

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

**DATE:** June 8, 2017

**FILE NO.:** P-17-10

**TO:** Planning and Development Board

**VIA:** Alexandra Carcamo, Principal Planner



**FROM:** Jean-Paul W. Perez, Planning Administrator

**SUBJECT:** Continued item from the April 13, 2017, meeting (16-DPV-49)

---

**EXPLANATION:**

File No. 16-DPV-49 ("Blue Building") was originally heard by the Planning and Development Board ("Board") on February 9, 2017, at which time the Applicant requested a continuance to work on design issues. The Blue Building was continued time and date certain to April 13, 2017. On April 13, 2017, the Blue Building was continued again due to further concerns with design, also time and date certain, to June 8, 2017. The current submittal by the Applicant is intended to address the concerns of the Board regarding design. Attached you will find the current, revised submittal package, the previous revised submittal package from April 13, 2017, and the original Board package.

**ATTACHMENTS:**

Attachment II: Revised Submittal Package

Attachment II: Revised Submittal Package from April 13, 2017

Attachment III: Planning and Development Board Package

# ATTACHMENT I

## Revised Submittal Package

# VEEarchitecture corp.

VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC

A R C H I T E C T

Project management, Planning, Quality Control, Residential, Commercial, Hotel, Bar, Restaurant, Retail, Healthcare

[www.veearch.com](http://www.veearch.com)

State of Florida business license AA26001709

State of Florida registered Architect AR92121

1111 Park Centre Blvd. suite 105-B, Miami Gardens, Fla. 33169 ph:305-625-0007 cell:786-229-1318 [victor@veearch.com](mailto:victor@veearch.com)

## Professional registrations

The council of Engineers and Architects of the State of Israel.- #41149

The National Board of Architects of the Republic of Colombia.- #1258

The DBPR State of Florida, Board of Architecture.- #AR92121

State of Florida Business License #AA26001709

Miami-Dade County Small Business Development #12911

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  
Institute of Architects



May 9th. 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

Following recommendations from the Planning Department at the last Blue Building submittal of April 13th. 2017, the Development Board concurred for "continuance" and to allow the Owner to review the argumentative criticism of the design intent and similitude, to copying other existing buildings developments, as well as to propose a beach proximity compatible project with existing distinctive elements of Hollywood Beach and the function of the project

## THE OWNERS DIRECTIVES TO ADDRESS THE COMMENTS ON THIS REVISED SUBMITTAL

## TO REVISE THE BUILDING APPEARENCE

In order to accomplish the compliance with the Board comments, the following revisions were re-studied with the Owner consent and after considering that there's no wrong doing on taking design ideas and inspiration from other existing Buildings, as well as the Architect design capabilities and

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

project orientation that are methodically applied therefore, accomplishing the Owner's acceptance of the end result of the BLUE building project submittal, with a new appearance and as follows:

- Considering that there are not existing valuable and distinctive Architectural design features in Hollywood Beach, the Owner requested the Architect to simplify the basic design lines of the project, still following "modernistic" lines featuring attractive and impressive volumetric elements, protruding balconies from the glass façade of the building facing the Minnesota Street
- 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 creation of a distinctive balconies at the front and side elevations of the Building that provides shadows and continuous volumetric movement
- The incorporation of distinctive modeled elements within the side and rear facades of the building, creating visual attention of artistic interest
- The use of coordinated different materials at all 4 sides of the Building as, exposed smooth concrete; grey tinted as well as clear glass windows; aluminum reflective panels; stainless steel bands; smooth and textured stucco finish and LED accent illumination features
- The use of the previously approved color palette, featuring a range of tone colors from intensive Blue grading down to White, dark grey and Black
- 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 robotic 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**

- 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 at side distinctive tower element
  - iv. stainless steel stair guardrails
  - v. smooth and textured stucco finish
  - vi. pervious floor brick pavers at vehicular garage entrance
  - vii. LED accent-line indirect illumination features
  - viii. Exposed brushed concrete at main entrance stairs

#### **END OF PROJECT REVISION NARRATIVE**

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,



Thank you for your attention,  
Sincerely,

**VEEarchitecture 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](mailto:victor@veearch.com) [www.veearch.com](http://www.veearch.com)

# THE BLUE BUILDING COLOR PALETTE

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



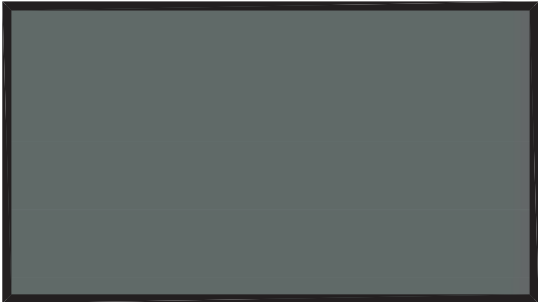
**SW-6958  
DYNAMIC BLUE**



**SW-D354  
PRESTON**



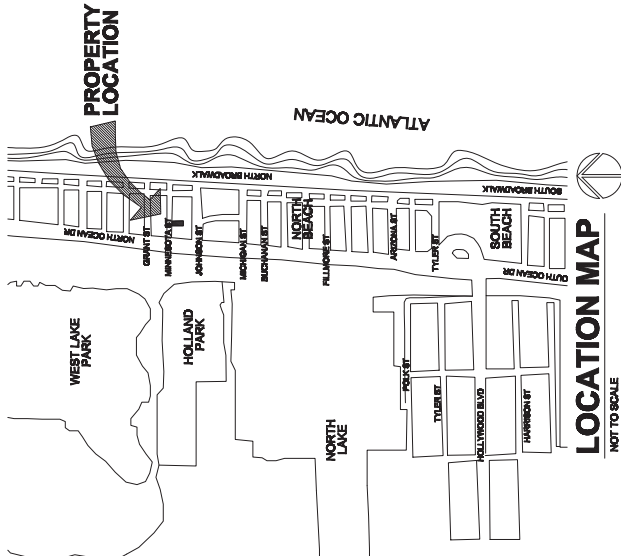
**SW-7006  
EXTRA WHITE**



**SW-7075  
WEB GREY**

# The Blue Building

## Executive Hotel Suite and Office



LOCATION MAP  
NOT TO SCALE

### INDEX OF DRAWINGS

ARCHITECTURE	
A-CP	NOSE OF DRAWINGS PROJECT NAME AND ADDRESS LOCATION MAP
A-0	ALTA SURVEY
A-01	SCHEDULE OF AREAS
A-02	PROJECT CODE COMPLIANCE PERMITTED USES FIRE HYDRANTS LOCATION
A-1	PROJECT GENERAL DESCRIPTION
A-2	GROUND FLOOR MAIN ACCESS ADA VERTICAL LIFT DETAIL
A-3	STREET FEATURES VISUAL TRIANGLE
A-4	SECOND FLOOR PLAN BKT-TOWER PARKING
A-4-1	ADA COMPLIANT HOTEL ROOM TYPE 'B'
A-5	SHED AND PORTHOLE FLOOR PLAN BKT-TOWER PARKING
A-6	PRFLE LOOK PLAN BKT-TOWER PARKING
A-7	TERACE FLOOR PLAN BKT-TOWER PARKING
A-8	BUILDING ROOF PLAN
A-9	BUILDING ELEVATIONS BUILDING DESIGN CRITERIA
A-10	STREET PROFILE
A-11	BUILDING SECTIONS A-A AND B-B PARKING MOBILE VEHICLE COUNT
A-12	SITE GRADING PLAN PERMETER FENCE ELEVATION AND DETAILS
A-13	TERACE FLOOR PERVIOUS AREAS
A-14	GROUND FLOOR PERVIOUS AREAS TERACE FLOOR PERVIOUS AREAS TERACE FLOOR PERVIOUS AREAS
A-15	COLOR PHOTOGRAPHS OF EXISTING PROPERTY AND ADJACENT STRUCTURES
CIVIL ENGINEERING	
CE-1	COVER PAGE
CE-1	CONCEPTUAL ENGINEERING PLAN
CD-1	CONCEPTUAL ENGINEERING DETAILS
CD-2	CONCEPTUAL ENGINEERING DETAILS
CD-3	CONCEPTUAL ENGINEERING DETAILS
CD-4	CONCEPTUAL ENGINEERING DETAILS
C-5	UTILITY FLOW TEST UTILITY MAP
LANDSCAPE	
L-1	TERACE FLOOR PLAN GROUND FLOOR PLAN

### VARIANCES

- WEST SIDE ACCESS TO BUILDING FROM THE 9-UP JUDGE SIDEYARD PERMITS A PAVED SERVICE DRIVEWAY
- STREET CURB-CUT EXCEEDS 50% OF LOT FRONTAGE

## LIST OF CONTACTS

ARCHITECT OF RECORD	OWNER	MECHANICAL ENGINEER	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT	CIVIL ENGINEER	CITY OF HOLLYWOOD, FLA
VEE ARCHITECTURE CORP VICTOR ELIAS BERNSTEIN, AIA, P.A. US0006 1111 PARK CENTRE BLVD. SUITE 1000 MIAMI GARDENS, FLA. 33169 OFFICE: 305-624-1887 CELL: 770-229-1918 VICTOR@VEEARCH.COM	DR. AYLEE HALLAK 181 NE 42 STREET NORTH MIAMI BEACH, FLA. 33162 AYLEE.HALLAK@NOTMALL.COM	CT. ENGINEERING INC. CARLOS TILLAM, P.E. 11514 SW. 129 PLACE MIAMI, FLA. 33156 305-557-0641 TILLAM@CTENGINEERING.COM	ASD CONSULTANT ENGINEERING FERNANDO ASSUNCAO, P.E. 7238 SW 142 PLACE MIAMI, FLA. 33177 770-391-6885 F.ASSUNCAO@ASDCONENGINE.COM	BOTANICAL VISIONS INC. WILLIAM REIVE 4851 NORTH DIXIE HIGHWAY BOCA RATON, FLA. 33431 954-381-8977 954-381-8744 CELL WREIVE@BOTANICALVISIONS.COM	H2O GROUP INC. JAY HERNIMAN, P.E. JAY HERNIMAN, P.E. 1500 W. PALMETTO PARK ROAD SUITE 500 BOCA RATON, FLA. 33488 954-482-6221 JAY@H2OGROUP.NET	CITY HALL 300 HOLLYWOOD BLVD. SUITE 200 HOLLYWOOD, FLA. 33468 BLDING@HOLLYWOODFL.ORG WATER SERVICE 954-421-3341 REQUEST INSPECTION 954-421-3338 PUBLIC WORKS 954-427-4308 FINE RESCUE 954-427-4308 POLICE 954-427-4307 EMERGENCY 911



SEAL: 011848-000000000000

THE BLUE BUILDING  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33018

REVISIONS:  
TAC & PDS

SUBMITTAL  
DEVELOPMENT  
BOARD

SCALE: AS INDICATED  
DATE: 9-09-07  
PROJECT NO:  
DRAWN BY: ENGLAND BT  
CHECKED BY: VEE  
PAGE NO:

A-CP



A-CP1

PAGE 100

DATE: 04-04-2017

PROJECT NO:

SCALE: AS INDICATED

SUBMITTAL

BOARD

REVISIONS:

TAC & PDS

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

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



**VEE**  
VICTOR ELIAS SIMENTEN, AIA  
ARCHITECT  
11117 PINE GROVE DRIVE  
SUITE 100  
HOLLYWOOD, FL 33064  
TEL: 305.974.1111  
WWW.VEEARCHITECT.COM





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

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

REVISIONS:  
TAG & PDS

SUBMITTED:  
DEVELOPMENT  
BOARD  
SUBMITTAL

SCALE: AS INDICATED

DATE: 9-09-2017

PROJECT NO:

DRAWN BY: ENGAGED BY:

NASTALE P. VEE

PAGE: 100

**A-CP2**



REAR AND WEST SIDE ELEVATION



EAST SIDE AND FRONT ELEVATION



320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

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

REVISIONS: TAC & PDS  
SUBMITTAL: DEVELOPMENT BOARD  
SCALE: AS INDICATED  
DATE: 9-09-2017  
PROJECT NO:  
DRAWN BY: ENCLD BY  
DATE: 08-18-14  
FLOOD ZONE: "AE"  
FLOOD ELEVATION: 7' NAVD 1988

**A-0**

**ACCURATE LAND SURVEYORS, INC.**  
L.B. #3635

1150 E. ATLANTIC BLVD.  
POMPADOUR BEACH, FLORIDA 33060

TEL: (954) 785-1441  
FAX: (954) 785-1442

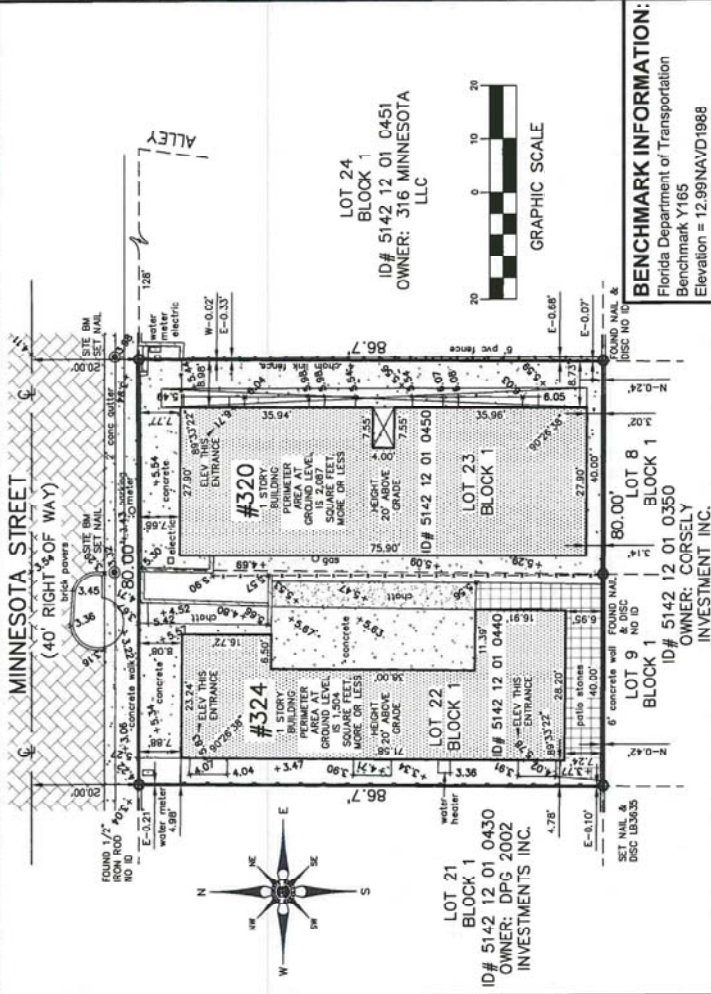
**ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY**



LOCATION SKETCH NOT TO SCALE

**LEGEND OF ABBREVIATIONS:**

- 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.
- SEAL**  
Not valid without the signature and the official seal of a Florida Licensed Surveyor and Mapper.
- ROBERT L. THOMPSON (PRESIDENT)**  
PROFESSIONAL SURVEYOR AND MAPPER No. 3369 - STATE OF FLORIDA  
ALS-2016-2746



**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 parcel number: 12011C0588H  
Panel date: 08-18-14  
Index date: 08-18-14  
Flood zone: "AE"  
Base flood elevation: 7' NAVD 1988

**PROPERTY LEGAL DESCRIPTION**

LOT 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.

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

PROPERTY OWNER:  
MARLYN GALLEGO

**PROPERTY LEGAL DESCRIPTION**

LOT 22, 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.

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

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

## SCHEDULE OF AREAS

LOCATION	320-324 MINNESOTA STREET HOLLYWOOD, FLA 33019
ZONING	BH-25-C
LOT AREA	6,534 SF 80'-0" FRONT X 84'-3" DEEP = 0.1592 ACRES GROSS; 6,534 SF 80'-0" FRONT X 84'-3" DEEP = 0.1592 ACRES NET; 6,534 SF

### LAND USE GENERAL BUSINESS

#### ALLOWABLE USES

RETAIL	EXCEPT AS SHOWN
COMMERCIAL	
BED AND BREAKFAST	
RESTAURANT	
BOAT RENTAL	
RENTAL	
30 UNITS PER ACRE = 0.1592 X 80' X 84' = 173 UNITS	
SUITE AREA MIN 250 SF MAX 450 SF	
PROVIDED..... 6 SUITS	
SUITE TYPE 1B = 250 SF	
3 FLOORS X 173 SF	
OFFICE	
PROVIDED..... 173 SF	
PROVIDED..... 173 SF	

#### LOT COVERAGE

ALLOWED	50% OF LOT AREA
PROVIDED	43% OF LOT AREA
MAX 10% OF LOT AREA	43% OF LOT AREA

#### VOLUME OF CONSTRUCTION

GROUND FLOOR	628 SF
CORPORATE AREAS	3,648 SF
BOAT-TOURER PARKING	2,473 SF
LANDSCAPE	6,534 SF

SECOND FLOOR	591 SF
CORPORATE AREAS	636 SF
LANDSCAPE	6,534 SF

THIRD FLOOR	1,271 SF
CORPORATE AREAS	591 SF
LANDSCAPE	636 SF

FOURTH FLOOR	1,271 SF
CORPORATE AREAS	591 SF
LANDSCAPE	636 SF

FIFTH FLOOR	1,271 SF
CORPORATE AREAS	591 SF
LANDSCAPE	636 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

SUB-TOTAL	1,271 SF
OFFICE	1,271 SF
CORPORATE AREAS	1,271 SF

**VEE**  
VICTOR ELIAS SIMENTEN, AIA  
ARCHITECT  
1111 PARK CENTRAL BLVD. SUITE 1100  
HOUSTON, TEXAS 77059  
713.466.1111  
www.vvee.com

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

REVISIONS:  
TAC & PDS

SUBMITTAL  
DEVELOPMENT BOARD  
SUBMITTAL

SCALE: AS INDICATED  
DATE: 9-09-2021  
PROJECT NO.:  
DRAWN BY: ENZO G. VEE  
CHECKED BY: VEE  
PAGE NO.: A-01

**LOT 24 block 1**

**LOT 23 block 1**

**LOT 22 block 1**

**LOT 8 block 1**

**LOT 21 block 1**

**MINNESOTA STREET**

**SITE PLAN**

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

NAVD + 426' NGVD + 516'

NAVD + 423' NGVD + 513'

NAVD + 421' NGVD + 511'

NAVD + 419' NGVD + 509'

NAVD + 417' NGVD + 507'

NAVD + 415' NGVD + 505'

NAVD + 413' NGVD + 503'

NAVD + 411' NGVD + 501'

NAVD + 409' NGVD + 499'

NAVD + 407' NGVD + 497'

NAVD + 405' NGVD + 495'

NAVD + 403' NGVD + 493'

NAVD + 401' NGVD + 491'

NAVD + 399' NGVD + 489'

NAVD + 397' NGVD + 487'

NAVD + 395' NGVD + 485'

NAVD + 393' NGVD + 483'

NAVD + 391' NGVD + 481'

NAVD + 389' NGVD + 479'

NAVD + 387' NGVD + 477'

NAVD + 385' NGVD + 475'

NAVD + 383' NGVD + 473'

NAVD + 381' NGVD + 471'

NAVD + 379' NGVD + 469'

NAVD + 377' NGVD + 467'

NAVD + 375' NGVD + 465'

NAVD + 373' NGVD + 463'

NAVD + 371' NGVD + 461'

NAVD + 369' NGVD + 459'

NAVD + 367' NGVD + 457'

NAVD + 365' NGVD + 455'

NAVD + 363' NGVD + 453'

NAVD + 361' NGVD + 451'

NAVD + 359' NGVD + 449'

NAVD + 357' NGVD + 447'

NAVD + 355' NGVD + 445'

NAVD + 353' NGVD + 443'

NAVD + 351' NGVD + 441'

NAVD + 349' NGVD + 439'

NAVD + 347' NGVD + 437'

NAVD + 345' NGVD + 435'

NAVD + 343' NGVD + 433'

NAVD + 341' NGVD + 431'

NAVD + 339' NGVD + 429'

NAVD + 337' NGVD + 427'

NAVD + 335' NGVD + 425'

NAVD + 333' NGVD + 423'

NAVD + 331' NGVD + 421'

NAVD + 329' NGVD + 419'

NAVD + 327' NGVD + 417'

NAVD + 325' NGVD + 415'

NAVD + 323' NGVD + 413'

NAVD + 321' NGVD + 411'

NAVD + 319' NGVD + 409'

NAVD + 317' NGVD + 407'

NAVD + 315' NGVD + 405'

NAVD + 313' NGVD + 403'

NAVD + 311' NGVD + 401'

NAVD + 309' NGVD + 399'

NAVD + 307' NGVD + 397'

NAVD + 305' NGVD + 395'

NAVD + 303' NGVD + 393'

NAVD + 301' NGVD + 391'

NAVD + 299' NGVD + 389'

NAVD + 297' NGVD + 387'

NAVD + 295' NGVD + 385'

NAVD + 293' NGVD + 383'

NAVD + 291' NGVD + 381'

NAVD + 289' NGVD + 379'

NAVD + 287' NGVD + 377'

NAVD + 285' NGVD + 375'

NAVD + 283' NGVD + 373'

NAVD + 281' NGVD + 371'

NAVD + 279' NGVD + 369'

NAVD + 277' NGVD + 367'

NAVD + 275' NGVD + 365'

NAVD + 273' NGVD + 363'

NAVD + 271' NGVD + 361'

NAVD + 269' NGVD + 359'

NAVD + 267' NGVD + 357'

NAVD + 265' NGVD + 355'

NAVD + 263' NGVD + 353'

NAVD + 261' NGVD + 351'

NAVD + 259' NGVD + 349'

NAVD + 257' NGVD + 347'

NAVD + 255' NGVD + 345'

NAVD + 253' NGVD + 343'

NAVD + 251' NGVD + 341'

NAVD + 249' NGVD + 339'

NAVD + 247' NGVD + 337'

NAVD + 245' NGVD + 335'

NAVD + 243' NGVD + 333'

NAVD + 241' NGVD + 331'

NAVD + 239' NGVD + 329'

NAVD + 237' NGVD + 327'

NAVD + 235' NGVD + 325'

NAVD + 233' NGVD + 323'

NAVD + 231' NGVD + 321'

NAVD + 229' NGVD + 319'

NAVD + 227' NGVD + 317'

NAVD + 225' NGVD + 315'

NAVD + 223' NGVD + 313'

NAVD + 221' NGVD + 311'

NAVD + 219' NGVD + 309'

NAVD + 217' NGVD + 307'

NAVD + 215' NGVD + 305'

NAVD + 213' NGVD + 303'

NAVD + 211' NGVD + 301'

NAVD + 209' NGVD + 299'

NAVD + 207' NGVD + 297'

NAVD + 205' NGVD + 295'

NAVD + 203' NGVD + 293'

NAVD + 201' NGVD + 291'

NAVD + 199' NGVD + 289'

NAVD + 197' NGVD + 287'

NAVD + 195' NGVD + 285'

NAVD + 193' NGVD + 283'

NAVD + 191' NGVD + 281'

NAVD + 189' NGVD + 279'

NAVD + 187' NGVD + 277'

NAVD + 185' NGVD + 275'

NAVD + 183' NGVD + 273'

NAVD + 181' NGVD + 271'

NAVD + 179' NGVD + 269'

NAVD + 177' NGVD + 267'

NAVD + 175' NGVD + 265'

NAVD + 173' NGVD + 263'

NAVD + 171' NGVD + 261'

NAVD + 169' NGVD + 259'

NAVD + 167' NGVD + 257'

NAVD + 165' NGVD + 255'

NAVD + 163' NGVD + 253'

NAVD + 161' NGVD + 251'

NAVD + 159' NGVD + 249'

NAVD + 157' NGVD + 247'

NAVD + 155' NGVD + 245'

NAVD + 153' NGVD + 243'

NAVD + 151' NGVD + 241'

NAVD + 149' NGVD + 239'

NAVD + 147' NGVD + 237'

NAVD + 145' NGVD + 235'

NAVD + 143' NGVD + 233'

NAVD + 141' NGVD + 231'

NAVD + 139' NGVD + 229'

NAVD + 137' NGVD + 227'

NAVD + 135' NGVD + 225'

NAVD + 133' NGVD + 223'

NAVD + 131' NGVD + 221'

NAVD + 129' NGVD + 219'

NAVD + 127' NGVD + 217'

NAVD + 125' NGVD + 215'

NAVD + 123' NGVD + 213'

NAVD + 121' NGVD + 211'

NAVD + 119' NGVD + 209'

NAVD + 117' NGVD + 207'

NAVD + 115' NGVD + 205'

NAVD + 113' NGVD + 203'

NAVD + 111' NGVD + 201'

NAVD + 109' NGVD + 199'

NAVD + 107' NGVD + 197'

NAVD + 105' NGVD + 195'

NAVD + 103' NGVD + 193'

NAVD + 101' NGVD + 191'

NAVD + 99' NGVD + 189'

NAVD + 97' NGVD + 187'

NAVD + 95' NGVD + 185'

NAVD + 93' NGVD + 183'

NAVD + 91' NGVD + 181'

NAVD + 89' NGVD + 179'

NAVD + 87' NGVD + 177'

NAVD + 85' NGVD + 175'

NAVD + 83' NGVD + 173'

NAVD + 81' NGVD + 171'

NAVD + 79' NGVD + 169'

NAVD + 77' NGVD + 167'

NAVD + 75' NGVD + 165'

NAVD + 73' NGVD + 163'

NAVD + 71' NGVD + 161'

NAVD + 69' NGVD + 159'

NAVD + 67' NGVD + 157'

NAVD + 65' NGVD + 155'

NAVD + 63' NGVD + 153'

NAVD + 61' NGVD + 151'

NAVD + 59' NGVD + 149'

NAVD + 57' NGVD + 147'

NAVD + 55' NGVD + 145'

NAVD + 53' NGVD + 143'

NAVD + 51' NGVD + 141'

NAVD + 49' NGVD + 139'

NAVD + 47' NGVD + 137'

NAVD + 45' NGVD + 135'

NAVD + 43' NGVD + 133'

NAVD + 41' NGVD + 131'

NAVD + 39' NGVD + 129'

NAVD + 37' NGVD + 127'

NAVD + 35' NGVD + 125'

NAVD + 33' NGVD + 123'

NAVD + 31' NGVD + 121'

NAVD + 29' NGVD + 119'

NAVD + 27' NGVD + 117'

NAVD + 25' NGVD + 115'

NAVD + 23' NGVD + 113'

NAVD + 21' NGVD + 111'

NAVD + 19' NGVD + 109'

NAVD + 17' NGVD + 107'

NAVD + 15' NGVD + 105'

NAVD + 13' NGVD + 103'

NAVD + 11' NGVD + 101'

NAVD + 9' NGVD + 99'

NAVD + 7' NGVD + 97'

NAVD + 5' NGVD + 95'

NAVD + 3' NGVD + 93'

NAVD + 1' NGVD + 91'

NAVD + 0' NGVD + 89'

NAVD + 0' NGVD + 87'

NAVD + 0' NGVD + 85'

NAVD + 0' NGVD + 83'

NAVD + 0' NGVD + 81'

NAVD + 0' NGVD + 79'

NAVD + 0' NGVD + 77'

NAVD + 0' NGVD + 75'

NAVD + 0' NGVD + 73'

NAVD + 0' NGVD + 71'

NAVD + 0' NGVD + 69'

NAVD + 0' NGVD + 67'

NAVD + 0' NGVD + 65'

NAVD + 0' NGVD + 63'

NAVD + 0' NGVD + 61'

NAVD + 0' NGVD + 59'

NAVD + 0' NGVD + 57'

NAVD + 0' NGVD + 55'

NAVD + 0' NGVD + 53'

NAVD + 0' NGVD + 51'

NAVD + 0' NGVD + 49'

NAVD + 0' NGVD + 47'

NAVD + 0' NGVD + 45'

NAVD + 0' NGVD + 43'

NAVD + 0' NGVD + 41'

NAVD + 0' NGVD + 39'

NAVD + 0' NGVD + 37'

NAVD + 0' NGVD + 35'

NAVD + 0' NGVD + 33'

NAVD + 0' NGVD + 31'

NAVD + 0' NGVD + 29'

NAVD + 0' NGVD + 27'

NAVD + 0' NGVD + 25'

NAVD + 0' NGVD + 23'

NAVD + 0' NGVD + 21'

NAVD + 0' NGVD + 19'

NAVD + 0' NGVD + 17'

NAVD + 0' NGVD + 15'

NAVD + 0' NGVD + 13'

NAVD + 0' NGVD + 11'

NAVD + 0' NGVD + 9'

NAVD + 0' NGVD + 7'

NAVD + 0' NGVD + 5'

NAVD + 0' NGVD + 3'

NAVD + 0' NGVD + 1'

NAVD + 0' NGVD + 0'



PROJECT CODE COMPLIANCE

OCCUPANCY CLASSIFICATION  
HOTEL GROUP R-1  
OFFICE GROUP B

BUILDING

CONSTRUCTION TYPE: 204 FRC TABLE A-5  
TYPE I, NON-COMBUSTIBLE CONCRETE SUPPORT  
STRUCTURE AND CONCRETE ROOF FINE PROTECTED,  
ELECTRICAL SYSTEMS WITH FIRE ALARM AND SMOKE  
DETECTIONS

AREA SEPARATION

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

PARKING STRUCTURE

CONSTRUCTION TYPE: 204 FRC TABLE A-5  
TYPE I, NON-COMBUSTIBLE METAL AND CONCRETE  
STRUCTURE WITH PROTECTED FULLY SPRINKLERED WITH  
STAIRS, ELEVATOR, SMOKE DETECTIONS AND SMOKE EVACUATION  
SYSTEM

AREA SEPARATION

BETWEEN PARKING STRUCTURE AND BUILDING  
FIRE-RATE SEPARATION REQUIRED: 1 HOUR  
PROVIDED: 1 HOUR

FIRE SEPARATION BETWEEN BUILDINGS

MAX AREA OF EXTERIOR WALL OPENINGS FIRE  
SEPARATION DISTANCE BETWEEN BUILDINGS  
204 FRC CHAPTER 1, TABLE 105-2

GOVERNING CODES

204 FLORIDA BUILDING CODE WITH SUPPLEMENTS  
204 FLORIDA BUILDING CODE CHAPTER 11 ADA  
204 NEC NATIONAL ELECTRIC CODE  
204 FRC FLORIDA FIRE PREVENTION CODE 96.511 EDITION  
204 FRC FLORIDA LIFE SAFETY CODE  
CITY OF HOLLYWOOD, FLA. BUILDING CODE ORDINANCES

BLDG OCCUPANT LOADING

HOTEL 175 SF  
OFFICE 195 SF  
TOTAL 29 OCCUPANTS  
MAX NUMBER OF EXITS REQUIRED  
OCCUPANT LOAD 175  
OCCUPANT LOAD 195  
OCCUPANT LOAD ABOVE 1000:

MEANS OF EGRESS

EXITS REQUIRED  
EXITS PROVIDED  
CLASS FLAME SPREAD INDEX  
A 0 - 75  
B 76 - 150  
C 151 - 200

INTERIOR FINISHES

204 FRC 809-I-I  
CLASS FLAME SPREAD INDEX  
A 0 - 75  
B 76 - 150  
C 151 - 200

MEANS OF EGRESS

EXITS REQUIRED  
EXITS PROVIDED  
CLASS FLAME SPREAD INDEX  
A 0 - 75  
B 76 - 150  
C 151 - 200

MEANS OF EGRESS

EXITS REQUIRED  
EXITS PROVIDED  
CLASS FLAME SPREAD INDEX  
A 0 - 75  
B 76 - 150  
C 151 - 200

MEANS OF EGRESS

EXITS REQUIRED  
EXITS PROVIDED  
CLASS FLAME SPREAD INDEX  
A 0 - 75  
B 76 - 150  
C 151 - 200

MEANS OF EGRESS

EXITS REQUIRED  
EXITS PROVIDED  
CLASS FLAME SPREAD INDEX  
A 0 - 75  
B 76 - 150  
C 151 - 200

MEANS OF EGRESS

EXITS REQUIRED  
EXITS PROVIDED  
CLASS FLAME SPREAD INDEX  
A 0 - 75  
B 76 - 150  
C 151 - 200

EXTERIOR ILLUMINATION

EXTERIOR AMBIENT LIGHTING IS NOT TO EXCEED 0.5  
FOOT-CANDLES IF ADJACENT TO RESIDENTIAL  
BUILDING OR TO A PARKING GARAGE OR TO A LOT  
TABLE ORDINANCE 204 FRC 105-2.4.1-2.4.2

SIGNAGE

TO BE SUBMITTED UNDER A SEPARATE PERMIT BY THE  
SIGNAGE CONTRACTOR  
SEE SIGNAGE CONTRACTOR AT PAGE A-3

CLOSED GARAGE

204 FRC 104 SEC. 104-4  
MECHANICAL VENTILATION SHALL BE PROVIDED  
ELECTRICAL VENTILATION SHALL BE PROVIDED  
ELECTRICAL VENTILATION SHALL BE PROVIDED  
ELECTRICAL VENTILATION SHALL BE PROVIDED

GARBAGE HOLDING STATION

DIMENSIONS:  
11'-8" LONG X 4'-8" WIDE - 83.2 SF  
2'-0" WIDE X 3'-0" HIGH X 6'-0" LONG  
• ONE CUBIC YARD • 107 GALS  
DUMPSTER ROOF CAPACITY  
3 CUBIC YARDS • 626 GALS  
DUMPSTER ROOF IS AIR CONDITIONED  
AS PER CITY CODE AND ORDINANCES

VOLUME OF TRASH CALCULATION

OFFICE 100,000 / 950 SF = 0.106 CU YD PER DAY  
0.106 X 5 DAYS = 0.530 CU YD PER WEEK  
HOTEL 0.106 CU YD TO EACH ROOM PER WEEK  
0.106 X 6 ROOMS = 0.636 CU YD PER WEEK  
TOTAL = 1.166 CU YD PER WEEK

DUMPSTER CAPACITY

2 CU YD TO SERVED ONE THE PER WEEK + 2 YD  
204 FRC 104 SEC. 104-4

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

PROJECT CODE COMPLIANCE

NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE  
THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522  
CHAPTER 24-15-1522

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

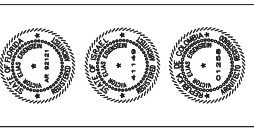
204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12

ACCESSIBILITY NOTES

204 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO  
PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH  
PHYSICALLY HANDICAPPED  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12  
RAMP SLOPES SHALL BE 1:12



3400 WESTERN AVENUE  
HOUSTON, TEXAS 77057

THE BLUE BUILDING  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33018

REVISIONS:  
TAC & PDS  
SUBMITTAL  
DEVELOPMENT  
BOARD  
SUBMITTAL  
SCALE: AS INDICATED  
DATE: 9-09-2017  
PROJECT NO:  
DRAWN BY: ENZO G. VEE  
NATURAL P: VEE  
PAGE NO:

A-02

GREEN BUILDING PRACTICES

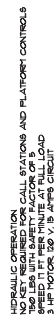
THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES FOR EITHER CATEGORY ARE APPROVED

- 1- CENTRAL AIR CONDITIONER OF 8 SEER OR HIGHER
- 2- ENERGY EFFICIENT LIGHT FIXTURES SHALL COMPLY TO THE ENERGY STAR CERTIFICATION RATING CONCEPT
- 3- ENERGY STAR APPROVED ROOFING MATERIALS
- 4- PROGRAMMABLE THERMOSTATS
- 5- PREVIOUS PAYMENT
- 6- ENERGY EFFICIENT LIGHTING: SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BALLS AND FIXTURES WITH ELECTRONIC BALLASTS - MORE EFFICIENT LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER, ALL SYSTEMS EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION
- 7- ENERGY PERFORMANCE AT LEAST 5% MORE EFFICIENT THAN STANDARD BY APPLICABLE ENERGY CODE - LATEST EDITION. CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION
- 8- ALL HOT WATER PIPES INSULATED: ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF 1/2" INSULATION INCLUDING CONDENSING UNITS. INSULATION SHALL BE APPLIED ON PLUMBING BY LISTED INSULATOR ON SITE AT FINAL INSPECTION
- 9- MEANS OF AIR FILTERS ON ALL AIR CONDITIONING UNITS, AT LEAST 8 WITH ANTI-MICROBIAL FILTERS ON SITE AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION



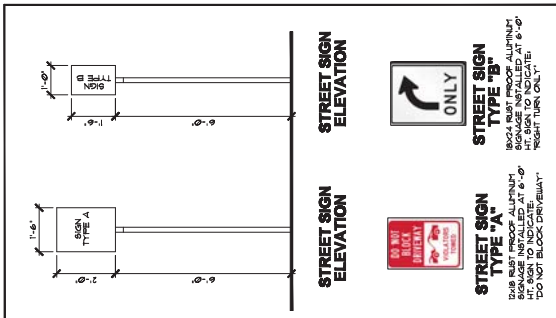
SITE LOCATION  
FIRE HYDRANTS PROXIMITY LOCATION  
NOT TO SCALE

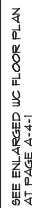


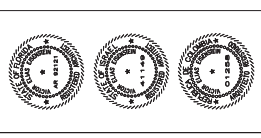




THE VALET SERVICE PROVIDES THE NECESSARY SUPPORT TO THE HANDICAPPED VISITORS TO PARK OR TO RETRIEVE THEIR VEHICLES FROM THE ROBOTIC SYSTEM. THE NUMBER OF THE VALET ATTENDANTS WILL BE ADJUSTED TO MAINTAIN TRAFFIC FLOW AND KEEP THE STREET CLEAR AT ALL TIMES. SERVICING 1 DAY6 PER WEEK, 24 HOURS





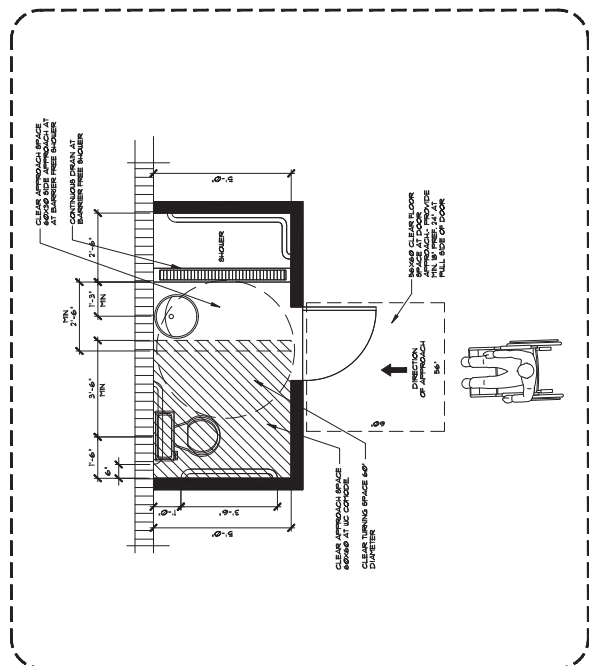


SCALE: UNLESS OTHERWISE NOTED

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

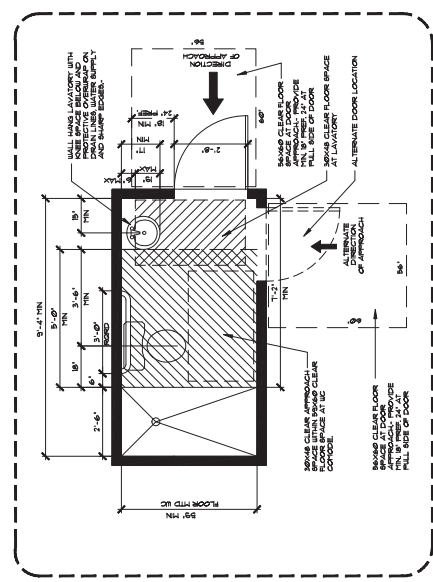
REVISIONS:  
TAC & PEB  
SUBMITTAL:  
DEVELOPMENT  
BOARD  
SUBMITTAL  
SCALE: AS INDICATED  
DATE: 9-09-10PT  
PROJECT NO:  
DRAWN BY: ENCKED BY:  
NAYALE P. VEE  
PAGE NO:

**A-4-1**



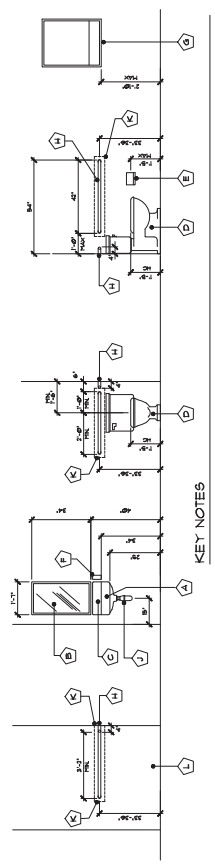
**REQUIRED MIN. FREE FLOOR SPACE**  
**HOTEL ROOMS TYPE "A" ADA ACCESSIBLE**

**TYPICAL WC. DETAIL**  
NOT TO SCALE



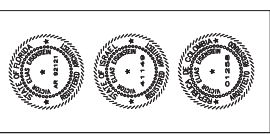
**REQUIRED MIN. FREE FLOOR SPACE**  
**HOTEL ROOMS TYPE "B"**

**TYPICAL WC. DETAIL**  
NOT TO SCALE



**KEY NOTES**

- A WALL MOUNTED LAVATORY 8"X16" OR COUNTER NO HIGHER THAN 34" ABOVE THE FINISH FLOOR.
- B MIRROR SHALL BE MOUNTED SLANTED OVER THE LAVATORY AND THE BOTTOM EDGE OF THE MIRROR SHALL BE NO LOWER THAN 40" ABOVE THE FINISH FLOOR.
- C 2004 IFBC 600-3.1 VALVES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS.
- D HANDICAP TOILET WITH TOP OF THE SEAT BETWEEN 17" AND 19" AFF.
- E SURFACE MOUNTED TOILET TISSUE DISPENSER
- F LIQUID SOAP DISPENSER
- G SEAT COVER DISPENSER
- H STAINLESS STEEL GRAB BAR 3/4"X1 1/2" TO 1 1/2" GRAB BAR SHALL BE 1 1/2" GRAB BAR SHALL BE 1 1/2" GRAB BAR SHALL NOT ROTATE WITHIN THEIR PERMITTED.
- I HOT WATER AND DRAIN PIPES UNDER THE LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED TO PREVENT BURNING TO THE USER THERE SHALL BE NO SHARP OR ABRASIVE EDGES OR CORNERS.
- J REINFORCED AREAS INSIDE PARTITION WALLS FOR 2004 IFBC 600-5 2004 IFBC 600-5 2004 IFBC 600-5
- K CONTINUOUS DRAIN BARRIER FREE SHOWER



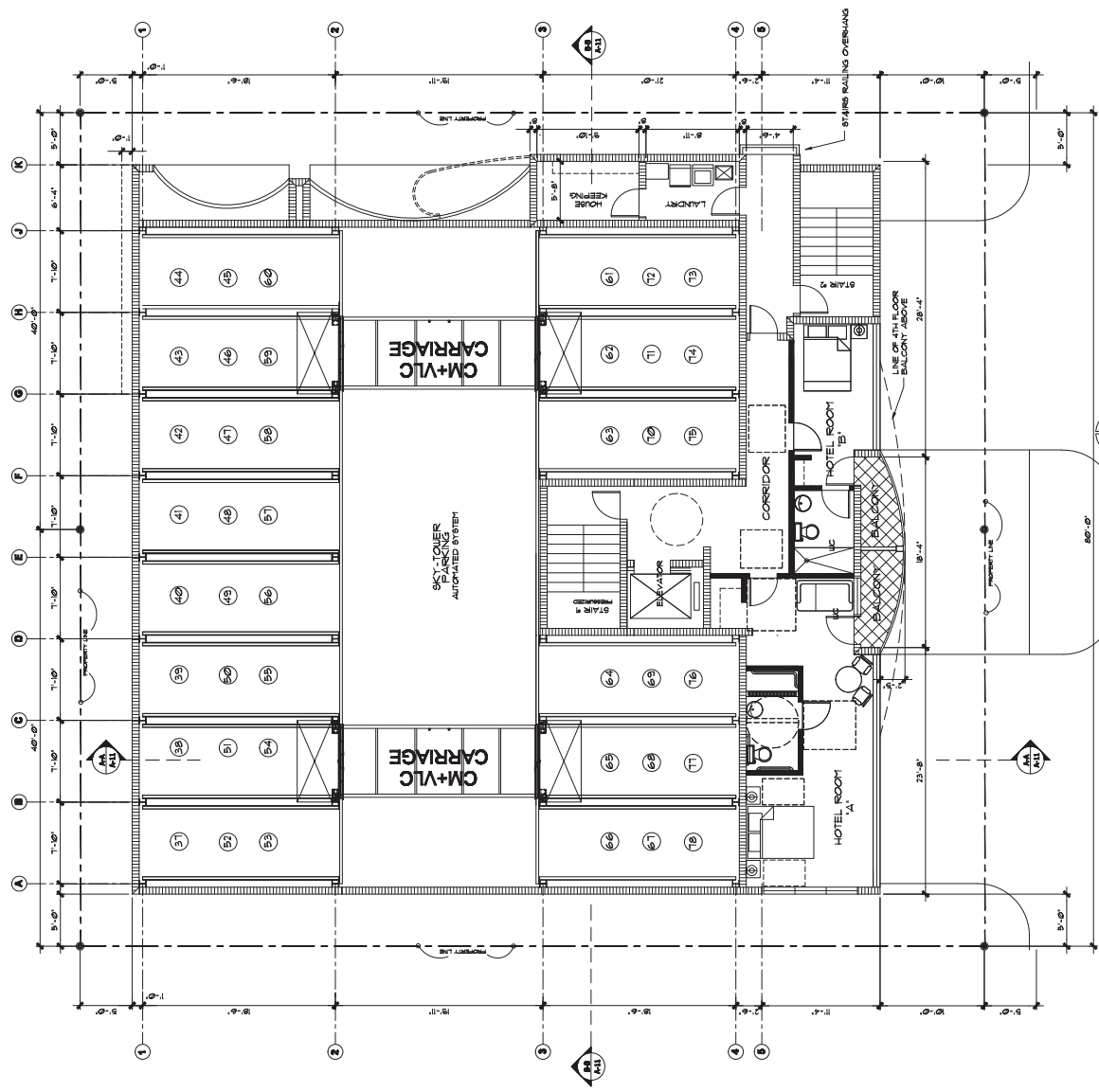
DATE: 01/11/2019  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 PROJECT NO: [Redacted]  
 SCALE: AS SHOWN

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

REVISIONS:  
 TAC & PDS

SUBMITTED TO:  
 DEVELOPMENT BOARD  
 MUNICIPAL  
 SCALE: AS INDICATED  
 DATE: 9-29-2017  
 PROJECT NO:  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 NATALE P. VEE  
 PAGE NO.

**A-5**



**ADA GENERAL NOTE**  
 ALL NEW AND EXISTING BUILDINGS SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBILITY. BLDG CODE AS SECTION 222-2 AND 224-4

**HOTEL ROOMS APPLIANCES**  
 FEATURE A 42" HT. SERVICE COUNTER ONE MICROWAVE COUNTER AND ONE COUNTER REFRIGERATOR

**ALLOWED PROJECTIONS AND OVERHANGS**  
 MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING ALLOWED: 20% x 2'-0"  
 PROVIDED: 20% x 2'-0"  
 MAX PROJECTION AT 10'-0" SIDE YARD OF BUILDING ALLOWED: 20% x 1'-0"  
 PROVIDED: 20% x 1'-0"

**HOTEL FLOORS**  
 SCALE 3/16" = 1'-0"  
 4TH FLOOR  
 3RD FLOOR  
 ELEV. 271'-6"  
 ELEV. 259'-6"

MINNESOTA STREET



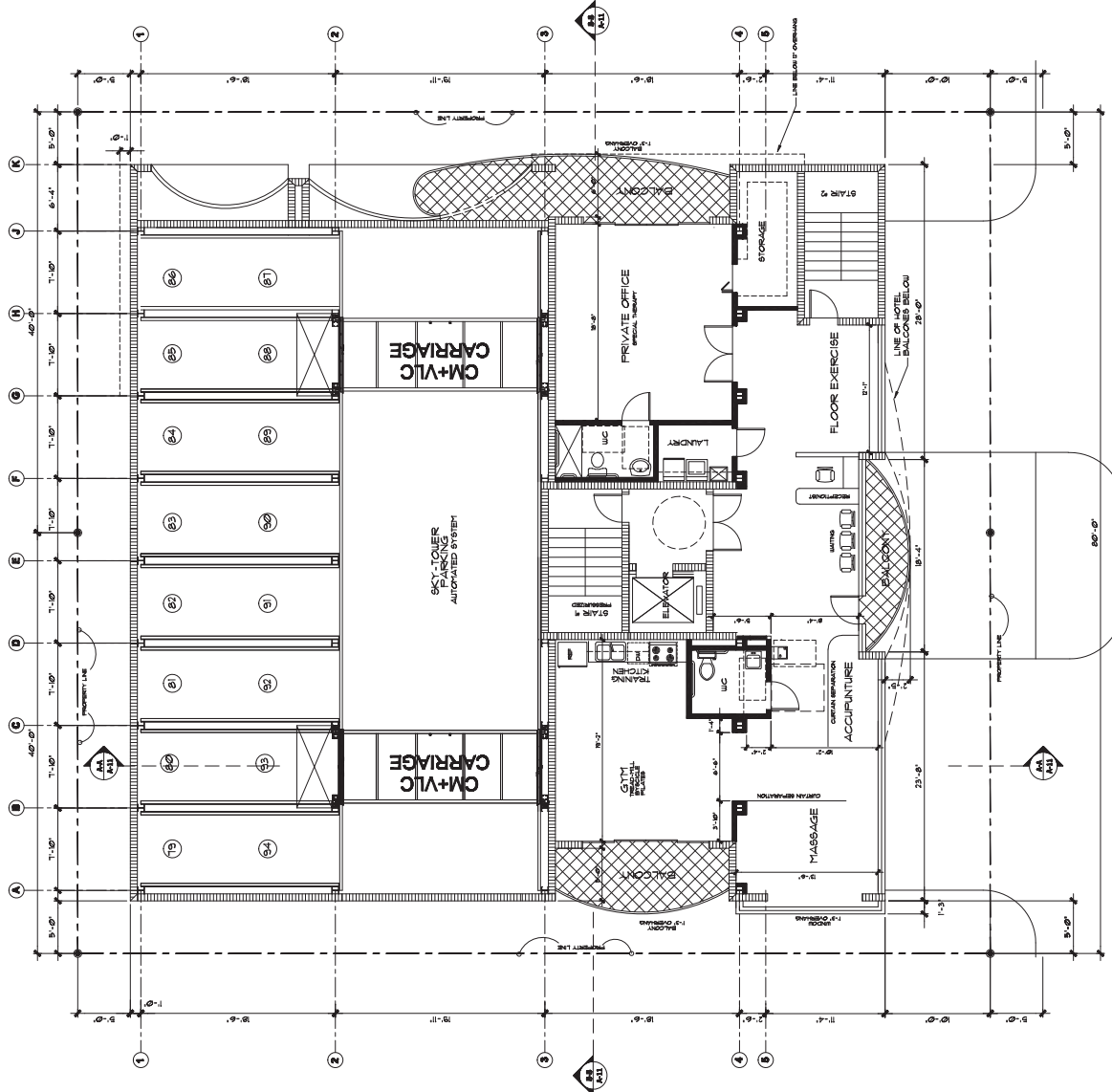
SEAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

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

REVISIONS:  
TAC & PDS

SUBMITTAL: DEVELOPMENT BOARD SUBMITTAL	SCALE: AS INDICATED
DATE: 9-09-2017	PROJECT NO:
DRAWN BY: _____	CHECKED BY: _____
DATE: _____	DATE: _____

**A-6**



**NOTICE:**  
THE DEPICTED KITCHEN AND ALL OF ITS APPLIANCES  
EQUIPMENT AND FIXTURES ARE NOT TO BE  
REPRODUCED OR COPIED FOR ANY PURPOSE  
WITHOUT THE WRITTEN PERMISSION OF THE  
ARCHITECT. NO COOKING IS PART OF THE THERAPY  
PROVIDED.

**ALLOWED PROJECTIONS AND OVERHANGS**  
MAX PROJECTION AT 9'-0" FRONT YARD OF BUILDING  
ALLOWED: 25% x 2'-0"  
MAX PROJECTION AT 9'-0" SIDE YARD OF BUILDING  
ALLOWED: 25% x 1'-0"  
MAX PROJECTION AT 9'-0" REAR YARD OF BUILDING  
ALLOWED: 25% x 1'-0"

**OFFICE FLOOR**  
SCALE: 3/16" = 1'-0"  
ELEV. + 31'-0" 5TH FLOOR

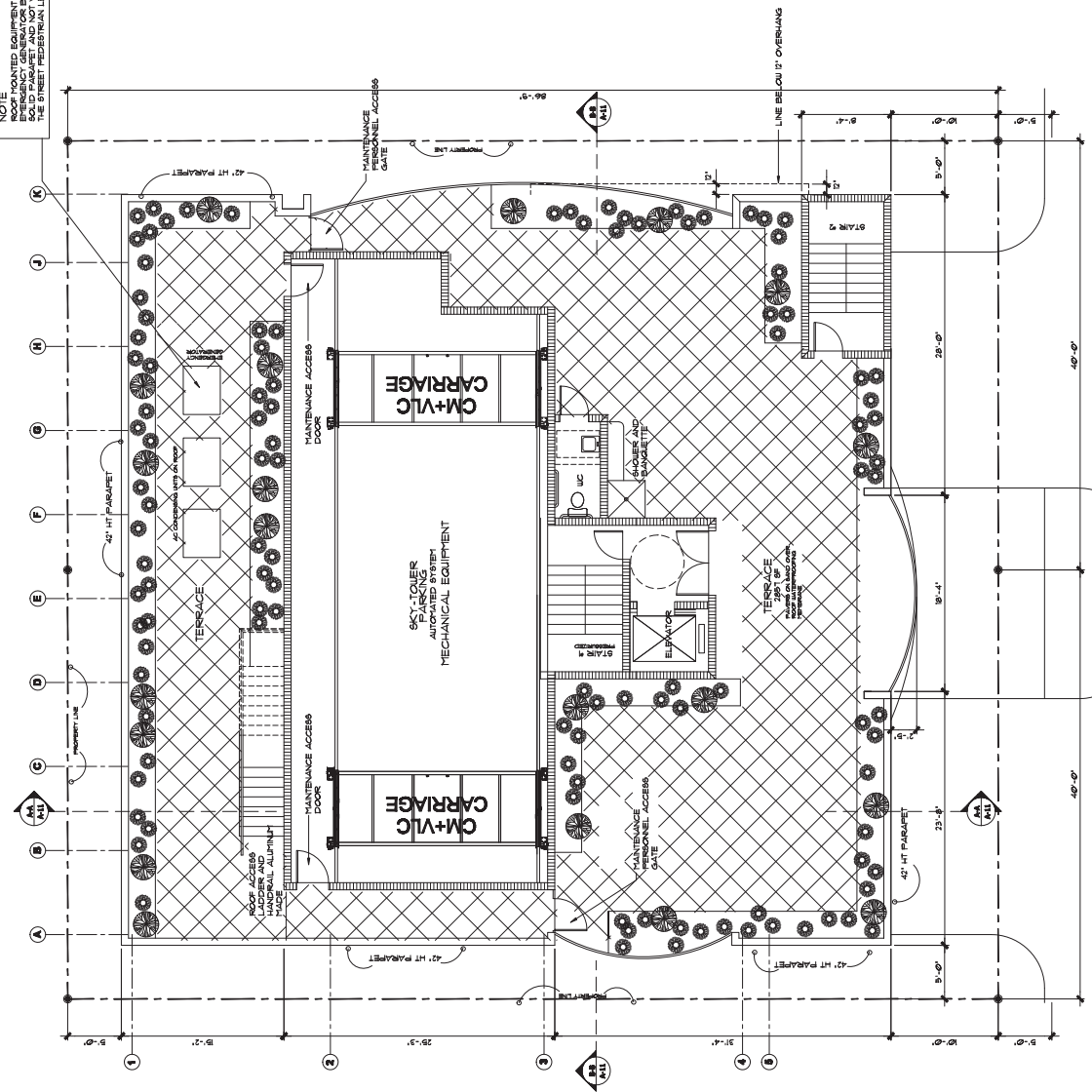
MINNESOTA STREET





REVISIONS:	TAC & PDS
SUBMITTAL:	DEVELOPMENT BOARD SUBMITTAL
SCALE:	AS INDICATED
DATE:	9-09-10T
PROJECT NO:	
DRAWN BY:	ENGGD BN
CHECKED BY:	NATALIE P.
DATE:	VEE
PAGE NO:	

NOTE  
 ROOF MOUNTED EQUIPMENT AND 42" HT. SOLID PARAPET AND NOT VISIBLE FROM THE STREET PEDESTRIAN LEVEL.



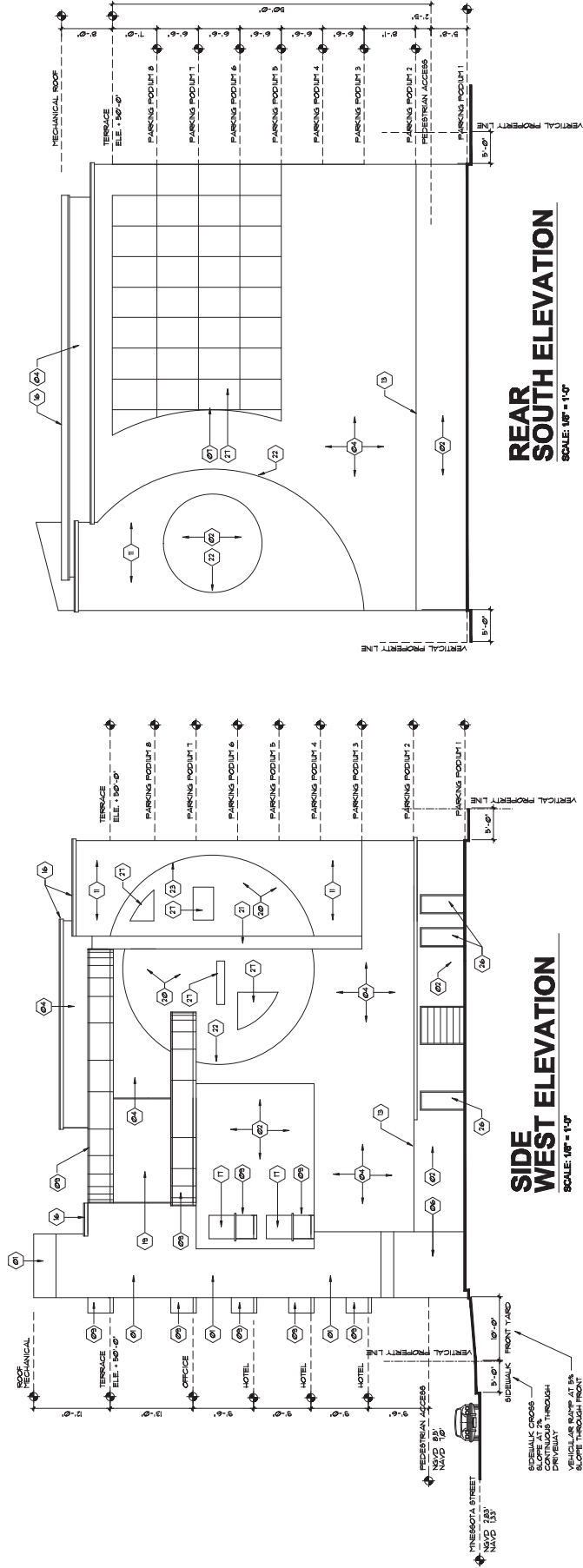
**TERRACE FLOOR**  
 SCALE: 3/8" = 1'-0"  
 ELEV. + 50'-0"  
 TERRACE FLOOR

MINNESOTA STREET





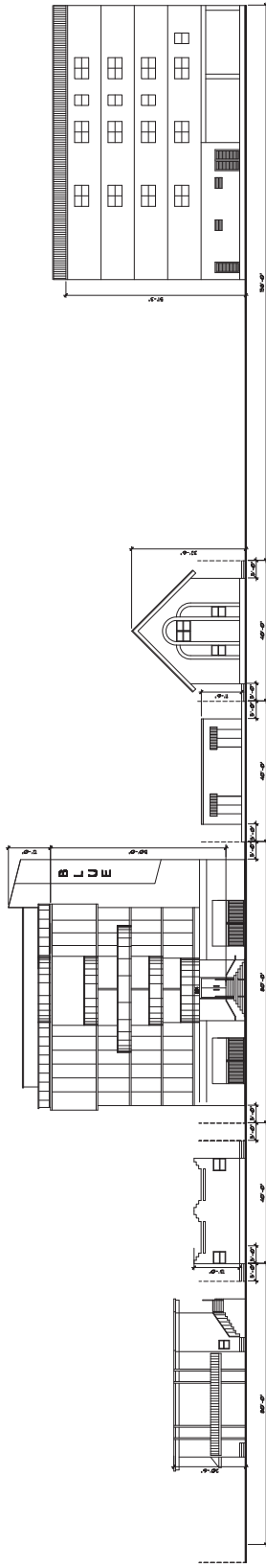




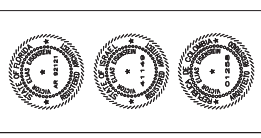
**REAR  
SOUTH ELEVATION**

**SIDE  
WEST ELEVATION**

- | COLOR COORDINATION CHART      |   |  |
|-------------------------------|---|--|
| MATERIALS AND FINISH TEXTURES |   |  |
| 64                            | GLAZED GLASS DOOR-KAY: TINTED<br>W/COLORED FILM IMPACT RESISTANT  | 17 SCORE LINES ON STUCCO AS NEEDED   |
| 65                            | UNCOLORED FIBERGLASS FRAMES SLU-9075<br>PANTONE PMS 431   | HOTEL UNCOLORED GLASS DARK GREY TINTED<br>LARGE INSIDE GLASS PANEL   |
| 66                            | CONCRETE STRUCTURE GLAZED WITH<br>REFLECTIVE ALUMINUM PANELS GLAZED<br>WITH UNCOLORED FIBERGLASS FRAMES PMS 263 | MAIN ENTRANCE STAINLESS STEEL PLATE AND<br>KEYSTONE TOLLING SMOOTH FINISH                                      |
| 67                            | THICKENED STUCCO SURFACE FINISH- SLU-9075<br>PANTONE PMS 431  | 80% ALUMINUM AND LIGHT BLUE-TINTED<br>CONCRETE RESISTANT SUBSTRATE 2.0<br>OVERLAYS                             |
| 68                            | EXPONDED CONCRETE BRUSHED FINISH AND<br>STAINLESS STEEL SURFACE FINISH AT ENTRY<br>ENTRANCE STAIRS              | OFFICE UNCOLORED GLASS SMOKE BLACK TINTED<br>UNCOLORED GLASS INSIDE IMPACT RESISTANT<br>CONCRETE NATURAL COLOR |
| 69                            | BROOKLYN STUCCO FINISH- SLU-10006<br>PANTONE PMS 431  | 30 DISCREET REPAIR SURFACE FOR CARVED<br>LETTERS OF ENGLAGE  |
| 70                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 71                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 72                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 73                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 74                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 75                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 76                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 77                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 78                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 79                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 80                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 81                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 82                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 83                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 84                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 85                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 86                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 87                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 88                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 89                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 90                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 91                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 92                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 93                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 94                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 95                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 96                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 97                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 98                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 99                            | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |
| 100                           | EXPONDED CONCRETE BRUSHED FINISH<br>ENTRANCE STAIRS   | 24 REPAIRS TO CONCRETE COLOR WHITE<br>ENGLAGE MAX 7.3  |



**STREET PROFILE**  
SCALE: 1/4" = 1'-0"



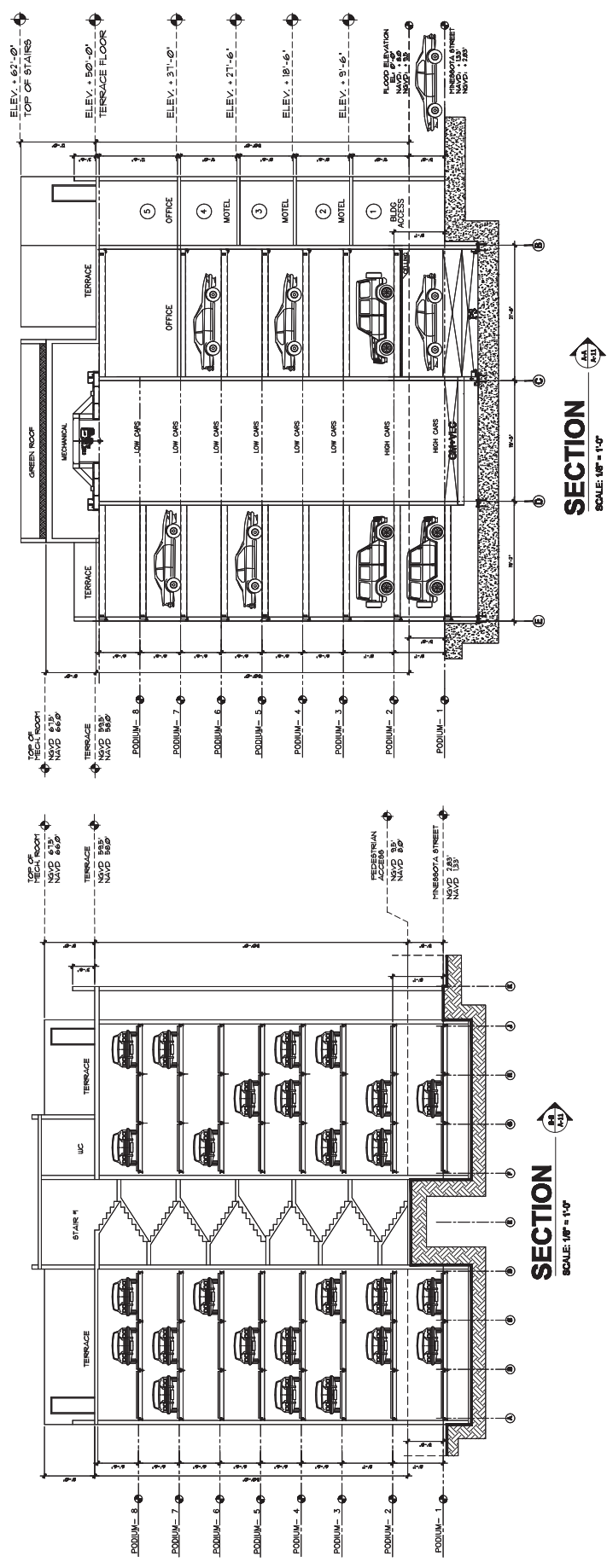
SCALE: 1/8" = 1'-0"

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

REVISIONS:  
TAC & PDS

SUBMITTAL:  
DEVELOPMENT  
BOARD  
SUBMITTAL  
SCALE: AS INDICATED  
DATE: 9-09-07  
PROJECT NO:  
DRAWN BY:  
CHECKED BY:  
DATE: 9-09-07  
PAGE NO:

**A-11**



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

ROBOTIC PARKING SYSTEM FEATURES  
COVERS EXPRESS TURN TABLE AT GROUND LEVEL  
TOTAL ON-SITE PARKING CAPACITY: 94 SPACES  
TOTAL SPACES AVAILABLE FOR PARKING  
PARKING WITH MIN. CLEARANCE OF 14'-0" 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	14
PODIUM 8	8
TOTAL	94

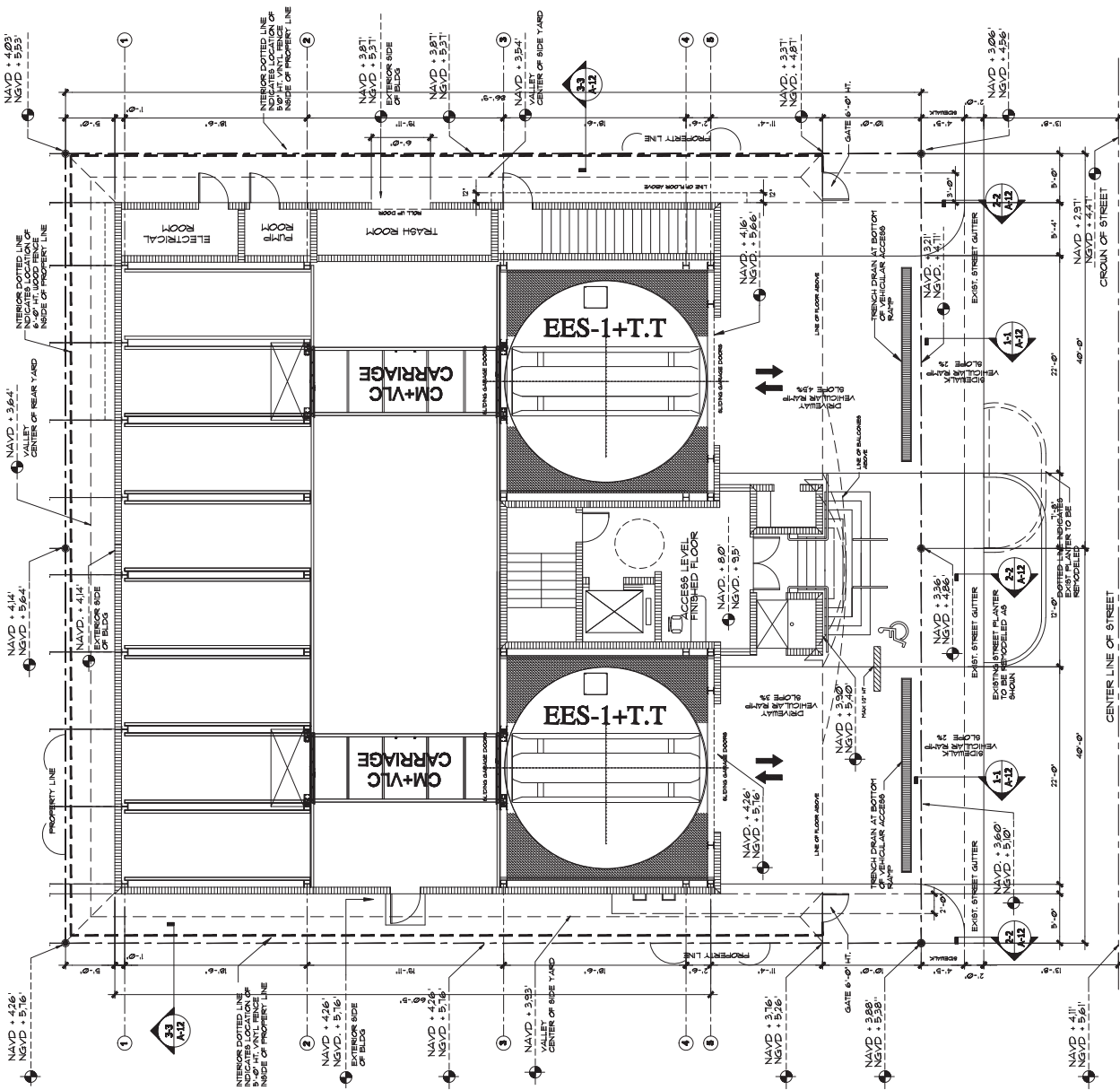
PARKING STRUCTURE  
LIFE SAFETY DEVICES  
AUTOMATIC FIRE SUPPRESSION  
COVERING EACH VEHICLE SPACE  
AUTOMATIC COVERING EACH  
VEHICLE SPACE  
SMOKE DETECTORS  
FIRE ALARM

SMOKE LIGHT HORN CORRELATION  
SMOKE EVACUATION MECHANICAL SYSTEM  
EMERGENCY BATTERY BACK-UP LIGHTING  
AUTOMATIC SHUT-OFF OPERATION BY  
INFLAMED DETECTION OF MOVEMENT  
INFLAMED DETECTION OF MOVEMENT  
INFLAMED DETECTION OF MOVEMENT  
FIRE SENSATION BARBERING NOT THE  
REST OF THE BUILDING

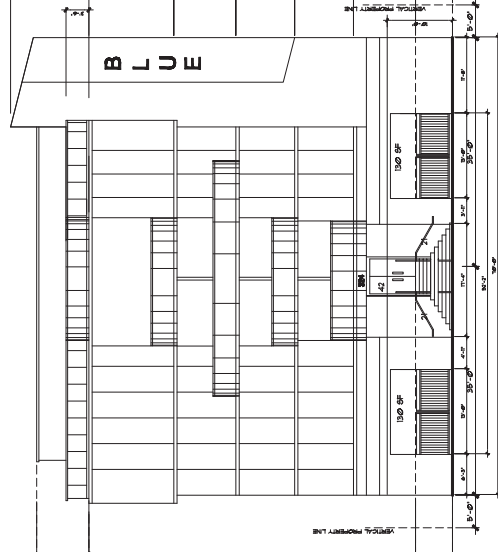
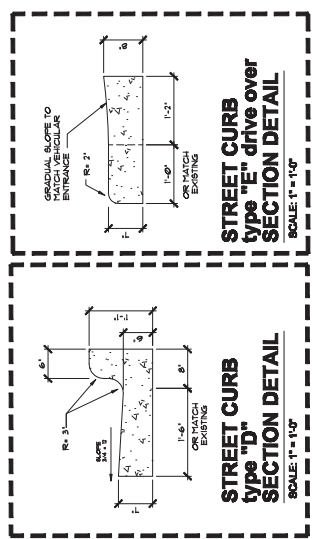
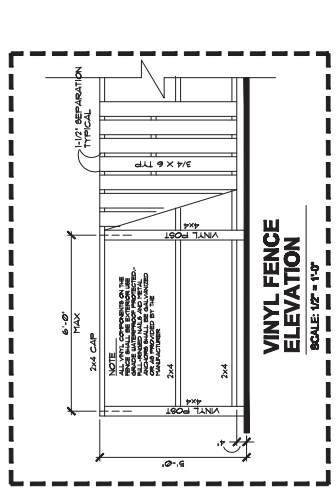
PARKING GARAGE NOTES  
PARKING GARAGE TOWER IS FIRE  
RESISTANT AND MECHANICAL  
COVERING EACH VEHICLE SPACE  
METAL STRUCTURAL COMPONENTS ARE  
BUILT WITH 1 HOUR FIRE  
RESISTANT ZINC PHOSPHATE PRIMER-  
20" EPOXY ZINC PHOSPHATE PRIMER-  
HOT-DIP GALVANIZED OF ALL STRUCTURAL  
COMPONENTS THAT DO NOT REQUIRE  
PAINTING  
STAINLESS-STEEL MOVABLE  
COMPONENTS  
ZINC-PLATED FINISH FOR ALL STEEL  
COMPONENTS THAT ARE NOT PAINTED  
OR NOT STAINLESS STEEL ON NOT  
GALVANIZED

CLOSED GARAGE  
NOTIONALLY THE PARKING TOWER IS  
CLOSED GARAGE AND MECHANICAL  
EXHAUST VENTILATION IS PROVIDED  
CONSIDERING THE PROXIMITY TO THE  
PARKING GARAGE TOWER AND THE  
AC DRY AIR IS PROVIDED TO THE ENTIRE  
PARKING GARAGE TOWER AND THE  
CONNECTION TO METAL COMPONENTS

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

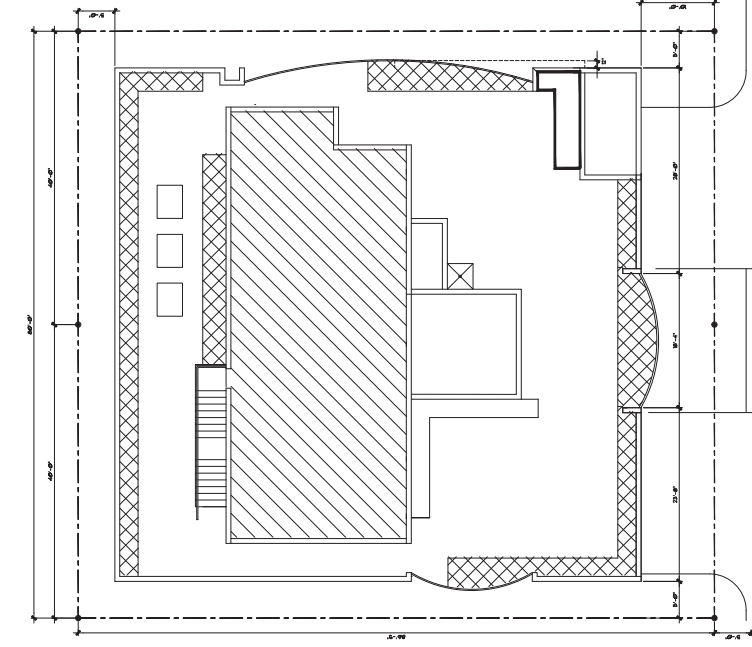


**MINNESOTA STREET  
SITE GRADING**  
RAINWATER IS KEPT INSIDE THE PROPERTY  
SCALE: 3/16" = 1'-0"



**ACTIVE LINERS**  
BUILDING FRONTAGE  
10'-0"  
42'-0"  
43'-4"  
PROVIDED:

**ACTIVE LINERS TRANSPARENCY**  
BUILDING FRONTAGE  
51'-2" X 10'-0" HT. = 521 SF.  
2608 SF  
50% REQUIRED =  
300 SF

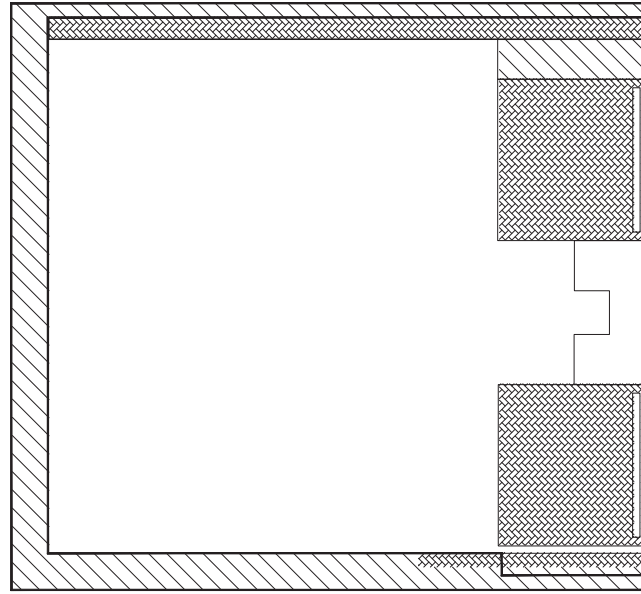


## TERRACE AND ROOF PERVIOUS AREAS

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

SCALE: 1" = 1'-0"  
ELEV. + 50'-0"


 ELEV. + 50'-0"  
 TERRACE FLOOR



## GROUND FLOOR PERVIOUS AREAS

**GRAND TOTAL = 41.00**

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

 PERVIOUS PAVERS

INITIALS OF DRIVER

 GREEN 80D



**SEAL: void when used immediately after**

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

REVIEWS:  
TAC & PBS

SUBMITTAL: DEVELOPMENT BOARD SUBMITTAL

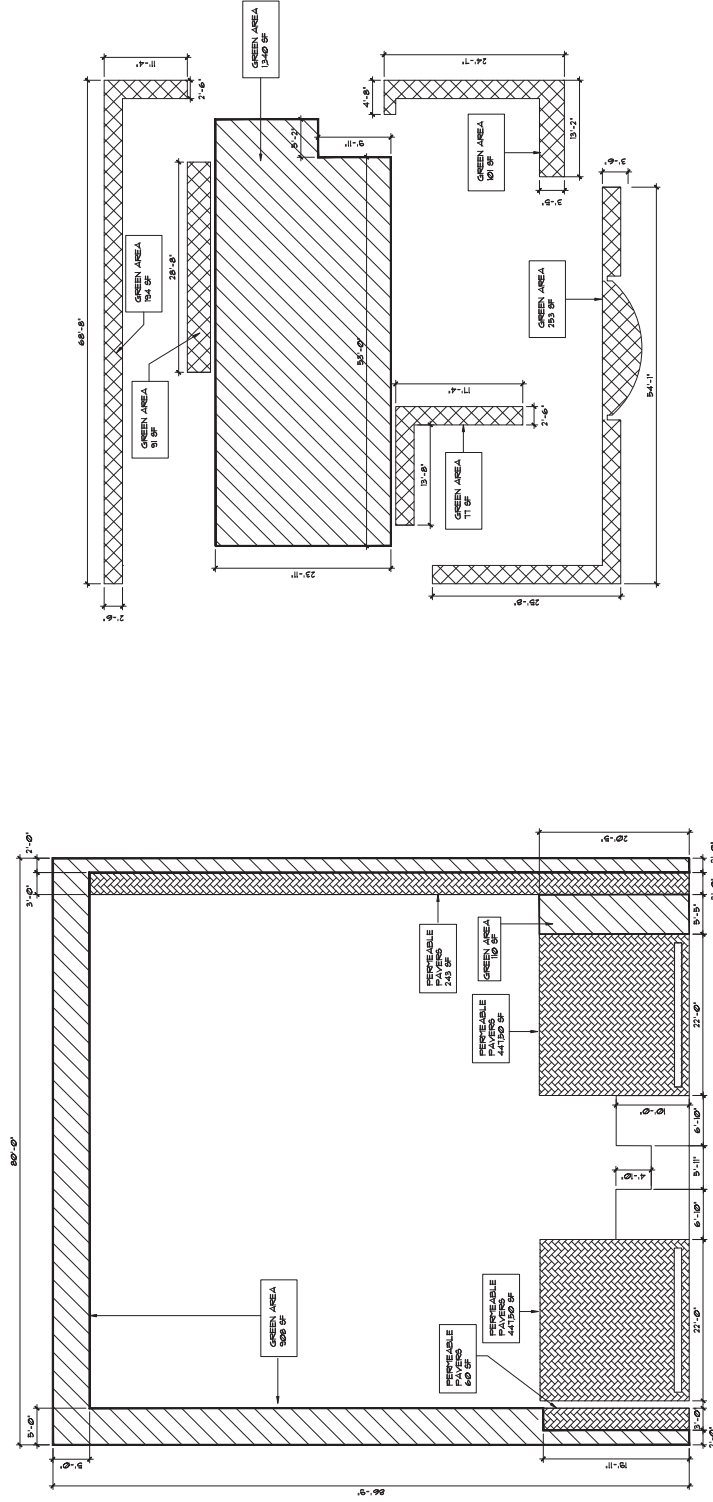
SCALE:	AS INDICATED
DATE:	

DATE: 5-09-2017

PROJECT No:		
DRAWN BY:	CHECKED BY:	

NATALIE P.	VEE
------------	-----

# A-14



## GROUND FLOOR PERVIOUS AREAS

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



## TERRACE AND ROOF PERVIOUS AREAS

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

ELEV. + 50'-0"

TERRACE FLOOR






## GROUND FLOOR PERVIOUS AREA CALCULATION

LOT AREA	6,936 SF
GREEN AREA	1,018 SF
PERMEABLE PAVERS	1,198 SF
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	1340 SF	19.31 %
TERRACE	2056 SF	29.631 %
GRAN TOTAL PREVIOUS AREAS	4212 SF	61.59 %

**KEY NOTES:**

- |   |                 |
|---|-----------------|
|  | PERVIOUS PAVING |
|  | GREEN SOD LAWN  |
|  | PLANTERS        |

## IRRIGATION NOTES

**INNOVATION 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.





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

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

REVISIONS:  
TAC & PBS

SUBMITTAL:  
DEVELOPMENT  
BOARD  
SUBMITTAL

SCALE: AS INDICATED

DATE: 9-09-2021

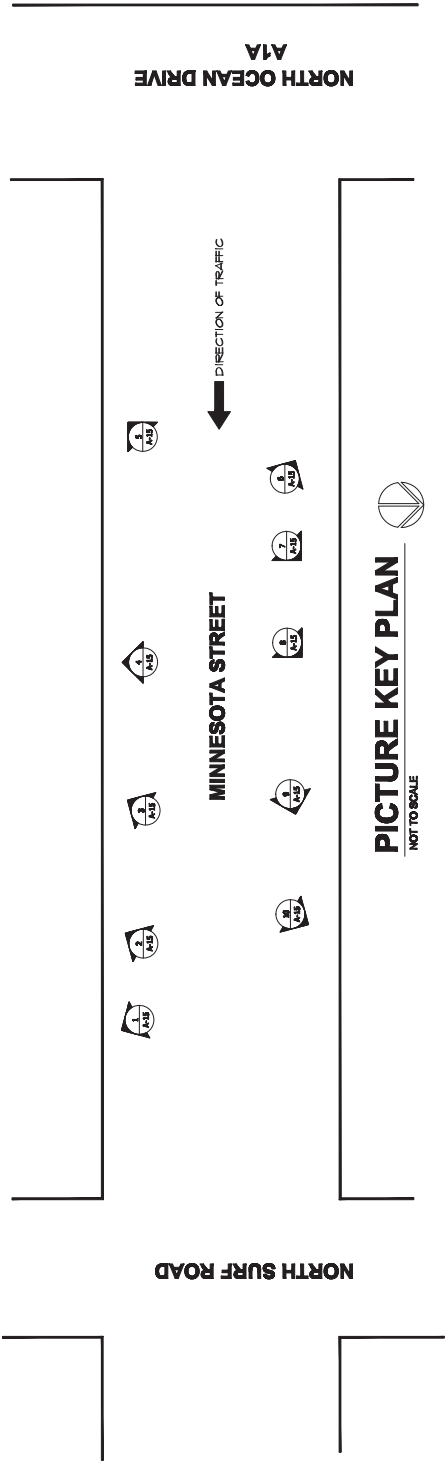
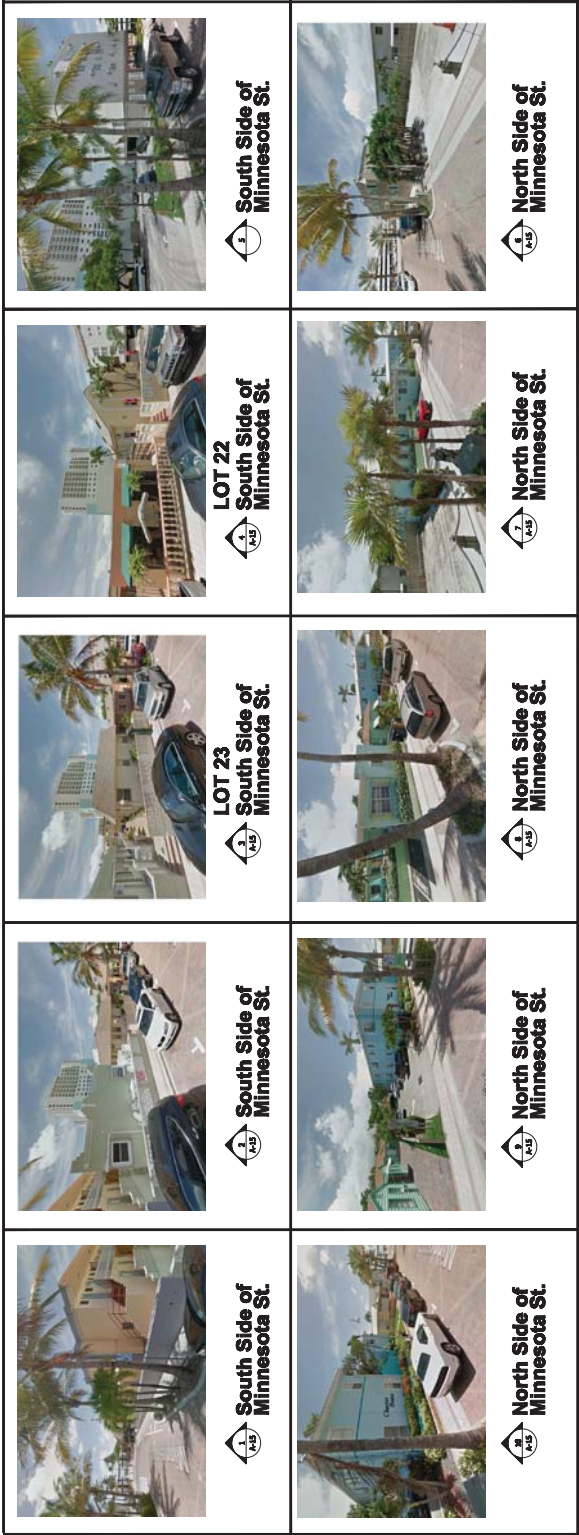
PROJECT NO:

DRAWN BY: ENGGD BY:

CHECKED BY: NATALEE P. VEE

PAGE NO:

A-15



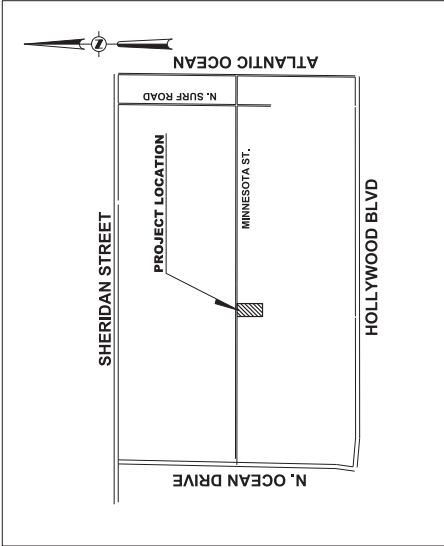
# THE BLUE BUILDING

## CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

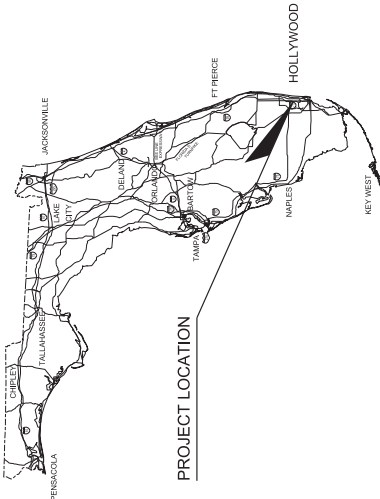
### HALLACK, INC.

#### INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
GE-1	CONCEPTUAL ENGINEERING PLAN
GD-1	CONCEPTUAL ENGINEERING DETAILS



**LOCATION MAP**  
324 MINNESOTA STREET  
HOLLYWOOD, FL 33019



## CIVIL PLANS



**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
CA26258 · LB7924

**ENGINEER'S CERTIFICATION**  
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF PRACTICE FOR THE PROFESSION OF ENGINEERING AND SURVEYING, AND THE MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA, LEGISLATURE, CHAPTER 72-208 F.S.

Date: 8/30/2016 Seal  
Approved by: JAY HUEBNER  
Registered Engineer Number: 54615  
State of Florida

PROJECT NUMBER:  
1007-14  
SHEET NO.:  
CS-1











































## THE BLUE BUILDING

### CONCEPTUAL ENGINEERING DETAILS



REVISIONS

[illegible]

		OPTIONAL FILE	RESUME PACKAGE 1 (OPTIONAL) COVER LETTER
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)
 COVER LETTER (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)	 RESUME (OPTIONAL)

# OF REQUIREMENT STANDARD PUBLIC UTILITIES

[illegible]

PLUMBING STANDARDS  
ING CONDITION TYPIC  
SECTION (B.I.P.)

[illegible]

Public Utilities Standard 1  
Condition Typical

PUBLIC UTILITY STANDARD

The image contains two technical drawings of a vertical lift valve assembly. The top drawing is a plan view, showing the valve from above. It features a central vertical shaft with a handle at the top, a valve body in the middle, and a base at the bottom. The handle is labeled 'HANDLE' and the valve body is labeled 'VALVE BODY'. The base is labeled 'BASE'. The plan view also shows a 'GATE' and a 'GATE LIFT' mechanism. The bottom drawing is an elevation view, showing the valve from the side. It shows the vertical shaft, the valve body, and the base. The elevation view also shows the 'GATE' and the 'GATE LIFT' mechanism. The drawings are labeled 'PLAN' and 'ELEVATION'.

PHYSICAL TAPPING SLEEVE

[illegible]

## PUBLIC UTILITIES STANDARDS CAL GATE VALVE AND

### RESIDENT SEATED GATE VALVE SPECIFICATIONS:

- 1.1. GATE VALVE SHALL BE CAST IRON, MANUFACTURED TO MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:
- 1.2. THE GATE VALVE IS TO BE MANUFACTURED WITH THE STEEL GATE OF CAST IRON, COATED WITH AN EPOXY RESIN TO PROTECT AGAINST CORROSION. THE GATE VALVE SHALL BE MANUFACTURED TO MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:
- 1.3. THE GATE VALVE SHALL BE MANUFACTURED TO MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:
- 1.4. THE GATE VALVE SHALL BE MANUFACTURED TO MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:
- 1.5. THE GATE VALVE SHALL BE MANUFACTURED TO MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:
- 1.6. THE GATE VALVE SHALL BE MANUFACTURED TO MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:
- 1.7. THE GATE VALVE SHALL BE MANUFACTURED TO MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:

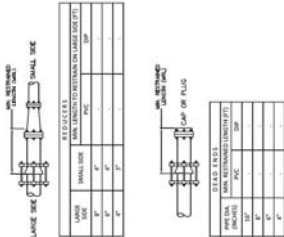
PUBLIC UTILITY STANDARDS  
CREATED BY THE ILLINOIS[illegible]

1. **Public Safety**

[illegible]PUBLIC UTILITY STANDARDS

THRUST RESTRAINT NOTES:

1. ALL JOINTS BETWEEN RINGS AT HORIZONTAL AND VERTICAL JOINTS SHALL BE REINFORCED.
2. MECHANICAL JOINTS OF REINFORCEMENT FOR ALL JOINTS ON R/LP OR P/V, ARE SHALL BE MECHANICAL JOINTS. MECHANICAL JOINTS SHALL BE MADE BY THE FOLLOWING METHODS:
  - a. SPLICED BARS WITH LAP OR BUTT JOINTS.
  - b. WELDED JOINTS.
  - c. MECHANICAL JOINTS.
3. DUCTILE IRON FITTINGS UP TO 24 INCHES IN DIAMETER SHALL BE REINFORCED BY MECHANICAL JOINTS. DUCTILE IRON FITTINGS 24 INCHES IN DIAMETER AND ABOVE SHALL BE REINFORCED BY MECHANICAL JOINTS AND WELDED JOINTS. WELDED JOINTS SHALL BE MADE BY THE FOLLOWING METHODS:
  - a. BUTT JOINTS.
  - b. WELDED JOINTS.
  - c. MECHANICAL JOINTS.
4. ANY THICK BLIND AND ANCHORS ARE TO BE DESIGNED BY THE ENGINEER OF RECORD. UNBOLTED AND THREADED GALLIATIONS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.
5. THICK BLINDS OR CONCRETE POURED IN PLACE CONCRETE SHALL HAVE A MINIMUM



	DATE: 02/26/94	DRAWN:	EUP	CHECKED:	SKT
DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL					
JOINT RESTRAINT DESIGN FOR PVC AND DIP REDUCERS AND DEAD ENDS					
DRAWING NO. <b>G-11.3</b>					

[illegible]

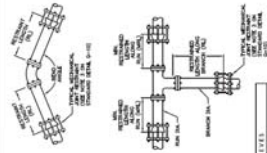
**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
Circle 13 on Reader Service Card

## THE BLUE BUILDING

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

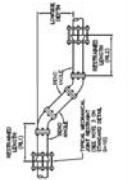
Date: \$DATE\$  
by: ALBERTO ZUNIGA, P.E.  
and Engineer No: 45196  
State of Florida

HORIZONTAL RUNS			RETURNS TO POINTS (IN FEET)	
PIPE DIA. (INCHES)	RUNO (INCHES)	PIPE	WSP	
16	11 1/2			
	22 1/2			
	45			
8	11 1/2			
	22 1/2			
	45			
6	11 1/2			
	22 1/2			
	45			
4	11 1/2			
	22 1/2			
	45			
3	11 1/2			
	22 1/2			
	45			

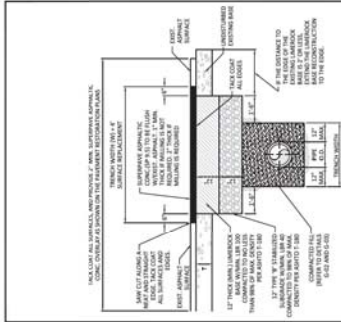
[illegible]

	ISSUED	DESIGNED	DATE	DEPARTMENT OF PUBLIC UTILITIES STANDARD OFFICE JOINT RESTRAINT DESIGN FOR PVC AND DIP HORIZONTAL BLINDS AND TEES G-11.1 DRAINING NC
	DRAWN APPROVED	L.P. K.C.		

PANEL NO.	PANEL NAME	CIRCUIT DETAILS		VOLTAGE
		WIRING	REMAINING PARTS	
18	40	1	1	1
19	40	1	1	1
20	40	1	1	1
21	40	1	1	1
22	40	1	1	1
23	40	1	1	1
24	40	1	1	1
25	40	1	1	1
26	40	1	1	1
27	40	1	1	1
28	40	1	1	1
29	40	1	1	1
30	40	1	1	1
31	40	1	1	1
32	40	1	1	1
33	40	1	1	1
34	40	1	1	1
35	40	1	1	1
36	40	1	1	1
37	40	1	1	1
38	40	1	1	1
39	40	1	1	1
40	40	1	1	1
41	40	1	1	1
42	40	1	1	1
43	40	1	1	1
44	40	1	1	1
45	40	1	1	1
46	40	1	1	1
47	40	1	1	1
48	40	1	1	1
49	40	1	1	1
50	40	1	1	1
51	40	1	1	1
52	40	1	1	1
53	40	1	1	1
54	40	1	1	1
55	40	1	1	1
56	40	1	1	1
57	40	1	1	1
58	40	1	1	1
59	40	1	1	1
60	40	1	1	1
61	40	1	1	1
62	40	1	1	1
63	40	1	1	1
64	40	1	1	1
65	40	1	1	1
66	40	1	1	1
67	40	1	1	1
68	40	1	1	1
69	40	1	1	1
70	40	1	1	1
71	40	1	1	1
72	40	1	1	1
73	40	1	1	1
74	40	1	1	1
75	40	1	1	1
76	40	1	1	1
77	40	1	1	1
78	40	1	1	1
79	40	1	1	1
80	40	1	1	1
81	40	1	1	1
82	40	1	1	1
83	40	1	1	1
84	40	1	1	1
85	40	1	1	1
86	40	1	1	1
87	40	1	1	1
88	40	1	1	1
89	40	1	1	1
90	40	1	1	1
91	40	1	1	1
92	40	1	1	1
93	40	1	1	1
94	40	1	1	1
95	40	1	1	1
96	40	1	1	1
97	40	1	1	1
98	40	1	1	1
99	40	1	1	1
100	40	1	1	1



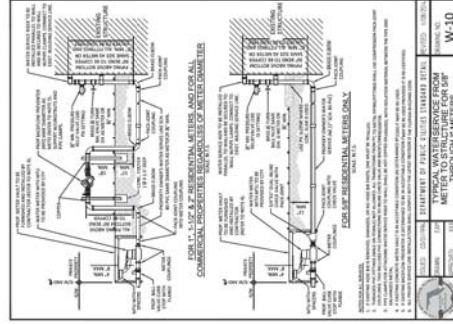
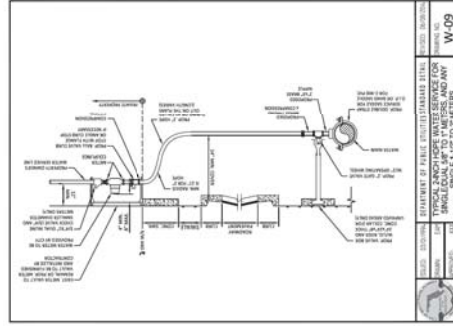
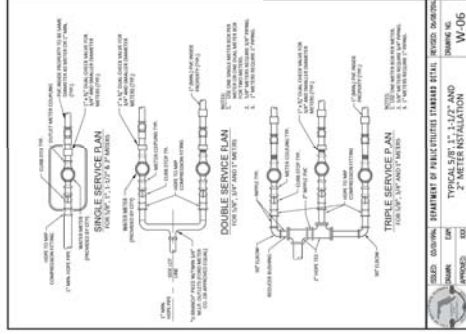
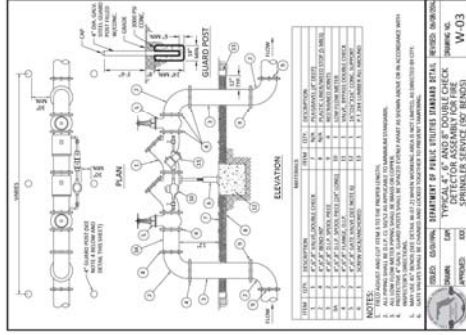
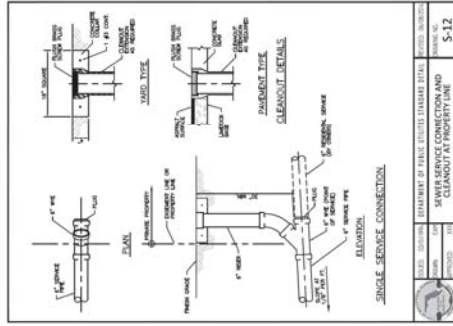
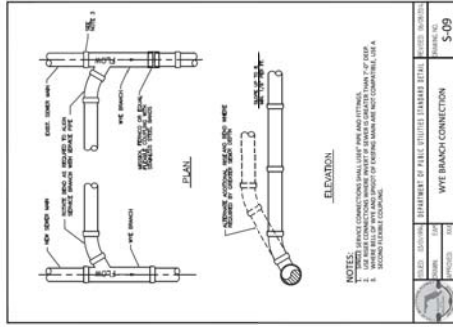
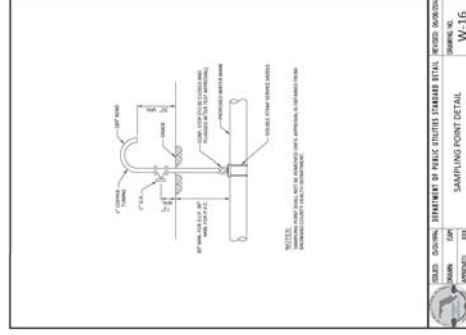
	COLLEGE OF PUBLIC STUDIES DEPARTMENT OF PUBLIC STUDIES	DEPARTMENT OF PUBLIC STUDIES STANDARD DESIGN	DRAWING NO. <b>G-11.2</b>
	DRAWN BY CHECKED BY DATE	JOINT RESTRAINT DESIGN FOR PVC AND DIP VERTICAL OFFSETS	DATE



	TOLEDO	DEPARTMENT OF PUBLIC UTILITIES	STANDARD DETAIL	REVISED: NOVEMBER 1994
	SECTION	124	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	BRASSING: G-12.1

	ISSUED: 12/20/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD SETTING	REVISED: 06-28-2011
	DRAWN BY: CHECKED BY: APPROVED BY:	JOINT RESTRAINT DESIGN FOR PVC AND DIP THRUST RESTRAINT NOTES	DRAWING NO: <b>G-11</b>

	DATED: 02/26/94 DRAWN: EJP APPROVED: SKI	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL JOINT RESTRAINT DESIGN FOR PVC AND DIP REDUCERS AND DEAD ENDS	DRAWING NO. <b>G-11.3</b>	REVISED: 06/07/94

[illegible][illegible]

**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
Fax: 561.392.0222



## THE BLUE BUILDING

SCALE	NTS
PROJECT NUMBER	1007-1
SHEET NUMBER	CD-4

Date: 02/04/2015  
 Drawn by: ALBERTO ZUMBA, P.E.  
 Registered Engineer No: 451102  
 State of Florida





SEAL: 12517-00000000000000000000

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

REGIONS:  
TAG & PDS

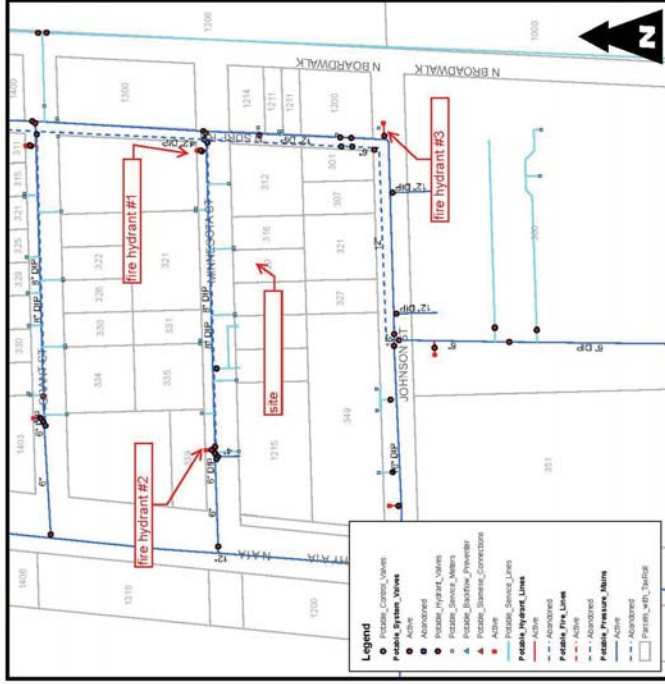
SUBMITTAL  
DEVELOPMENT  
DESIGN  
SUBMITTAL  
SCALE: AS INDICATED  
DATE: 12-17-2006  
PROJECT NO:  
DRAWN BY: NATALIE P. VEE  
CHECKED BY:  
PAGE NO:

**C-5**

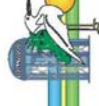
## UTILITY ATLAS MAPLET



0 50 100 200 300  
FEET



THIS INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY OF HOLLYWOOD ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CITY OF HOLLYWOOD ASSUMES NO LIABILITY FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION. THE CITY OF HOLLYWOOD ASSUMES NO LIABILITY FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION.



CITY OF HOLLYWOOD, FLORIDA - DEPARTMENT OF PUBLIC UTILITIES

### 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 residual hydrant.
  - Mid-point test (static residual) (P) should be located 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 - Hydrant. Static/Residual test hydrant for static and residual distribution system pressures.

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



Existing Trees & Plants					
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
Coccothrinax	Coconut Palm	22' OA	18'	Good	Retain

[illegible]

# **ATTACHMENT II**

Revised Submittal Package from April 13, 2017



**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

A R C H I T E C T

Project management, Planning, Quality Control, Residential, Commercial, Hotel, Bar, Restaurant, Retail, Healthcare  
[www.veearch.com](http://www.veearch.com)

State of Florida business license AA26001709

State of Florida registered Architect AR92121

1111 Park Centre Blvd. suite 105-B, Miami Gardens, Fla. 33169 ph:305-625-0007 cell:786-229-1318 [victor@veearch.com](mailto:victor@veearch.com)

## Professional registrations

The council of Engineers and Architects of the State of Israel.- #41149

The National Board of Architects of the Republic of Colombia.- #1258

The DBPR State of Florida, Board of Architecture.- #AR92121

State of Florida Business License #AA26001709

Miami-Dade County Small Business Development #12911

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  
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 APPEARANCE

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**

**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](mailto:victor@veearch.com) [www.veearch.com](http://www.veearch.com)

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