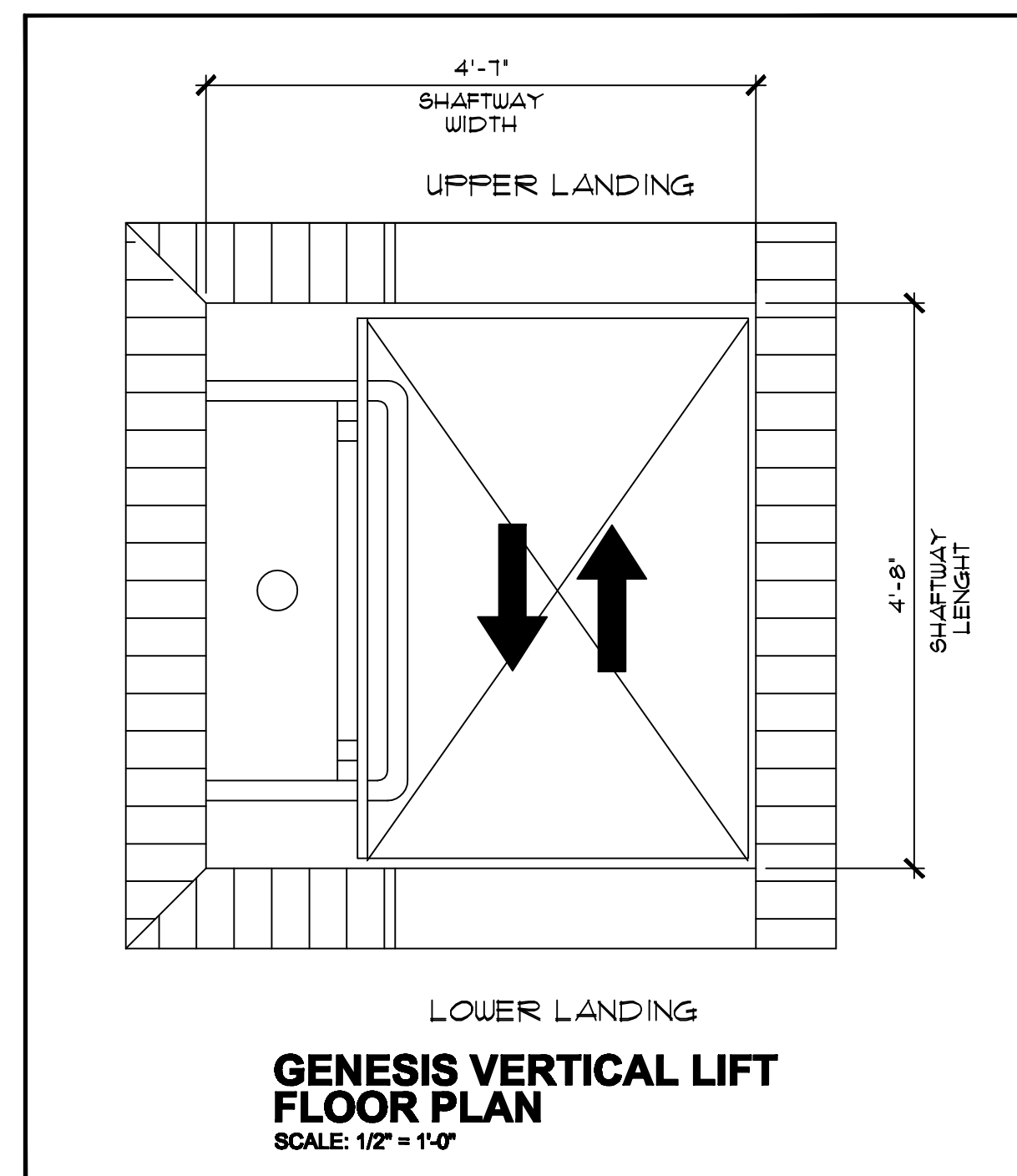


#### KEY-TAG CHART

- 01 CALL STATION
- 02 VERTICAL LIFT SHAFTWAY MODEL STRAIGHT THROUGH APPLICATION ADA COMPLIANT, KEYED OPERATION WITH BATTERY POWER EMERGENCY MANUFACTURED BY GARAVENTA WWW.GARAVENTA.COM 1-800-663-6556
- 03 36" WIDE ENTRANCE-EXIT DOOR
- 04 STAINLESS STEEL GUARD AND HAND RAIL
- 05 ACCESSIBLE PATH

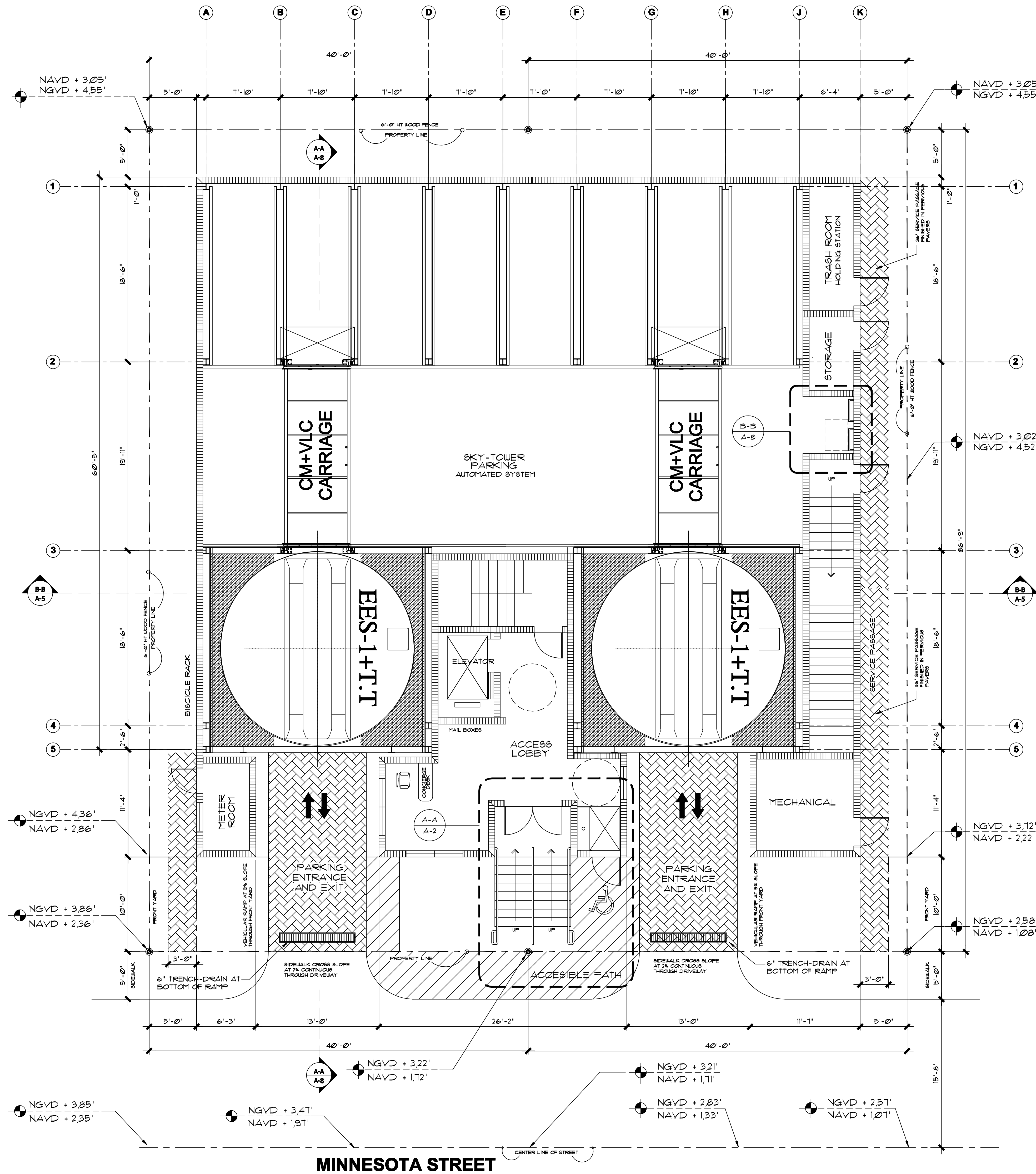
#### MAIN ENTRANCE ADA ACCESSIBLE DETAIL A-A FLOOR PLAN

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



SHAFTWAY STRAIGHT THROUGH				
PLATFORM SIZE	SHAFTWAY WIDTH	SHAFTWAY LENGTH	PLATFORM WIDTH	PLATFORM LENGTH
COMPACT	51-1/8"	51"	36"	49-1/2"
STANDARD	54-1/8"	55-3/8"	39"	53-1/8"
MID-SIZE	54-1/8"	61-3/8"	39"	59-1/8"
LARGE	60-1/8"	61-3/8"	45"	59-1/8"

HIDRAULIC OPERATION  
NO KEY REQUIRED FOR CALL STATIONS AND PLATFORM CONTROLS  
150 LBS WITH SAFETY FACTOR OF 5  
SPEED 11 FT PER MINUTE AT FULL LOAD  
3 HP MOTOR, 120 V, 15 AMPS CIRCUIT



#### MINNESOTA STREET

#### GROUND FLOOR MAIN ACCESS

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

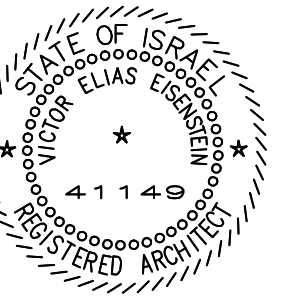
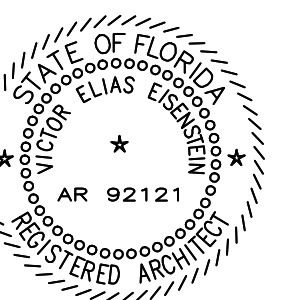
- NAVD + 1.72'
- NGVD + 3.22'
- ACCESS LEVEL  
ELEV. + 0'-0"

- NAVD + 1.33'
- NGVD + 2.83'
- MINNESOTA STREET

# VEE

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#### THE BLUE BUILDING EXECUTIVE MOTEL SUITE AND OFFICE 324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

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SCALE: A8 SHOWN

DATE: 6-15-2016

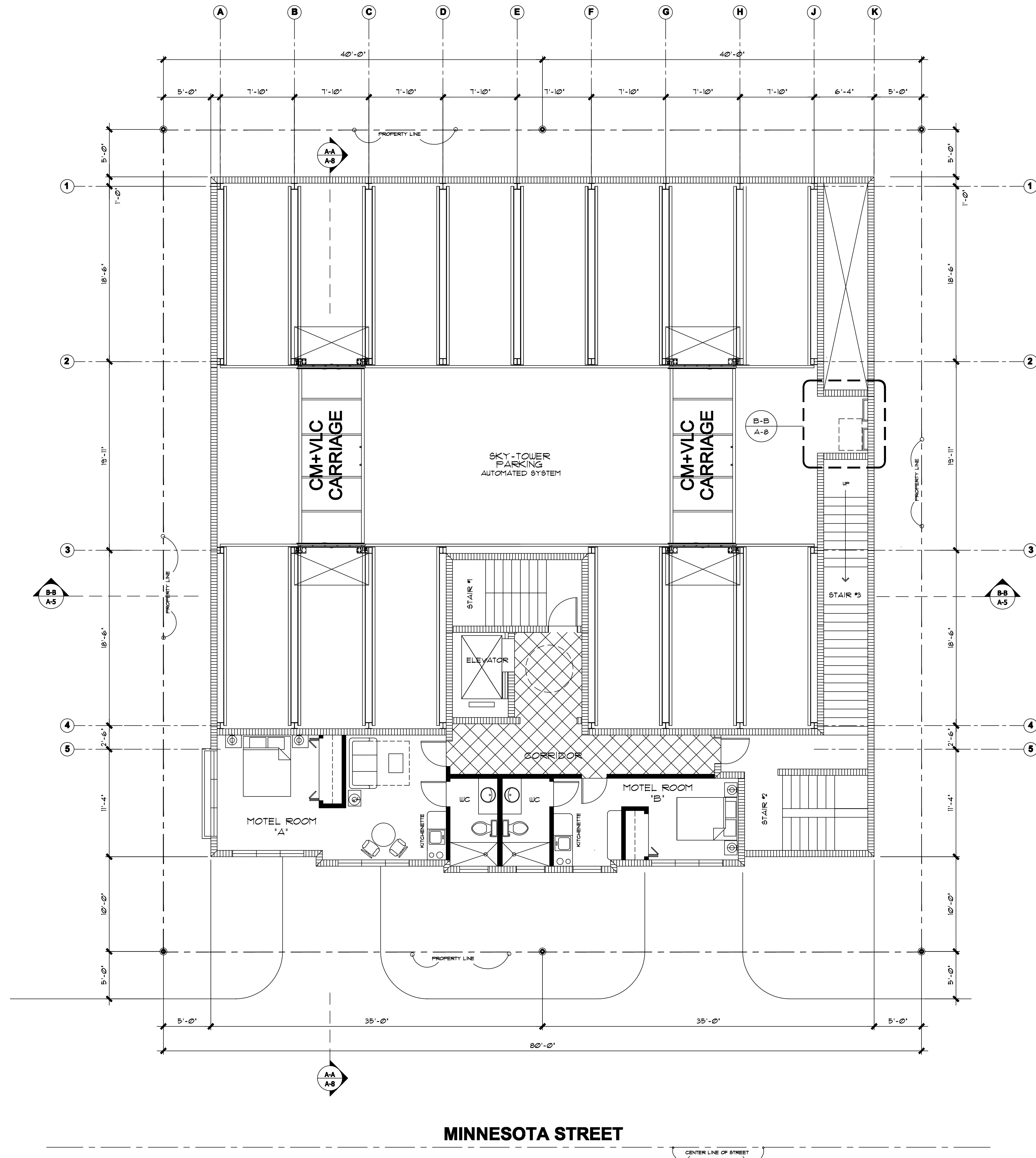
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## MOTEL FLOORS

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

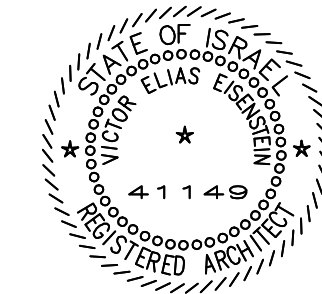
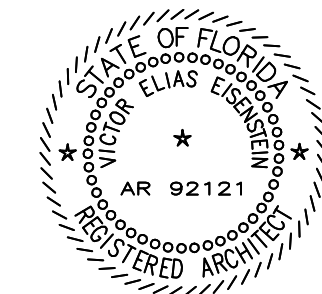
ELEV. + 9'-6" 2nd FLOOR  
2ND FLOOR

# VEE

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**THE BLUE BUILDING**  
EXECUTIVE MOTEL SUITE AND OFFICE  
324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

REVISIONS:

SUBMITTAL:  
PRELIMINARY  
SITE PLAN REVIEW  
**TAC**

SCALE: A8 SHOWN

DATE: 6-15-2016

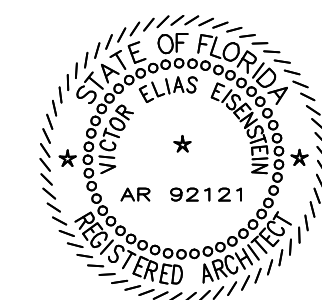
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# A-3

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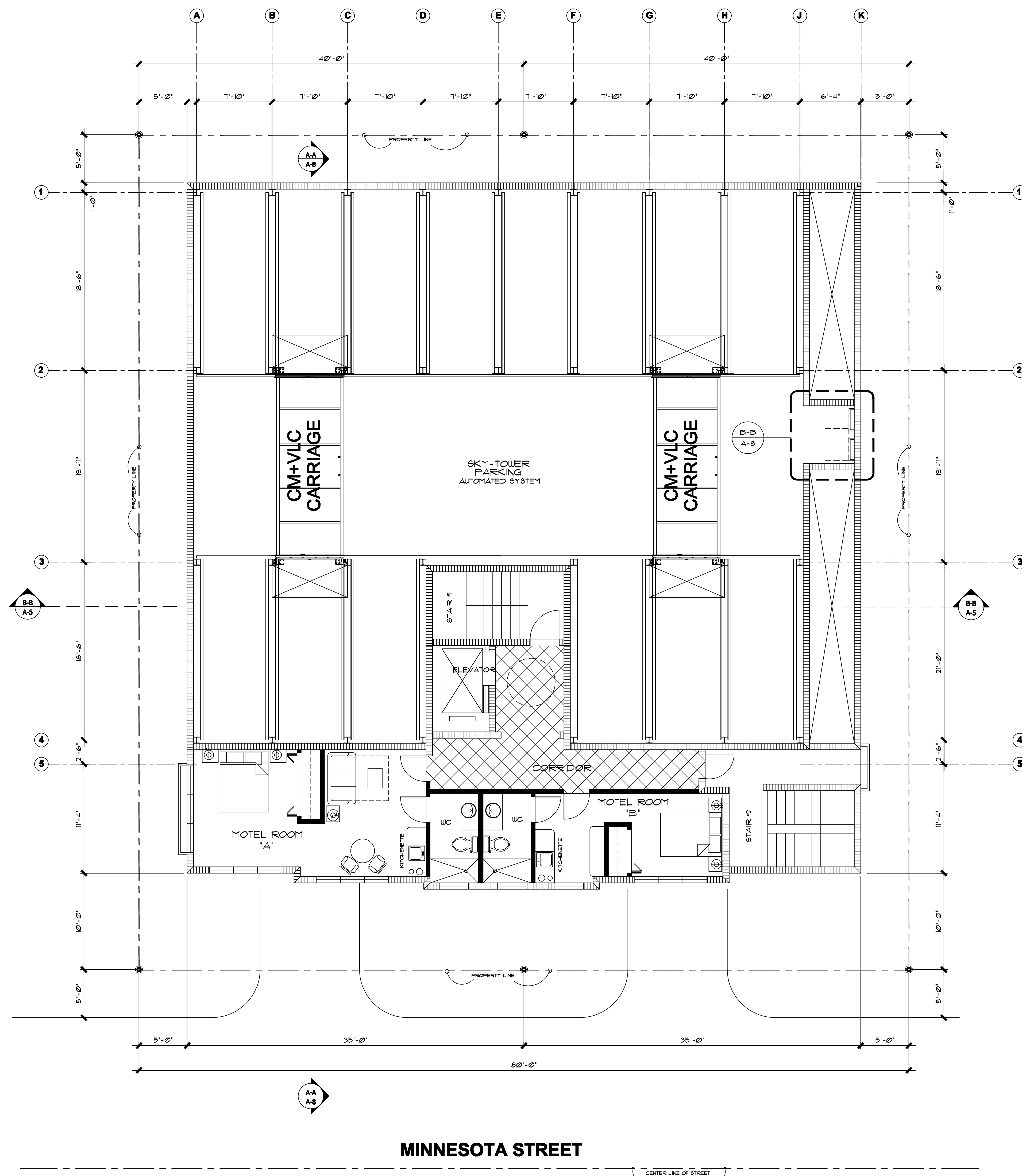
SCALE: A8 SHOWN

DATE: 6-15-2016

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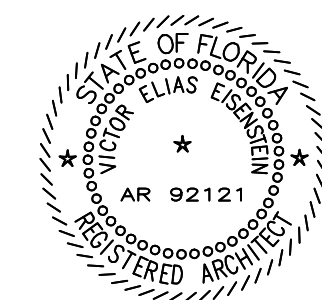
PAGE No:

**A-4****MOTEL FLOORS**

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

- ELEV. + 21'-6" **4th FLOOR**  
4TH. FLOOR
- ELEV. + 18'-6" **3rd FLOOR**  
3RD. FLOOR





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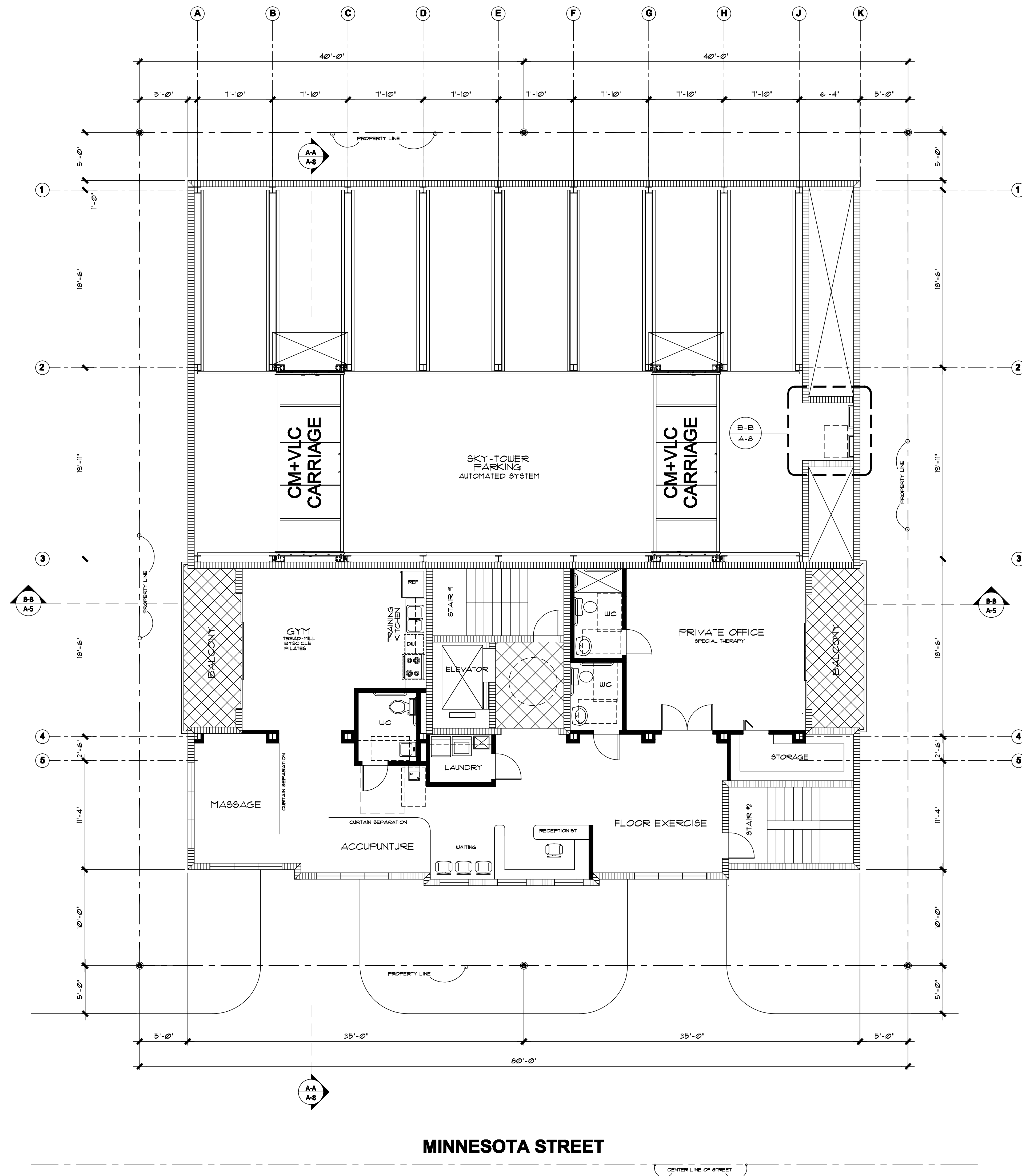
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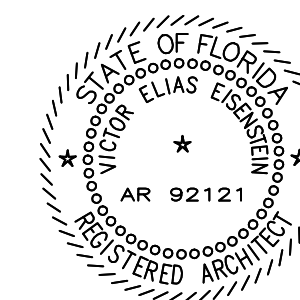
**A-5**

MINNESOTA STREET

**OFFICE FLOOR**

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

ELEV. + 371'-0" 5th FLOOR  
5TH FLOOR



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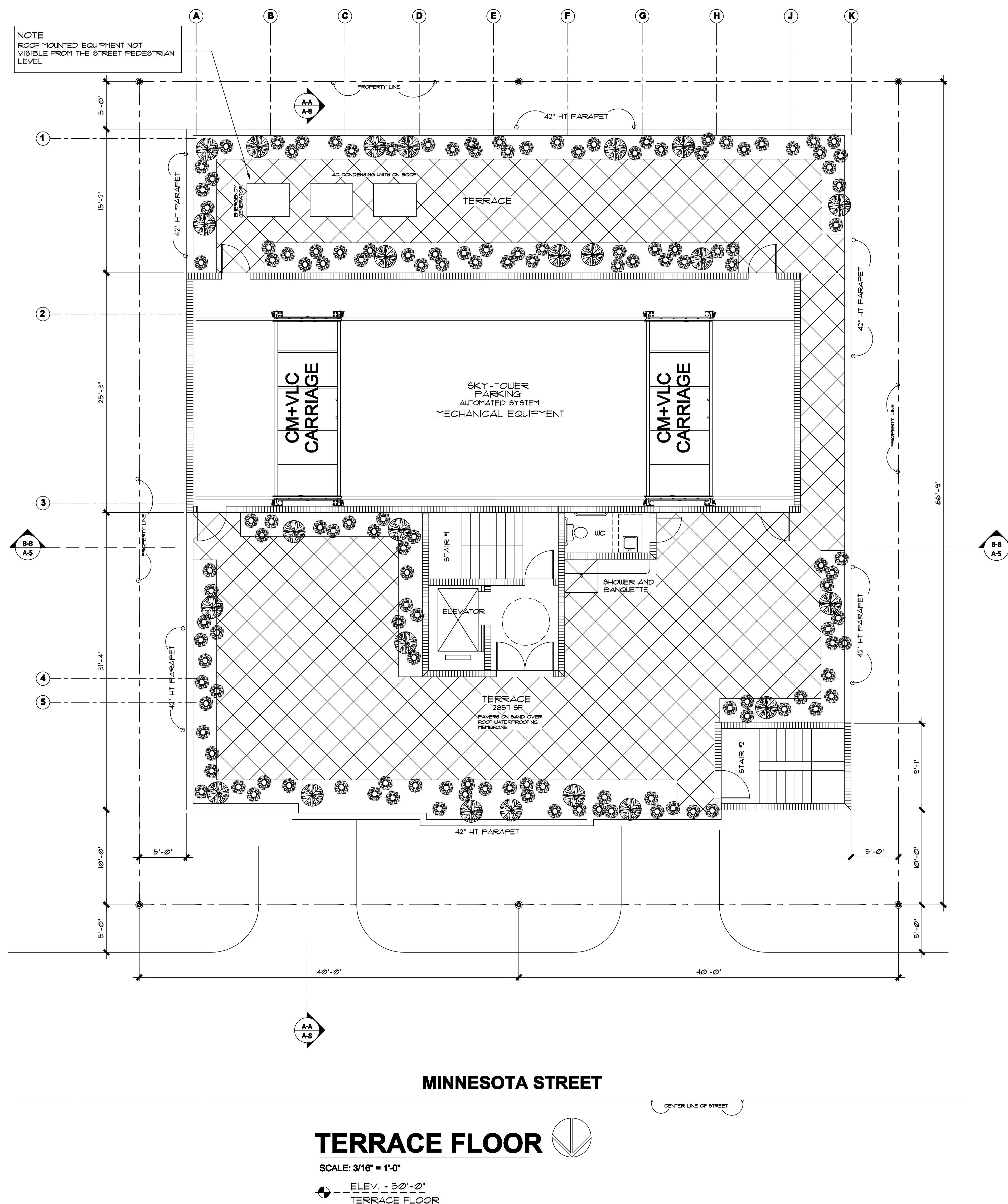
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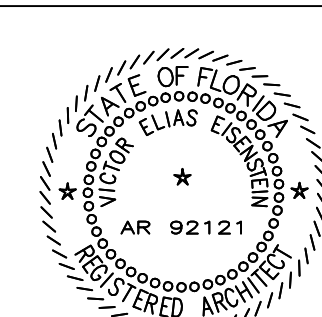
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**A-6**





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### COLOR COORDINATION CHART, MATERIALS AND FINISH TEXTURES

ALL COLORS BY SHERWIN WILLIAMS EXTERIOR USE  
PAINTS OR SIMILAR

- 01 CONCRETE STRUCTURE CLADDED WITH  
REFLECTIVE ALUMINUM PANELS COLOR  
SW-6955 DYNAMIC BLUE - PANTONE FM5 293
- 02 TEXTURED STUCCO SURFACE FINISH- SW-6193  
BLUE BELL- PANTONE FM5 292
- 03 SMOOTH STUCCO SURFACE FINISH- SW-6191  
LAUREN'S SURPRISE- PANTONE FM5 290
- 04 SMOOTH STUCCO SURFACE FINISH- SW-1006  
EXTRA WHITE
- 05 ALUMINUM GRILL SW-1075 WEB GRAY  
PANTONE FM5 431
- 06 ALL WINDOW GLASS DARK-GRAY TINTED  
WINDOUS LARGE MISSILE IMPACT RESISTANT
- 07 WINDOW ULTREX FIBERGLASS FRAMES SW-1075  
WEB GRAY PANTONE FM5 431
- 08 ULTREX FIBERGLASS GATE SW-1075 WEB GRAY  
PANTONE FM5 431
- 09 ULTREX FIBERGLASS RAILING AT BALCONIES  
SW-1075 WEB GRAY PANTONE FM5 431
- 10 LED LIGHT LINE-FIXTURE SW-6920 CENTER  
STAGE- PANTONE FM5 319
- 11 LED LIGHT LINE-FIXTURE SW-6907 FORSYTHIA  
PANTONE FM5 109
- 12 11/60 SF SIGNAGE REVERSED CHanneled  
LETTERS COLOR WHITE ILLUMINATED SIGNAGE  
AT 10'-0" HT ABOVE SIDEWALK
- 13 1/2" SCORE LINES
- 14 36" HT. APRON 1" STUCCO REVEAL SW-6194  
FLYWAY- PANTONE FM5 285
- 15 KEYSTONE MOLDING CLADDING SMOOTH FINISH  
OR SIMILAR

### HIGH-WIND RESISTANT GLASS

ALL GLASS DOORS, WINDOWS AND FRAMES OF  
THIS PROJECT TO BE HURRICANE HIGH WINDS AND  
LARGE MISSILE IMPACT RESISTANT AS PER STATE  
OF FLORIDA PRODUCT APPROVAL

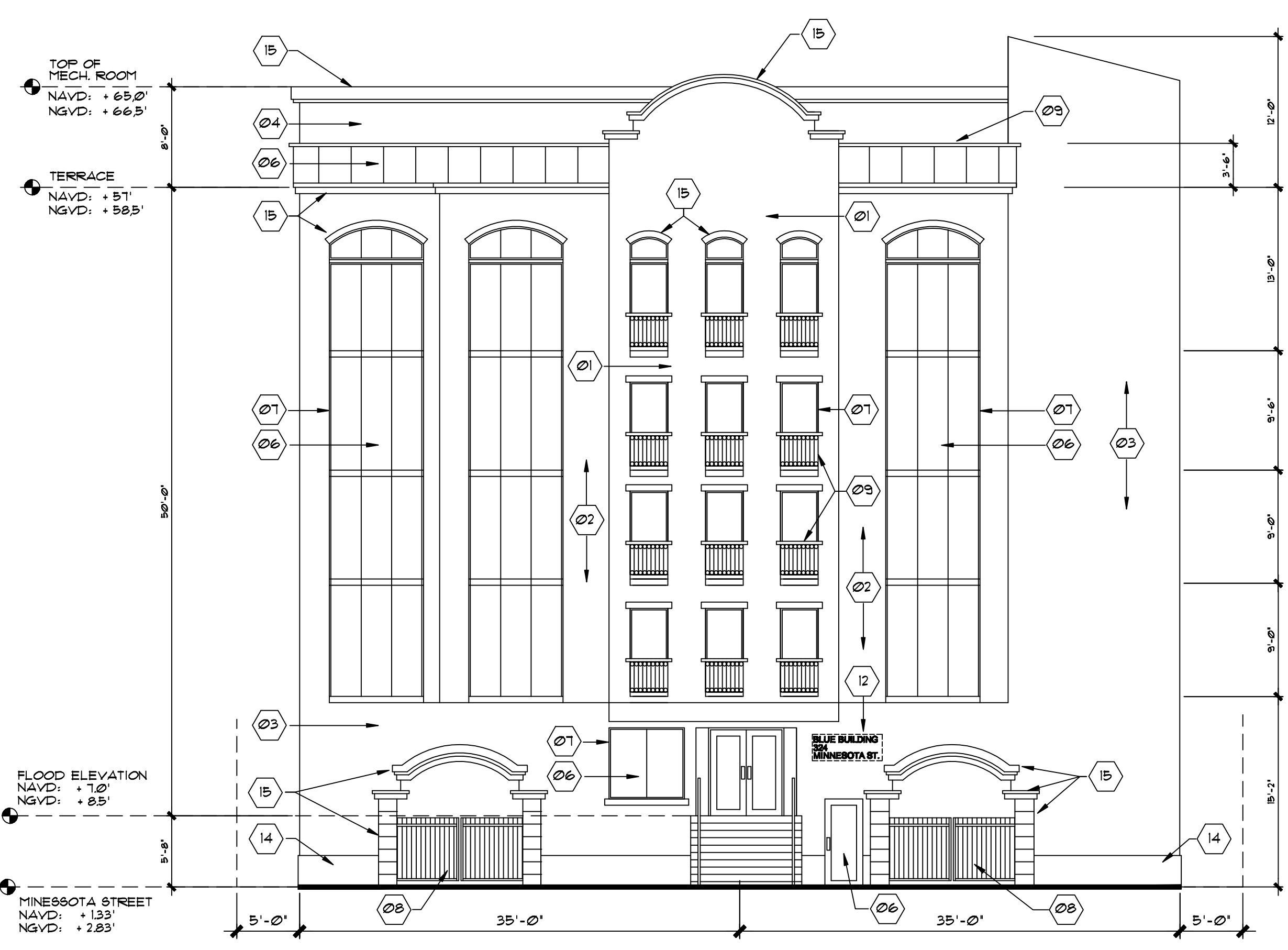
### SIGNAGE DESIGN CRITERIA

- ARTICLE 8-4  
REVERSE CHanneled LETTERS WITH WHITE  
TRANSLUCENT FACE
- ARTICLE 8-5-3A  
MINIMUM 1'-5" ABOVE THE SIDEWALK
- ARTICLE 8-5-B-2 AT BRT-25 DISTRICTS  
ALLOWED MAX AREA+ 30 SF
- SECONDARY SIGN  
ADDRESS NUMBER
- ALLOWED 6" AT GROUND FLOOR OR 24" MAX  
ON PARAPET AT 3 STORY BLDGS OR HIGHER

### SIGNAGE PROPOSED

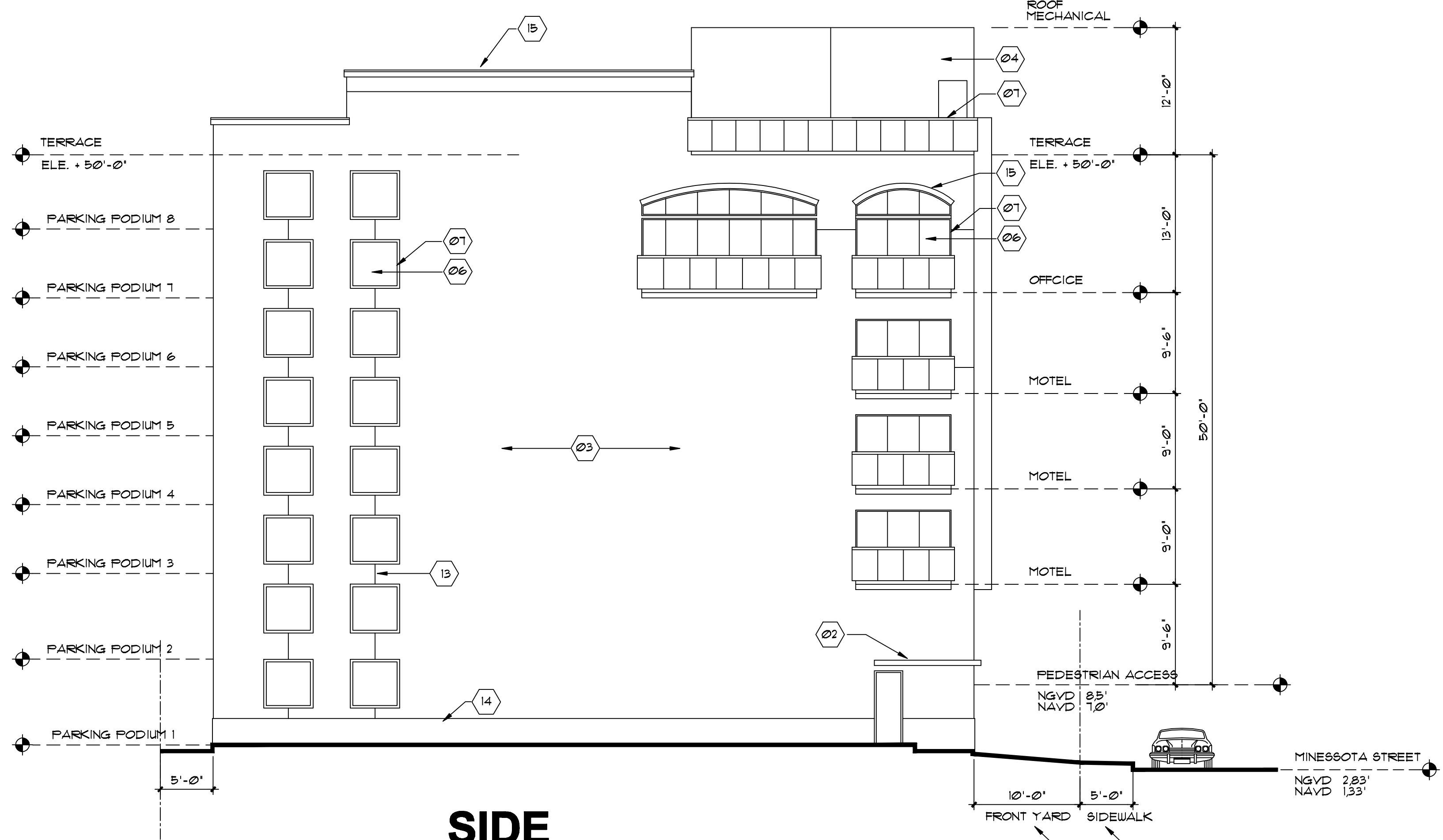
- AREA 11/60 SF LESS THAN 30 SF
- HEIGHT 10'-0" ABOVE SIDEWALK
- TYPE REVERSED CHanneled  
LETTERS WITH WHITE  
TRANSLUCENT FACE
- MATERIALS ALUMINUM INDIVIDUAL  
ILLUMINATED LETTERS

SIGNAGE IS SUBJECT TO A SEPARATE  
PERMIT BY THE SIGNAGE CONTRACTOR



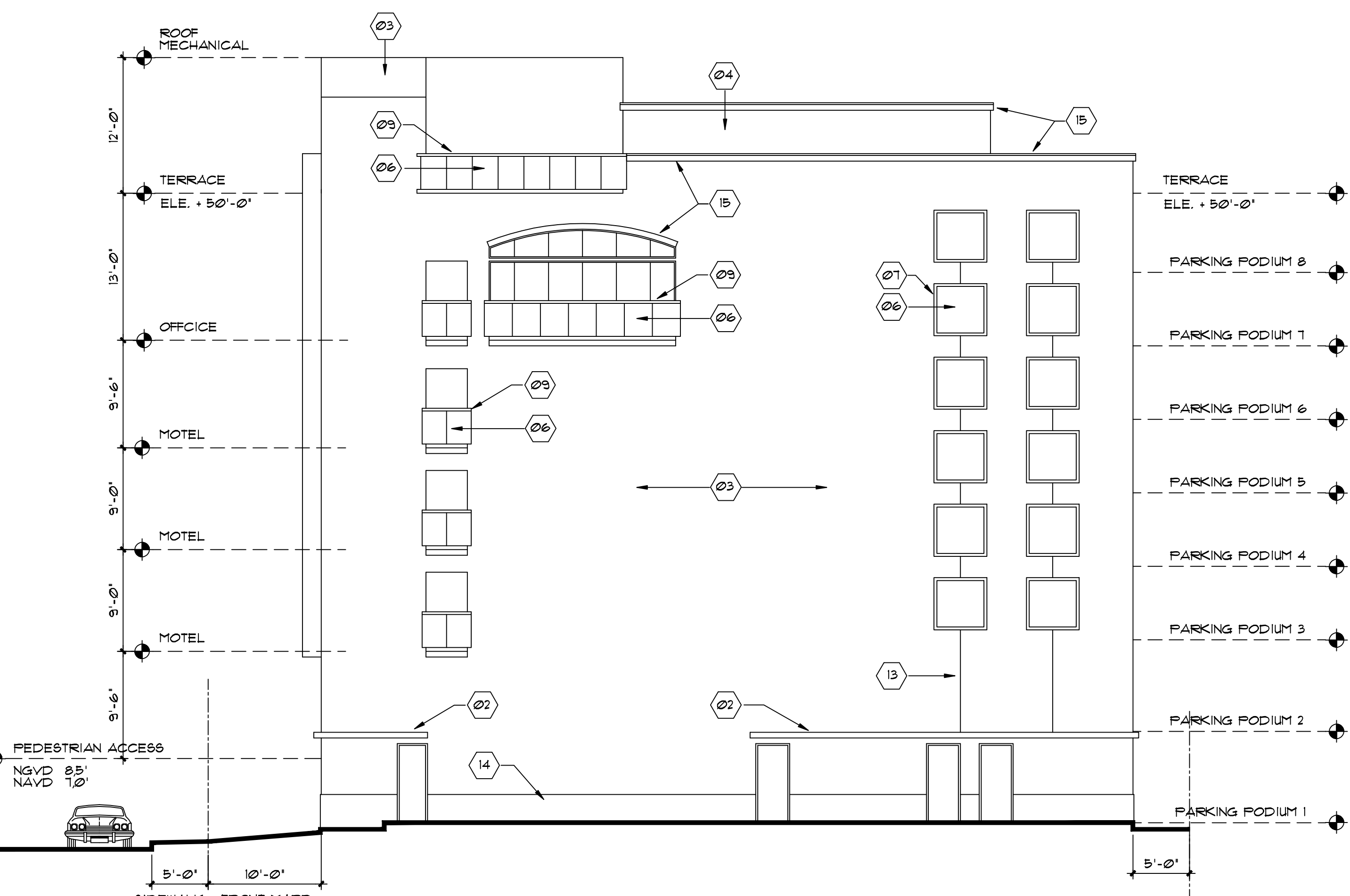
**FRONT  
NORTH ELEVATION**

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



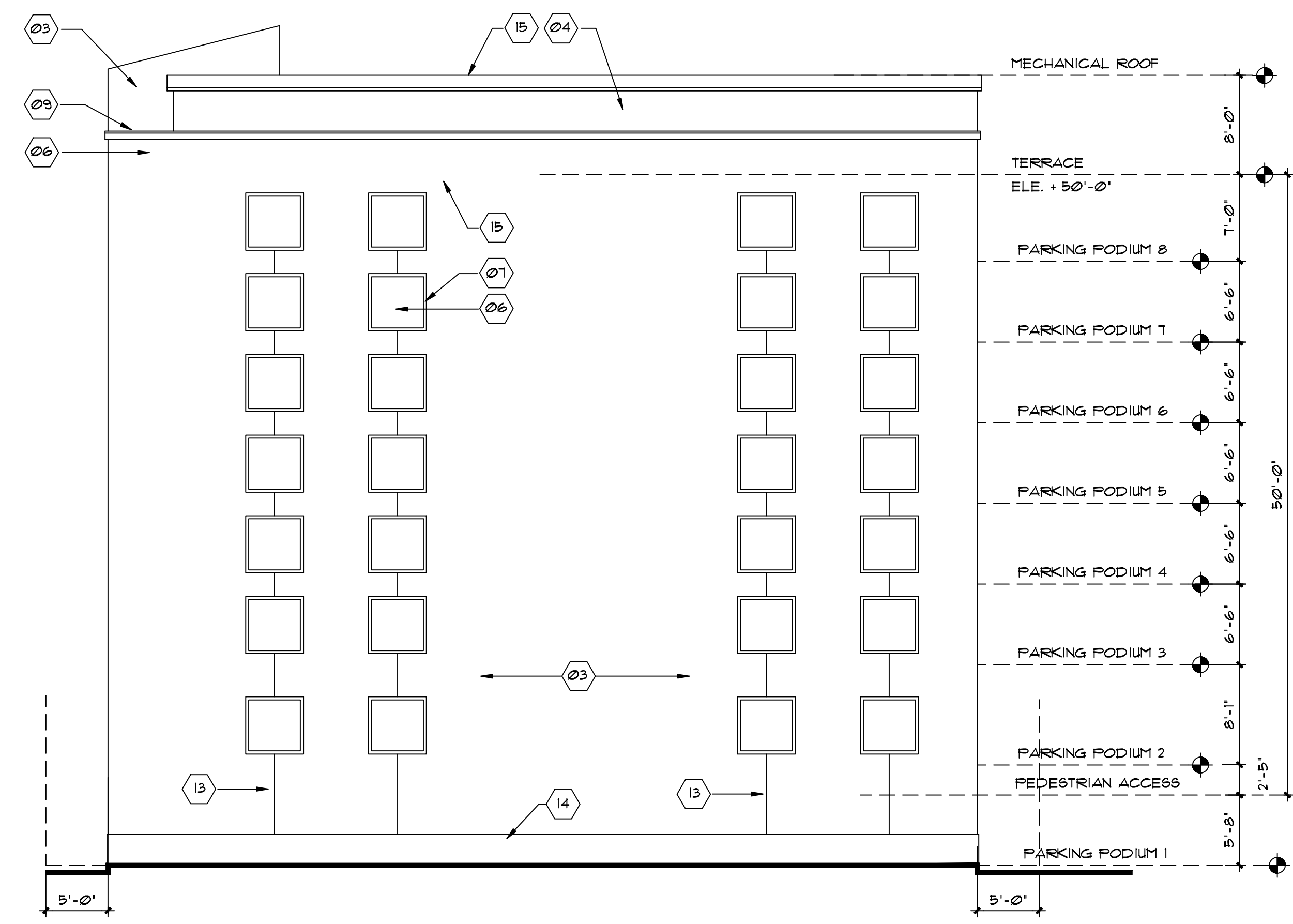
**SIDE  
EAST ELEVATION**

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



**SIDE  
WEST ELEVATION**

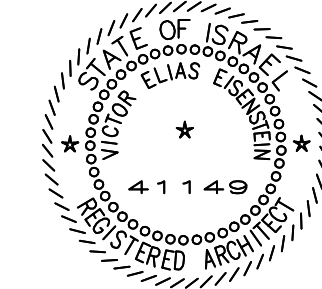
SCALE: 1/8" = 1'-0"



**REAR  
SOUTH ELEVATION**

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

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## THE BLUE BUILDING EXECUTIVE MOTEL SUITE AND OFFICE 324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

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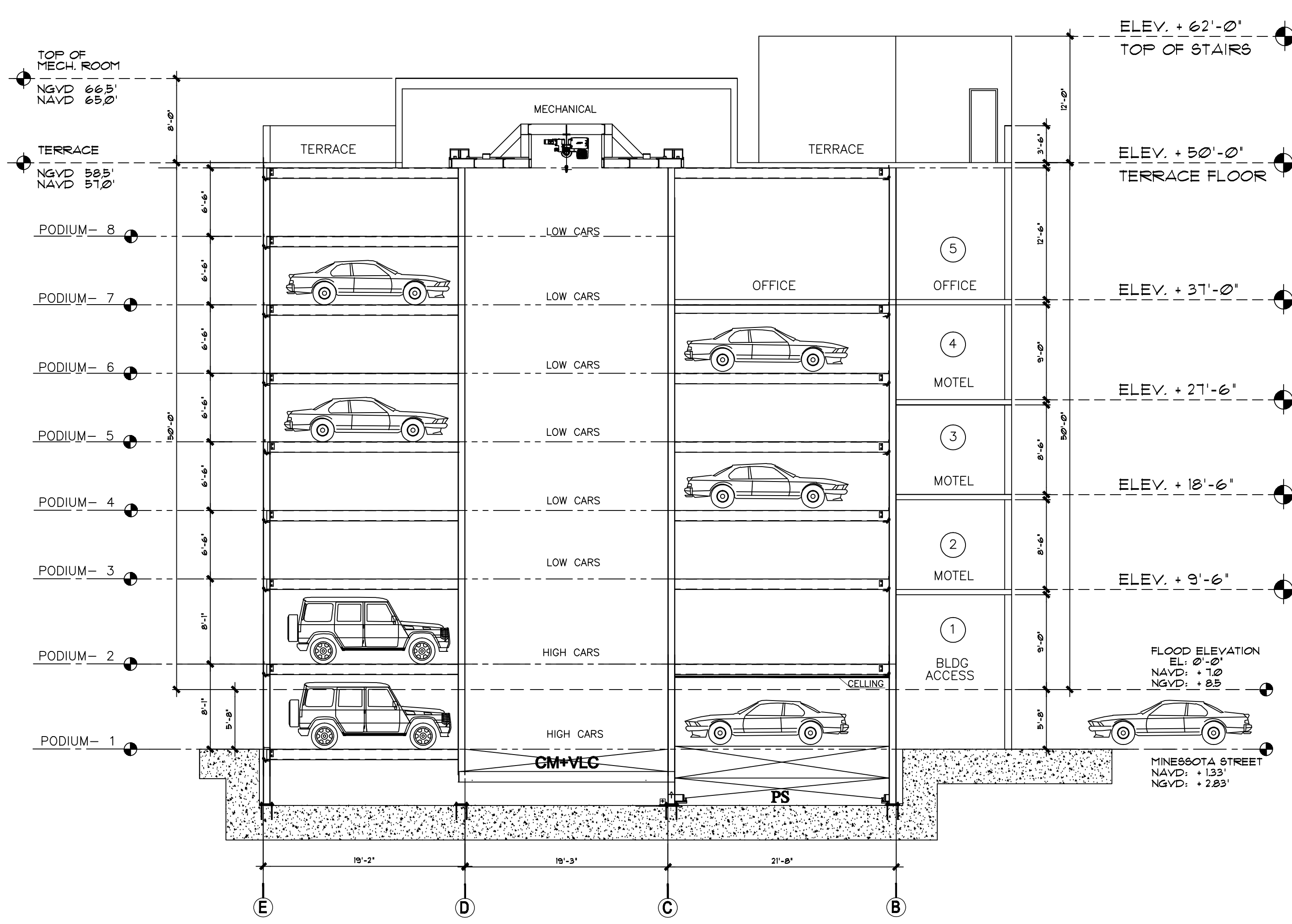
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SECTION  
SCALE: 1/8" = 1'-0"

### PARKING GARAGE NOTES

PARKING GARAGE TOWER IS FIRE PROTECTED WITH FIRE-SPRINKLERS COVERING EACH VEHICLE STALL.

METAL STRUCTURAL COMPONENTS ARE SPRAYED WITH 1 HOUR FIRE RETARDANT INHIBITORS INTERGARD 251 EPOXY ZINC PHOSPHATE PRIMER.

HOT-DIP GALVANIZE OF ALL STRUCTURAL COMPONENTS THAT DO NOT REQUIRE PAINTING.

STAINLESS-STEEL MOVABLE COMPONENTS.

ZINC-PLATED FINISH FOR ALL STEEL COMPONENTS THAT ARE NOT PAINTED OR NOT STAINLESS STEEL OR NOT GALVANIZED.

INTERIOR METAL ACCESS SHIP LADDER TYPE WITH LANDING PLATFORMS EACH 1'-6" HEIGHT INTERVALS IS PROVIDED FOR EQUIPMENT MAINTENANCE AND EMERGENCY FIRE DEPARTMENT USE.

PARKING GARAGE TOWER HAVE A 2 HRS FIRE SEPARATION BARRIER FROM THE REST OF THE BUILDING.

### CLOSED GARAGE

INTENTIONALLY THE PARKING TOWER IS CONSIDERED UNDER THE CATEGORY OF A CLOSED GARAGE AND MECHANICAL VENTILATION IS PROVIDED.

CONSIDERING THE PROXIMITY TO THE OCEAN AND HUMIDITY IN THE AIR THEN AC DRY AIR IS PROVIDED TO THE ENTIRE PARKING GARAGE PREVENTING CORROSION TO METAL COMPONENTS.

### PARKING STRUCTURE LIFE SAFETY DEVICES

AUTOMATIC FIRE SUPPRESSION SPRINKLERS COVERING EACH AUTOMOBILE.

SMOKE DETECTORS

FIRE ALARM

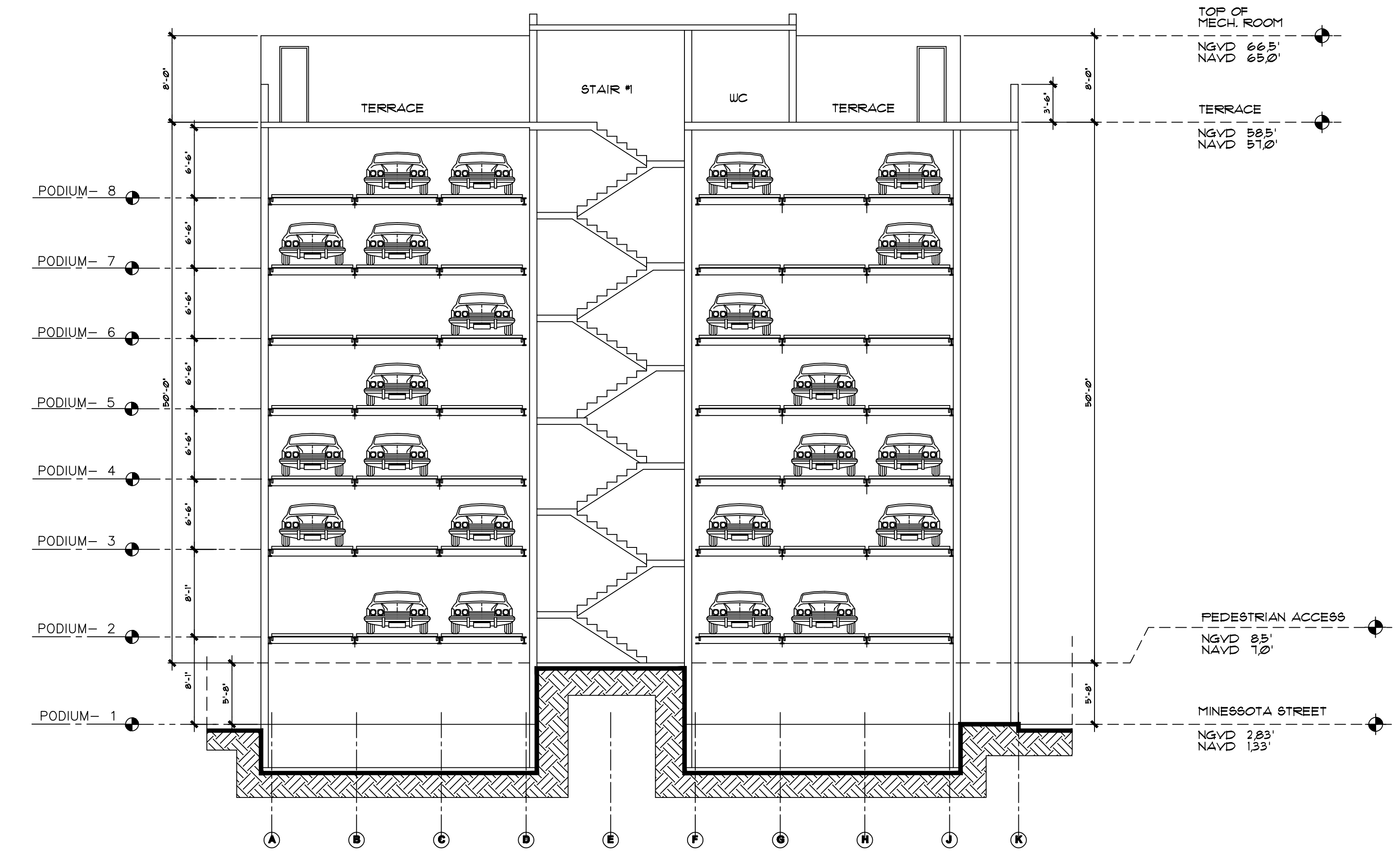
STROBE LIGHT HORN COMBINATION

SMOKE EVACUATION MECHANICAL SYSTEM

EMERGENCY BATTERY BACK-UP LIGHTING

FIREFIGHTERS METAL ACCESS LADDERS TO TOP OF ROBOTIC PARKING STRUCTURE

AUTOMATIC SHUT-OFF OPERATION BY INFRARED DETECTION OF MOVEMENT INSIDE AUTOMOBILES



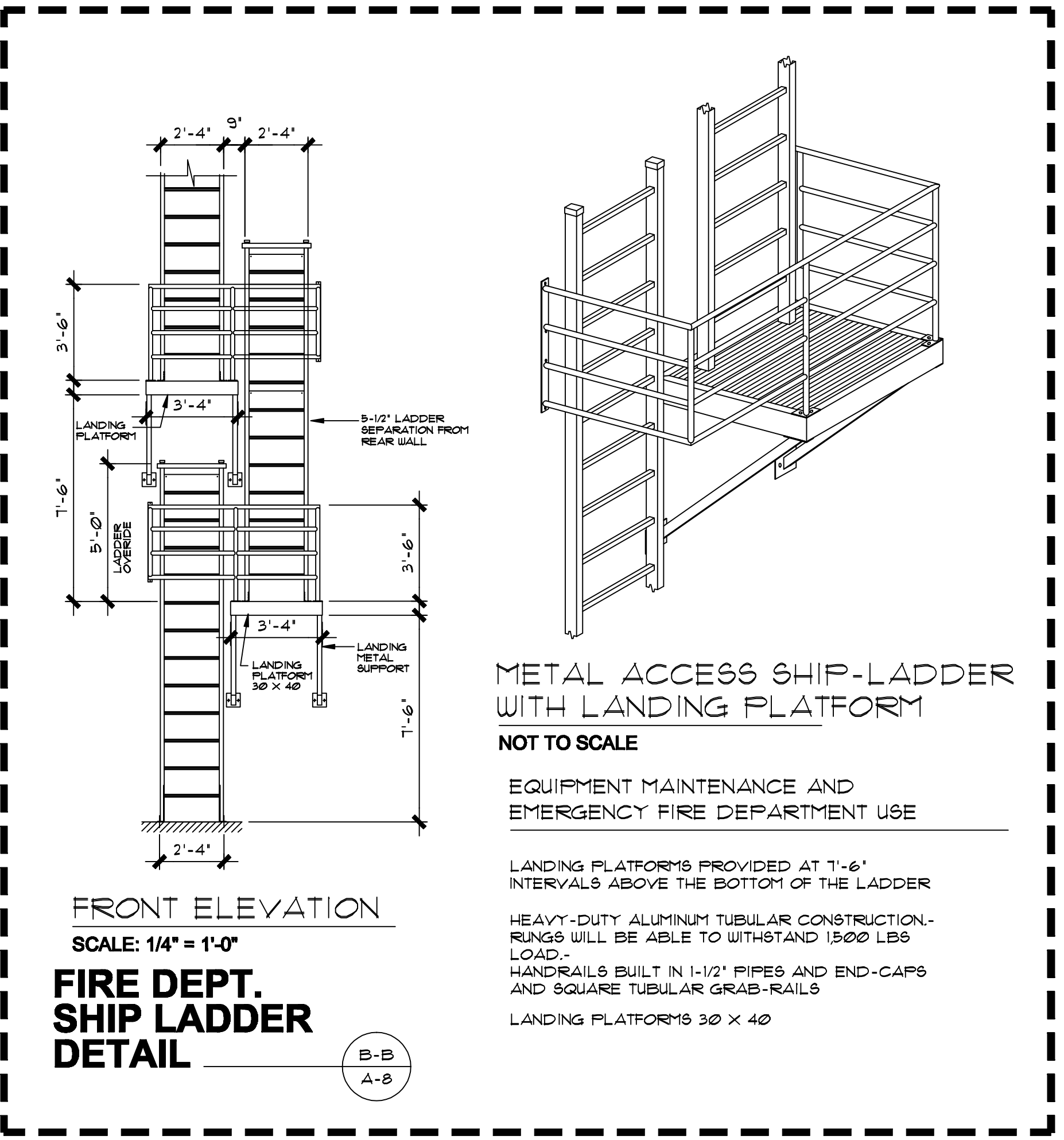
SECTION  
SCALE: 1/8" = 1'-0"

PARKING COUNT:	
PODIUM 1	8
PODIUM 2	14
PODIUM 3	14
PODIUM 4	14
PODIUM 5	14
PODIUM 6	14
PODIUM 7	8
PODIUM 8	8
<b>TOTAL</b>	<b>94</b>

ROBOTIC PARKING SYSTEM FEATURES ACCESS-EGRESS TURN TABLE AT GROUND LEVEL TO ALLOW AUTOMOBILES TO EGRESS FACING THE STREET.

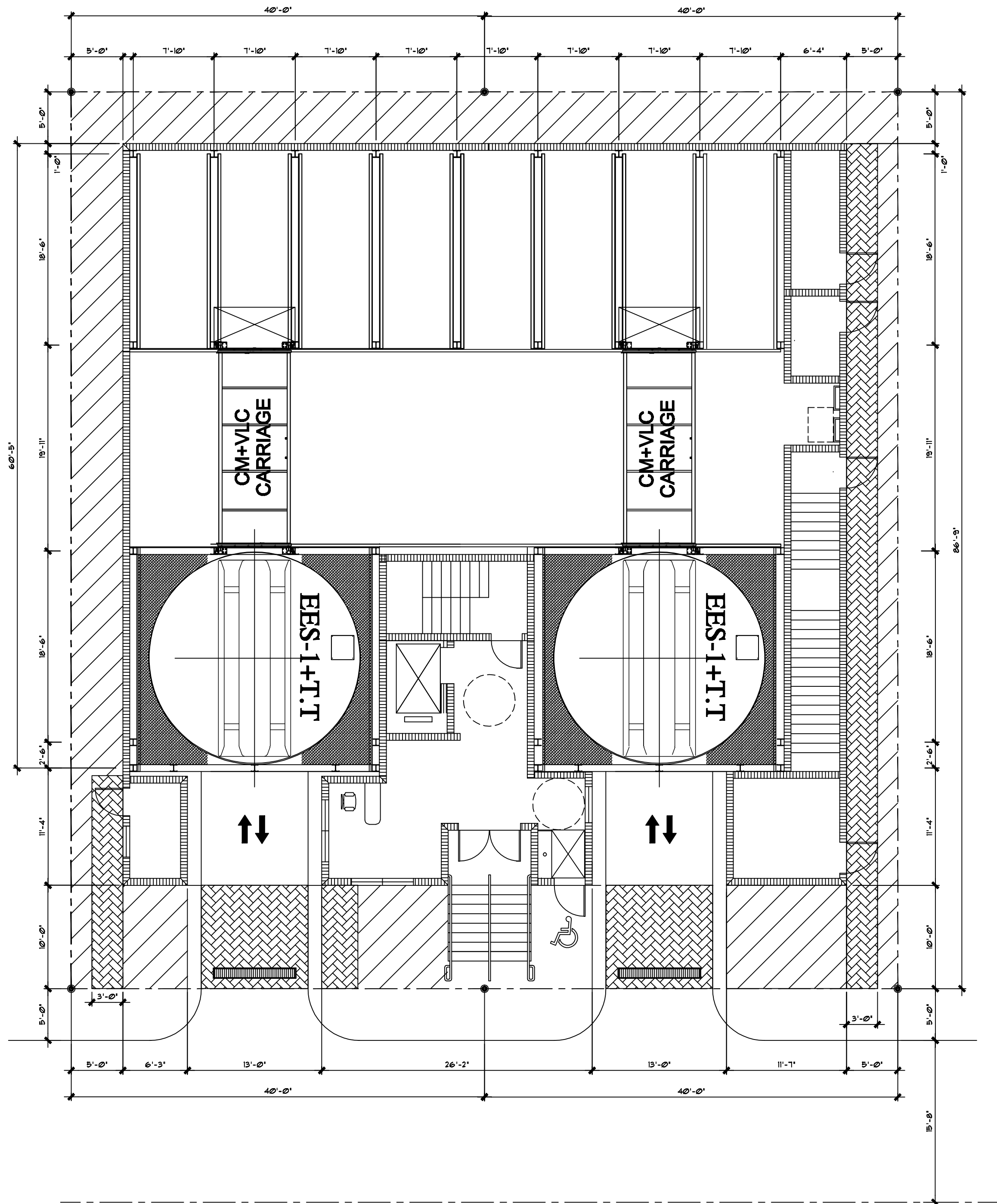
TOTAL ON-SITE PARKING CAPACITY: 94 SPACES

ALL 94 SPACES MEET THE ADA HANDICAPPED PARKING WITH MIN CLEAR DIMENSIONS AS REQUIRED BY CODE



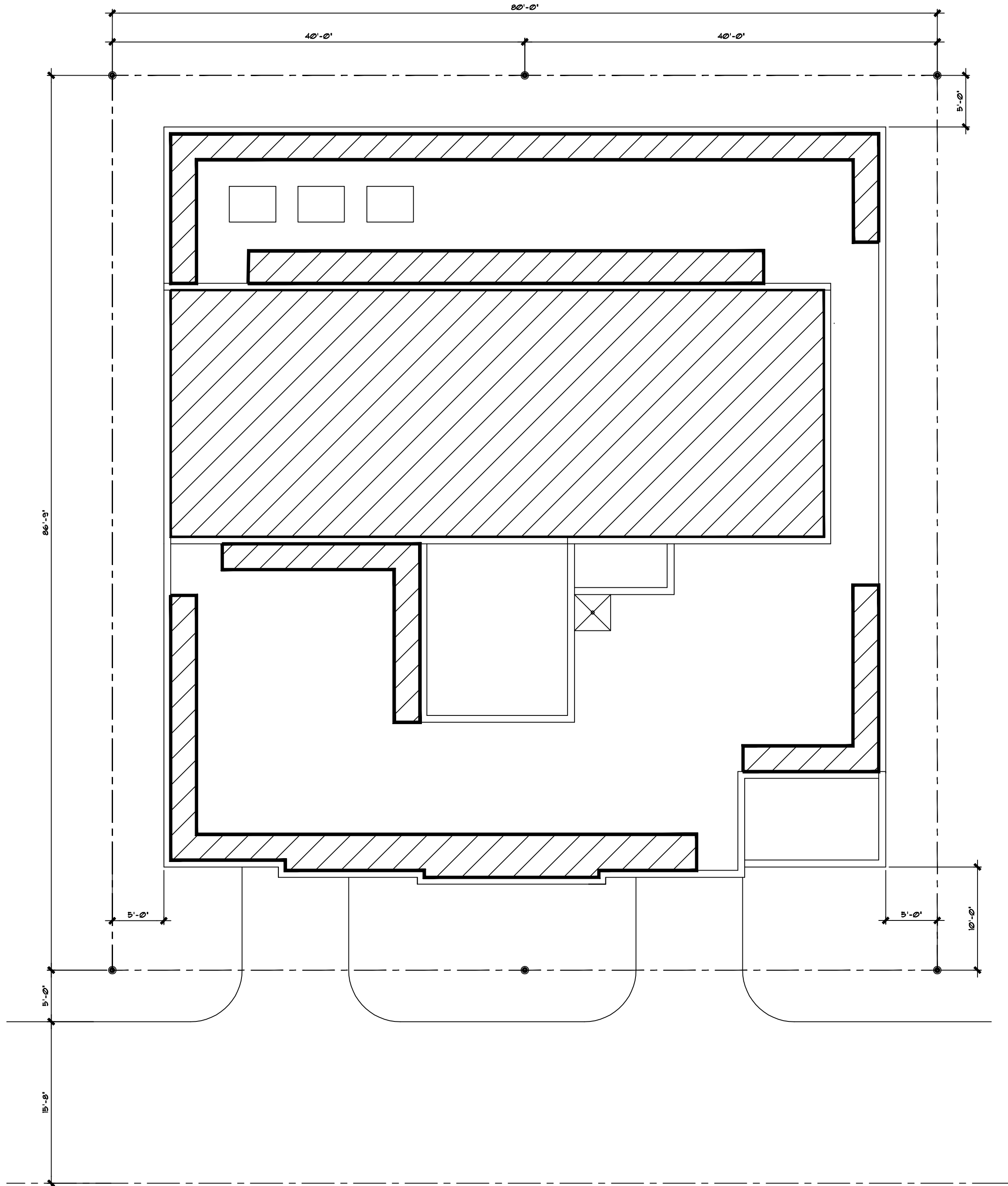
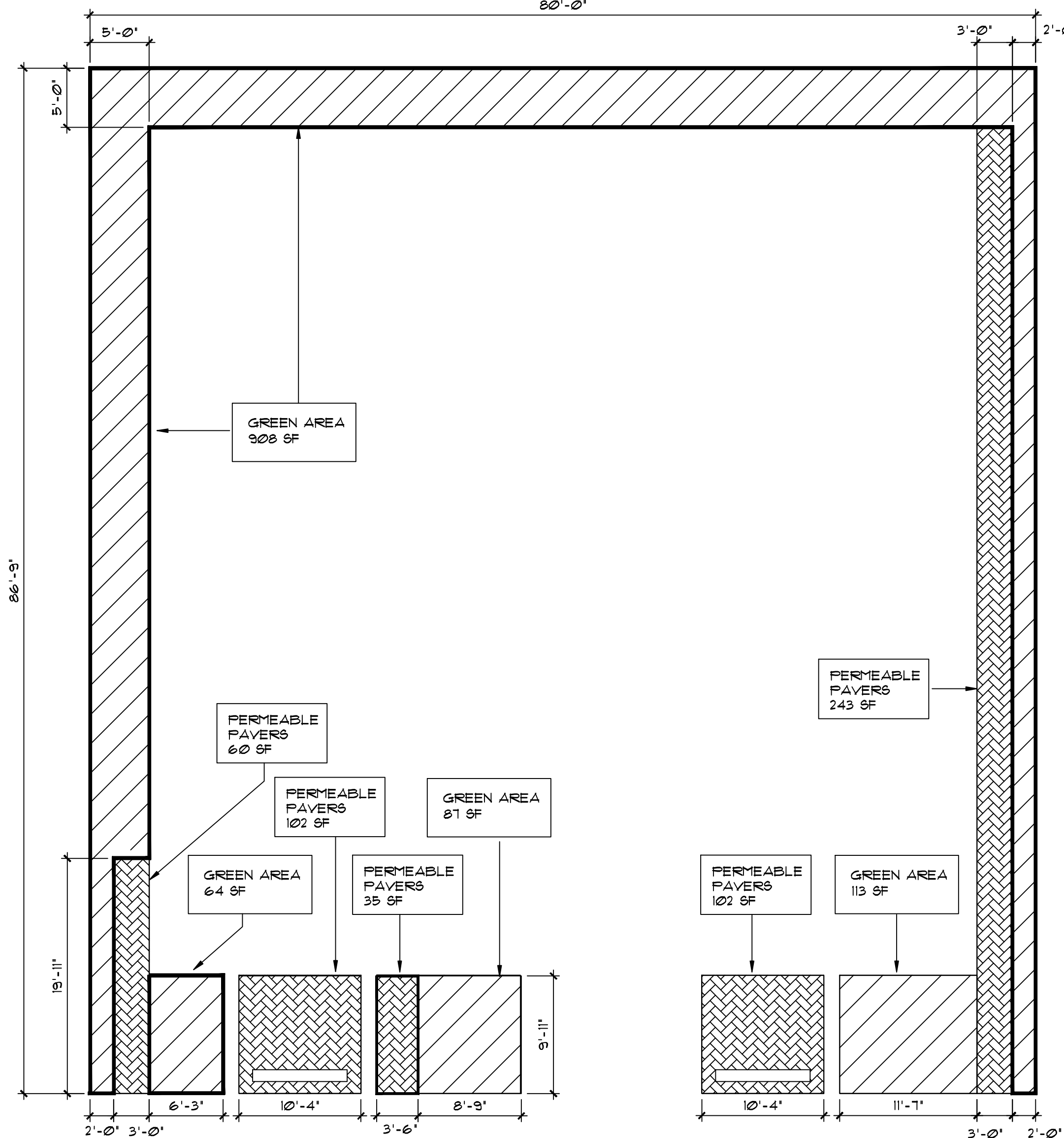
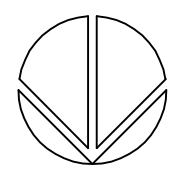






**GROUND FLOOR  
PERVIOUS AREAS**

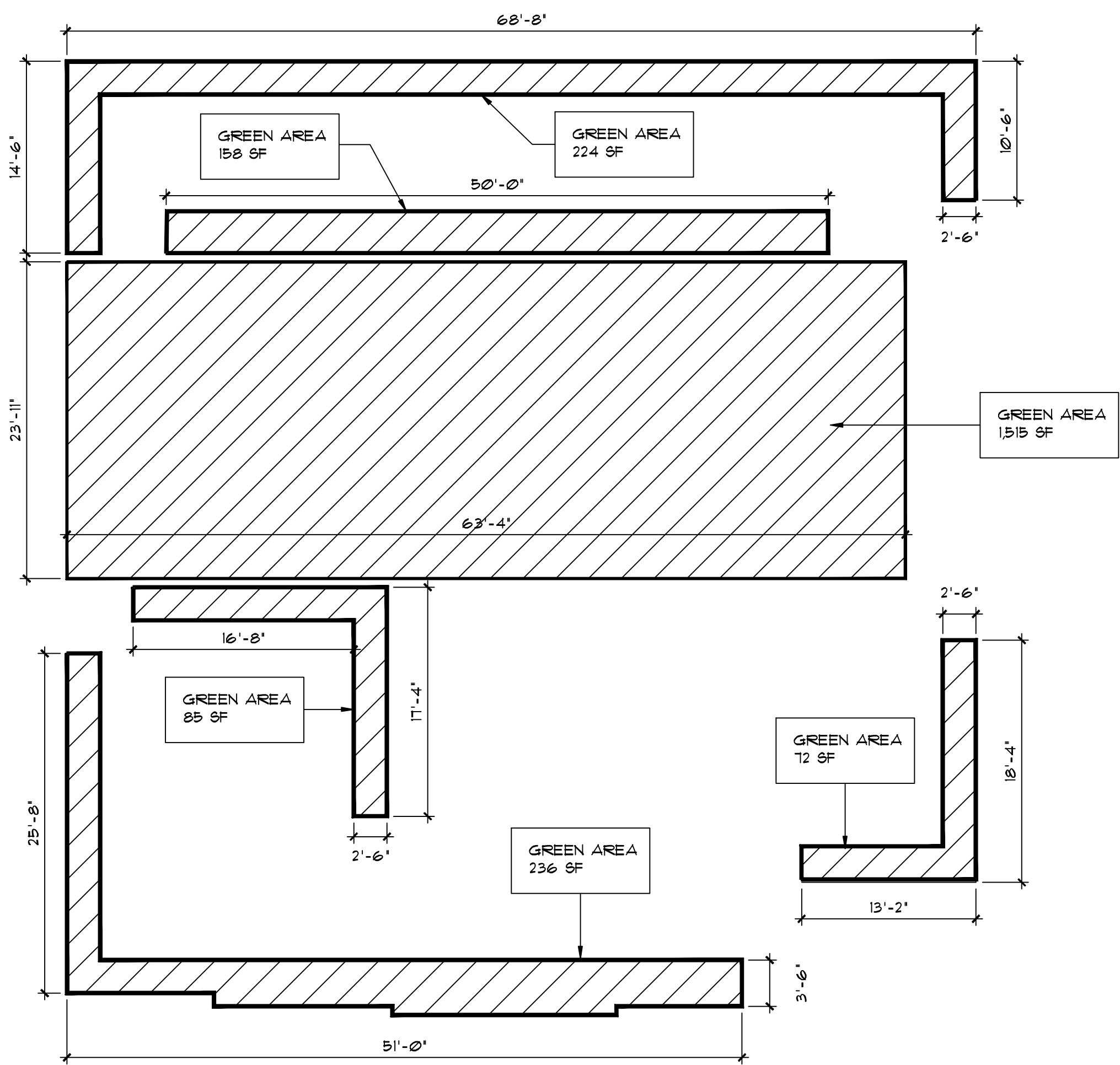
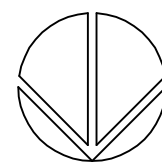
SCALE: 1/8" = 1'-0"



**TERRACE FLOOR  
PERVIOUS AREAS**

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

ELEV. + 50'-0"  
TERRACE FLOOR



**GROUND FLOOR  
PERVIOUS AREA CALCULATION**

LOT AREA	6,936 SF	
GREEN AREA	1,172 SF	16.89 %
PERMEABLE PAVERS	542 SF	7.81
	1,714 SF	24.7 %
GROUND FLOOR TOTAL		

**TERRACE  
PERVIOUS AREA CALCULATION**

LOT AREA	6,936 SF	
PLANTERS	175 SF	11.1 %
ROOF GREEN AREA	1,515 SF	21.84 %
	2,290 SF	33.01 %
TERRACE		
GRAN TOTAL PERVIOUS AREAS	4,004 SF	57.71 %

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