

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: April 13, 2017 **FILE NO.:** P-17-09
TO: Planning and Development Board
VIA: Leslie A. Del Monte, Planning Manager 
FROM: Jean-Paul W. Perez, Planning Administrator 
SUBJECT: Continued item from the February 9, 2017, meeting (16-DPV-49)

EXPLANATION:

Due to the Board's concern with particular design decisions of the proposed of the mixed-use building located in the Commercial Beach Resort District (BRT-25-C), on February 8, 2017, the Applicant requested the item be continued which was granted by the Planning and Development Board ("Board") unanimously; and, to be heard at the April 13, 2017 Board meeting. Attached you will find the revised submittal package which includes amended drawings, a narrative, and the original packets.

Staff finds the proposed design to be incompatible with the characteristic of the neighborhood. Additionally, the proposed design is not cohesive, and does not establish a relationship between the functionality and aesthetics of the structure. As such, ***Staff recommends continuance.***

RECOMMENDATION:

Variances 1-3: Continuance.
Design: Continuance.
Site Plan: Continuance.

ATTACHMENTS:

Attachment I: Revised Submittal Package
Attachment II: Planning and Development Board Package

ATTACHMENT I

Revised Submittal Package

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



Member of
The American
Institute of Architects



March 1st, 2017

To: City of Hollywood Planning & Development Board
2600 Hollywood Boulevard, Room 419
Hollywood, Fla. 33022

REF: DEVELOPMENT BOARD REVISION NARRATIVE

The Blue Building
320-324 Minnesota Street,
Hollywood, Fla. 33019

BOARD MEMBERS OVERALL COMMENTS

Pertinent to the February 9th. 2017 Board Submittal meeting, The Development Board found The Blue Building to be too square in nature with a conflictive Architectural design lacking facades with shadows, eye-lids, balconies and/or other distinctive elements from all 4 angles of the building. Also, a second concern was the minimal use of building materials, textures and finishes with an over all excessive implementation of the color Blue.

THE REVISED BUILDING APPEARENCE

In order to accomplish a uniformed project and comply with the Board comments, the following revisions were made to the exterior facades of the building:

To address the square/box appearance of the building:

- Incorporated design lines with a more "modernistic" intent featuring an attractive center piece that is spherical in shape that protrudes from the middle of the front facade which is impressive, has volumetric elements, shadows and constructed from added balconies protruding from the glass facade of the building facing Minnesota Street. This feature not

only gives the building shadows, depth and volume movement but has also given us the ability to eliminate a previous requested variance.

- The compliance with the required 10'-0" front yard with no building extensions overhanging over the front-yard and except, for balconies that are allowed 25% = 2'-6" overhang therefore, eliminating the previous Variance requested
- The incorporation of distinctive modeled elements within the side and rear facades of the building, creating visual attention of artistic interest including a moon shaped cut out on the west side facade with uneven elevations to give volumetric movement and optical illusion of height changes on the west side of the building.
- Pop out windows from the hotel and office floors to give depth and shadows on the East side façade.
- Increased use of glass on the building to give a more modern feel on the front elevation, east side elevation and rear elevation of the building with an attractive view of the automated parking system at work. This element provides an added depth to the building due to its openness to the inside elements.


To address the Color concerns of the project:

- Coordinated the use of different materials based on the previously approved color palette, featuring a range of tone colors from intensive Blue grading down to White, dark grey and Black on all 4 sides of the Building including but not limited to:
 - i. exposed smooth concrete;
 - ii. different color glass windows;
 - iii. aluminum reflective panels;
 - iv. stainless steel bands;
 - v. smooth and textured stucco finish,
 - vi. LEED accent illumination features.

END OF PROJECT DESCRIPTION

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,



VEEarchitecture corp

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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: 2-27-2017

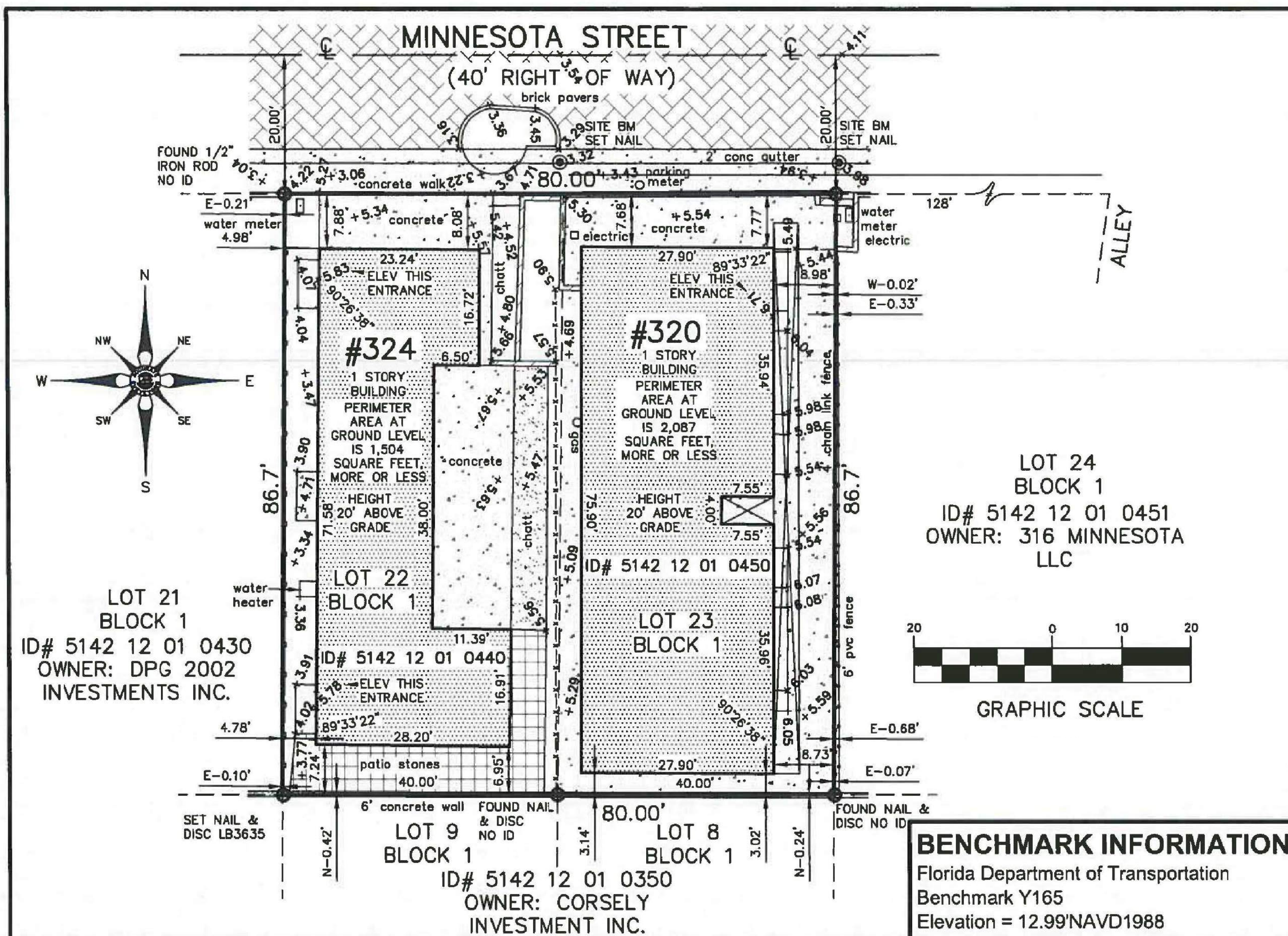
PROJECT No:	
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DRAWN BY: NATALIE P.	CHECKED BY: VEE
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PAGE No:

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A-CP2



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.

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
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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 GALLEG0

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



KNOWN EASEMENTS:
None.

OBSERVED ENCROACHMENTS:
Concrete in road right of way along the North boundary.

CERTIFY TO:
Marilyn Gallego
Aylee Hallak

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

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3868 - STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND OF ABBREVIATIONS:

N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
ELEV.	=	ELEVATION
B.M.	=	BENCHMARK
+7.00'	=	ELEVATIONS BASED ON N.A.V.D.
A/C	=	AIR CONDITIONER
CHATT.	=	CHATTAHOOCHIEE
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

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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:
2-27-2017

PROJECT No:

DRAWN BY:
NATALIE P.

CHECKED BY:
VEE

PAGE No:

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LOCATION	320-324 MINNESOTA STREET HOLLYWOOD, FLA. 33019
ZONING	BRT-25-C
LOT AREA	6,936 SF. 80'-0" FRONT x 86'-9" DEEP = 0.1592 ACRES 16,000 SF. 80'-0" FRONT x 201'-0" DEEP = 0.1592 ACRES
GROSS:	8,936 SF. 0.1959 ACRES
NET:	6,936 SF. 0.1592 ACRES

ALLOWABLE USES

LOT COVERAGE

VOLUME OF CONSTRUCTION

GROUND FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

CONSTRUCTION TOTAL AREAS 12,701 SF

TOTAL NET RENTAL AREAS

BUILDING SET-BACKS

BUILDING HEIGHT

GREEN AREA CALCULATIONS

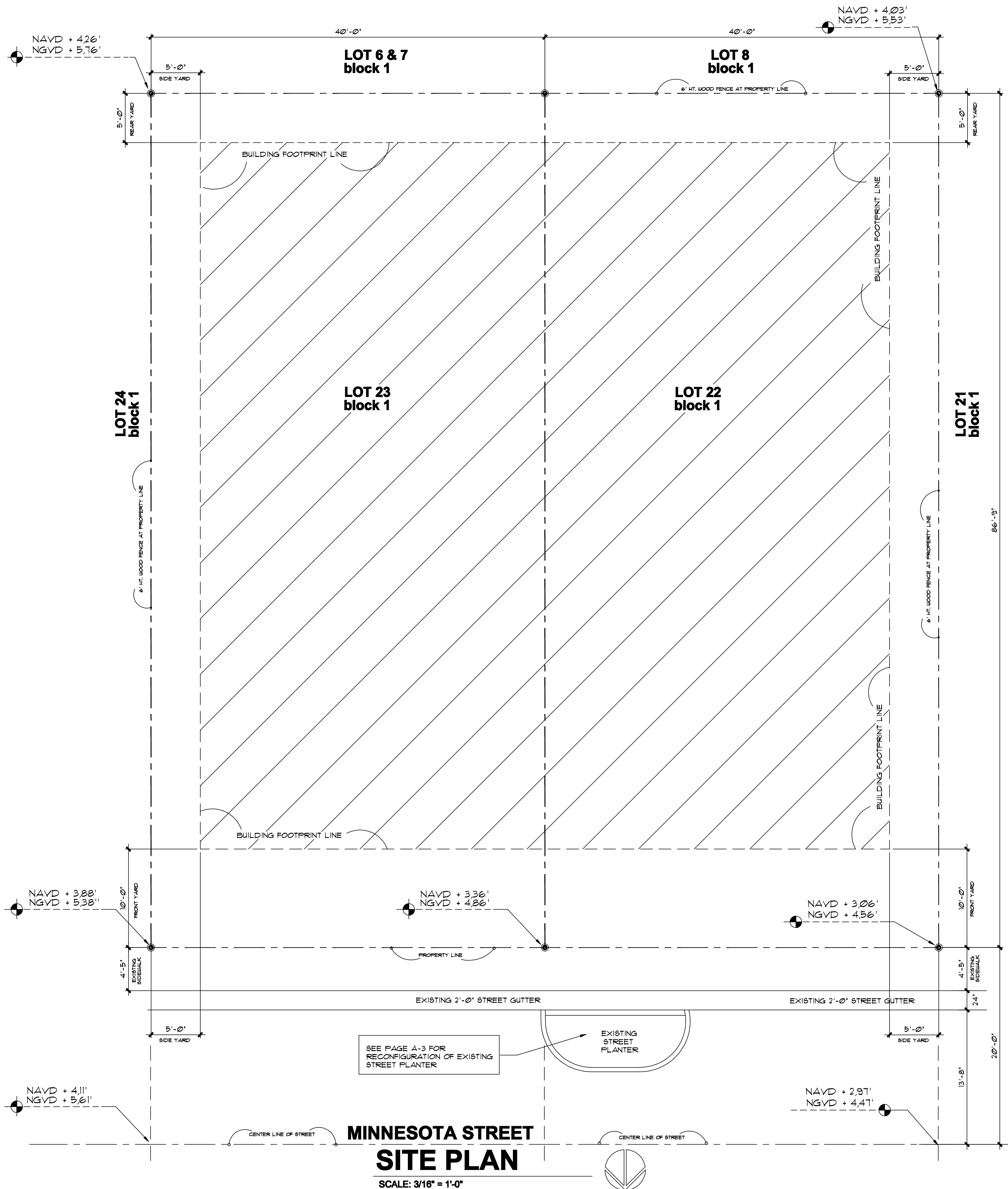
TOTAL AREA OF LOT: 6,936 SF 100 %

LANDSCAPE PROVIDED

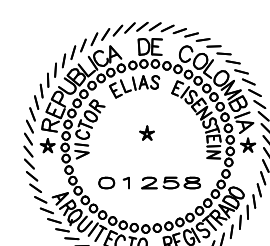
PARKING

TOTAL PARKING REQUIRED ----- 12

PARKING PROVIDED
AT SKY-PARKING ROBOT ----- 94
AUTOMATED SYSTEM



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THE BLUE BUILDING
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HOLLYWOOD, FLA. 33019

REVISIONS:

TAC & PDB

SUBMITTAL:

**DEVELOPMENT
BOARD
SUBMITTAL**

SCALE: AS INDICATED

DATE: 2.27.2017

PROJECT No:

DRAWN BY:

DRAWN BY: NATALIE P.	CHECKED BY: VEE
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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 FLOORS 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 FER 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 PROCEED TO ENTER HIS-HER UNIQUE PARKING IDENTIFYING CODE INTO A WALL-MOUNTED COMPUTER CONTROLLED KEY BOARD THAT WILL VERIFY THE VEHICLE CONDITION AND THE AVAILABLE OPEN SPACE DESIGNATED TO STORE THE VEHICLE

ONCE THE PERSONAL CODE IS ENTERED INTO THE COMPUTERIZED SYSTEM THEN, THE DRIVER PROCEEDS TO EXIT THE ACCESS-PARKING PLATFORM
ONLY AFTER THIS ACTION TAKES EFFECT AND AFTER THE COMPUTER DETECTION SYSTEM VERIFY THAT NO PERSON IS OCCUPATING THE PLATFORM THEN, THE ACCESS SLIDING-DOOR WILL BE AUTOMATICALLY CLOSED AND AN ALARM DISTINCTIVE SOUND AND STROBO-LIGHT IS EMMITTED 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 ATTCHED 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 CIRCUNSTANCES, 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 GERALD99 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 STANBY HEAT LOSS

AC EQUIPMENT ROOF LOCATION

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

TRASH TEMPORARY STATION

APPROX 93 SF LOCATED AT THE GROUND FLOOR AND TOWARDS THE SOUTH END OF THE BUILDING FEATURES VOLUNTARY RECYCLE BINS SEPARATING ORGANICS FROM PAPER AND GLASS ITEMS.- MAINTENANCE PERSONNEL WILL CART-OUT THE BINS TO THE CURB-SIDE ON THE SCHEDULED DAYS FOR PICKUP BY THE WASTE MANAGER CONTRACTOR SERVICING THE AREA.-

DUMPSTER DIMENSIONS: 2'-0" WIDE X 3'-0" HT. X 6'-0" LONG = 1 CUBIC YARD = 202 GLS
REMOVAL SERVICE WILL BE PROVIDED NOT LESS THAN ONE TIME PER WEEK

TRASH ROOM CAPACITY: 2 CUBIC YARDS = 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 AMPS CIRCUIT

OFFICE SPACE

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

BASE FLOOD ELEVATION

CITY OF HOLLYWOOD BENCHMARK
AT FIRE HILDRANT FLANGE AT GEORGIAN AND N. OCEAN
NGVD 4,41'

NGVD + 2.83'	AT CROWN OF MINNESOTA STREET
MAP PANEL No	12011 C 0317
SUFFIX	G
FLOOD ZONE	AE
BASE FLOOD ELE	+ 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'	PROVIDED AT FIRST FLOOR
NAVD + 8.0'	

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:
STORY 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 FER 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-II

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 REFRIGERATNTS ON THE HVAC SYSTEM IS MANDATORY.-
CHLOROFLUORCARBONS 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 HYDROCHLOROFLUORCARBONS HCF'S THAT CAUSE SIGNIFICANT LESS DEPLETION OF THE OZONE LAYER AND IN COMPARISSON 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 WIXED 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
STRONGER THAN STEEL, 34% LOWER HEATING COST, 38% LOWER COOLING COST, HEAT RESISTANT, NON-CORROSIVE, 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 POLUTANTS
- 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 1.7 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 0-2011-07 AND SECTION 6-22-D-6-5

IRRIGATION NOTES

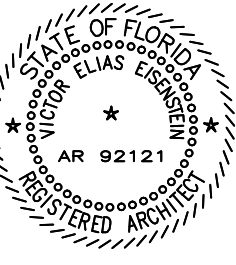
AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATC SPRINKLER SYSTEM DISIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

VEE

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TAC & PDB

SUBMITTAL:

**DEVELOPMENT
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AS INDICATED

DATE:

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A-1

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-B
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: 4,298 SF X 45% = 1,934 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 IFPEC FLORIDA FIRE PREVENTION CODE 101, 5TH EDITION
2014 NFPA-101 LIFE SAFETY CODE
CITY OF HOLLYWOOD, FLA. BUILDING CODE ORDINANCES

BLDG OCCUPANT LOAD
HOTEL 1,773 SF
200 SF PER OCCUPANT = 9
OFFICE 1,595 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 EQUIPED 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, SUFFPP, SHALL BE REQUIRED.- THE SUFFPP MUST BE MAINTAINED AT THE JOB SITE AT ALL TIMES.- THE SUFFPP SHALL CONTAIN DETAILED DESCRIPTIONS OF STRUCTURE, PROCEEDURES, CONTACT NAMES AND OR CONTROL MEASURES DESIGNED TO REDUCE SEDIMENT AND STORM WATER RUNOFF

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

FOR ADDITIONAL INFORMATION REGARDING NPDES REGULATIONS PLEASE CONTACT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAU ROAD, MS 2500
TALLAHASSEE, FLA. 32399-2400
850-245-1522
WWW.DEF.STATE.FL.US/WATER

WINDOW AND DOOR ROUGH CLEAR OPENINGS

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

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 DOWRAY 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, SW, 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:
UL723.- ASTM E-84.- NFPA 103.- NFPA 255.- 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" O.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 BISCILE RACKS ARE PROVIDED FOR NOT LESS THAN 5% OF THE BUILDING OCCUPANT LOAD

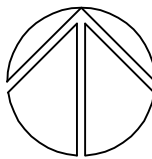
OCCUPANT LOAD: 25
5% OF OCCUPANCY = 2 BISCILE RACKS PROVIDED

GREEN BUILDING PRACTICES

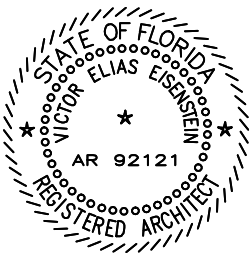
- 151-153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES FOR EITHER CATEGORY ARE APPROVED
- CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
 - ENERGY EFFICIENCY LOW e WINDOWS. ALL WINDOWS SHALL CNFROM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC -NATIONAL 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, TREETS 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 ESTABLISHE 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



SITE LOCATION
FIRE HIDRANTS PROXIMITY LOCATION
NOT TO SCALE



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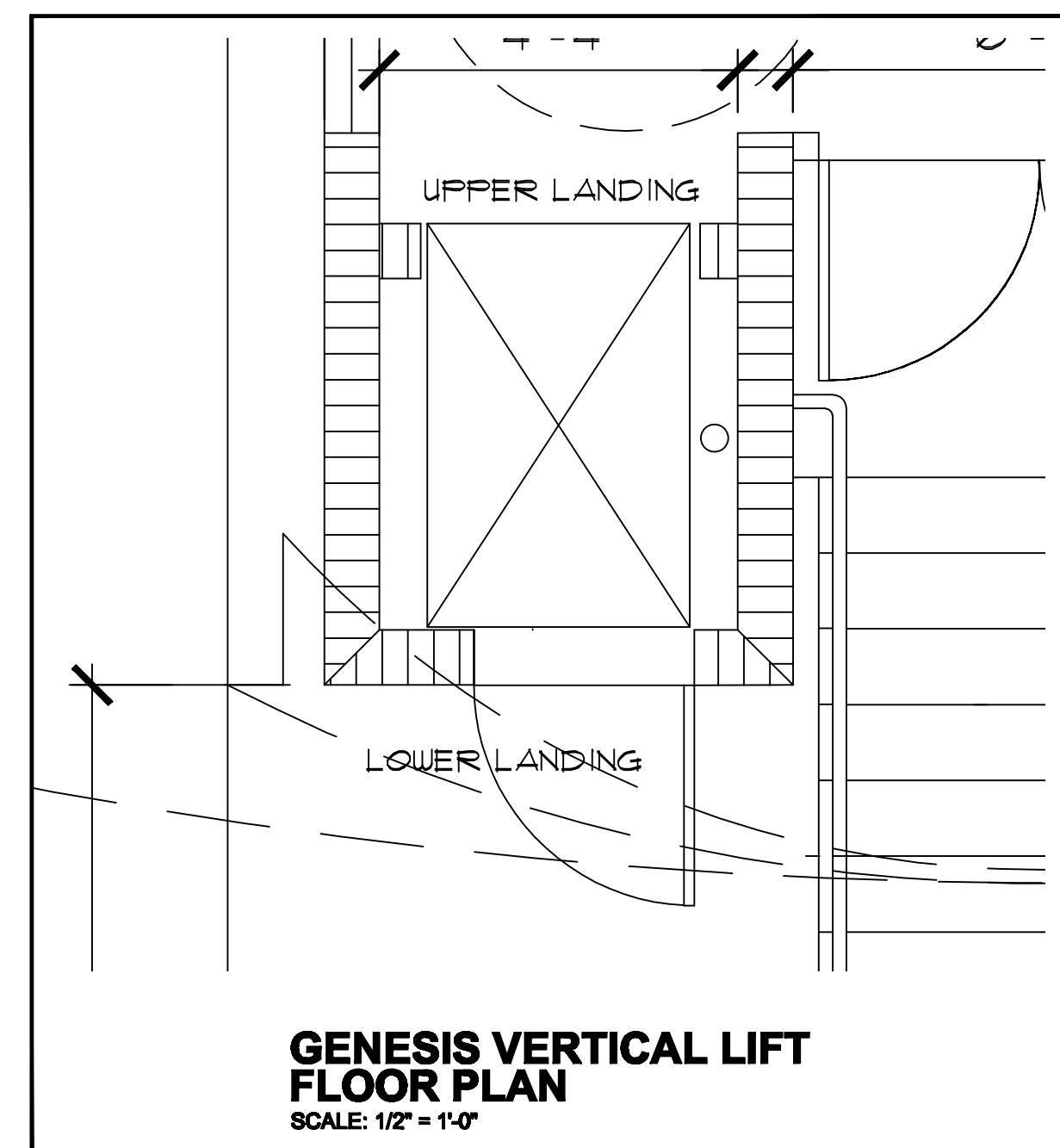
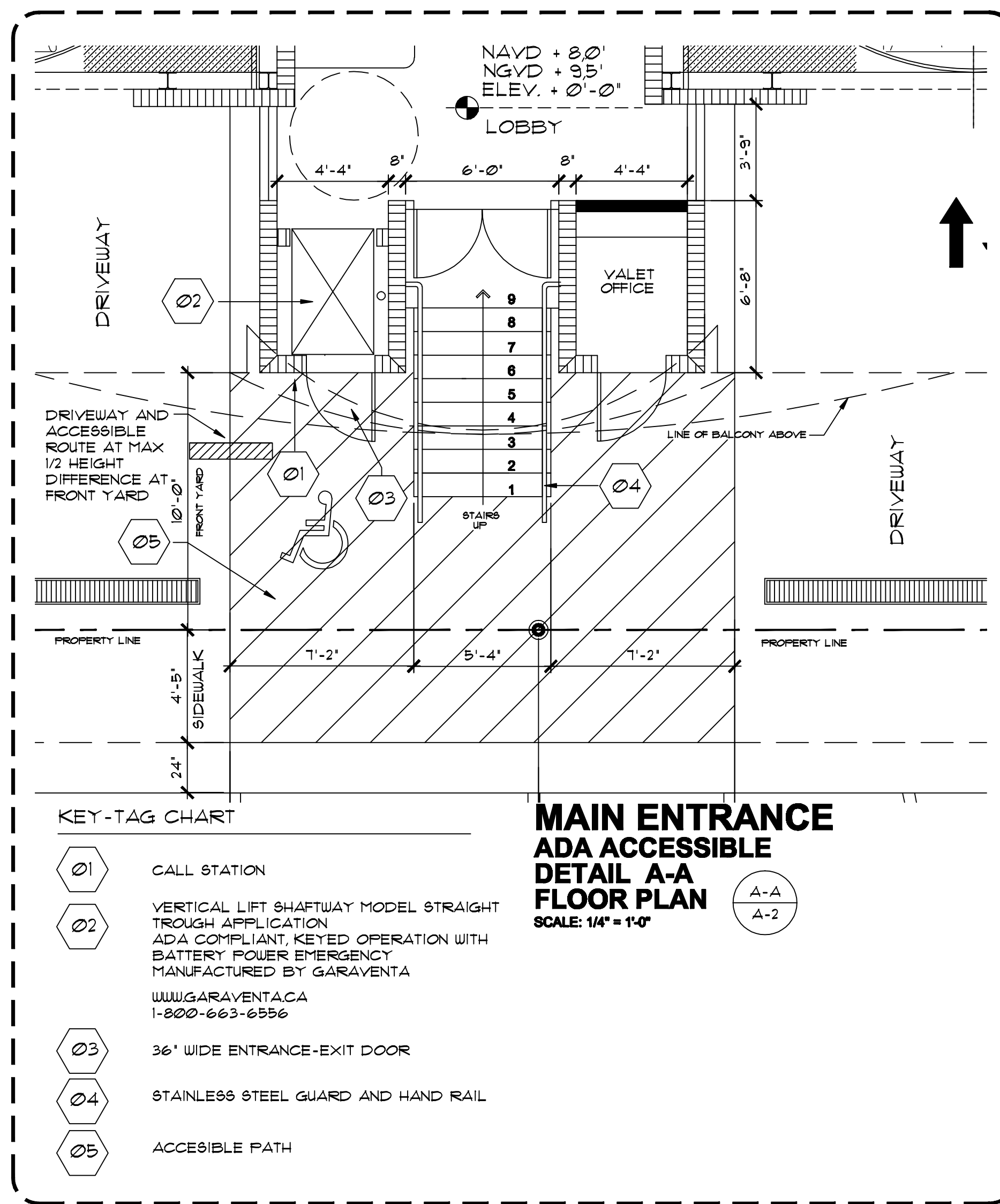
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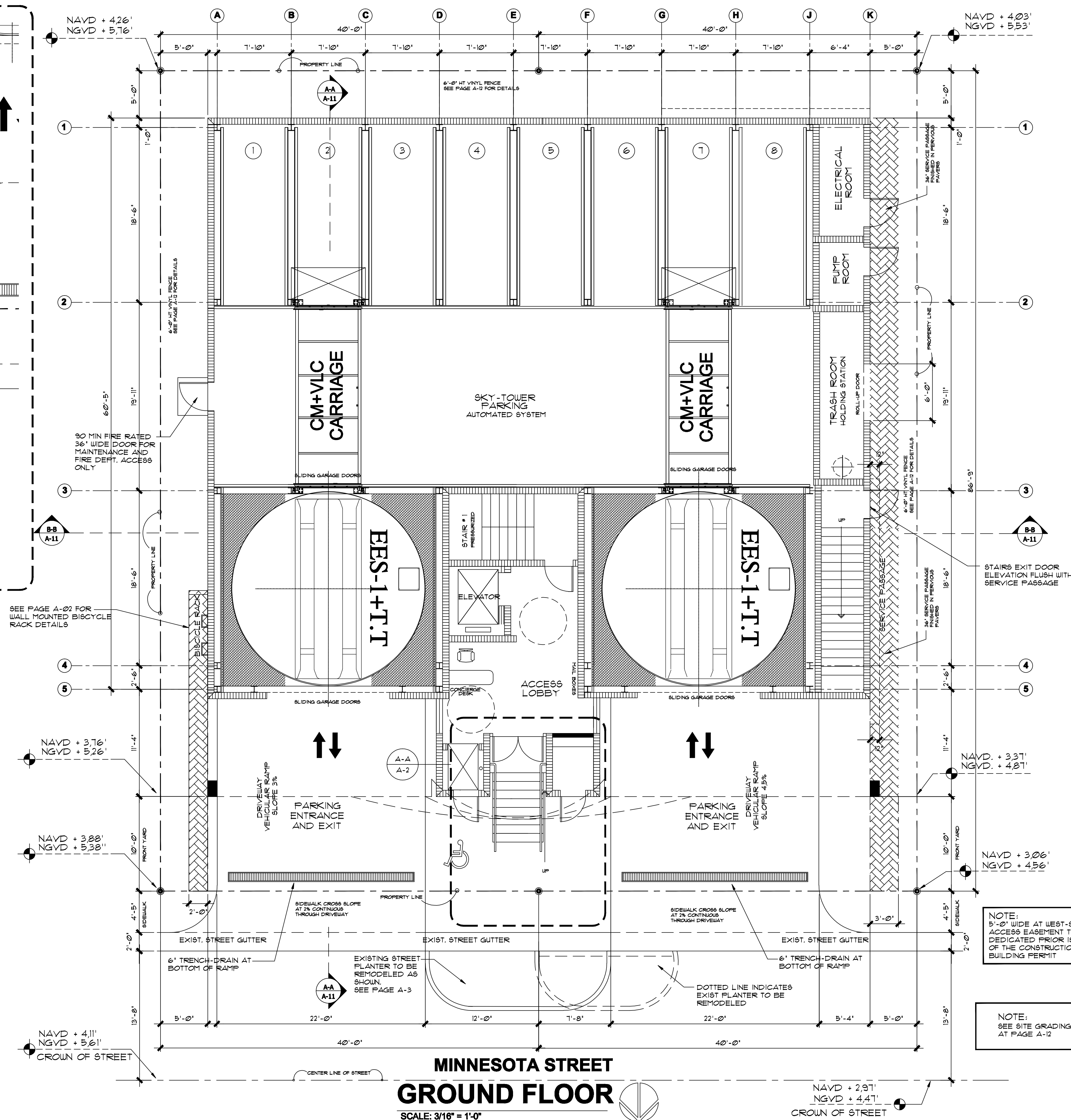
A-02

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SHAFTWAY STRAIGHT THROUGH				
PLATFORM SIZE	SHAFTWAY WIDTH	SHAFTWAY LENGTH	PLATFORM WIDTH	PLATFORM LENGTH
COMPACT	51'-7/8"	51'	36'	43'-1/2"
STANDARD	54'-1/8"	55'-3/8"	39'	53'-1/8"
MID-SIZE	54'-7/8"	61'-3/8"	39'	59'-7/8"
LARGE	60'-1/8"	61'-3/8"	45'	59'-7/8"

HYDRAULIC OPERATION
NO KEY REQUIRED FOR CALL STATIONS AND PLATFORM CONTROLS
150 LBS WITH SAFETY FACTOR OF 5
SPEED 11 FT PER MINUTE AT FULL LOAD
3 HP MOTOR, 120 V, 15 AMP 90 CIRCUIT



NOTE:
5'-0" WIDE AT WEST-SIDE
ACCESS EASEMENT TO BE
DEDICATED PRIOR ISSUANCE
OF THE CONSTRUCTION
BUILDING PERMIT

NOTE:
SEE SITE GRADING
AT PAGE A-12

VEE

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A-2

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

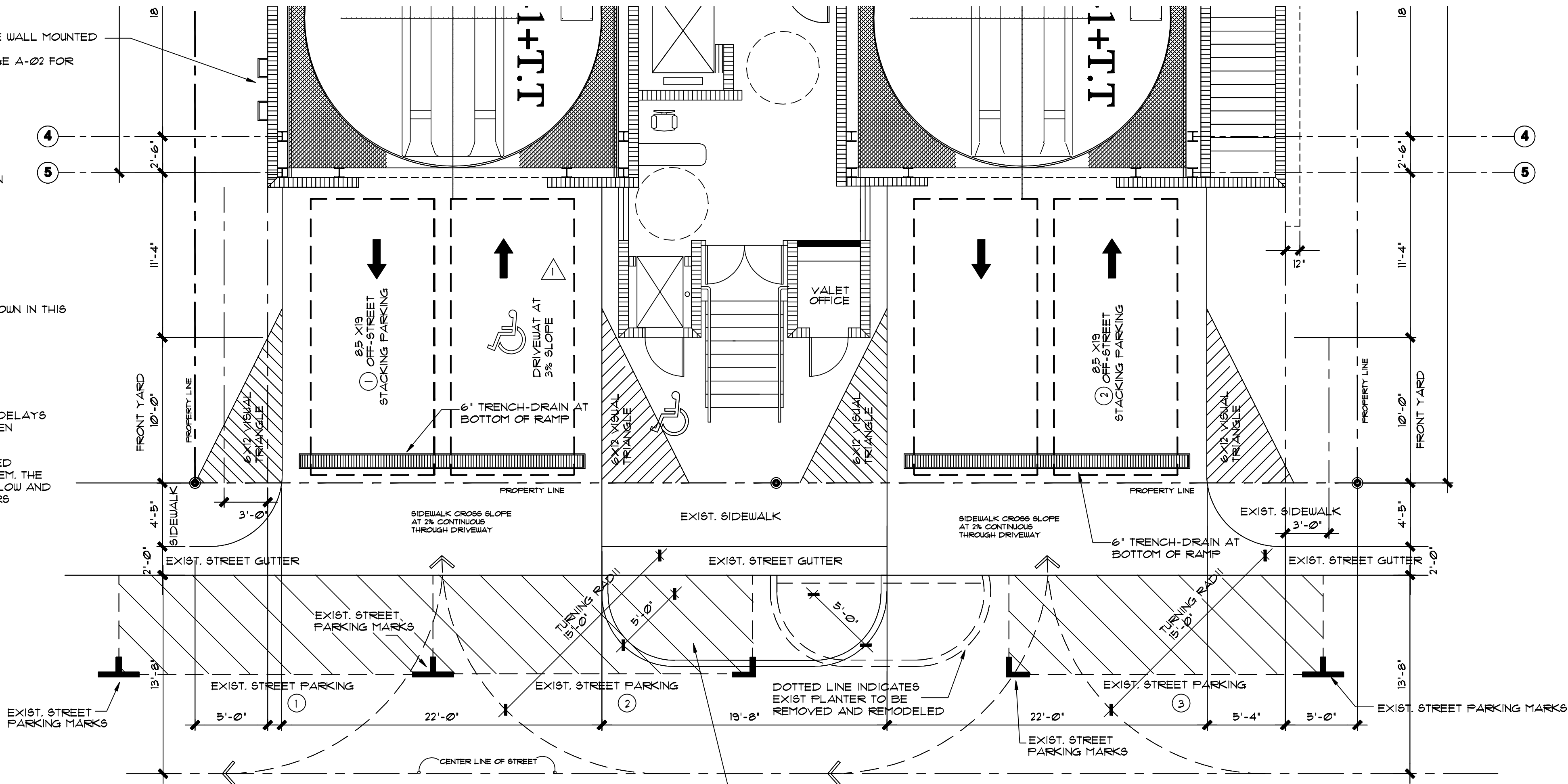
SEE LOCATION OF THE EXISTING STREET MARKS INFRONT THE PROPERTY AS SHOWN IN THIS
DRAWING
THE TOTAL NUMBER OF 3 EXISTING ON-STREET PARKING IS ELIMINATED

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.

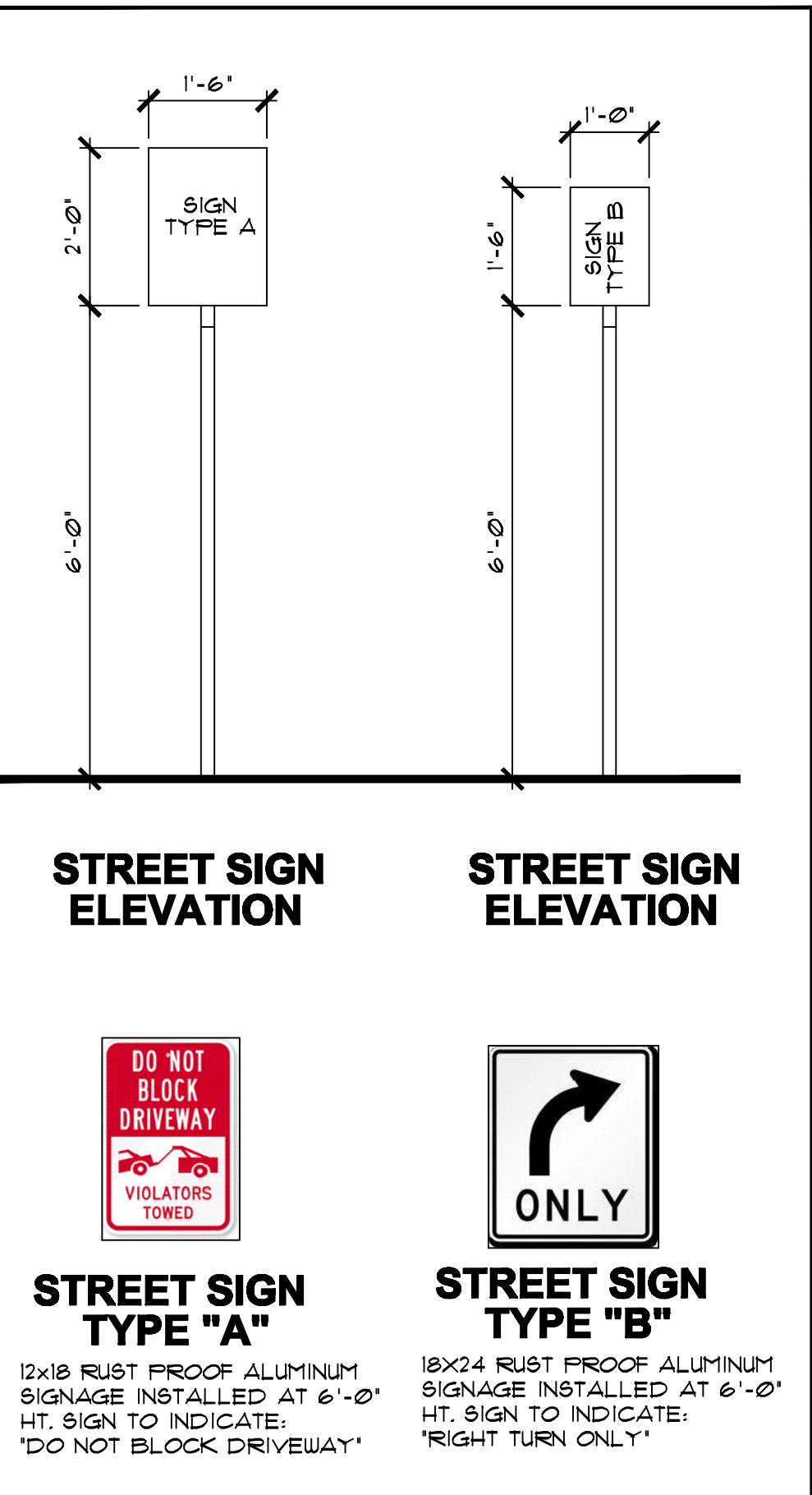
THE VALET SERVICE PROVIDES THE NECESSARY SUPPORT TO THE HANDICAPPED
VISITORS TO PARK OR TO RETRIEVE THEIR VEHICLES FROM THE ROBOTIC SYSTEM. THE
NUMBER OF THE VALET ATTENDANTS WILL BE ADJUSTED TO MAINTAIN TRAFFIC FLOW AND
KEEP THE STREET CLEAR AT ALL TIMES, SERVING 1 DAYS PER WEEK, 24 HOURS

BICYCLE WALL MOUNTED
RACKS
SEE PAGE A-02 FOR
DETAILS



**MINNESOTA STREET
STREET FEATURES
GROUND FLOOR**

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



**STREET SIGN
ELEVATION**

**STREET SIGN
ELEVATION**



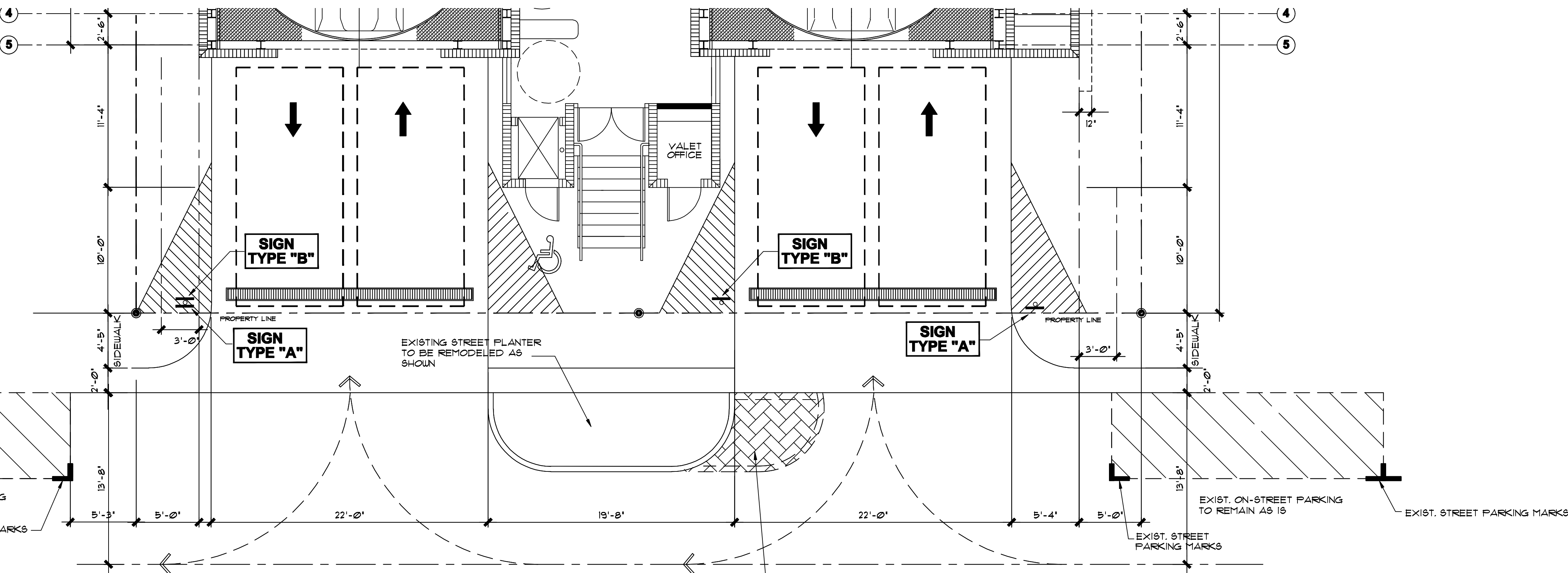
**STREET SIGN
TYPE "A"**

12x18 RUST PROOF ALUMINUM
SIGNAGE INSTALLED AT 6'-0"
HT. SIGN TO INDICATE:
'DO NOT BLOCK DRIVEWAY'



**STREET SIGN
TYPE "B"**

12x24 RUST PROOF ALUMINUM
SIGNAGE INSTALLED AT 6'-0"
HT. SIGN TO INDICATE:
'RIGHT TURN ONLY'



**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

VEE

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ARCHITECT

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THE BLUE BUILDING
EXECUTIVE HOTEL SUITE AND OFFICE
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HOLLYWOOD, FLA. 33019

REVISIONS:

TAC & PDB

SUBMITTAL:

**DEVELOPMENT
BOARD
SUBMITTAL**

SCALE: AS INDICATED

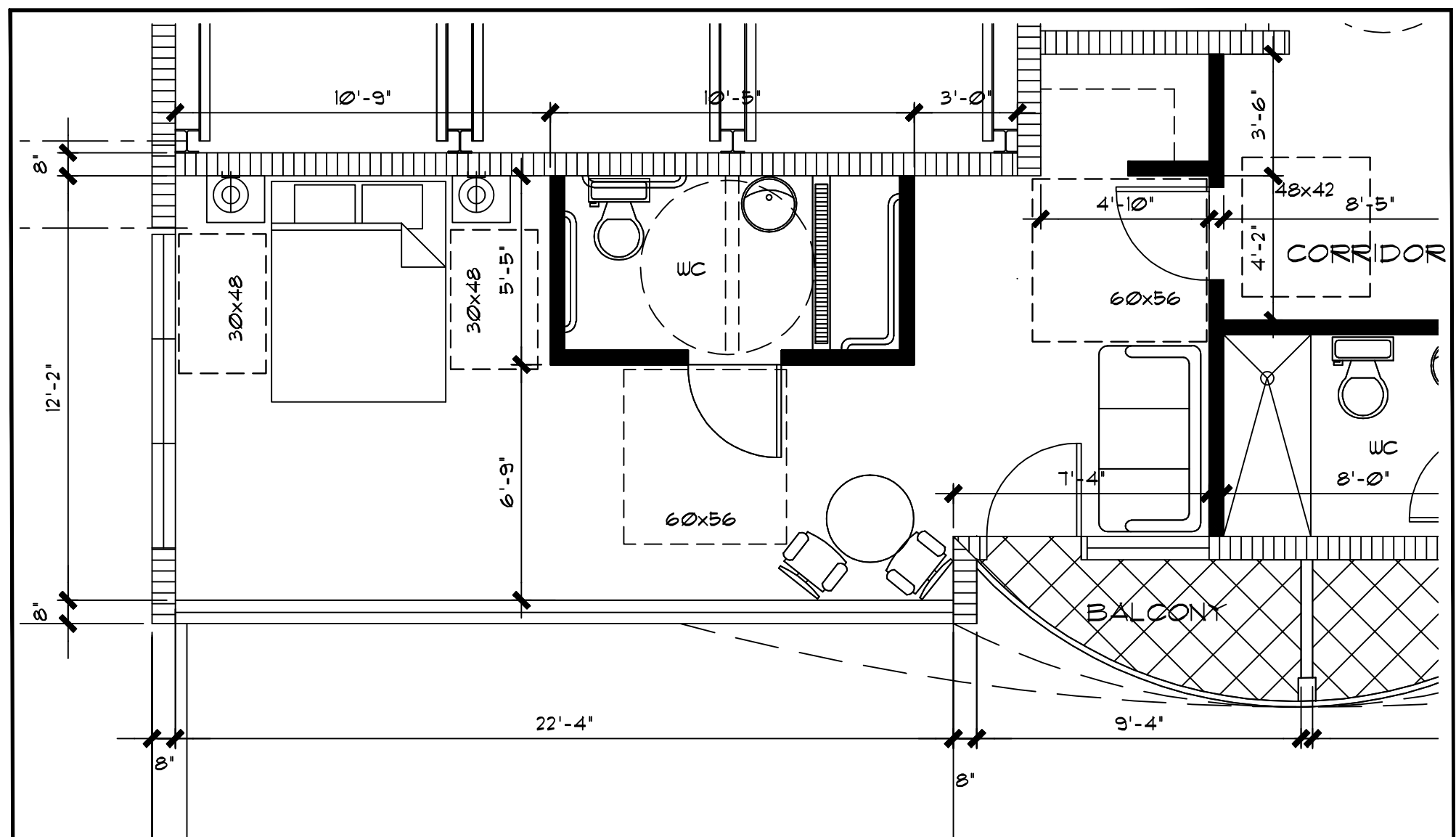
DATE: 2-27-2017

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PAGE No:

A-3



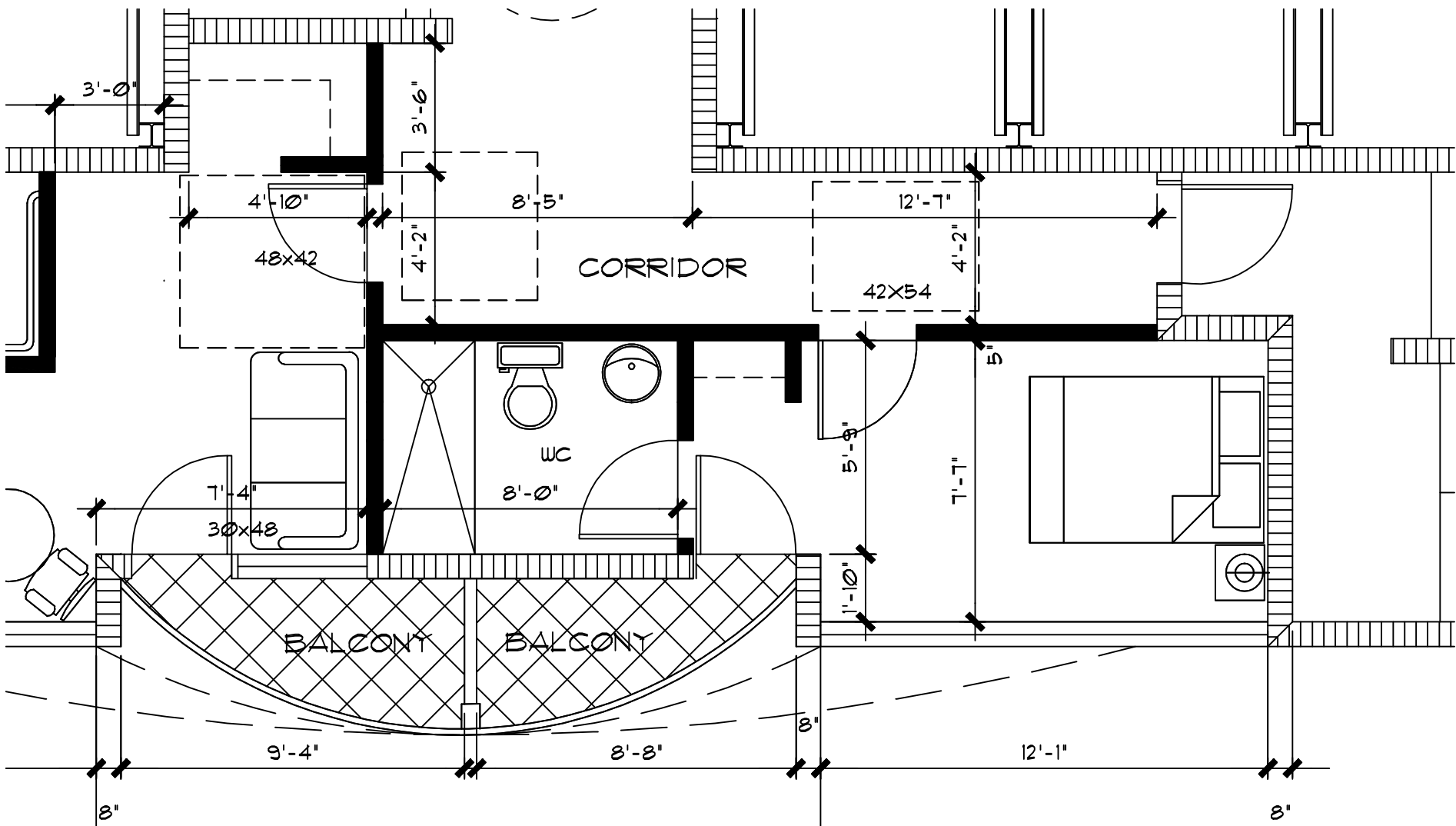
HOTEL ROOM "A" ADA ACCESSIBLE

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

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

HOTEL ROOMS ACCESSIBILITY NOTES:

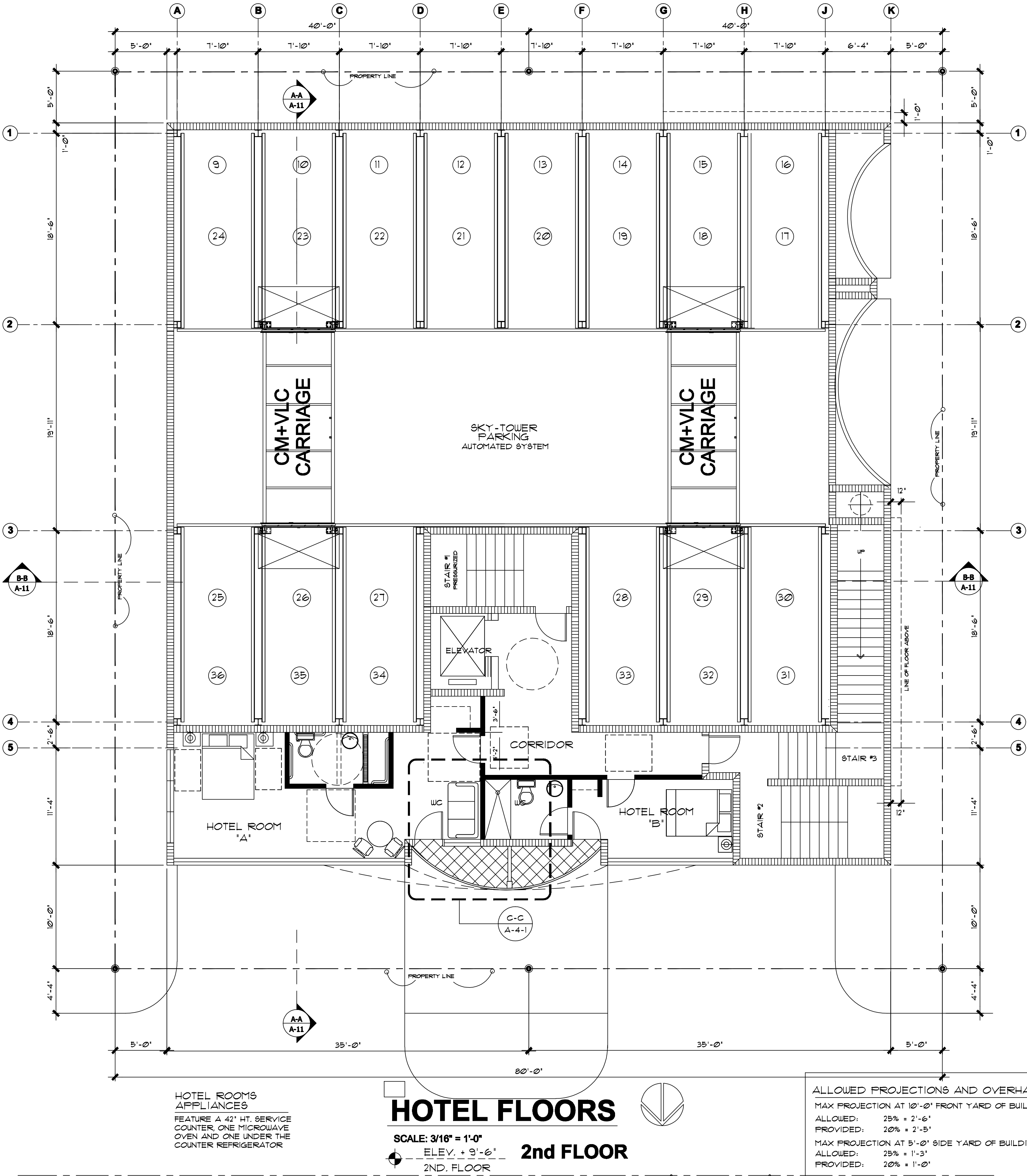
- ALL 3 HOTEL ROOMS TYPE 'A' SHALL COMPLY WITH 2014 FLORIDA ACCESSIBILITY BLDG CODE AND AS FOLLOWING:
- 1.- SECTION 404.2-4 MANEUVERING CLEARANCES
 - 2.- SECTION 304 TURNING CLEAR SPACE OF 60" DIAMETER
 - 3.- SECTION 224-2 HOTEL ROOMS WITH MOBILITY FEATURES REQUIRED 1 EACH 25 ROOMS PROVIDED 3 ROOMS
 - 4.- 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

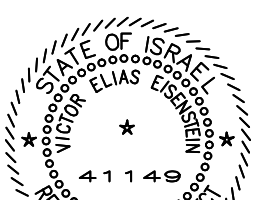
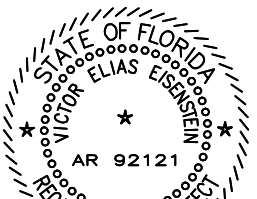
ALLOWED PROJECTIONS AND OVERHANGS
MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING
ALLOWED: 25% = 2'-6"
PROVIDED: 20% = 2'-5"
MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING
ALLOWED: 25% = 1'-3"
PROVIDED: 20% = 1'-0"

VEE

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DEVELOPMENT
BOARD
SUBMITTAL

SCALE:
AS INDICATED

DATE:
2-27-2017

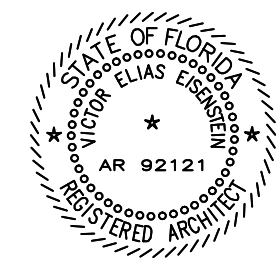
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A-4



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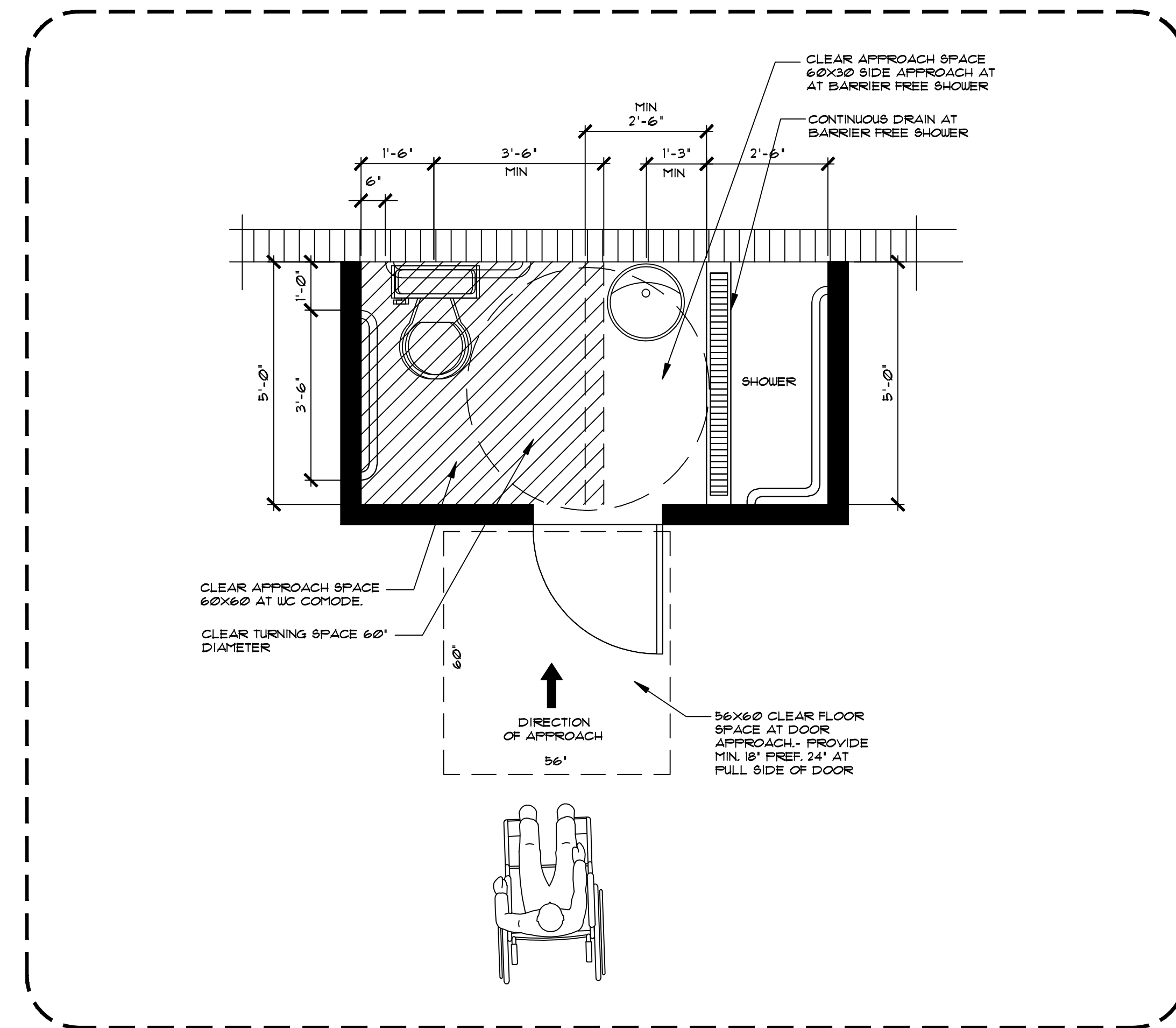
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PAGE No:

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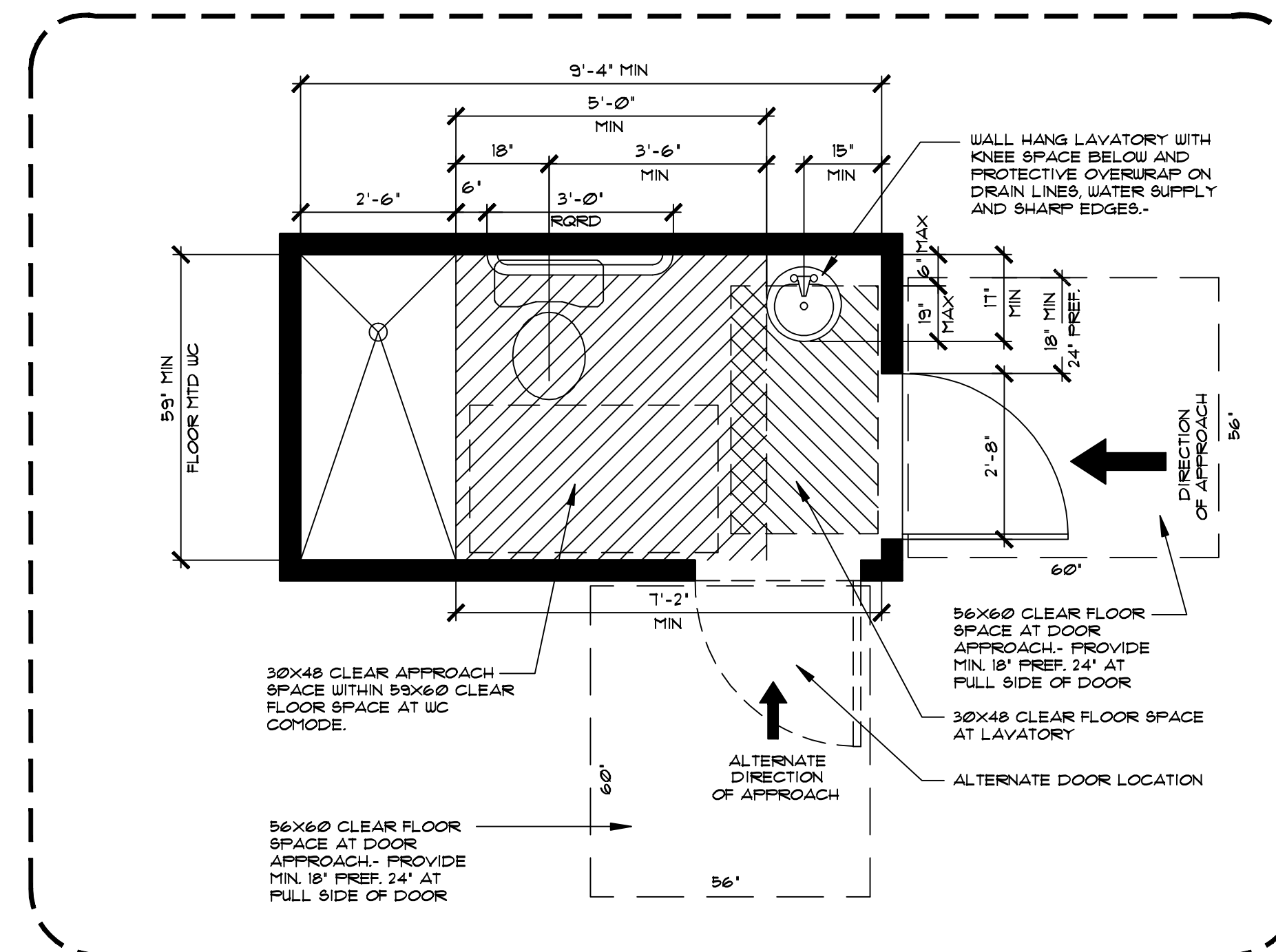


**REQUIRED MIN. FREE FLOOR SPACE
HOTEL ROOMS TYPE "A" ADA ACCESSIBLE**

TYPICAL WC. DETAIL

NOT TO SCALE

C-C
A-4-1

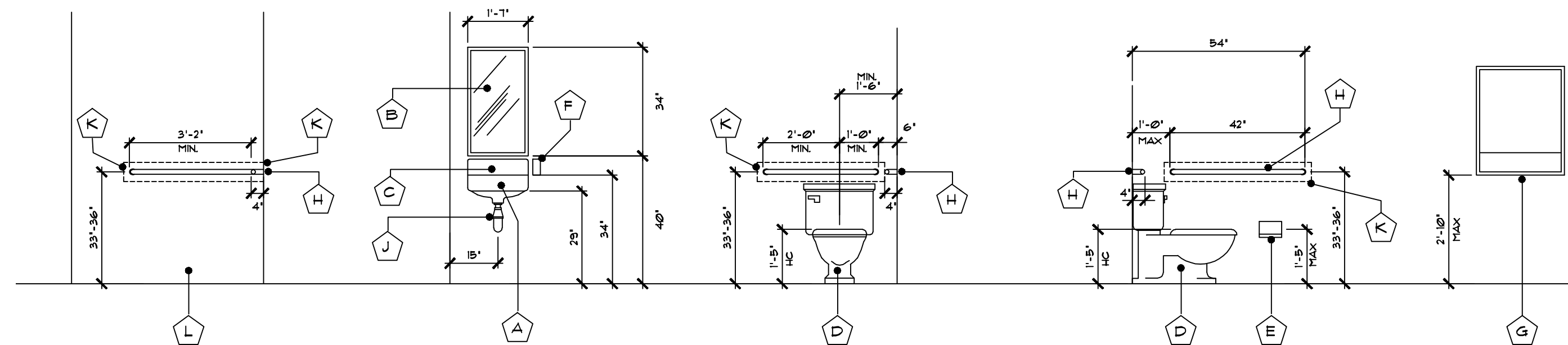


**REQUIRED MIN. FREE FLOOR SPACE
HOTEL ROOMS TYPE "B"**

TYPICAL WC. DETAIL

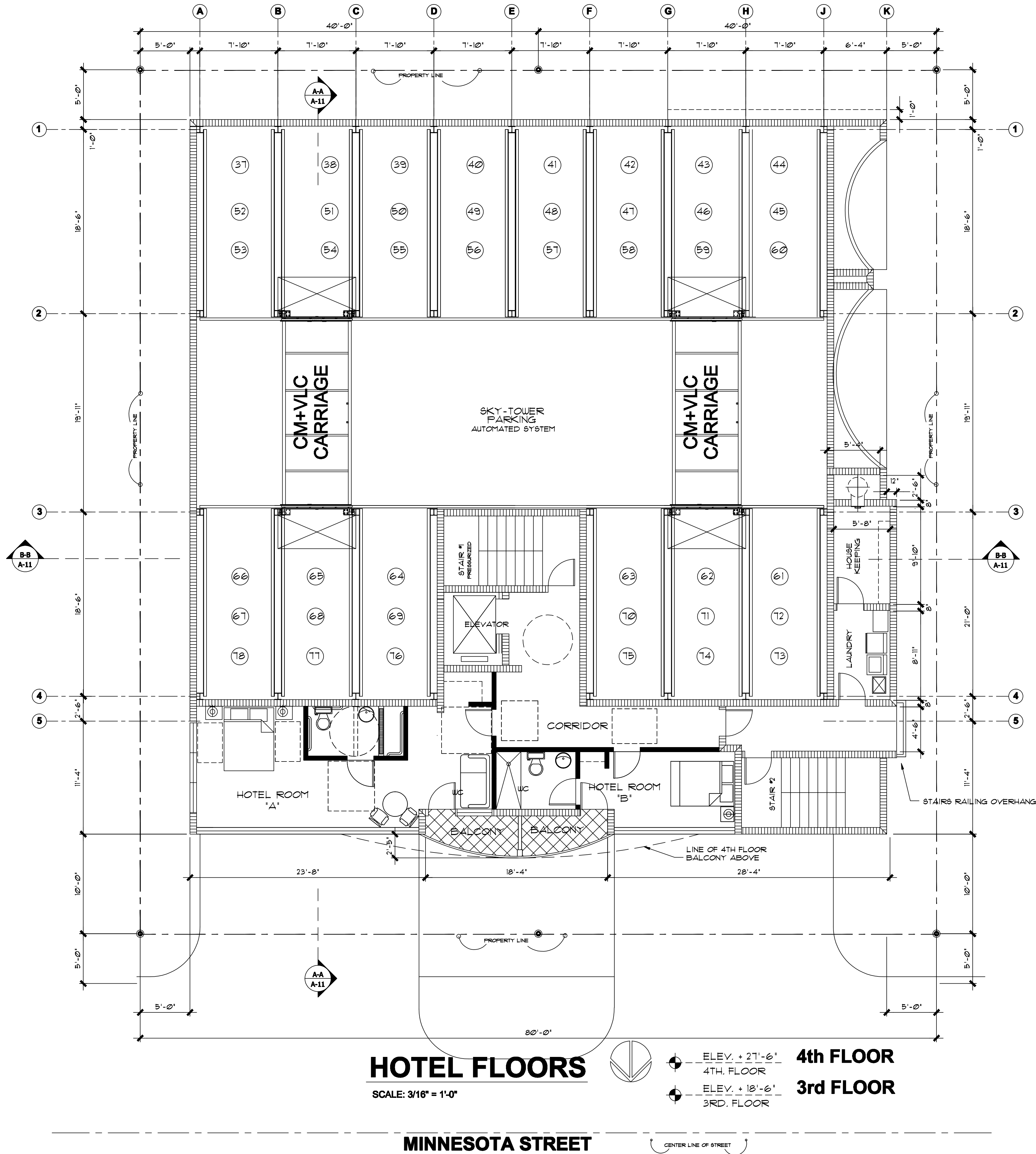
NOT TO SCALE

C-C
A-4-1



KEY NOTES

- | | |
|--|--|
| A WALL MOUNTED LAVATORY RIM OR COUNTER NO HIGHER THAN 34" ABOVE THE FINISH FLOOR.- 2014 FBC. 606-3 | F LIQUID SOAP DISPENSER |
| B MIRROR SHALL BE MOUNTED SLANTED OVER THE LAVATORY AND THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" ABOVE THE FINISH FLOOR.- 2014 FBC. 603-3 | G SEAT COVER DISPENSER |
| 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 | 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 603 GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.- 603-6 |
| D HANDICAP TOILET WITH TOP OF THE SEAT BETWEEN 17" AND 19" AFF 2014 FBC. SEC. 604-4 | 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 |
| E SURFACE MOUNTED TOILET TISSUE DISPENSER | K REINFORCED AREAS INSIDE PARTITION WALLS FOR INSTALLATION OF GRAB BARS.- 2014 FBC 603-8 |
| | L CONTINUOUS DRAIN BARRIER FREE SHOWER |



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

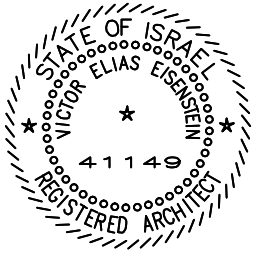
ALLOWED PROJECTIONS AND OVERHANGS
MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING
ALLOWED: 25% = 2'-6"
PROVIDED: 20% = 2'-5"
MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING
ALLOWED: 25% = 1'-3"
PROVIDED: 20% = 1'-0"

HOTEL FLOORS

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

- ELEV. + 27'-6" 4th FLOOR
- ELEV. + 18'-6" 3rd FLOOR

MINNESOTA STREET



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THE BLUE BUILDING
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HOLLYWOOD, FLA. 33019

REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT
BOARD
SUBMITTAL

SCALE:
AS INDICATED

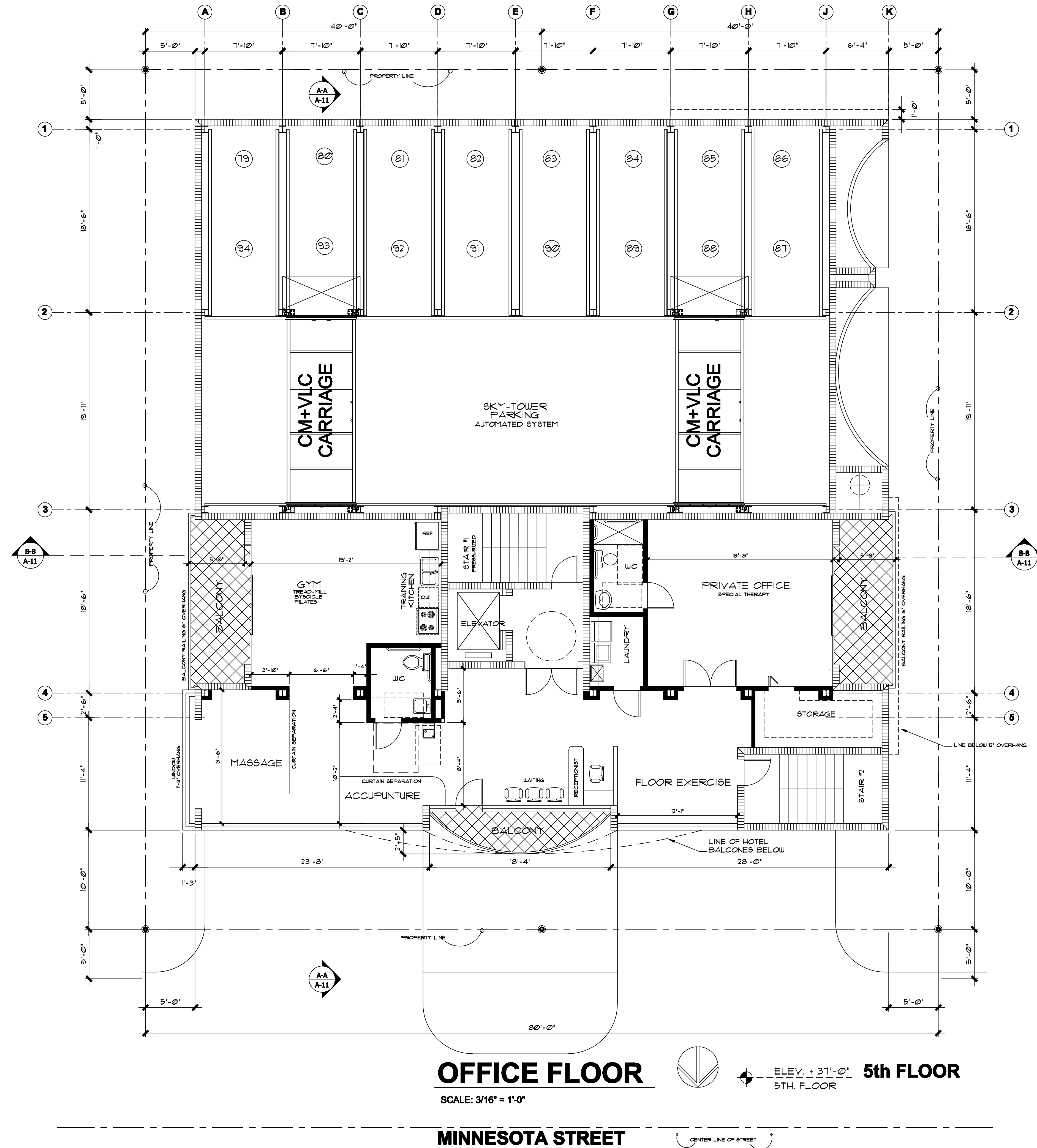
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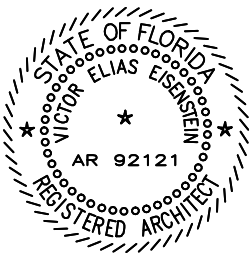
PAGE No:

A-5



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'-5"
MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING
ALLOWED: 25% ± 1'-3"
PROVIDED: 20% ± 1'-0"



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NATALIE P. VEE

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A-6

MINNESOTA STREET



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EXECUTIVE HOTEL SUITE AND OFFICE

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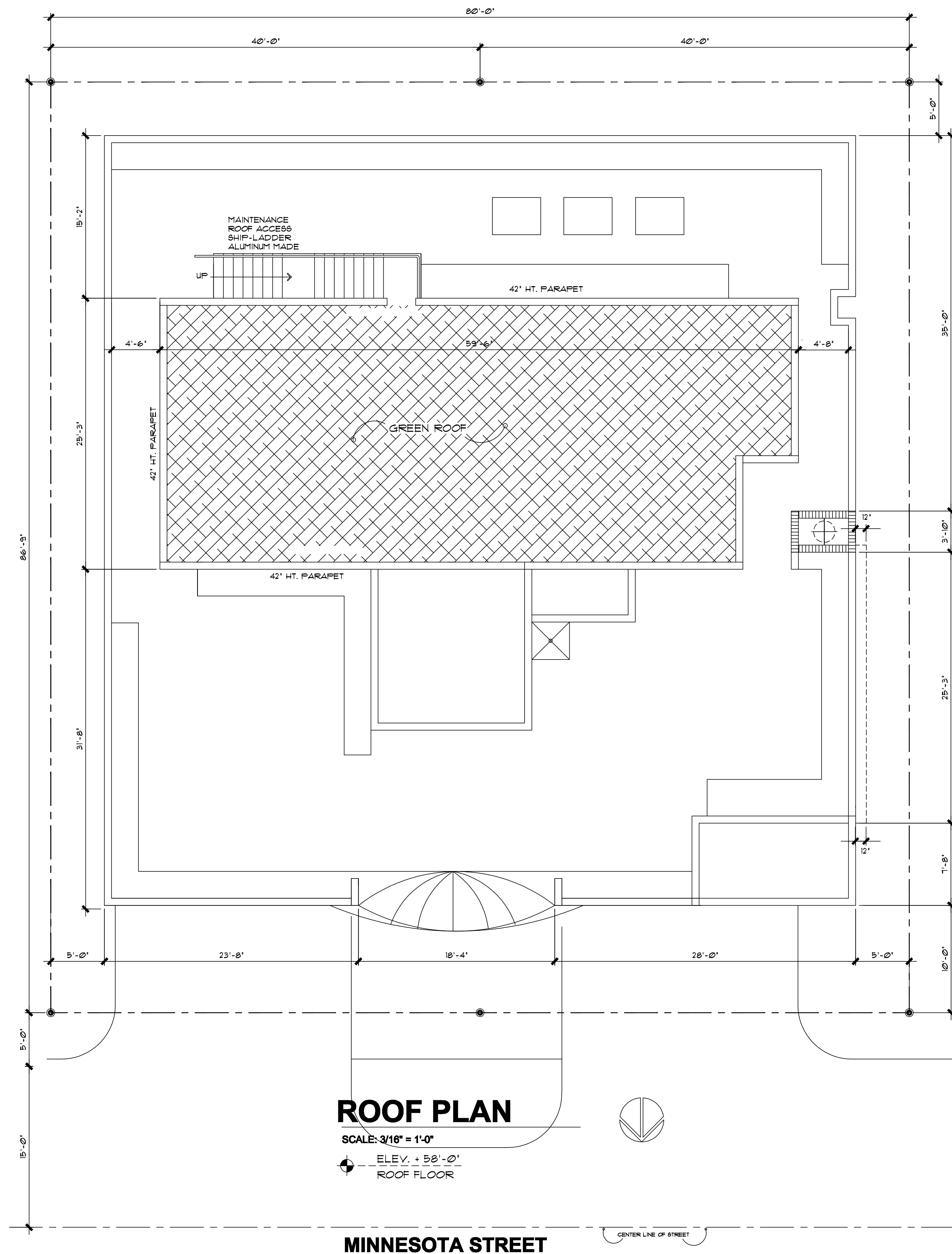
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PAGE No:

A-8

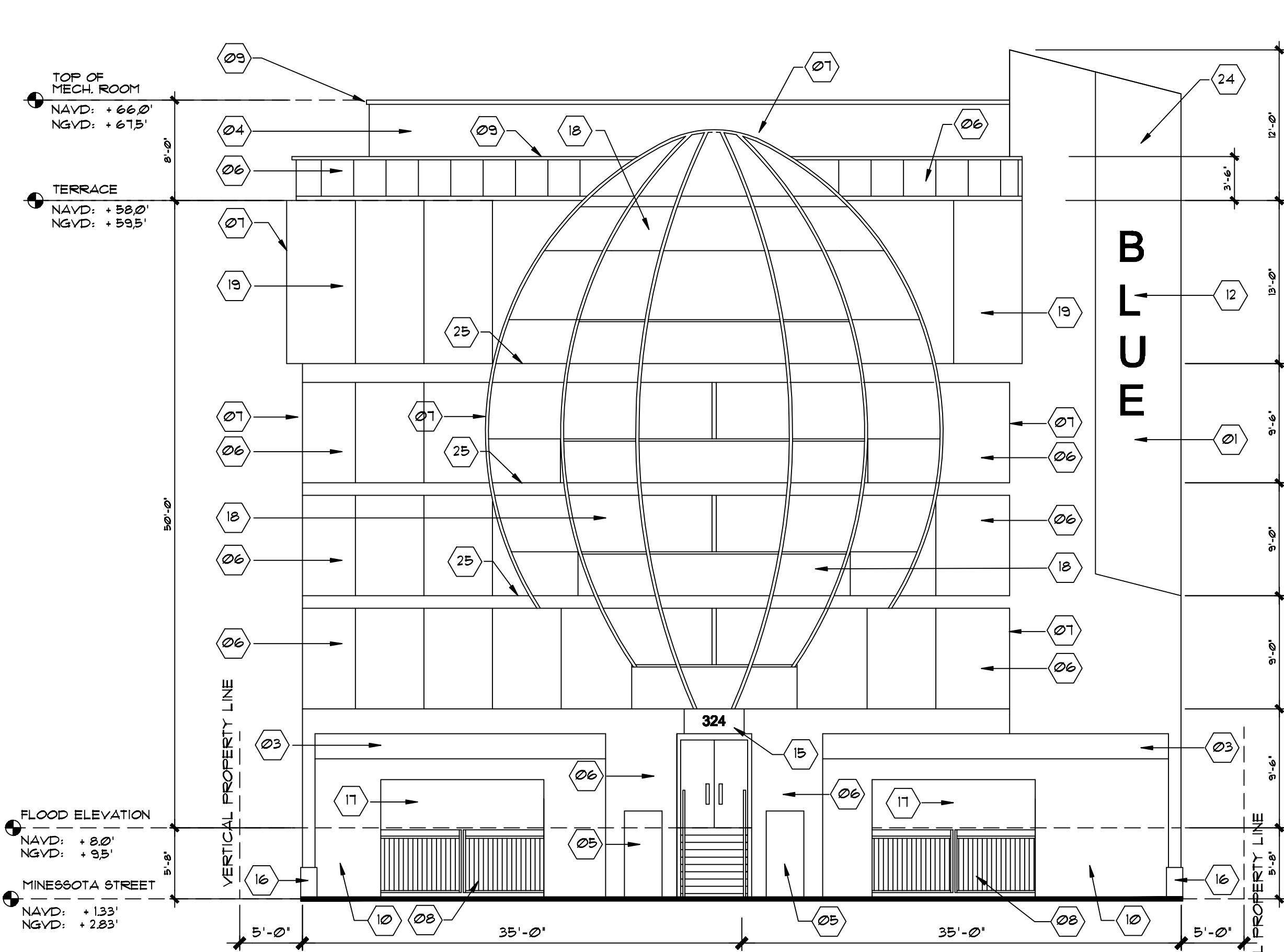


ROOF PLANTING

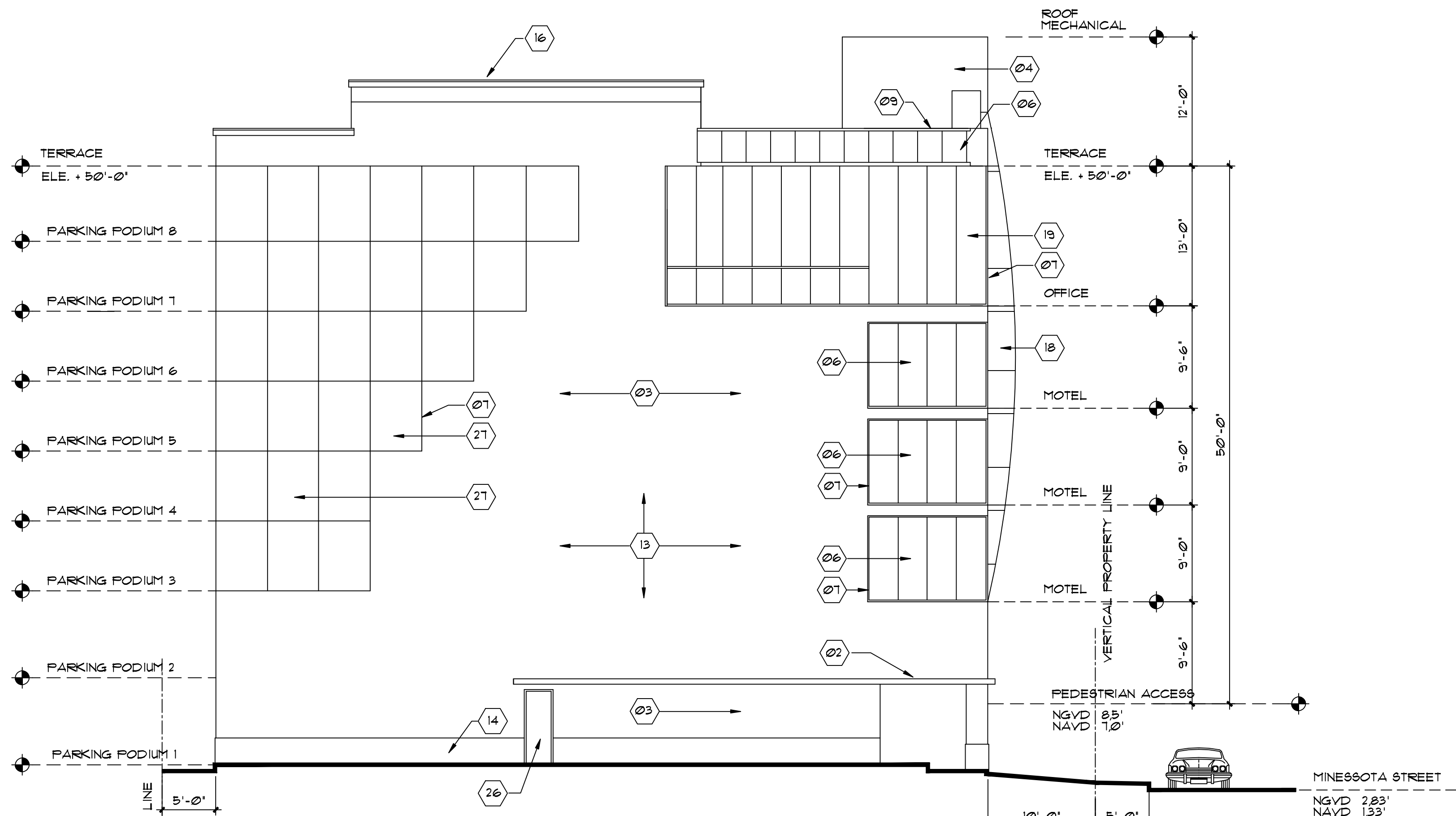
SOD LAWN IS ONLY PROVIDED ON THE
ROOF AREA AND TO BE IRRIGATED BY
AUTOMATED SYSTEM
IRRIGATION AND PLANTING DETAILS WILL BE
PROVIDED IN THE LANDSCAPED DRAWINGS

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



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



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

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

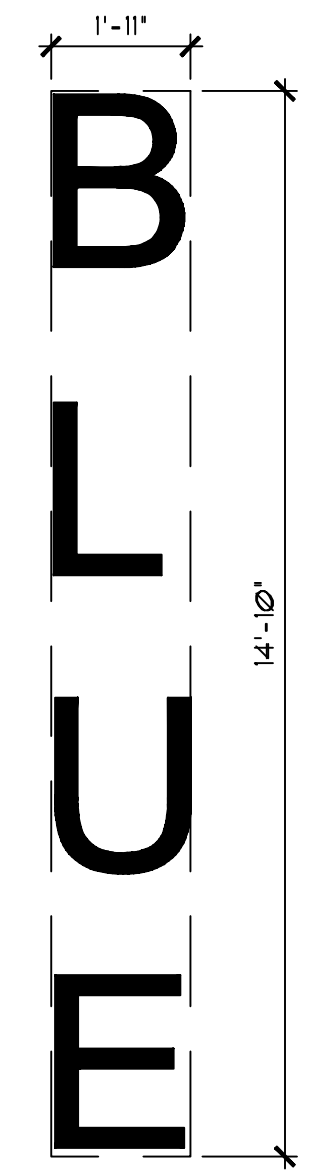
SECONDARY SIGN

ADDRESS NUMBER
ALLOWED 6' AT GROUND FLOOR OR 24' MAX ON PARAPET AT 3 STORY BLDGS OR HEIGHER

SIGNAGE PROPOSED

AREA 2830 SF ALLOWED= 30 SF
HEIGHT 38'-6" ABOVE SIDEWALK
TYPE INDIVIDUAL CARVED LETTERS
MATERIALS CONCRETE
INDIRECT ILLUMINATED LETTERS

SIGNAGE IS SUBJECT TO A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR



**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 FMS 293
- 02 TEXTURED STUCCO SURFACE FINISH- SW-6793 BLUE BELL- PANTONE FMS 292
- 03 SMOOTH STUCCO SURFACE FINISH- SW-6791 LAUREN'S SURPRISE- PANTONE FMS 290
- 04 SMOOTH STUCCO SURFACE FINISH- SW-1006 EXTRA WHITE
- 05 EXTERIOR USE ALUMINUM GLASS DOOR AND FRAME

- 06 MOTEL WINDOW GLASS DARK-GRAY TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
- 07 WINDOW ULTREX FIBERGLASS FRAMES SW-1075 WEB GRAY PANTONE FMS 431
- 08 ULTREX FIBERGLASS SLIDING GATE SW-1075 WEB GRAY PANTONE FMS 431
- 09 ULTREX FIBERGLASS RAILING SW-1075 WEB GRAY PANTONE FMS 431
- 10 TEXTURED STUCCO FINISH SW-6794 FLYWAY PANTONE FMS 285
- 11 SMOOTH CONCRETE FINISH NATURAL COLOR GREY
- 12 2830 SF SIGNAGE 2'-6" X 1'-10" INDIVIDUAL CARVED LETTERS INDIRECT ILLUMINATED SIGNAGE AT 38'-6" HT ABOVE SIDEWALK

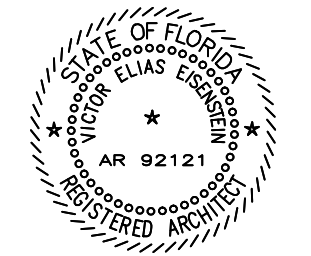
- 13 1/2" SCORE LINES ON STUCCO AS NEEDED
- 14 36" HT. APRON 1" STUCCO REVEAL SW-6794 FLYWAY- PANTONE FMS 285
- 15 MAIN ENTRANCE STAINLESS STEEL PLAQUE AND ADDRESS NUMBER
- 16 KEYSTONE MOLDING SMOOTH FINISH
- 17 EMPTY SPACE
- 18 SPHERICAL ALUMINUM AND LIGHT BLUE-TINTED GLASS WIND RESISTANT STOREFRONT 2'-5" OVERHANG
- 19 OFFICE WINDOW GLASS SMOKED BLACK TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
- 20 RECESSED SPHERICAL SHAPE PAINTED CONCRETE NATURAL COLOR

- 21 RECESSED SEPARATION SPACE BETWEEN SPHERES FINISH IN TEXTURED STUCCO PAINTED COLOR SW-1075 WEB GRAY PANTONE FMS 431
- 22 HALF-MOON PERIMETER LED LIGHT LINE-FIXTURE SW-6920 CENTER STAGE- PANTONE FMS 315
- 23 HALF-MOON PERIMETER LED LIGHT LINE-FIXTURE SW-6901 FORSYTHIA PANTONE FMS 109
- 24 30 DEGREES BEVELED SURFACE FOR CARVED LETTERS OF SINGAGE
- 25 CONCRETE SLAB ALLOWED OVERHANG MAX 2'-3"
- 26 EXTERIOR METAL DOOR FRAME AND DOOR PAINT COLOR WHITE
- 27 PARKING CLEAR GLASS WINDOWS LARGE MISSILE IMPACT RESISTANT

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

VEE
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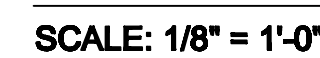
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PAGE No:

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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

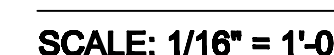
ALL COLORS BY SHERWIN WILLIAMS EXTERIOR USE
PAINTS OR SIMILAR

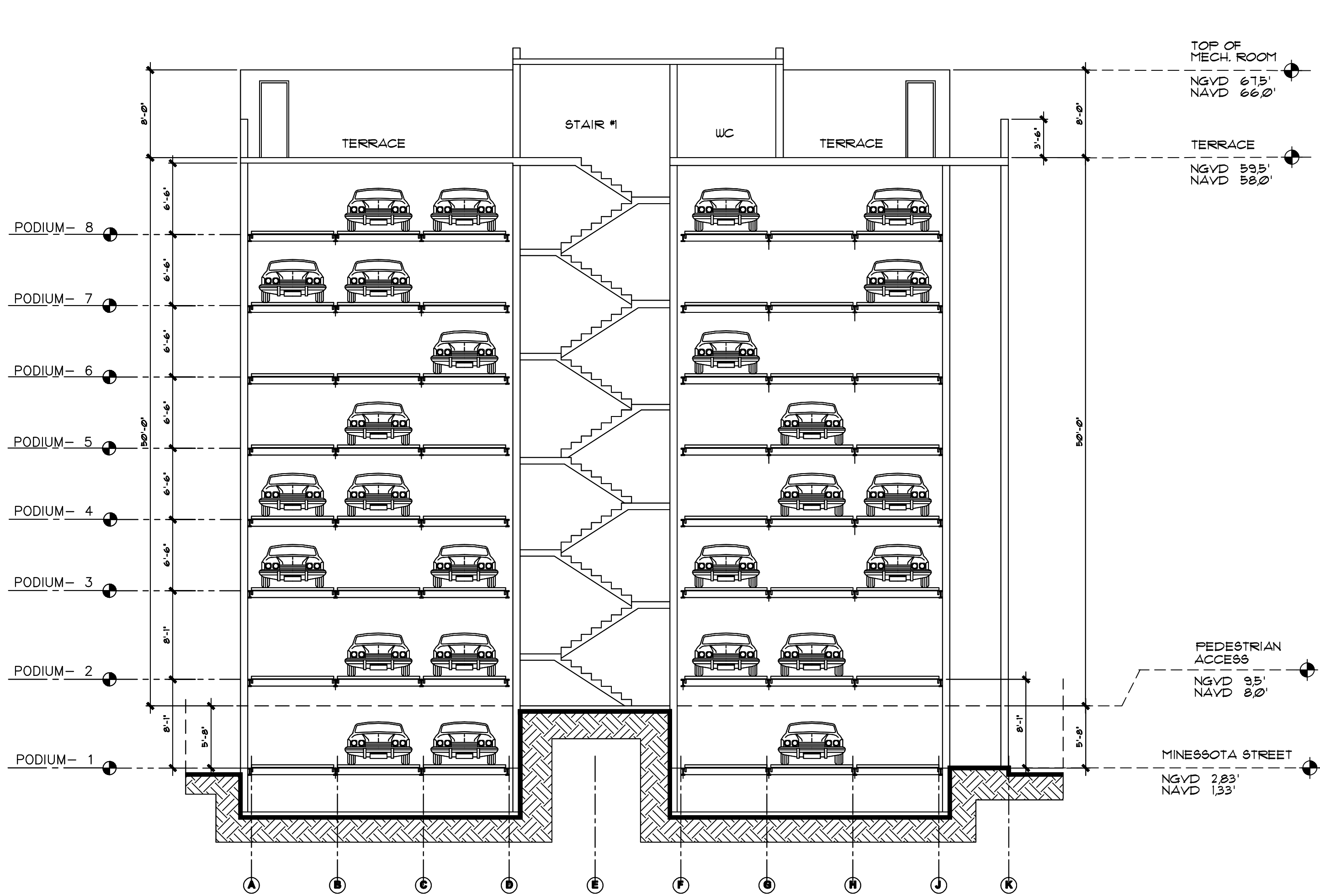
- | | |
|----|---|
| 01 | CONCRETE STRUCTURE GLAZED WITH REFLECTIVE ALUMINUM PANELS COLOR SW-6358 DYNAMIC BLUE. - FANTONE FMS 232 |
| 02 | TEXTURED STUCCO SURFACE FINISH. SW-6793 BLUE BELL. - FANTONE FMS 232 |
| 03 | SMOOTH STUCCO SURFACE FINISH. SW-6791 LAUREN'S SURFRISE. - FANTONE FMS 232 |
| 04 | SMOOTH STUCCO SURFACE FINISH. SW-1006 EXTRA WHITE |
| 05 | EXTERIOR USE ALUMINUM GLASS DOOR AND FRAME |

- | | |
|----|---|
| 06 | MOTEL WINDOW GLASS DARK-GRAY TINTED
WINDOW LARGE MINIMAL IMPACT RESISTANT |
| 07 | WINDOW ULTREX FIBERGLASS FRAMES SW-16
WEB GRAY
PANTONE PMS 431 |
| 08 | ULTREX FIBERGLASS SLIDING GATE SW-1075
WEB GRAY
PANTONE PMS 431 |
| 09 | ULTREX FIBERGLASS RAILING SW-1075 WEB
GRAY PANTONE PMS 431 |
| 10 | TEXTURED STUCCO FINISH SW-6194 FLYWAY
PANTONE 285C |
| 11 | SMOOTH CONCRETE FINISH NATURAL COLOR
GREY |
| 12 | 2830 GF SIGNAGE 2'-6" X 1'-10" INDIVIDUAL
CARVED LETTERS INDIRECT ILLUMINATED
SIGNAGE AT 38'-6" HT ABOVE SIDEWALK |

- | | |
|----|---|
| 13 | 1/2" SCORE LINES ON STUCCO AS NEEDED |
| 14 | 36" HT. APRON 1" STUCCO REVEAL SW-6794
FLYUAT-. PANTONE FMC 283 |
| 15 | MAIN ENTRANCE STAINLESS STEEL PLAQUE AND
ADDRESS NUMBER |
| 16 | KEYSTONE MOLDING SMOOTH FINISH |
| 17 | EMPTY SPACE |
| 18 | SPHERICAL ALUMINUM AND LIGHT BLUE-TINTED
GLASS WIND RESISTANT STOREFRONT 2'-5"
OVERHANG |
| 19 | OFFICE WINDOW GLASS SMOKE BLACK TINTED
WINDOWS LARGE MISSILE IMPACT RESISTANT |
| 20 | RECESSED SPHERICAL SHAPE PAINTED
CONCRETE NATURAL COLOR |

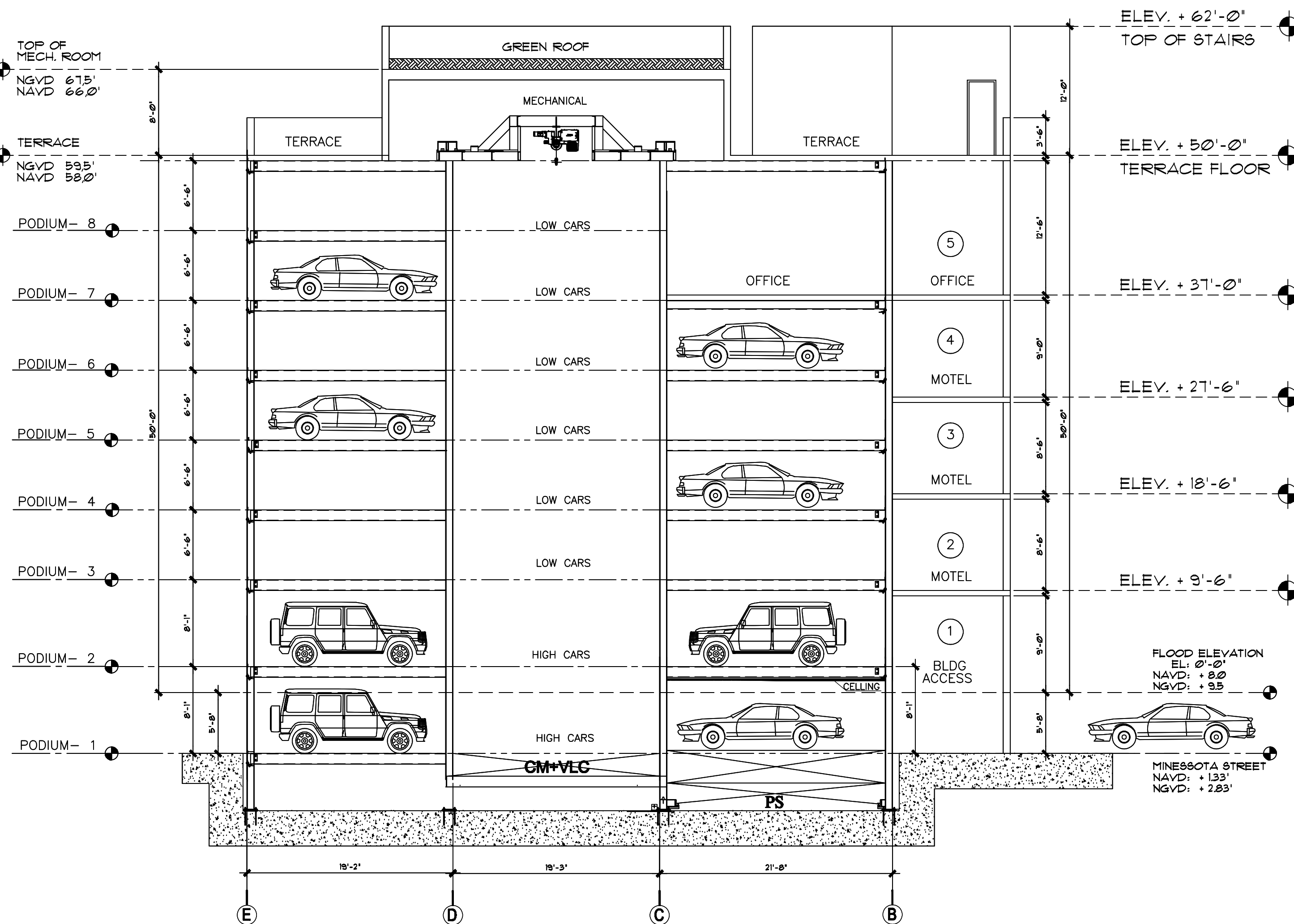
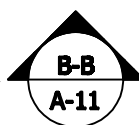
- 21 RECESSED SEPARATION SPACE BETWEEN SPHERES FINISH IN TEXTURED STUCCO PAINTED COLOR SW-1015 WEB GRAY PANTONE PM8 431
- 22 HALF-MOON PERIMETER LED LIGHT LINE-FIXTURE SW-620 CENTER STAGE.- PANTONE PM5 315
- 23 HALF-MOON PERIMETER LED LIGHT LINE-FIXTURE SW-690T FORSYTHIA PANTONE PM5 103
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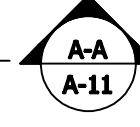
SECTION

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

VEE

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BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE
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STATE OF FLORIDA
VICTOR ELIAS EISENSTEIN, AIA
AR 11149
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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:
2-27-2017

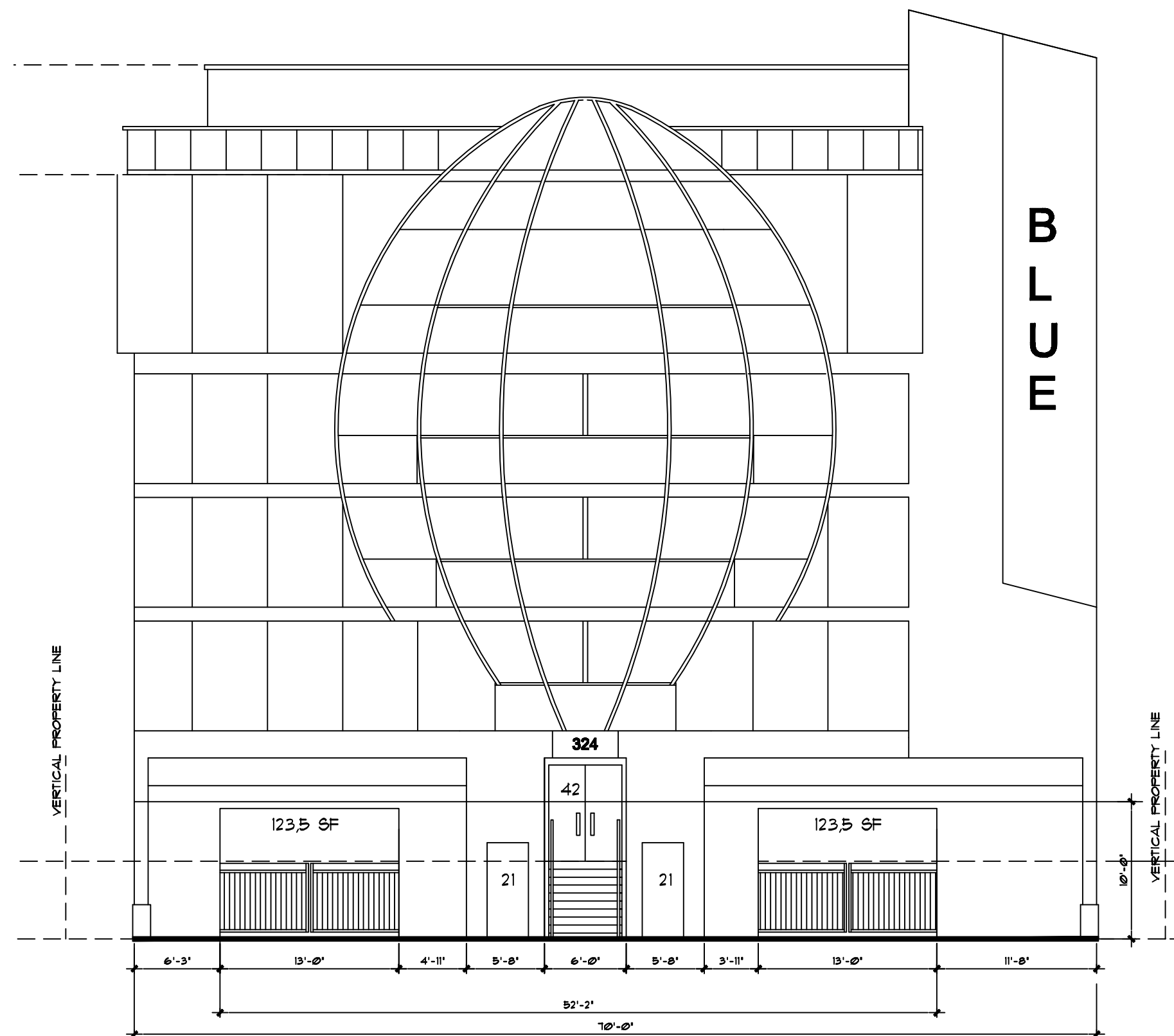
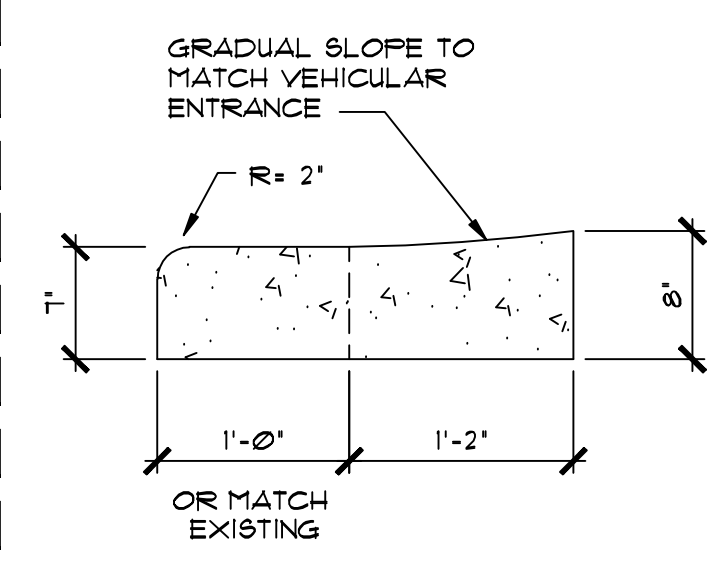
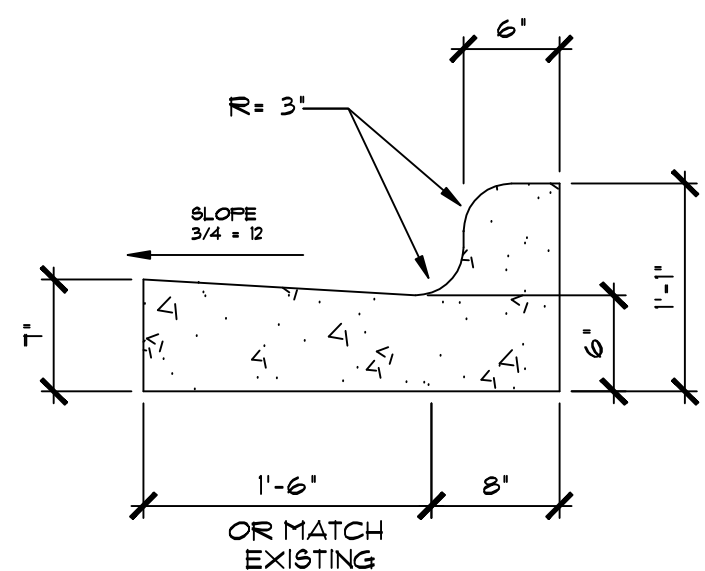
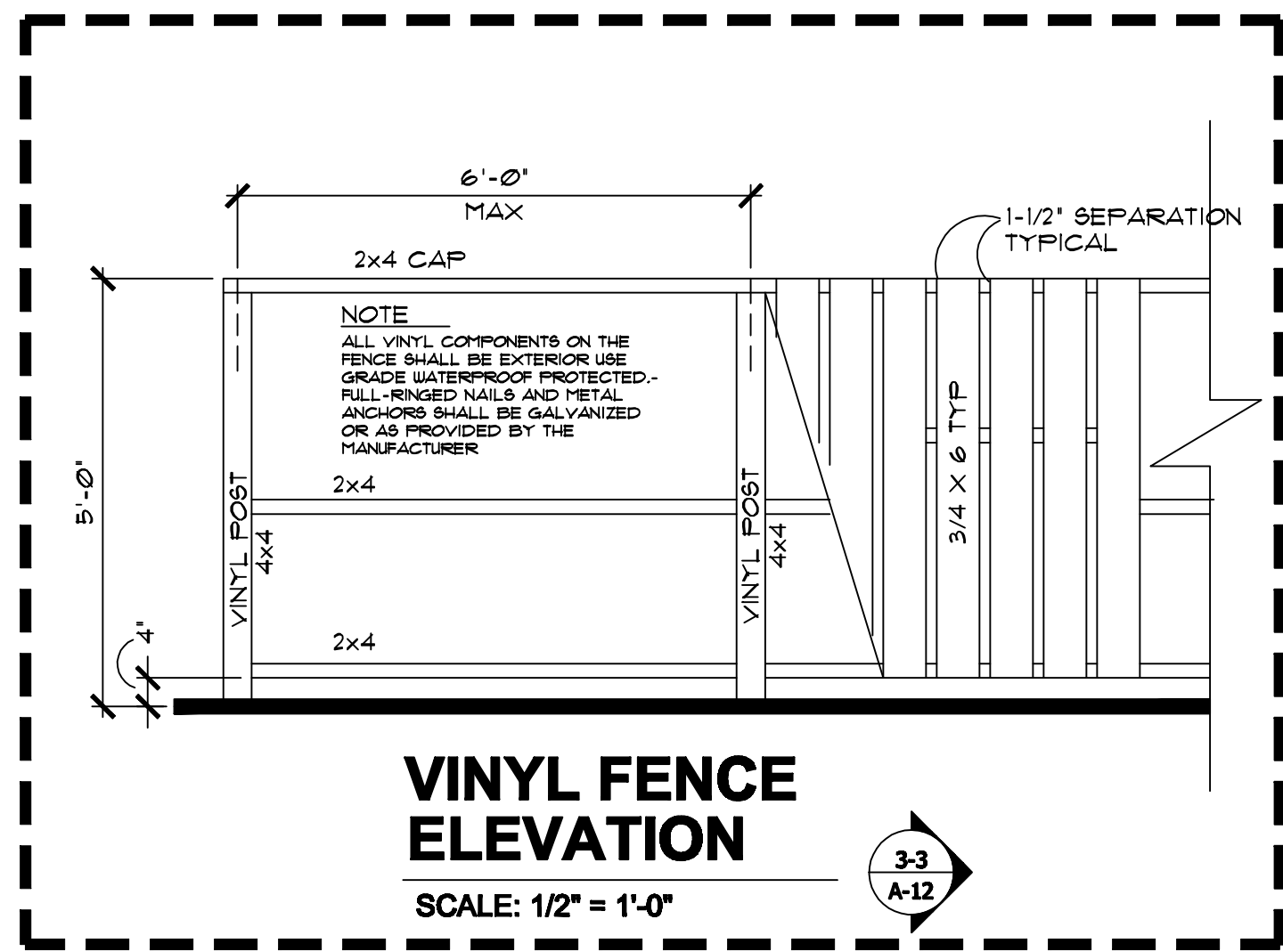
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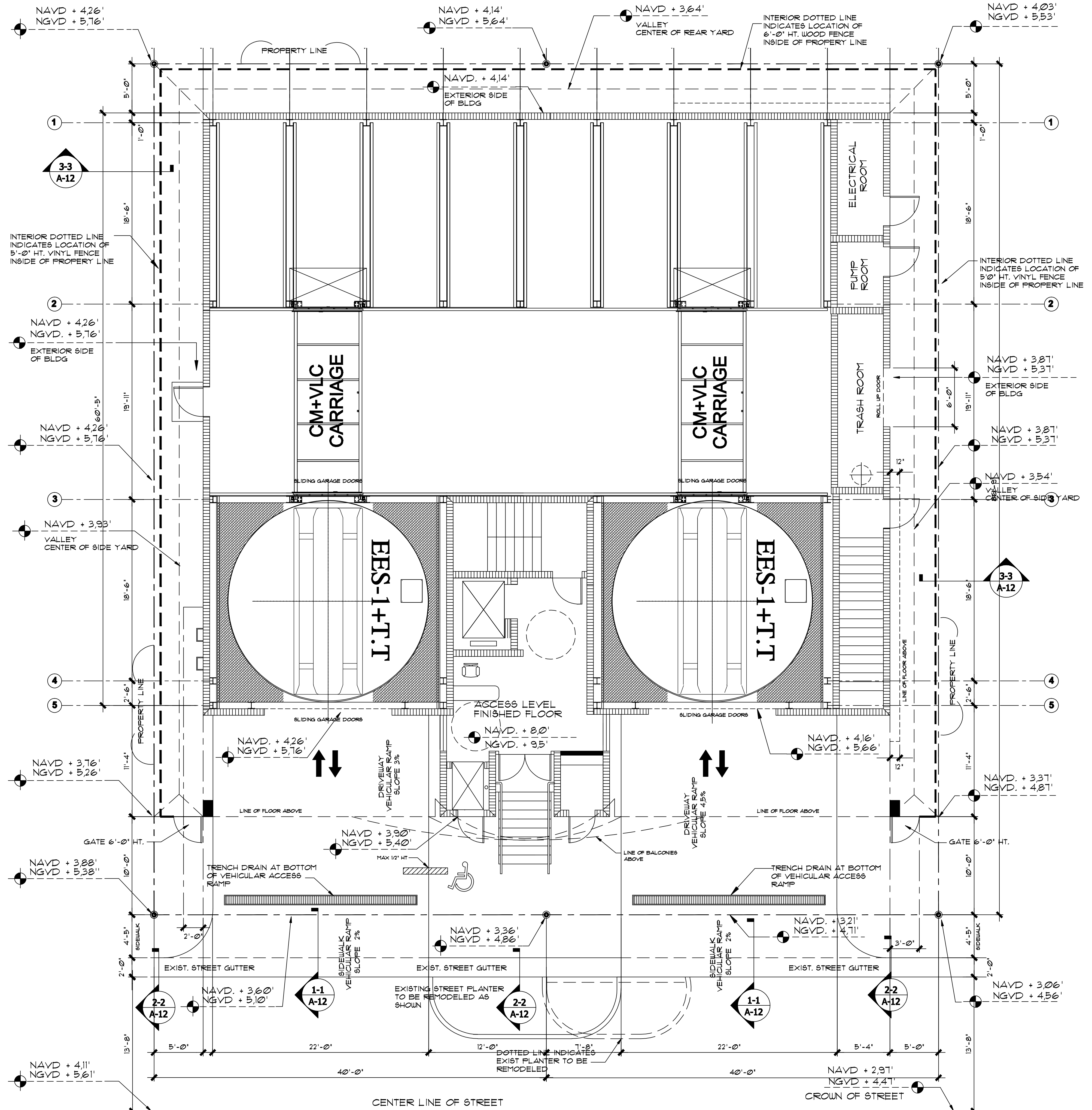
A-11



BUILDING FRONTAGE	10'-0"
60% REQUIRED =	42'-0"
PROVIDED =	58'-4"

ACTIVE LINERS TRANSPARENCY

BUILDING FRONTAGE	52'-2" x 10'-0" HT. = 521 SF.
50% REQUIRED =	260.8 SF
PROVIDED =	331 SF

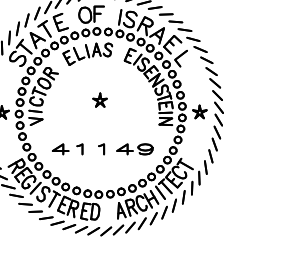
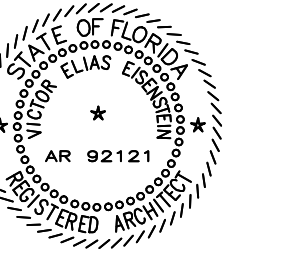


MINNESOTA STREET SITE GRADING

RAINWATER IS KEPT INSIDE THE PROPERTY
SCALE: 3/16" = 1'-0"

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REVISIONS:
TAC & PDB

SUBMITTAL:
DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

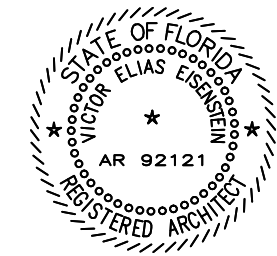
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BOARD
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SCALE:
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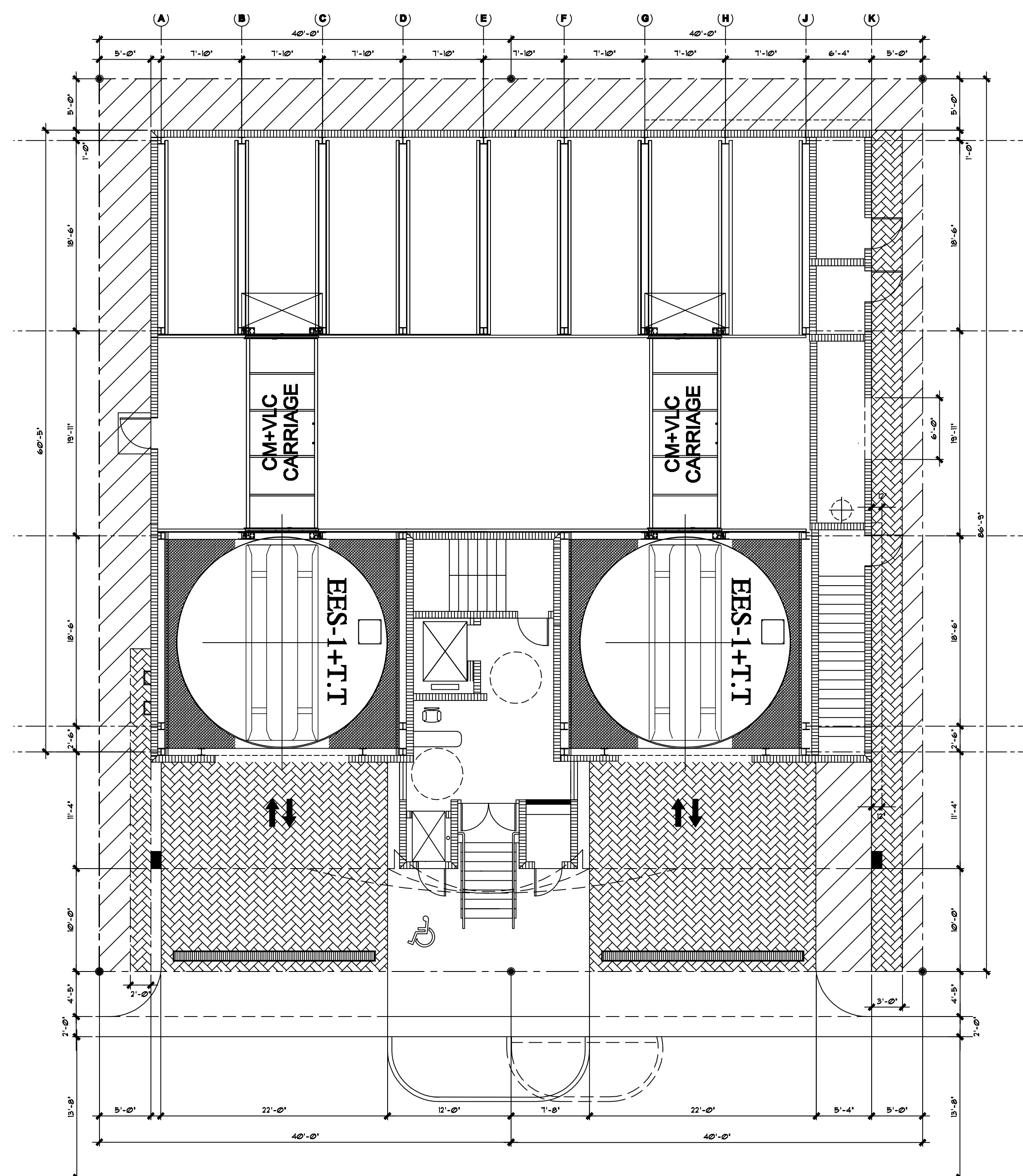
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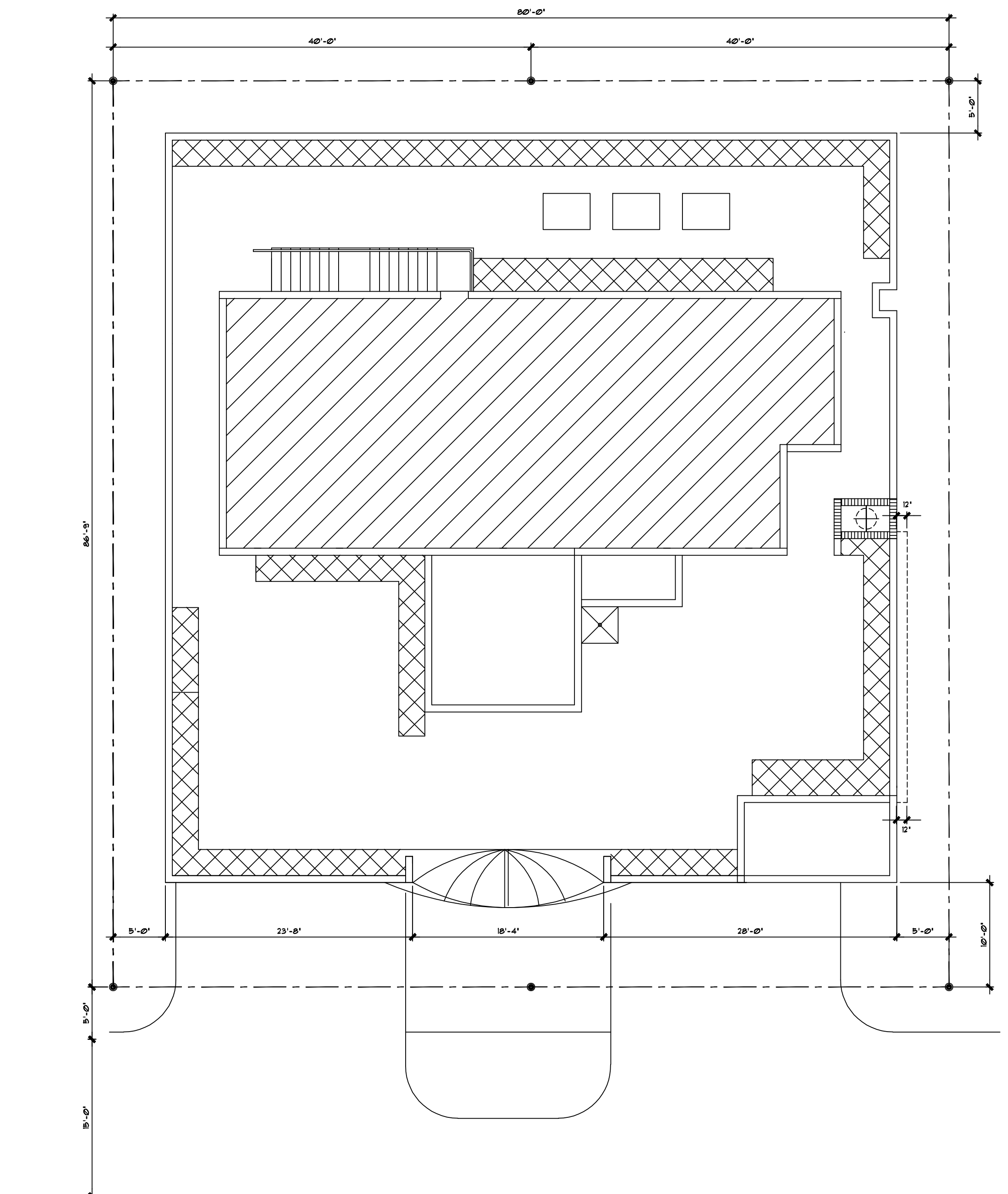


GROUND FLOOR PERVIOUS AREAS

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

NOTE:
SEE PAGE A-14 FOR PERVIOUS AREAS CALCULATIONS
AT GROUND AND ROOF FLOOR

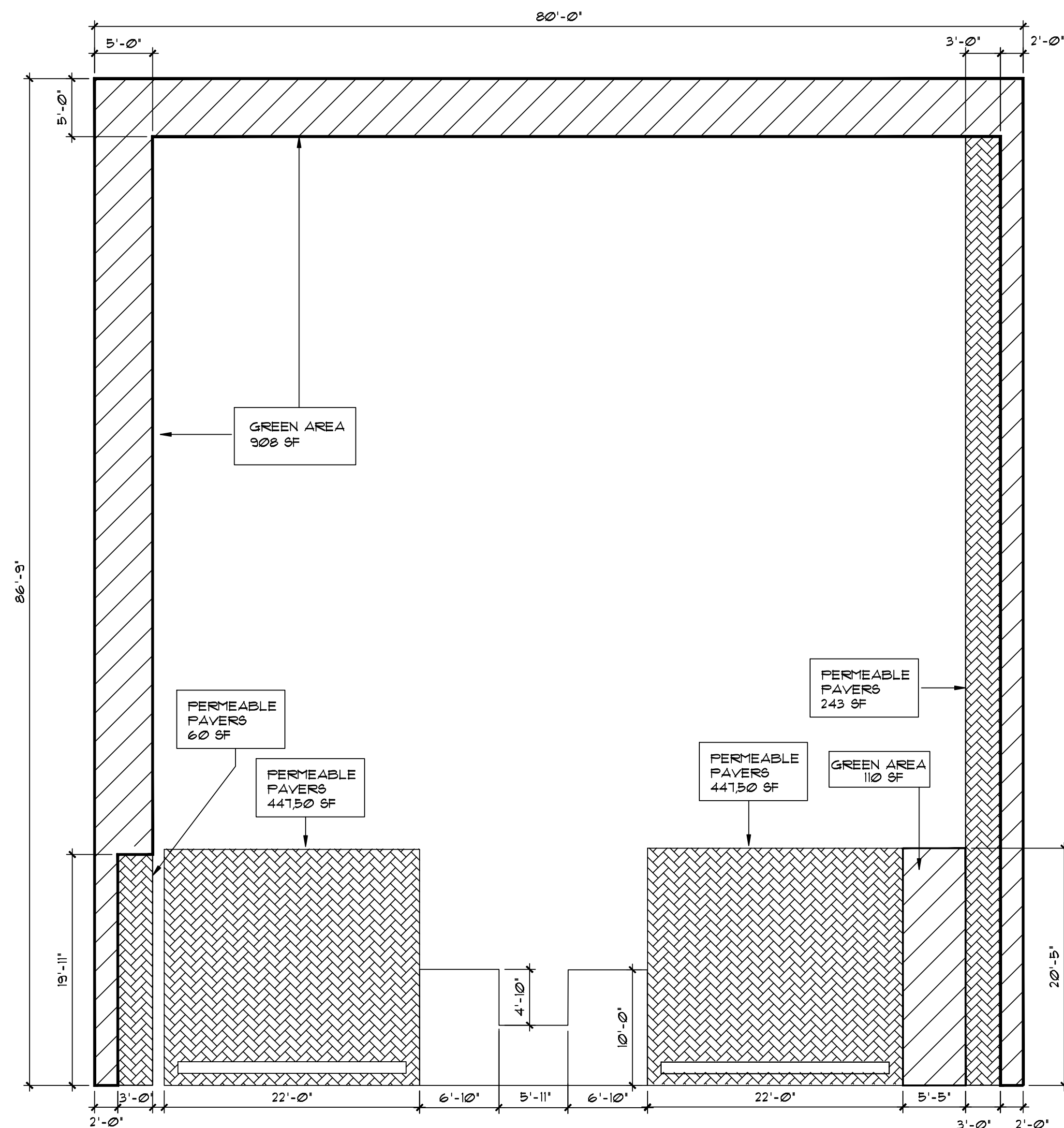
PERVIOUS PAVERS
GREEN SOD LAWN
PLANTERS



TERRACE AND ROOF PERVIOUS AREAS

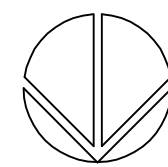
SCALE: 1/8" = 1'-0"

ELEV. + 50'-0"
TERRACE FLOOR



GROUND FLOOR PERVIOUS AREAS

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



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 %

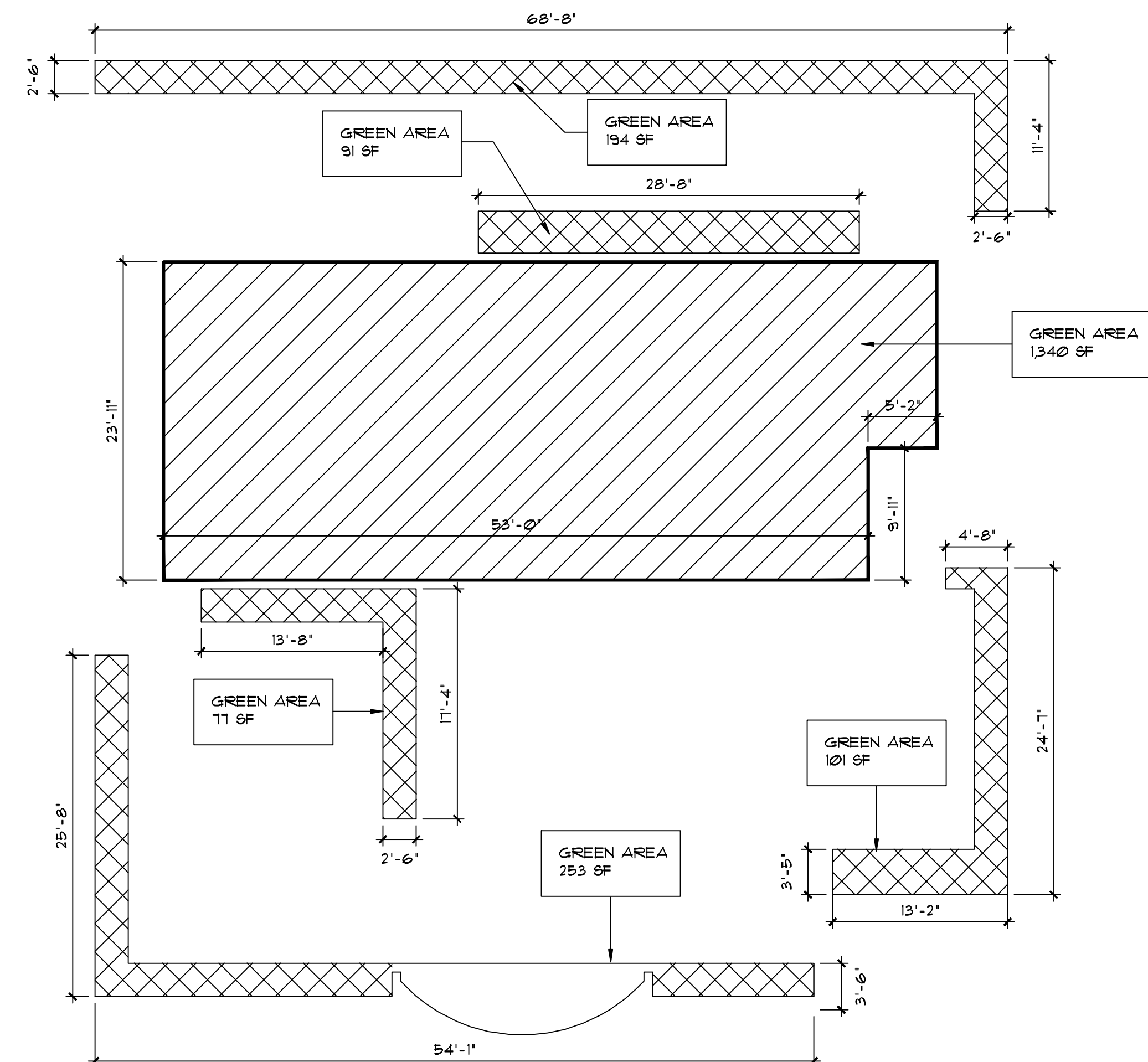
TERRACE AND ROOF PERVIOUS AREA CALCULATION

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	4,272 SF	61.59 %
PERVIOUS AREAS		

KEY NOTES:

-  PERVIOUS PAVERS
-  GREEN SOD LAWN
-  PLANTERS



TERRACE AND ROOF PERVIOUS AREAS

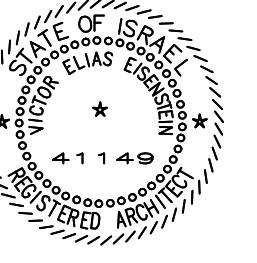
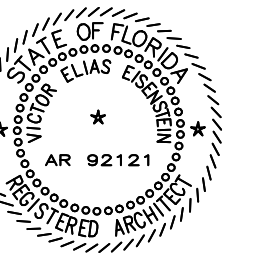
SCALE: 1/8" = 1'-0"



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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TAC & PDB

SUBMITTAL:

**DEVELOPMENT
BOARD
SUBMITTAL**

SCALE: AS INDICATED

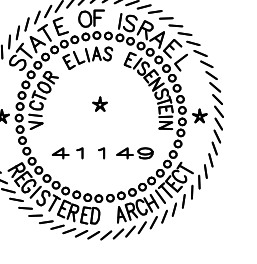
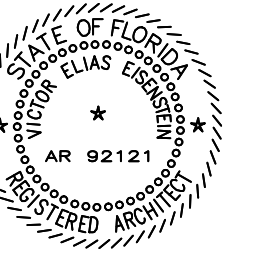
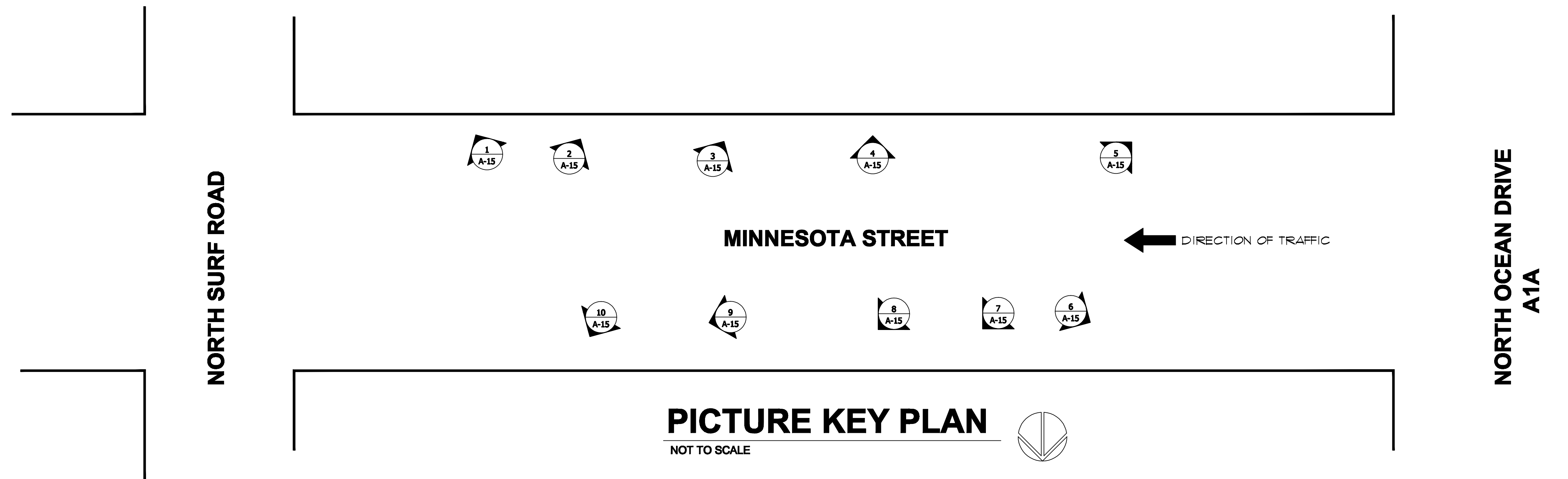
DATE: 2-27-2017

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A-14



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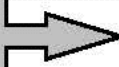

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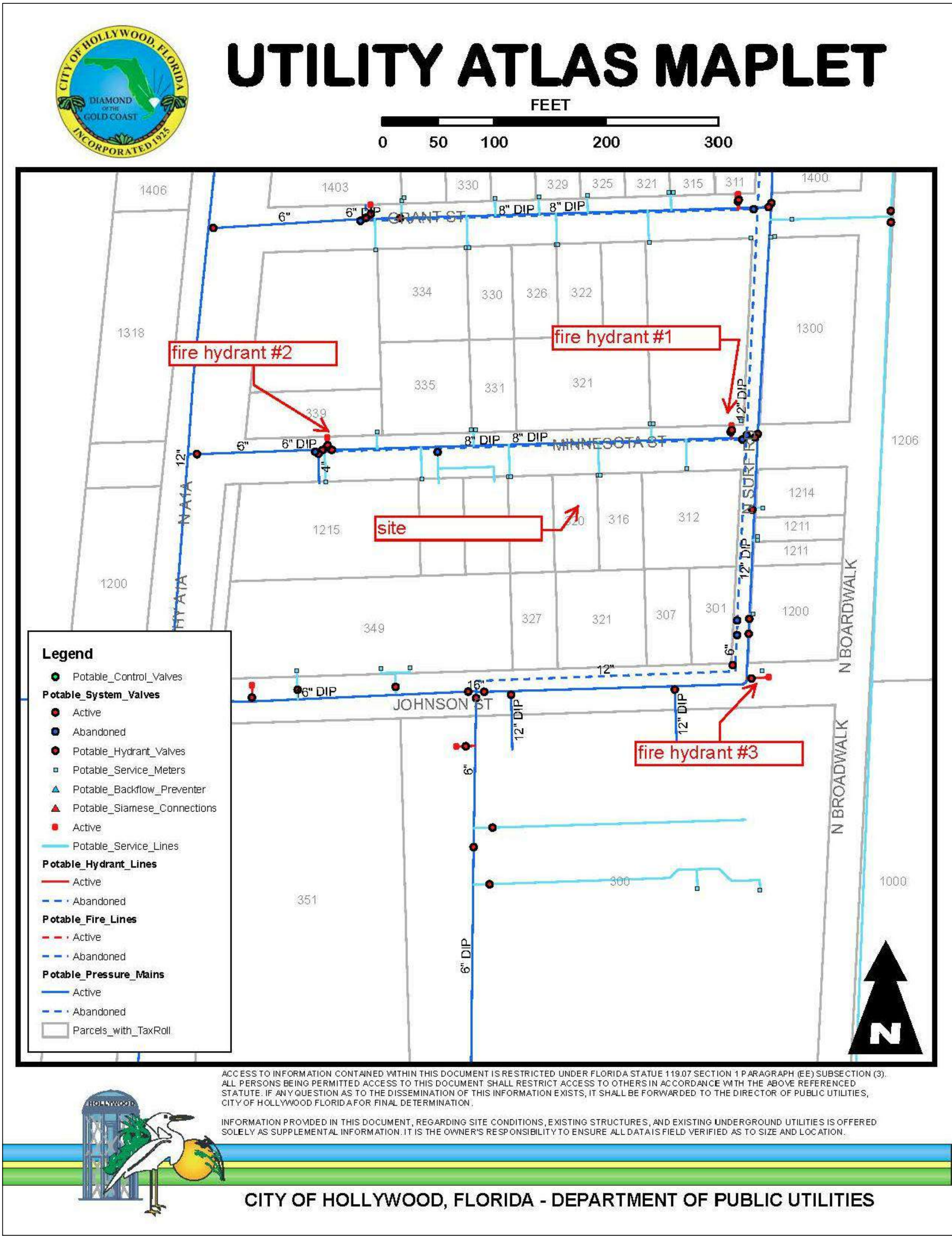
Hydrant Flow Test Procedure

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	



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SCALE: AS INDICATED


DATE: 12-27-2016

PROJECT No:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

C-5



Albert Riddle, LA6666690

1. 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.
2. ALL MULCH MATERIAL WILL BE TOP GRADE, STERILIZED, FREE OF SEEDS, PESTS, AND MOLD.
3. PLANT BEDS SHALL BE TOPPED WITH A MINIMUM OF 3" OF SHREDED MULCH (PREFERABLY PINE BARK) NON-COLOR OR 'NATURAL' UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
4. ALL GUYING AND BRACING OF TREES TO USE 2X2X36" STAKES WITH BLACK GUYING STRAPS SECURED WITH MIN. 8" LOOP; TO TREE TRUNK ABOVE FIRST BRANCH, UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
5. 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.
6. PLANT BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER GROWTH UPON COMPLETION OF LANDSCAPE INSTALLATION.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS PRIOR TO BID. IN THE EVENT OF DISCREPANCY THE PLAN SHALL PREVAIL OVER THE BILL OF MATERIALS LIST.
8. 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.
9. LANDSCAPE PLAN IS A GRAPHIC DEPICTION OF INTENT AND MAY BE ALTERED BASED ON PLANT AVAILABILITY AND FIELD CONDITIONS UPON APPROVAL OF LANDSCAPE ARCHITECT.
10. 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.

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