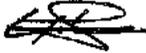


**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: February 9, 2017 **FILE:** 16-DPV-49
TO: Planning and Development Board
VIA: Alexandra Carcamo, Principal Planner 
FROM: Jean-Paul W. Perez, Planning Administrator 
SUBJECT: Marilyn Gallego and Aylee Hallak request Variances, Design, and Site Plan for 13,000 square foot mixed-use building including a hotel, office and automated parking located at 320 and 324 Minnesota Street (The Blue Building).

REQUEST:

Variances, Design and Site Plan for a parking garage with accessory office and six room hotel.

- Variance 1: To waive the minimum required side setback for walkways of three feet.
- Variance 2: To reduce the required cross street tower setback from 10-feet to allow for 8-feet.
- Variance 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.

Design and Site Plan.

RECOMMENDATION:

- Variance 1-2: Approval.
- Variance 3: Approval, with condition the front yard shall utilize pervious material to provide adequate on-site retention and permeation of water.
- Design: Approval, if Variances are granted.
- Site Plan: Approval if Variances and Design are granted with the following conditions:
1. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of a Building Permit, and shall be recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
 2. The parking garage shall be fully operated by valet services at all times. Valet shall also accommodate the needs of persons with disabilities or other ADA requirements as necessity dictates.
 3. The valet service's staffing levels shall be adjusted at any time as deemed necessary by the City Engineer to provide adequate servicing of the automated parking system to ensure vehicle queuing does not occur in the abutting public right-of-way or impede the traffic flow during hours of operation.

4. That at no time may the automated parking be used as a commercial (pay) parking lot.
5. Prior to the issuance of a Building Permit, a Deed Restriction including language prohibiting year-round residential use of the property and advising any successor of interest of such binding limitations, shall be submitted to the Department of Development Services in a form acceptable to the City Attorney, and shall be recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
6. Prior to the issuance of a Building Permit, the Applicant shall work with the City and the CRA on a five foot access agreement as deemed appropriate in a form acceptable to the City Attorney, which shall be recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
7. The Applicant shall work with the CRA and City Staff to ensure restoration of the lighting, landscaping, public parking and improvements in the public right-of-way are consistent with the CRA's Streetscape Improvement Plan and approval of said restoration must be obtained prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O)

REQUEST

Marilyn Gallego and Aylee Hallak, ("Applicants") are owners of the subject properties located at 320 and 324 Minnesota Street ("Property") respectively, and are requesting Variances, Design, and Site Plan approvals for a 13,000 square foot mixed-use building, including approximately 1600 square feet of office space, a six room hotel and an automated parking system with a maximum capacity of 94 vehicles. The subject site is approximately 7,000 square feet and currently contains two multiple-family buildings over the two lots with seven dwelling units according to Broward County Property Appraiser ("BCPA") records. The subject property is located in the Hollywood Central Beach area, one block north of Margaritaville, within the Beach Community Redevelopment Agency (CRA).

The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. Main entrance to the hotel is facing Minnesota Street. Located on the ground floor is the hotel lobby which provides access to both the hotel rooms and the medical office space located throughout the building. Two entrances and exits for the automated parking system are provided on the ground floor, which will allow vehicles to be exchanged between drivers and parking system operators.

The proposed building height to the top of the roof is 50-feet with a 42-inch parapet and railing extending above the plane of the roof. An additional 12 foot projection above the 50-feet for a total of 62-feet is proposed which is composed of bulkhead of the elevator shaft, staircases and the automated parking system which is permitted by City's Zoning and Land Development Regulations. A rooftop deck, including a bathroom and staircases, and a green roof (accessible by a ship-ladder for maintenance only) are proposed above the 50 foot height restriction. Parking will be provided entirely by means of the automated parking which is accessed by the ground floor entrances.

The Applicant is requesting three Variances. The first and second Variances are for setbacks. Variance one proposes to waive the required side setback for walkways to provide accessible pathways to utility rooms and fire access doorways on the side of the building as well as any landings required by the

Florida Building Code. Variance two proposes to reduce the required cross street tower setback to provide massing and depth on the façade of the building where reducing the building setback would adversely impact interior allocation of necessary features such as stairways, elevator shafts and hallways used to access the hotel rooms. Variance three proposes to waive the required curb cut requirement for nonresidential properties. Due to the site constraints, the required widths of the entrances to the automated parking and building lobby, limited opportunities exist for Applicants to provide a required curb cut consistent with the City's Code of Ordinances. Subsequently, limited landscaping opportunities are available in the front yard, as such, **Staff recommends the front yard utilize pervious material to provide adequate on-site retention and permeation of water.**

SITE DATA

Owner/Applicant: Marilyn Gallego and Aylee Hallak
Address/Location: 320 and 324 Minnesota Street
Net Area of Property: 6936 sq. ft. (0.14 acres)
Gross Area of Property: 8536 sq. ft. (0.20 acres)
Land Use: General Business
Zoning: Beach Resort Commercial District (BRT-25-C)
Existing Use of Land: Multiple-Family Residential

ADJACENT LAND USE

North: General Business
South: General Business
East: General Business
West: General Business

ADJACENT ZONING

North: Beach Resort Commercial (BRT-25-C)
South: Beach Resort Commercial (BRT-25-C)
East: Beach Resort Commercial (BRT-25-C)
West: Beach Resort Commercial (BRT-25-C)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the General Business Land Use area. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property.* The surrounding community has a mix of hotel/motels and apartment/condominiums. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 3: *Prohibit any increase in the number of permanent residential dwelling units on the Coastal High Hazard Area above that permitted by the adopted Comprehensive Plan.*

Policy 3.1: *Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan.*

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses and tourist areas.*

Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

Located within Sub-Area 4, Central Beach, which is bounded by Harrison Street to the south and Sherman Street to the north on the barrier island.

Guiding Principles:

- Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.
- Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.

Policy 4.5: *Promote the development of desired commercial uses in defined sector and pockets along the Broadwalk and Ocean Drive.*

Policy 4.6: *Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate.*

Policy 4.16: *Recognize Central Beach as a prime focus of tourist activities.*

Policy 4.32: *Upgrade the quality of seasonal accommodations and commercial activities by promoting the renovation and construction of higher quality lodging.*

Policy 4.37: *Encourage development and redevelopment of hotel and motels in an effort to increase tourism.*

Policy CW.47: *Focus beach redevelopment efforts to capitalize on tourist economy.*

The proposed development is consistent with the City-Wide Master Plan as it fosters economic development and recognizes the Central Beach as an important place for development. The proposed development will ameliorate parking demand on the barrier island and creates new economic opportunities for neighboring businesses.

APPLICABLE CRITERIA

Analysis of CRITERIA and Findings for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE 1: To waive the required side setback for walkways of three feet.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of setback regulations is to ensure adequate buffers are provided; protecting both the subject site and adjacent properties. The City's Zoning and Land Development Regulations require decks, slabs, walkways and other similar at-grade improvements to be a minimum of three feet from property lines in the side yard. In this case, the Variance requested is to waive the required minimum side yard setback for walkways, which will inhibit the Applicants ability to provide required accessible routes for both site users and for rescue personnel. Through Staff

review, the Engineering Division has determined adequate on-site retention shall be provided by the proposed development.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums built prior to the current Zoning and Land Development Regulations; therefore, a number of properties located within this neighborhood have setbacks similar to that being requested. The doorways along the west elevation of the building require a five foot landing to meet accessibility standards of the Florida Building Code – thus necessitating the request for a variance. In addition, districts on the beach do not have a minimum open space requirement in the City's Zoning and Land Development Regulations; therefore, waiving the setback shall not adversely affect the site development Redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and businesses; thus, achieving the desired reinvestment into properties located on the barrier island.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing the Applicants to maximize the use of their property.* The requested Variance will allow the Applicants to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. This proposed development will enhance the appearance of the site and that of surrounding areas as well as improve the community; thus, upholding the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: As stated by the Applicant, this project is based on the principle “to establish Hollywood Beach as an economically and environmentally sustainable community.” The requested Variance comes as a result to provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

VARIANCE 2: To reduce the required cross street tower setback from 10-feet to allow for 8-feet.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of setback regulations is to ensure adequate buffers are provided; protecting both, the subject site and adjacent properties. In this case, the Variance requested to reduce the required cross street tower setback from 10-feet to provide 8-feet to allow a variance of two feet will allow the Applicants to provide sufficient interior space and meet Florida Building Code requirements for accessibility for the stairways, hallways and elevator shaft. While the Applicants are combining two lots for the proposed development, limited area for development exists. In fact, Article 4.6.l., make exceptions for sites of this limited size to setbacks. Unfortunately, due to limitations of the site and the Applicants ability to make full and reasonable use of the property, which includes the automated parking system, six room hotel and the approximate 1600 square feet of office space, encroachment into the required cross street setback is necessary.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums. The two existing, one-story multiple-family buildings on-site do not meet setback requirements. Additionally, this area was developed prior to the existing zoning regulations; therefore, a number of properties located within this neighborhood have setbacks less than to that being requested. As such, the requested Variance proposes a setback similar to that of the existing pattern of development along Minnesota Street.

Moreover, redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and business; thus, achieving the desired reinvestment into properties located on the barrier island.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property. The requested Variance will allow the property Applicants to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. The proposed development will enhance the appearance of the neighborhood and that of surrounding community; as well as improve the community; thus, furthering the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: This request is derived from the Applicant's desire to provide appropriate hallways, stairways and elevator area for this type of development. As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted. The Owner purports, "It is about producing a product that is an asset to the City and that will encourage other developers to invest in this Community."

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

VARIANCE 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The basic intent of the Section 155.08 of the City's Code of Ordinances, entitled "Curb Cuts," is to limit the disturbances to traffic flow on main thoroughfares as well as to maintain public safety, particularly, pedestrians. In this case, Property is accessed from a local road on which traffic is minimal compared to collector and arterial thoroughfares which the subject regulation is more appropriate applied. The automated parking system proposed will provide additional parking spaces which will sate the much needed parking demand on the barrier island that is resulting from CRA driven right-of-way improvements that are eliminating nonconforming parking stalls, dense new development, and a booming economy. Due to site constraints and requirements of the City's Zoning and Land Development Regulations, Code of Ordinances and the Florida Building Code, waiving of the required curb-cut has been requested in order to accommodate pick-up and drop-off areas for vehicles as well as a standard and accessible entrance to the building's lobby. As such, **Staff recommends the front yard utilize pervious material to provide adequate on-site retention and permeation of water.**

FINDING: Consistent, with the imposition of Staff's condition.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: As mentioned previously, new development regulations were established creating a maximum amount of parking spaces allowed for residential and motel/hotel uses. The intent of the regulations is to protect the character of the Beach so as to not inundate the area with excessive at-grade parking lots. Parking will be maintained on-site wholly enclosed within the building; however, adequate area for standard parking stalls and an accessible parking stall is required for a drop-off and pick-up area whilst providing an accessible entrance to the building's lobby as well. Due to site constraints, a variance is necessitated. In addition, the pattern of development along Minnesota is comprised of primarily

on-street parking, where no parking is provided for uses located on the block. As such, the requested Variance is compatible with surrounding uses and is not detrimental to the community.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property Applicants to build an economically feasible development while taking into consideration the surrounding uses, upholding public interest of the neighboring properties and the surrounding community, and meet the basic intent of local and state development regulations. The subject currently contains two, one-story antiquated multiple-family buildings which provide no off-street parking. This development will enhance the appearance of the site, the surrounding areas, as well as improve the community.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: This request is derived from the Applicant's desire to provide appropriate parking for this type of development. Typically, Zoning and Land Development Regulations require a minimum amount of parking for any use; however, the project is located within the Beach CRA and the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the beach. In order to accommodate the needs of the surrounding community, the automated parking system will require two access points for drop-off and pick-up of vehicles stored on-site.

The requested Variance is not economically based. As stated by the Applicant, "the requested Variance will actually add expense to the overall cost of the project, and as such it is not economically based." It is about producing a development that is compatible with the land development regulations of the City's Code of Ordinances and engineering standards whilst remaining an asset to the neighborhood and surrounding community that will encourage other developers to invest in the Central Beach area.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of CRITERIA and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. On the ground floor, prominent entrance to the building lobby is proposed and designed to promote unrestricted pedestrian movement and connectivity to and from the site and neighboring properties.

FINDING: Consistent.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed design is contemporary featuring simple rectilinear forms. Proposed design elements, detailing, and color pallet are consistent with the desired character of Central Beach. The surrounding neighborhood consists primarily of modest motel/hotel and condominiums of varying sizes, styles and materials. The project's massing, scale, rhythm, and architectural elements are compatible with the envisioned development in Hollywood's Central Beach area.

The proposed design supports the Hollywood Beach CRA Master Plan strategy to create pedestrian friendly streets by *distinguishing and enhancing the visitor experience of the Beach*. Therefore, the proposed design is compatible with both the building pattern and characteristics of the surrounding neighborhood.

FINDING: Consistent.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

ANALYSIS: The project proposes a five-story building at 50-feet, 62-feet including permitted vertical projections. The building mass reflects a simple composition of basic architectural elements and detailing. Street-facing facades are articulated with large windows, accented geometric elements that create depth, and a unique color palette. Other exterior building materials include smooth stucco and various metal elements.

FINDING: Consistent.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing

buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: Due to site constraints, limited landscape material is proposed at the ground floor; however, Applicants are proposing a green roof system, which will alleviate in the heat island effect and may provide habitat for local wildlife. The landscape design enhances the design of the buildings while adding visual appeal to the neighborhood. The CRA has improved Minnesota Street; on which the landscape island is being relocated and enlarged with a coconut palm remaining. Ultimately, all landscape plans shall be in accordance with the Landscape Manual and in a form acceptable to the City's Landscape Architect.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on December 6, 2016. Staff recommends approval if Variances and Design are granted with the aforementioned conditions.

ATTACHMENTS

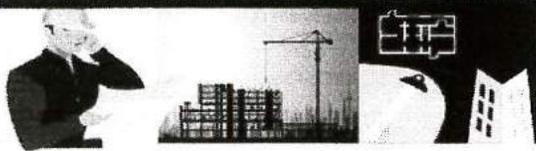
Attachment A: Application Package
Attachment B: Land Use & Zoning Map
Attachment C: CRA Letter of Support

ATTACHMENT A
Application Package

RECEIVED

PLANNING & DEVELOPMENT SERVICES

DEC 27 2016



File No. (internal use only): _____

CITY OF HOLLYWOOD
OFFICE OF PLANNING

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: December 26th, 2016

Location Address: 320-324 MINNESOTA STREET

Lot(s): 22 and 23 Block(s): 1 Subdivision: HOLLYWOOD BEACH

Folio Number(s): 514212010440 AND 514212010450

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

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

Explanation of Request: The Construction of a 5 stories Bldg. 50 feet height featuring 6 Hotel rooms at 2, 3 and 4 floors and one Office space at 5th floor plus 94 automated parking tower

94 parking spaces
One office space 1595 sf.

Number of units/rooms: 6 Hotel rooms 1773 sf. Sq Ft: 13,000 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 (lot 22) and Marilyn Gallego (lot 23)

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, Fla. 33169 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 DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: *Manilyn Gallebo* Date: 1/19/17

PRINT NAME: MANILYN GALLEBO Date: 1/19/17

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

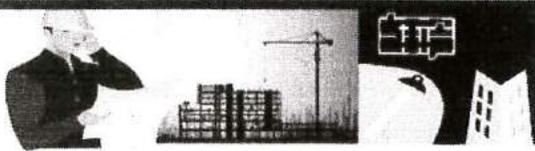
Signature of Current Owner

Notary Public
State of Florida
My Commission Expires: _____ (Check One) ___ Personally known to me; OR ___ Produced Identification

Print Name **RECEIVED**

JAN 23 2017

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. 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: 12-26-2016

PRINT NAME: DR. AYLEE HALLAK Date: _____

Signature of Consultant/Representative: [Signature] Date: 12-26-2016

PRINT NAME: VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Hotel & Office Bldg, 5 stories height 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 Development Board Submittal (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 20 day of JANUARY 2017

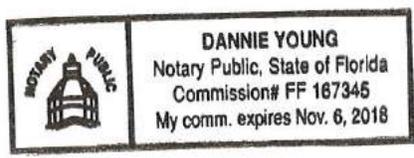
[Signature]
SIGNATURE OF CURRENT OWNER

[Signature], DANNIE YOUNG
Notary Public State of Florida

Aylee Hallak
PRINT NAME

My Commission Expires: 11/6/18 (Check One) _____ Personally known to me: OR NO

RECEIVED
LICENSE
JAN 23 2017



CITY OF HOLLYWOOD
OFFICE OF PLANNING

THE BLUE BUILDING
Development Review Board
Street curb-cut variance request
Page 1 of 4

VEEarchitecture corp.

VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC
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Miami-Dade County Public Schools #6518331
Miami-Dade County Community Business Enterprise
CBE cat. 14 Architecture
CBE cat. 18 Architectural construction management
CBE cat. 4(4-02) Aviation systems



Member of
The American
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December 26th-2016

To:
Mss. Karina da Luz
Planning & Development Services Administrator
City of Hollywood
2600 Hollywood Blvd
P.O. Box 229045
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING STREET CURB-CUT VARIANCE REQUEST**
324 Minnesota Street
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

Variances General Criteria:

The Architectural style of the Building, accessory structures and Landscaping shall be evaluated in terms of the Petitioner showing compliance with Variance Criteria sections (a) through (d) or criteria (e) is established and as follows:

(a)

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City

Response:

The basic intent of the Section 155.08 of the City's Code of Ordinances, entitled "Curb Cuts," is to limit the disturbances to traffic flow on main thoroughfares as well as to maintain public safety, particularly, pedestrians. In this case, Property is accessed from a local road on which traffic is minimal compared to collector and arterial thoroughfares which the subject regulation is more appropriate applied. The automated parking system proposed will provide additional parking spaces which will sate the much-needed parking demand on the barrier island that is resulting from CRA driven right-of-way improvements that are eliminating nonconforming parking stalls, dense new development, and a booming economy. Due to site constraints and requirements of the City's Zoning and Land Development Regulations, Code of Ordinances and the Florida Building Code, waiving of the required curb-cut has been requested in order to accommodate pick-up and drop-off areas for vehicles as well as a standard and accessible entrance to the building's lobby.

(b)

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Response:

As mentioned previously, new development regulations were established creating a maximum amount of parking spaces allowed for residential and motel/hotel uses. The intent of the regulations is to protect the character of the Beach so as to not inundate the area with excessive at-grade parking lots. Parking will be maintained on-site wholly enclosed within the building; however, adequate area for standard parking stalls and an accessible parking stall is required for a drop-off and pick-up area whilst providing an accessible entrance to the building's lobby as well. Due to site constraints, a variance is necessitated. In addition, the pattern of development along Minnesota is comprised of primarily on-street parking, where no parking is provided for uses located on the block. As such, the requested Variance is compatible with surrounding uses and is not detrimental to the community.

(c)

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

Response:

The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property owners to build an economically feasible development while taking into consideration the surrounding uses, upholding public interest of the neighboring properties and the surrounding community, and meet the basic intent of local and state development regulations. The subject currently contains two, one-story antiquated multiple-family buildings which provide no off-street parking. Development of Property will enhance the appearance of the site, the surrounding areas, as well as improve the community.

(d)

That the need for requested Variance is not economically based or self-imposed

Response:

This request is derived from the Applicant's desire to provide appropriate parking for this type of development. Typically, Zoning and Land Development Regulations require a minimum amount of parking for any use; however, the project is located within the Beach CRA and the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the beach. In order to accommodate the needs of the surrounding community, the automated parking system will require two access points, one for drop-off and one for pick-up of vehicles stored on-site.

The requested Variance is not economically based. As stated by the Applicant, "the requested Variance will actually add expense to the overall cost of the project, and as such it is not economically based." It is about producing a development that is compatible with the land development regulations of the City's Code of Ordinances and engineering standards whilst remaining an asset to the neighborhood and surrounding community that will encourage other developers to invest in the Central Beach area

(e)

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Response:

Not applicable

END OF RESPONSES

THE BLUE BUILDING
Development Review Board
Street curb-cut variance request
Page 4 of 4

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,
Sincerely,



VEE architecture corp

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CBE cat.14 Architecture
CBE cat.19 Architectural construction management
CBE cat. 4(4-02) Aviation systems



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December 26th, 2016

To:
City of Hollywood
Office of the City Manager
2600 Hollywood Boulevard, room 419
Hollywood, Fla. 33022

REF:
PRE-APPLICATION CONCEPTUAL OVERVIEW
The Blue Building
324 Minnesota Street
Hollywood, Fla. 33019

PROJECT DESCRIPTION

The development of two (2) combined lots of 3468 SF each and for a total of 6936 sf with dimensions of 80'-0" front x 86'-9" deep and to use its footprint to erect a new 5 floors height building, featuring 6 rooms Hotel at the 2nd, 3rd. and 4th. floors and one Office space at the 5th floor for the use of Dr. Hallak therapy practice

LEGAL DESCRIPTION (320 Minnesota Street, Hollywood, Fla. 33019)
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 or Broward County, Fla.

VEE ARCHITECTURE CORP
Victor Elias Eisenstein, AIA/ RA/ USGBC
Office: 305-625-0007 cell: 786-229-1318

LEGAL DESCRIPTION (324 Minnesota Street, Hollywood, Fla. 33019)
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, Fla.

FIRST FLOOR

Vehicular access to automated Sky-Lyft self-parking system; pedestrian access to vestibule leading to the passenger Elevator Lobby and Concierge Desk, egress stairs as well to Building support installations. Also accessed from the outside of the building it is located the garbage holding station room and electric house meter

SECOND, THIRD AND FOURTH FLOORS

Each floor features two Suites and for a total of 6 Hotel Suites featuring 360 SF for type A rooms and 250 SF for Type B rooms; handicapped WC's, individually controlled AC and walk-in closets; microwave and under the counter refrigerator; egress corridor circulation to passenger Elevator

FIFTH FLOOR

Office space 1595 SF for the use of Dr. Hallak therapy practice, features patient handicapped restrooms, Laundry room, Elevator lobby and emergency egress access to stairs, as well as private office for consultation and treatment room, also full Kitchen installation for learning and training purposes

TERRACE

At 50'-0" height the roof-terrace of the building is dedicated to sun-bathing, decorative mist-showers, sun bathing and relaxation therapy over paved built-up area as well as the AC and emergency electrical generator equipment location towards the rear of the property.

PARKING TOWER

Intended innovative automated self-parking system, independent tower structure with a capacity of 94 automobiles spaces satisfying the required 12 spaces for the Hotel and Office use, and that are moved vertically to its stall-destination by the robotic elevator mechanism. Upon the vehicle accessing the property, the driver exits the car and punch his/her individual assigned code on a wall mounted key-pad that will be used again to retrieve his vehicle. -

When exiting the building, the system features also a floor round-table that will position the vehicle facing the street for convenient exiting.

The parking tower is a "CLOSED" parking structure with mechanical exhaust ventilation, AC dry-air controlled to prevent rusting of metal components as well as protected with fire-sprinklers system

ELEVATOR

By OTIS machine room-less GEN2 gearless generation with speed of 200 feet per minute and 12-person capacity. Environmentally friendly uses up to 75% less energy than traditional geared systems. -

Each floor features the smoke-proof elevator's lobby in compliance with the Life-Safety NFPA 101 and the Florida building Code

STAIRS

Designed as separated from the building with a 2-hour fire resistant barrier and 1-1/2 hours fire doors features two separated stairs per floor configuration, providing 2 remote and separate emergencies mean of egress at each floor

PROJECT SCHEDULE OF AREAS

Lot area;	6936 SF
Zoning	BRT-25-C
Building footprint	4519 SF
Total proposed construction	12,701 SF
Total rental area	3368 SF
1st floor access and parking	4513 SF
2th, 3th and 4th floor Hotel suites	1773 SF
5th floor office	1595 SF
Total occupant load	(total 25 persons)
Hotel	6
Office	6
Parking provided	94 spaces (required 12)
Bldg. height provided	50'-0"
Provided landscaped areas	4272 SF (2216 at ground + 2106 at roof-terrace)
Lot Coverage	
Allowed 70% of lot:	5975 SF
Provided 53%	4519 SF

END OF PROJECT DESCRIPTION

Thank you for your attention,
Sincerely,

VEEarchitecture corp

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

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Miami-Dade County Community Business Enterprise

CBE cat.14 Architecture

CBE cat.18 Architectural construction management

CBE cat. 4(4-02) Aviation systems



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December 26th-2016

To:

Mss. Karina da Luz

Planning & Development Services Administrator

City of Hollywood

2600 Hollywood Blvd

P.O. Box 229045

Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING DESIGN CRITERIA**

324 Minnesota Street

Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

General Criteria:

(a)

As stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

Response:

The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. On the ground floor, prominent entrance to the building lobby is proposed and designed to promote unrestricted pedestrian movement and connectivity to and from the site and neighboring properties.

(b)

Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

Response:

The proposed design is contemporary featuring simple rectilinear forms. The proposed design elements, detailing, and color pallet are consistent with the desired character of Central Beach. The surrounding neighborhood consists primarily of modest motel/hotel and condominiums of varying sizes, styles and materials. The project's massing, scale, rhythm, and architectural elements are compatible with the envisioned development in Hollywood's Central Beach area.

The proposed design supports the Hollywood Beach CRA Master Plan strategy to create pedestrian friendly streets by *distinguishing and enhancing the visitor experience of the Beach*. Therefore, the proposed design is compatible with both the building pattern and characteristics of the surrounding neighborhood.

(c)

Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

Response:

The project proposes a five-story building at 50-feet, 62-feet including permitted vertical projections. The building mass reflects a simple composition of basic architectural elements and detailing. Street-facing facades are articulated with large windows, accented geometric elements that create depth, and a unique color palette. Other exterior building materials include smooth stucco and various metal elements.

(d)

Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

Response:

As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted.

Due to site constraints, limited landscape material is proposed at the ground floor; however, Owners are proposing a green roof system, which will alleviate in the heat island effect and may provide habitat for local wildlife. The landscape design enhances the design of the buildings while adding visual appeal to the neighborhood. The CRA has improved Minnesota Street; on which the landscape island is being relocated and enlarged which a coconut palm is remaining. Ultimately, all landscape plans shall be in accordance with the Landscape Manual and in a form acceptable to the City's Landscape Architect.

END OF RESPONSES

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,
Sincerely,



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THE BLUE BUILDING
Development Review Board
Encroachment into Front Yard variance request
Page 1 of 3

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Miami-Dade County Community Business Enterprise
CBE cat. 14 Architecture
CBE cat. 18 Architectural construction management
CBE cat. 4(4-02) Aviation systems



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December 26th-2016

To:
Mss. Karina da Luz
Planning & Development Services Administrator
City of Hollywood
2600 Hollywood Blvd
P.O. Box 229045
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING ENCROACHMENT INTO FRONT YARD VARIANCE**
324 Minnesota Street
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

Variations General Criteria:

The Architectural style of the Building, accessory structures and Landscaping shall be evaluated in terms of the Petitioner showing compliance with Variance Criteria sections (a) through (d) or criteria (e) is established and as follows:

(a)

That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City

Response:

The intent of setback regulations is to ensure adequate buffers are provided; protecting both, the subject site and adjacent properties. In this case, the Variance requested to reduce the required cross street tower setback from 10-feet to provide 8-feet to allow a variance of 2-feet will allow the Owners to provide sufficient interior space and meet Florida Building Code requirements for accessibility for the stairways, hallways and elevator shaft. While the Owners are combining two lots for the proposed development, limited area for development exists. In fact, Article 4.6.I., make exceptions for sites of this limited size to setbacks. Unfortunately, due to limitations of the site and the Owners ability to make full and reasonable use of the property, which includes the automated parking system, 6-room hotel and the approximate 1700 square feet of office space, encroachment into the required cross street setback is necessary.

(b)

That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community

Response:

The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums. The two existing, one-story multiple-family buildings on-site do not meet setback requirements. Additionally, this area was developed prior to the existing zoning regulations; therefore, a number of properties located within this neighborhood have setbacks less than to that being requested. As such, the requested Variance proposes a setback similar to that of the existing pattern of development along Minnesota Street.

Moreover, redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and business; thus, achieving the desired reinvestment into properties located on the barrier island.

(c)

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive plan as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City

Response:

The goal of the Land Use Element is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. The requested Variance will allow the property owners to build an economically feasible and environmentally sustainable development while taking into

consideration the surrounding uses and maintaining the basic intent of the regulations. The proposed development will enhance the appearance of the neighborhood and that of surrounding community; as well as improve the community; thus, furthering the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

(d)

That the need for the requested variance is not economically based or self-imposed

Response:

This request is derived from the Applicant's desire to provide appropriate hallways, stairways and elevator area for this type of development. As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted. The Owner purports, "It is about producing a product that is an asset to the City and that will encourage other developers to invest in this Community."

(e)

That the Variance is necessary to comply with the State or Federal law and is the minimum Variance necessary to comply with the applicable law

Response:

Not applicable

END OF RESPONSES

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,
Sincerely,



VEE architecture corp

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THE BLUE BUILDING
Development Review Board
Side yard variance request
Page 1 of 3

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CBE cat.14 Architecture
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CBE cat. 4(4-02) Aviation systems



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December 26th-2016

To:

Mss. Karina da Luz
Planning & Development Services Administrator
City of Hollywood
2600 Hollywood Blvd
P.O. Box 229045
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING SIDE YARD VARIANCE REQUEST**
324 Minnesota Street
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

Variances General Criteria:

The Architectural style of the Building, accessory structures and Landscaping shall be evaluated in terms of the Petitioner showing compliance with Variance Criteria sections (a) through (d) or criteria (e) is established and as follows:

(a)

That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City

Response:

The intent of setback regulations is to ensure adequate buffers are provided; protecting both, the subject site and adjacent properties. In this case, the Variance requested to waive the required minimum side yard setback for decks, 3-feet, will inhibit the Owners ability to provide adequate accessible routes on-site for both site users and for rescue personnel. In addition, districts on the beach do not have a minimum open space requirement in the City's Zoning and Land Development Regulations; therefore, waiving the setback shall not affect the site development adversely. Through Staff review, the Engineering Division has determined adequate on-site retention shall be provided by the proposed development.

(b)

That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community

Response:

The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums. The two existing, one-story multiple-family buildings on-site do not meet setback requirements. Additionally, this area was developed prior to the existing zoning regulations; therefore, a number of properties located within this neighborhood have setbacks similar to that being requested.

Redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and business; thus, achieving the desired reinvestment into properties located on the barrier island. The overall design intent by the Architect is of current modernistic appearance representing the young City of Hollywood Municipality redevelopment efforts and to attract a diversified and new rejuvenated business to the area

(c)

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive plan as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City

Response:

The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The requested Variance will allow the property owners to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. This

proposed development will enhance the appearance of the site and that of surrounding areas; as well as improve the community; thus, upholding the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

(d)

That the need for the requested variance is not economically based or self-imposed

Response:

As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted.

(e)

That the Variance is necessary to comply with the State or Federal law and is the minimum Variance necessary to comply with the applicable law

Response:

Not applicable

END OF RESPONSES

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,
Sincerely,



VEE architecture corp

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THE BLUE BUILDING
Development Review Board
Street curb-cut variance request
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Miami-Dade County Community Business Enterprise
CBE cat.14 Architecture
CBE cat.18 Architectural construction management
CBE cat. 4(4-02) Aviation systems



Member of
The American
Institute of Architects



December 26th-2016

To:

Mss. Karina da Luz
Planning & Development Services Administrator
City of Hollywood
2600 Hollywood Blvd
P.O. Box 229045
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING STREET CURB-CUT VARIANCE REQUEST**
324 Minnesota Street
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

Variations General Criteria:

The Architectural style of the Building, accessory structures and Landscaping shall be evaluated in terms of the Petitioner showing compliance with Variance Criteria sections (a) through (d) or criteria (e) is established and as follows:

(a)

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City

Response:

The basic intent of the Section 155.08 of the City's Code of Ordinances, entitled "Curb Cuts," is to limit the disturbances to traffic flow on main thoroughfares as well as to maintain public safety, particularly, pedestrians. In this case, Property is accessed from a local road on which traffic is minimal compared to collector and arterial thoroughfares which the subject regulation is more appropriate applied. The automated parking system proposed will provide additional parking spaces which will sate the much-needed parking demand on the barrier island that is resulting from CRA driven right-of-way improvements that are eliminating nonconforming parking stalls, dense new development, and a booming economy. Due to site constraints and requirements of the City's Zoning and Land Development Regulations, Code of Ordinances and the Florida Building Code, waiving of the required curb-cut has been requested in order to accommodate pick-up and drop-off areas for vehicles as well as a standard and accessible entrance to the building's lobby.

(b)

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Response:

As mentioned previously, new development regulations were established creating a maximum amount of parking spaces allowed for residential and motel/hotel uses. The intent of the regulations is to protect the character of the Beach so as to not inundate the area with excessive at-grade parking lots. Parking will be maintained on-site wholly enclosed within the building; however, adequate area for standard parking stalls and an accessible parking stall is required for a drop-off and pick-up area whilst providing an accessible entrance to the building's lobby as well. Due to site constraints, a variance is necessitated. In addition, the pattern of development along Minnesota is comprised of primarily on-street parking, where no parking is provided for uses located on the block. As such, the requested Variance is compatible with surrounding uses and is not detrimental to the community.

(c)

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

Response:

The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property owners to build an economically feasible development while taking into consideration the surrounding uses, upholding public interest of the neighboring properties and the surrounding community, and meet the basic intent of local and state development regulations. The subject currently contains two, one-story antiquated multiple-family buildings which provide no off-street parking. Development of Property will enhance the appearance of the site, the surrounding areas, as well as improve the community.

(d)

That the need for requested Variance is not economically based or self-imposed

Response:

This request is derived from the Applicant's desire to provide appropriate parking for this type of development. Typically, Zoning and Land Development Regulations require a minimum amount of parking for any use; however, the project is located within the Beach CRA and the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the beach. In order to accommodate the needs of the surrounding community, the automated parking system will require two access points, one for drop-off and one for pick-up of vehicles stored on-site.

The requested Variance is not economically based. As stated by the Applicant, "the requested Variance will actually add expense to the overall cost of the project, and as such it is not economically based." It is about producing a development that is compatible with the land development regulations of the City's Code of Ordinances and engineering standards whilst remaining an asset to the neighborhood and surrounding community that will encourage other developers to invest in the Central Beach area

(e)

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Response:

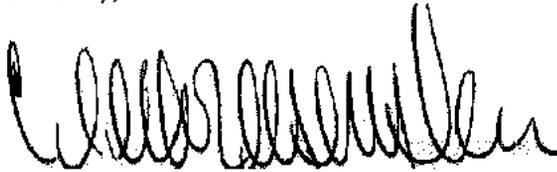
Not applicable

END OF RESPONSES

THE BLUE BUILDING
Development Review Board
Street curb-cut variance request
Page 4 of 4

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,
Sincerely,



VEE architecture corp

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

A R C H I T E C T

1111 Park Centre Blvd, Suite 105-B

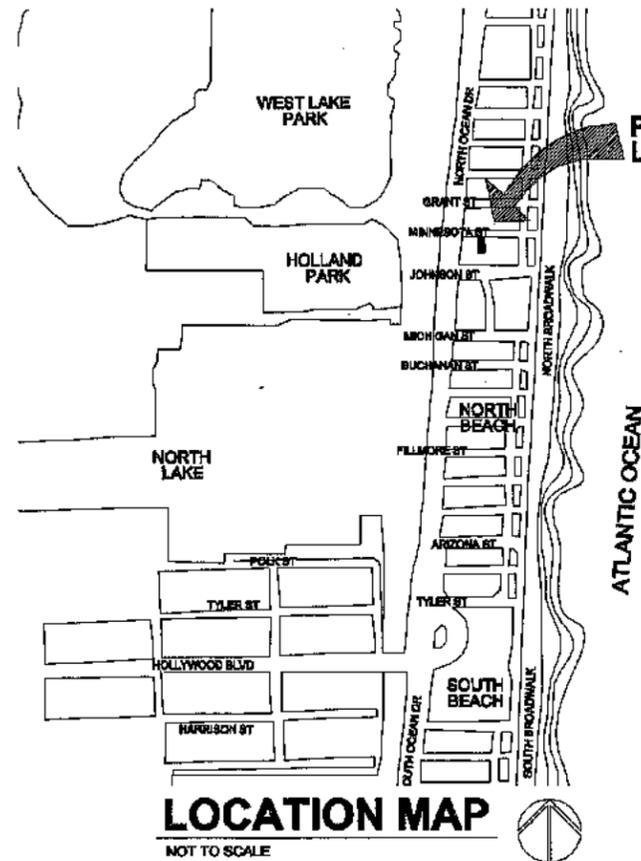
Miami Gardens, Fla. 33169

Ph: 305-625-0007 cell: 786-229-1318

victor@veearch.com www.veearch.com

The Blue Building

Executive Hotel Suite and Office



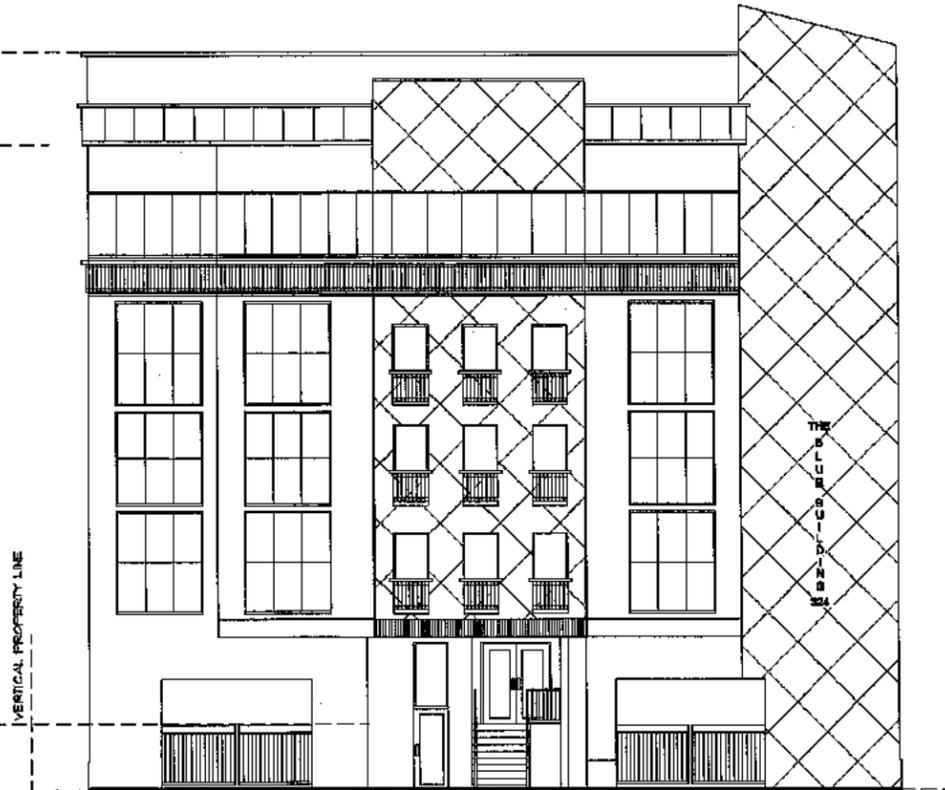
PROPERTY LOCATION

TOP OF TECH. ROOM
NAVD: + 66.02'
NGVD: + 67.5'

TERRACE
NAVD: + 58.02'
NGVD: + 59.5'

FLOOD ELEVATION
NAVD: + 8.02'
NGVD: + 9.5'

MINNESOTA STREET
NAVD: + 13.5'
NGVD: + 2.85'



LIST OF CONTACTS

ARCHITECT OF RECORD

VEE ARCHITECTURE CORP
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SUITE 105-B
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OFFICE: 305-825-0907
CELL: 796-229-1318
VICTOR@VEEARCH.COM

OWNER

DR. AYLEE HALLAK
101 NE 462 STREET
NORTH MIAMI BEACH, FLA. 33162
AYLEE.HALLAK@HOTMAIL.COM

MECHANICAL ENGINEER

CT. ENGINEERING INC
CARLOS TILLAN, P.E.
11214 SW. 158 PLACE
MIAMI, FLA. 33177
305-527-9041
TILLAN@YAHOO.COM

STRUCTURAL ENGINEER

ASD CONSULTANT ENGINEERING
FERNANDO AZCUE, PE
7328 SW 142 PLACE
MIAMI, FLA. 33177
786-581-8883
FAZCUE@ASDCONSERS.COM

LANDSCAPE ARCHITECT

BOTANICAL VISIONS INC.
WILLIAM REEVE
4851 NORTH EDGE HIGHWAY
BOCA RATON, FLA. 33491
561-381-8877
564-283-8794 CELL
WREEVE@BOTANICALVISIONS.COM

CIVIL ENGINEER

HSQ GROUP INC.
NOUR SHEHADEH, PE
JAY HUEBNER, PE
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SUITE 340
BOCA RATON, FLA. 33486
561-392-8221
NOUR@HSQGROUP.NET
JAY@HSQGROUP.NET

CITY OF HOLLYWOOD, FLA

CITY HALL
2808 HOLLYWOOD BLVD.
SUITE 330
HOLLYWOOD, FLA. 33088
BLDGINFO@HOLLYWOODFL.ORG

WATER SERVICE 954-821-3241
REQUEST INSPECTION 954-821-3335
PUBLIC WORKS 954-867-4826
FIRE RESCUE 954-867-4248
POLICE 954-867-4867
911 EMERGENCY

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GROUND FLOOR PLAN

VARIANCES

- 1- ENCROACHMENT OF 2 FEET INTO THE FRONT YARD
- 2- WEST SIDE ACCESS TO BUILDING FROM THE 8'-0" WIDE SIDE-YARD FEATURING A PAVED SERVICE PASSAGE
- 3- STREET CURB-CUT EXCEEDS 30% OF LOT FRONTAGE

VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT
1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33168
OFFICE: 305-825-0907 CELL: 796-229-1318



SEAL: VICTOR ELIAS EISENSTEIN, AIA

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:

TAC & PUB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 12-21-2016

PROJECT No:
DRAWN BY: NATALIE P.
CHECKED BY: VEE

PAGE No:

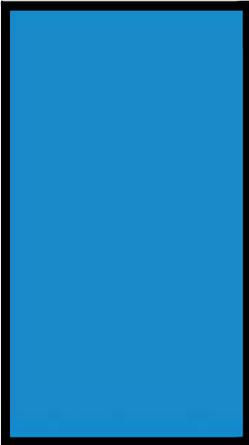
A-CP



THE BLUE BUILDING COLOR PALETTE

ALL COLOR PAINT, EXTERIOR USE MANUFACTURED BY "SHERWIN WILLIAMS"

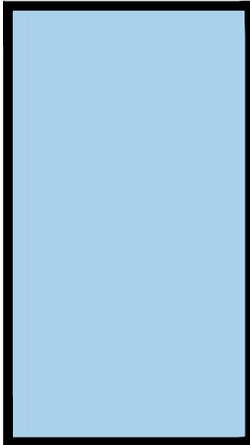
CONCRETE STRUCTURE CLADDED WITH
REFLECTIVE ALUMINUM PANELS COLOR
SW-6958 DYNAMIC BLUE - PANTONE PMS 293



01

**SW-6958
DYNAMIC BLUE**

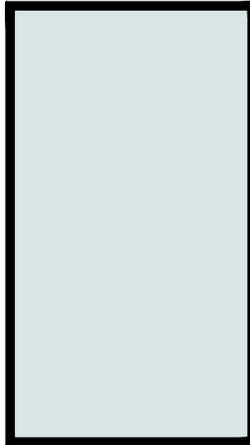
TEXTURED STUCCO SURFACE FINISH- SW-6793
BLUE BELL- PANTONE PMS 292



02

**SW-6793
BLUEBELL**

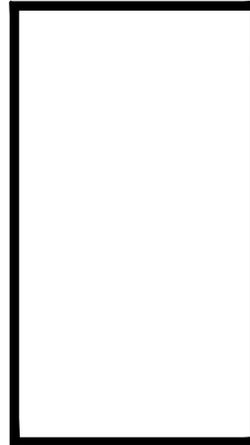
SMOOTH STUCCO SURFACE FINISH- SW-6791
LAUREN'S SURPRISE- PANTONE PMS 290



03

**SW-6791
LAUREN'S SURPRISE**

SMOOTH STUCCO SURFACE FINISH- SW-7006
EXTRA WHITE



04

**SW-7006
EXTRA WHITE**

ALUMINUM GRILL- SW-7075 WEB GREY
PANTONE PMS 431



05

**SW-7075
WEB GREY**



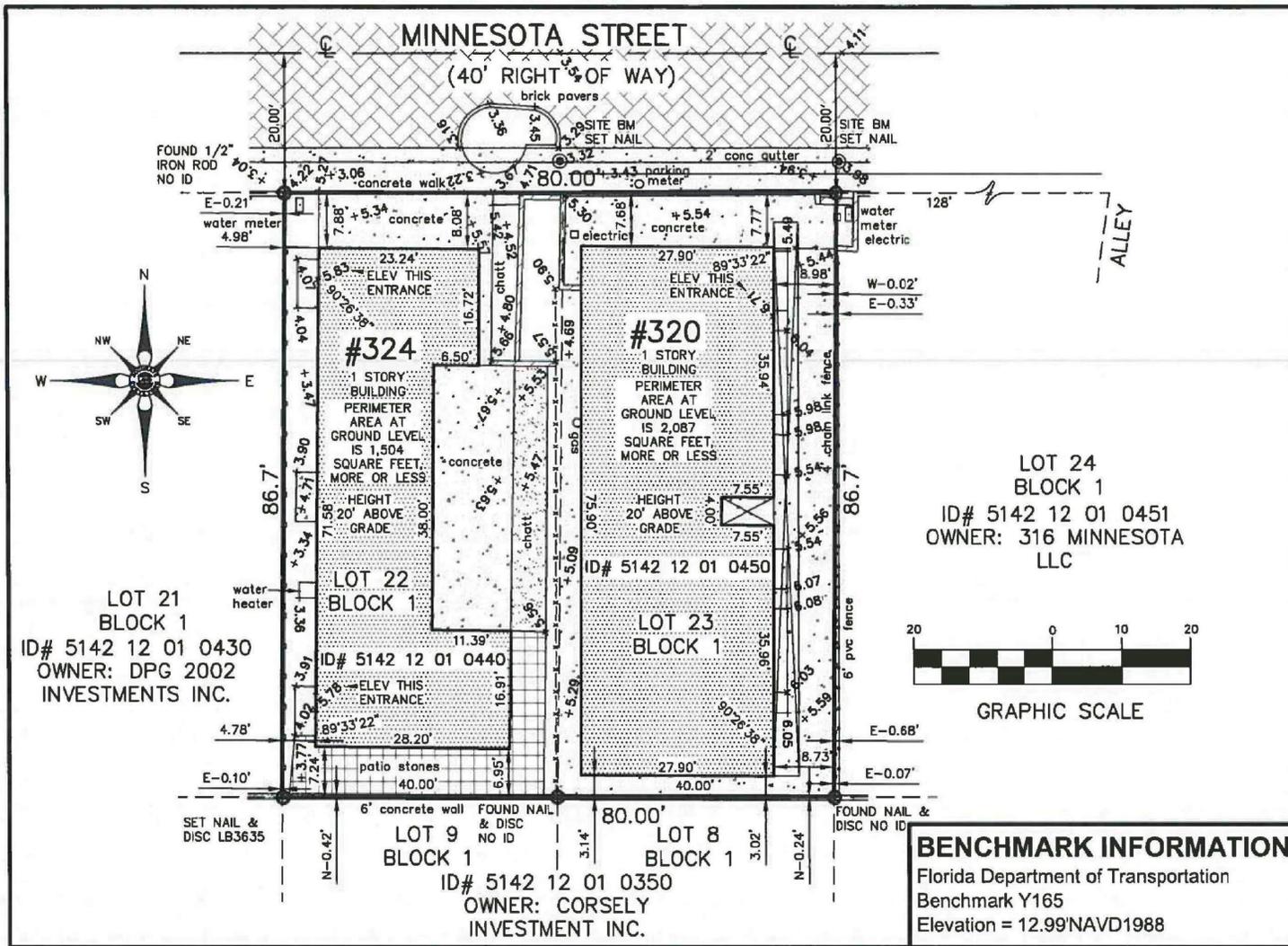
SEAL: VICTOR ELIAS EISENSTEIN, AIA 92121

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

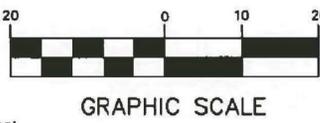
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY



LOCATION SKETCH NOT TO SCALE



LOT 24
BLOCK 1
ID# 5142 12 01 0451
OWNER: 316 MINNESOTA
LLC



BENCHMARK INFORMATION:
Florida Department of Transportation
Benchmark Y165
Elevation = 12.99NAVD1988

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.

LEGEND OF ABBREVIATIONS:

N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
ELEV.	=	ELEVATION
B.M.	=	BENCHMARK
+1.00'	=	ELEVATIONS BASED ON N.A.V.D.
A/C	=	AIR CONDITIONER
CHATT.	=	CHATTAHOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
B.C.R.	=	BROWARD COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
C/L	=	CENTERLINE

Robert L. Thompson 8-23-16
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3868 - STATE OF FLORIDA



DATE OF SURVEY 08-22-16	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK ALS-SU-16-2746	GRAPHIC SCALE	SKETCH NUMBER SU-16-2746
----------------------------	-----------------	-------------------	------------------------------	---------------	-----------------------------

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.

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. AYLEE HALLAK
101 NE. 162 STREET, MIAMI, FLA. 33162

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 12-21-2016

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

A-0

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SCHEDULE OF AREAS

LOCATION	320-324 MINNESOTA STREET HOLLYWOOD, FLA. 33019
ZONING	BRT-25-C
LOT AREA	6,936 SF. 20'-0" FRONT x 261'-9" DEEP = 0.1592 ACRES 1,600 SF. 20'-0" FRONT x 20'-0" DEEP = 0.1592 ACRES
GROSS:	8,536 SF. 0.1959 ACRES
NET:	6,936 SF. 0.1592 ACRES

LAND USE GENERAL BUSINESS

ALLOWABLE USES

RETAIL	
COMMERCIAL	EXCEPT JET-SKIES
BED AND BREAKFAST	
RESTAURANT	
BOAT RENTAL	
HOTEL	
50 UNITS PER ACRE = 0.1959 x 50 = 9.79 UNITS	
SUITES AREA MIN 250 SF MAX 450 SF	
PROVIDED	6 SUITS
SUITE TYPE 'A' = 340 SF	
SUITE TYPE 'B' = 251 SF	
3 FLOORS x 591 SF	1,773 SF
OFFICE	
PROVIDED	1,892 SF

LOT COVERAGE

ALLOWED	
MAX. 10% OF LOT AREA	5,975 SF
PROVIDED	
52.34% LESS THAN 10%	4,519 SF

VOLUME OF CONSTRUCTION

GROUND FLOOR	
COMMON AREAS	828 SF
SKY-TOWER PARKING	3,685 SF
LANDSCAPED	2,423 SF
SUB-TOTAL	6,936 SF

SECOND FLOOR	
HOTEL	591 SF
COMMON AREAS	636 SF
SUB-TOTAL	1,227 SF

THIRD FLOOR	
HOTEL	591 SF
COMMON AREAS	684 SF
SUB-TOTAL	1,275 SF

FOURTH FLOOR	
HOTEL	591 SF
COMMON AREAS	684 SF
SUB-TOTAL	1,275 SF

FIFTH FLOOR	
OFFICE	1,595 SF
COMMON AREAS	393 SF
SUB-TOTAL	1,988 SF

CONSTRUCTION TOTAL AREAS 12,701 SF

TOTAL NET RENTAL AREAS	
HOTEL	1,773 SF
OFFICE SPACE	1,595 SF
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:	4,720 SF	68.05 %
GROUND FLOOR PERVIOUS AREAS:	2,216	31.95 %

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

LANDSCAPE PROVIDED		
AT GROUND FLOOR	2,216 SF	31.94 %
AT TERRACE PLANTERS	716	10.32
AT ROOF	1,390	19.31

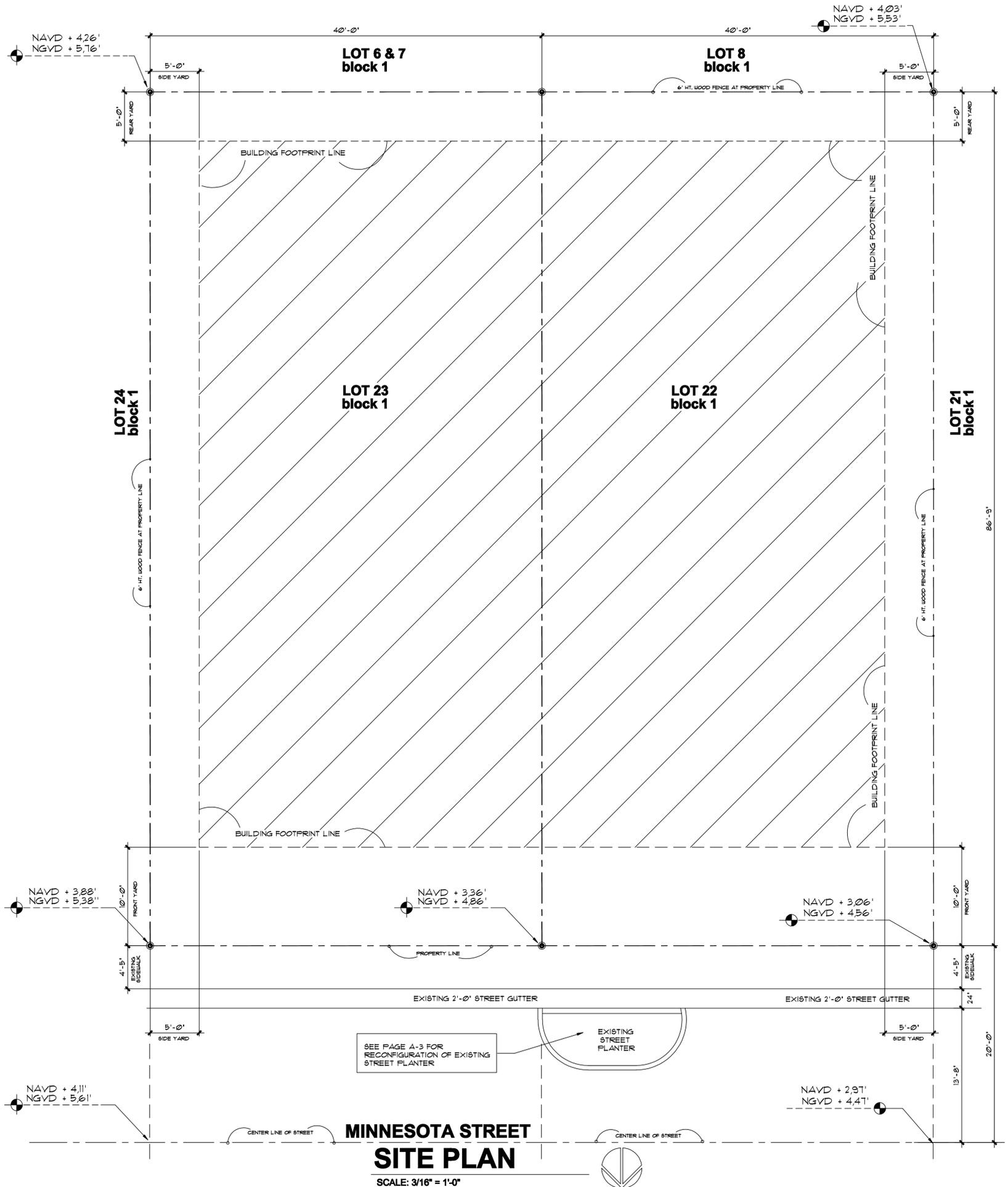
PARKING	4,272 SF	61.59 %
---------	----------	---------

HOTEL REQUIRED	
EACH UNIT = 1 SPACE REQUIRED	
TOTAL UNITS = 6	
TOTAL REQD = 6	

OFFICE REQUIRED	
1 EACH 250 SF NET RENTAL AREA	
RENTAL AREA:	
TOTAL REQD = 6	

TOTAL PARKING REQUIRED 12

PARKING PROVIDED	
AT SKY-PARKING ROBOT	94
AUTOMATED SYSTEM	



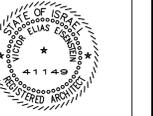
MINNESOTA STREET SITE PLAN

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

VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT

1111 PARK CENTRE BLVD #105-B
MIAMI GARDENS, FLA. 33169
Office: 305-825-0007 cell: 786-225-1316



SEAL: VICTOR ELIAS EISENSTEIN, AIA 92121

THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 12-27-2016

PROJECT No:

DRAWN BY: NATALIE P.
CHECKED BY: VEE

PAGE No:

A-01

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PROJECT CODE COMPLIANCE

OCCUPANCY CLASSIFICATION

HOTEL GROUP R-1
OFFICE GROUP B

BUILDING CONSTRUCTION TYPE:

2014 FBC TABLE 601
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 HOURS

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 HOURS

FIRE SEPARATION BETWEEN BUILDINGS

MAX AREA OF EXTERIOR WALL OPENINGS FIRE SEPARATION DISTANCE BETWEEN BUILDINGS

2014 FBC, CHAPTER 7 TABLE 705-2

DISTANCE BETWEEN BLDGS
AREA OF LARGEST EXTERIOR WALL: 4298 SF
10 TO LESS OF 15 FEET UNPROTECTED-SPRINKLERED 45%
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

HOTEL 1,113 SF
200 SF PER OCCUPANT = 9
OFFICE 15,935 SF
100 SF PER OCCUPANT = 16
TOTAL 25 OCCUPANTS

MIN NUMBER OF EXITS RQRD

OCCUPANT LOAD 1 TO 500+
OCCUPANT LOAD 501 TO 1000+
OCCUPANT LOAD ABOVE 1000+

MEANS OF EGRESS

EXITS REQUIRED
EXITS PROVIDED

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

EXTERIOR ILLUMINATION

EXTERIOR AMBER LIGHTING IS NOT TO EXCEED 0.5 FOOT-CANDELS IF ADJACENT TO RESIDENTIAL

EXTERIOR ILLUMINATION TO COMPLY WITH CITY OF HOLLYWOOD TURTLE ORDINANCE 0-2011-01 AND SEC. 6-22-D-4-b-5

SIGNAGE

SIGNAGE IS TO BE SUBMITTED UNDER A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR
SEE SIGNAGE CRITERIA AT PAGE A-9

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 EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM

GARBAGE HOLDING STATION DIMENSIONS:

11'-8" LONG X 4'-8" WIDE = 82.3 SF

DUMPSTER SIZE

2'-0" WIDE X 3'-0" HT. X 6'-0" LONG
= ONE CUBIC YARD = 202 GLS

DUMPSTER ROOM CAPACITY

3 CUBIC YARDS = 606 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
HOTEL	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 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 (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 BLAIR 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. 1-2-1-2-2 FIG 1-2-1-2-3A

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 1008-1-1 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 DOWRY 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.

LANDSCAPE AREAS

FOR LANDSCAPE PERVIOUS AREAS CALCULATION SEE PAGE A-14

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 AN 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

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: 90

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

MEETS OR EXCEEDS:

UL123.- ASTM E-84.- NFPA 103.- NFPA 295.- ASTM E-108.-

BICYCLE RACKS IMAGE AND SPECS



WALL MOUNTED BIKE RACK IS DEVELOPED WITH A SIMPLE STRUCTURAL DESIGN TO PROVIDE EFFICIENT STORAGE FOR BICYCLES IN AREAS WITH SPACE CONSTRAINTS.

CONSTRUCTED WITH 1.0 D. 11-GAUGE STEEL TUBING, THE WALL MOUNTED RACK IS FINISHED IN A DURABLE BLACK PVC DIP TO PROTECT BIKES FROM SCRATCHES OR SCUFFING. THE WALL RACK PROVIDES OFF THE GROUND STORAGE FOR 1 TO 2 BIKES THAT IS U-LOCK COMPATIBLE. THE WALL RACK IS GREAT FOR RESIDENTIAL OR COMMERCIAL USE.

BICYCLE RACKS

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

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

GREEN BUILDING PRACTICES

151-153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES FOR EITHER CATEGORY ARE APPROVED

- CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
- ENERGY EFFICIENCY LOW E WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC -NATIONAL FENESTRATION RATING COUNCIL.-
- ENERGY STAR APPROVED ROOFING MATERIALS
- PROGRAMMABLE THERMOSTATS
- PERVIOUS PAVEMENT
- REUSE FOR IRRIGATION.- WHERE WASTEWATER REUSE IS AVAILABLE, WASTEWATER REUSE SHALL BE USED.- WHERE WASTEWATER REUSE IS NOT AVAILABLE, RAINWATER REUSE SHALL BE USED.- PLANS SHALL INDICATE SYSTEM TO BE USED AND IF RAINWATER REUSE IS TO BE USED, SYSTEM SHALL SUBSTANTIALLY COMPLY WITH RAINWATER HARVESTING GUIDELINES ADOPTED BY THE BROWARD COUNTY BOARD RULES AND APPEALS.- SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.-
- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS -LATEST EDITION- LANDSCAPE PLAN REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT SHALL BE SUBMITTED WITH PERMIT APPLICATION.- LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR FINAL CERTIFICATE OF OCCUPANCY
- ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.- SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS -MORE EFFICIENT THAN MAGNETIC TYPES- LOW PRESSURE SODIUM OR MERCURY VAPOR PHOTOVOLTIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER.- ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION
- ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE -LATEST EDITION- CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION
- ALL HOT WATER PIPES INSULATED.- ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF 1/2" INSULATION INCLUDING BURIED PIPES -CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION.- ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION
- MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS, AT LEAST 8 WITH ANTI-MICROBIAL AGENT.- MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION

VEE

VICTOR ELIAS EISENSTEIN, AIA
ARCHITECT

BY THE BOARD OF FLORIDA, BOARD OF ARCHITECTS
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL

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SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211

THE BLUE BUILDING EXECUTIVE HOTEL SUITE AND OFFICE 320-324 MINNESOTA STREET HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE:
AS INDICATED

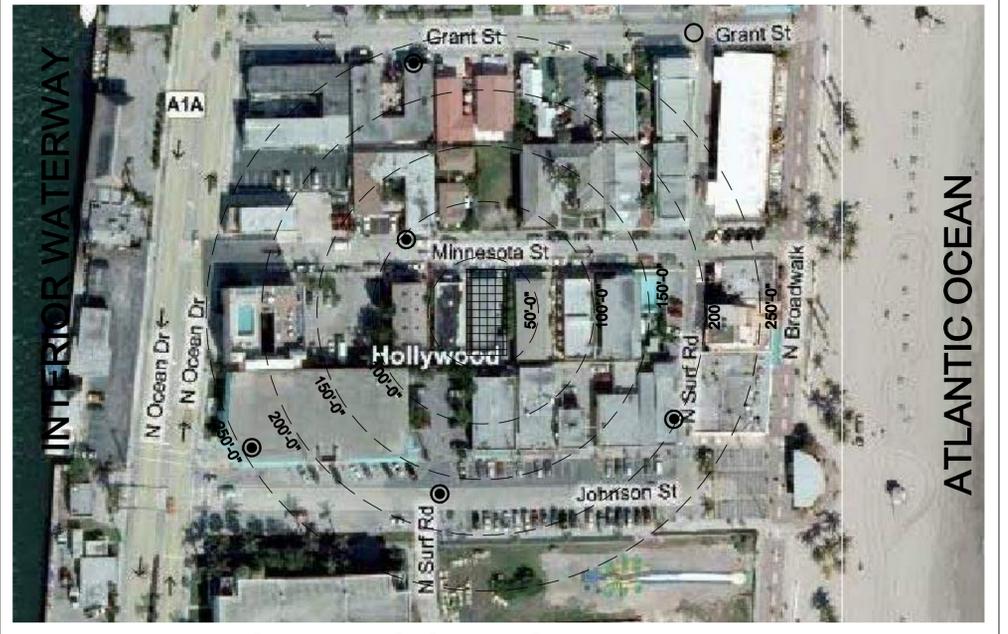
DATE:
12-21-2016

PROJECT No:

DRAWN BY: NATALIE P.
CHECKED BY: VEE

PAGE No:

A-02



SITE LOCATION FIRE HIDRANTS PROXIMITY LOCATION NOT TO SCALE



THE PERMITS AND SPECIAL CHANGES SHOWN ON THIS DRAWING ARE THE SOLE PROPERTY OF VICTOR ELIAS EISENSTEIN, AIA, AIA, LICENSED ARCHITECT. THESE ARE FOR INFORMATIONAL PURPOSES ONLY. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF VICTOR ELIAS EISENSTEIN, AIA, ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

THE PROJECT DESCRIPTION

TO DEMOLISH THE EXISTING ONE FLOOR HOME-RESIDENCE LOCATED AT 324 AND 320 MINNESOTA STREET IN HOLLYWOOD, FL. AND THE ERECTION OF A NEW 5 FLOOR 8 HEIGHT BUILDING FEATURING 3 FLOORS OF MOTEL SPACE AND ONE TOP FLOOR DEDICATED TO OFFICE

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-TOWER 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 MOTELS 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 AND ORDINANCES BY THE CITY OF HOLLYWOOD WITHIN THE GUIDELINES FOR SUSTAINABLE CONSTRUCTION IN COMPLIANCE WITH THE USGBC AND LEED REGULATIONS

THIS PROJECT WILL BE REGISTERED FOR LEED CERTIFICATION AS PER THE CITY OF HOLLYWOOD GREEN BUILDING ORDINANCE

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 PROCEEDS 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 OCCUPYING THE PLATFORM THEN, THE ACCESS SLIDING-DOOR WILL BE AUTOMATICALLY CLOSED AND AN ALARM DISTINCTIVE SOUND AND STROBO-LIGHT IS EMITTED TO ALERT THE INITIATION OF A MECHANICAL MOVEMENT.

THE AUTOMATIC 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 ELECTRONIC 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 ROBOTIC PARKING SYSTEM INCLUDES A SIGNALIZATION OF RED AND GREEN LIGHTS AT EACH ACCESS PREVENTING DRIVERS OF CONFLICTS OF USE WITH INCOMING OR OUTGOING AUTOMOBILES

THE MANUFACTURER ESTIMATED TOTAL TIME ELAPSED FOR THE AUTOMOBILE PARKING OR RETRIEVED IS 90 SECONDS SEE ATTACHED TRAFFIC STUDY FOR TOTAL CAPACITY PARKING OF 94 AUTOMOBILES AND OFF-STREET STACKING USING BOTH ENTRANCES OR EXITS AT THE SAME TIME

SEE ALSO ATTACHED PARKING OPERATIONAL SUMMARY FOR DETAILED SEQUENCE OF INBOUND OR OUTBOUND OF VEHICLES FROM THE BUILDING

PARKING EFFICIENCY

TOTAL CAPACITY OF 94 AUTOMOBILES X 30 SECONDS PER CAR = 41 MINUTES 41 MINUTES / 2 ENTRANCES = 23 MINUTES ALL ARRIVING AT THE SAME TIME

REASONABLE TIME FRAME OF ARRIVAL FOR PARKING OF ALL EMPLOYEES = 60 MINUTES 94 AUTOMOBILES / 60 MINUTES = 90 SECONDS PER AUTOMOBILE

CONSIDERING 30 SECONDS PARKING TIME PER AUTOMOBILE, RESULTING IN NO WAITING OR STACKING IN THE STREET.- SEE ATTACHED TRAFFIC REPORT

PARKING STACKING

IF NECESSARY DUE TO UNFORESEEN CIRCUMSTANCES, STACKING PARKING IS PROVIDED

2 OFF STREET AT ACCESS DRIVEWAY

ELECTRIC VEHICLE CHARGING STATION

151-154 IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING

MINIMALLY THE FOLLOWING SHALL BE INSTALLED: EMPTY 3/4" RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR PARKING AREA, WITH A TWO GANG JUNCTION BOX WITH A BLANK PLATE OR A FULLY FUNCTIONAL ELECTRIC VEHICLE CHARGING STATION MAY BE INSTALLED

FIBER-CEMENT SIDING PANELS 'HARDIPLANK'

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

PASSENGER ELEVATOR

MACHINE ROOM-LESS GEN-2 GERALDLESS 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 6P-3512 COMPLY WITH 0.5 GPM HANDWASHING OUTLET TEMP AT 90 DEGREES TO BE USED AT ALL SHOWERS AND HAND-SINKS.- NO LIME, CALCIFICATION OR SEDIMENTATION AND NO-STANDBY 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 SERVING 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 LESSER THAN ONE TIME PER WEEK

TRASH ROOM CAPACITY: 2 CUBIC YARDS + 404 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 HOTEL CUSTOMERS AND OFFICE TENANTS

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 WWW.GARAVENTA.COM 1-800-663-6556

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 AMP5 CIRCUIT

OFFICE SPACE

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

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 0311
SUFFIX G
FLOOD ZONE AE
BASE FLOOD ELE + 8.0' NAVD
DATE OF CERTIFICATE 6-30-2010
FLA. BUILDING AND LAND SURVEYING
OMB No 1660-0008 EXPIRES 3-31-12

NGVD + 9.5'
NAVD + 8.0' PROVIDED AT FIRST FLOOR

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

HOTEL SUITE

SIX HOTEL 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

THE DESIGN OF THE FIRE SPRINKLER SYSTEM SHALL BE EH-11

BICYCLE 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.- CHLOROFLUOROCARBONS CFC'S ARE HYDROCARBONS RESPONSIBLE FOR THE ATMOSPHERE OZONE LAYER DUCT-LESS AC SYSTEM, REFRIGERANT TO USE R410A ZERO OZONE DEPLETION

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

MAIL DELIVERY METHOD

CENTRAL WALL MOUNTED CONSOLE SERVICED FROM ITS FRONT, IS CONVINIENTLY 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, WC'S PRODUCT BY XYPEX 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 XYPEX COMPOUND
- ALL EXTERIOR DOORS AND WINDOW FRAMES IN ULTREX FIBERGLASS BY MARVIN WINDOWS STONGER THAN STEEL, 34% LOWER HEATING COST, 38% LOWER COOLING COST, HEAT RESISTANT, NON-CORROSSIVE, 8X LESS EXPANSION, 8X STRONGER THAN VINYL
- ALL EXTERIOR PAVED AREAS AT THE GROUND FLOOR AND THE TERRACE TO BE PRODUCED WITH PERMEABLE PAVERS

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 WC 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 WC'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 1.7 GLS / MINUTE
TOILETS HET 1.28 GP / FLUSH
FAUCETS 1.1 GLS / MINUTE
- ACCOUSTICAL FLOORING UNDERLAYMENT 'ECO SILENCER' MADE FROM POST-CONSUMER RECYCLED GRANULATED RUBBER TIRES
WWW.FOAMPRODUCTS.COM 1-800-526-3626

EXTERIOR ILLUMINATION

EXTERIOR AMBER LIGHTING IS NOT TO EXCEED 0.5 FOOT-CANDELS AT ALL PROPERTY LINES

EXTERIOR ILLUMINATION TO COMPLY WITH CITY OF HOLLYWOOD TURTLE ORDINANCE 0-2011-01 AND SECTION 6-22-D-15-5

IRRIGATION NOTES

AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

VEE

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THE BLUE BUILDING
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320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

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TAC & PDB

SUBMITTAL:

DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 12-27-2016

PROJECT No:

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A-1

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SITE GRADING

SEE PAGE A-12 FOR SITE GRADING
NOTICE ACCESSIBLE DRIVEWAY RAMP AT SAME LEVEL AS
FRONT YARD HANDICAPPED ACCESS TO BUILDING

ELECTRIC VEHICLE CHARGING STATION

IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION
INFRASTRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING
SEE PAGE A-1 FOR DETAILED NARRATIVE OF REQUIREMENTS

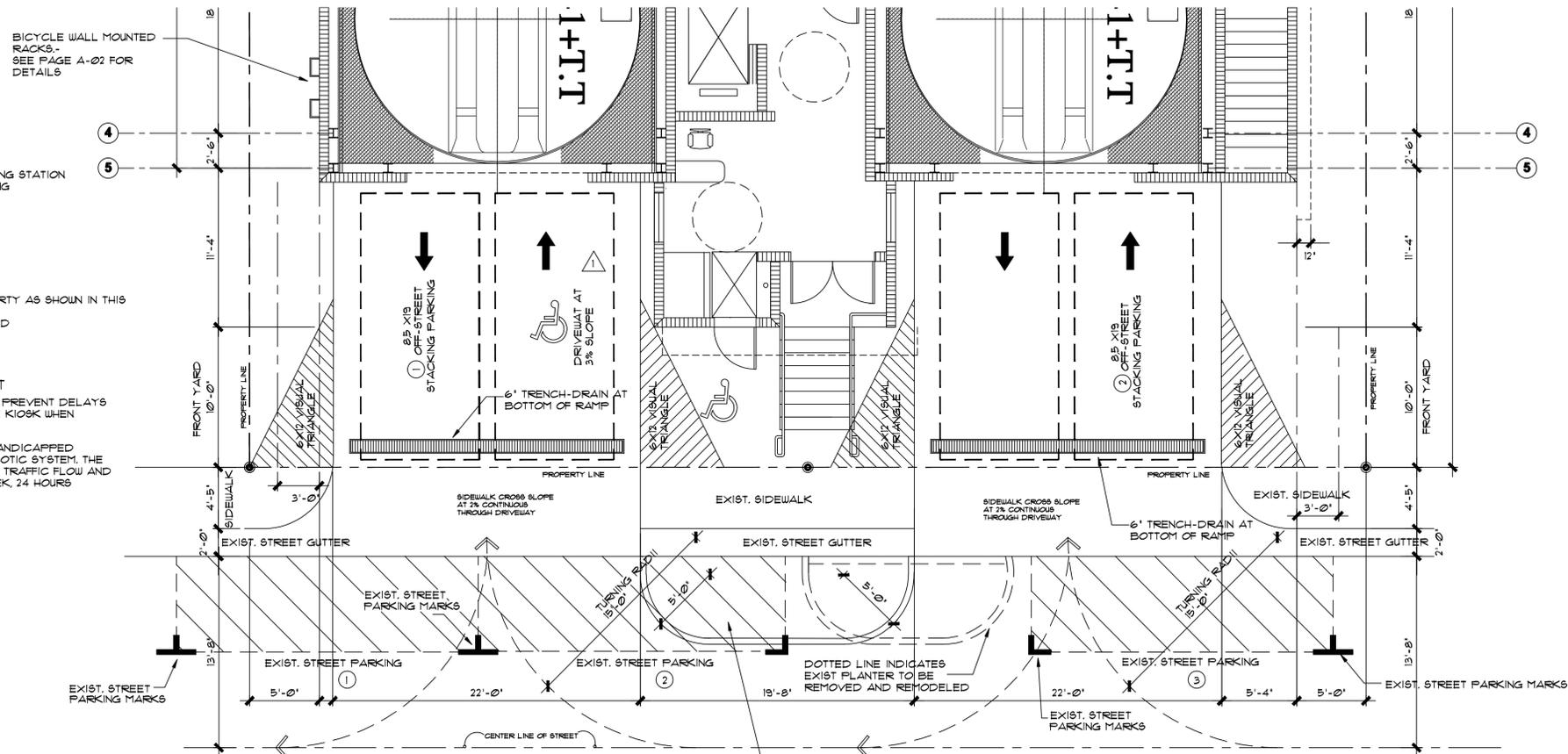
EXISTING STREET PARKING

SEE LOCATION OF THE EXISTING STREET MARKS IN FRONT OF THE PROPERTY AS SHOWN IN THIS
DRAWING
THE TOTAL NUMBER OF 3 EXISTING ON-STREET PARKING IS ELIMINATED

VALET PARKING SERVICE ADA REQUIREMENT

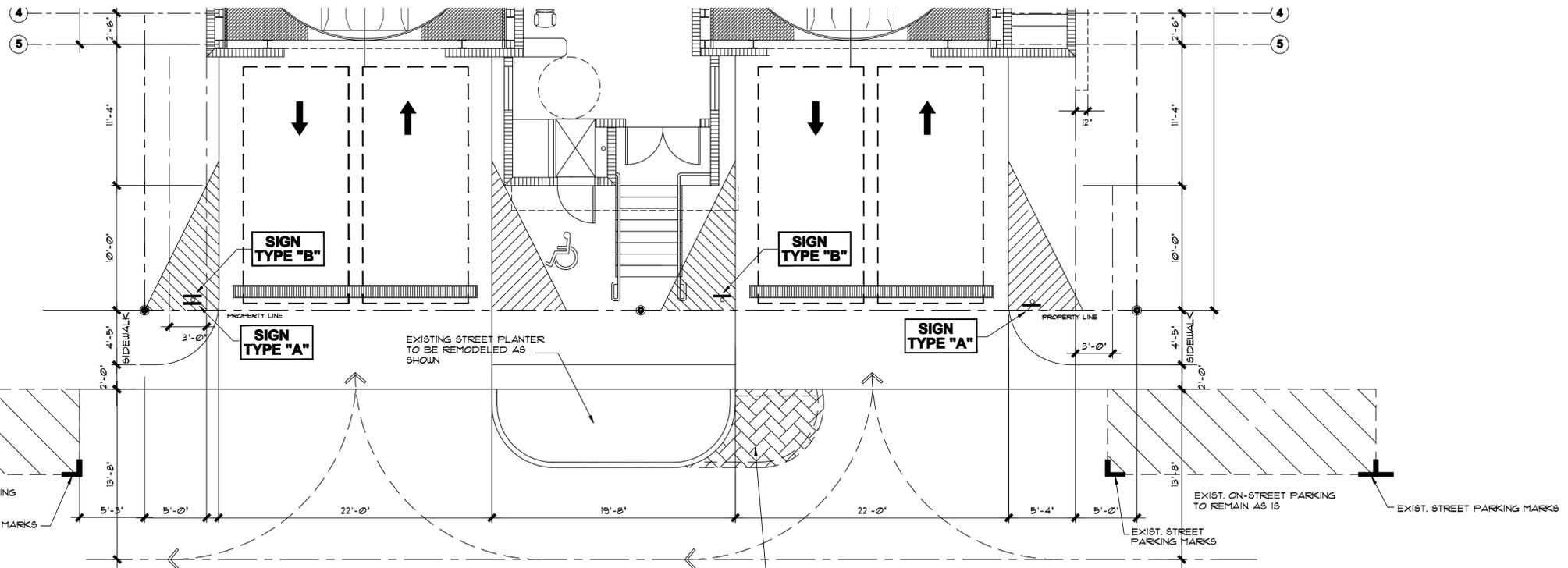
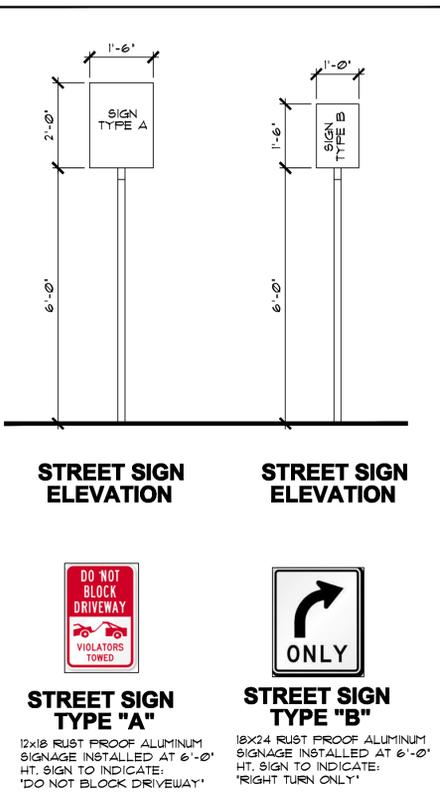
THE PROJECT INCLUDES THE VALET PARKING SERVICE IN ORDER TO PREVENT DELAYS
AND EXPEDITE, OR TEACH THE CUSTOMERS, THE SIMPLE USE OF THE KIOSK WHEN
ARRIVING AND OR RETRIEVING THEIR VEHICLES.

THE VALET SERVICE PROVIDES THE NECESSARY SUPPORT TO THE HANDICAPPED
VISITORS TO PARK OR TO RETRIEVE THEIR VEHICLES FROM THE ROBOTIC SYSTEM, THE
NUMBER OF THE VALET ATTENDANTS WILL BE ADJUSTED TO MAINTAIN TRAFFIC FLOW AND
KEEP THE STREET CLEAR AT ALL TIMES, SERVICING 1 DAYS PER WEEK, 24 HOURS



**MINNESOTA STREET
STREET FEATURES
GROUND FLOOR**

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



**ON-STREET NOT DISTURBED
EXISTING ADJACENT PARKING
GROUND FLOOR**

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

UPON REMOVING EXISTING STREET
PLANTER REPAIR PAVEMENT AND
INSTALL NEW D TYPE CURB AT NEW
PLANTER LOCATION
USE SAME EXISTING BRICK PAVERS
USED AT STREET
SEE CIVIL DWGS



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SCALE: AS INDICATED

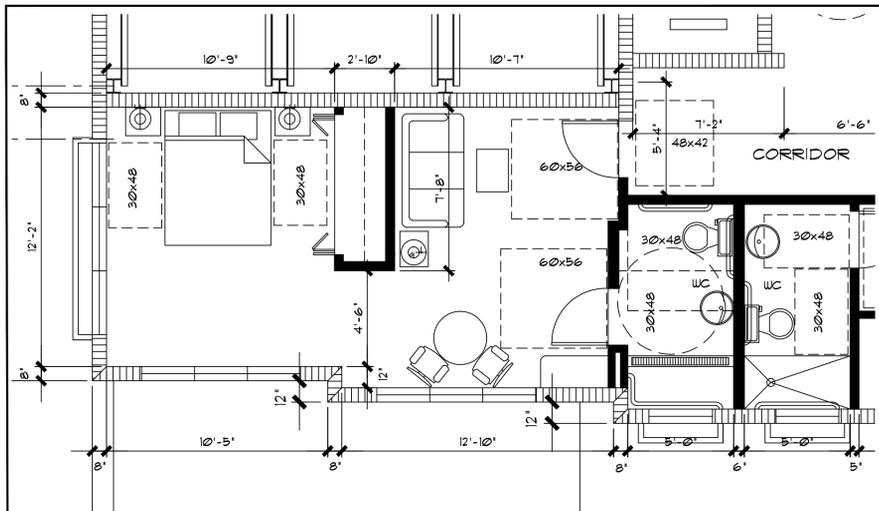
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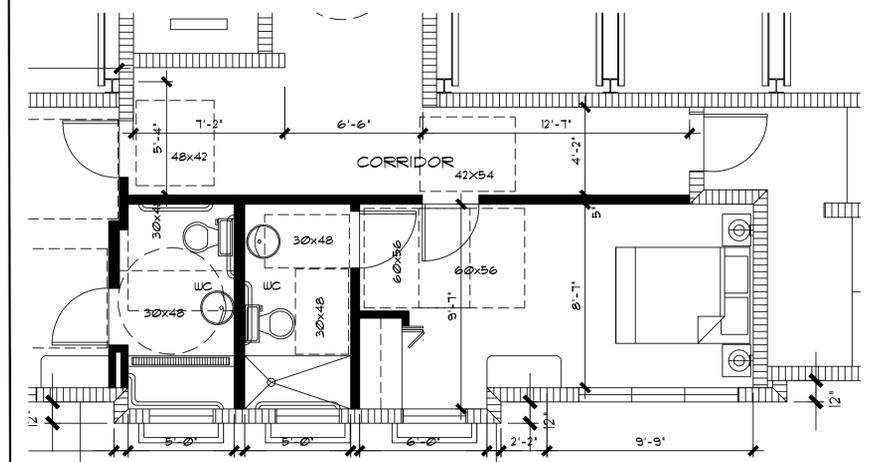
HOTEL ROOM "A" ADA ACCESSIBLE

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

SEE ENLARGED WC FLOOR PLAN AT PAGE A-4-1

HOTEL ROOMS ACCESSIBILITY NOTES:

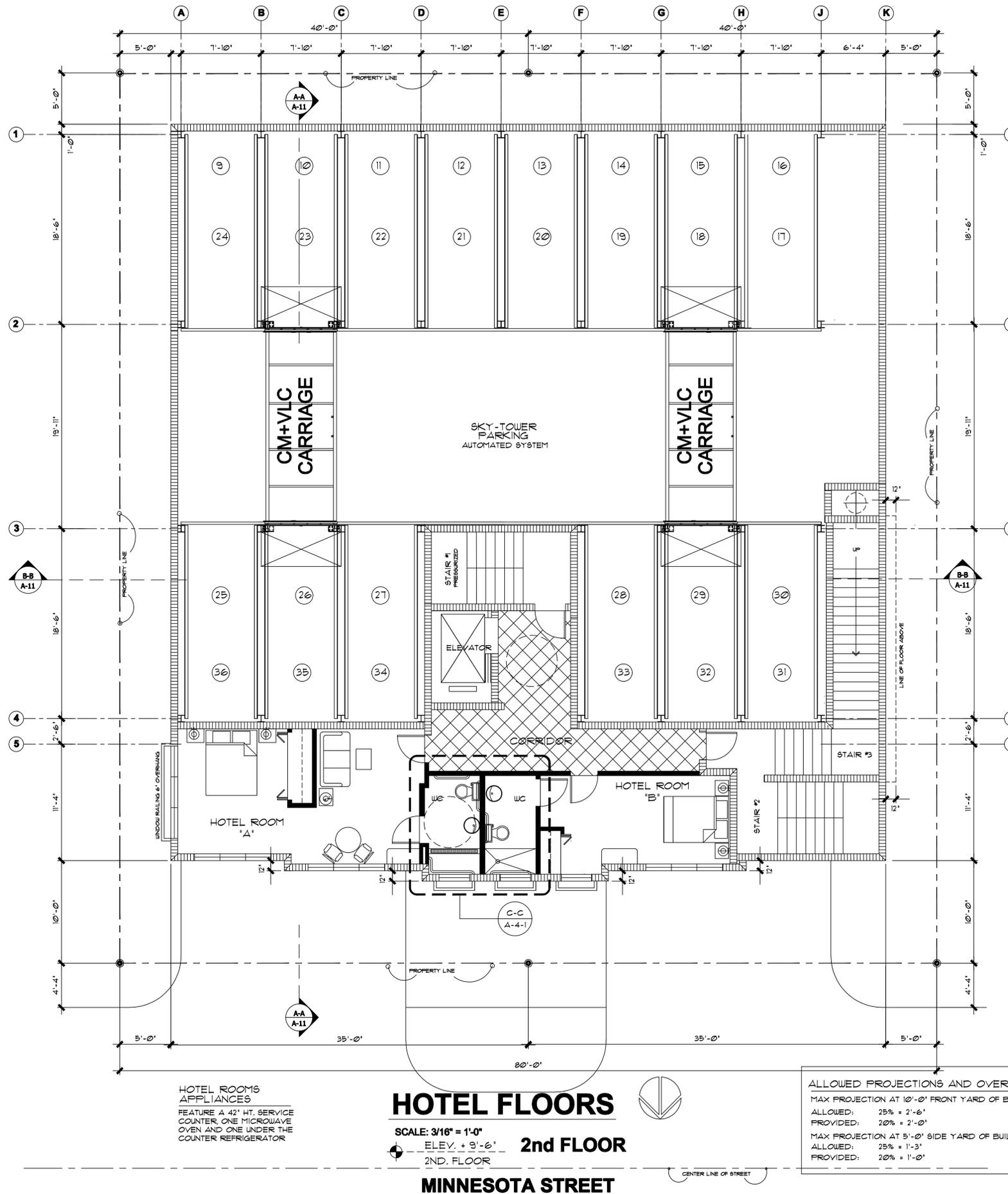
- ALL 3 HOTEL ROOMS TYPE 'A' SHALL COMPLY WITH 2014 FLORIDA ACCESSIBILITY BLDG CODE AND AS FOLLOWING:
- SECTION 404-2-4 MANEUVERING CLEARANCES
 - SECTION 304 TURNING CLEAR SPACE OF 60" DIAMETER
 - SECTION 224-2 HOTEL ROOMS WITH MOBILITY FEATURES REQUIRED 1 EACH 25 ROOMS PROVIDED 3 ROOMS
 - SECTION 224-4 AND 806-3 HOTEL ROOMS WITH COMMUNICATION FEATURES REQUIRED 2 EACH 25 ROOMS PROVIDED 3 ROOMS



HOTEL ROOM "B"

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

SEE ENLARGED WC FLOOR PLAN AT PAGE A-4-1

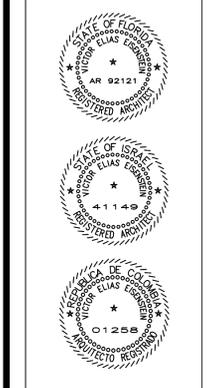


HOTEL FLOORS

SCALE: 3/16" = 1'-0"
ELEV. + 9'-6" 2nd FLOOR
2ND. FLOOR

HOTEL ROOMS APPLIANCES
FEATURE A 42" HT. SERVICE COUNTER, ONE MICROWAVE OVEN AND ONE UNDER THE COUNTER REFRIGERATOR

ALLOWED PROJECTIONS AND OVERHANGS
MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING
ALLOWED: 25% + 2'-6"
PROVIDED: 20% + 2'-0"
MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING
ALLOWED: 25% + 1'-3"
PROVIDED: 20% + 1'-0"



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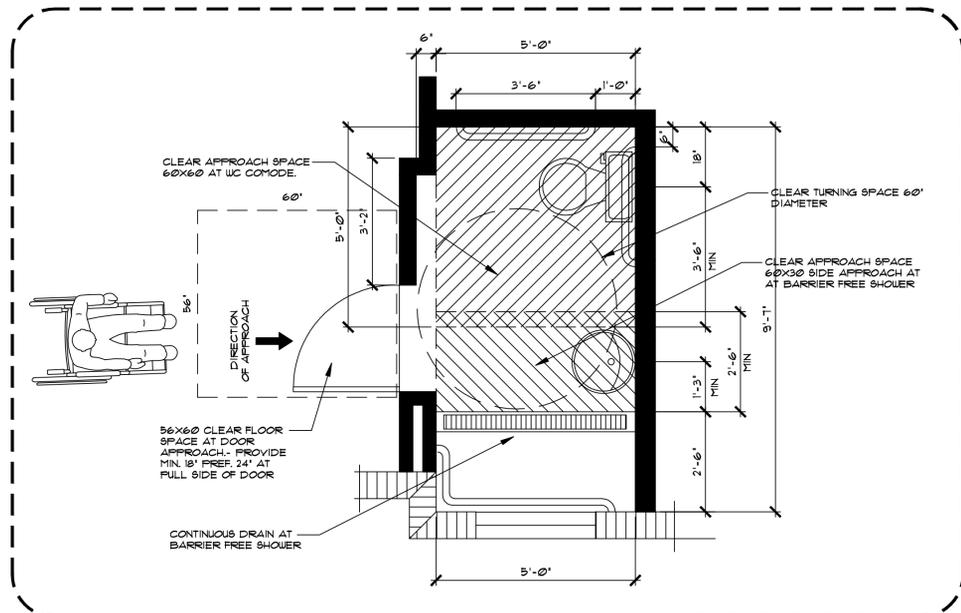
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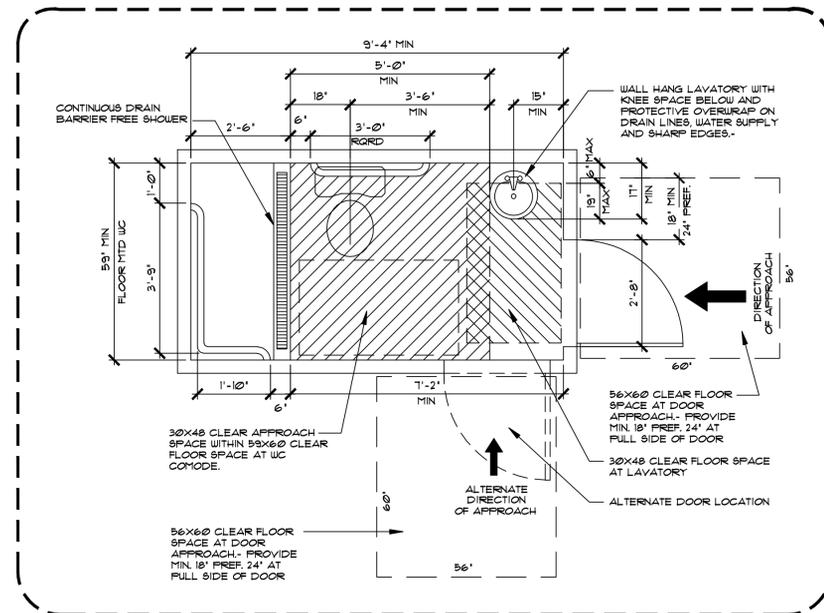
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**REQUIRED MIN. FREE FLOOR SPACE
HOTEL ROOMS TYPE "A" ADA ACCESSIBLE**

TYPICAL WC. DETAIL

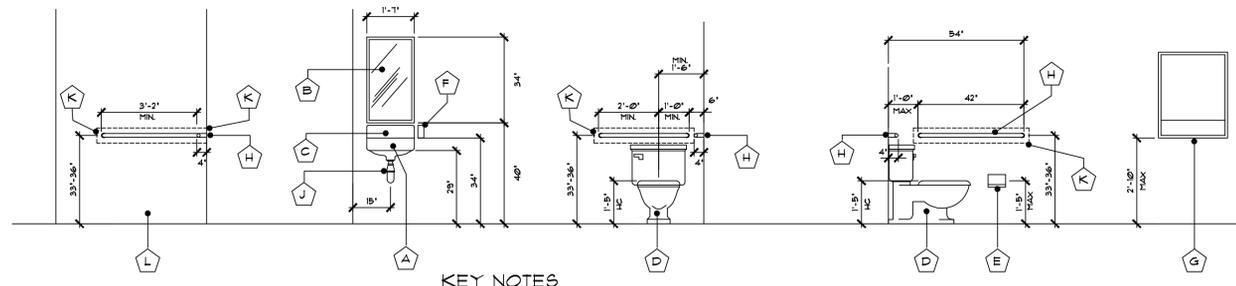
NOT TO SCALE



**REQUIRED MIN. FREE FLOOR SPACE
HOTEL ROOMS TYPE "B"**

TYPICAL WC. DETAIL

NOT TO SCALE



KEY NOTES

- | | |
|--|--|
| <ul style="list-style-type: none"> A WALL MOUNTED LAVATORY RIM OR COUNTER NO HIGHER THAN 34" ABOVE THE FINISH FLOOR.- 2014 FBC. 606-3 B MIRROR SHALL BE MOUNTED SLANTED OVER THE LAVATORY AND THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 42" ABOVE THE FINISH FLOOR.- 2014 FBC. 603-3 C FAUCET CONTROL VALVES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING THE WRIST. FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.- 2014 FBC SEC. 309-4 D HANDICAP TOILET WITH TOP OF THE SEAT BETWEEN 17" AND 19" AFF 2014 FBC. SEC. 604-4 E SURFACE MOUNTED TOILET TISSUE DISPENSER | <ul style="list-style-type: none"> F LIQUID SOAP DISPENSER G SEAT COVER DISPENSER H STAINLESS STEEL GRAB BAR DIAM. 1-1/4" TO 1-1/2". THE CLEAR SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2" 2010 FBC 609 GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.- 609-6 J HOT WATER AND DRAIN PIPES UNDER THE LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.- 2014 FBC 606-5 K REINFORCED AREAS INSIDE PARTITION WALLS FOR INSTALLATION OF GRAB BARS.- 2014 FBC 609-8 L CONTINUOUS DRAIN BARRIER FREE SHOWER |
|--|--|

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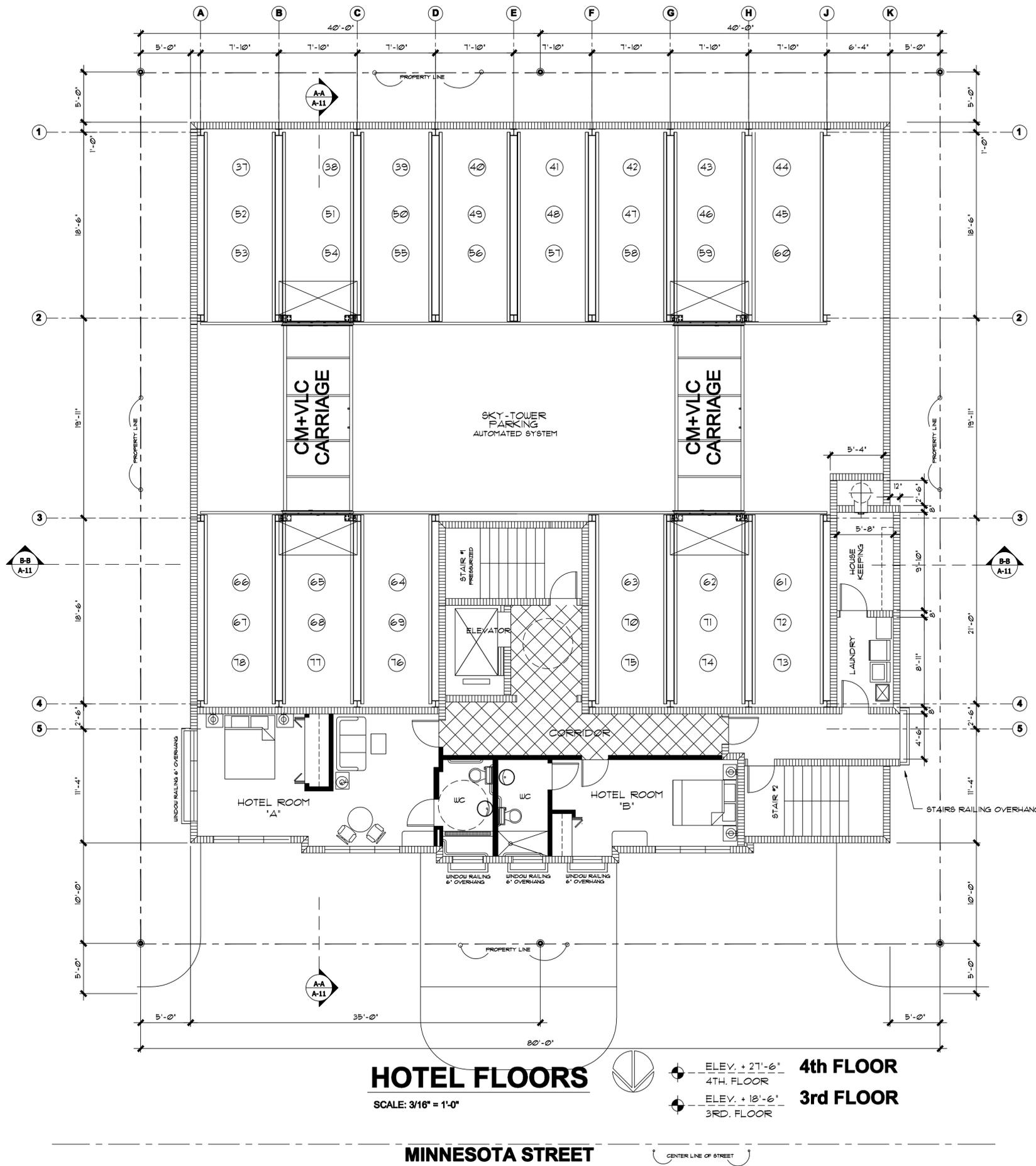
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ADA GENERAL NOTE
 ALL HOTEL ROOMS "TYPE A" SHALL COMPLY WITH 2014 FLORIDA ACCESSIBILITY BLDG CODE SECTION 304 AND 404-2 AS WELL AS SECTION 224-2 AND 224-4

HOTEL ROOMS APPLIANCES
 FEATURE A 42" HT. SERVICE COUNTER, ONE MICROWAVE OVEN AND ONE UNDER THE COUNTER REFRIGERATOR

ALLOWED PROJECTIONS AND OVERHANGS
 MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING
 ALLOWED: 25% = 2'-6"
 PROVIDED: 20% = 2'-0"
 MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING
 ALLOWED: 25% = 1'-3"
 PROVIDED: 20% = 1'-0"

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

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

MINNESOTA STREET
 CENTER LINE OF STREET



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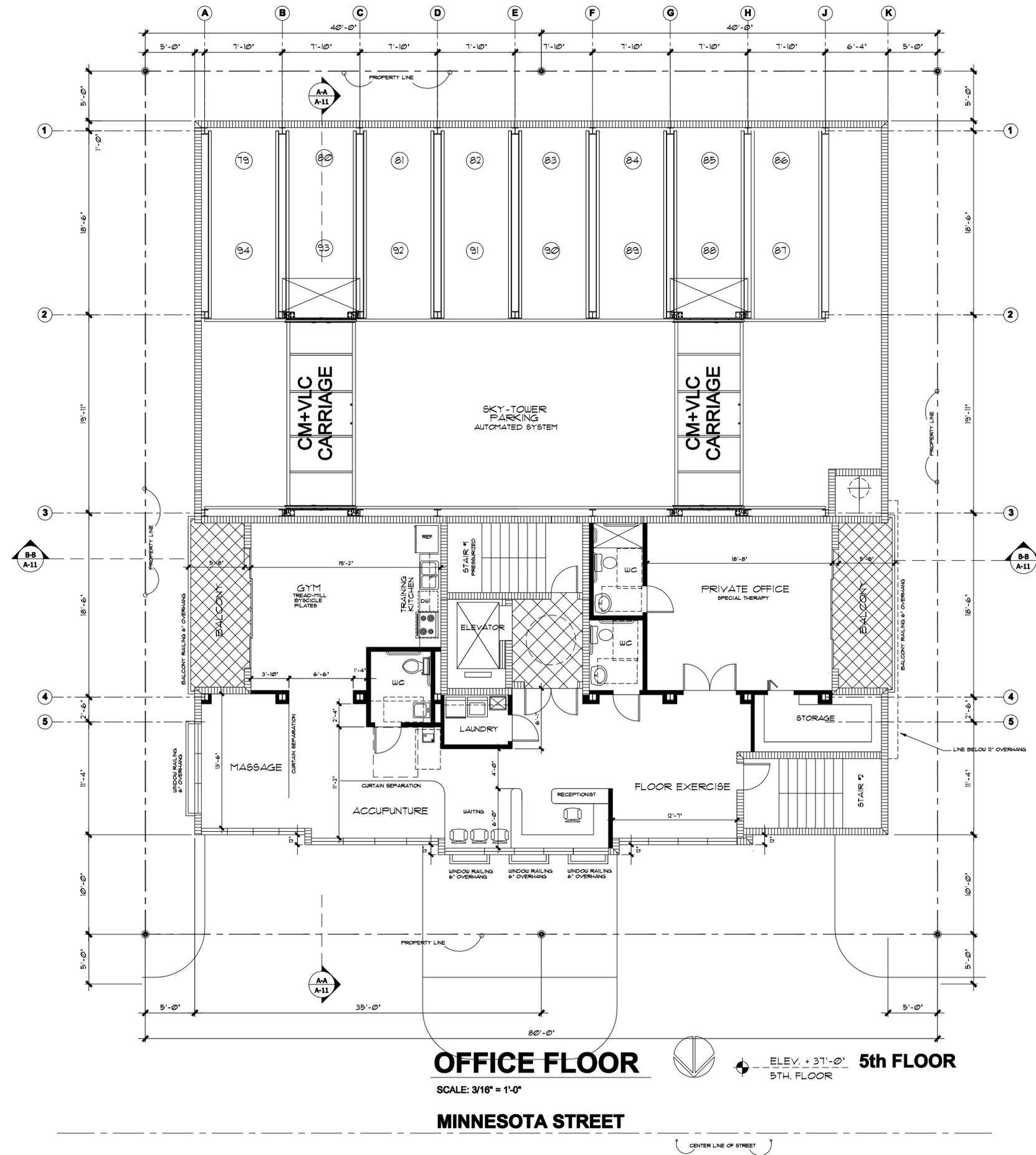
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OFFICE FLOOR
 ELEV. + 31'-0" 5th FLOOR

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

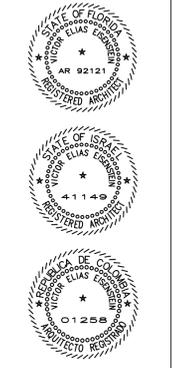
MINNESOTA STREET

NOTICE:
 THE DEPICTED KITCHEN AND ALL OF ITS APPLIANCES AT THE OFFICE OF THE 5TH FLOOR IS INTENDED FOR TRAINING PURPOSES ALTHOUGH EQUIPMENT IS FUNCTIONAL BUT NO COOKING IS PART OF THE THERAPY PROVIDED.

ALLOWED PROJECTIONS AND OVERHANGS	
MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING	
ALLOWED:	25% = 2'-6"
PROVIDED:	20% = 2'-0"
MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING	
ALLOWED:	25% = 1'-3"
PROVIDED:	20% = 1'-0"

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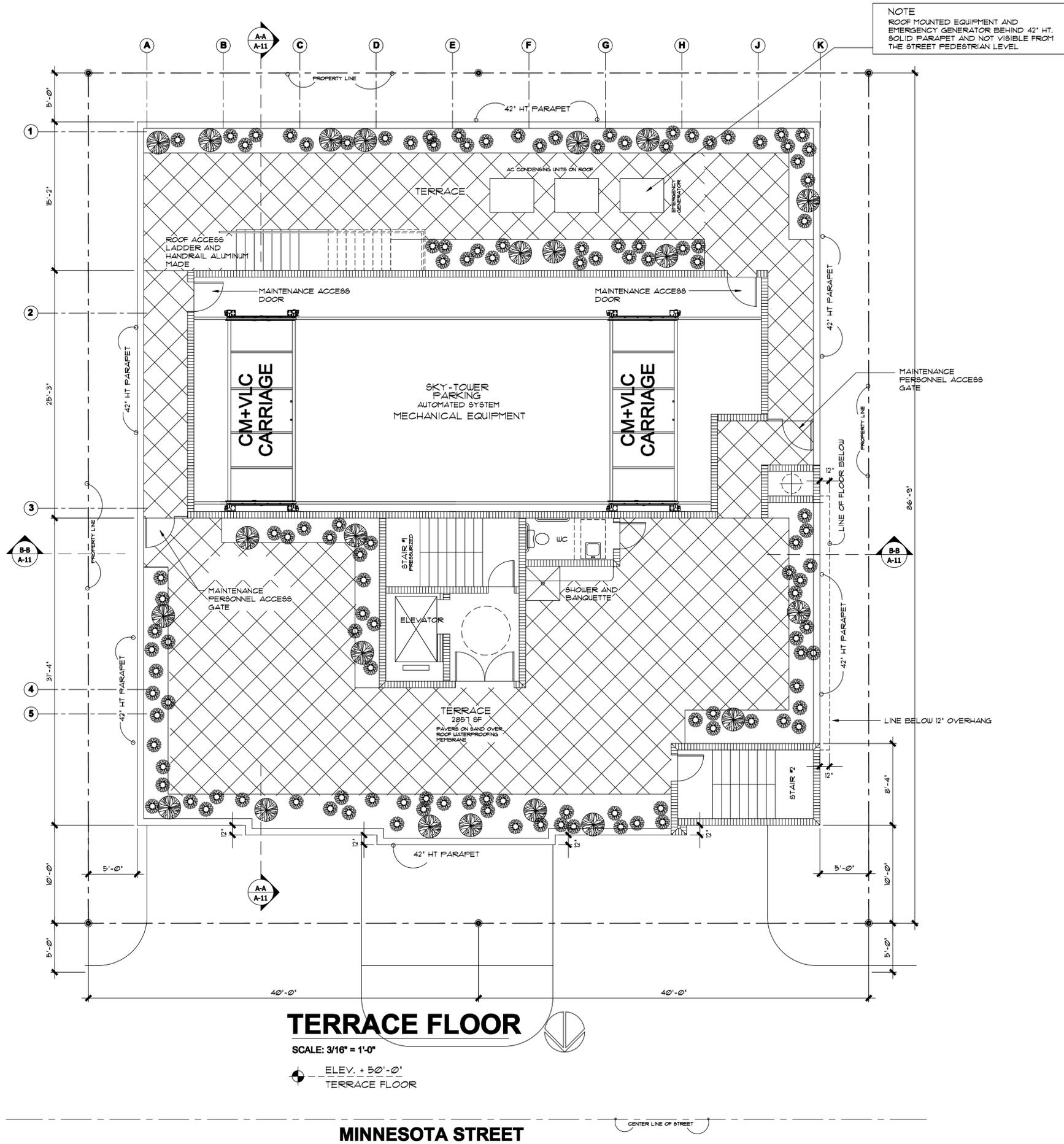
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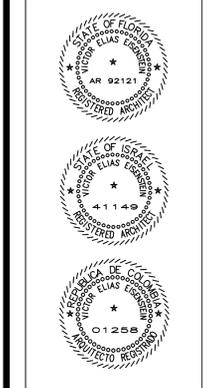
NOTE
 ROOF MOUNTED EQUIPMENT AND
 EMERGENCY GENERATOR BEHIND 42' HT,
 SOLID PARAPET AND NOT VISIBLE FROM
 THE STREET PEDESTRIAN LEVEL

TERRACE FLOOR

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

ELEV. + 50'-0"
 TERRACE FLOOR

MINNESOTA STREET



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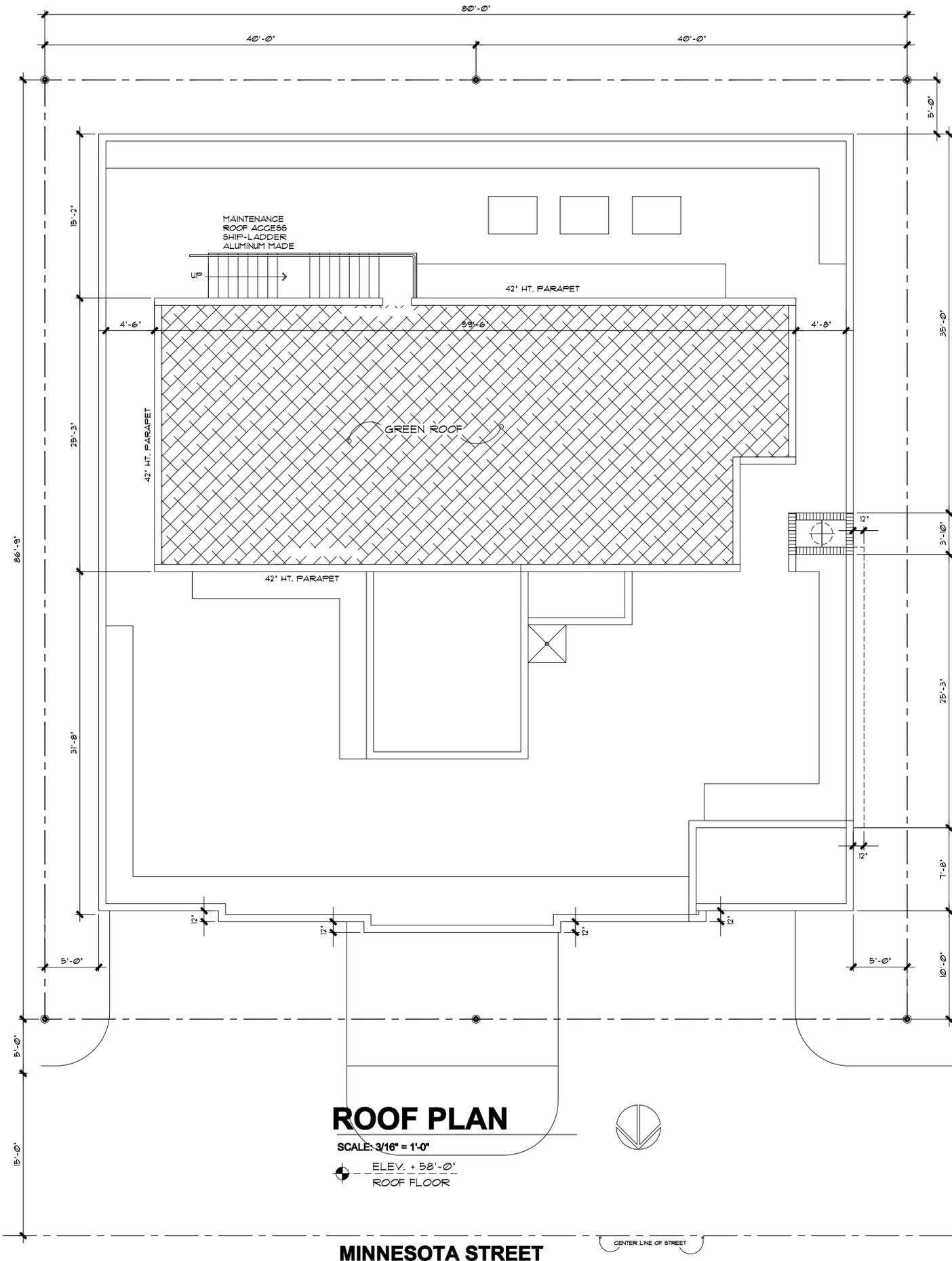
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ROOF PLAN

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

ELEV. + 58'-0"
ROOF FLOOR

ROOF PLANTING
60% LAWN IS ONLY PROVIDED ON THE ROOF AREA AND TO BE IRRIGATED BY AUTOMATED SYSTEM. IRRIGATION AND PLANTING DETAILS WILL BE PROVIDED IN THE LANDSCAPED DRAWINGS.

IRRIGATION NOTES
AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.



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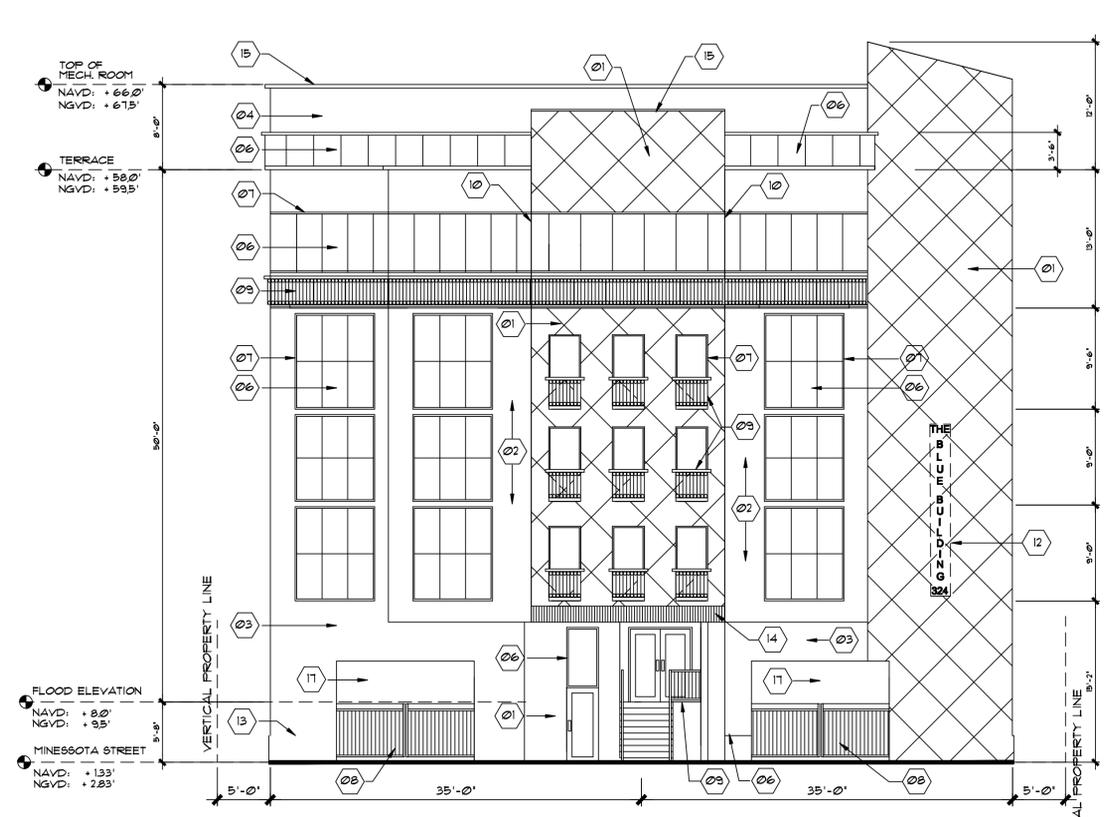
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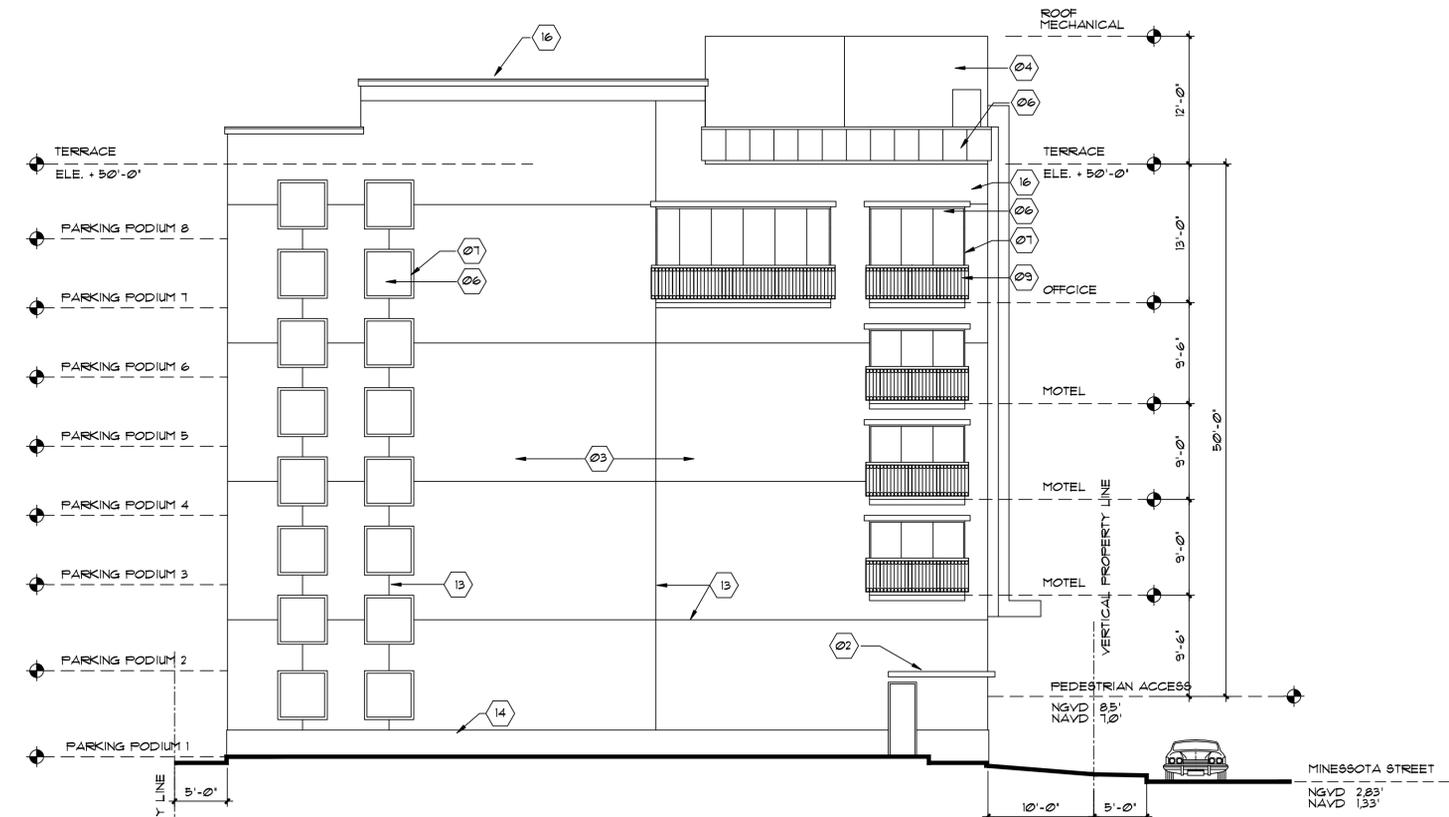
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FRONT NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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

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-6958 DYNAMIC BLUE - PANTONE FM6 293
02	TEXTURED STUCCO SURFACE FINISH- SW-6193 BLUE BELL- PANTONE FM6 292
03	SMOOTH STUCCO SURFACE FINISH- SW-6191 LAUREN'S SURPRISE- PANTONE FM6 290
04	SMOOTH STUCCO SURFACE FINISH- SW-1006 EXTRA WHITE
05	ALUMINUM GRILL SW-1075 WEB GRAY PANTONE FM6 431
06	ALL WINDOW GLASS DARK-GRAY TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
07	WINDOW ULTRIX FIBERGLASS FRAMES SW-1075 WEB GRAY PANTONE FM6 431
08	ULTRIX FIBERGLASS SLIDING GATE SW-1075 WEB GRAY PANTONE FM6 431
09	ULTRIX FIBERGLASS RAILING AT BALCONIES SW-1075 WEB GRAY PANTONE FM6 431
10	TOP TO BOTTOM CONTINUOUS LED ROPE-LIGHT LINE-FIXTURE SW-6958 DYNAMIC BLUE-
11	
12	2 3/8" 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 FM6 285
15	ANODIZED STEEL CONTINUOUS DRIP
16	KEYSTONE MOLDING SMOOTH FINISH
17	EMPTY SPACE

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

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS
 ALL SIGNS ELECTRICALLY ILLUMINATED SHALL REQUIRE A SEPARATE ELECTRIC PERMIT

ARTICLE 8-4
 REVERSE CHanneLED LETTERS WITH WHITE TRANSLUCENT FACE

ARTICLE 8-5-3A
 MINIMUM 7'-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

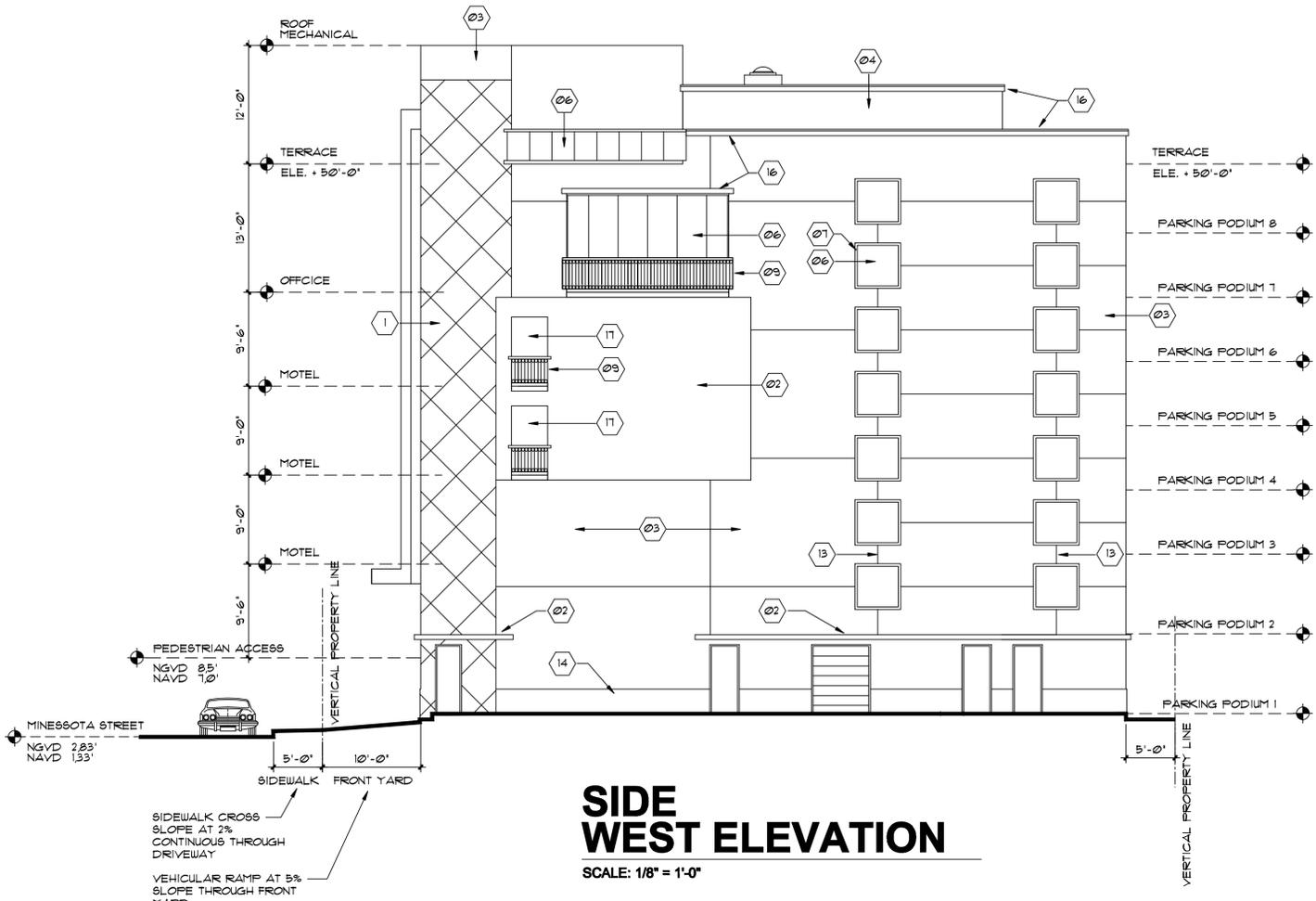
AREA	30 SF
HEIGHT	15'-0" ABOVE SIDEWALK
TYPE	REVERSED CHanneLED LETTERS WITH WHITE TRANSLUCENT FACE
MATERIALS	ALUMINUM INDIVIDUAL ILLUMINATED LETTERS

SIGNAGE IS SUBJECT TO A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR

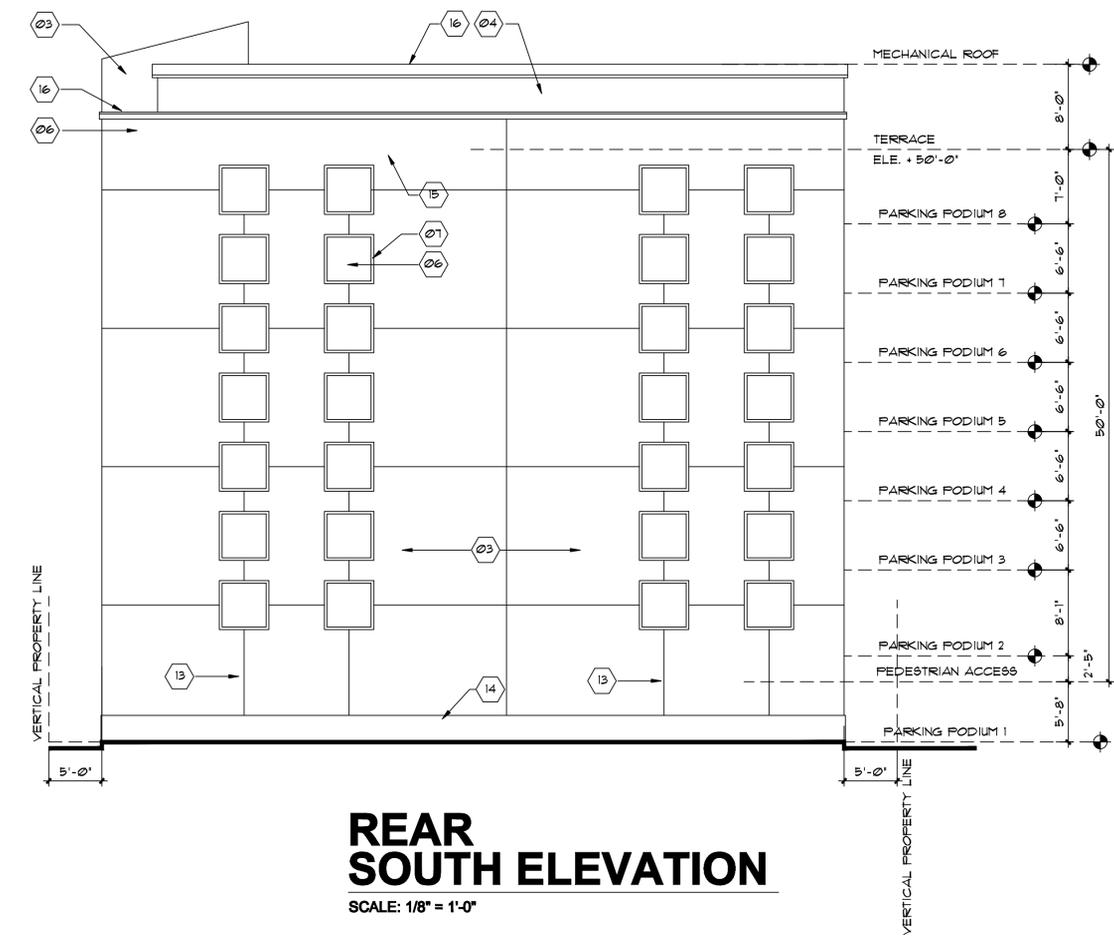
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SEAL: VICTOR ELIAS EISENSTEIN, AIA 9211



SIDE WEST ELEVATION
 SCALE: 1/8" = 1'-0"



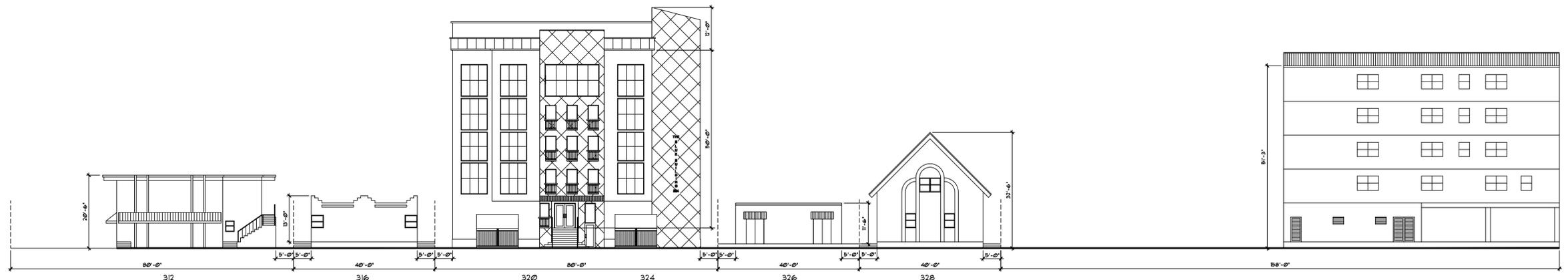
REAR SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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

COLOR COORDINATION CHART, MATERIALS AND FINISH TEXTURES

ALL COLORS BY SHERWIN WILLIAMS EXTERIOR USE PAINTS OR SIMILAR

<p>01 CONCRETE STRUCTURE CLADDED WITH REFLECTIVE ALUMINUM PANELS COLOR SW-6958 DYNAMIC BLUE - PANTONE FMS 293</p> <p>02 TEXTURED STUCCO SURFACE FINISH - SW-6793 BLUE BELL - PANTONE FMS 292</p> <p>03 SMOOTH STUCCO SURFACE FINISH - SW-6791 LAUREN'S SURPRISE - PANTONE FMS 290</p> <p>04 SMOOTH STUCCO SURFACE FINISH - SW-1006 EXTRA WHITE</p> <p>05 ALUMINUM GRILL SW-1075 WEB GRAY PANTONE FMS 431</p>	<p>06 ALL WINDOW GLASS DARK-GRAY TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT</p> <p>07 WINDOW ULTREX FIBERGLASS FRAMES SW-1075 WEB GRAY PANTONE FMS 431</p> <p>08 ULTREX FIBERGLASS SLIDING GATE SW-1075 WEB GRAY PANTONE FMS 431</p> <p>09 ULTREX FIBERGLASS RAILING AT BALCONIES SW-1075 WEB GRAY PANTONE FMS 431</p> <p>10 TOP TO BOTTOM CONTINUOUS LED ROPE-LIGHT LINE-FIXTURE SW-6958 DYNAMIC BLUE -</p> <p>11</p>	<p>12 28 SF SIGNAGE REVERSED CHanneled LETTERS COLOR WHITE ILLUMINATED SIGNAGE AT 10'-0" HT ABOVE SIDEWALK</p> <p>13 1/2" SCORE LINES</p> <p>14 36" HT. APRON 1" STUCCO REVEAL SW-6794 FLYWAY - PANTONE FMS 285</p> <p>15 ANODIZED STEEL CONTINUOUS DRIP</p> <p>16 KEYSTONE MOLDING SMOOTH FINISH</p> <p>17 EMPTY SPACE</p>
--	---	---



STREET PROFILE
 SCALE: 1/16" = 1'-0"

THE BLUE BUILDING
 EXECUTIVE HOTEL SUITE AND OFFICE
 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

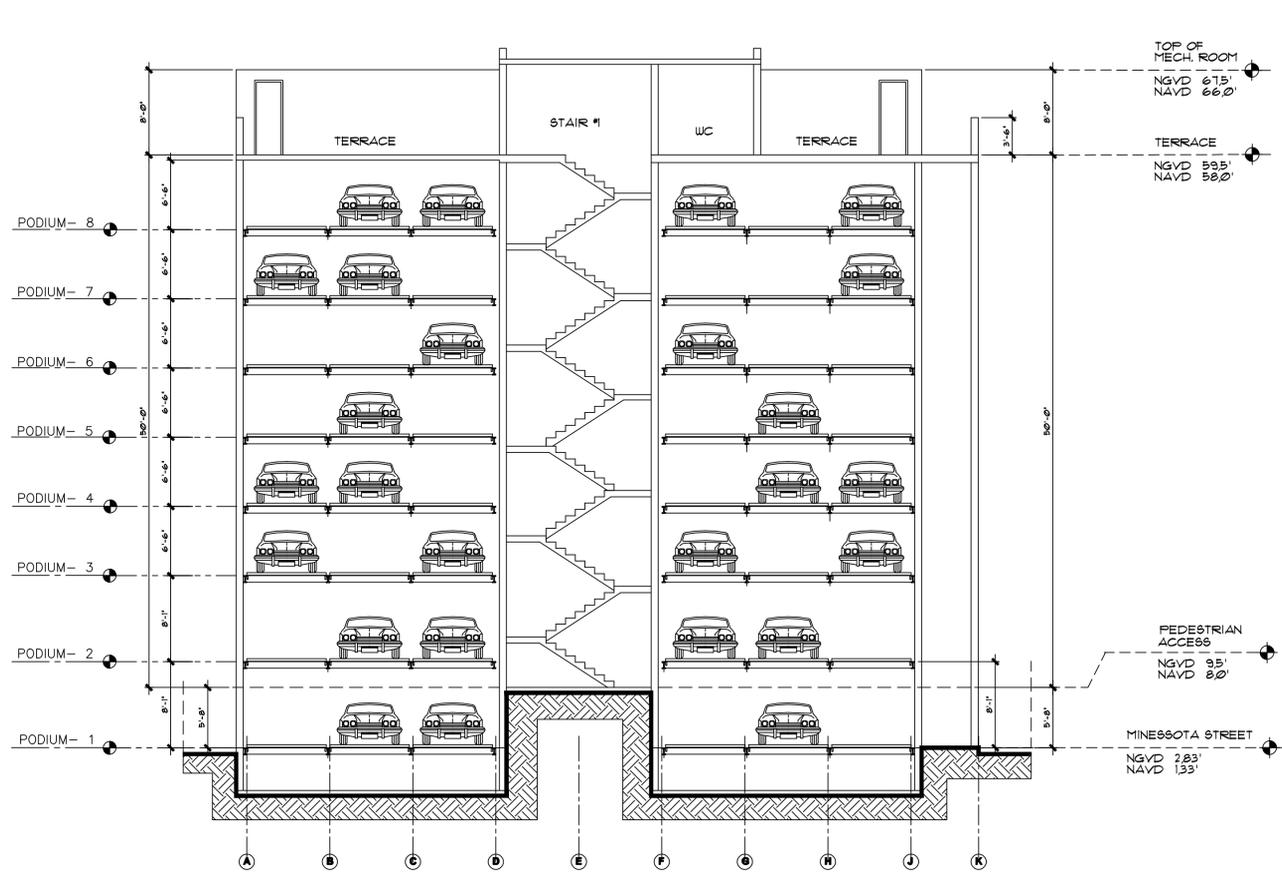
DATE: 12-27-2016

PROJECT No:

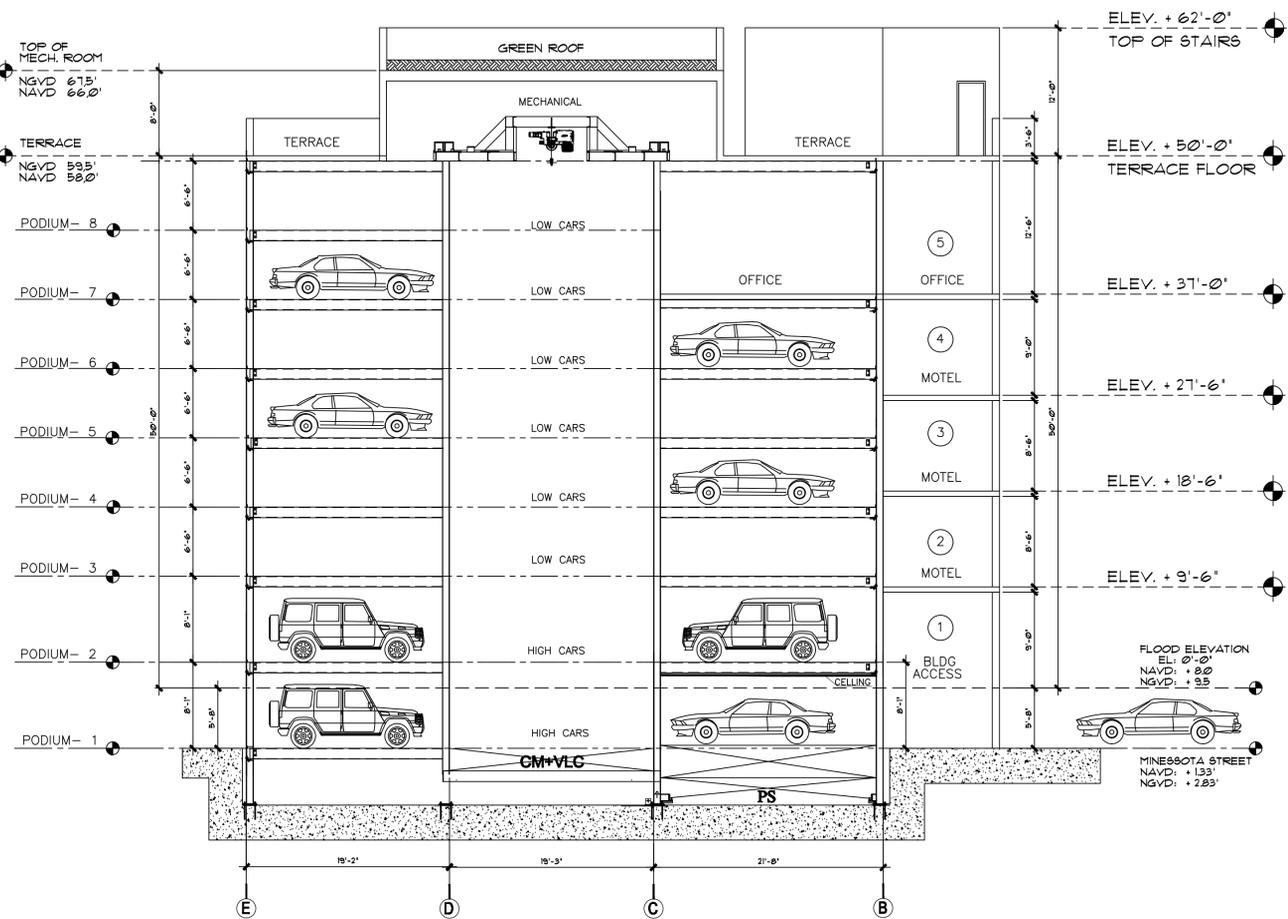
DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

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



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.

CLOSED GARAGE

INTENTIONALLY THE PARKING TOWERS IS CONSIDERED UNDER THE CATEGORY OF A CLOSED GARAGE AND MECHANICAL EXHAUST 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.

ELECTRIC VEHICLE CHARGING STATION

IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING.

SEE PAGE A-1 FOR DETAILED NARRATIVE

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.

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

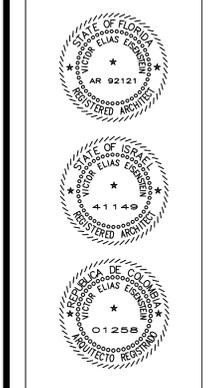
PARKING GARAGE TOWER HAVE A 2 HRS FIRE SEPARATION BARRIER FROM THE REST OF THE BUILDING.

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.

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
TOTAL	94



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THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

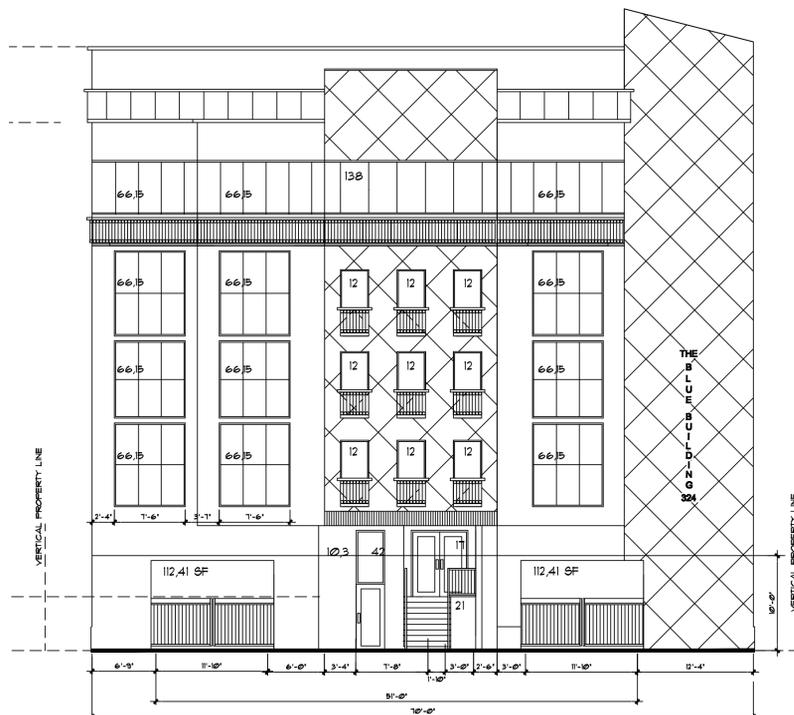
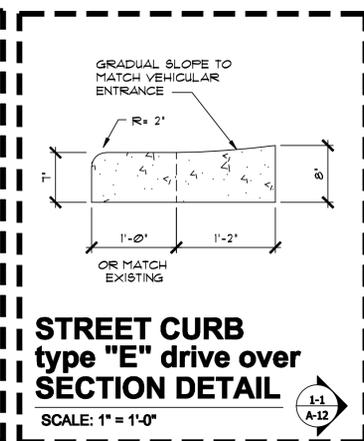
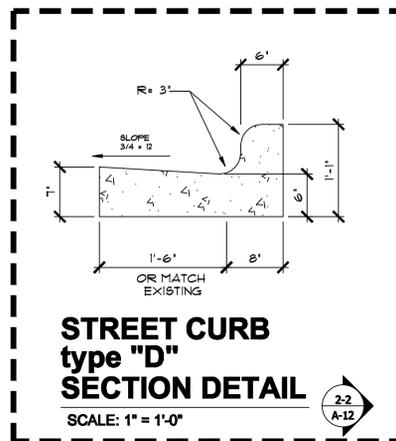
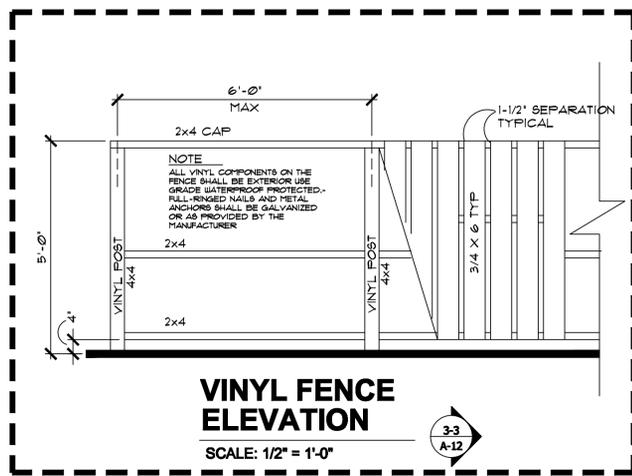
SCALE:
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DATE:
12-27-2016

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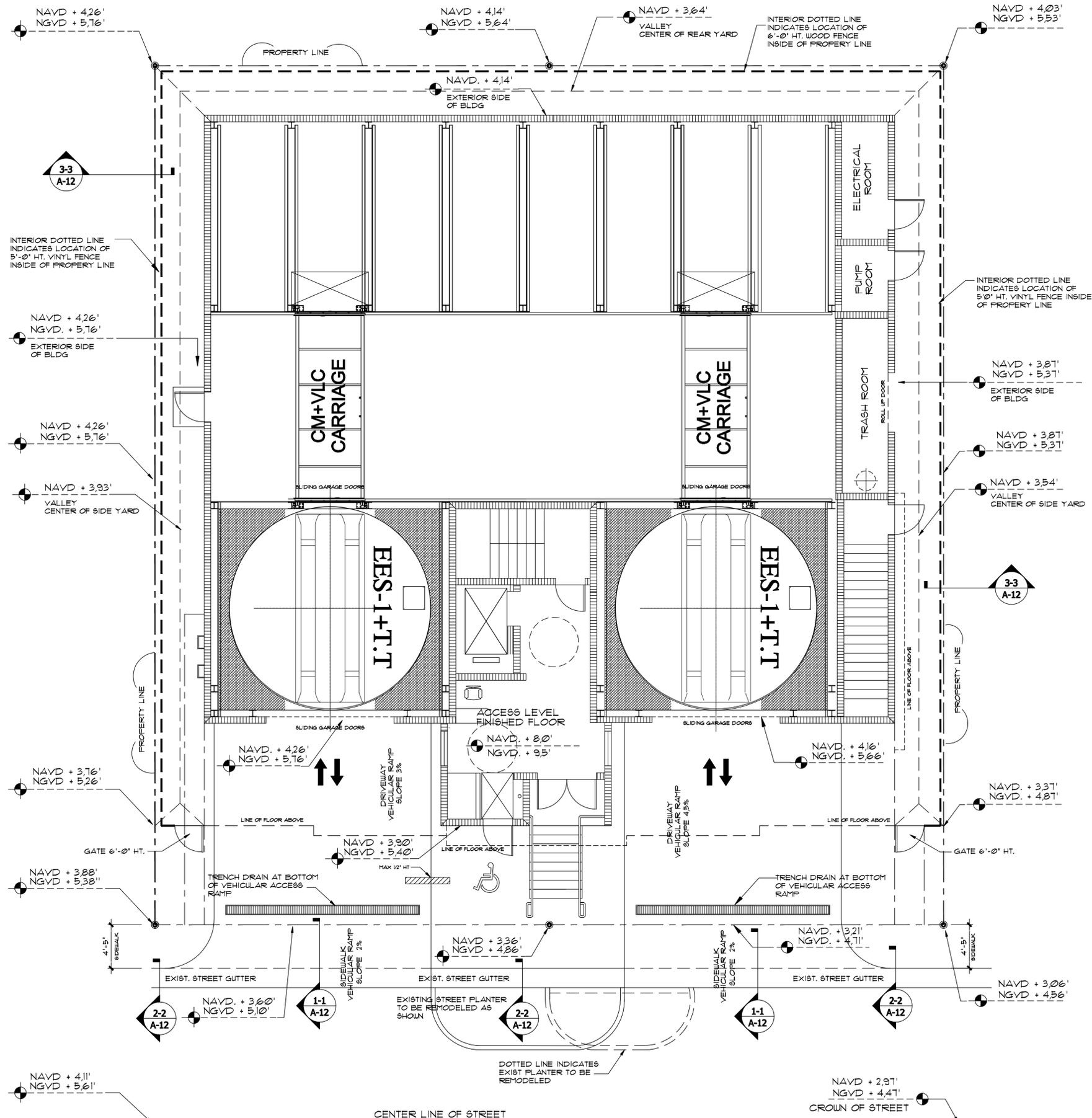


ACTIVE LINERS

BUILDING FRONTAGE	70'-0"
60% REQUIRED =	42'-0"
PROVIDED =	43'-4"

ACTIVE LINERS TRANSPARENCY

BUILDING FRONTAGE	51'-0" X 10'-0" HT. = 510 SF
50% REQUIRED =	255 SF
PROVIDED =	314.82 SF



VEE

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THE BLUE BUILDING
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320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

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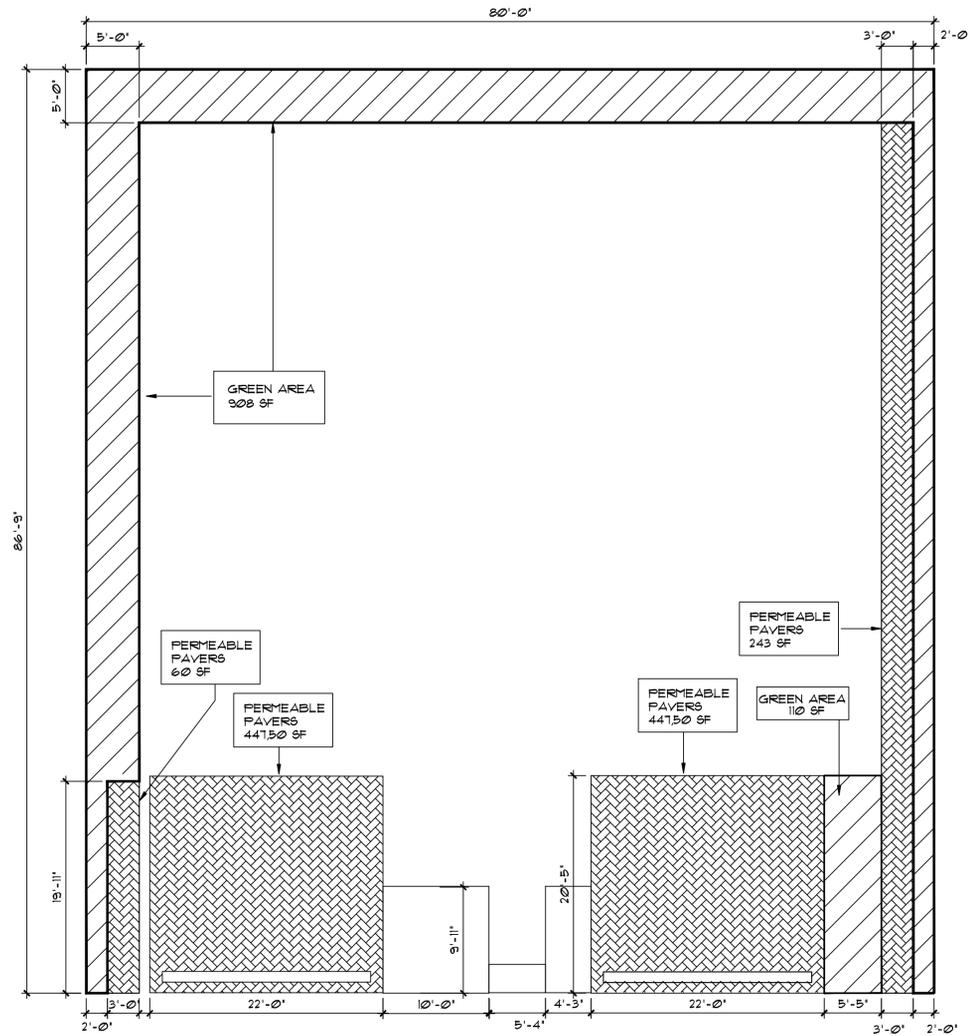
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A-12

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GROUND FLOOR PERVIOUS AREAS

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

KEY NOTES:

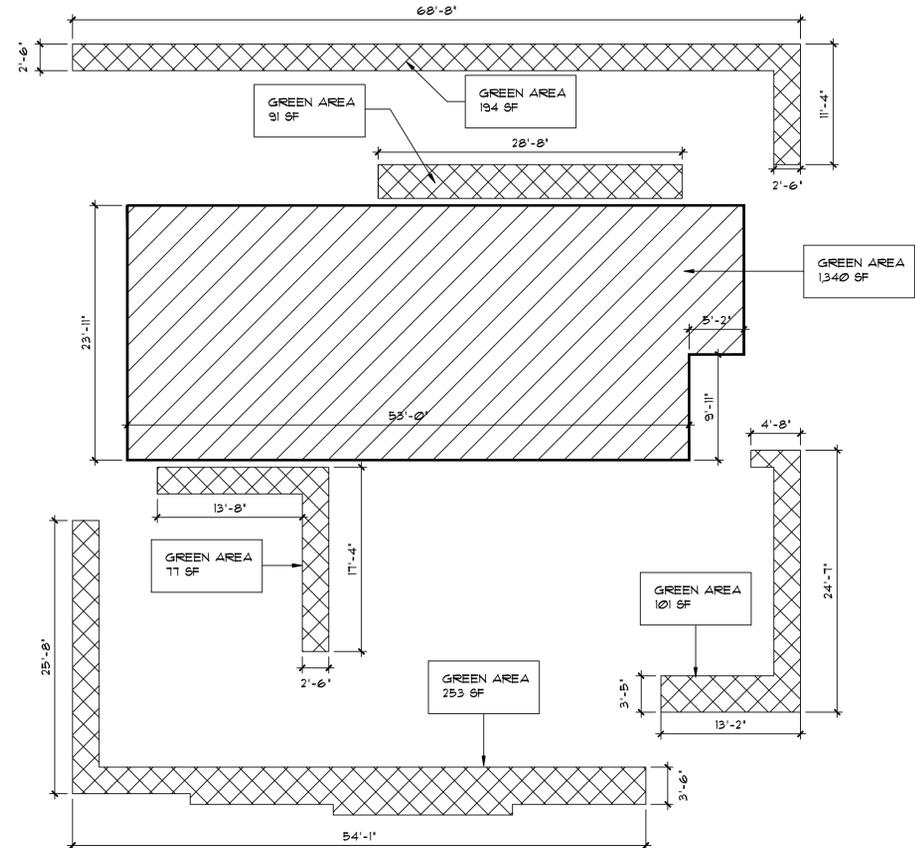
- PERVIOUS PAVERS
- GREEN SOD LAWN
- PLANTERS

GROUND FLOOR PERVIOUS AREA CALCULATION

LOT AREA	6,936 SF	
GREEN AREA	1,018 SF	14.67 %
PERMEABLE PAVERS	1,198 SF	17.27 %
GROUND FLOOR TOTAL	2,216 SF	31.94 %

TERRACE AND ROOF PERVIOUS AREA CALCULATION

LOT AREA	6,936 SF	
PLANTERS	716 SF	10.32 %
ROOF GREEN AREA	1,340 SF	19.31 %
TERRACE	2,056 SF	29.631 %
GRAN TOTAL PERVIOUS AREAS	4,212 SF	61.59 %



TERRACE AND ROOF PERVIOUS AREAS

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

ELEV. + 50'-0"
TERRACE FLOOR

IRRIGATION NOTES

AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT



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THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
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REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

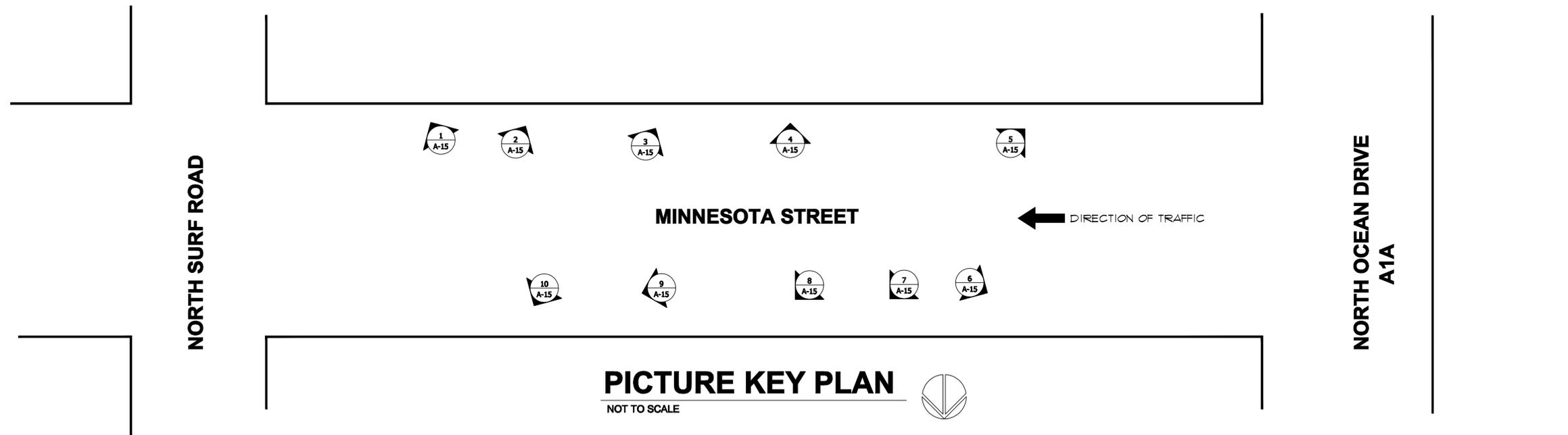
DATE: 12-27-2016

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

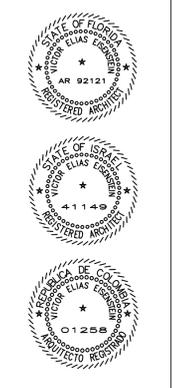
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VEE

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 320-324 MINNESOTA STREET
 HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE:
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DATE:
 12-27-2016

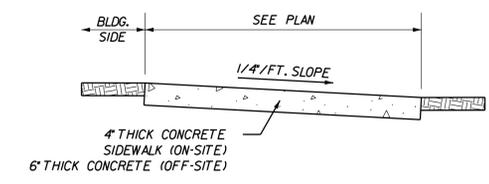
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PAGE No:

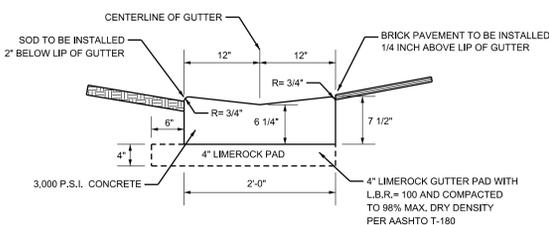
A-15

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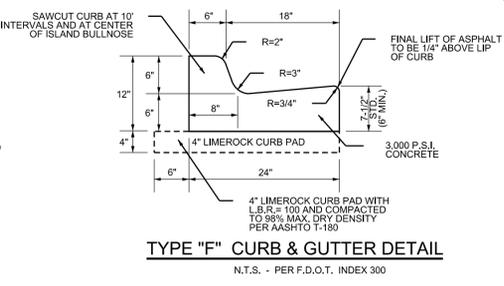


- NOTES**
- PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
 - PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
 - CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
 - CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.
 - SIDEWALK TO BE 6" THICK WHEN ABUTTING DRIVEWAYS AND PARKING LOTS.

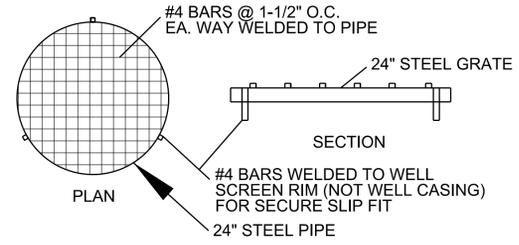
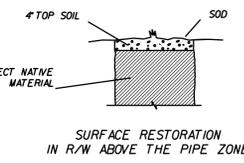
CONCRETE SIDEWALK DETAILS
N.T.S.



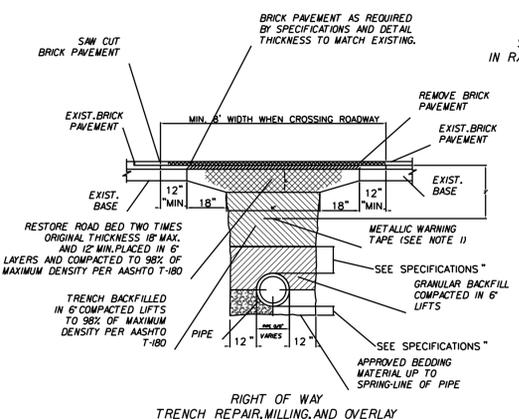
CONCRETE VALLEY GUTTER DETAIL
N.T.S. - PER F.D.O.T. INDEX 300



TYPE "F" CURB & GUTTER DETAIL
N.T.S. - PER F.D.O.T. INDEX 300

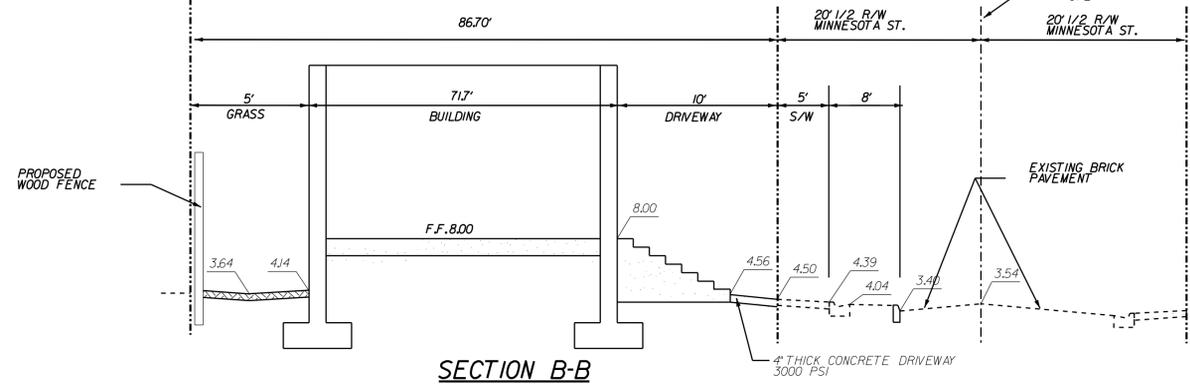


STEEL WELL GRATE DETAIL
N.T.S.

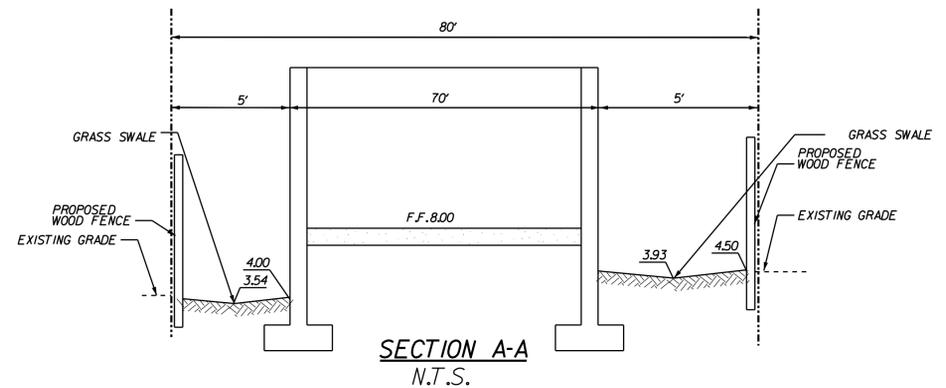


- NOTES:**
- METALLIC WARNING TAPES SHALL BE INSTALLED 24" BELOW FINISH GRADE ABOVE MAIN. (SEE SPECIFICATION 2320 SECTION 3.6 FOR MARKING TYPE)
 - UNLESS OTHERWISE SPECIFIED SELECTED MATERIAL SHALL BE FREE OF STONES LARGER THAN 3/8" DIA.
 - REPLACE ALL LANE MARKINGS AND REFLECTIVE MARKERS.
- T-6 PARKING
T-8 RESIDENTIAL STREETS
T-10 MAJOR STREETS (4 LANE)
T-12 MAJOR STREETS (6 LANE)
21-18" MAX. 12" MIN.

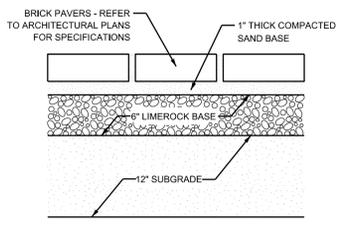
TYPICAL TRENCH AND PAVEMENT RESTORATION FOR TRANSVERSE CROSSING



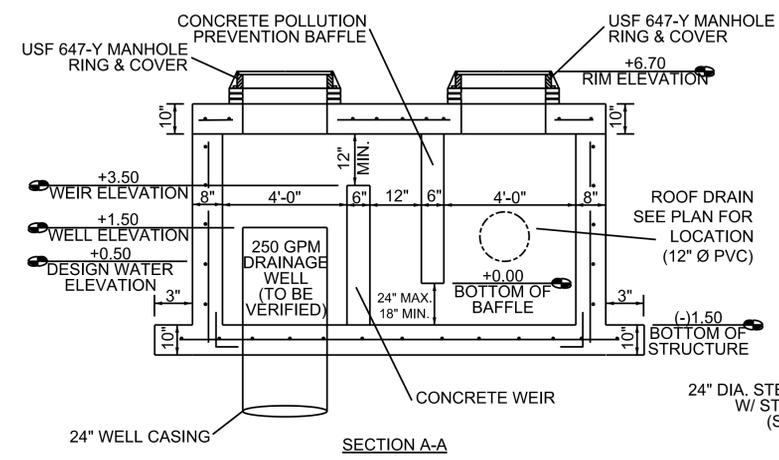
SECTION B-B
N.T.S.



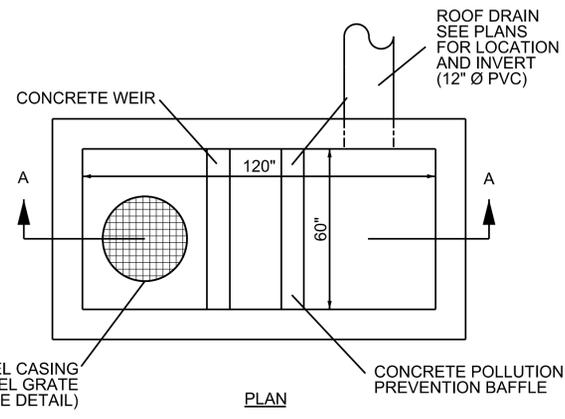
SECTION A-A
N.T.S.



PAVER DETAIL
N.T.S.



DRAINAGE WELL - STRUCTURE DETAIL
N.T.S.



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16
 Drawn by: AZ Date: 9/16
 Checked by: JH Date: 9/16



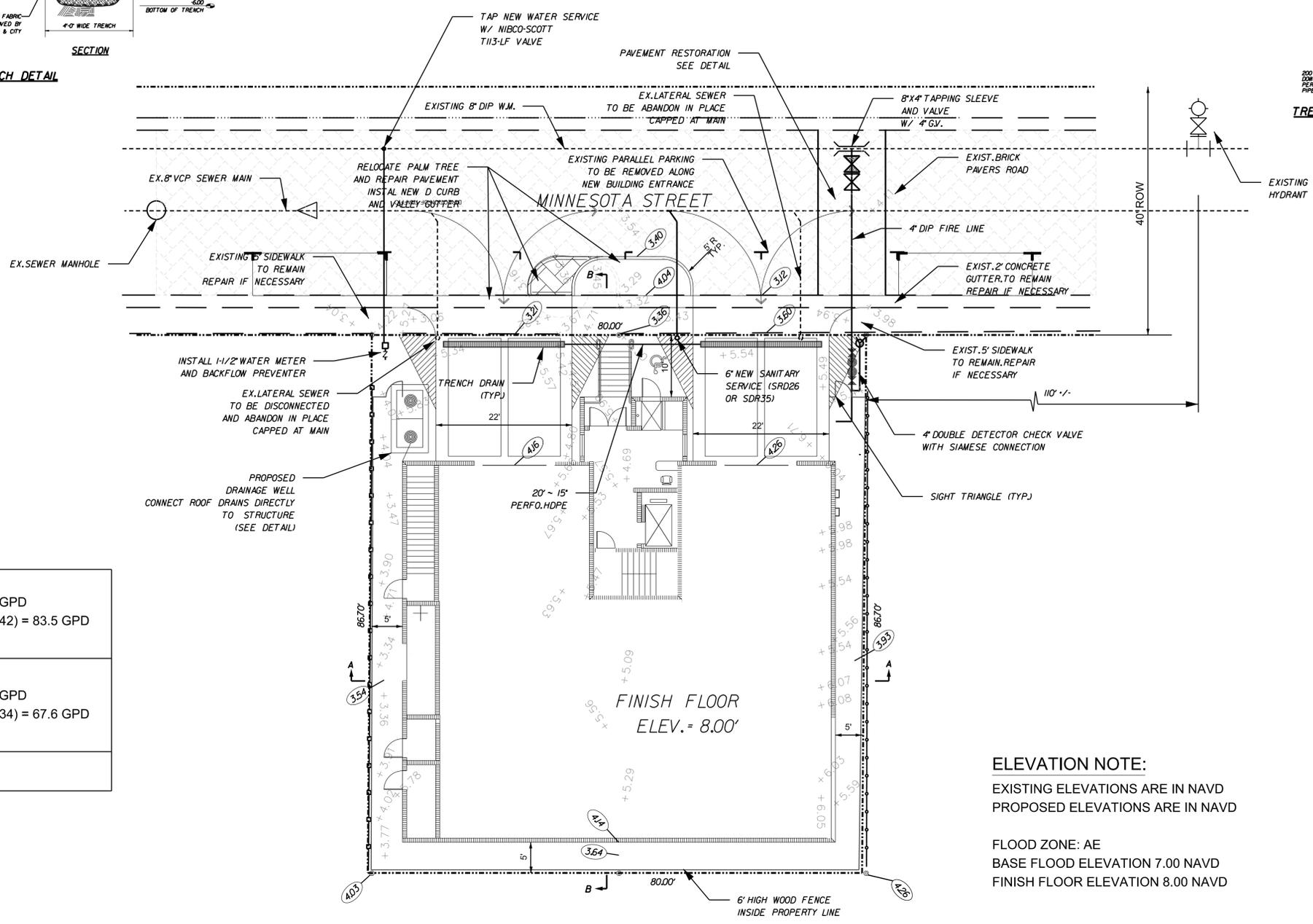
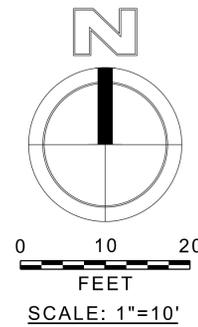
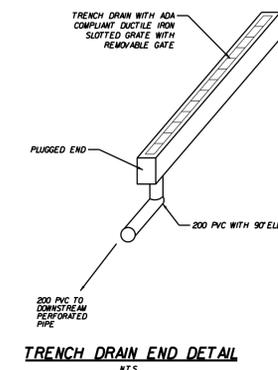
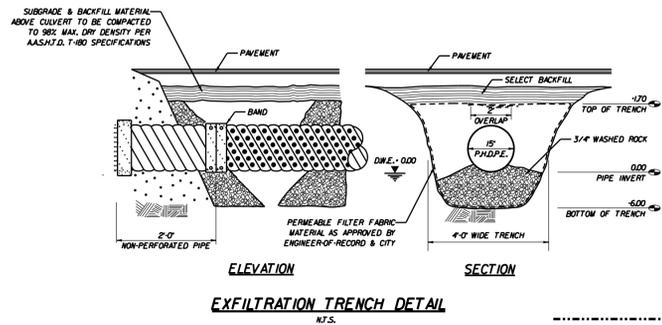
HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 C26258 · LB7924

THE BLUE BUILDING
 CONCEPTUAL ENGINEERING DETAILS

SCALE: NTS
 PROJECT NUMBER: 1007-14
 SHEET NUMBER: CD-1

Date: 08/25/16
 Approved by: ALBERTO ZUNIGA, P.E.
 Registered Engineer No.: 46196
 State of Florida

2:\projects\2010\1007-14\hshq\center\drawings\2016 revisions\1007-14-002.dgn



- LEGEND**
- 100'-24\"/>

WATER DEMAND	
HOTEL: 94 GPD/UNIT	= 94X6 = 564 GPD
OFFICE: 42 GPD/ 1,000 SF	= 1,988/1,000 (42) = 83.5 GPD
TOTAL WATER DEMAND = 647.5 GPD	
WASTEWATER DEMAND	
HOTEL: 77 GPD/UNIT	= 77X6 = 462 GPD
OFFICE: 34 GPD/ 1,000 SF	= 1,988/1,000 (34) = 67.6 GPD
TOTAL WATER DEMAND = 529.6 GPD	
FIRE DEMAND: = 1,500 GPM	

ELEVATION NOTE:
 EXISTING ELEVATIONS ARE IN NAVD
 PROPOSED ELEVATIONS ARE IN NAVD
 FLOOD ZONE: AE
 BASE FLOOD ELEVATION 7.00 NAVD
 FINISH FLOOR ELEVATION 8.00 NAVD

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16
 Drawn by: AZ Date: 9/16
 Checked by: JH Date: 9/16



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 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 C26258 · LB7924

THE BLUE BUILDING
 CONCEPTUAL ENGINEERING PLAN

SCALE: 1" = 10'
 PROJECT NUMBER: 1007-14
 SHEET NUMBER: CE-1
 Date: SDATES
 Approved by: ALBERTO ZUNIGA, P.E.
 Registered Engineer No. 46196
 State of Florida

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WATER MAIN SEPARATION IN ACCORDANCE WITH F.C. RULE 62.555-314

JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)	CROSSING (1), (4)	HORIZONTAL SEPARATION	OTHER PIPE

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM SEPARATION REQUIREMENTS OF F.D.E.P./F.D.N.R.P. DRAWING NO. G-01.1
 APPROVED: XXX

FOR PAVEMENT RESTORATION REFER TO FOOT, BROWARD COUNTY PUBLIC WORKS, OR RIGHT-OF-WAY OWNER'S PAVEMENT RESTORATION DETAILS

GENERAL BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY.

SELECT BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.

BACKFILL CONSOLIDATED TO CENTERLINE OF PIPE (SEE NOTE 1 BELOW).

FLAT OR RESTORED TRENCH BOTTOM

PIPE O.D. + 2" MAXIMUM

PIPE O.D. + 1" MINIMUM

TRENCH WIDTH

NOTES:

- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR UNDESIRABLE BEDDING COEFFICIENT UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMESTOCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER RELUCTANT MATERIALS.
- ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH ASTM T-180 AND ASTM D-3017.
- BACKFILL TO COMPLY WITH FOOT DESIGN STANDARD 125-8.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.) DRAWING NO. G-02
 APPROVED: XXX

FOR PAVEMENT RESTORATION REFER TO FOOT, BROWARD COUNTY PUBLIC WORKS, OR CITY OF HOLLYWOOD PAVEMENT RESTORATION DETAILS

GENERAL BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY.

SELECT BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.

BACKFILL CONSOLIDATED TO CENTERLINE OF PIPE (SEE NOTE 1 BELOW).

FLAT OR RESTORED TRENCH BOTTOM

PIPE O.D. + 2" MAXIMUM

PIPE O.D. + 1" MINIMUM

TRENCH WIDTH

NOTES:

- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR UNDESIRABLE BEDDING COEFFICIENT UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMESTOCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER RELUCTANT MATERIALS.
- ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH ASTM T-180 AND ASTM D-3017.
- BACKFILL TO COMPLY WITH FOOT DESIGN STANDARD 125-8.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.) DRAWING NO. G-03
 APPROVED: XXX

UTILITY CROSSING USING FITTINGS

UTILITY CROSSING USING JOINT DEFLECTIONS

NOTES:

- REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.
- REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM UTILITY CROSSING DETAIL DRAWING NO. G-04
 APPROVED: XXX

24"x24"x8" THICK CONCRETE COLLAR ALL AROUND FOR UNPAVED AREAS ONLY

LOCKING-TYPE VALVE BOX LID WITH THE WORD "WATER" OR "SEWER" CAST INTO THE METAL

SAW-CUT AND MATCH EXISTING PAVEMENT

CAST IRON ADJUSTABLE SCREW-ON TYPE VALVE BOX. REFER TO CITY SPECIFICATIONS FOR ACCEPTED MANUFACTURERS AND MODELS.

VALVE BODY

VALVE BOX BASE

OPERATING NUT TO BE WITHIN 24" OF FINISH GRADE OR PAVEMENT IF REQUIRED

VALVE BOX SHALL NOT REST DIRECTLY UPON THE BODY OF THE VALVE OR UPON THE PIPE.

3" MIN.

6" MIN.

6" MIN.

NOTES:

- REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM TYPICAL VALVE BOX SETTING DRAWING NO. G-05
 APPROVED: XXX

STAINLESS STEEL TAPPING SLEEVE

CONCRETE THRUST BLOCK

EXIST. MAIN

NEW MAIN

PLAN

24"x24"x8" THICK CONCRETE IN UNPAVED AREAS ONLY

FINISHED GRADE OR PAVEMENT

SAW-CUT AND MATCH EXISTING PAVEMENT

OPERATING NUT TO BE WITHIN 24" OF FINISH GRADE OR PAVEMENT IF REQUIRED

VALVE BOX (REFER TO STANDARD DETAIL G-05)

TAPPING VALVE

ELEVATION

CONCRETE THRUST BLOCK

EXIST. POTABLE WATER AND/OR SANITARY SEWAGE FORCE MAIN

STAINLESS STEEL TAPPING SLEEVE

CONCRETE BLOCK OR BRICK OVER COMPACTED SOIL TO MAINTAIN TAPPING VALVE STABLE AND LEVEL WITH MAIN BEING TAPPED

NOTES:

- NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
- TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
- TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
- FOR SERVICE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN BE-AM AT PROPERTY LINE.
- FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM TYPICAL TAPPING SLEEVE AND VALVE SETTING DRAWING NO. G-06
 APPROVED: XXX

24"x24"x8" THICK CONCRETE COLLAR ALL AROUND FOR UNPAVED AREAS ONLY

FINISHED GRADE OR PAVEMENT

SAW-CUT AND MATCH EXISTING PAVEMENT

OPERATING NUT TO BE WITHIN 24" OF FINISH GRADE OR PAVEMENT IF REQUIRED

VALVE BOX (REFER TO STANDARD DETAIL G-05)

GATE VALVE (MECHANICAL JOINTS)

NOTES:

- REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM TYPICAL GATE VALVE AND VALVE BOX SETTING DRAWING NO. G-07
 APPROVED: XXX

RESILIENT SEATED GATE VALVE SPECIFICATIONS:

4" THROUGH 12" SIZE (WATER AND FORCE MAIN)

- GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF AWWA C509 (LATEST REVISION) AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.
 - THE VALVES ARE TO BE NON-RISING STEM WITH THE STEM MADE OF CAST, FORGED OR ROLLED BRONZE SHOWN IN AWWA C509. TWO STEM SEALS SHALL BE PROVIDED AND SHALL BE OF THE O-RING TYPE, ONE ABOVE AND ONE BELOW THE THRUST COLLAR WITH LUBRICANT BETWEEN O-RING.
 - THE STEM NUT, ALSO MADE OF BRONZE, MAY BE INDEPENDENT OF THE GATE OR CAST INTEGRALLY WITH THE GATE. IF THE STEM NUT IS CAST INTEGRALLY, THE THREADS SHALL BE STRAIGHT AND TRUE WITH THE AXIS OF THE STEM TO AVOID BINDING DURING THE OPENING OR CLOSING CYCLE.
 - THE SEALING MECHANISM SHALL CONSIST OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE. THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.
 - A 2-INCH SQUARE WRENCH NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.
 - ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS, RINGS AND RUBBERS.
 - ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH AWWA C509 LATEST REVISION.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM RESILIENT SEATED GATE VALVE SPECIFICATIONS DRAWING NO. G-07.1
 APPROVED: XXX

THRUST BLOCK DESIGN

MINIMUM CONCRETE THRUST BLOCK BEARING ON UNDISTURBED MATERIAL (SQ. FT.)

MARK	4" OR 6"	8"	10"	12"
A				
B				

NOTES:

- THRUST BLOCKS ARE TO BE USED IN COMBINATION WITH, AND NOT IN LIEU OF, MECHANICAL JOINT RESTRAINTS AS REQUIRED BY THE CITY. REFER TO THRUST RESTRAINT DESIGN TABLE IN STANDARD DETAIL G-10.
- THE AREAS IN THE TABLE ARE BASED ON _____ POUNDS PER SQUARE FOOT SOIL BEARING AGAINST THE UNDISTURBED TRENCH WALL AND ARE TO REPRESENT THE MINIMUM VERTICAL PROJECTED AREA AT THE THRUST BLOCK IN A PLANE PERPENDICULAR TO THE LINE BISECTING THE INCLUDING ANGLE OF THE FITTING.
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EVACUATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
- ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
- DO NOT COVER COUPLING OR JOINTS WITH CONCRETE.
- CONCRETE TO BE 2500 P.S.I. MINIMUM 28 DAY STRENGTH.
- TABLE TO BE COMPLETED BY DESIGN ENGINEER.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM THRUST BLOCK DESIGN DRAWING NO. G-10
 APPROVED: XXX

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16
 Drawn by: AZ Date: 9/16
 Checked by: JH Date: 9/16

HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 C26258 · LB7924

THE BLUE BUILDING
 CONCEPTUAL ENGINEERING DETAILS

SCALE: NTS
 PROJECT NUMBER: 1007-14
 SHEET NUMBER: CD-2

Date: SDATES
 Approved by: ALBERTO ZUNIGA, P.E.
 Registered Engineer No. 46196
 State of Florida

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THRUST RESTRAINT NOTES:

- ALL JOINTS BETWEEN BENDS AT HORIZONTAL & VERTICAL OFFSETS SHALL BE RESTRAINED.
- MECHANICAL THRUST RESTRAINTS FOR D.I.P. FITTINGS ON D.I.P. OR P.V.C. PIPE SHALL BE MEGALUG AS MANUFACTURED BY EBAA IRON, INC., OR APPROVED EQUAL.
- DUCTILE IRON FITTINGS UP TO 20-INCHES IN DIAMETER SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL.
- DUCTILE IRON FITTINGS 24-INCH IN DIAMETER AND ABOVE SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL, WITH THE ADDITION OF THRUST BLOCKS AND CONCRETE ANCHORS AT THE DISCRETION OF THE ENGINEER OF RECORD.
- ANY THRUST BLOCKS AND ANCHORS ARE TO BE DESIGNED BY THE ENGINEER OF RECORD. SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.
- THRUST BLOCKS CONSISTING OF POURED-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AFTER 28 DAYS.

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP	DRAWING NO.
APPROVED: XXX	THRUST RESTRAINT NOTES	G-11

HORIZONTAL BENDS

PIPE DIA. (INCHES)	BEND (ANGLE)	RESTRAINED LENGTH (RL) (FT)	
		PVC	*DIP
16	11 1/4	-	-
	22 1/2	-	-
	45	-	-
	90	-	-
8	11 1/4	-	-
	22 1/2	-	-
	45	-	-
	90	-	-
6	11 1/4	-	-
	22 1/2	-	-
	45	-	-
	90	-	-
4	11 1/4	-	-
	22 1/2	-	-
	45	-	-
	90	-	-

TEES AND TAPPING SLEEVES

RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MIN. RESTRAINED LENGTH ALONG RUN (FT.)	MIN. LENGTH TO RESTRAIN ALONG BRANCH (FT.)	
			PVC	*DIP
16"	16"	-	-	-
8"	8"	-	-	-
8"	6"	-	-	-
8"	4"	-	-	-
6"	6"	-	-	-
4"	4"	-	-	-

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP	DRAWING NO.
APPROVED: XXX	HORIZONTAL BENDS AND TEES	G-11.1

VERTICAL OFFSETS

PIPE DIA. (INCHES)	BEND (ANGLE)	LOWSIDE DEPTH (FT)	PVC		*DIP	
			RESTRAINED LENGTHS		RESTRAINED LENGTHS	
			RL1 (FT.)	RL2 (FT.)	RL1 (FT.)	RL2 (FT.)
16	45	4	-	-	-	-
		5	-	-	-	-
		6	-	-	-	-
		7	-	-	-	-
8	45	4	-	-	-	-
		5	-	-	-	-
		6	-	-	-	-
		7	-	-	-	-
6	45	4	-	-	-	-
		5	-	-	-	-
		6	-	-	-	-
		7	-	-	-	-
4	45	4	-	-	-	-
		5	-	-	-	-
		6	-	-	-	-
		7	-	-	-	-

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP	DRAWING NO.
APPROVED: XXX	VERTICAL OFFSETS	G-11.2

REDUCERS

LARGE SIDE	SMALL SIDE	MIN. LENGTH TO RESTRAIN ON LARGE SIDE (FT)	
		PVC	DIP
8"	4"	-	-
6"	4"	-	-
4"	3"	-	-

DEAD ENDS

PIPE DIA. (INCHES)	MIN. RESTRAINED LENGTH (FT)	
	PVC	DIP
16"	-	-
8"	-	-
6"	-	-
4"	-	-

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP	DRAWING NO.
APPROVED: XXX	REDUCERS AND DEAD ENDS	G-11.3

FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO.
APPROVED: XXX		G-12.1

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16
 Drawn by: AZ Date: 9/16
 Checked by: JH Date: 9/16



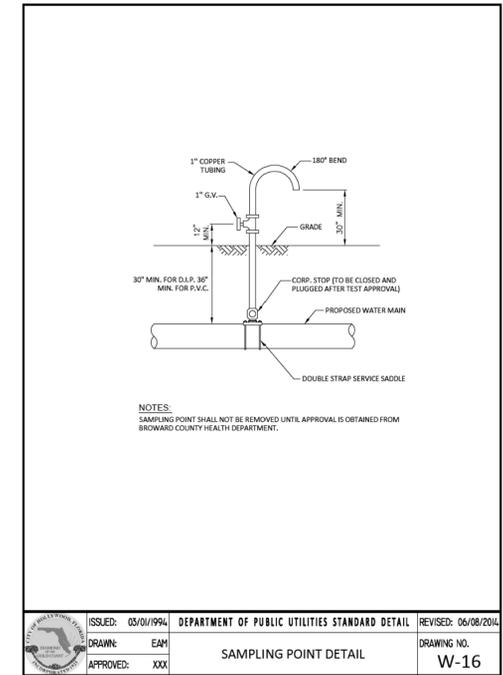
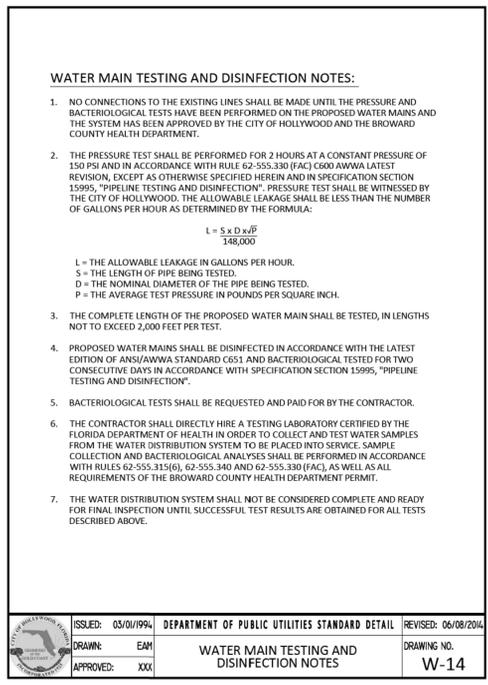
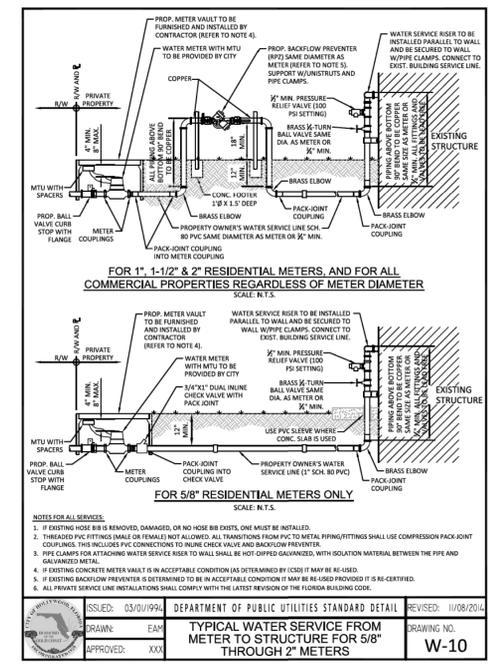
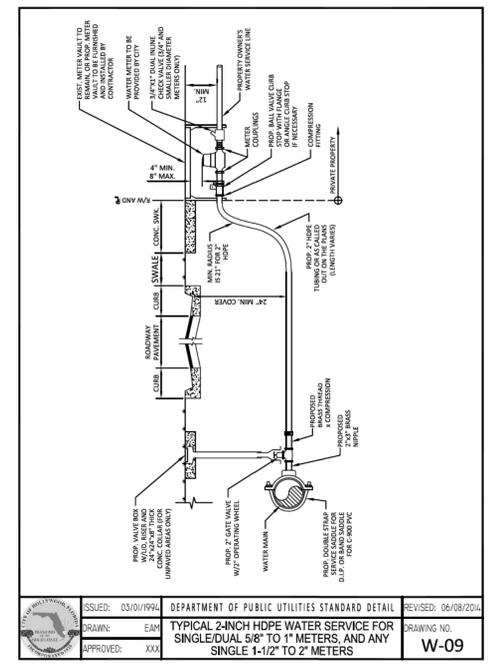
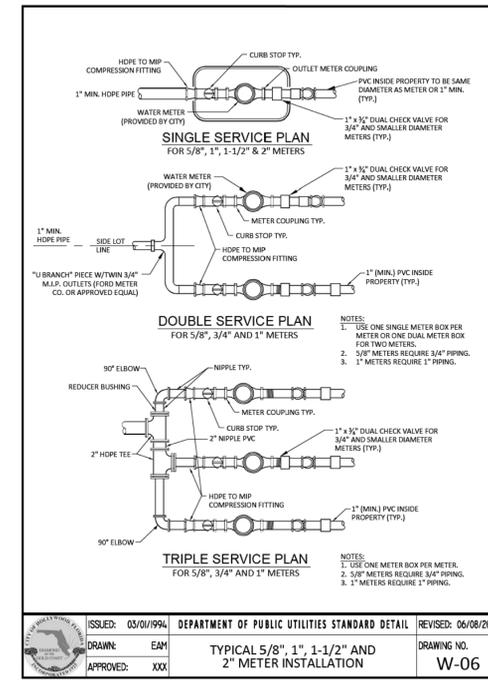
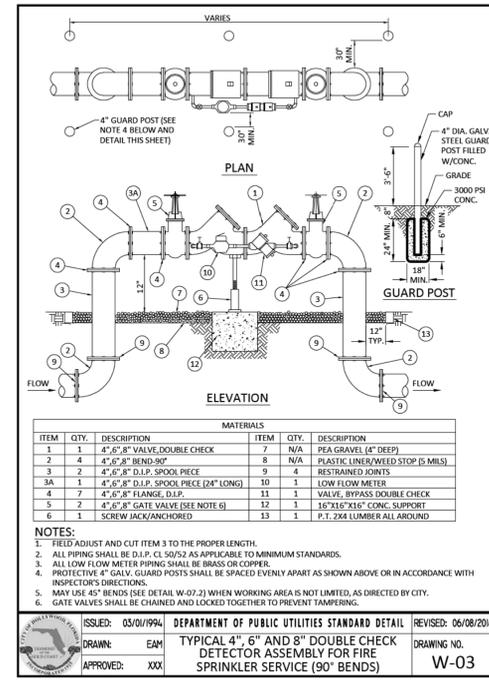
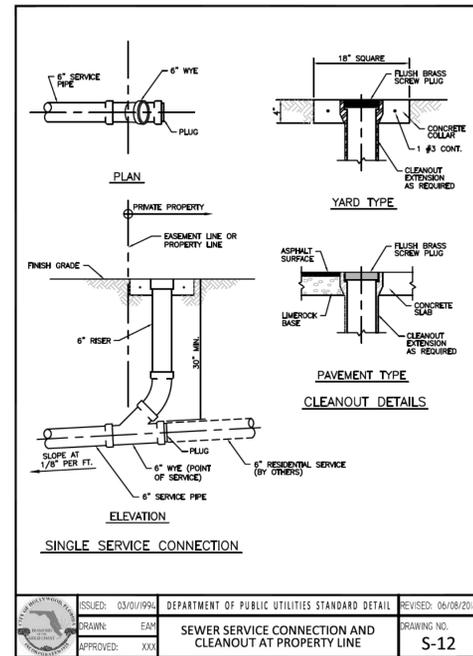
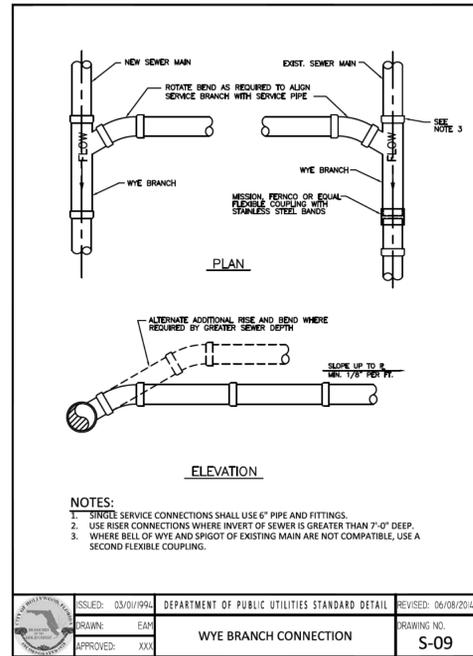
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THE BLUE BUILDING
 CONCEPTUAL ENGINEERING DETAILS

SCALE: NTS
 PROJECT NUMBER: 1007-14
 SHEET NUMBER: CD-3

Date: 08/16/16
 Approved by: ALBERTO ZUNIGA, P.E.
 Registered Engineer No. 46196
 State of Florida

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NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16
 Drawn by: AZ Date: 9/16
 Checked by: JH Date: 9/16



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THE BLUE BUILDING
 CONCEPTUAL ENGINEERING DETAILS

SCALE: NTS
 PROJECT NUMBER: 1007-14
 SHEET NUMBER: CD-4

Date: SDATES
 Approved by: ALBERTO ZUNIGA, P.E.
 Registered Engineer No. 46196
 State of Florida

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Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

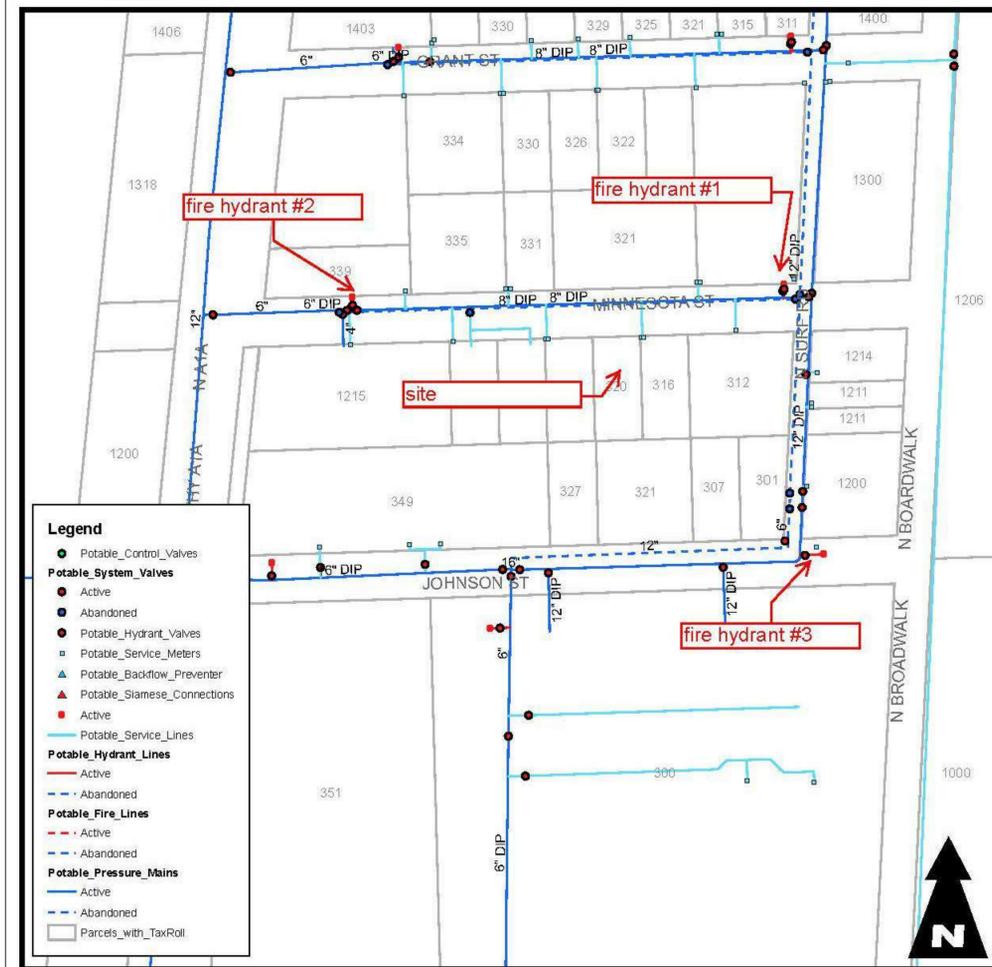
- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (P) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (F) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off P hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow F1 hydrant and record GPM and residual off P hydrant.
- Flow F2 hydrant and record GPM and residual off P hydrant.
- Flow F1 & F2 simultaneously and record GPM separately from F1 and F2 and record P hydrant residual.

Legend:	F1 & F2	Designation shall represent first and second flowed hydrants respectively
	P	Designation shall represent test hydrant for static and residual distribution system pressures.

HQS GROUP, INC.		CORNER OF MINNESOTA ST. & SURF RD.	
Date: 10/3/16	Time: 8:15 A.M.	Static Pressure	63
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH003442	312 Minnesota St.	F-1 Only	F-2 Only
		62	62
		F-1 & F-2	59
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH003444	1200 N Surf Rd.	GPM	
		1190	
F-2 Hydrant (Individual) FH003443	339 Minnesota St.	GPM	
		1130	
F-1 Hydrant (Both Flowing)		GPM	
		1190	
F-2 Hydrant (Both Flowing)		GPM	
		1130	



UTILITY ATLAS MAPLET



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CITY OF HOLLYWOOD, FLORIDA - DEPARTMENT OF PUBLIC UTILITIES

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THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
320-324 MINNESOTA STREET
HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

DATE: 12-27-2016

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

C-5

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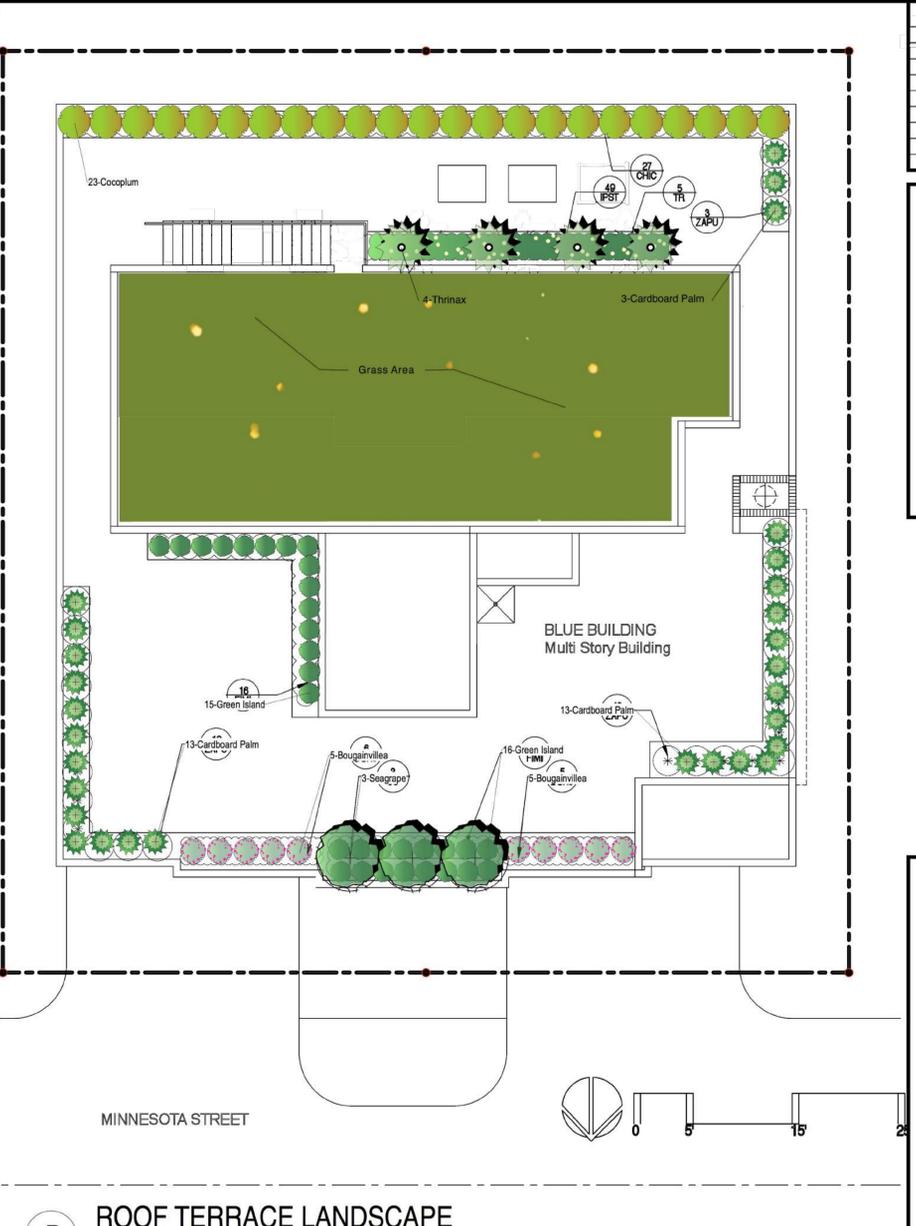
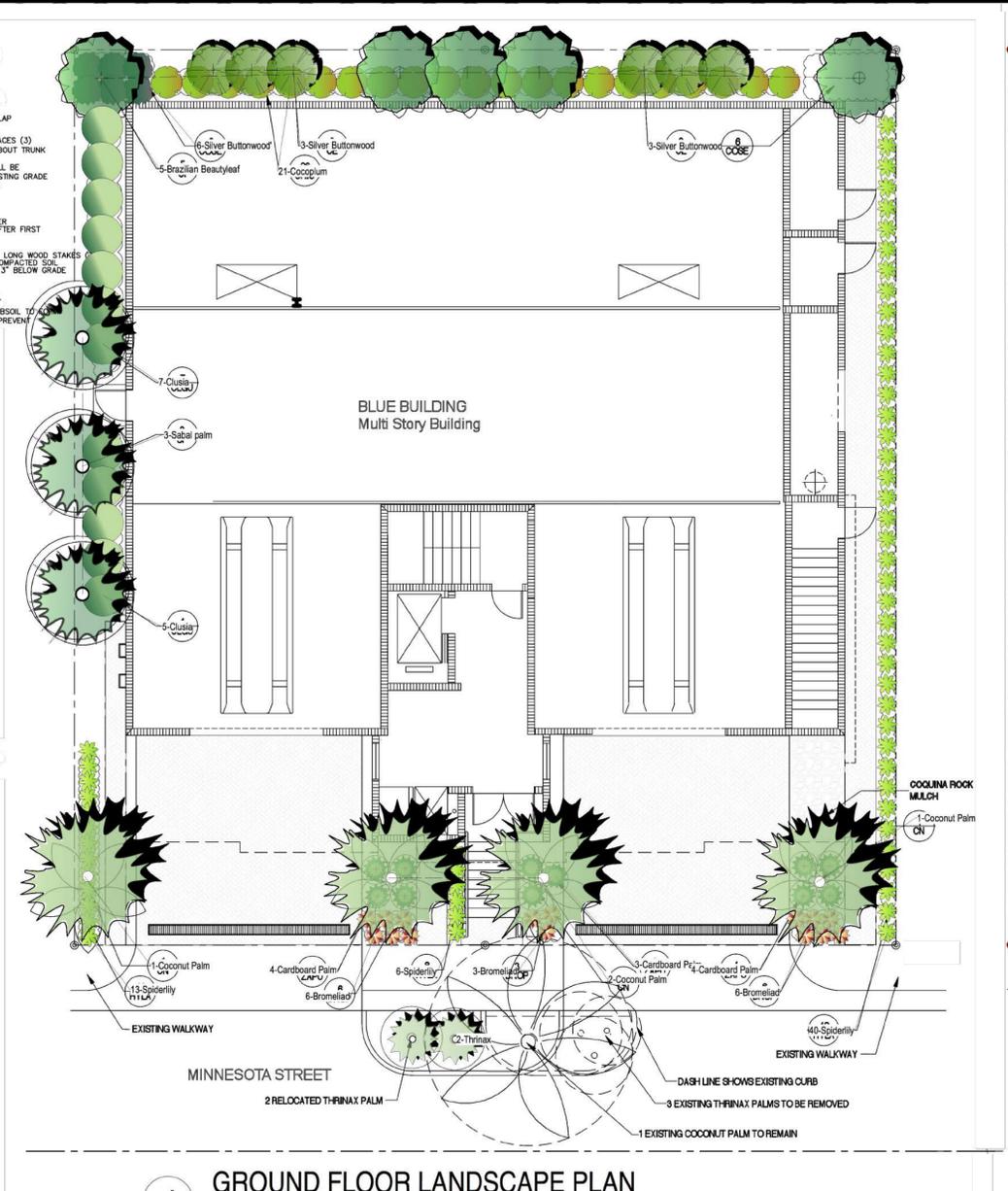
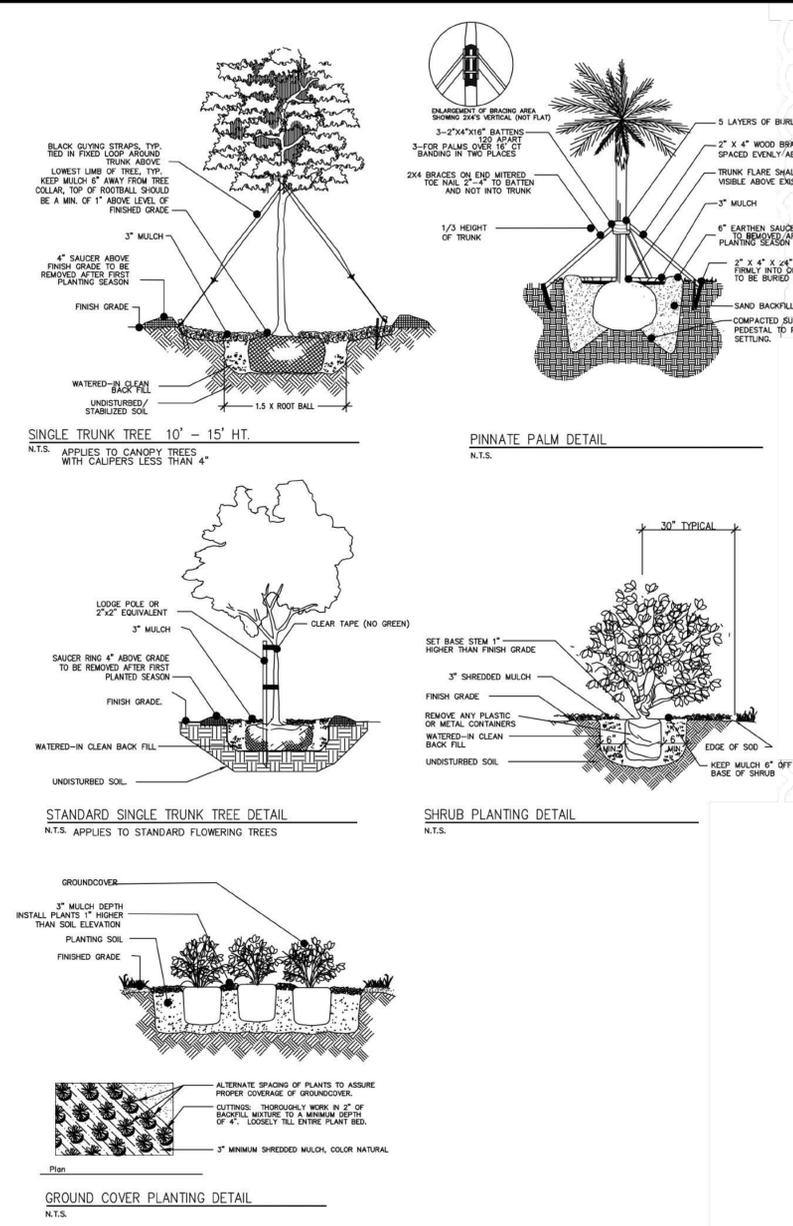
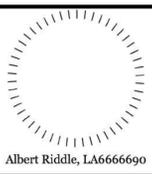


OWNER:

Blue Building
Executive Motel Suite & Office
324 Minnesota Street
Hollywood, Florida

Landscape Planting Plan

SCALE: 1/8"=1'-0"
CHECKED BY: AR
DRAWN BY: CG
DATE: 12/10/16
FILE: BLUEBUILDING-LA1
SHEET
L-1
OF - SHEETS



LANDSCAPE NOTES:

- ALL PLANT MATERIAL TO BE FLORIDA #1 QUALITY OR BETTER ACCORDING TO THE DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS 1 AND 2, SECOND EDITION, FEB. 1998, RESPECTIVELY. ANYTHING OF LESS QUALITY OR IN POOR CONDITION UPON ARRIVAL TO SITE WILL BE REJECTED UPON INSPECTION.
- ALL MULCH MATERIAL WILL BE TOP GRADE, STERILIZED, FREE OF SEEDS, PESTS, AND MOLD.
- PLANT BEDS SHALL BE TOPPED WITH A MINIMUM OF 3" OF SHREDDED MULCH (PREFERABLY PINE BARK) NON-COLOR OR 'NATURAL' UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
- ALL GUYING AND BRACING OF TREES TO USE 2X2X36" STAKES WITH BLACK NYLON GUYING STRAPS SECURED WITH MIN. 8" LOOP, TO TREE TRUNK ABOVE FIRST BRANCH, UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
- ALL GUYING AND BRACING OF PALMS TO BE INSTALLED ACCORDING TO GUIDELINES SHOWN, NO NAILS ARE TO BE DRIVEN INTO THE TRUNK OF THE PALM TREES.
- PLANT BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER GROWTH UPON COMPLETION OF LANDSCAPE INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS PRIOR TO BID. IN THE EVENT OF DISCREPANCY THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING ACCORDING TO FLORIDA LAW, AND SHALL CONTACT SUNSHINE STATE ONE CALL AT 1-800-432-4770, A MINIMUM OF TEN BUSINESS DAYS BEFORE DIGGING.
- LANDSCAPE PLAN IS A GRAPHIC DEPICTION OF INTENT AND MAY BE ALTERED BASED ON PLANT AVAILABILITY AND FIELD CONDITIONS UPON APPROVAL OF LANDSCAPE ARCHITECT.
- OWNER SHALL PROVIDE IRRIGATION SYSTEM THAT PROVIDES FOR 100% COVERAGE AND 100% OVERLAP FOR LANDSCAPE AREA UPON COMPLETION OF LANDSCAPE INSTALLATION, IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR AND A RUST PROHIBITOR DEVICE (IF NECESSARY). ALL PVC RISERS SHALL HAVE A FLAT BLACK FINISH.

Blue Building Plant Schedule

Qty	Key	Botanical Name	Size	Spacing	Description	Native
5	TR	Thrinax radiata	25 Gallon, 5-6' OA Ht.	As Shown on Plan	Healthy Trunk & Full Frond Head	Y
20	FIMI	Ficus microcarpa 'Green Island'	3 Gallon, 12' Ht.	24" o.c.	Healthy Full, Gloss Leaf	N
53	CHIC	Chrysoalanus icaco 'Red Tip'	3 Gallon, 15" Ht.	30" o.c.	Healthy, Full, Glossy Leaf	Y
11	CLGU	Clusia guttifera	3 Gallon, 18" Ht.	48" o.c.	Healthy, Full Leaf	Y
12	COSE	Conocarpus erectus 'Sericeus'	3 Gallon., 18" Ht.	30" o.c.	Healthy, Full Leaf	Y
39	ZAPU	Zamia pumila	3 Gallon, 18" Ht.	30" o.c.	Healthy Full, Free of Pests	Y
49	IPST	Ipomoea stolonifera	1 Gallon, 6" Ht.	18" o.c.	Healthy vine, Blooming	Y
64	HYLA	Hymenocallis latifolia	3 Gallon, 18" Ht.	24" o.c.	Healthy, Full Leaf	Y
4	CN	Cocos nucifera 'Maypan'	8' C.T. B&B	As Shown on Plan	Single Trunk	N
15	BROP	Bromeliad 'Orange Parfait'	1 Gallon, 6" Ht.	24" o.c.	Full Head, Healthy Colorful Leaf	N
6	CE	Conocarpus erectus 'Sericeus'	30 Gallon, 12' Ht.	As Shown on Plan	Standard Trunk, Specimen	Y
3	CU	Coccoloba uvifera	25 Gallon, 5-6' OA Ht.	As Shown on Plan	Shrub Form, Multi Trunk	Y
5	CI	Calophyllum inophyllum	45 Gallon, 12' OA Ht.	As Shown on Plan		Y
11	BOHJ	Bougainvillea 'Helen Johnson'	3 Gallon, 30" O.C.	30" o.c.	Full, Healthy Colorful	N

SITE DATA

LANDSCAPE:				
IMPERVIOUS AREA				
BUILDING FOOT PRINT	5082	SF		
DRIVEWAY AND WALKWAY	1247	SF		
TOTAL IMPERVIOUS	6329	SF	0.15	Ac. 91%
PERVIOUS AREA				
LANDSCAPE	625	SF	0.01	Ac. 9%
NATIVE RATIO				
QTY OF NATIVE PLANTS	250		83%	
QTY OF NON NATIVE PLANTS	50		17%	
TOTAL PLANTS	300			

Existing Trees & Palms

Species Name	Common Name	Estimated Height	Canopy Spread	Overall Condition	Proposed Action
Thrinax radiata	Thrinax Palm	12' OA	6'	Good	Relocate
Thrinax radiata	Thrinax Palm	10' OA	5'	Fair	Relocate
Thrinax radiata	Thrinax Palm	8' OA	4'	Poor	Remove
Cocos nucifera	Coconut Palm	22' OA	18'	Good	Remain

ATTACHMENT B
Land Use & Zoning Map



**DEVELOPMENT SERVICES
PLANNING**

Legend

-  Subject Properties
-  Parcels with Taxroll Info

LAND USE

-  GBUS
-  OSR



ATTACHMENT C
CRA Letter of Support

**HOLLYWOOD
COMMUNITY REDEVELOPMENT AGENCY
MEMORANDUM**

DATE: January 19, 2017 **FILE NO.** CRA-2017-06

TO: Tom Barnett
Director, Development Services

FROM: Jorge A. Camejo *sgj for JC. 1/19/17*
Executive Director, CRA

SUBJECT: Blue Building - 320-324 Minnesota St.

ISSUE:

CRA recommendation regarding a request from Marilyn Gallego and Aylee Hallak requesting Variances, Design, and Site Plan for a parking garage with accessory office use and 6-room hotel located at 320 and 324 Minnesota Street (The Blue Building).

EXPLANATION:

CRA staff has reviewed the subject request for approval of the design, site plan, following variances:

- Variance 1: To waive the required side yard setback for decks of 3-feet.
- Variance 2: To reduce the required cross street tower setback from 10-feet to allow for 8 foot.
- Variance 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.

The CRA recommends approval all of the variances. The CRA also recommends approval of the design and site plan, with the condition that prior to permitting, an agreement shall be executed to provide the city a 5'-0" public access easement on the along the west plot line between the north and south boundaries of the property.

The development will consist of a parking garage with accessory office use and 6-room hotel. The project will enhance the appearance of the central beach area, generate tax revenue, encourage additional investment and upgrades in the immediate vicinity, and be a welcome addition to Hollywood Beach.

RECOMMENDATION:

The CRA staff supports this project, the requested variances, the design, and the site plan with the noted condition for a 5'-0" access easement along the west plot line between the north and south boundaries of the property.