

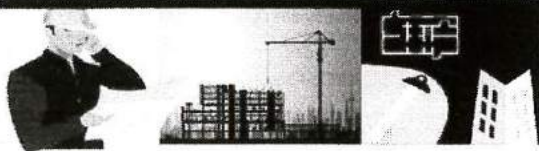
# ATTACHMENT A

## Application Package

RECEIVED

PLANNING & DEVELOPMENT SERVICES

DEC 27 2016



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: December 26th, 2016

Location Address: 320-324 MINNESOTA STREET

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

Folio Number(s): 514212010440 AND 514212010450

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

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

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

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

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

94 parking spaces

One office space 1595 sf.

Number of units/rooms: 6 Hotel rooms 1773 sf. Sq Ft: 13,000 sf.

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

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

Name of Current Property Owner: Dr. Aylee Hallak (lot 22) and Marilyn Gallego (lot 23)

Address of Property Owner: 101 NE. 162 Street, Miami, Fla. 33162

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

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

Address: 1111 Park Centre Blvd. suite 105-B Miami Gardens, Fla. 33169 Telephone: 305-625-0007 cell: 786-229-1318

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

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes (X) No ( )  
If Yes, Attach Copy of the Contract.

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

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

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

PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

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

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

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**Current Owner Power of Attorney**

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

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

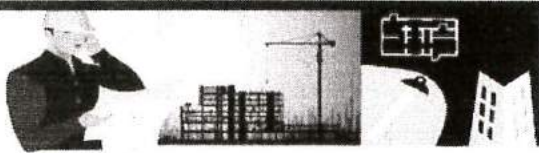
\_\_\_\_\_  
Notary Public  
State of Florida

\_\_\_\_\_  
Print Name

**RECEIVED**

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_ Produced Identification JAN 23 2017

## PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 12-26-2016

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

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

PRINT NAME: VICTOR ELIAS EISENSTEIN, AIA, RA. USGBC Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Hotel & Office Bldg, 5 stories height and 94 parking spaces to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Victor Elias Eisenstein, ARCHITECT to be my legal representative before the Development Board Submittal (Board and/or Committee) relative to all matters concerning this application.

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

[Signature]  
Notary Public State of Florida

[Signature]  
SIGNATURE OF CURRENT OWNER

Aylee Hallak  
PRINT NAME

My Commission Expires: 11/6/18 (Check One) \_\_\_\_\_ Personally known to me: OR 12-26-2016



**RECEIVED**  
License  
JAN 23 2017

**CITY OF HOLLYWOOD**  
OFFICE OF PLANNING

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

# VEEarchitecture corp.

VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC  
A R C H I T E C T

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



December 26th-2016

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

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

Dear Mss. Karina da Luz:

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

## DESIGN REVIEW CRITERIA

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

**Variances General Criteria:**

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

**(a)**

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

**Response:**

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

**(b)**

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

**Response:**

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

**(c)**

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

**Response:**

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

**(d)**

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

**Response:**

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

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

**(e)**

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

**Response:**

Not applicable

**END OF RESPONSES**

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

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

Thank you for your attention,  
Sincerely,



**VEE architecture corp**

**VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC**

A R C H I T E C T

1111 Park Centre Blvd, Suite 105-B

Miami Gardens, Fla. 33169

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

victor@veearch.com www.veearch.com

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## Professional registrations

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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



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The American  
Institute of Architects



December 26th, 2016

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

REF:  
PRE-APPLICATION CONCEPTUAL OVERVIEW

The Blue Building  
324 Minnesota Street  
Hollywood, Fla. 33019

## PROJECT DESCRIPTION

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

**LEGAL DESCRIPTION** (320 Minnesota Street, Hollywood, Fla. 33019)  
Lot 23, Block 1, Hollywood Beach First addition according to the Plat there as recorded in Plat Book 1, page 31 of the Public records of Broward County, Fla.

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

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

Lot 22, Block 1, Hollywood Beach First addition according to the Plat there as recorded in Plat Book 1, page 31 of the Public records of Broward County, Fla.

**FIRST FLOOR**

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

**SECOND, THIRD AND FOURTH FLOORS**

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

**FIFTH FLOOR**

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

**TERRACE**

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

**PARKING TOWER**

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

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

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

**ELEVATOR**

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

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

#### STAIRS

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

#### PROJECT SCHEDULE OF AREAS

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

#### END OF PROJECT DESCRIPTION

Thank you for your attention,  
Sincerely,

#### **VEE**architecture corp

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

A R C H I T E C T

1111 Park Centre Blvd. suite 105-B

Miami Gardens, Fla. 33169

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Miami-Dade County Public Schools #6618331

Miami-Dade County Community Business Enterprise

CBE cat.14 Architecture

CBE cat.18 Architectural construction management

CBE cat. 4(4-02) Aviation systems



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December 26th-2016

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

REF: **THE BLUE BUILDING DESIGN CRITERIA**  
324 Minnesota Street  
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

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

## DESIGN REVIEW CRITERIA

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

**General Criteria:**

**(a)**

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

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

**Response:**

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

**(b)**

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

**Response:**

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

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

**(c)**

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

**Response:**

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

(d)

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

**Response:**

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

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

**END OF RESPONSES**

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

Thank you for your attention,  
Sincerely,



**VEE architecture corp**

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

A R C H I T E C T

1111 Park Centre Blvd, Suite 105-B

Miami Gardens, Fla. 33169

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

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

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

# VEEarchitecture corp.

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

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Miami-Dade County Community Business Enterprise

CBE cat. 14 Architecture

CBE cat. 18 Architectural construction management

CBE cat. 4(4-02) Aviation systems



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December 26th-2016

To:

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

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

Dear Mss. Karina da Luz:

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

## DESIGN REVIEW CRITERIA

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

**Variances General Criteria:**

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

**(a)**

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

**Response:**

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

**(b)**

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

**Response:**

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

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

**(c)**

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

**Response:**

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

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

**(d)**

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

**Response:**

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

**(e)**

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

**Response:**

Not applicable

**END OF RESPONSES**

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

Thank you for your attention,  
Sincerely,



**VEE architecture corp**

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

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

# 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  
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## 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 #AA26001708  
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



December 26th-2016

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

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

Dear Mss. Karina da Luz:

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

## DESIGN REVIEW CRITERIA

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

**Variances General Criteria:**

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

**(a)**

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

**Response:**

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

**(b)**

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

**Response:**

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

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

**(c)**

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

**Response:**

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

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

(d)

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

**Response:**

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

(e)

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

**Response:**

Not applicable

**END OF RESPONSES**

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

Thank you for your attention,  
Sincerely,



**VEE architecture corp**

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

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

# VEEarchitecture corp.

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



December 26th-2016

To:

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

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

Dear Mss. Karina da Luz:

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

## DESIGN REVIEW CRITERIA

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

**Variances General Criteria:**

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

**(a)**

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

**Response:**

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

**(b)**

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

**Response:**

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

**(c)**

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

**Response:**

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

**(d)**

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

**Response:**

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

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

**(e)**

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

**Response:**

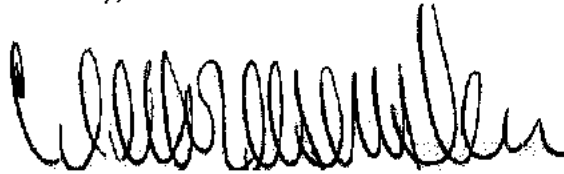
Not applicable

**END OF RESPONSES**

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

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

Thank you for your attention,  
Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Elias Eisenstein', written in a cursive style.

**VEE architecture corp**

**VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC**

**A R C H I T E C T**

1111 Park Centre Blvd, Suite 105-B

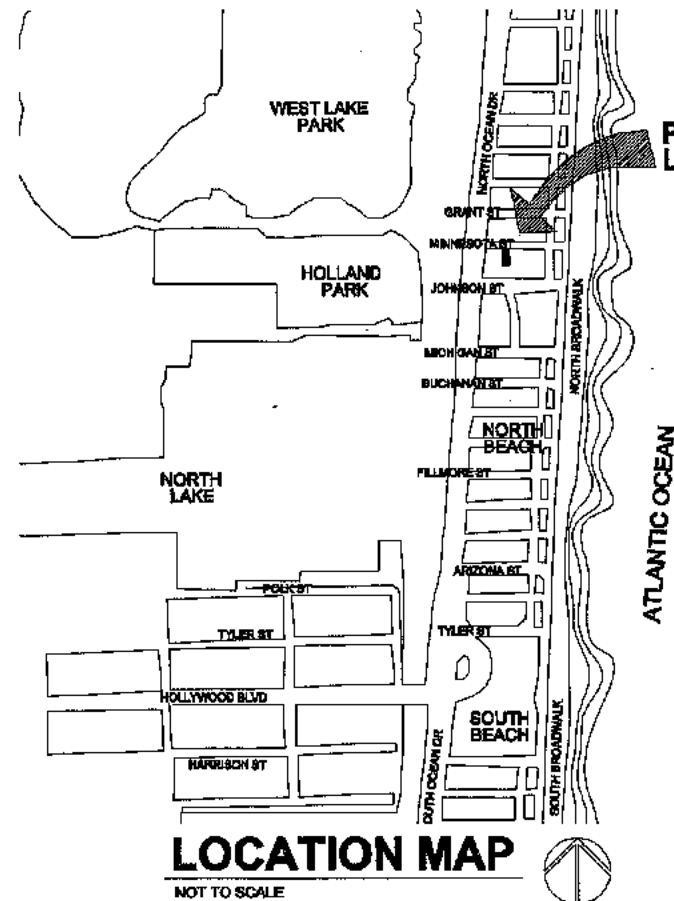
Miami Gardens, Fla. 33169

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

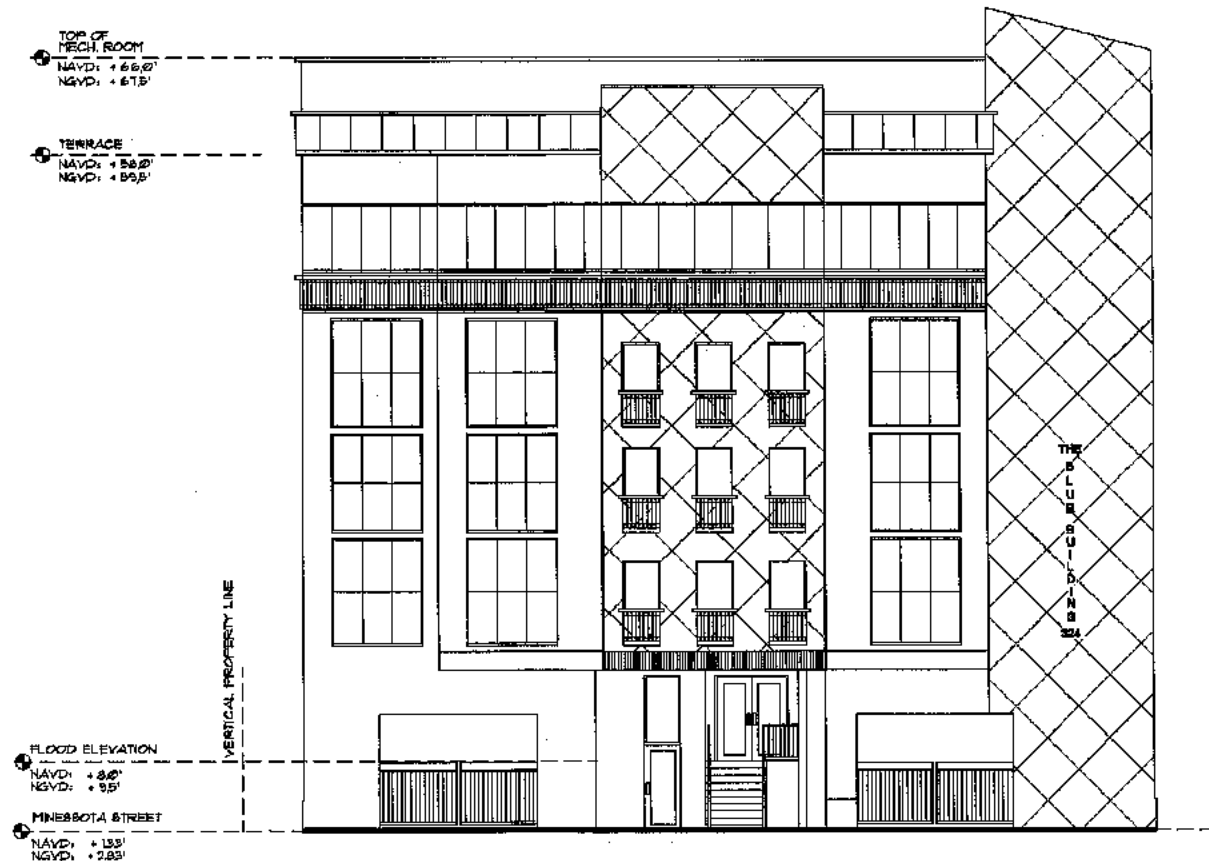
[victor@veearch.com](mailto:victor@veearch.com) [www.veearch.com](http://www.veearch.com)

# The Blue Building

## Executive Hotel Suite and Office



PROPERTY  
LOCATION



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#### VARIANCES

- ENCROACHMENT OF 2 FEET INTO THE FRONT YARD
- WEST SIDE ACCESS TO BUILDING FROM THE 5'-0" WIDE SIDE-YARD FEATURING A PAVED SERVICE PASSAGE
- STREET CURB-CUT EXCEEDS 30% OF LOT FRONTAGE

### LIST OF CONTACTS

#### ARCHITECT OF RECORD

**VEE ARCHITECTURE CORP**  
VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC  
1111 PARK CENTRE BLVD.  
SUITE 105-B  
MIAMI GARDENS, FLA. 33169  
OFFICE: 305-825-0807  
CELL: 786-229-1318  
VICTOR@VEEARCH.COM

#### OWNER

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

#### MECHANICAL ENGINEER

**CT. ENGINEERING INC**  
CARLOS TILLAN, P.E.  
11214 SW. 158 PLACE  
MIAMI, FLA. 33106  
305-527-9041  
TILLAN@YAHOO.COM

#### STRUCTURAL ENGINEER

**ASD CONSULTANT ENGINEERING**  
FERNANDO AZCUE, PE  
7328 SW 142 PLACE  
MIAMI, FLA. 33177  
786-531-8883  
FAZCUE@ASDCONSENG.COM

#### LANDSCAPE ARCHITECT

**BOTANICAL VISIONS INC.**  
WILLIAM REEVE  
4851 NORTH EDGE HIGHWAY  
BOCA RATON, FLA. 33491  
561-381-8877  
954-283-6794 CELL  
WREEVE@BOTANICALVISIONS.COM

#### CIVIL ENGINEER

**HSQ GROUP INC.**  
NOUR SHEHADEH, PE  
JAY HUEBNER, PE  
1488 W. PALMETTO PARK ROAD  
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BOCA RATON, FLA. 33486  
561-392-6221  
NOUR@HSQGROUP.NET  
JAY@HSQGROUP.NET

#### CITY OF HOLLYWOOD, FLA

**CITY HALL**  
2808 HOLLYWOOD BLVD.  
SUITE 330  
HOLLYWOOD, FLA. 33068  
BLDGINFO@HOLLYWOODFL.ORG

WATER SERVICE 954-821-3341  
REQUEST INSPECTION 954-821-3335  
PUBLIC WORKS 954-867-4826  
FIRE RESCUE 954-867-4248  
POLICE 954-867-4867  
911 EMERGENCY

# VEE

VICTOR ELIAS EISENSTEIN, AIA  
ARCHITECT  
1111 PARK CENTRE BLVD. #105-B  
MIAMI GARDENS, FLA. 33169  
OFFICE: 305-825-0807 CELL: 786-229-1318



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

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

REVISIONS:

TAC & PDB

SUBMITTAL:  
DEVELOPMENT  
BOARD  
SUBMITTAL

SCALE: AS INDICATED

DATE: 12-21-2016

PROJECT NO:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

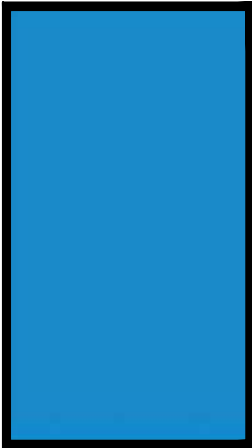
# A-CP



# THE BLUE BUILDING COLOR PALETTE

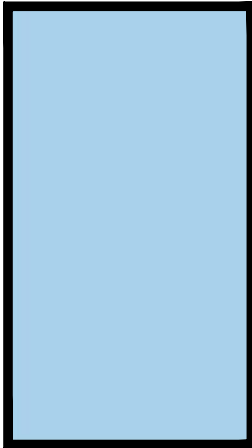
ALL COLOR PAINT, EXTERIOR USE MANUFACTURED BY "SHERWIN WILLIAMS"

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



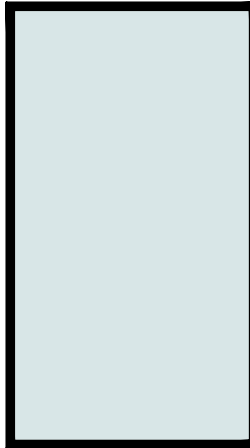
**SW-6958  
DYNAMIC BLUE**

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



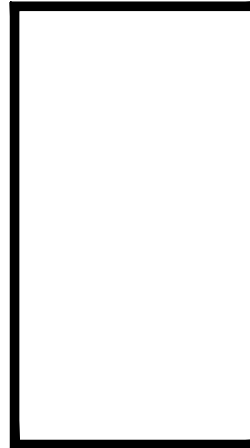
**SW-6793  
BLUEBELL**

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



**SW-6791  
LAUREN'S SURPRISE**

SMOOTH STUCCO SURFACE FINISH.- SW-7006  
EXTRA WHITE

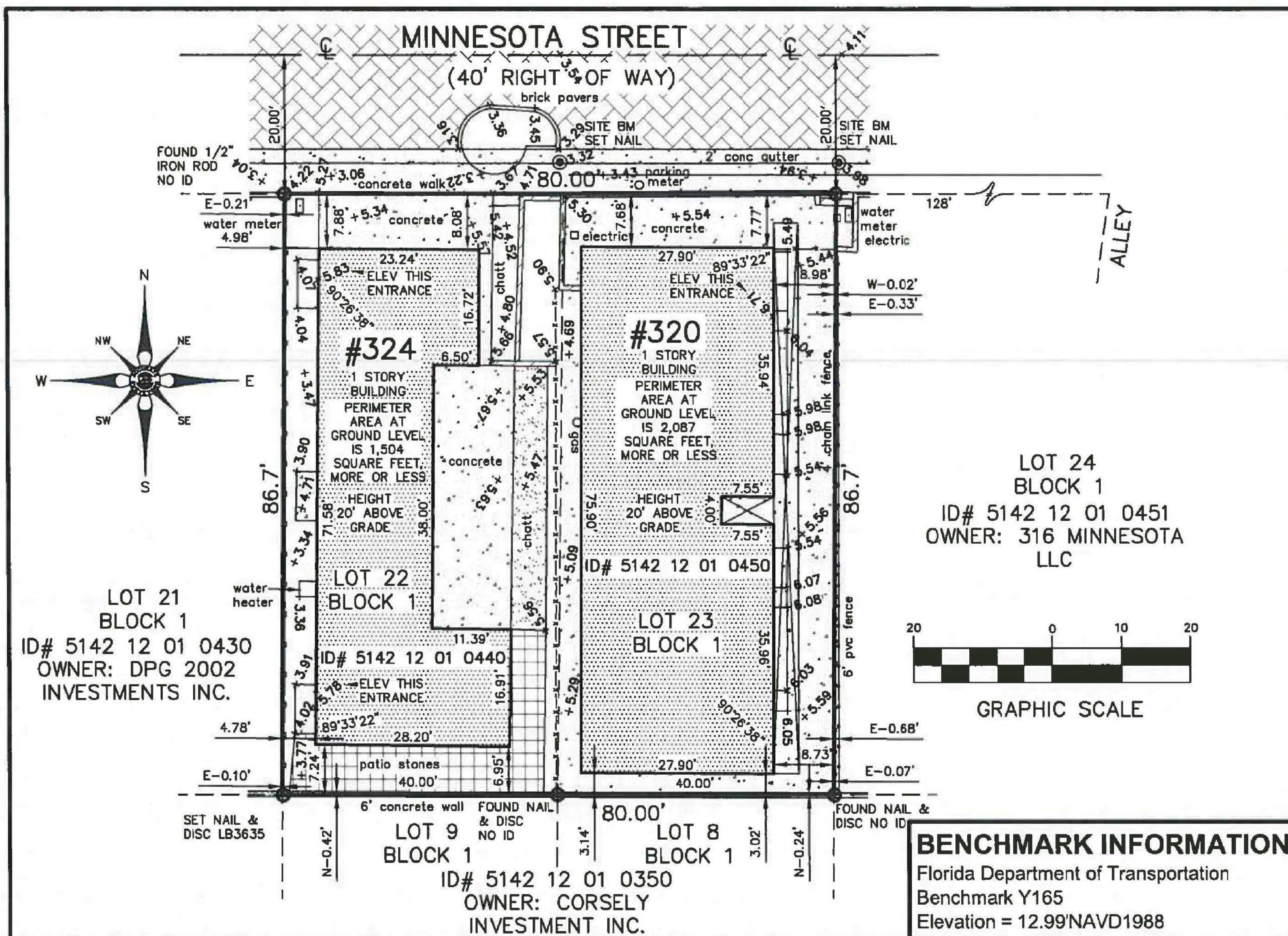


**SW-7006  
EXTRA WHITE**

ALUMINUM GRILL SW-7075 WEB GRAY  
PANTONE PMS 431



**SW-7075  
WEB GREY**



**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

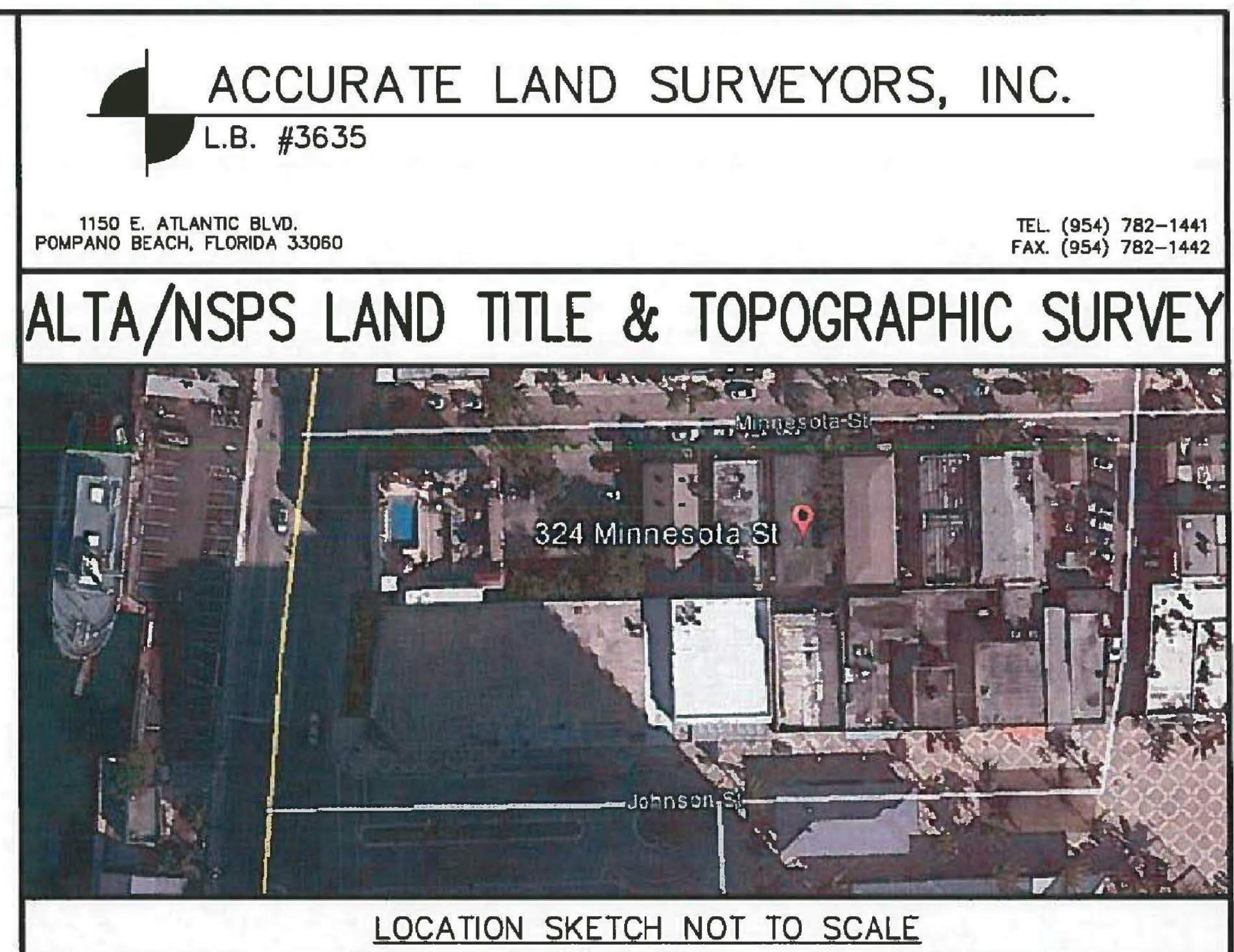
PROPERTY OWNER:  
MARILYN GALLEG0

**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.3869 - 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.	=	CHATTAHOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
B.C.R.	=	BROWARD COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
C/L	=	CENTERLINE

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

REVISIONS:  
**TAC & PDB**

SUBMITTAL:  
**DEVELOPMENT BOARD SUBMITTAL**

SCALE:  
AS INDICATED

DATE:  
12-27-2016

PROJECT No:

DRAWN BY:  
NATALIE P.

CHECKED BY:  
VEE

PAGE No:

**A-0**

## SCHEDULE OF AREAS

LOCATION	320-324 MINNESOTA STREET HOLLYWOOD, FLA. 33019
ZONING	BRT-25-C
LOT AREA	6,936 SF. 20'-0" FRONT x 26'-9" DEEP = 0.1592 ACRES 1,600 SF. 20'-0" FRONT x 20'-0" DEEP = 0.1592 ACRES
GROSS:	8,536 SF. 0.1959 ACRES
NET:	6,936 SF. 0.1592 ACRES

LAND USE GENERAL BUSINESS

### ALLOWABLE USES

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

### LOT COVERAGE

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

### VOLUME OF CONSTRUCTION

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

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

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

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

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

CONSTRUCTION TOTAL AREAS	12,701 SF
-----------------------------	-----------

TOTAL NET RENTAL AREAS	
HOTEL	1,773
OFFICE SPACE	1,595
TOTAL NET RENTAL	3,368 SF

### BUILDING SET-BACKS

	REQUIRED	PROVIDED
FRONT	10'-0"	10'-0"
REAR	5'-0"	5'-0"
SIDE	5'-0"	5'-0"

### BUILDING HEIGHT

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

### GREEN AREA CALCULATIONS

GROUND FLOOR UNPERVIOUS AREAS:	4,720 SF	68.05 %
GROUND FLOOR PERVIOUS AREAS:	2,216	31.95 %

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

### LANDSCAPE PROVIDED

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

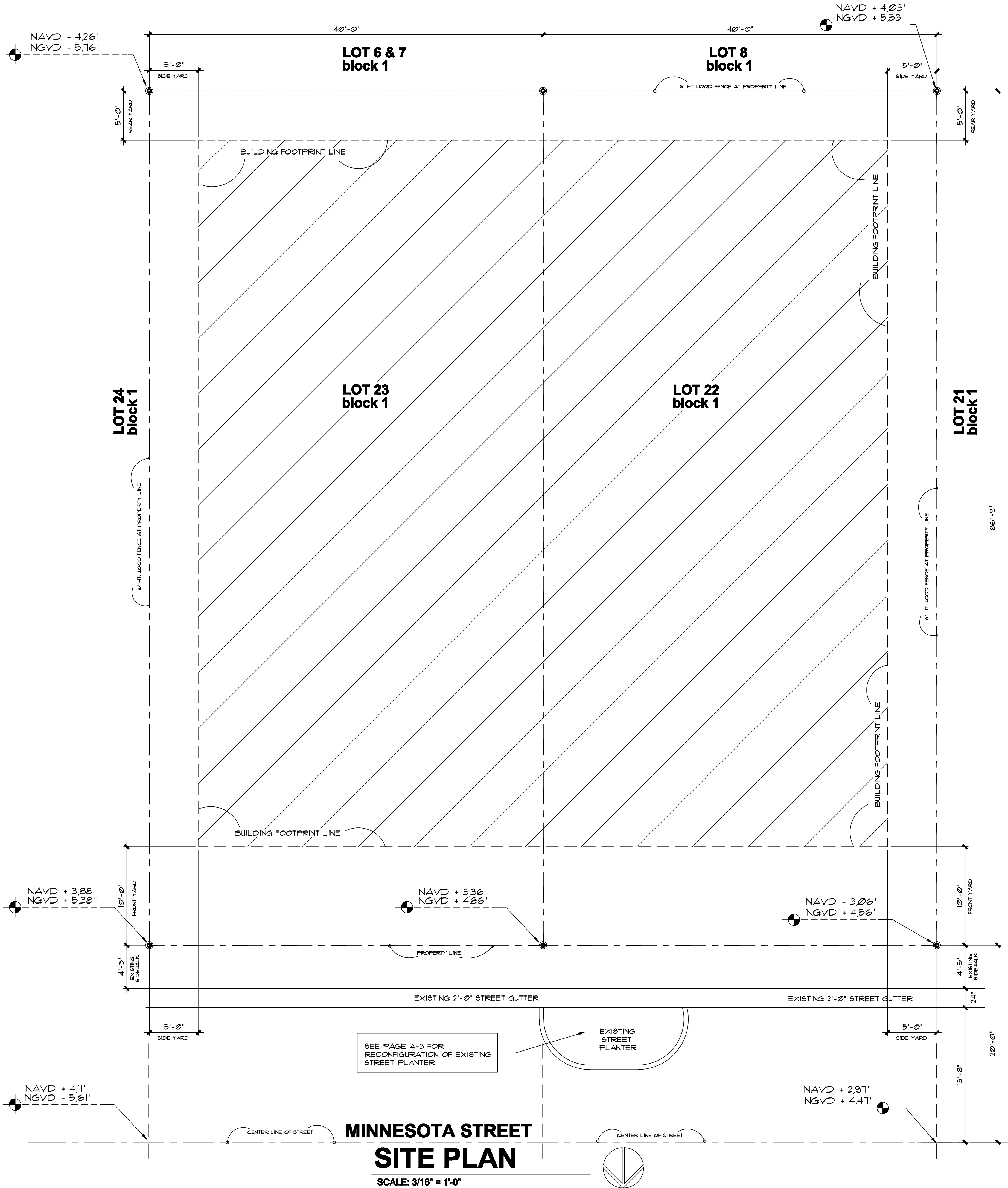
PARKING	4,272 SF	61.59 %
---------	----------	---------

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

OFFICE REQUIRED 1,595 SF  
1 EACH 250 SF NET RENTAL AREA  
RENTAL AREA:  
TOTAL RQRD = 6

TOTAL PARKING REQUIRED ----- 12

PARKING PROVIDED  
AT SKY-PARKING ROBOT ----- 34  
AUTOMATED SYSTEM

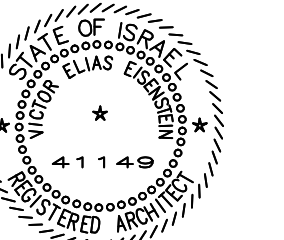
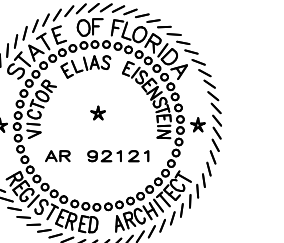


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PROJECT CODE COMPLIANCE

OCCUPANCY CLASSIFICATION

HOTEL GROUP R-1  
OFFICE GROUP B

BUILDING CONSTRUCTION TYPE: 2014 FBC TABLE 601  
TYPE I NON-COMBUSTIBLE CONCRETE SUPPORT STRUCTURE AND CONCRETE ROOF, FIRE PROTECTED, FULLY SPRINKLERED WITH FIRE ALARM AND SMOKE DETECTORS

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

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

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

FIRE SEPARATION BETWEEN BUILDINGS

MAX AREA OF EXTERIOR WALL OPENINGS FIRE SEPARATION DISTANCE BETWEEN BUILDINGS  
2014 FBC, CHAPTER 7 TABLE 705-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: 4298 SF X 45% = 1934 SF  
PROVIDED OPEN AREA ON EXTERIOR WALL: 691 SF

GOVERNING CODES  
2014 FLORIDA BUILDING CODE WITH SUPPLEMENTS  
2014 FLORIDA BUILDING CODE CHAPTER 11 ADA  
2010 NEC NATIONAL ELECTRIC CODE  
2012 IFPC FLORIDA FIRE PREVENTION CODE 101, 5TH EDITION  
2014 NFPA-101 LIFE SAFETY CODE  
CITY OF HOLLYWOOD, FLA. BUILDING CODE ORDINANCES

BLDG OCCUPANT LOAD  
HOTEL 1,173 SF  
200 SF PER OCCUPANT = 9  
OFFICE 1595 SF  
100 SF PER OCCUPANT = 16  
TOTAL 25 OCCUPANTS

MIN NUMBER OF EXITS RQRD

OCCUPANT LOAD 1 TO 500+  
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

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 \$900 PER DAY.-

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

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

FOR ADDITIONAL INFORMATION REGARDING NPDES REGULATIONS PLEASE CONTACT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
2600 BLAU ROAD, MS 2500  
TALLAHASSEE, FLA. 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. 7-2-1-1-2-2 FIG 7-2-1-1-2-3-A

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

DOORS MIN. WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT ARE NOT PART OF THE REQUIRED MEANS OF EGRESS IN GROUPS R-2 AND R-3 OCCUPANCIES  
2014 FBC 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 FLYWOOD AND OR ANY WOOD COMPONENTS TO BE USED ON THIS PROJECT AND STATING COMPLIANCE WITH THE TESTING REQUIREMENTS FOR ASTM E-136 AS NOTED IN THE DEFINITION FOR NON-COMBUSTIBLE MATERIAL.-

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

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

PRODUCT REF: W-1000 WOOD SHIELD CLASS 'A' EXTERIOR AND INTERIOR USE  
FLAME SPREAD: 25 SMOKE: 90

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

MEETS OR EXCEEDS:  
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.

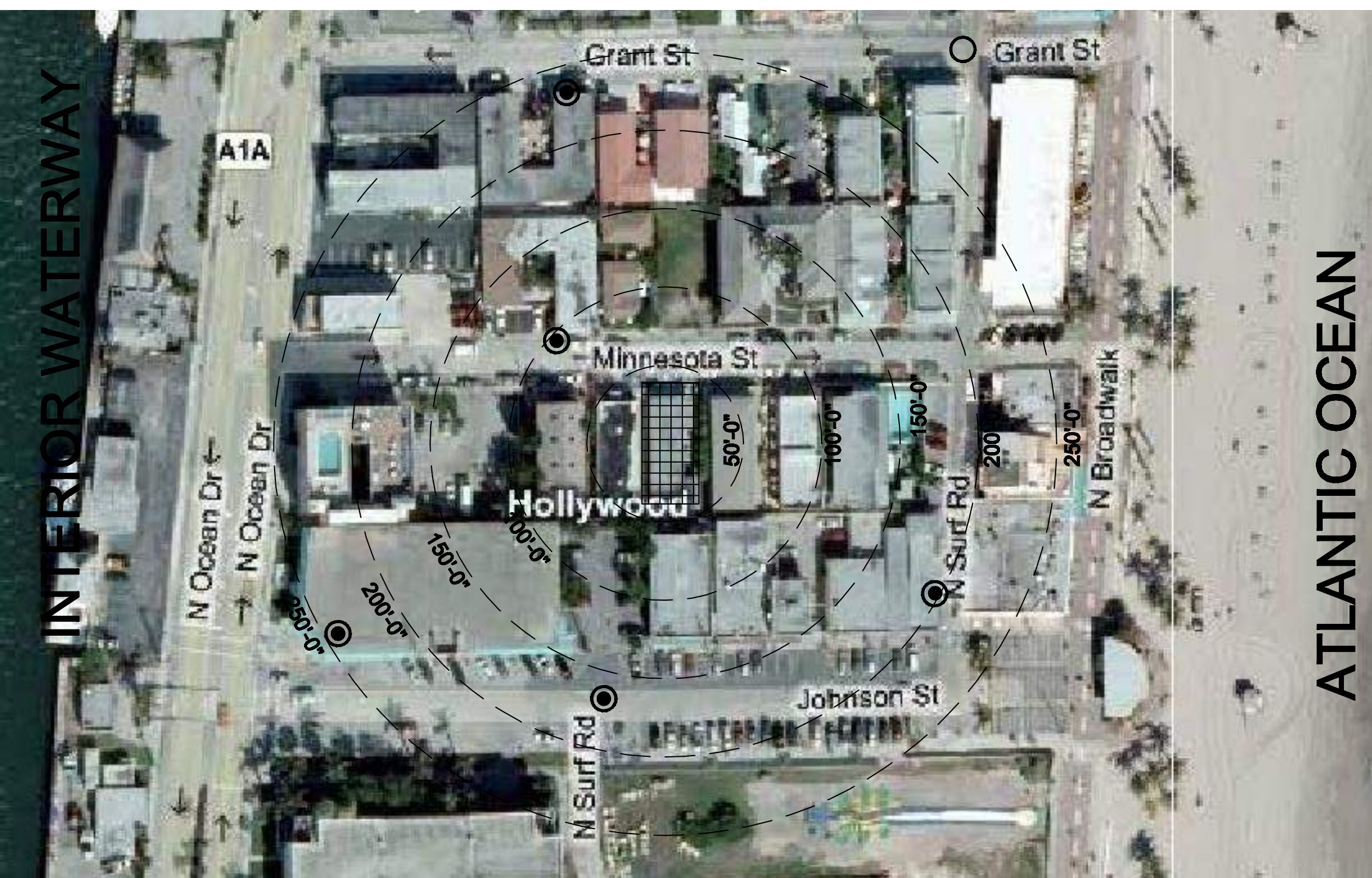
BICYCLE RACKS

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

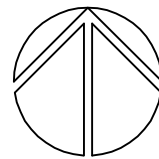
OCCUPANT LOAD: 25  
5% OF OCCUPANCY = 2 BISCILE RACKS PROVIDED

GREEN BUILDING PRACTICES

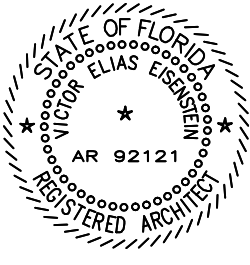
- 151-153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES FOR EITHER CATEGORY ARE APPROVED
- CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
  - ENERGY EFFICIENCY LOW e WINDOWS. ALL WINDOWS SHALL CNFROM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC -NATIONAL PENETRATION 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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# 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 3 FLOOR 8-HEIGHT BUILDING FEATURING 3 FLOORS OF MOTEL SPACE AND ONE TOP FLOOR DEDICATED TO OFFICE

THE PROPOSED SUBMITTAL OF DRAWINGS FEATURES A MIX-USE OF A TOTAL OF SIX MOTEL SUITES DISTRIBUTED 2 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-TOURER  
THE MOTEL SUITES ARE LOCATED ON THE 2ND-3RD AND 4TH FLOOR AND THE OFFICE RENTAL SPACE IS FEATURED IN THE 5TH FLOOR

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

THE TOTAL PARKING CAPACITY OF 94 VEHICLES IS INTENDED TO BE RENTED IN A MONTHLY BASIS TO BUSINESS EMPLOYEES AND ADJACENT 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 CIRCUMSTANCES, STACKING PARKING IS PROVIDED

2 OFF STREET AT ACCESS DRIVEWAY

## ELECTRIC VEHICLE CHARGING STATION

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

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

### FIBER-CEMENT SIDING PANELS "HARDIPLANK"

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

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

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

## PASSENGER ELEVATOR

MACHINE ROOM-LESS GEN-2 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 PER FLOOR AT 2ND+ 3RD AND 4TH FLOORS.- THE MOTEL SUITE FEATURES COMMON USE AREAS AS A LAUNDRY ROOM AND TRASH CHUTE, ENTRANCE RECEPTION AREA, AND BALCONIES+ KITCHENETTE AND EATING TABLE

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

## SAFE BUILDING

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

THE DESIGN OF THE FIRE SPRINKLER SYSTEM SHALL BE EH-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 REFRIGERANTS IN 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-CORROISVE, 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 1-800-926-3626

## EXTERIOR ILLUMINATION

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

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

## IRRIGATION NOTES

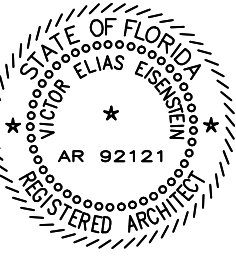
AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATC SPRINKLER SYSTEM DISIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

# VEE

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BY THE STATE OF FLORIDA, BOARD OF ARCHITECTS  
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**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:

**TAC & PDB**

SUBMITTAL:

**DEVELOPMENT  
BOARD  
SUBMITTAL**

SCALE: AS INDICATED

DATE: 12-27-2016

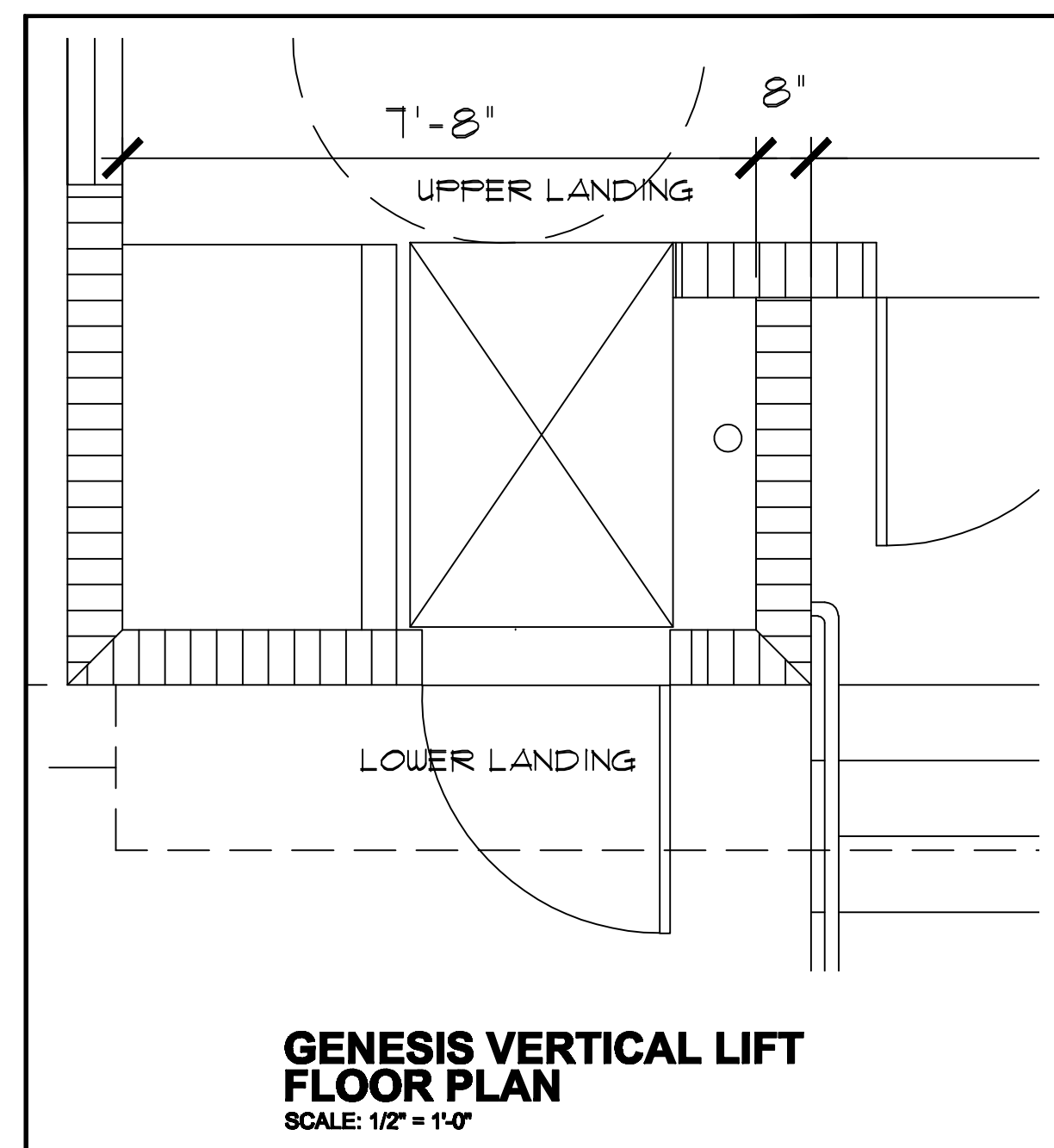
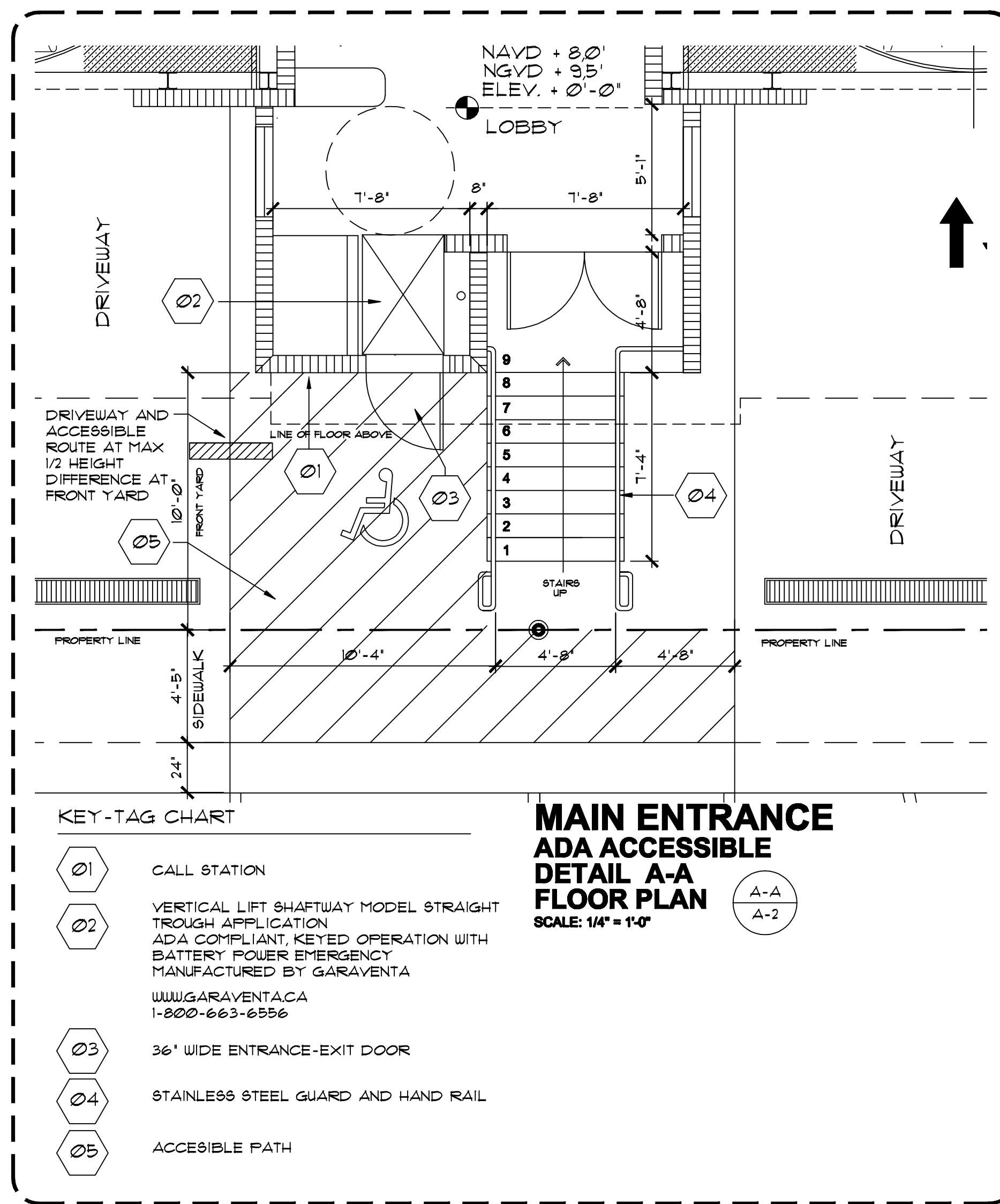
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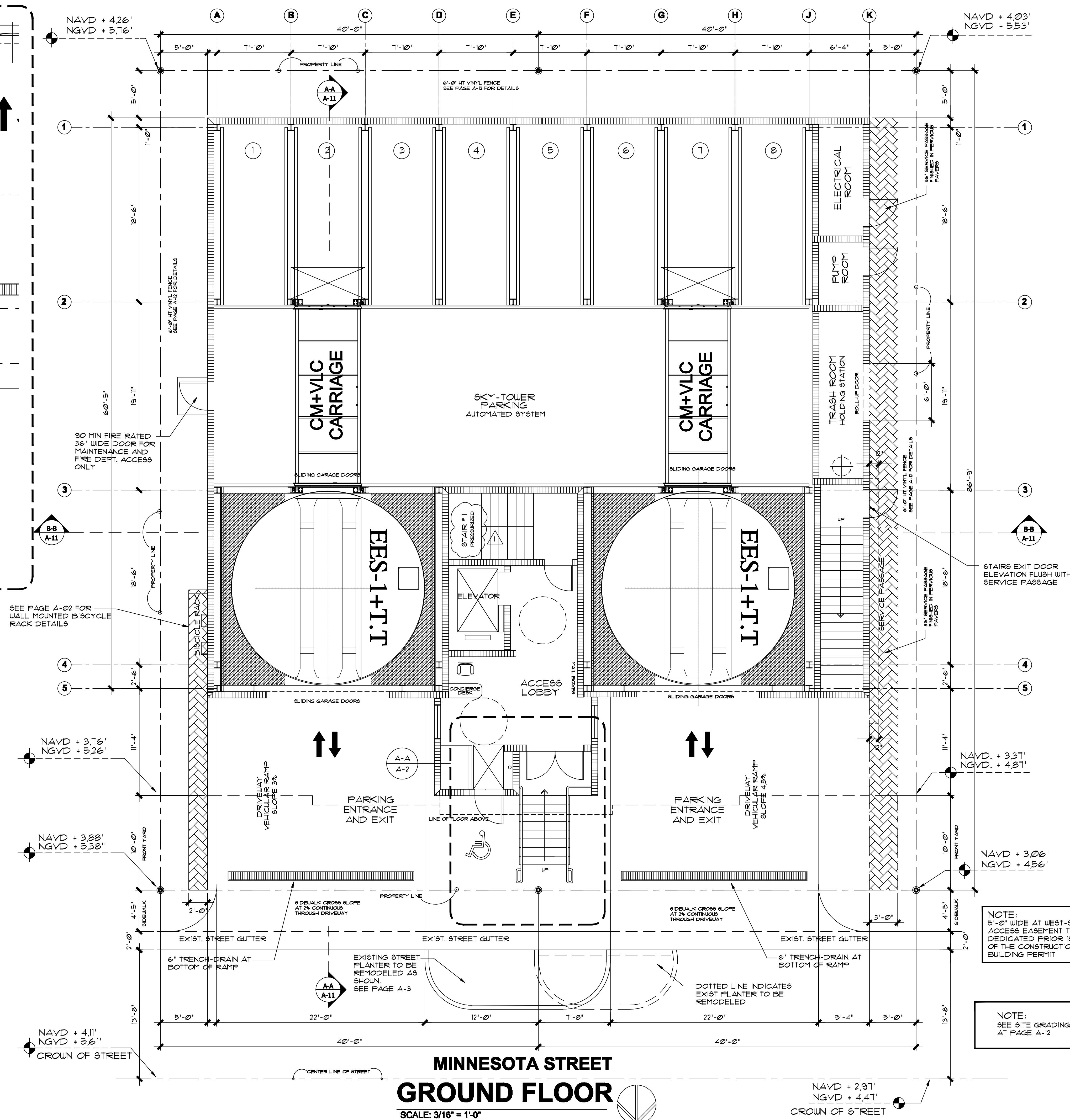
# A-1

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SHAFTWAY STRAIGHT THROUGH				
PLATFORM SIZE	SHAFTWAY WIDTH	SHAFTWAY LENGTH	PLATFORM WIDTH	PLATFORM LENGTH
COMPACT	51'-1/8"	51'	36'	49'-1/2"
STANDARD	54'-1/8"	55'-3/8"	39'	53'-1/8"
MID-SIZE	54'-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 9 CIRCUIT



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## THE BLUE BUILDING

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320-324 MINNESOTA STREET  
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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**

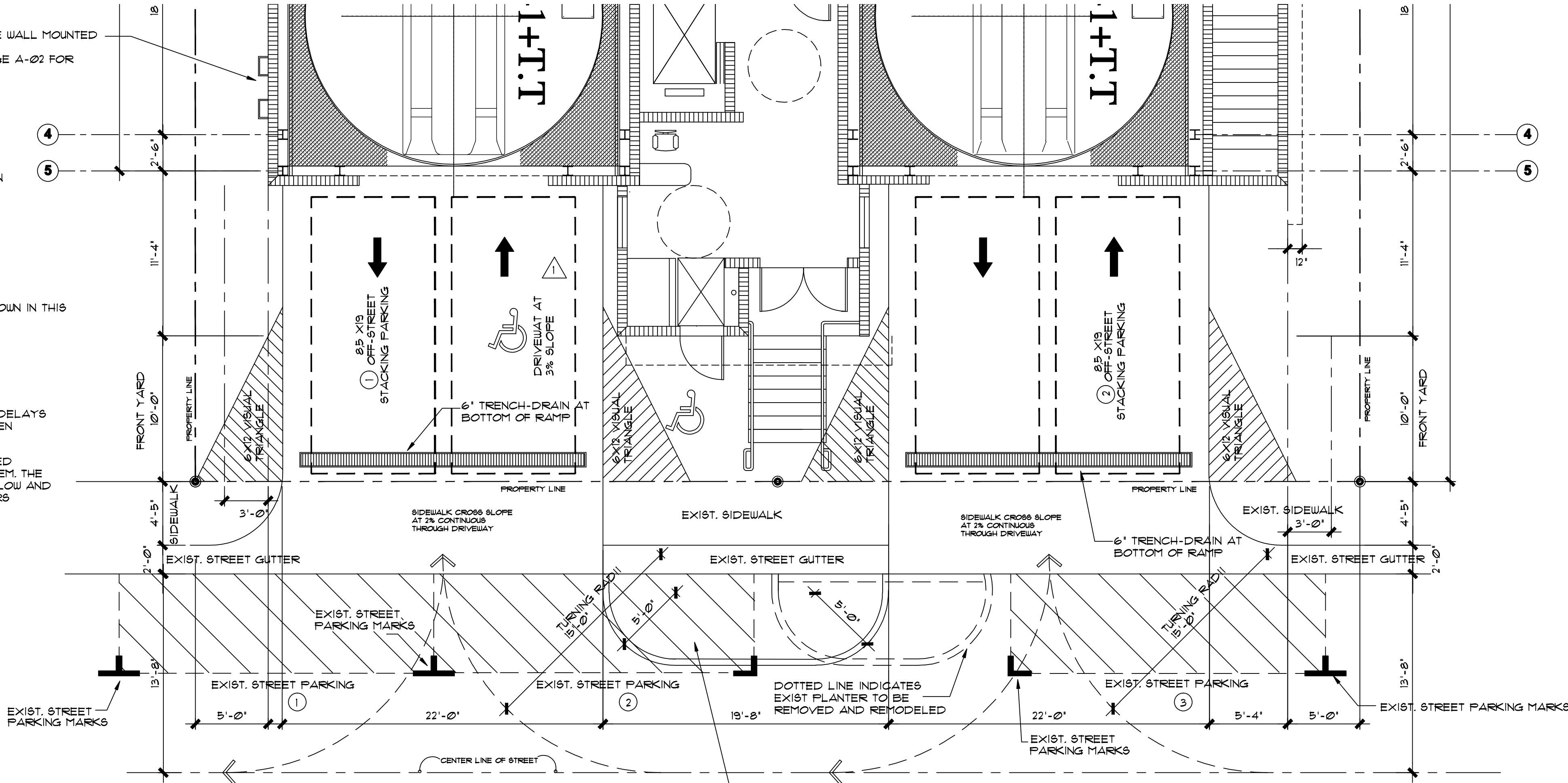
SEE LOCATION OF THE EXISTING STREET MARKS INFRONT THE PROPERTY AS SHOWN IN THIS  
DRAWING  
THE TOTAL NUMBER OF 3 EXISTING ON-STREET PARKING IS ELIMINATED

**VALET PARKING SERVICE** ADA REQUIREMENT

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

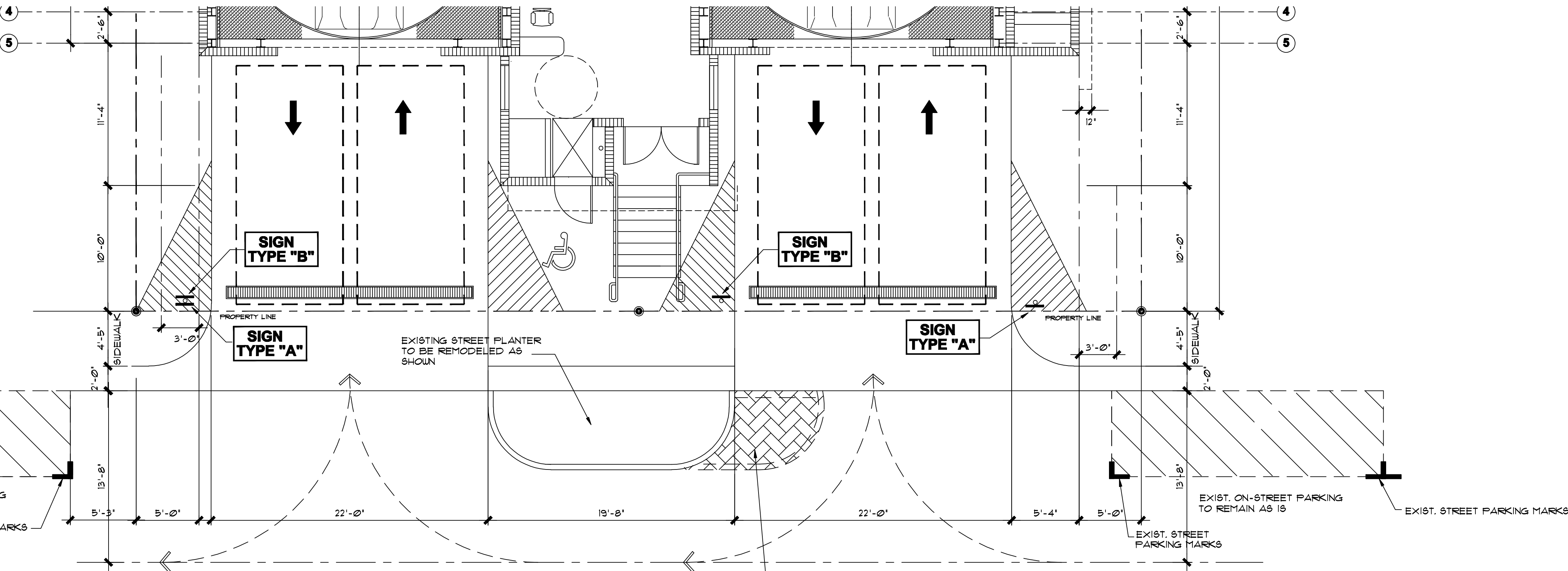
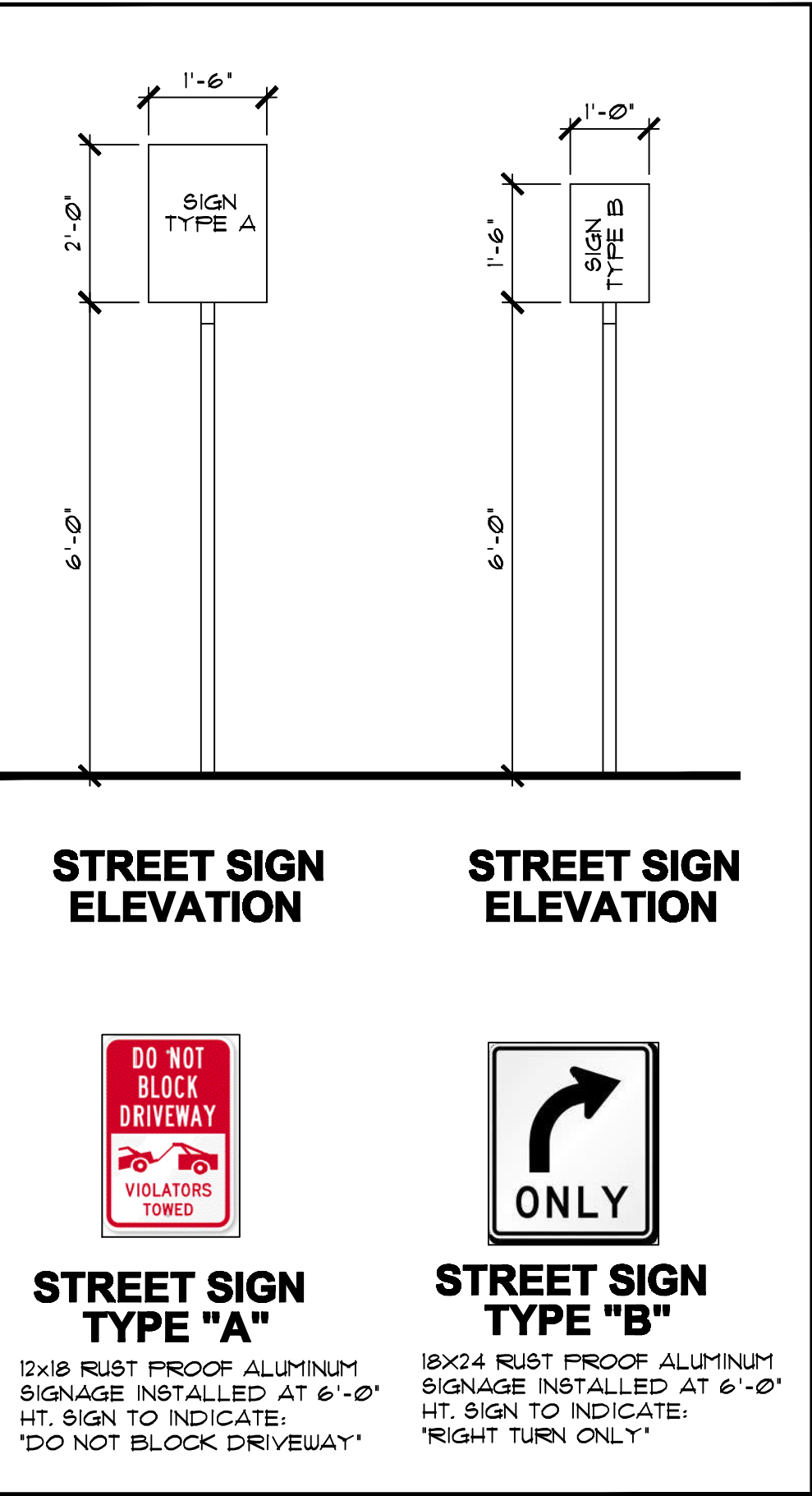
THE VALET SERVICE PROVIDES THE NECESSARY SUPPORT TO THE HANDICAPPED  
VISITORS TO PARK OR TO RETRIEVE THEIR VEHICLES FROM THE ROBOTIC SYSTEM. THE  
NUMBER OF THE VALET ATTENDANTS WILL BE ADJUSTED TO MAINTAIN TRAFFIC FLOW AND  
KEEP THE STREET CLEAR AT ALL TIMES, SERVING 1 DAYS PER WEEK, 24 HOURS

BICYCLE WALL MOUNTED  
RACKS:  
SEE PAGE A-02 FOR  
DETAILS



**MINNESOTA STREET  
STREET FEATURES  
GROUND FLOOR**

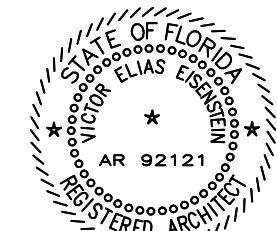
SCALE: 3/16" = 1'-0"



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

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

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



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BOARD  
SUBMITTAL**

SCALE:  
AS INDICATED

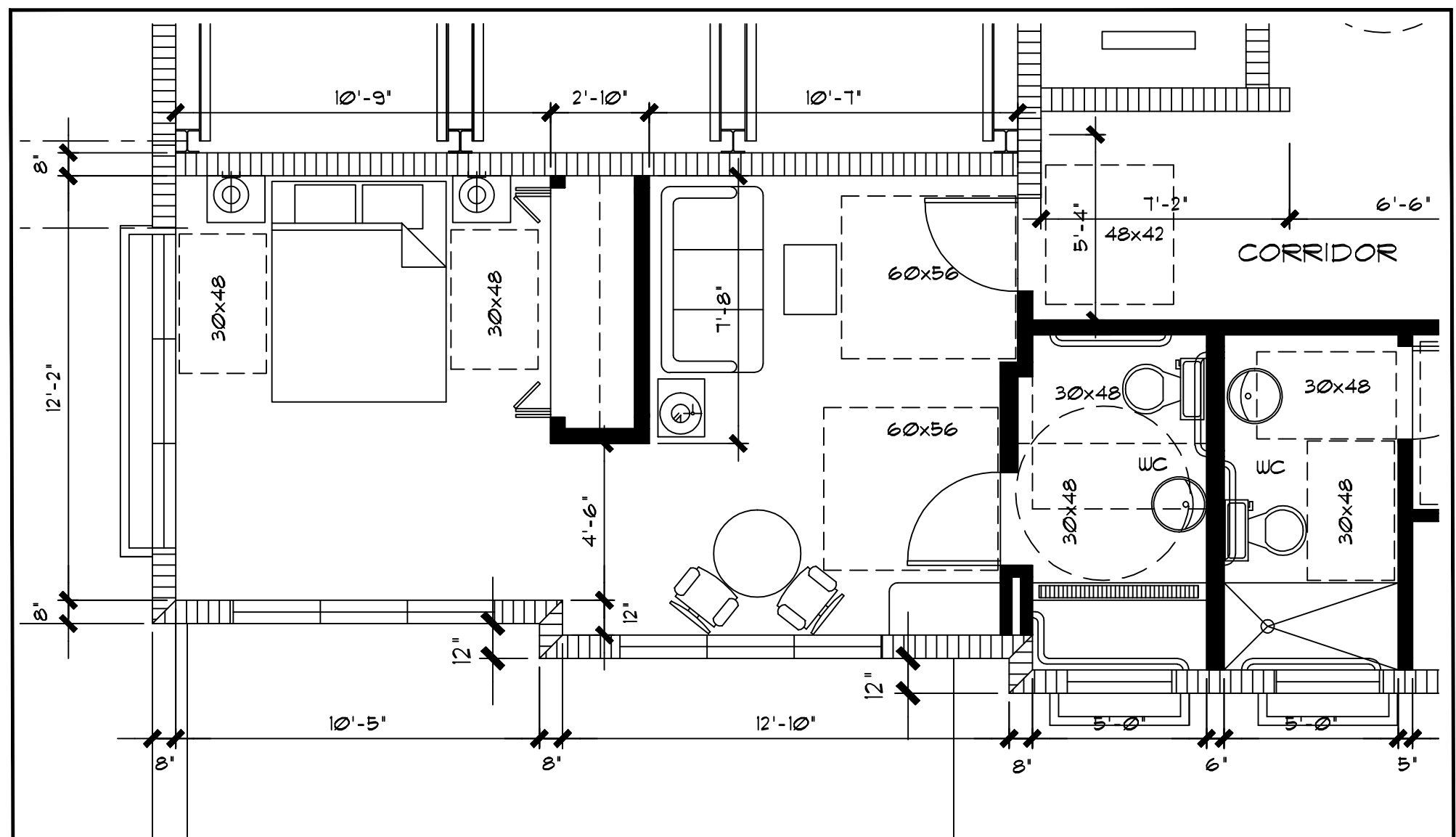
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12-27-2016

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**A-3**



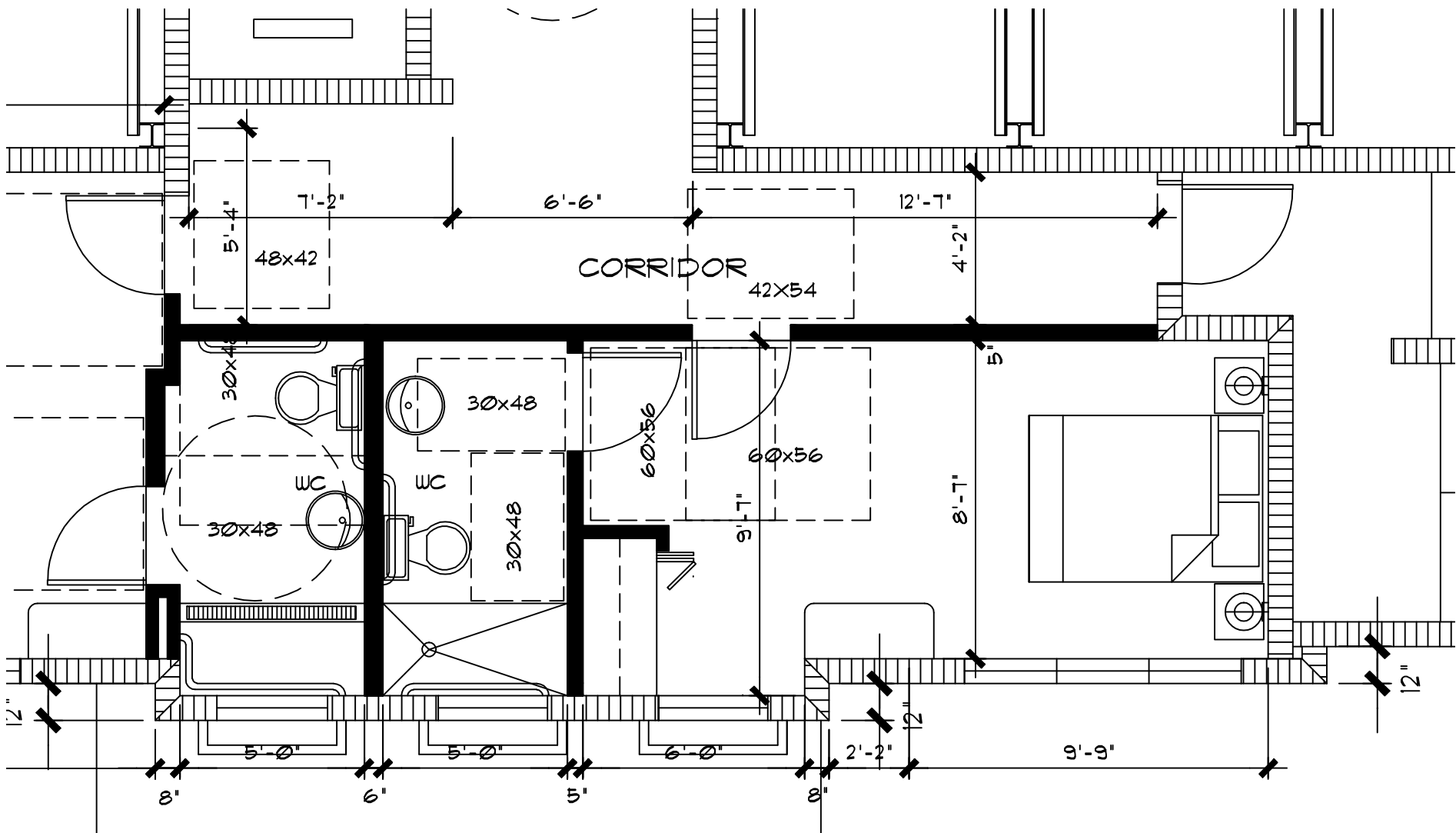
HOTEL ROOM "A" ADA ACCESSIBLE

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

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

HOTEL ROOMS ACCESSIBILITY NOTES:

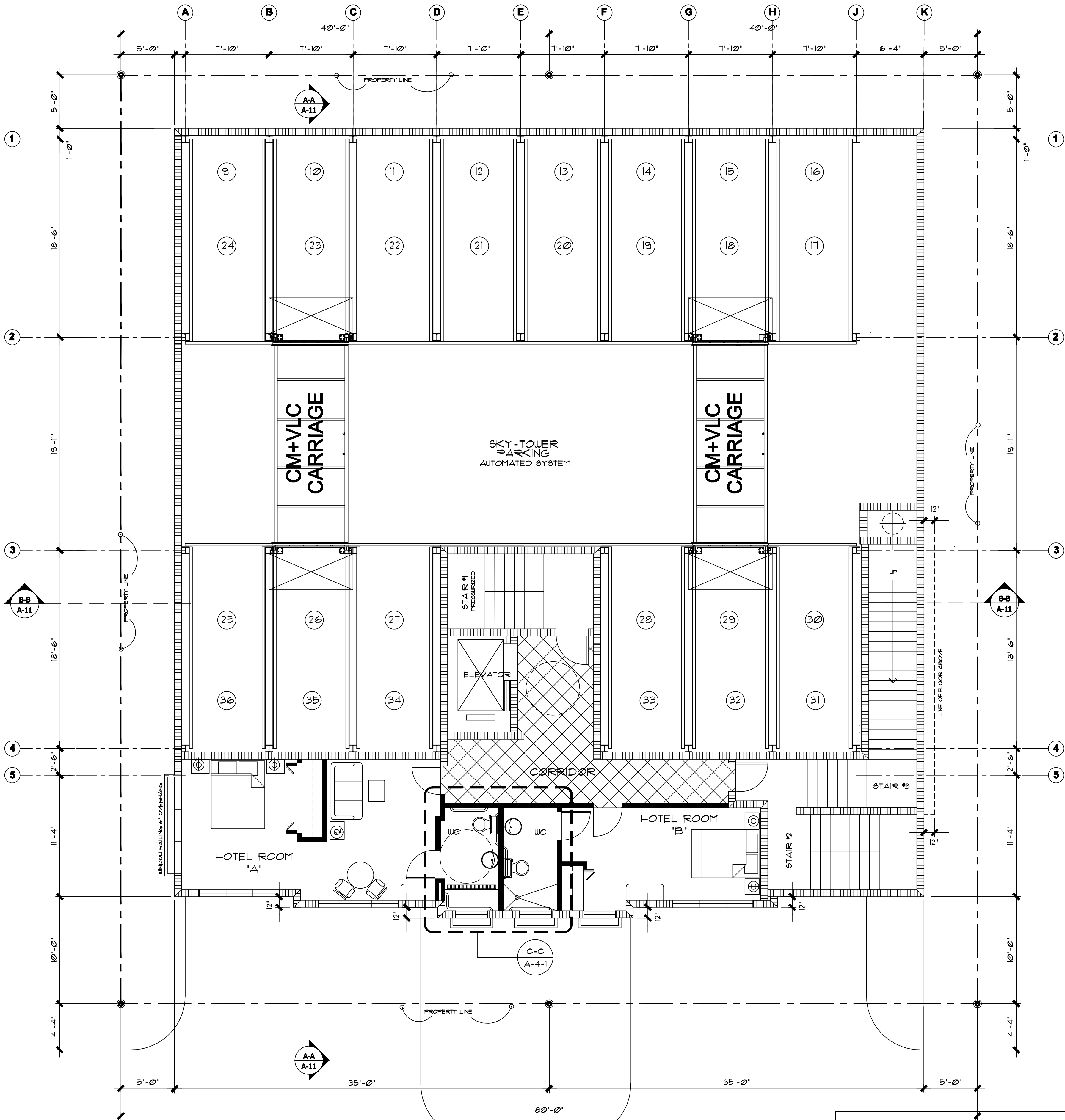
- ALL 3 HOTEL ROOMS TYPE 'A' SHALL COMPLY WITH 2014 FLORIDA ACCESSIBILITY BLDG CODE AND AS FOLLOWING:
- SECTION 404.2-4 MANEUVERING CLEARANCES
  - SECTION 304 TURNING CLEAR SPACE OF 60" DIAMETER
  - SECTION 224-2 HOTEL ROOMS WITH MOBILITY FEATURES REQUIRED 1 EACH 25 ROOMS  
FLORIDA 5% PROVIDED 3 ROOMS
  - SECTION 224-4 AND 806-3 HOTEL ROOMS WITH COMMUNICATION FEATURES  
REQUIRED 2 EACH 25 ROOMS  
PROVIDED 3 ROOMS



HOTEL ROOM "B"

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

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



HOTEL FLOORS

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

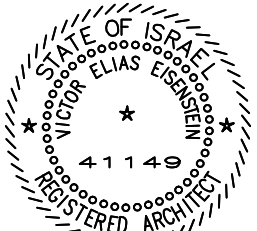
MINNESOTA STREET

ALLOWED PROJECTIONS AND OVERHANGS

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

VEE

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

REVISIONS:  
TAC & PDB

SUBMITTAL:  
DEVELOPMENT  
BOARD  
SUBMITTAL

SCALE:  
AS INDICATED

DATE:  
12-27-2016

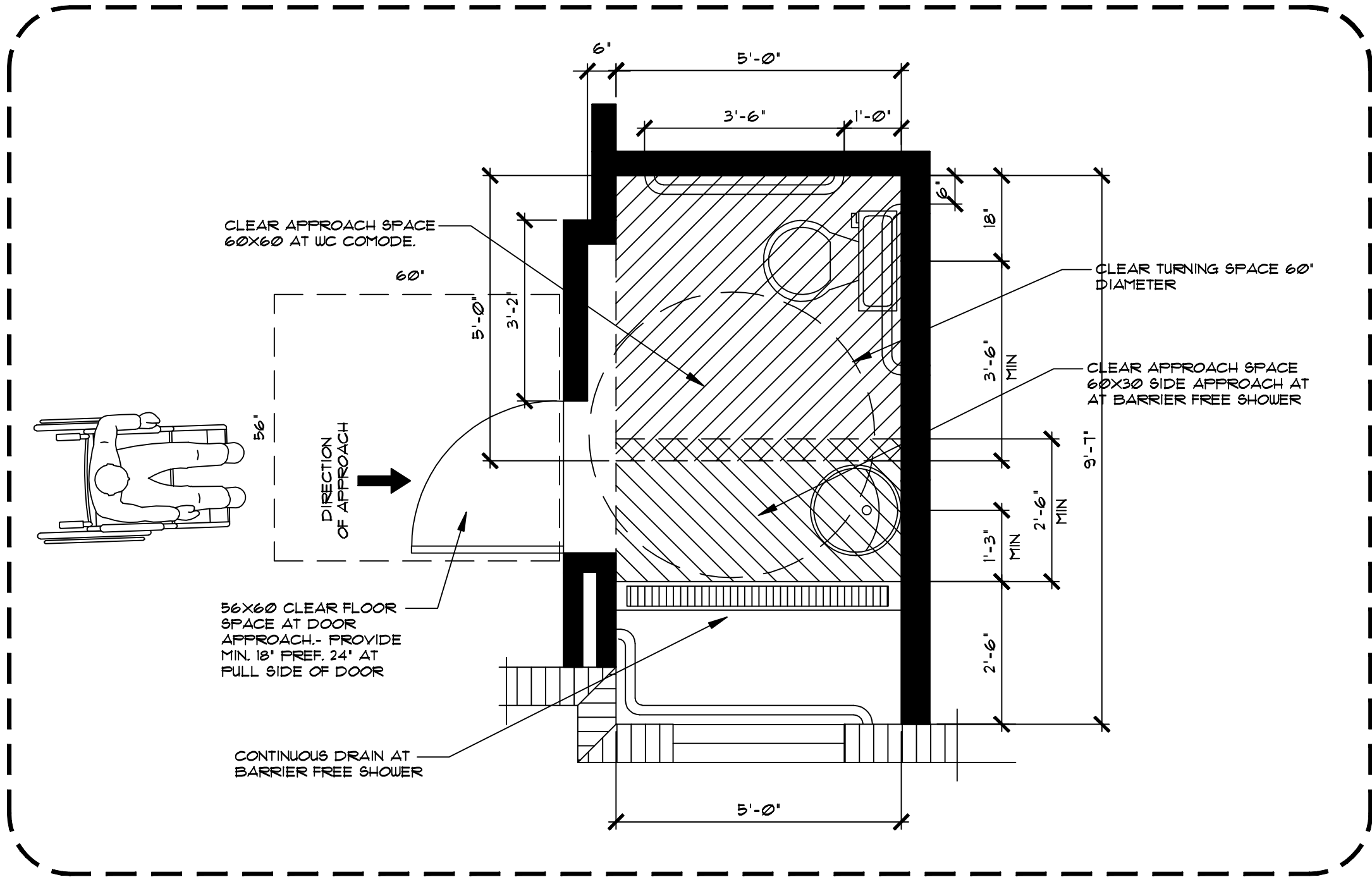
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NATALIE P.

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VEE

PAGE No:

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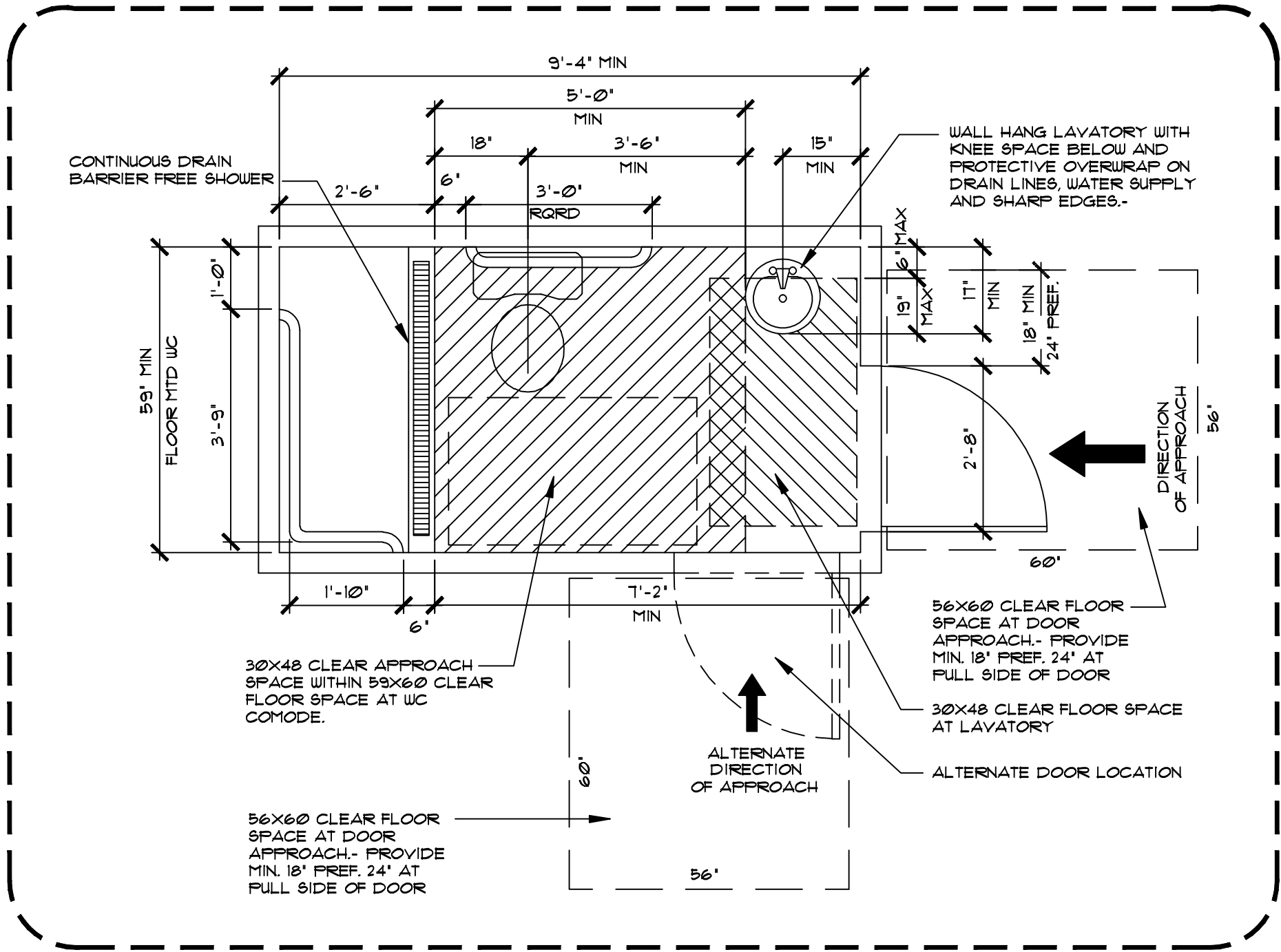


**REQUIRED MIN. FREE FLOOR SPACE  
HOTEL ROOMS TYPE "A" ADA ACCESSIBLE**

**TYPICAL WC. DETAIL**

NOT TO SCALE

C-C  
A-4-1

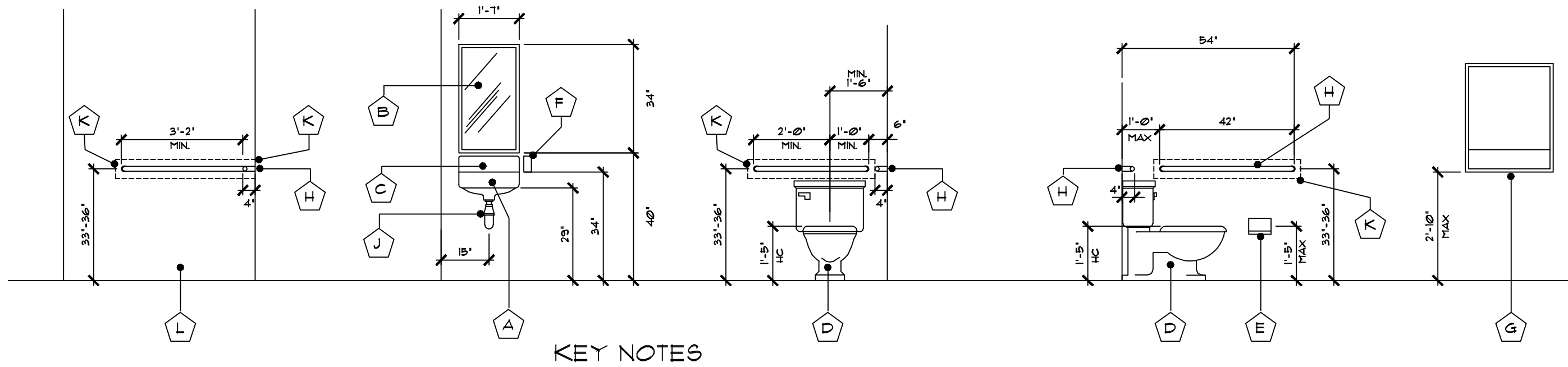


**REQUIRED MIN. FREE FLOOR SPACE  
HOTEL ROOMS TYPE "B"**

**TYPICAL WC. DETAIL**

NOT TO SCALE

C-C  
A-4-1



**KEY NOTES**

- |   |   |
|---|---|
| <p><b>A</b> WALL MOUNTED LAVATORY RIM OR COUNTER NO HIGHER THAN 34" ABOVE THE FINISH FLOOR.- 2014 FBC 606-3</p> <p><b>B</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</p> <p><b>C</b> 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</p> <p><b>D</b> HANDICAP TOILET WITH TOP OF THE SEAT BETWEEN 17" AND 19" AFF 2014 FBC SEC. 604-4</p> <p><b>E</b> SURFACE MOUNTED TOILET TISSUE DISPENSER</p> | <p><b>F</b> LIQUID SOAP DISPENSER</p> <p><b>G</b> SEAT COVER DISPENSER</p> <p><b>H</b> 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</p> <p><b>J</b> 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</p> <p><b>K</b> REINFORCED AREAS INSIDE PARTITION WALLS FOR INSTALLATION OF GRAB BARS.- 2014 FBC 603-8</p> <p><b>L</b> CONTINUOUS DRAIN BARRIER FREE SHOWER</p> |
|---|---|

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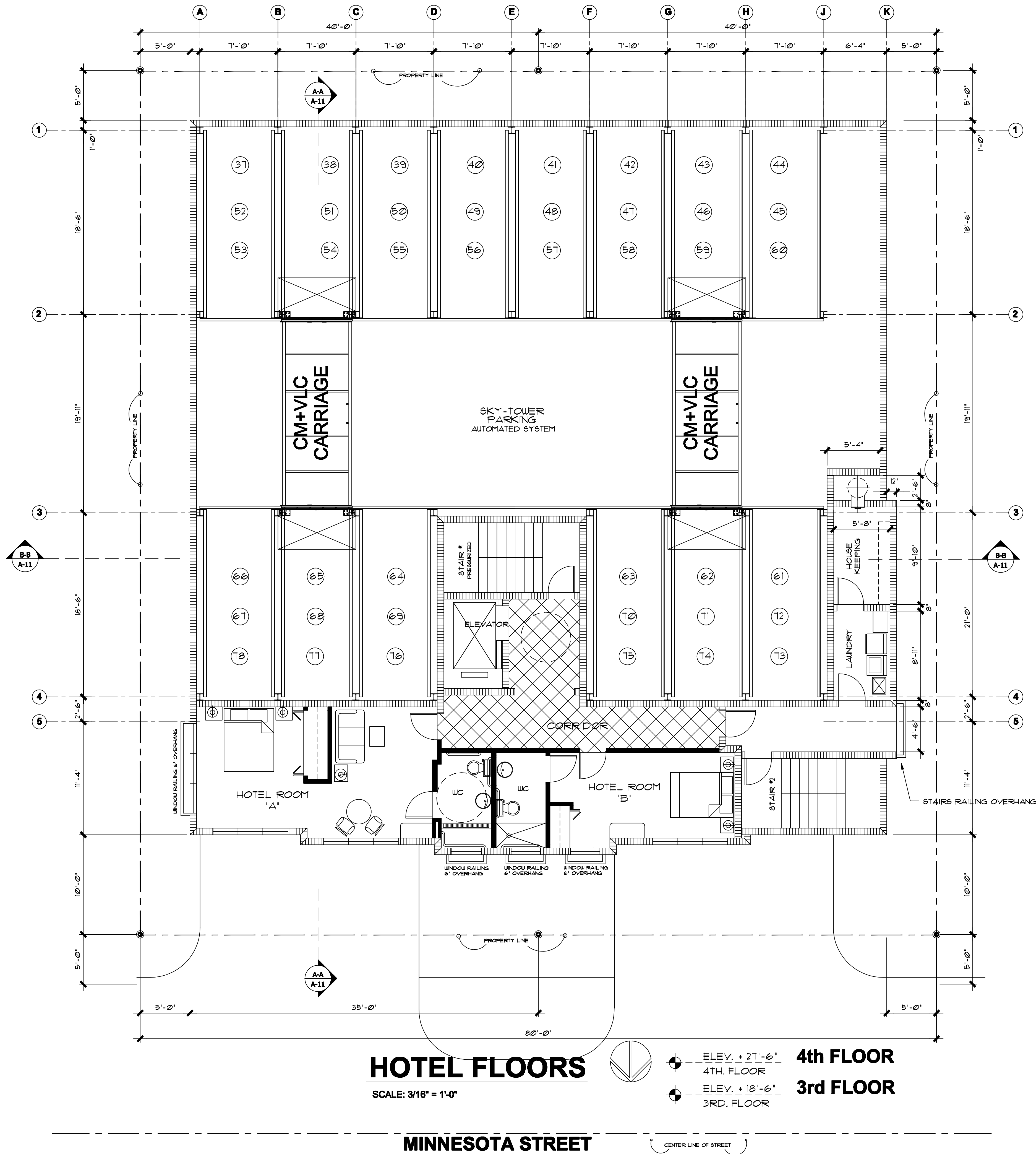
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## A-4-1



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

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

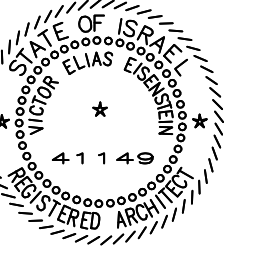
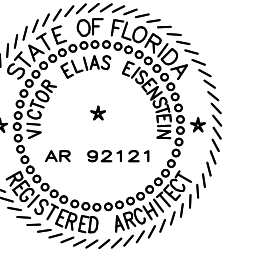
ALLOWED PROJECTIONS AND OVERHANGS  
MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING  
ALLOWED: 25% = 2'-6"  
PROVIDED: 20% = 2'-0"  
MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING  
ALLOWED: 25% = 1'-3"  
PROVIDED: 20% = 1'-0"

## HOTEL FLOORS

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

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

MINNESOTA STREET



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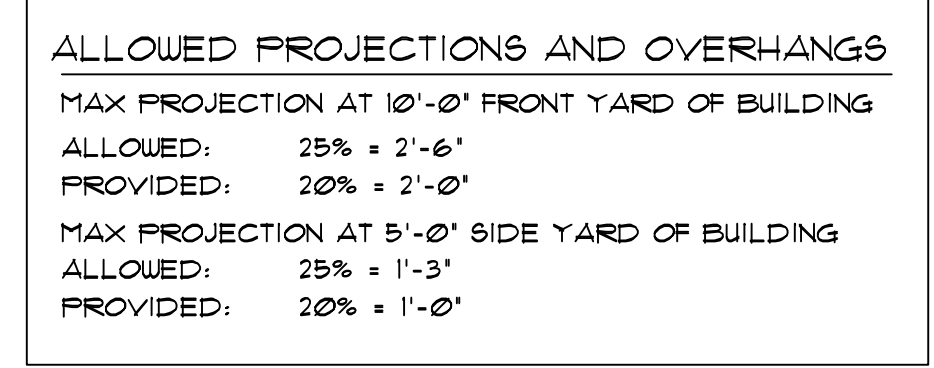
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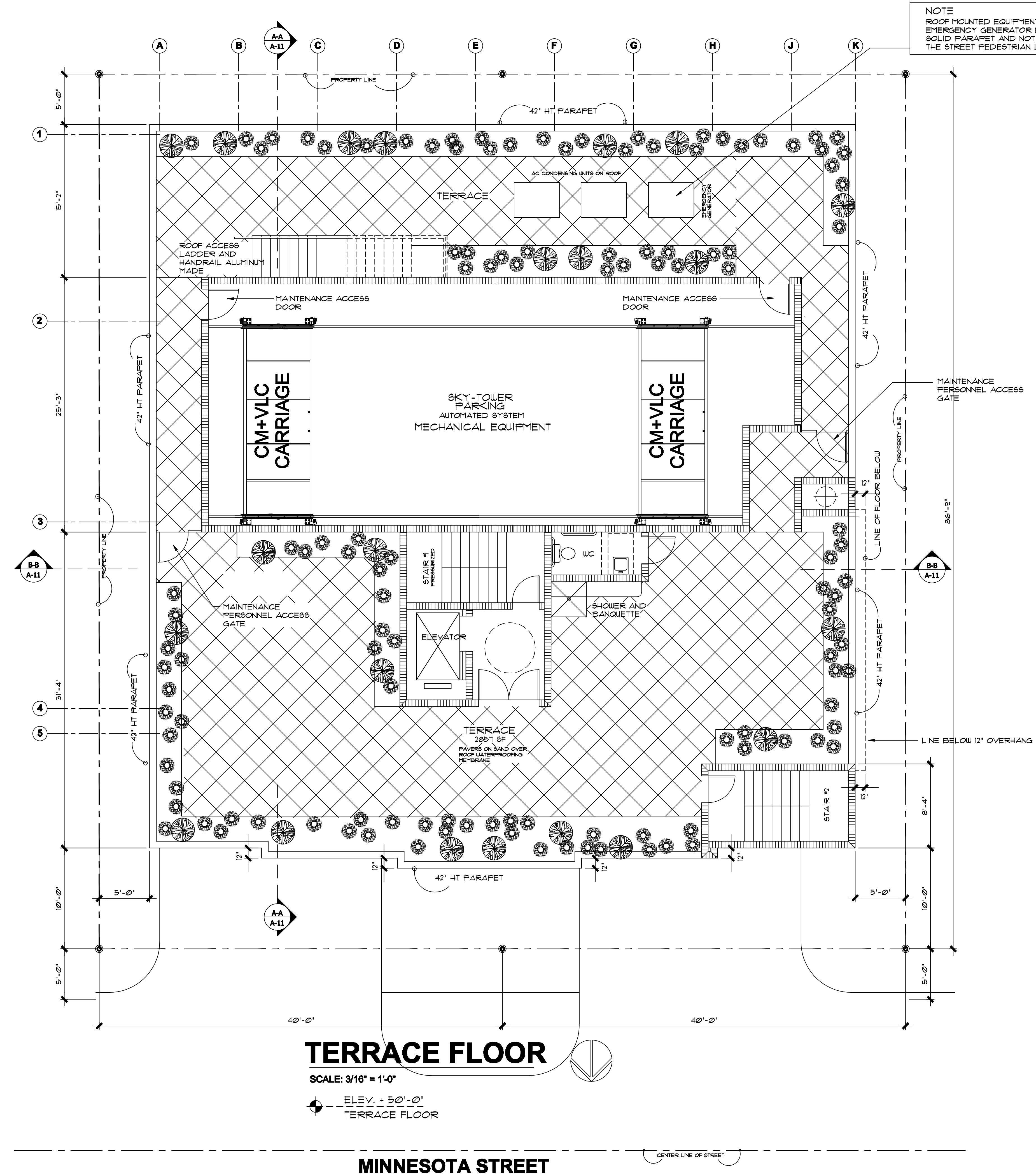
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NATALIE P. VEE

PAGE No:

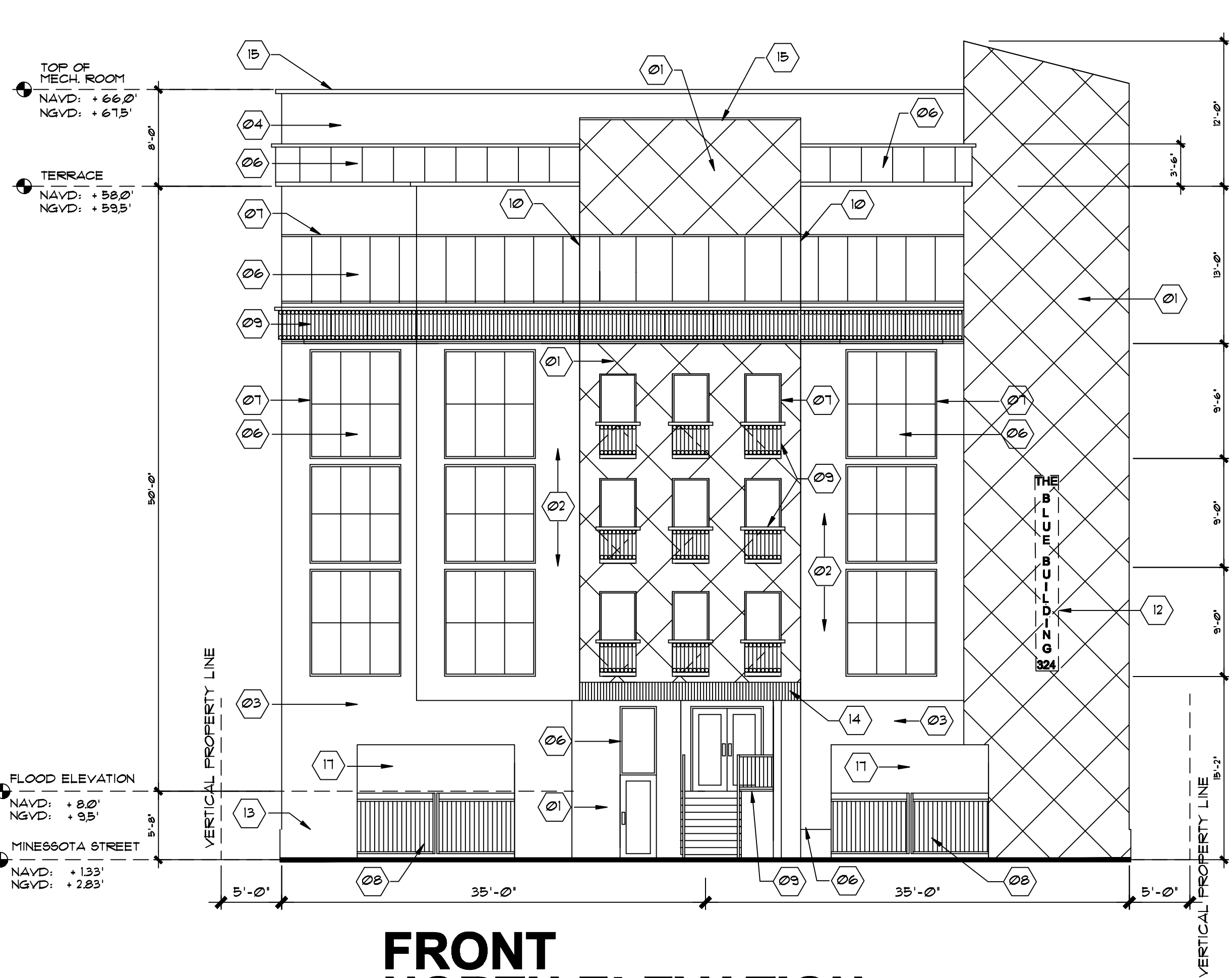
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**A-6**



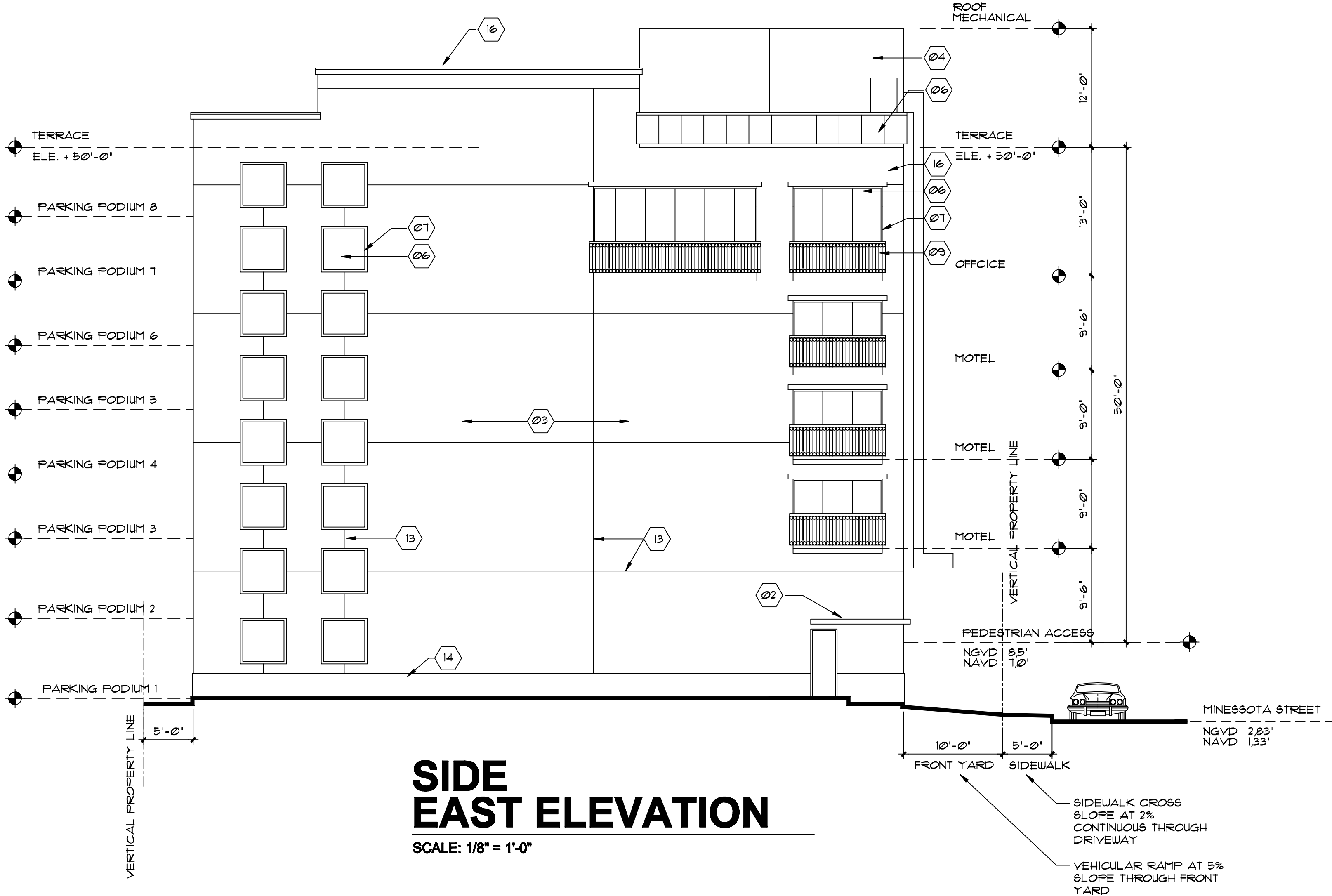






## FRONT NORTH ELEVATION

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



## SIDE EAST ELEVATION

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

### COLOR COORDINATION CHART, MATERIALS AND FINISH TEXTURES

ALL COLORS BY SHERWIN WILLIAMS EXTERIOR USE PAINTS OR SIMILAR

- 01 CONCRETE STRUCTURE CLADDED WITH REFLECTIVE ALUMINUM PANELS COLOR SW-6358 DYNAMIC BLUE - PANTONE PMS 293
- 02 TEXTURED STUCCO SURFACE FINISH- SW-6793 BLUE BELL- PANTONE PMS 292
- 03 SMOOTH STUCCO SURFACE FINISH- SW-6791 LAUREN'S SURPRISE- PANTONE PMS 290
- 04 SMOOTH STUCCO SURFACE FINISH- SW-1006 EXTRA WHITE
- 05 ALUMINUM GRILL SW-1075 WEB GRAY PANTONE PMS 431
- 06 ALL WINDOW GLASS DARK-GRAY TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
- 07 WINDOW ULTREX FIBERGLASS FRAMES SW-1075 WEB GRAY PANTONE PMS 431
- 08 ULTREX FIBERGLASS SLIDING GATE SW-1075 WEB GRAY PANTONE PMS 431
- 09 ULTREX FIBERGLASS RAILING AT BALCONIES SW-1075 WEB GRAY PANTONE PMS 431
- 10 TOP TO BOTTOM CONTINUOUS LED ROPE-LIGHT LINE-FIXTURE SW-6358 DYNAMIC BLUE-
- 11 1/2" SCORE LINES
- 12 29 SF SIGNAGE REVERSED CHanneLED LETTERS COLOR WHITE ILLUMINATED SIGNAGE AT 10'-0" HT ABOVE SIDEWALK
- 13 1/2" SCORE LINES
- 14 36" HT. APRON 1" STUCCO REVEAL SW-6794 FLYWAY- PANTONE PMS 285
- 15 ANODIZED STEEL CONTINUOUS DRIP
- 16 KEYSTONE MOLDING SMOOTH FINISH
- 17 EMPTY SPACE

### HIGH-WIND RESISTANT GLASS

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

### SIGNAGE DESIGN CRITERIA

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

ARTICLE 8-4  
REVERSE CHanneLED LETTERS WITH WHITE TRANSLUCENT FACE

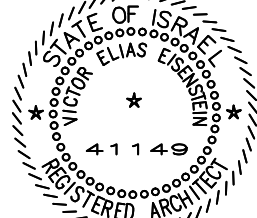
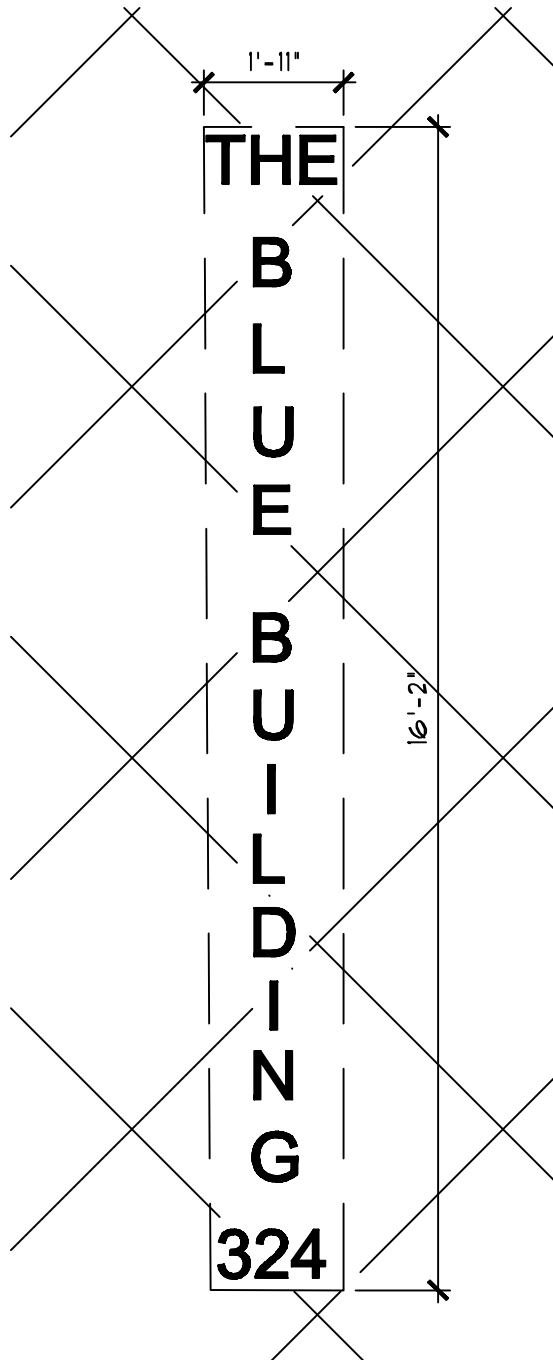
ARTICLE 8-5-3A  
MINIMUM 1'-5" ABOVE THE SIDEWALK  
ARTICLE 8-5-B-2 AT BRT-25 DISTRICTS  
ALLOWED MAX AREA= 30 SF

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

#### SIGNAGE PROPOSED

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

SIGNAGE IS SUBJECT TO A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR



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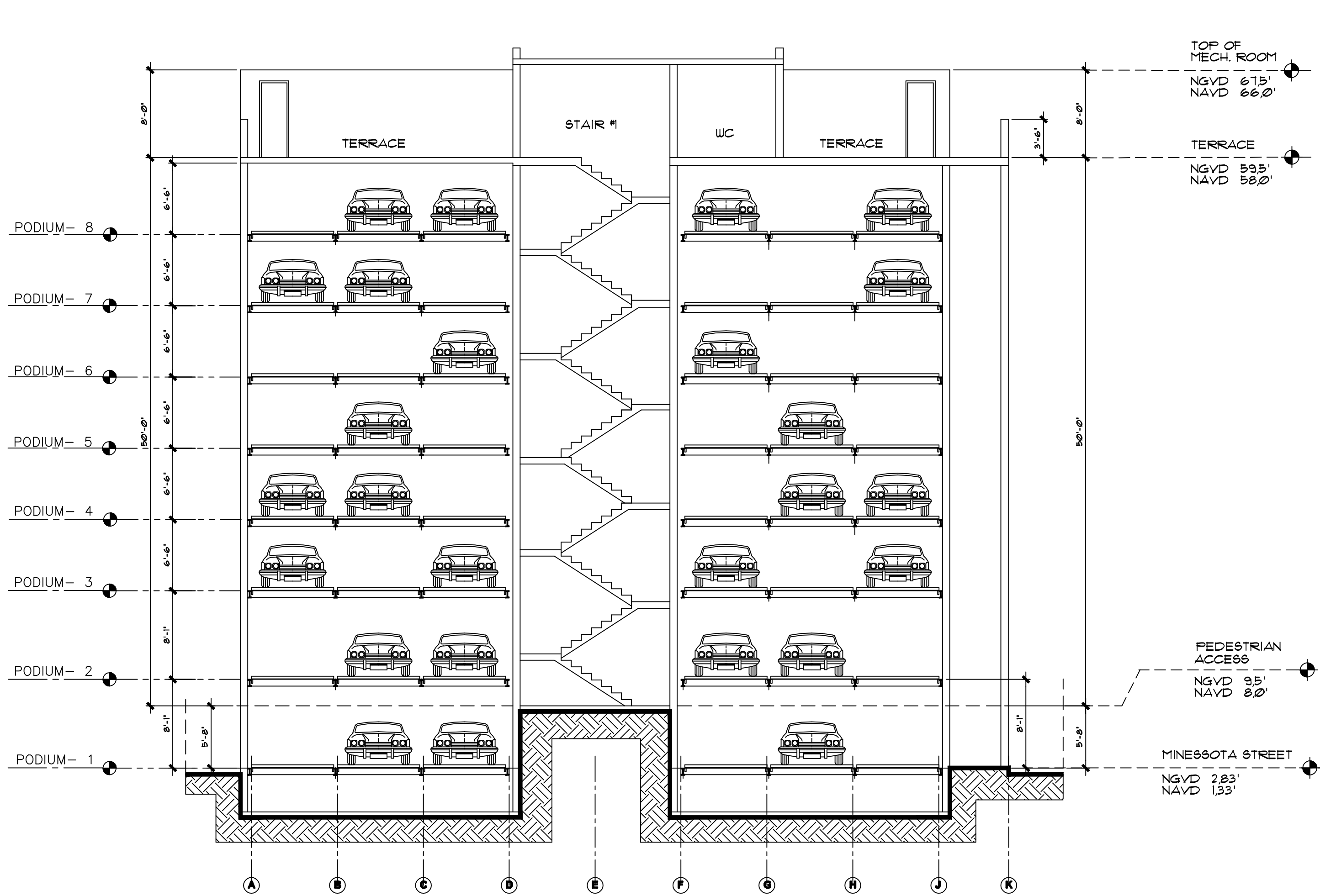
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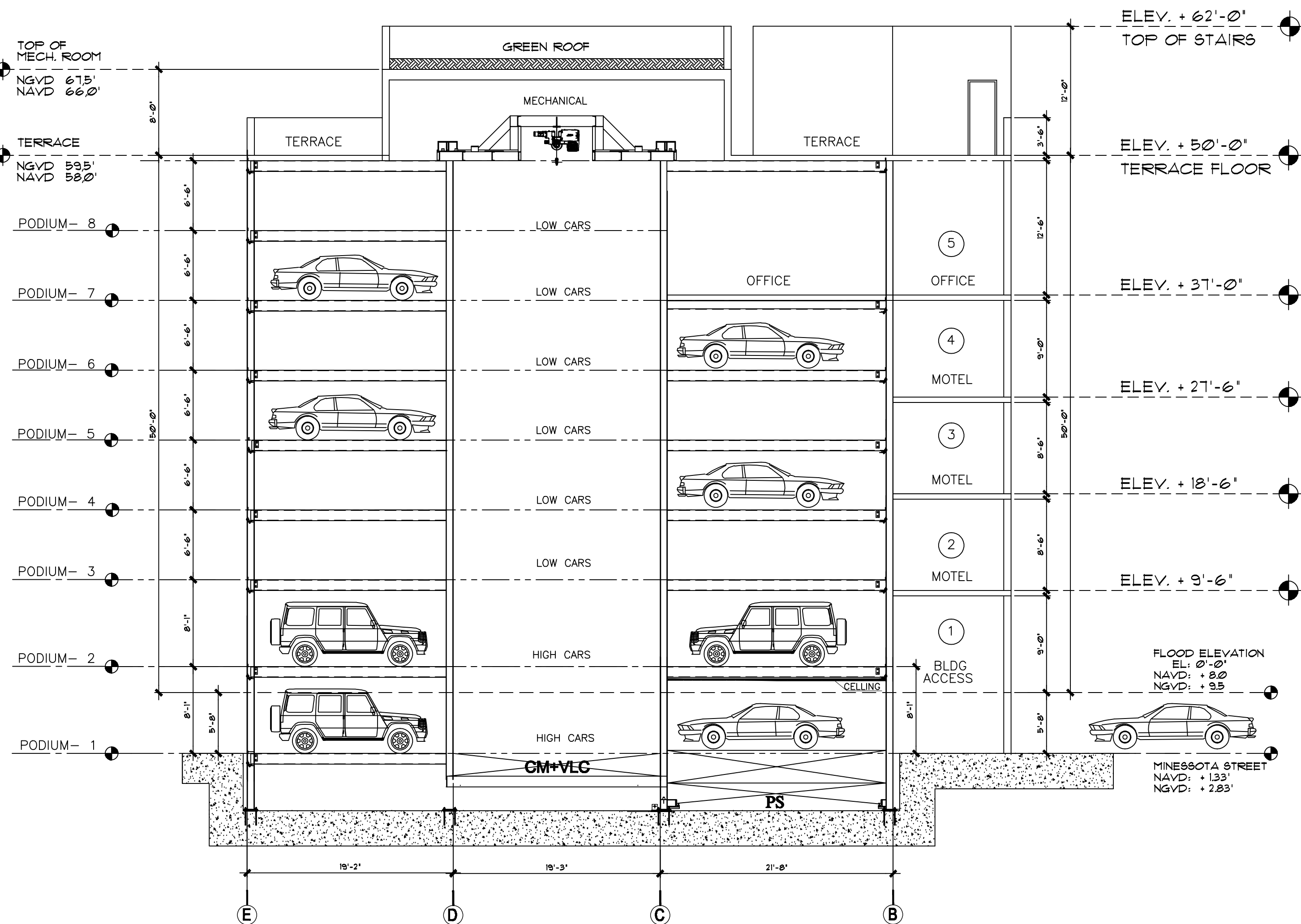
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SECTION  
SCALE: 1/8" = 1'-0"



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

PARKING GARAGE NOTES

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

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

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

STAINLESS-STEEL MOVABLE COMPONENTS

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

CLOSED GARAGE

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

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

ELECTRIC VEHICLE CHARGING STATION

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

SEE PAGE A-1 FOR DETAILED NARRATIVE

PARKING STRUCTURE LIFE SAFETY DEVICES

AUTOMATIC FIRE SUPPRESSION SPRINKLERS COVERING EACH AUTOMOBILE

SMOKE DETECTORS

FIRE ALARM

STROBE LIGHT HORN COMBINATION

SMOKE EVACUATION MECHANICAL SYSTEM

EMERGENCY BATTERY BACK-UP LIGHTING

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

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

ROBOTIC PARKING SYSTEM FEATURES ACCESS-EGRESS TURN TABLE AT GROUND LEVEL TO ALLOW AUTOMOBILES TO EGRESS FACING THE STREET.  
TOTAL ON-SITE PARKING CAPACITY = 94 SPACES  
ALL 94 SPACES MEET THE ADA HANDICAPPED PARKING WITH MIN CLEAR DIMENSIONS AS REQUIRED BY CODE

PARKING COUNT:

PODIUM 1	8
PODIUM 2	14
PODIUM 3	14
PODIUM 4	14
PODIUM 5	14
PODIUM 6	14
PODIUM 7	8
PODIUM 8	8

TOTAL 94

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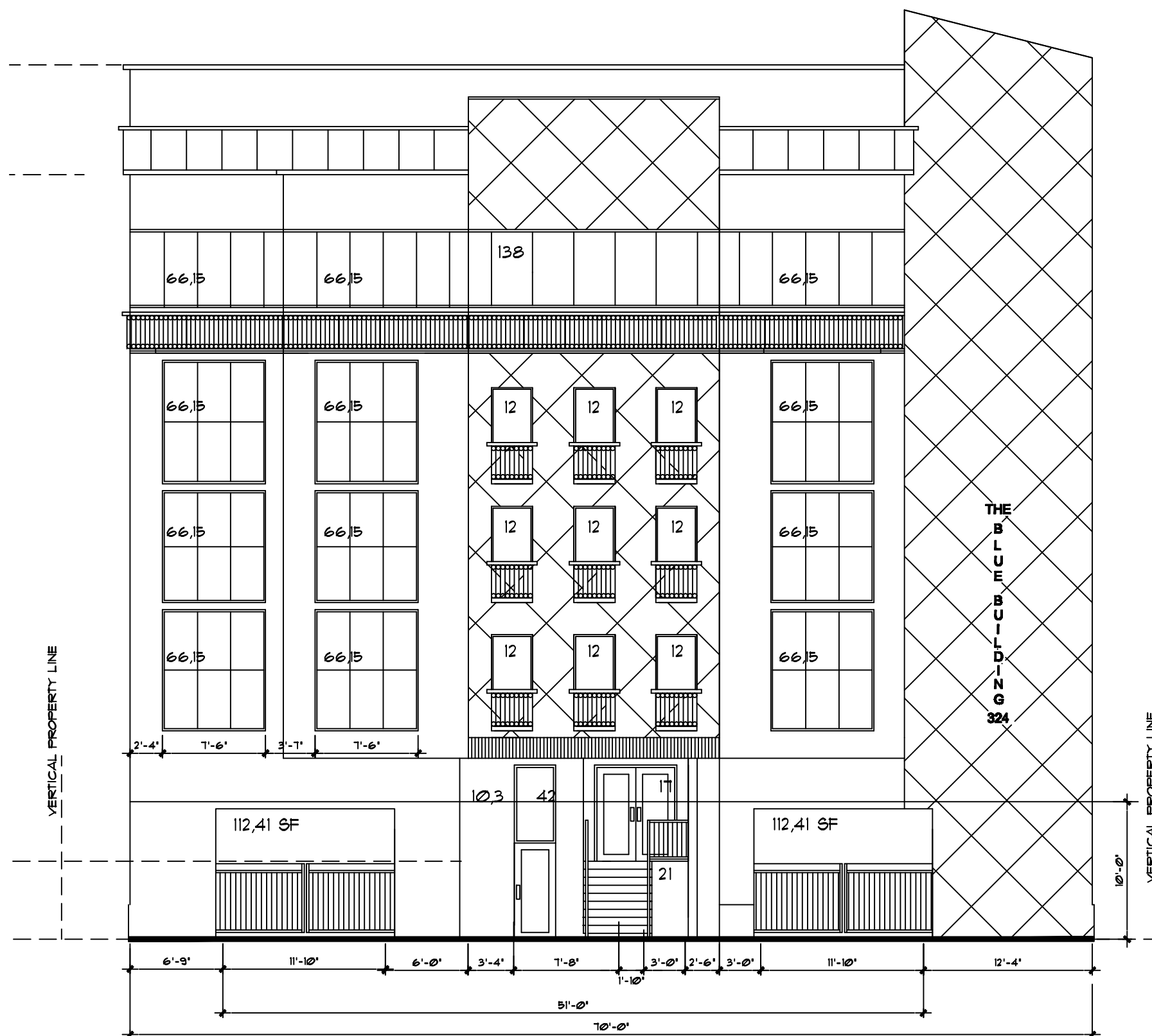
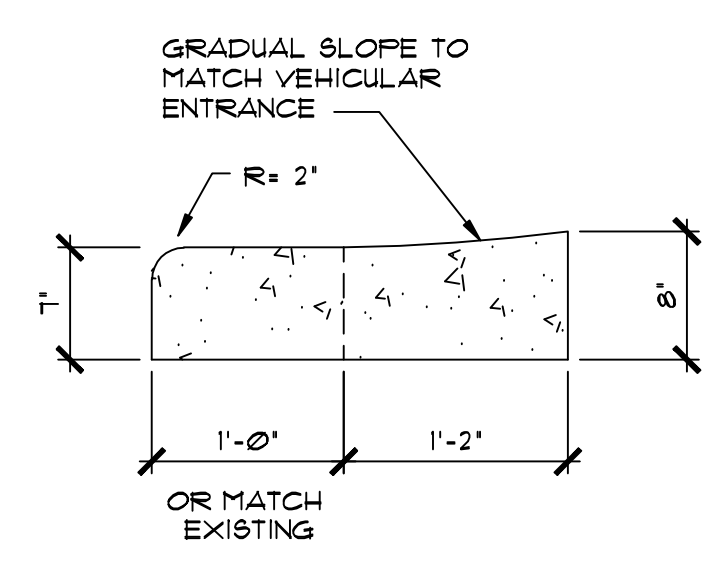
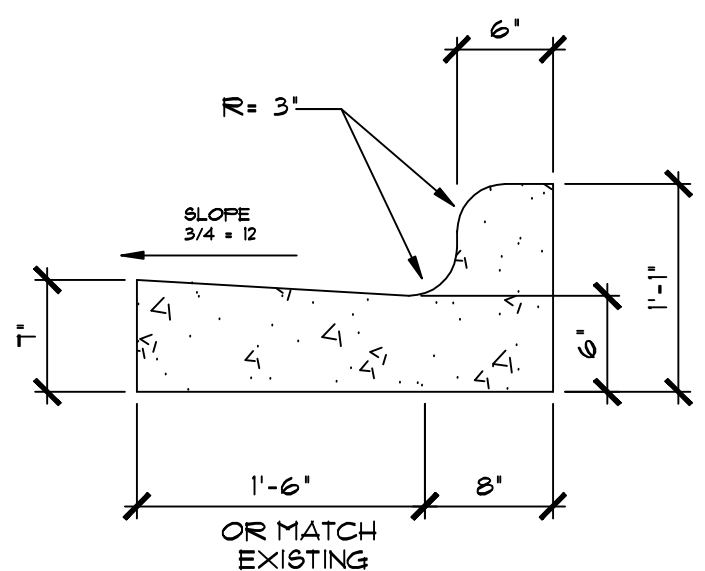
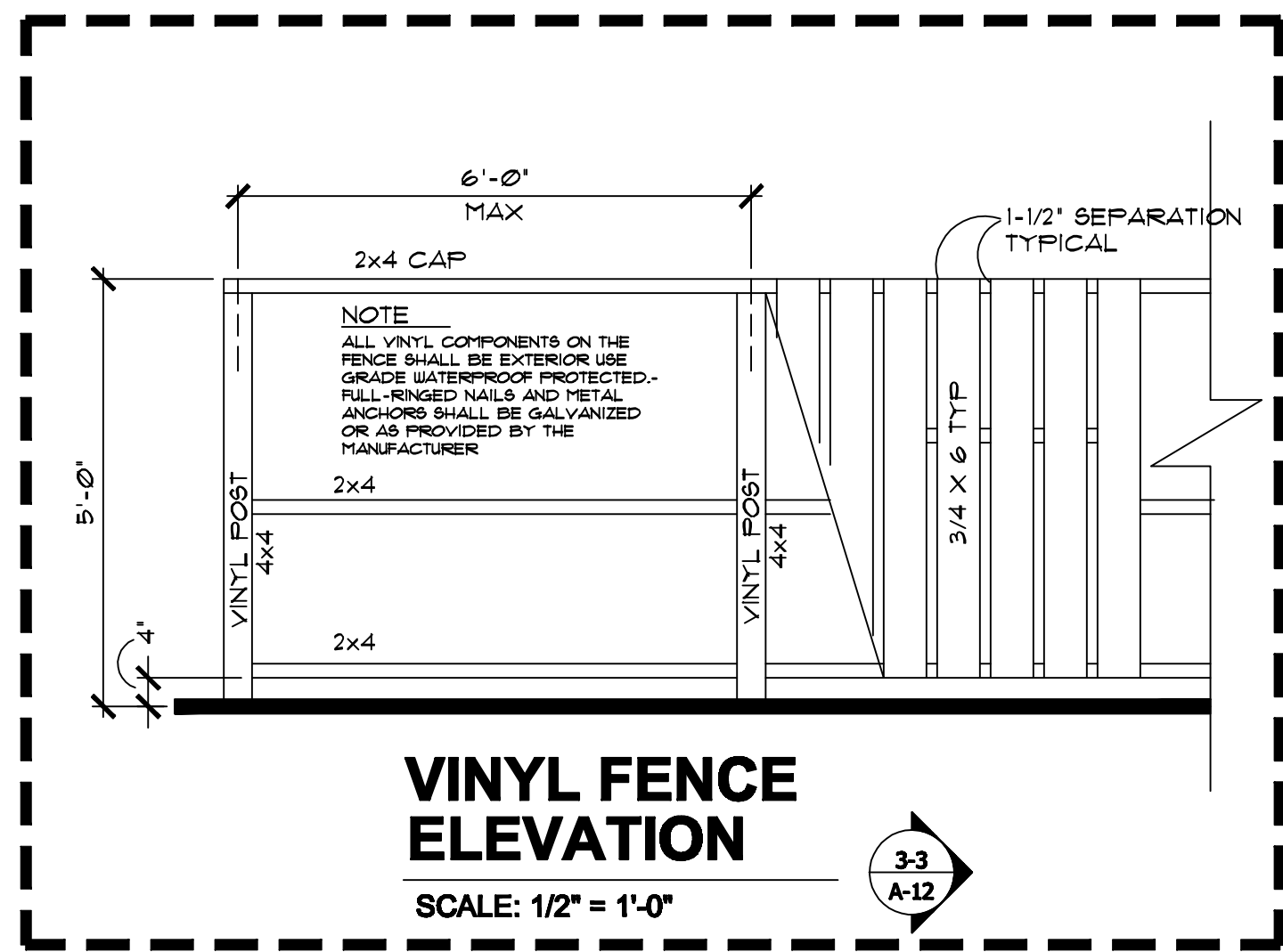
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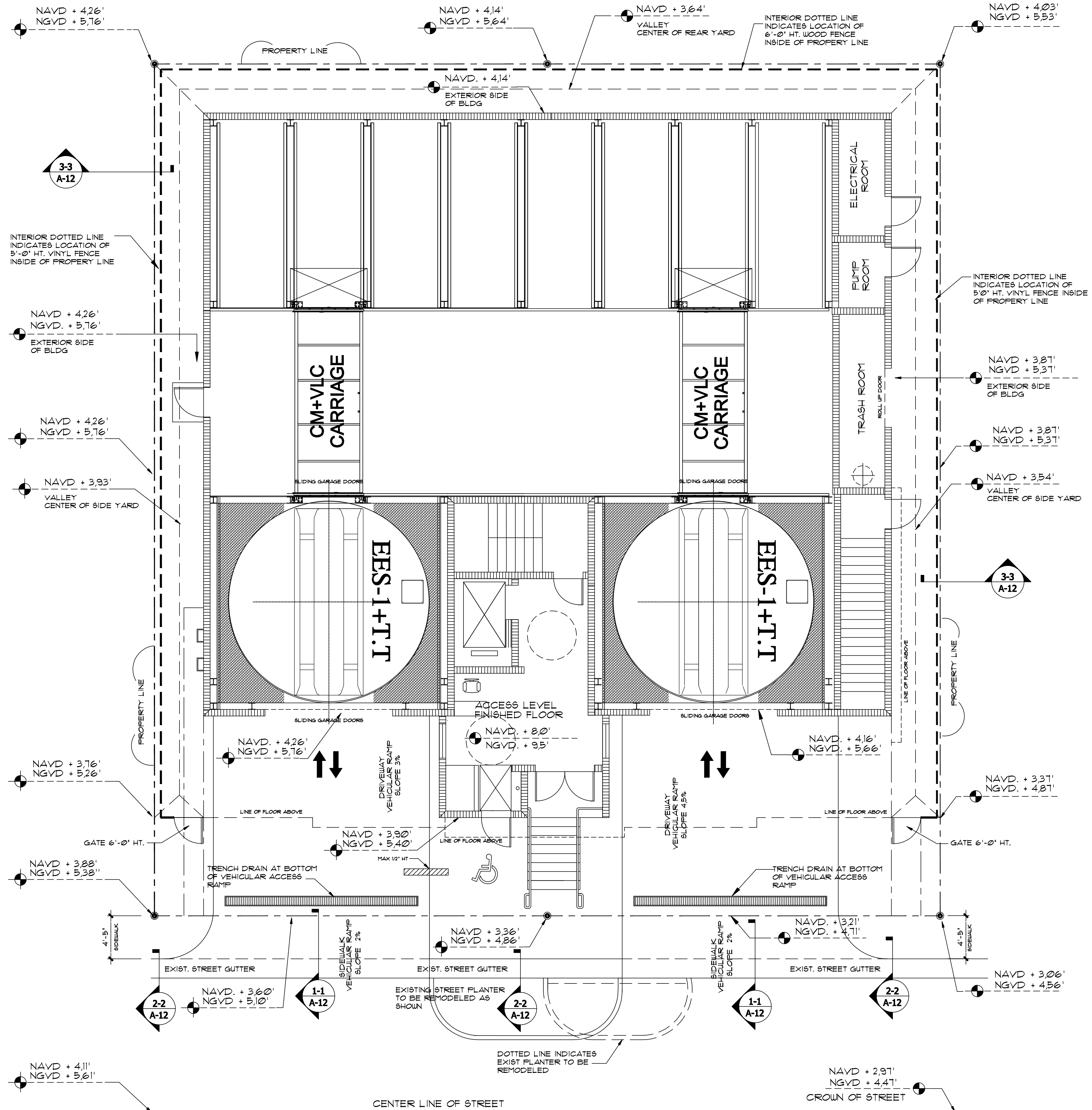


#### ACTIVE LINERS

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

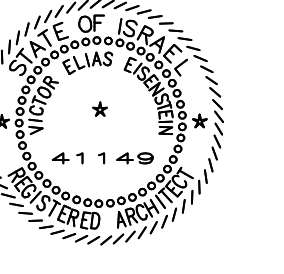
#### ACTIVE LINERS TRANSPARENCY

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



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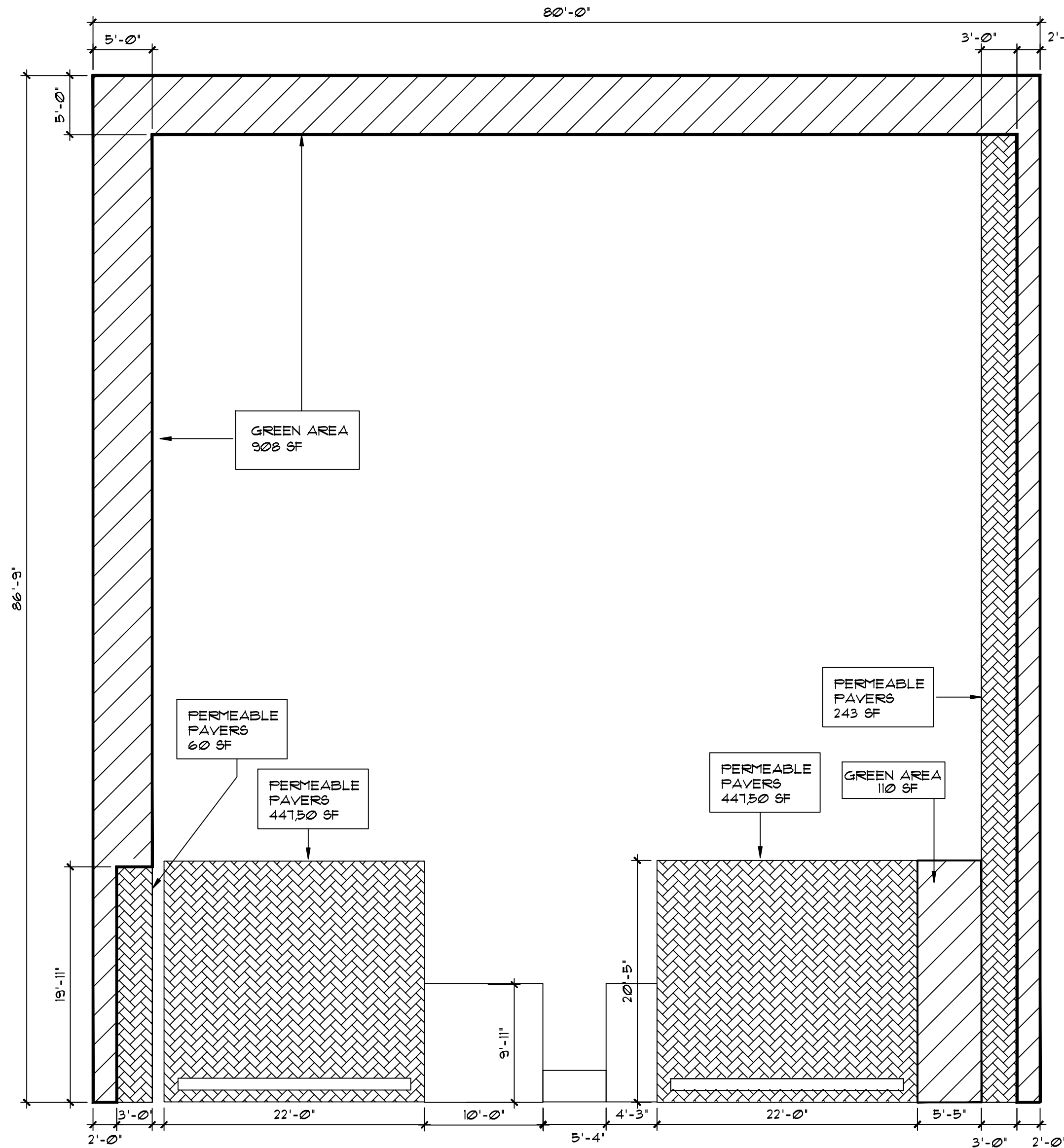
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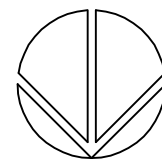
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## GROUND FLOOR PERVIOUS AREAS

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



### KEY NOTES:

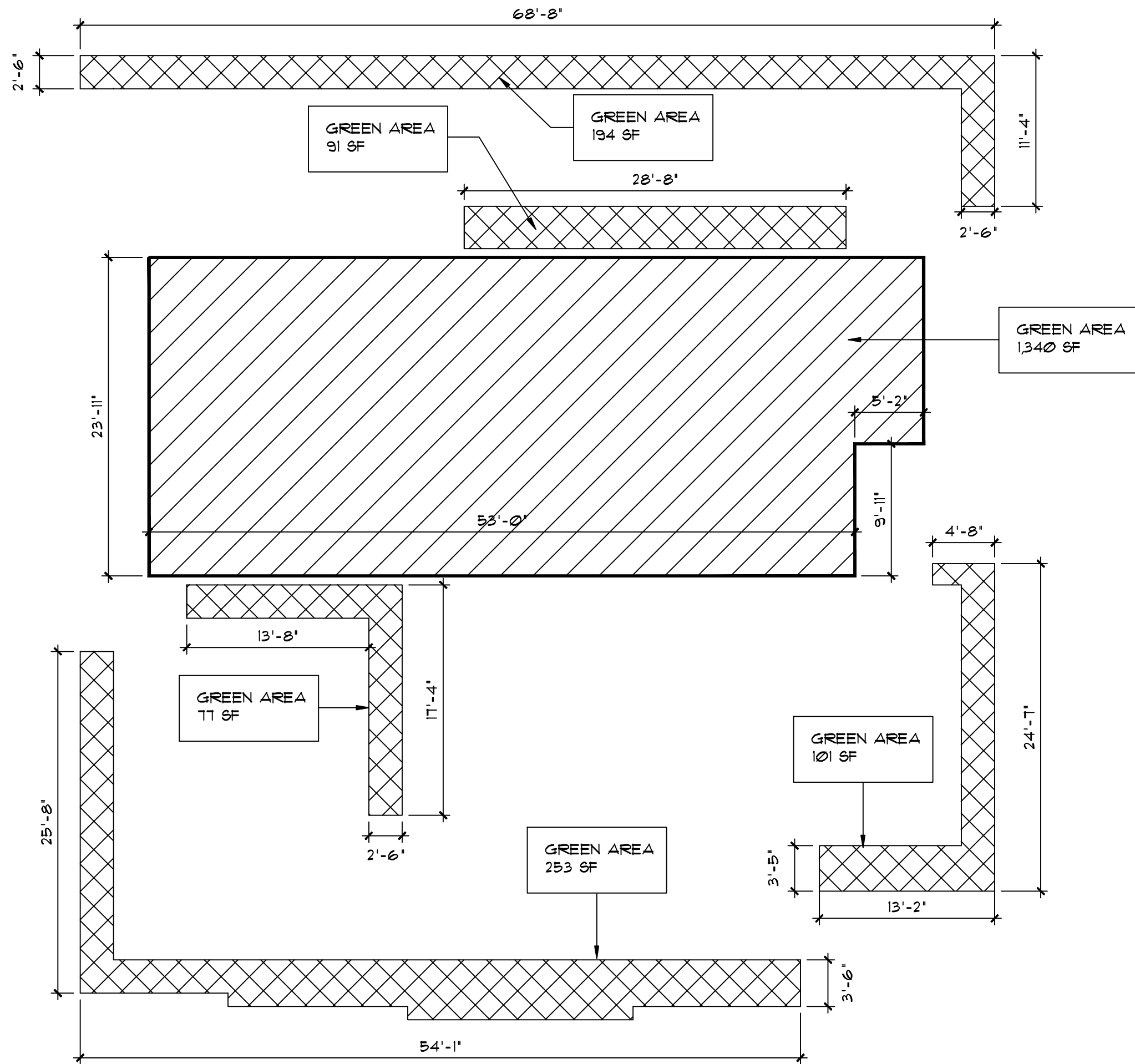
- PERVIOUS PAVERS
- GREEN SOD LAWN
- PLANTERS

## GROUND FLOOR PERVIOUS AREA CALCULATION

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

## TERRACE AND ROOF PERVIOUS AREA CALCULATION

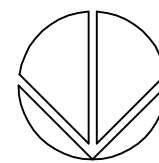
LOT AREA	6,936 SF	
PLANTERS	716 SF	10.32 %
ROOF GREEN AREA	1,340 SF	19.31 %
TERRACE	2,056 SF	29.631 %
GRAN TOTAL PERVIOUS AREAS	4,212 SF	61.53 %



## TERRACE AND ROOF PERVIOUS AREAS

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

ELEV. + 50'-0"  
TERRACE FLOOR



### IRRIGATION NOTES

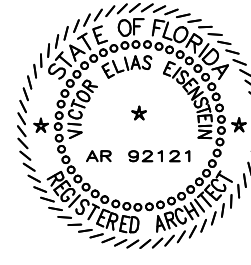
AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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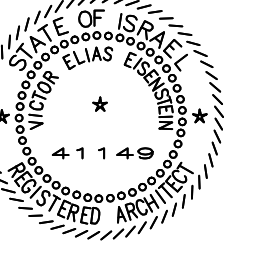
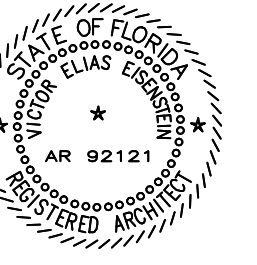
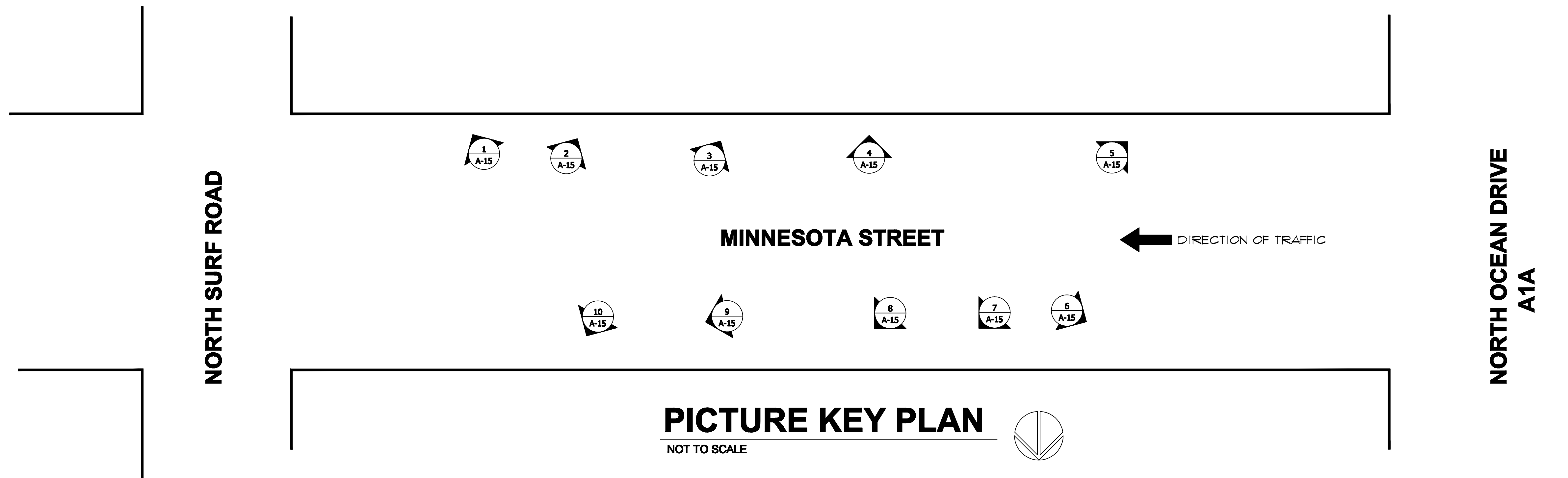
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