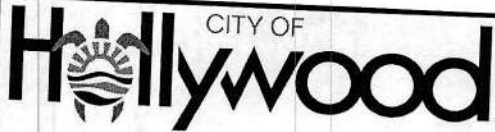


ATTACHMENT A
Application Package
Part I



CITY OF

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 01/22/2023

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 2718, 2726, 2734, and 2750 Van Buren St. Hollywood FL 33020

Lot(s): 14, 15, 16, 17, 18 Block(s): 29 Subdivision: Hollywood Little Ranches

Folio Number(s): 514216022870, 514216022860, 514216022811, 514216022810

Zoning Classification: MC-1 Land Use Classification: RAC

Existing Property Use: SF, Church, Land Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? Yes 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): Paco & Pre-Tac (23-DP-12)

DEVELOPMENT PROPOSAL

Explanation of Request: New construction, 151 Unit, 127,737 FAR SF Multifamily Building with amenities such as pool, gym

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="151"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="0"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="40"/> (Area: <input type="text" value="34,214.51"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="182"/>)
Height (# of stories)	(# STORIES) <input type="text" value="4"/> (<input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="153,1080"/> FT.)

Name of Current Property Owner: 2750 Van Buren LLC

Address of Property Owner: 3 Ayden Court

Telephone: _____ Email Address: _____

Applicant MPLD Consulting Consultant Representative Tenant

Address: 528 Northwood Rd, West Palm Beach FL 33407 Telephone: 561-943-3010

Email Address: Stanley@mpldconsulting.com

Email Address #2: Menachem@capitallgroup.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: *David Stein* Date: 1/22/2025

PRINT NAME: David Stein Date: 1/22/2025

Signature of Consultant/Representative: *Rebecca Miller* Date: 01/22/2025

PRINT NAME: Rebecca Miller Date: 01/22/2025

Signature of Tenant: _____ Date: _____

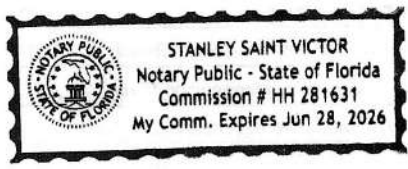
PRINT NAME: _____ Date: _____

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 Planning and Development Review to my property, which is hereby made by me or I am hereby authorizing Rebecca Miller to be my legal representative before the Planning and Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 22 day of January

Stanley Saint Victor
 Notary Public
 State of Florida



David Stein
 Signature of Current Owner

David Stein
 Print Name

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification NY DL



KallerArchitecture

Reference: 2218-2750 VAN BUREN STREET, HOLLYWOOD FL

Project Description: New construction, 4-story, 151-unit multifamily building.

PROPERTY IDS

514216022870

514216022860

514216022811

514216022810

2718 Van Buren St.

Lot 18 Less the East 25 feet thereof, Block 29, Amended Plat of HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of BROWARD County, Florida.

2726 Van Buren St.

All of Lots 16 and 17, Block 29, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, a subdivision according to the map or plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

A/KIA 2734 Van Buren Street, Hollywood FL 33020 (5142 16 02 2811) and 2726 Van Buren Street, Hollywood FL 33020 (5142 16 02 2860).

2734 Van Buren St.

All of Lots 16 and 17, Block 29, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, a subdivision according to the map or plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

A/KIA 2734 Van Buren Street, Hollywood FL 33020 (5142 16 02 2811) and 2726 Van Buren Street, Hollywood FL 33020 (5142 16 02 2860).

2750 Van Buren St.

The North 85.0 feet of Lot 14 and all of Lot 15, Block 29, HOLLYWOOD LITTLE RANCHES AMENDED, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of BROWARD County, Florida.



KallerArchitecture

January 20, 2025

City of Hollywood

2600 Hollywood Boulevard
Hollywood, FL 33022

Reference: 2718-2750 Van Buren St Apartments
Hollywood, Florida
File # 23-DP-12

To Whom It May Concern,

The following is our analysis of Criteria and findings for Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations.

DESIGN REVIEW

GENERAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

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

ANALYSIS: The proposed multifamily building features a modern and inviting exterior design that blends functionality with aesthetic appeal. The renderings illustrate a facade composed of off-white stucco contrasted with horizontal composite wood elements, which add texture and warmth to the overall appearance. Decorative railings and wraparound corner balconies provide visual interest while enhancing the usability of the space for residents. Additionally, recessed sections and alternating heights along the facade create a dynamic interplay of shadows and depth. These features contribute to a pedestrian-friendly environment by ensuring an approachable base and seamless integration with the sidewalk.

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

Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The design reflects compatibility with the District's architectural character, as illustrated in the Downtown Master Plan. The renderings highlight an intentional blend of contemporary materials and warm, neutral tones that complement the surrounding structures. The off-white stucco paired with the brown composite wood creates a harmonious visual connection with adjacent developments. Pedestrian-scale features such as landscaped entryways and defined pathways further enhance the building's relationship with the neighborhood.

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

ANALYSIS: The building's scale adheres to the height restrictions set forth in the Downtown Master Plan. The renderings demonstrate a thoughtfully segmented massing, achieved through vertical and horizontal breaks, which effectively reduce the perception of bulk. The amenities deck, positioned on the second floor towards the rear of the property, ensures privacy for residents while maintaining a proportional relationship with the building's primary facade. The interplay of clean stucco finishes and composite wood accents introduces a visually appealing contrast and rhythm across the elevation.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The proposed landscaping, as depicted in the renderings, emphasizes the use of native flora tailored to the region's climate and ecological conditions. Varied textures and hues provide visual interest and align with the building's modern design. Green spaces at the front and alongside the public sidewalk create inviting transitions between the pedestrian realm and the residential units, fostering a cohesive and welcoming streetscape.

Should you have any questions or require further information, please do not hesitate to contact this office

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President



KallerArchitecture

AERIAL VIEW



SUBJECT PROPERTY (2750 VAN BUREN ST, HOLLYWOOD FL)



SUBJECT PROPERTY 2740 (PART OF 2750 FOLIO) VAN BUREN ST



SUBJECT PROPERTY 2734 VAN BUREN ST HOLLYWOOD FLORIDA



SUBJECT PROPERTY 2726 VAN BUREN ST HOLLYWOOD FLORIDA



SUBJECT PROPERTY 2718 VAN BUREN ST HOLLYWOOD FLORIDA



CROSS-STREET PROPERTY 2751 VAN BUREN ST HOLLYWOOD FLORIDA



CROSS-STREET PROPERTY 2739 VAN BUREN ST HOLLYWOOD FLORIDA



CROSS-STREET PROPERTY 2724-2736 VAN BUREN ST HOLLYWOOD FLORIDA



CROSS-STREET PROPERTY 2717 VAN BUREN ST HOLLYWOOD FLORIDA





ALTA / ACSM LAND TITLE SURVEY

THE NORTH 85 FEET OF LOT 14, ALL LOTS 15, 16 AND 17, AND LOT 18 LESS THE EAST 25 FEET THEREOF, BLOCK 29 "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES" ACCORDING TO PLAT BOOK 1, PAGE 26 IN SW 1/4 OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA.



LOCATION:
NOT TO SCALE



PROPERTY INFORMATION

Parcel Identification No. 5142 16 02 2810
2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020
Instrument No. 114763128, Recorded 12-07-2017 at 01:39pm

Parcel Identification No. 5142 16 02 2811
2734 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020
Instrument No. 112681149, OR Bk. 51295 Pg. 1278, Recorded 12-05-2014 at 02:27pm

Parcel Identification No. 5142 16 02 2860
2726 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020
Instrument No. 112351605, OR Bk. 50859 Pg. 1398, Recorded 06-17-2014 at 09:18 am

Parcel Identification No. 5142 16 02 2870
2718 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020
Instrument No. 112212181, OR Bk. 50684 Pg. 955, Recorded 04-09-2014 at 08:16 am

TITLE COMMITMENT SCHEDULE A INFORMATION:

Issuing Agent: Madison Title Agency, LLC
Issuing Office: 1125 Ocean Avenue, Lakewood, NJ 08701
Issuing Office's ALTA® Registry ID: 09070M
Loan ID No.: N/A
Commitment No.: 185481A
Issuing Office File No.: 185481A
Property Address: 2718, 2726 - 2734 and 2750 Van Buren Street, Hollywood, FL 33020
Commitment Date: January 18, 2023 at 12:00 AM

TITLE COMMITMENT SCHEDULE A, LEGAL DESCRIPTION:

Abstract of Title covering the period from July 26, 1952 to January 17, 2023, of the following described property:
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hollywood, County of Broward, State of Florida.

TRACT 1:
Lot 18 less the East 25 feet thereof, Block 29, Amended Plat of HOLLYWOOD LITTLE RANCHES, according to the Plat Thereof as Recorded in Plat Book 1 at Page 26 of the Public Record of Broward County, Florida.

TRACT 2:
All of Lots 16 and 17, Block 29 of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat Thereof as Recorded in Plat Book 1 at Page 26 of the Public Record of Broward County, Florida.

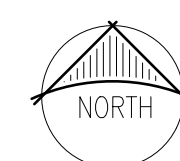
TRACT 3:
The North 85.0 feet of Lot 14 and all of Lot 15, Block 29, HOLLYWOOD LITTLE RANCHES, according to the Plat Thereof as Recorded in Plat Book 1 at Page 26 of the Public Record of Broward County, Florida

The Title and the Commitment Dade, vested in:
JACKSON STREET FACILITY LLC, a Florida limited liability company (as to Tract 1)
28TH AVE. FACILITY LLC, a Florida limited liability company (as to Tract 2)
UNITY CIRCLE, LLC, a Florida limited liability company (as to Tract 3)

TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS

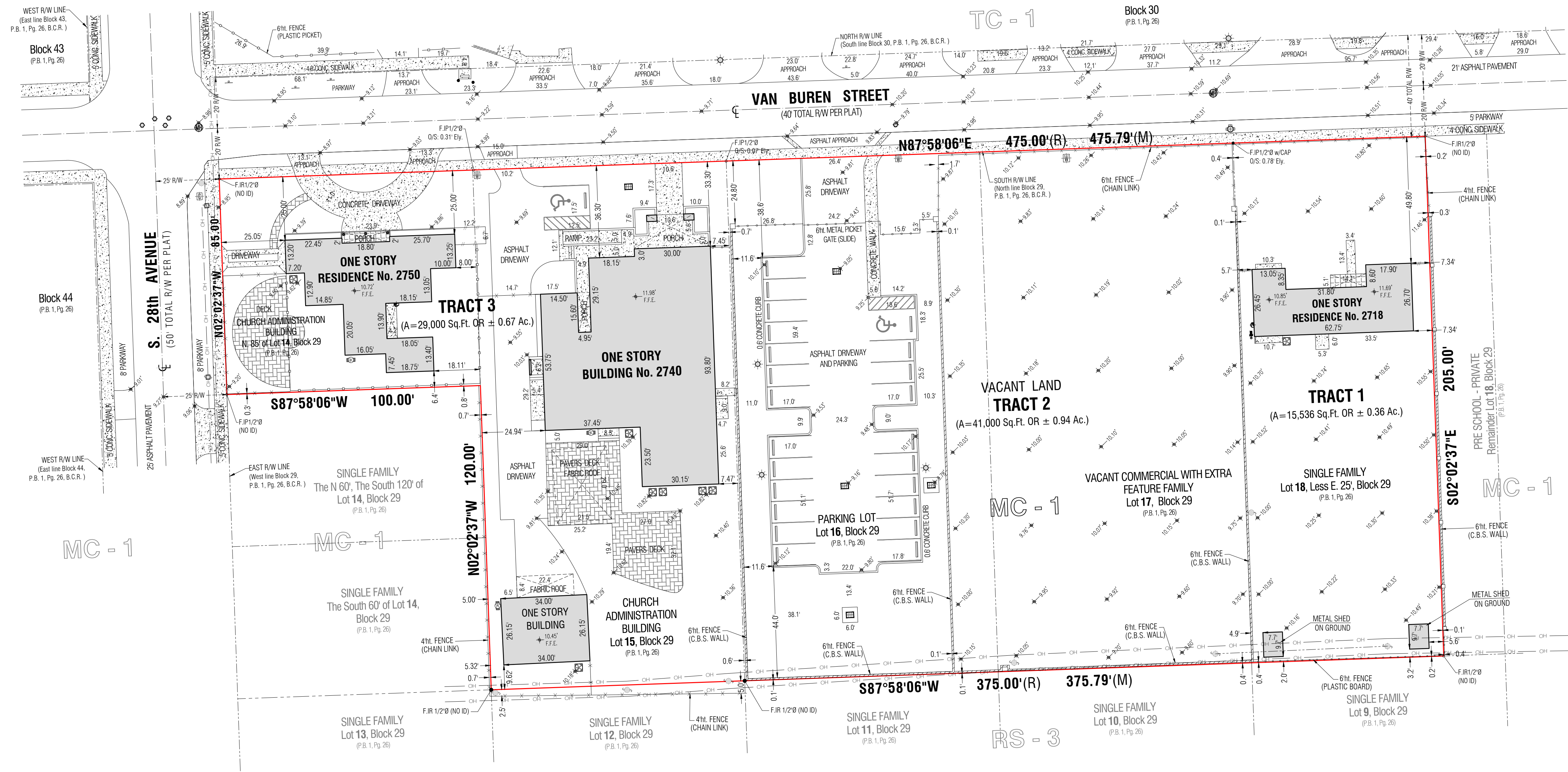
The property depicted by this survey and described here is the same property designated in Commitment No. 185481A. The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (Not graphically plottable)
- Rights or claims of parties other than Insured in actual possession of any or all of the property. (Not graphically plottable)
- Any lien, mechanic's lien or materialman's lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Not graphically plottable)
- Public or private easements, or claims of easements, not shown by the public record. (Not graphically plottable)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. (Affects the property and is shown hereon)



MAP OF SURVEY

SCALE 1" = 25'



- Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid charges for service by any water, sewer or gas system supplying the insured land. (Not graphically plottable)
- Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (Not graphically plottable)
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Not graphically plottable)
- Resolution No. 15-S-11 recorded on August 18, 2015 in Instrument No. 113177055. (as to Tract 2) (Not graphically plottable)
- Resolution No. 16-DPS-78 recorded on July 27, 2017 in Instrument No. 114527635. (as to Tract 2) (Not graphically plottable)
- Terms and provisions of the Lease by and between Unity Circle LLC and New City Fellowship Church Broward, Inc. as evidenced by Short Form Lease Agreement dated January 19, 2018 and recorded on February 6, 2018 in Instrument No. 114894430. (as to Tract 3) (Not graphically plottable)
- All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 1 Page 26. (as to all tracts) (Affects the property)
- Survey prepared by Miguel J. Garay of Prisma Land Surveyors, LLC., Project/Job Number 23-12193F dated 2/17/2023, discloses the following:
A. Fences do not coincide with property line;
B. Rights of others, both public and private, in and to catch basins, any and all utility equipment on and crossing subject property.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, Florida, unless otherwise noted.

FLOOD INFORMATION:

Said described property is located within an area having a Zone Designation "X" (N.A.V.D.88) by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12011C0568H, with a date of identification of August 08 2014, for Community of City of Hollywood No. 125113, in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing:

- Asphalt and concrete approach encroaches into the parkway of Van Buren Street;
- Overhead electric line encroaches into the premise.

GENERAL SURVEY NOTES:

- The North Arrow and Bearings as shown hereon are based of bearings value N87°58'06"E, along the center line of Van Buren Street; according to RTK GPS.
- Utility Note: The utilities shown have been located from field survey information. The surveyor has not physically located the underground utilities and no specific utility companies were contracted. Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.
- No excavation or determination was made as to how the Subject Property is served by utilities.
- No improvements were located, other than those shown.
- No underground foundations, improvements and/or utilities were located or shown hereon.
- This notice is required by the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.
- All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The Property has direct access to Van Buren Street and S. 28th Avenue, dedicated public streets.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There is no observed evidence of site use as a solid waste dump, or hazardous materials.
- Bench Mark used: #1802, Elevation (N.A.V.D. 88) = 7.67 feet
- Bench Mark used: # 1944, STR 16-11-42, Elevation (N.G.V.D. 29) = 15.039 feet

ABBREVIATIONS AND LEGEND:

A = arc	HT = high (height)	RAW = right-of-way	— board fence
BOB = basis of bearings	L.F.E. = lowest floor elevation	Sec = section	— CBS wall / fence
BM = bench mark	LS = land surveyor	S = south	— chain link fence
BC = black corner	M = measured distance	T = tangent	— pre-cast fence
C = calculated	NA = not applicable	U.E. = utility easement	— picket fence
Map = map	N&D = not applicable	W = west	— wooden fence
CBS = concrete block structure	N&D = not applicable		— center line
D = diameter	NAVD = national american vertical datum		— OH— overhead utility line
DH = drill hole	NGVD = national geodetic vertical datum		
° = degrees	N = north		
E = east	NTS = not to scale		
F.I.P. = found iron pipe no id	OH = overhang		
F.I.R. = found iron rebar no id	O/S = offset		
F.N&D = found nail and disc	ORB = official record book		
F.F.E. = finish floor elevation	P = plat		
	P.B. = plat book		
	PG = page		
	PCP = permanent control point		

SURVEYOR'S CERTIFICATE:

BCC VAN BUREN LLC, ISAOA/ATIMA;
2750 VAN BUREN ST LLC.;
Madison Title Agency, LLC.;
STEWART TITLE GUARANTY COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.A, and 16.B of Schedule B-II hereof.

The field work was completed on February 17, 2023.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

By: Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

VAN BUREN STREET APARTMENTS

2750, 2734, 2726 AND 2718 VAN BUREN
ST. HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

Property ID: 514216022810
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 14 N 85, LOT 15 OF BLK 29
Property ID: 514216022811
HOLLYWOOD LITTLE RANCHES 1-26B LOT 16, LESS E 18 THEREOF, BLK 29
Property ID: 514216022860
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 TOG WITH E 18 OF LOT 16, BLK 29
Property ID: 514216022870
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 18 LESS E 25 BLK 29

AREA:
85,536 SF (1.96 ACRES)

OWNER

MENACHEM TRIETEL
CAPITAL GROUP
EMAIL: menachem@capitalgroup.com

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

CIVIL ENGINEER

SZAUER ENGINEERING, INC
CONTACT: JORGE M. SZAUER, P.E.
ADDRESS: 7251 W. PALMETTO PARK ROAD
SUITE 100
BOCA RATON, FL 33433
PHONE: (561)-716-0159
EMAIL: jszauer@szauereng.com

LANDSCAPE

THOMAS WHITE, ASLA-ISA
CONTACT: THOMAS WHITE
ADDRESS: 2600 NE 27th AVENUE
FORT LAUDERDALE, FL 33306
PHONE: (954)-253-2265
EMAIL: tcawhite@bellsouth.net

ARCHITECTURE

- A-0.1 COVERSHEET / LOCATION MAP
- R-1.0 RENDERING
- R-2.0 RENDERING
- R-3.0 RENDERING
- A-0.2 SITE PLAN DATA / AREA CHARTS
- A-0.3 FAR DIAGRAM CALCULATION
- A-0.4 LANDSCAPE AREA / VUA CALCULATION
- A-0.5 COLORED SITE PLAN
- A-1.1 GROUND FLOOR
- A-1.2 SECOND FLOOR
- A-1.3 THIRD AND FOURTH FLOOR
- A-1.4 ROOF TERRACE
- A-1.5 ELEVATIONS
- A-1.6 FACADE MATERIALS
- A-1.7 SITE DETAILS
- A-1.8 SITE DETAILS
- A-1.9 ISOMETRIC
- A-1.10 ISOMETRIC
- A-1.11 ISOMETRIC

CIVIL

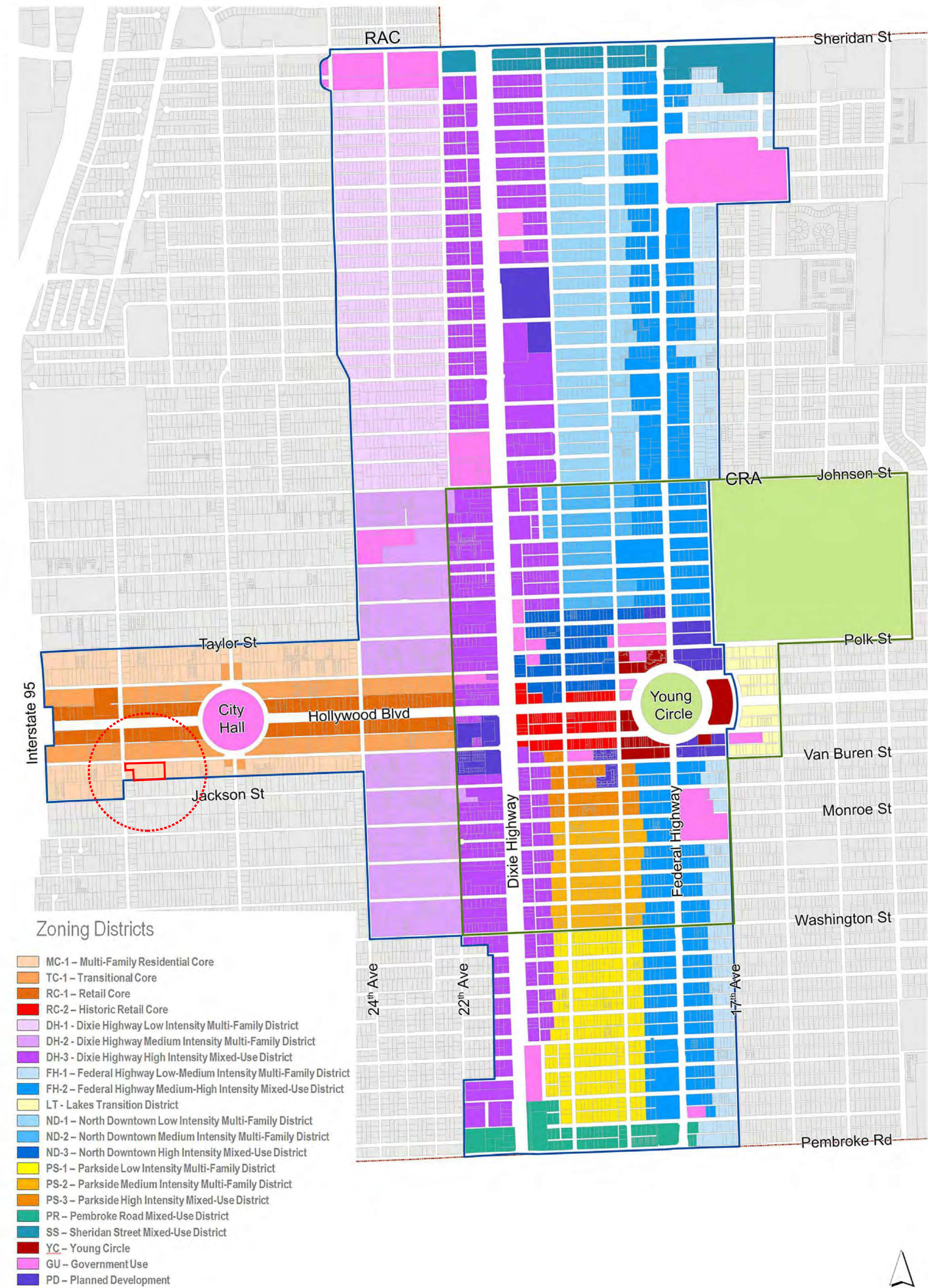
- C-01 GENERAL NOTES
- C-02 DEMOLITION PLAN
- C-03 EROSION CONTROL PLAN
- C-04 PAVING, GRADING & DRAINAGE
- C-04A PG&D DETAILS
- C-05 UTILITIES
- C-05A UTILITIES DETAILS
- C-06 PAVEMENT MARKINGS & SIGNAGE PLAN
- C-06A PAVEMENT MARKINGS & SIGNAGE PLAN DETAILS
- C-07 PAVEMENT MARKINGS & SIGNAGE PLAN

LANDSCAPE

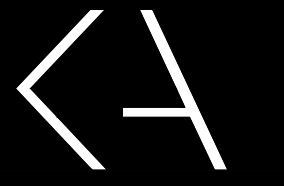
- L-1 TREE SURVEY / DISPOSITION PLAN
- L-2 LANDSCAPE PERMIT PLAN
- L-3 LANDSCAPE PERMIT PLAN
- L-4 LANDSCAPE NOTES / DETAILS

1 SHEET INDEX
N.T.S.

RAC

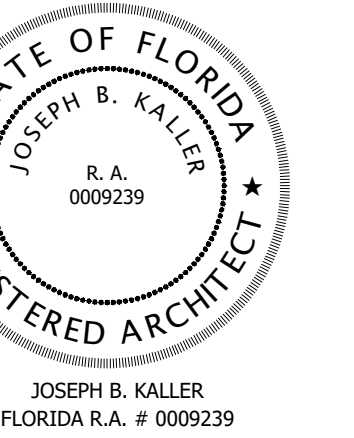


2 LOCATION MAP
N.T.S.



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL



PROJECT TITLE
**2750 VAN BUREN
HOLLYWOOD, FL. 33020**

SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
LOCATION MAP**

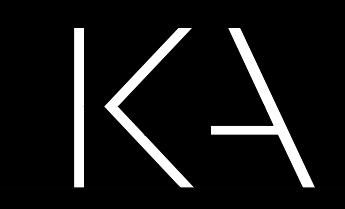
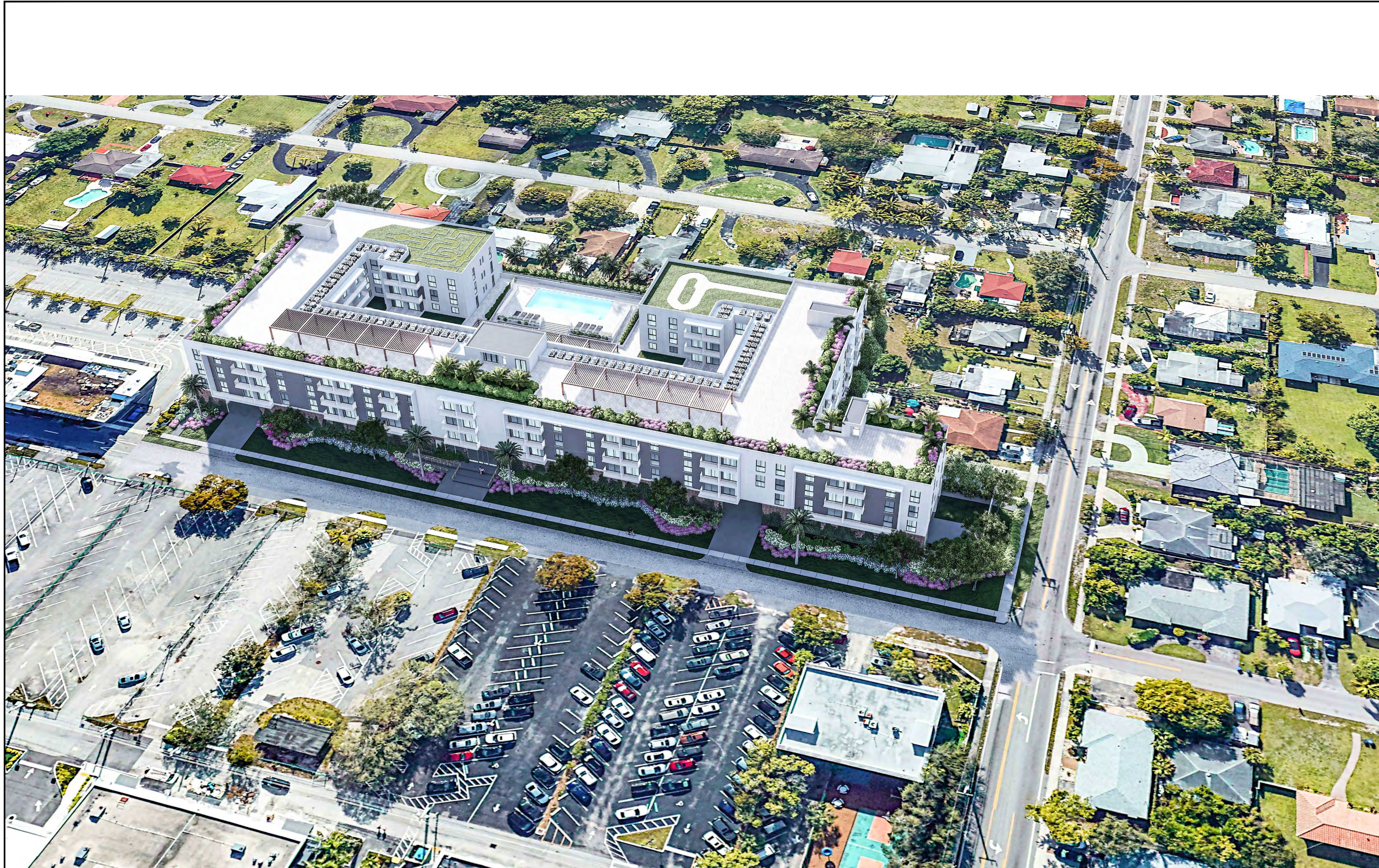
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

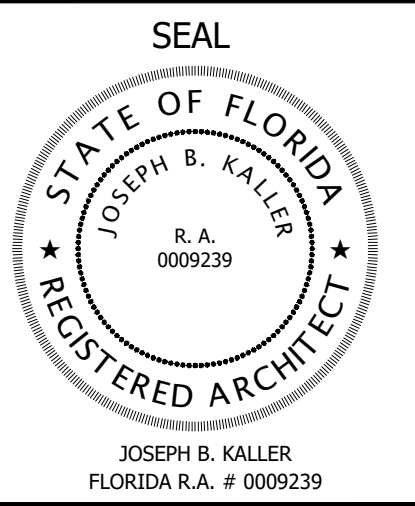
PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-0.1



KallerArchitecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 2750 VAN BUREN
 --
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 AERIAL RENDERING

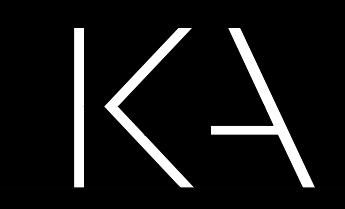
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

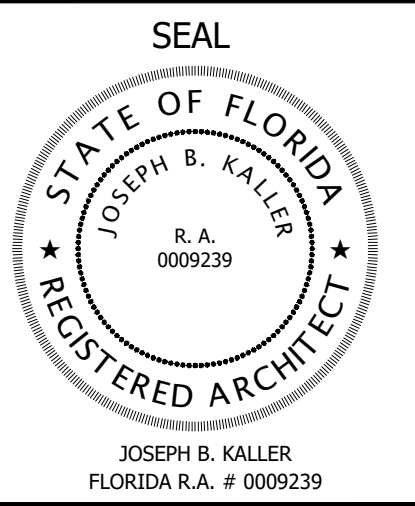
PROJECT No.: 22193
 DATE: 09.30.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
R-1.0

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024



Kaller Architecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 2750 VAN BUREN
 --
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 AERIAL RENDERING

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
R-2.0

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024

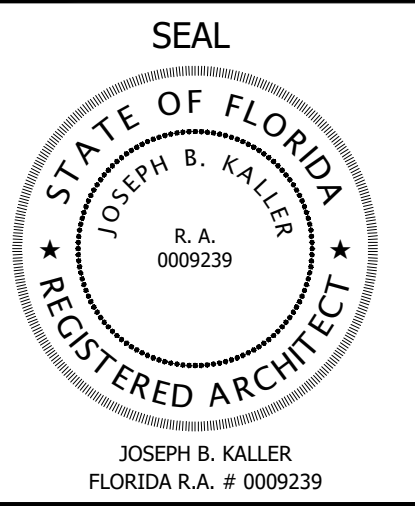
1 AERIAL RENDERING
 N.T.S.



KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024



KallerArchitecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 2750 VAN BUREN
 --
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 STREET VIEW RENDERING

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
R-3.0

2750, 2734, 2726 AND 2718 VAN BUREN ST.
HOLLYWOOD, FL 33020

PROJECT INFO

LEGAL DESCRIPTION
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 14 N 85. LOT 15 OF BLK 29
HOLLYWOOD LITTLE RANCHES 1-26B LOT 16, LESS E 18 THEREOF, BLK 29
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 TOG WITH E 18 OF LOT 16, BLK 29
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 18 LESS E 25 BLK 29

Total Lot Net Area: 85,536 SF (1.96 acres)

FEMA Flood Zone: X
Future Conditions 100-Year: 12' NAVD

ZONING INFO

BASIC ZONING

Municipal Future Land Use: Regional Activity Center (RAC)
Zone: MC-1
Existing Building Use: RELIGIOUS, CHURCH, WORSHIP
PARKING LOT, VACANT COMMERCIAL,
SINGLE FAMILY RESIDENCE
Existing Land Use: Regional Activity Center (RAC)
Allowed Use(s): Residential, Civic, Educational

BUILDING INTENSITY

Maximum Building Height: 45 ft
Maximum Height - Stories: 4
Floor Area Ratio (FAR): 1.5
Maximum Built Area Allowed: 128,304.43 ft²
Minimum Open Space: 40% (34,214.51 ft²)
Maximum Residential Area Allowed: 128,304.43 ft²

SETBACKS AT GROUND LEVEL

Minimum Frontage Setback: 20.00 ft
Minimum Side Interior Setback: 10.00 ft
Minimum Rear Setback: 20.00 ft

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front: 15 feet
Interior: 5 feet
Alley: 5 feet

Amount of Required Off-Street Parking
Units of one bedroom or less; and Qualifiable Affordable Housing Developments:
1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit;
plus 1 space per 10 units for guest parking

Off-Street loading spaces; general provisions

Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

Maximum Building Height:
Allowed: 45 ft
Proposed: 45 ft

Floor Area Ratio (FAR) 1.5:
Allowed: 128,304.43 ft² (1.50)
Proposed: 127,737 ft² (1.45)

Gross Building Area:
Proposed: 153,080.15 ft²

Open Space (pervious):
Minimum: 40% (34,214.51 ft²)
Proposed: 15,348 ft²
Ground: 6,745 ft²
Roof Terrace: 13,764 ft²
TOTAL: 41.9% (35,857 ft²)

Front Setback:
Minimum: 20'-0"
Proposed: 20'-0"

Rear Setback:
Minimum: 20'-0"
Proposed: 20'-0"

Side Setback:
Minimum: 10'-0"
Proposed: 10'-0"

Parking Requirement:

One Bed Unit (80un x 1): 80 spaces
One Bed Unit + DEN (60un x 1.5): 9 spaces
Two Bed Unit (25un x 1.5): 37.5 spaces
Studio Unit (40un x 1): 40 spaces
Visitors (151un / 10): 15 spaces
Total Parking Required: 182 spaces
Total Parking Provided: 182 spaces (inc. 06 Handicap)

Accessible Parking spaces:
Required: 06 spaces
Provided: 06 spaces (All Van Accessible)

EV parking Spaces:
Required: At least 01 space
Provided: 06 spaces

ADA Van Accessible spaces:
Required: 01 space. At least one space for every 6 or fraction of 6 accessible spaces must be van accessible.
Provided: 06 spaces.

Bicycle spaces:
Required: One (1) rack per every 20 Req.
Provided: Parking spaces: 182 / 20 = 9 racks
28 racks

Off-Street loading spaces:
Required: 2 space
Proposed: 2 spaces

Dwelling Unit Size (New Construction):
Minimum: 400.00 ft²
Min. Proposed: 401.00 ft²

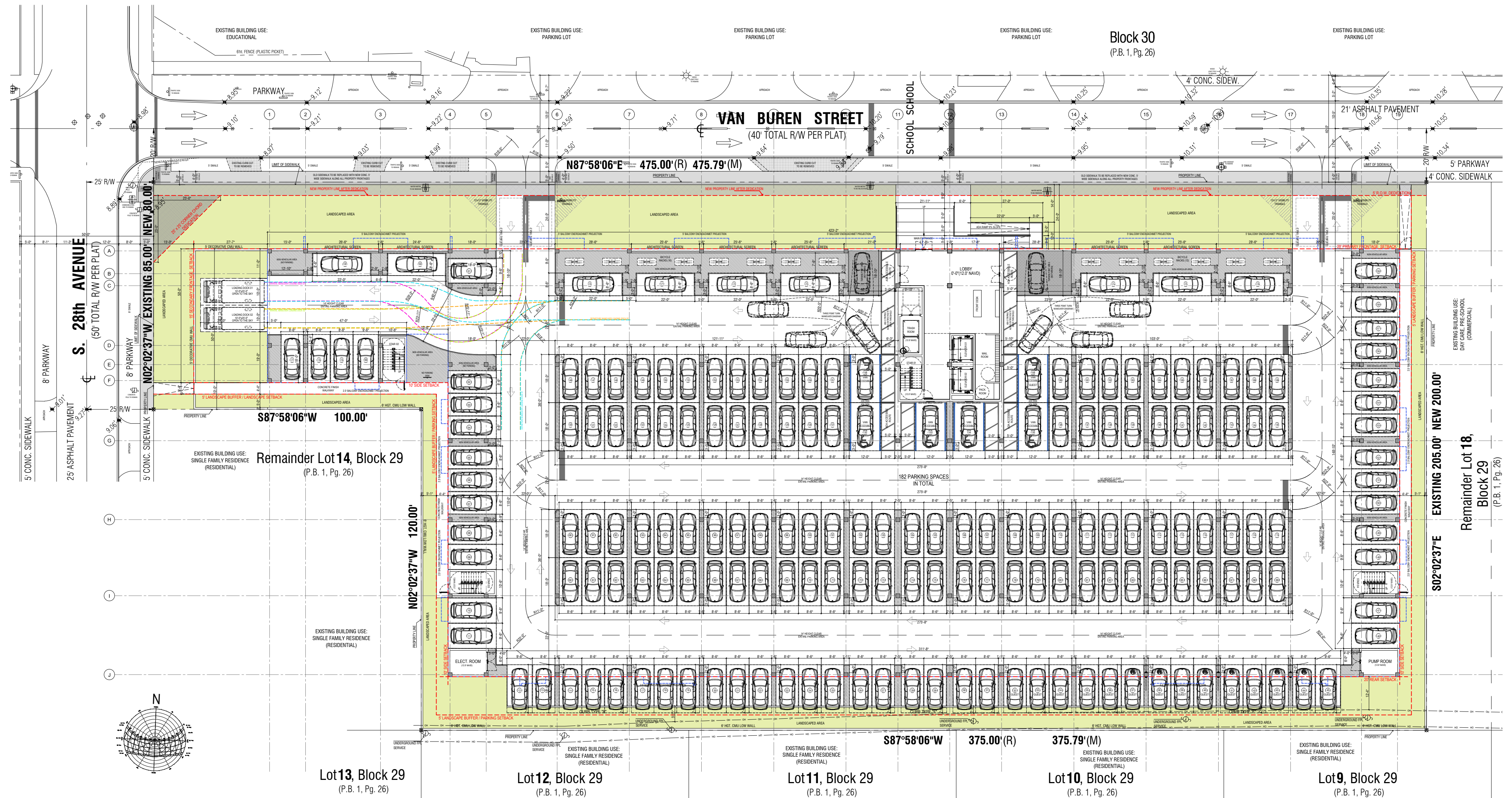
Cumulate Average Unit Size (New Construction):
Required: 500.00 ft²
Proposed: 706.00 ft²

TYPE	TAG	A/C AREA	TERRACE	SELLABLE AREA	#	%	REQ. PARKING	
TWO BED	A1	1,050	41	1091	3	1.98675	4.5	
	A2	1,164	41	1205	6	3.97351	9	
	A3	1,164	23	1187	6	3.97351	9	
	A4	1,037	41	1078	2	1.3245	3	
	A5	1,088	41	1129	3	1.98675	4.5	
	A6	984	23	987	3	1.98675	4.5	
	A7	1,054	23	1077	2	1.3245	3	
ONE BED + DEN	D1	759	41	800	6	3.97351	9	
ONE BED	B1	700	41	741	38	25.1654	38	
	B2	691	23	714	3	1.98675	3	
	B3	627	23	650	6	3.97351	6	
	B4	662	44	706	6	3.97351	6	
	B5	783	23	806	6	3.97351	6	
	B6	674	41	715	3	1.98675	3	
	B7	627	23	650	6	3.97351	6	
	B9	615	23	638	6	3.97351	6	
	B10	686	23	709	6	3.97351	6	
	STUDIOS	C1	513	41	554	2	1.3245	2
C2		478	41	519	2	1.3245	2	
C3		489	41	530	2	1.3245	2	
C4		503	23	526	3	1.98675	3	
C5		675	0	675	6	3.97351	6	
C6		503	41	544	9	5.96026	9	
C9		518	0	518	1	0.66225	1	
C10		518	41	559	1	0.66225	1	
C11		516	0	516	1	0.66225	1	
C12		538	23	561	1	0.66225	1	
C13		401	37	438	6	3.97351	6	
C14		401	63	464	6	3.97351	6	
TOTAL			106,653	5,325	111,778	151	100	187

TYPE	#	%
2 BEDROOM UNITS	25	16.56
1+DEN BEDROOM UNITS	6	3.97
1 BEDROOM UNITS	80	52.98
STUDIO UNITS	40	26.49
TOTAL	151	100

PARKING CALCULATION	
REQ. ADA	6
REQ. GUEST	15
TOTAL REQ.	182
TOTAL PROVIDED	182

1 ZONING DATA
N.T.S.



- NOTE: GREEN BUILDING CERTIFICATION TO BE OBTAINED AS PER CITY ORDINANCE.
- NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- NOTE: ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS U/I, OR V LICENSE PER FS 633.102.
- NOTE: ALL ROADS ADJACENT TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.
- NOTE: SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).
- NOTE: ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS U/I, OR V LICENSE PER FS 633.102.
- NOTE: MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).
- NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 8.0.
- NOTE: NFPA 1, 12.3.2 "A" QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.
- NOTE: MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.
- NOTE: NO SECURITY GATES TO BE INSTALLED AT THE DRIVEWAY ENTRANCE / EXIT.
- NOTE: ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- NOTE: PER SECTION 7.1.1 PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT, NOT TO INCLUDE REQUIRED GUEST SPACES.

2 SITE PLAN
1/26"=1'-0"



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
HOLLYWOOD, FL. 33020

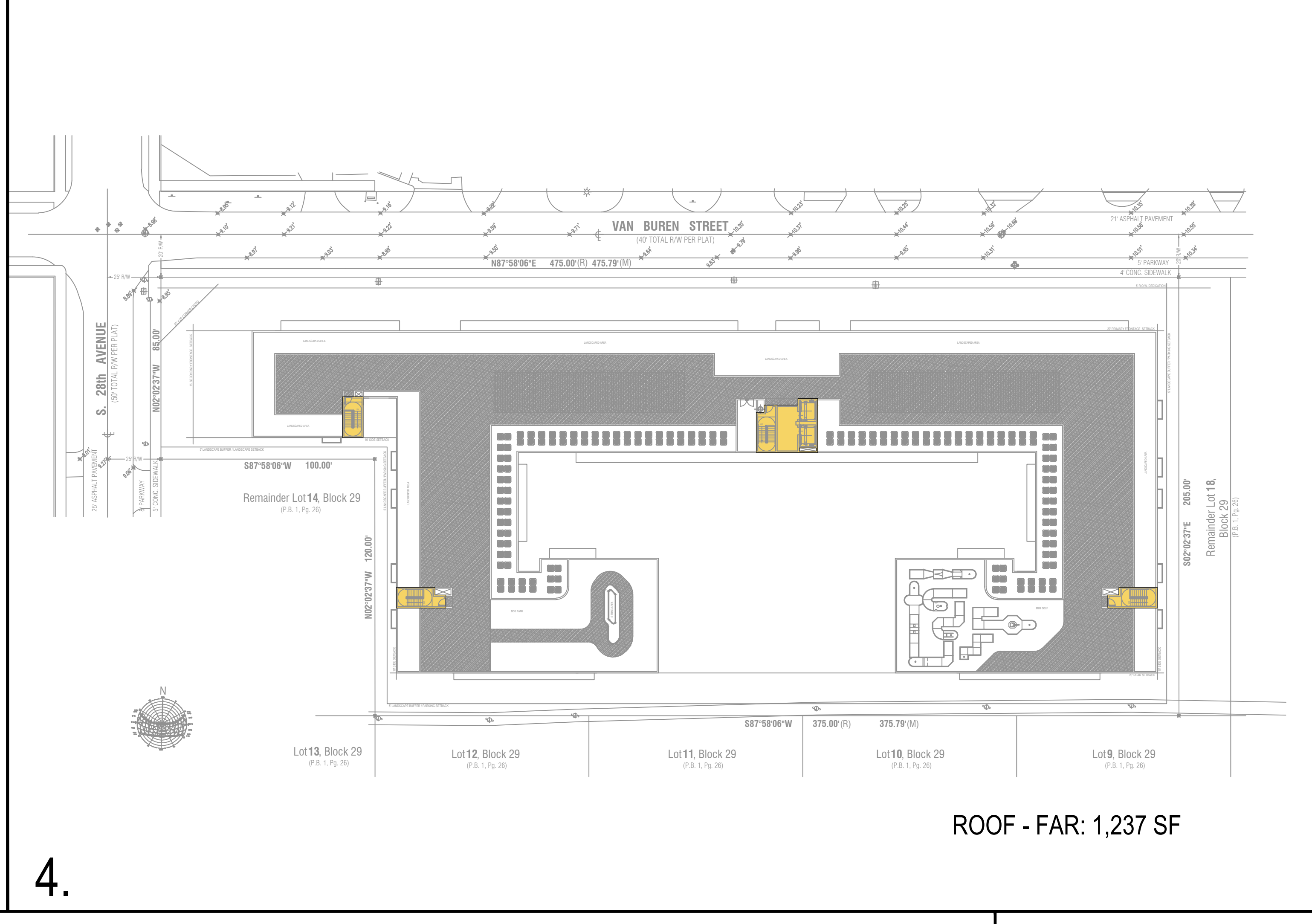
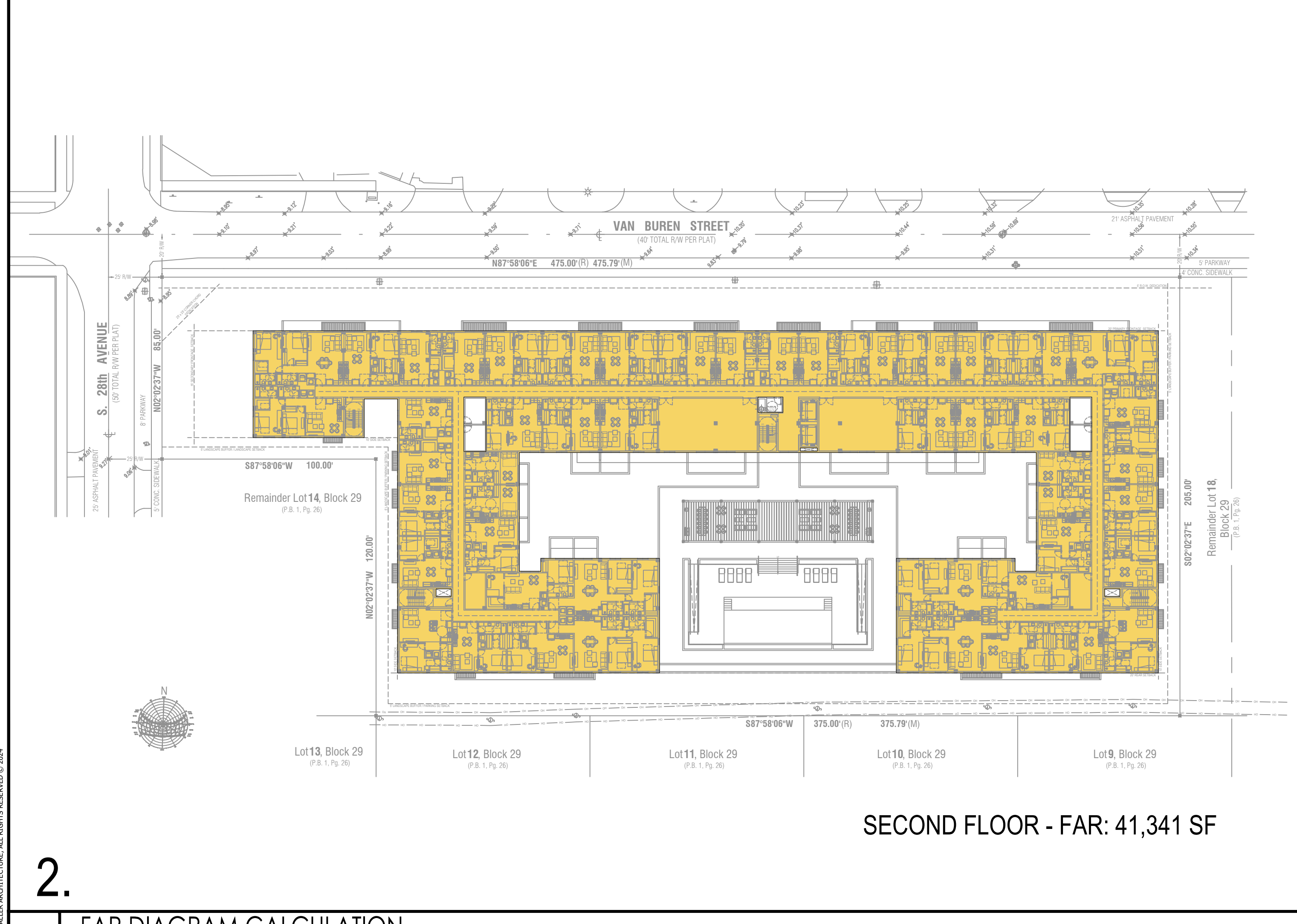
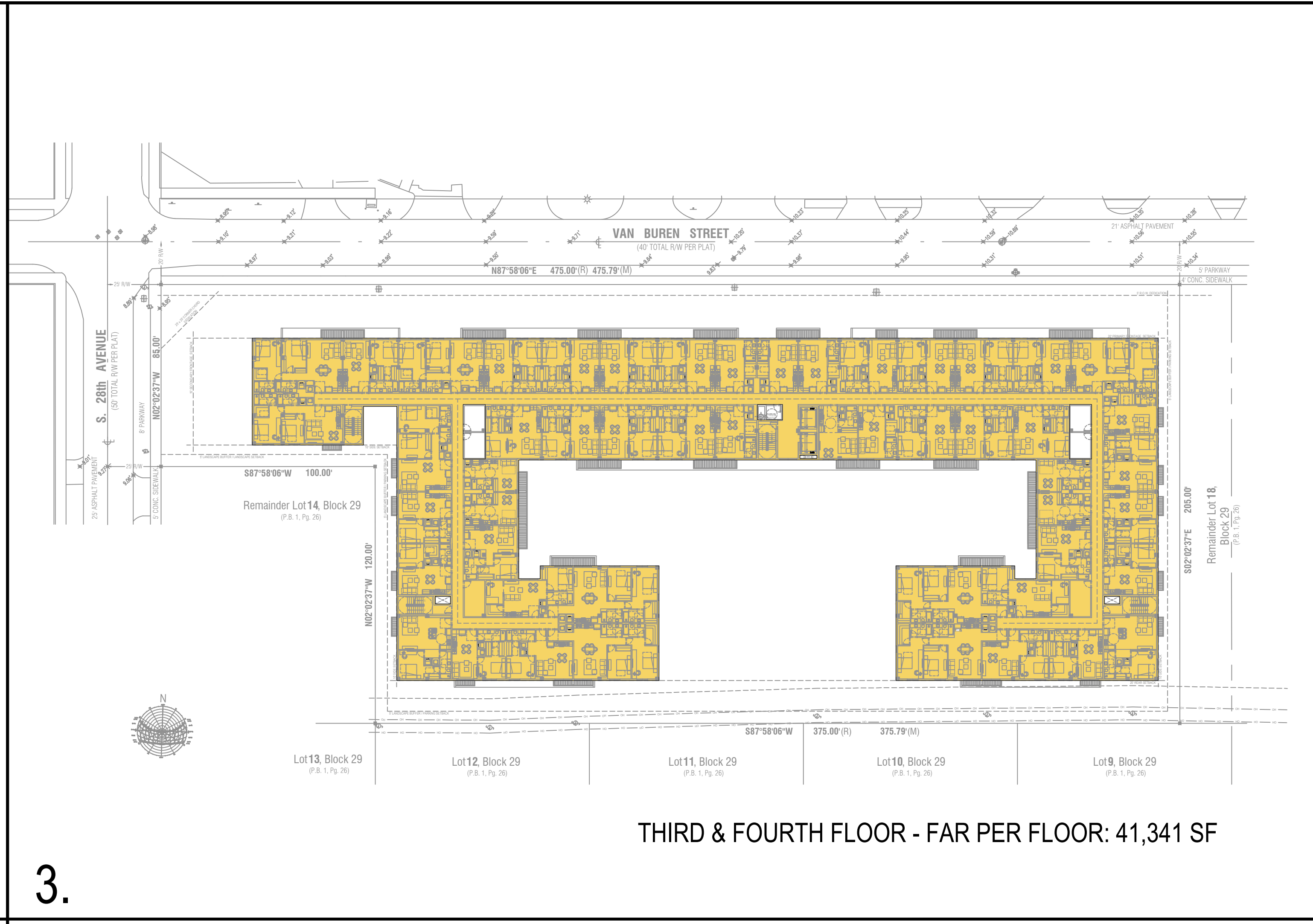
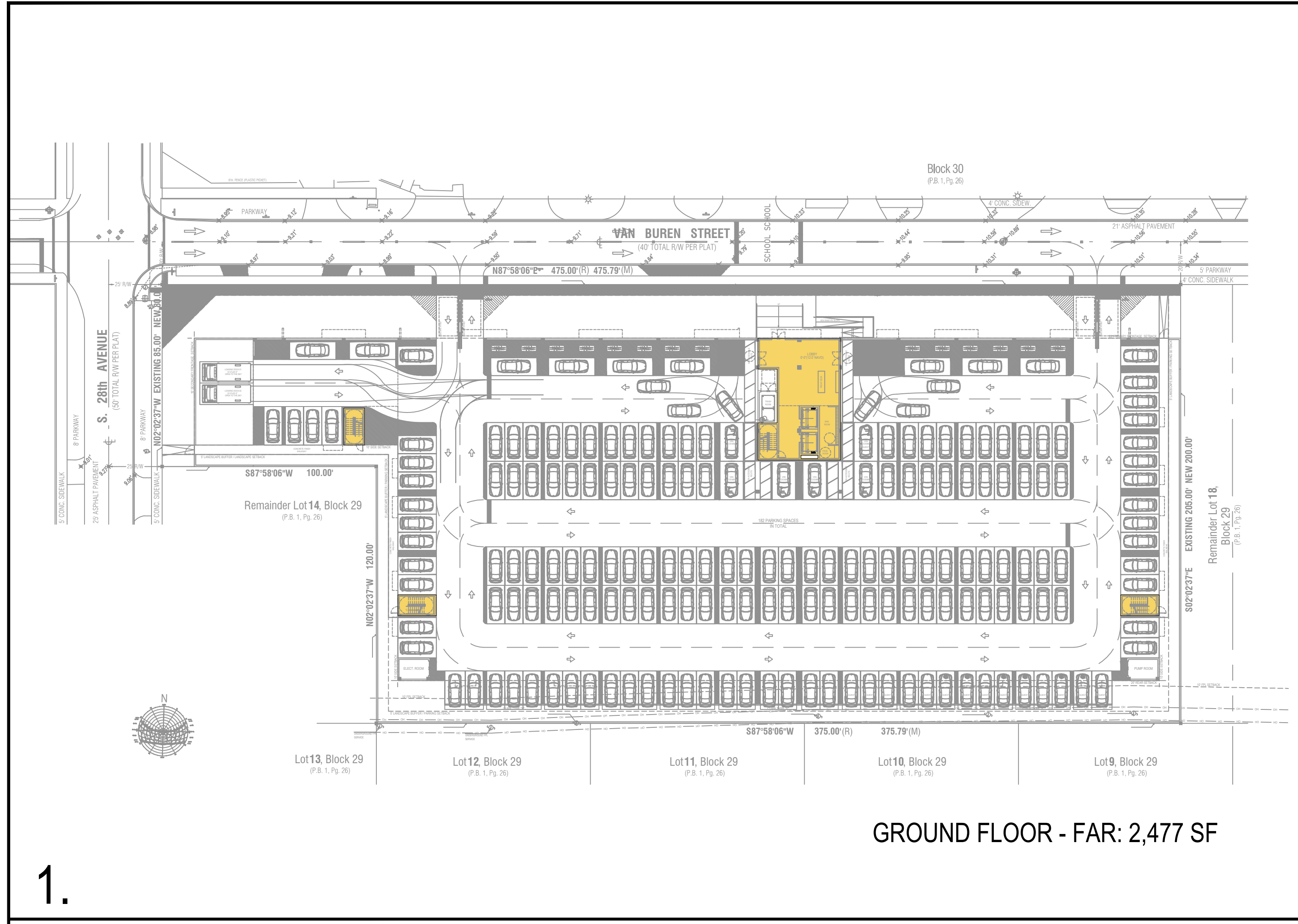
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE DATA / AREA CHART

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

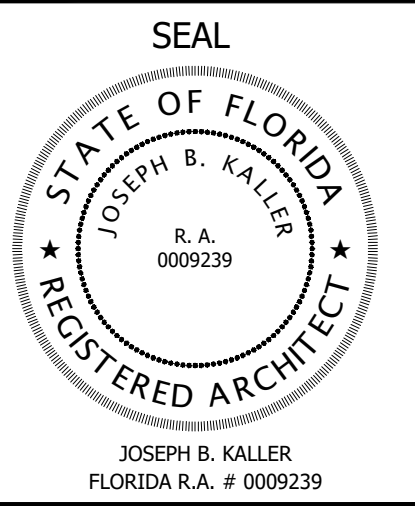
SHEET
A-0.2



1. FAR DIAGRAM CALCULATION N.T.S. TOTAL FAR: 127,737 SF



KallerArchitecture
 AAF# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
 HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
FAR DIAGRAM CALCULATION

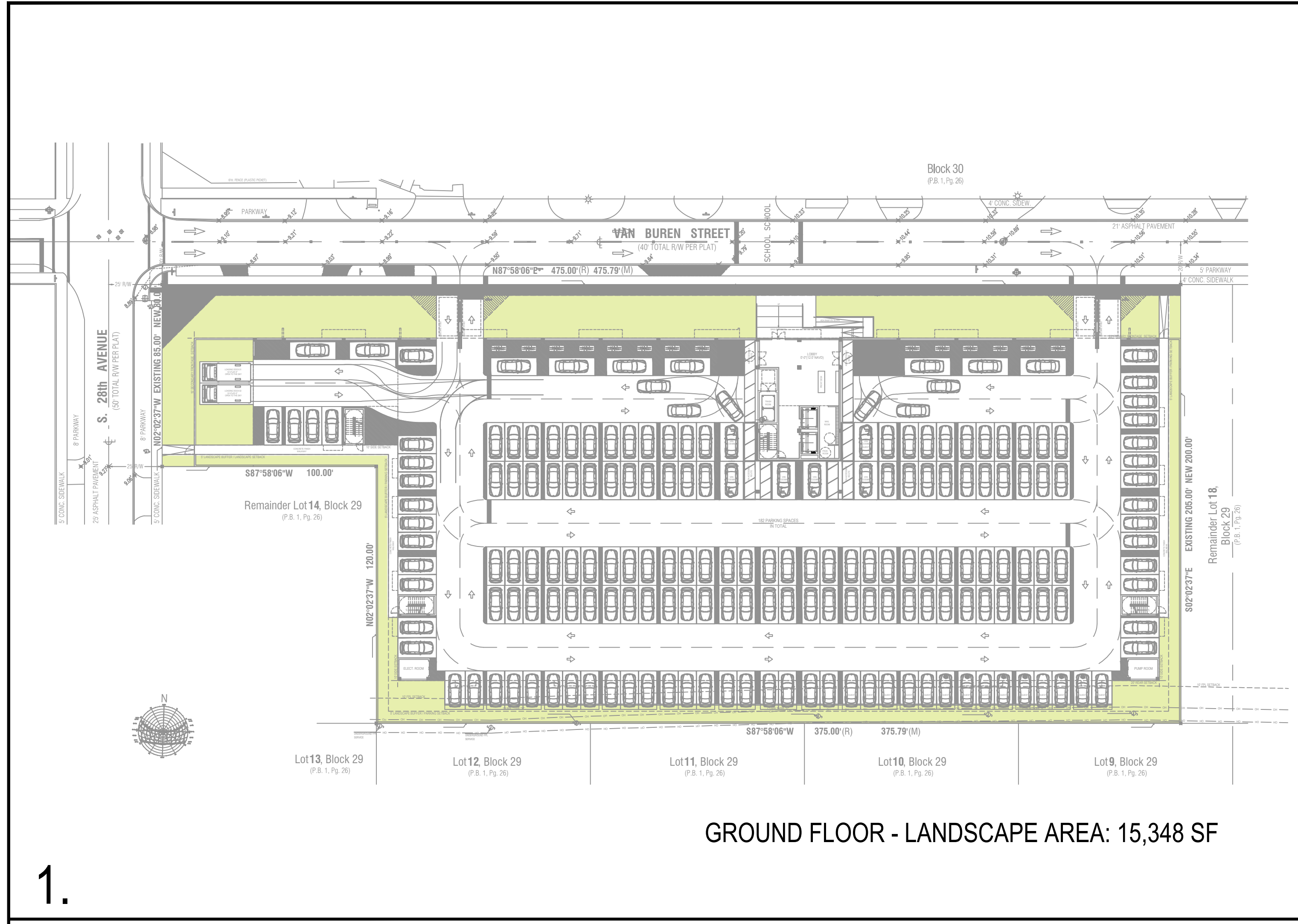
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

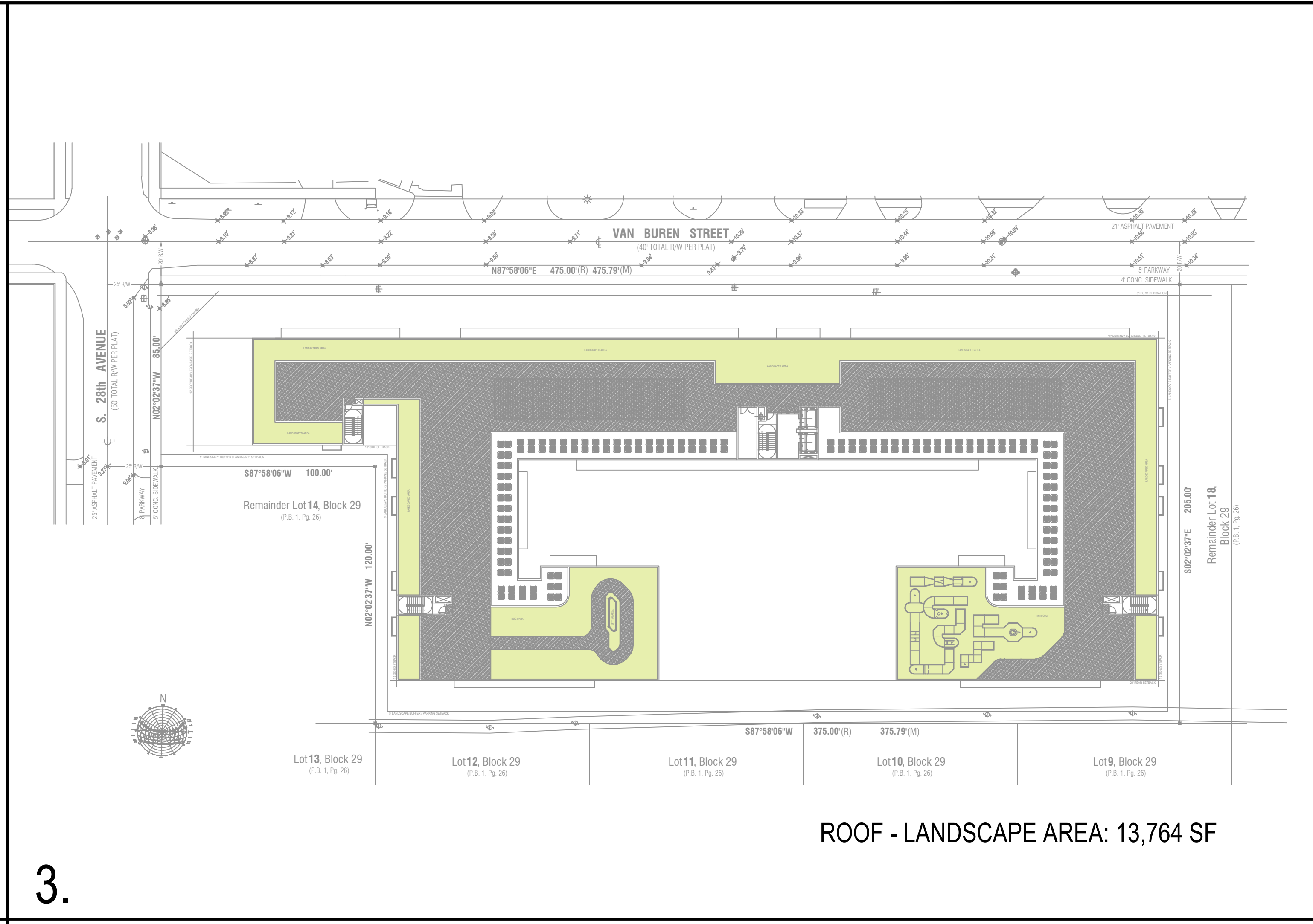
PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
A-0.3

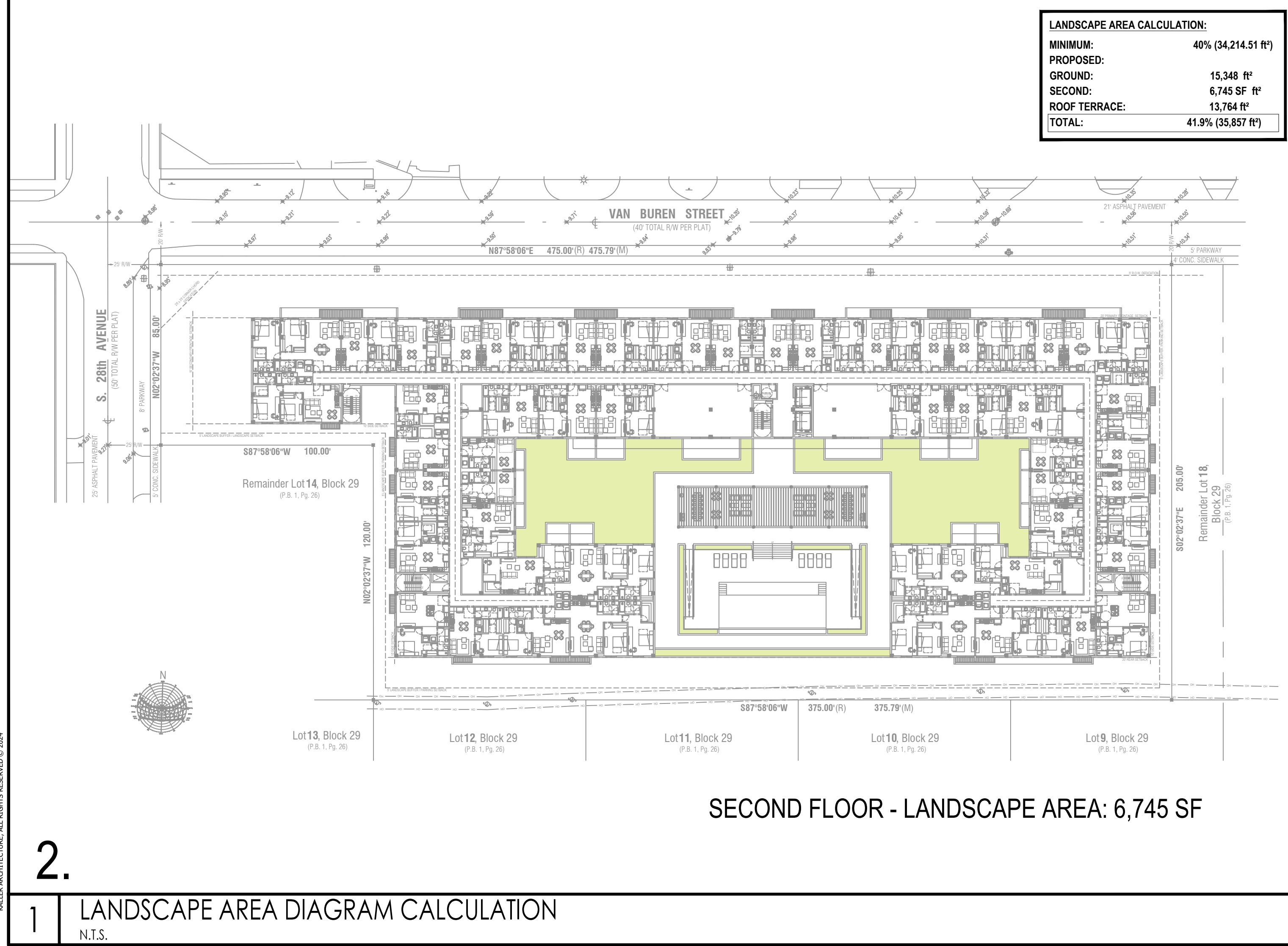
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024



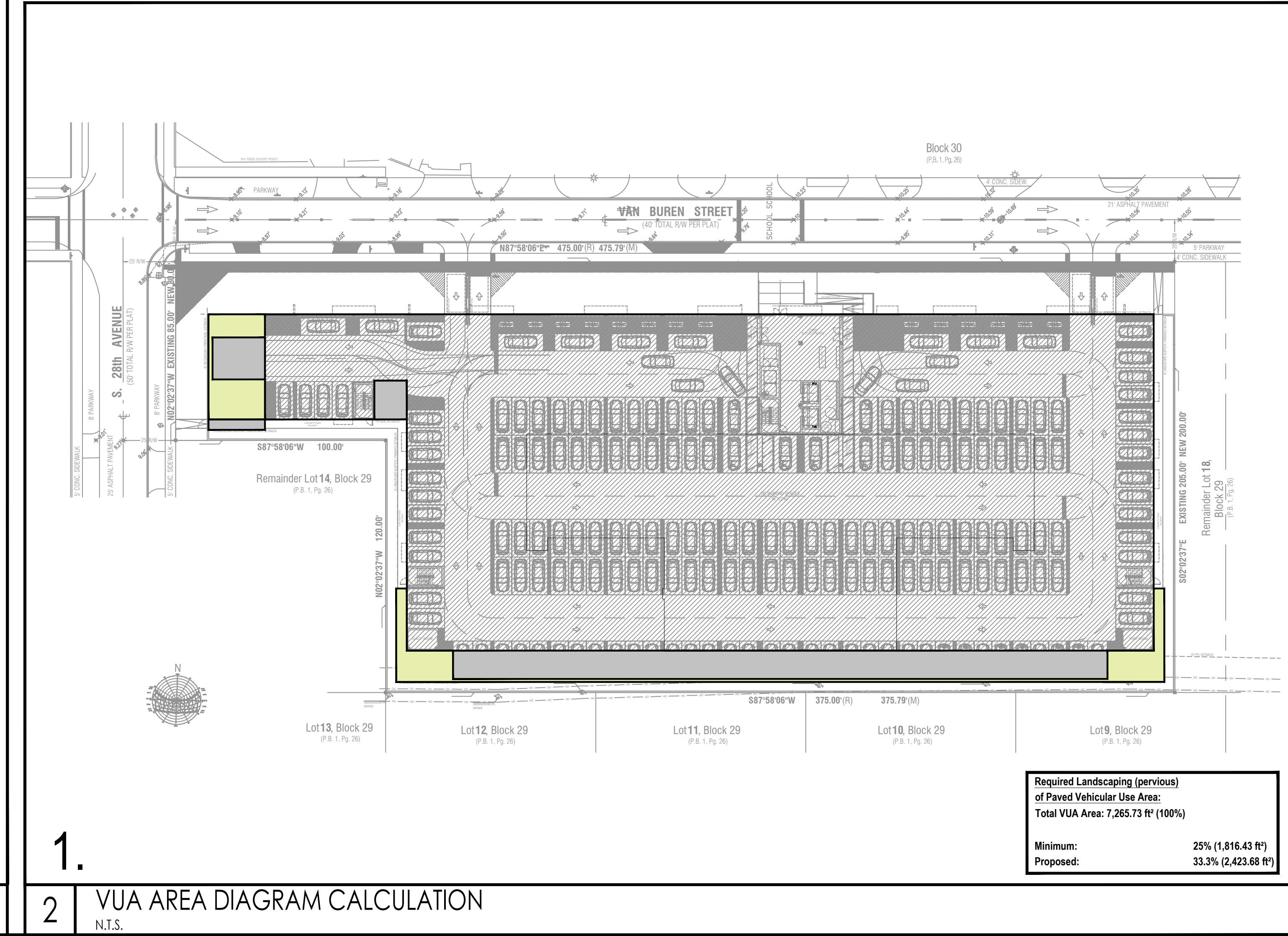
1.



3.



2.

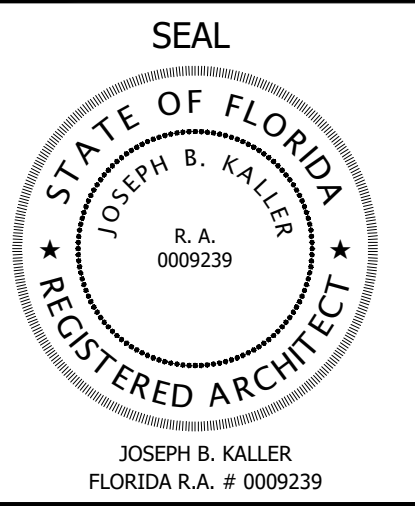


1.

2. VUA AREA DIAGRAM CALCULATION
N.T.S.



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
LANDSCAPE AREA /
VUA CALCULATION

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

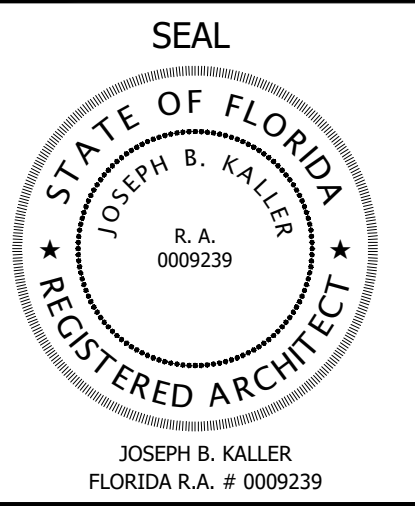
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-0.4



Kaller Architecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 2750 VAN BUREN
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 COLORED SITE PLAN

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

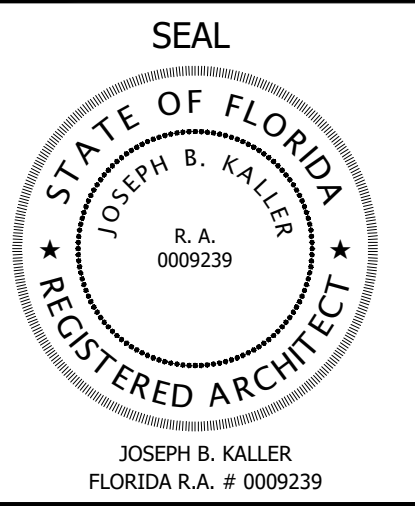
PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
A-0.5





Kaller Architecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 2750 VAN BUREN
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 GROUND FLOOR

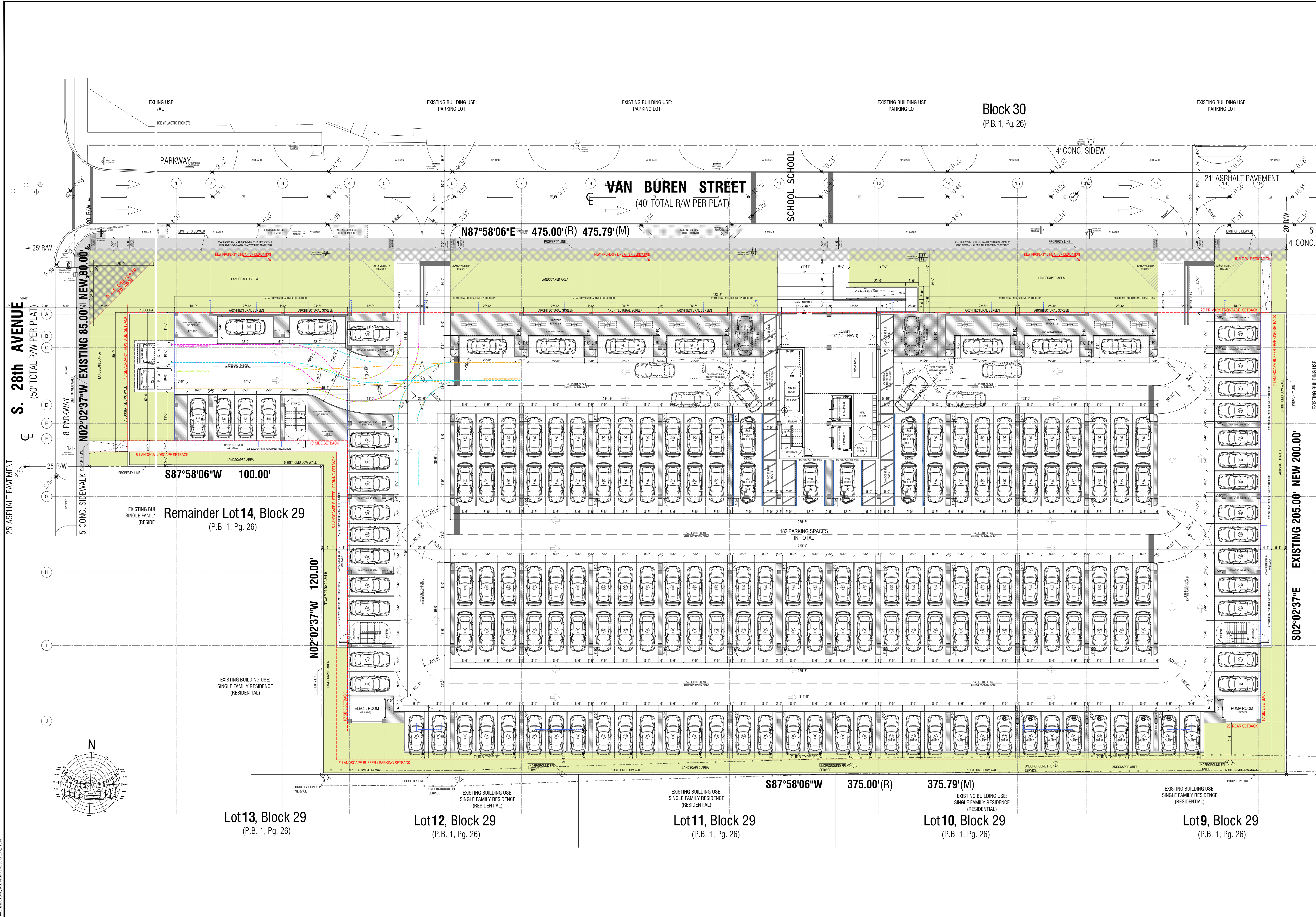
BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

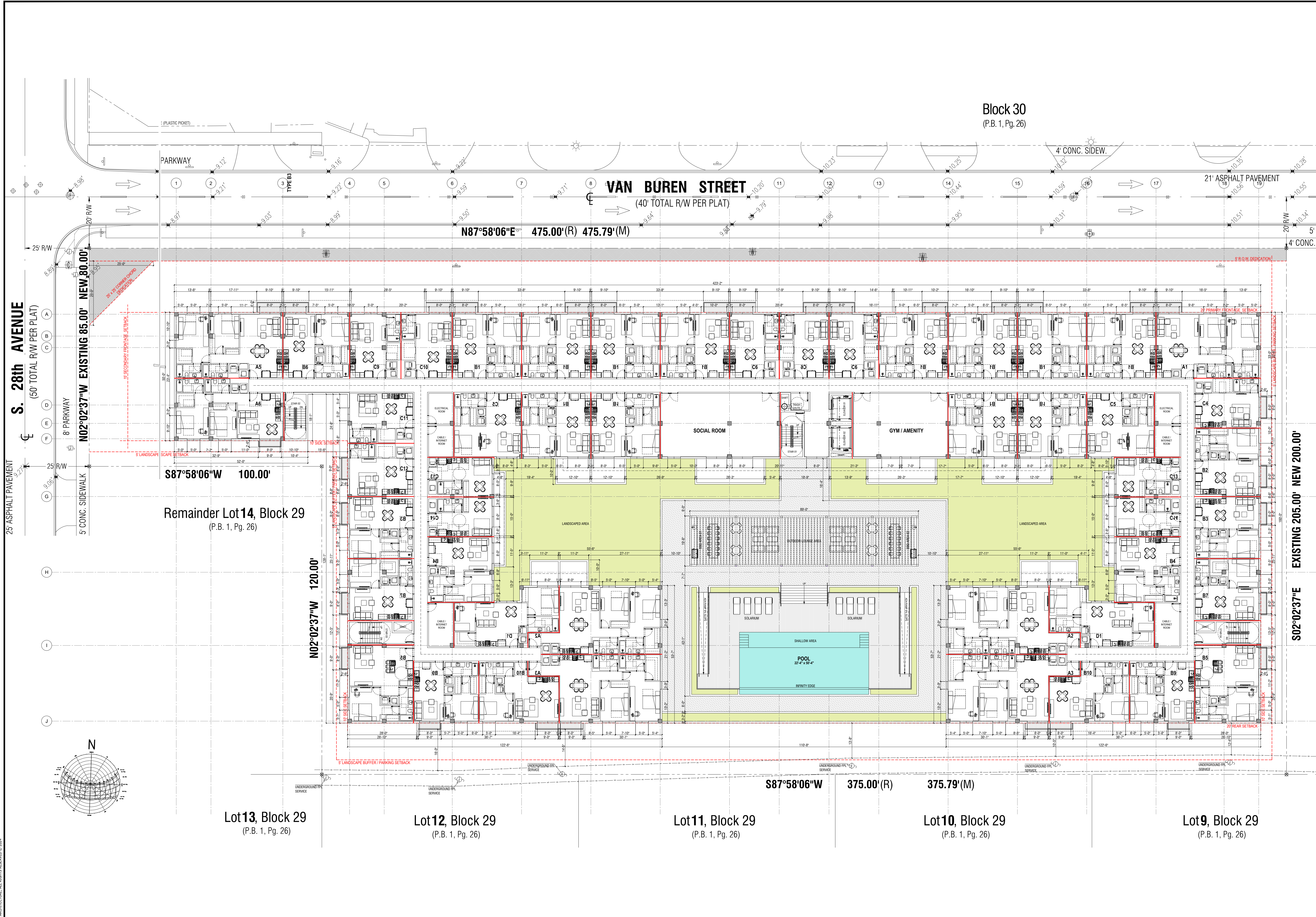
PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET

A-1.1



1 GROUND FLOOR
 1/16"=1'-0"



Block 30
(P.B. 1, Pg. 26)

VAN BUREN STREET
(40' TOTAL R/W PER PLAT)

N87°58'06"E 475.00'(R) 475.79'(M)

S87°58'06"W 100.00'

Remainder Lot 14, Block 29
(P.B. 1, Pg. 26)

N02°02'37"W 120.00'

S02°02'37"E EXISTING 205.00' NEW 200.00'

S87°58'06"W 375.00'(R) 375.79'(M)

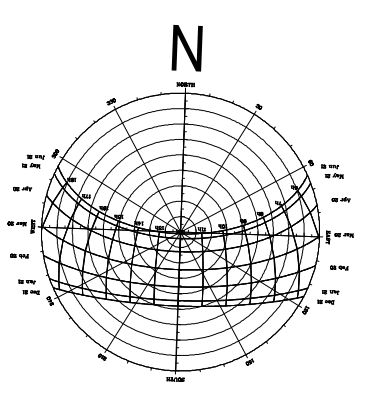
Lot 13, Block 29
(P.B. 1, Pg. 26)

Lot 12, Block 29
(P.B. 1, Pg. 26)

Lot 11, Block 29
(P.B. 1, Pg. 26)

Lot 10, Block 29
(P.B. 1, Pg. 26)

Lot 9, Block 29
(P.B. 1, Pg. 26)



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SECOND FLOOR

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

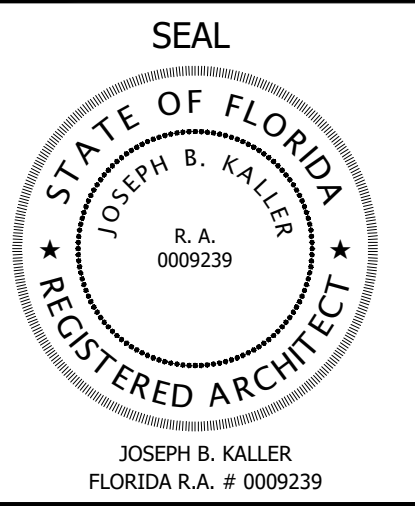
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.2



Kaller Architecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 2750 VAN BUREN
 HOLLYWOOD, FL. 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 THIRD AND FOURTH FLOOR

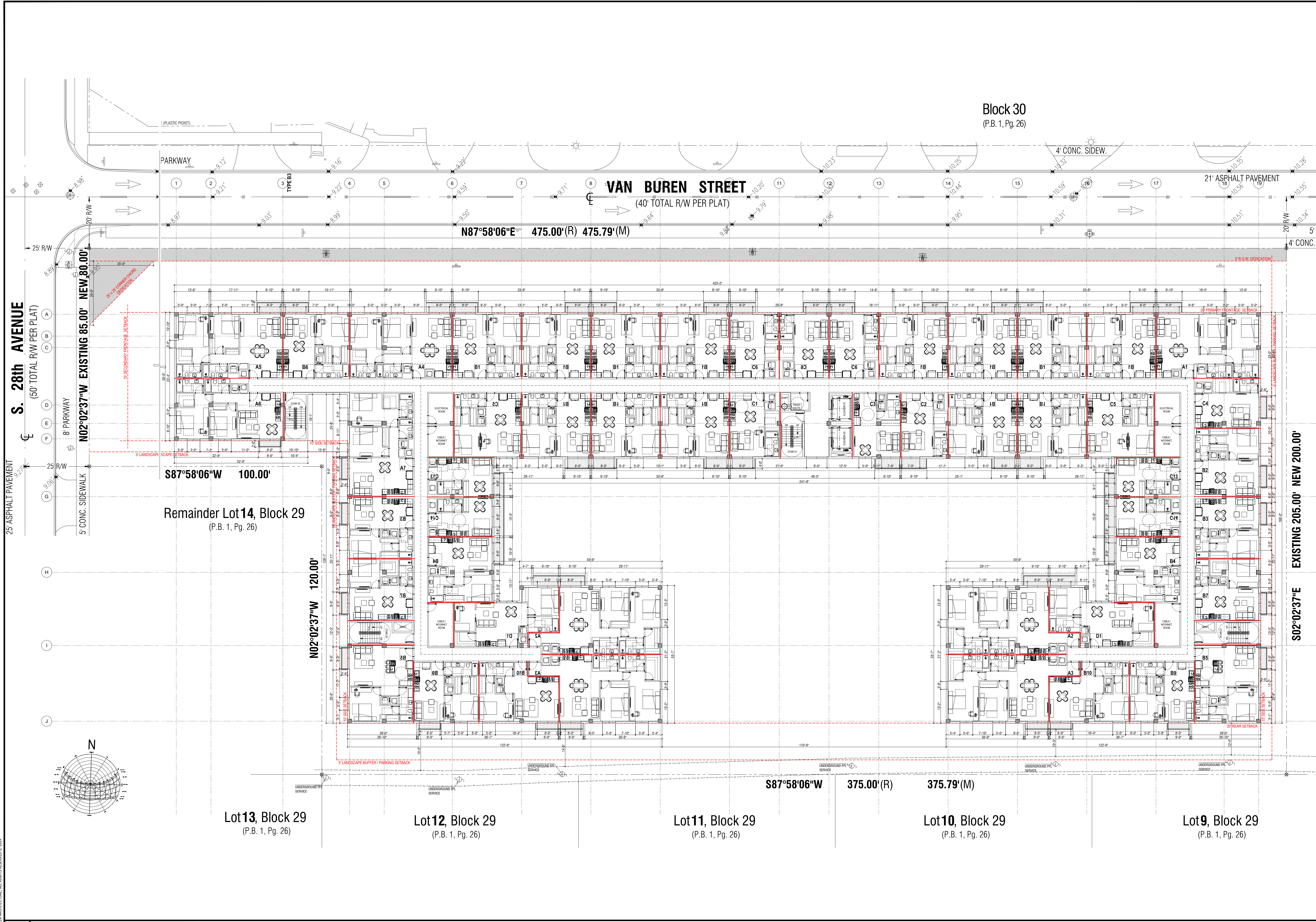
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET

A-1.3



Block 30
 (P.B. 1, Pg. 26)

VAN BUREN STREET
 (40' TOTAL R/W PER PLAT)

N87°58'06"E 475.00'(R) 475.79'(M)

S87°58'06"W 100.00'

Remainder Lot 14, Block 29
 (P.B. 1, Pg. 26)

N02°02'37"W 120.00'

S02°02'37"E EXISTING 205.00' NEW 200.00'

S87°58'06"W 375.00'(R) 375.79'(M)

Lot 13, Block 29
 (P.B. 1, Pg. 26)

Lot 12, Block 29
 (P.B. 1, Pg. 26)

Lot 11, Block 29
 (P.B. 1, Pg. 26)

Lot 10, Block 29
 (P.B. 1, Pg. 26)

Lot 9, Block 29
 (P.B. 1, Pg. 26)

S. 28th AVENUE
 (50' TOTAL R/W PER PLAT)

25' ASPHALT PAVEMENT

25' R/W

20' R/W

8' PARKWAY

5' CONC. SIDEWALK

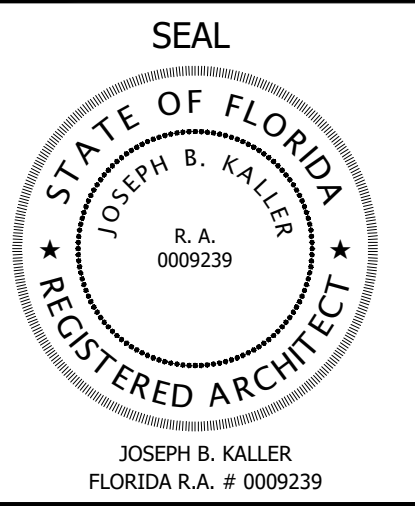
NEW 80.00'

EXISTING 85.00'

25' R/W



KallerArchitecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
 2750 VAN BUREN
 HOLLYWOOD, FL. 33020

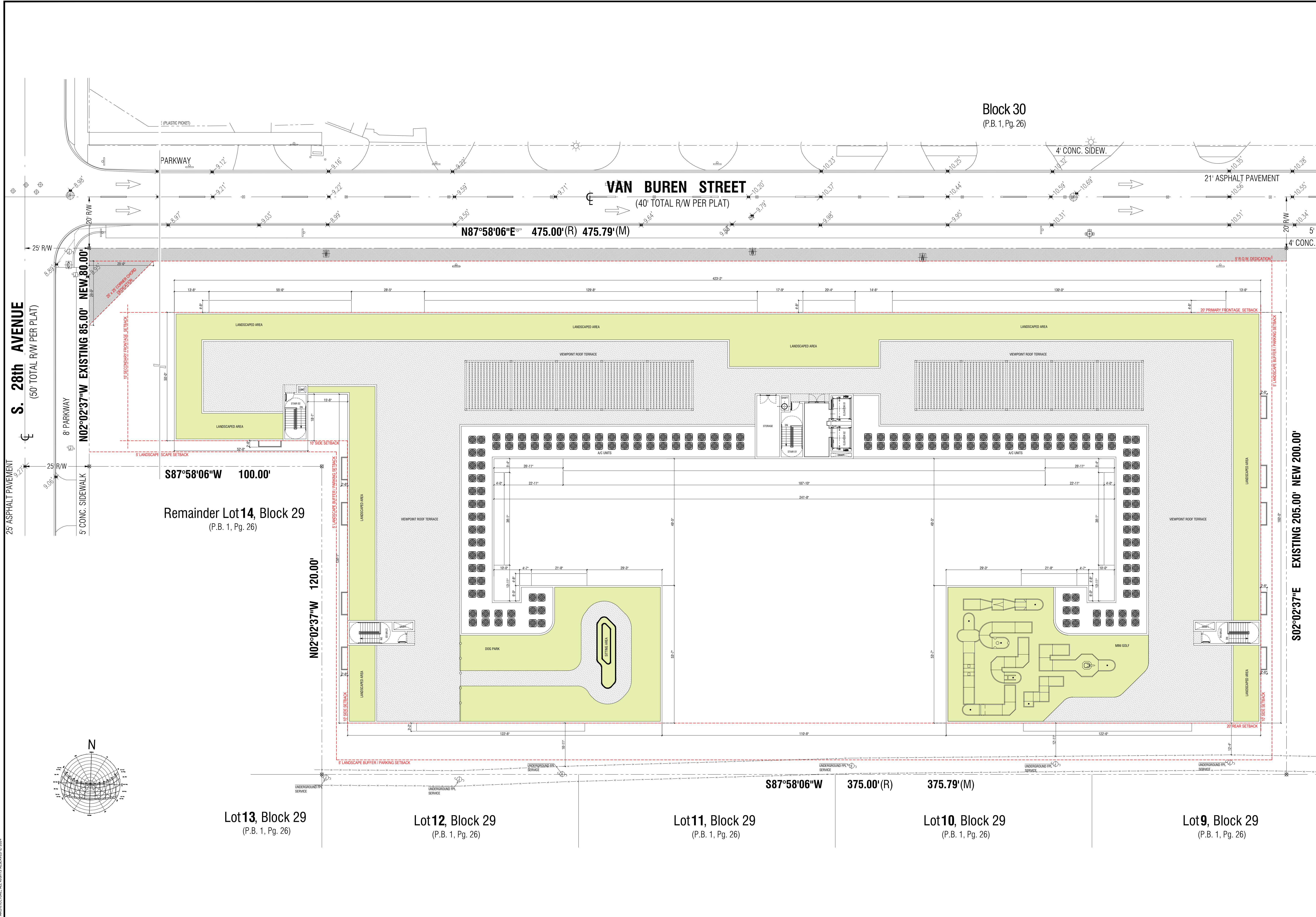
SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 ROOF TERRACE

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
A-1.4



1 ROOF TERRACE
 1/16"=1'-0"

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024



1 NORTH ELEVATION
1/16"=1'-0"



2 WEST ELEVATION
1/16"=1'-0"



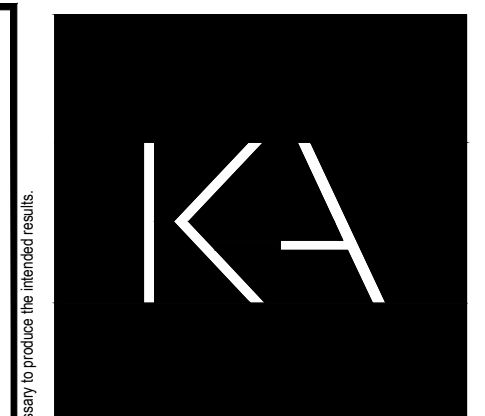
3 SOUTH ELEVATION
1/16"=1'-0"



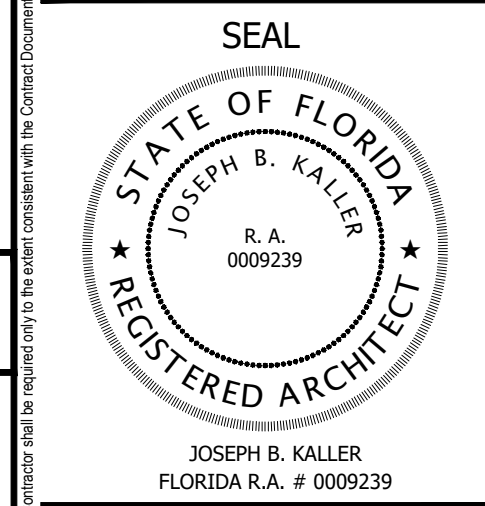
4 EAST ELEVATION
1/16"=1'-0"

5 MATERIALS
N.T.S.

<p>A HORIZONTAL INSTALLED WOOD CLADDING PRODEMA OR SIMILAR. COLOR: MUSTARD/NATURSIDING-B</p>	<p>D WORM / PUTZ FINISH STUCCO COLOR: AFRICAN GRAY SW 9162 OR SIMILAR</p>	<p>G CLEAR RAILED GLASS OR SIMILAR</p>
<p>B WORM / PUTZ FINISH STUCCO COLOR: PURE WHITE SW 7005 OR SIMILAR</p>	<p>E WINDOW ALUMINUM FRAME FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F</p>	<p>H WOOD FINISH ALUMINUM STRUCTURE</p>
<p>C WORM / PUTZ FINISH STUCCO COLOR: WEB GRAY SW 7075 OR SIMILAR</p>	<p>F CLEAR LOW-E GLASS</p>	<p>I WOOD FINISH ALUMINUM HORIZONTAL LOUVERS</p>



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
ELEVATIONS

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.5

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024



- TECH. ROOF 55'-0"
- ROOF TERRACE 45'-0"
- FOURTH FLOOR 35'-0"
- THIRD FLOOR 25'-0"
- SECOND FLOOR 15'-0"
- GROUND FLOOR 0'-0" (12.0' NAVD)
- CROWN OF ROAD 9.74' NAVD

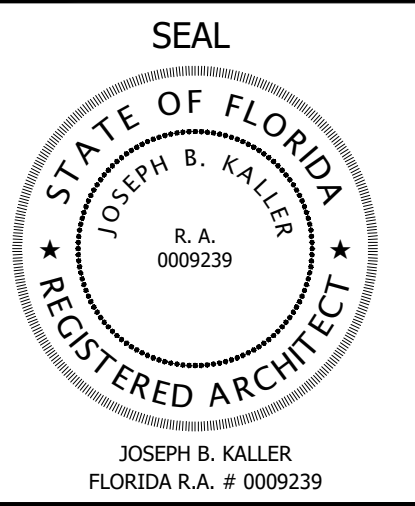
1 FACADE MATERIALS
1/4"=1'-0"

2 MATERIALS
N.T.S.

- A** HORIZONTAL INSTALLED WOOD CLADDING
PRODEMA OR SIMILAR.
COLOR: MUSTARD/NATURSIDING-B
- B** WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR
- C** WORM / PUTZ FINISH STUCCO
COLOR: WEB GRAY SW 7075 OR SIMILAR
- D** WORM / PUTZ FINISH STUCCO
COLOR: AFRICAN GRAY SW 9162 OR SIMILAR
- E** WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F
- F** CLEAR LOW-E GLASS
- G** CLEAR RAILED GLASS OR SIMILAR
- H** WOOD FINISH ALUMINUM STRUCTURE
- I** WOOD FINISH ALUMINUM
HORIZONTAL LOUVERS



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
FACADE MATERIALS

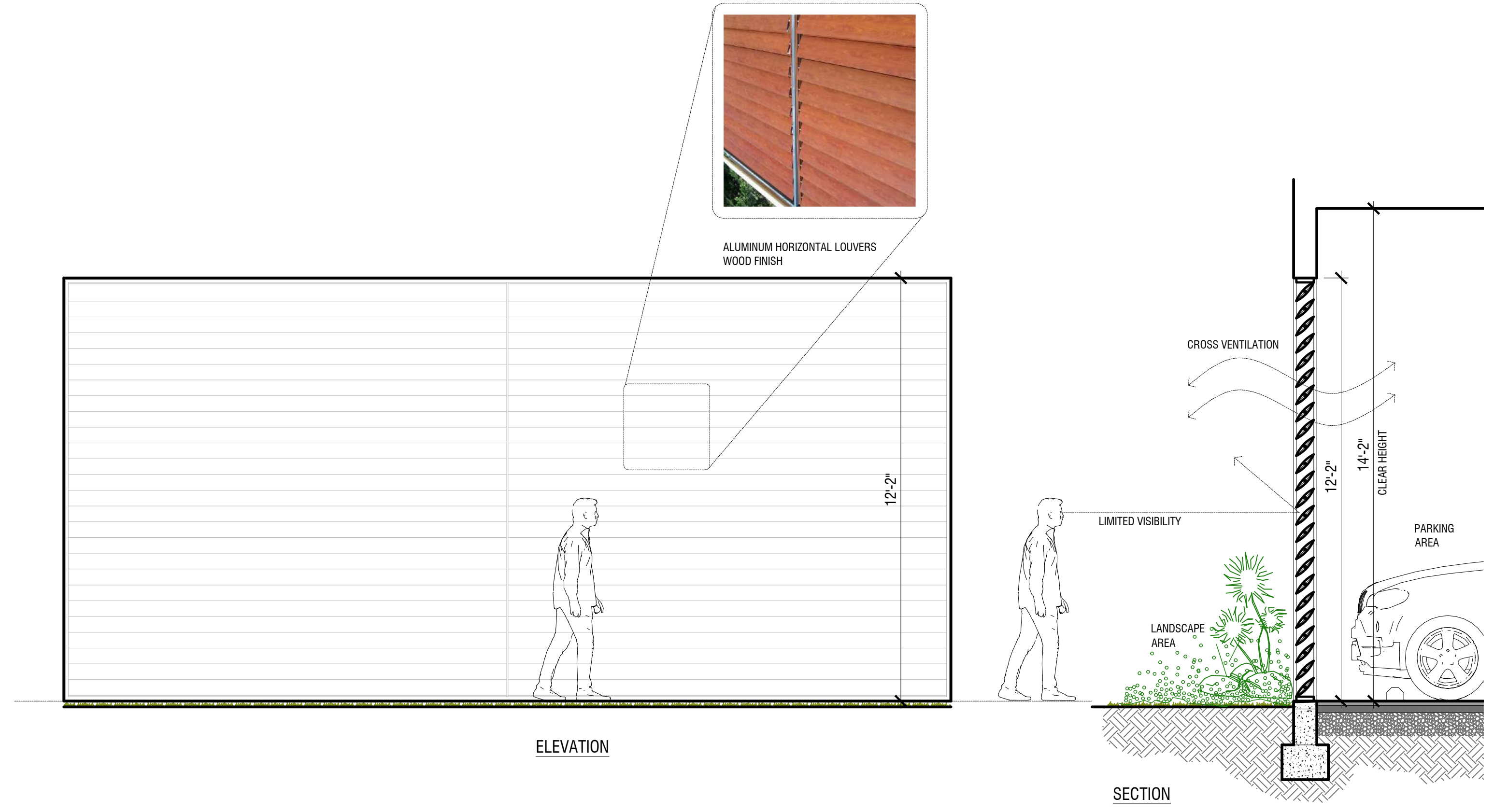
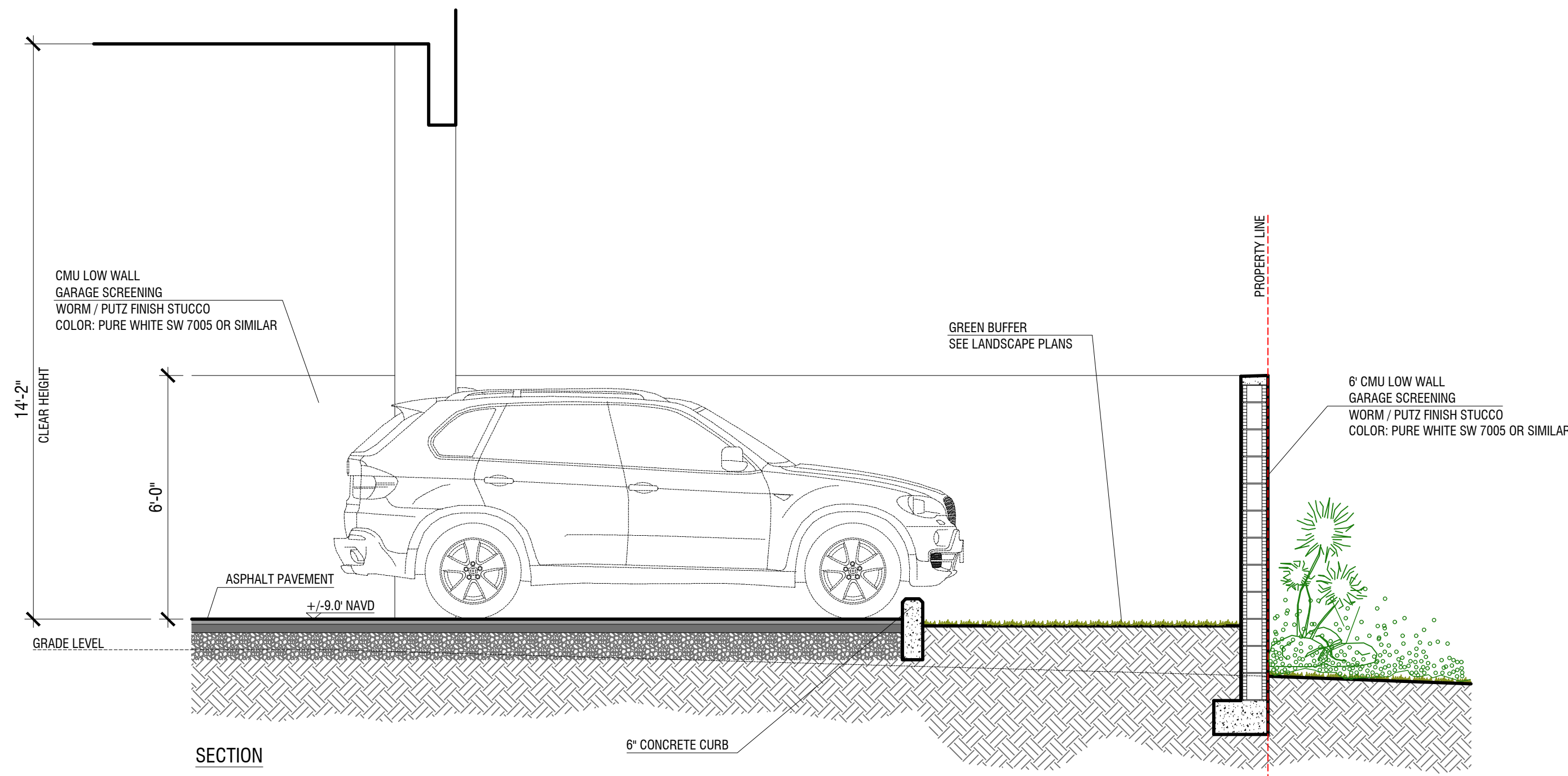
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

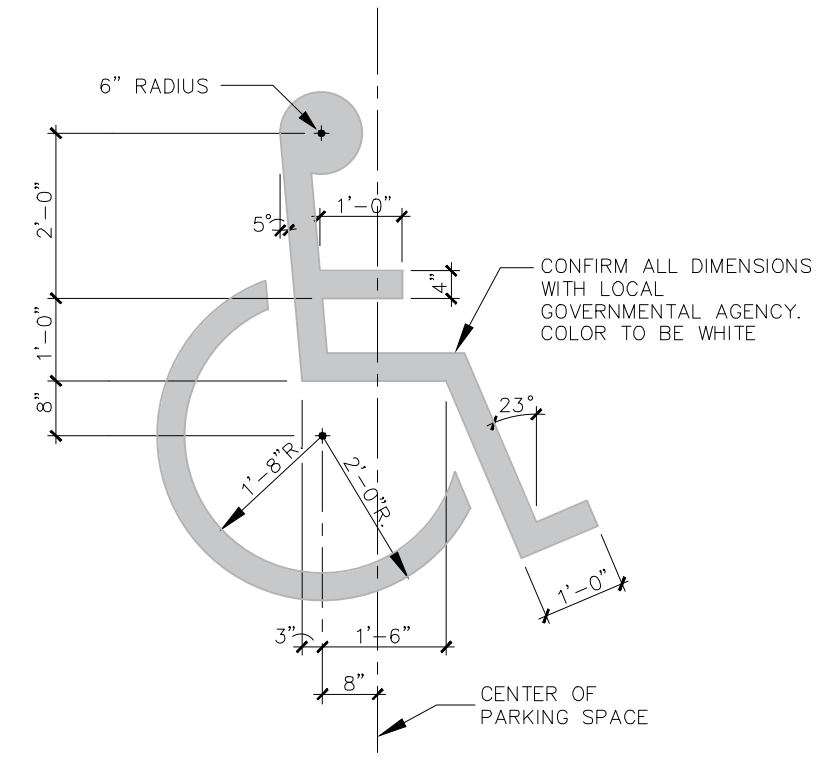
SHEET
A-1.6

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024

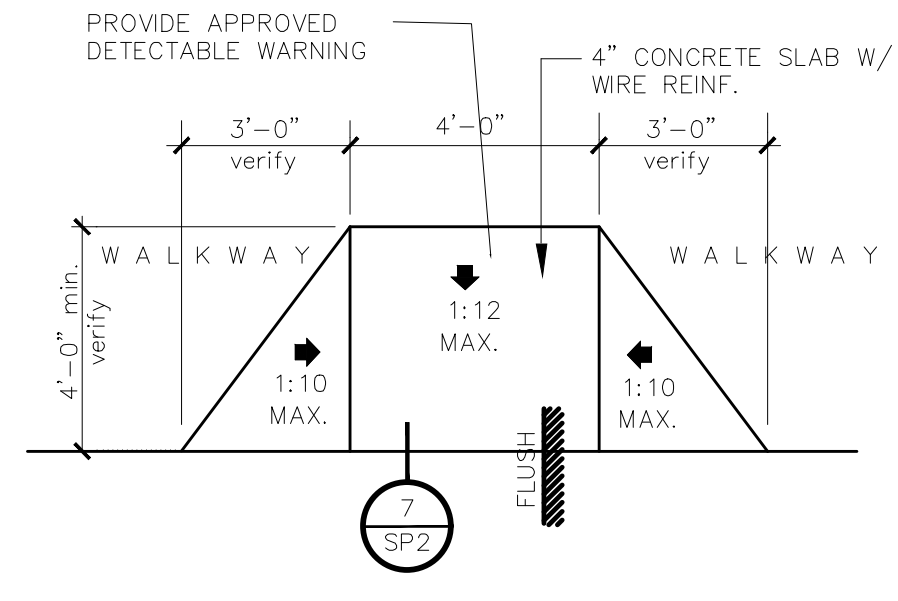


1 PERIMETER 6' WALL FENCE
3/8"=1'-0"

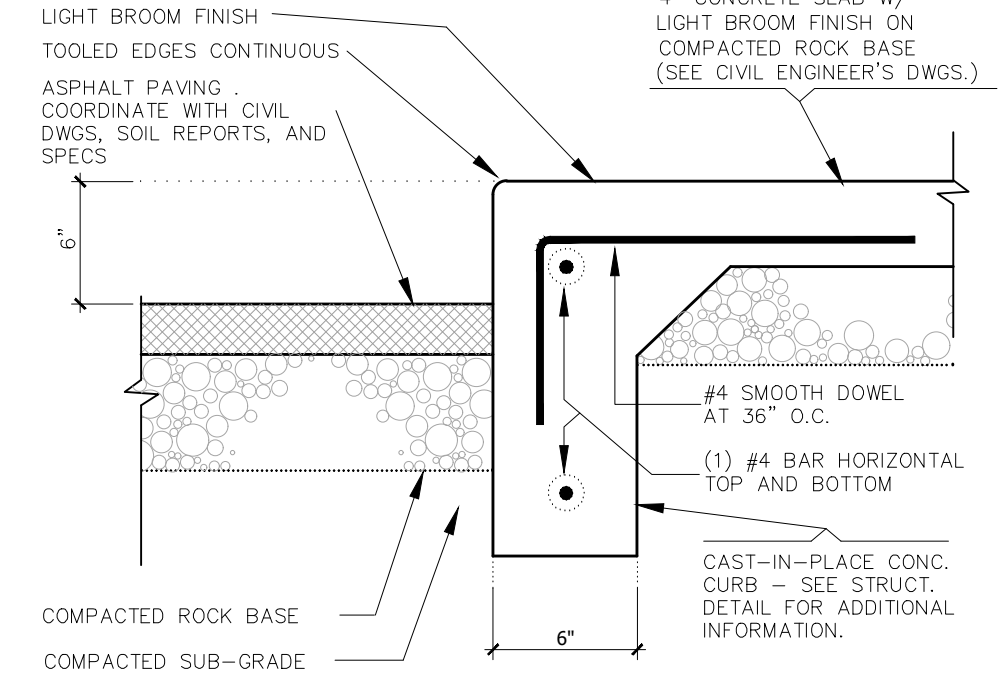
2 GARAGE SCREENING DETAIL (LOUVERS)
3/8"=1'-0"



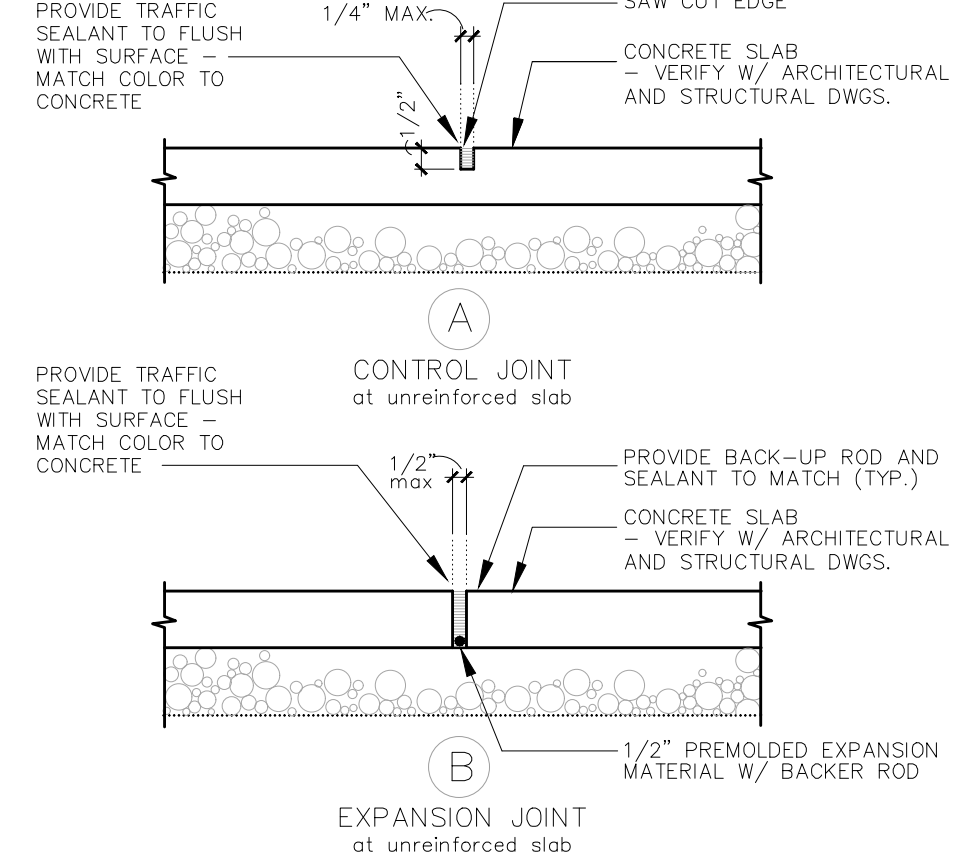
PAINTED H.C. SPACE SYMBOL



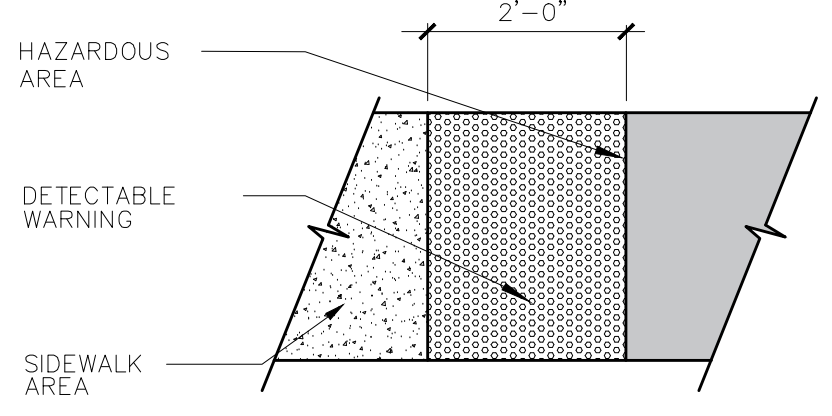
ACCESSIBLE CURB CUT DETAIL



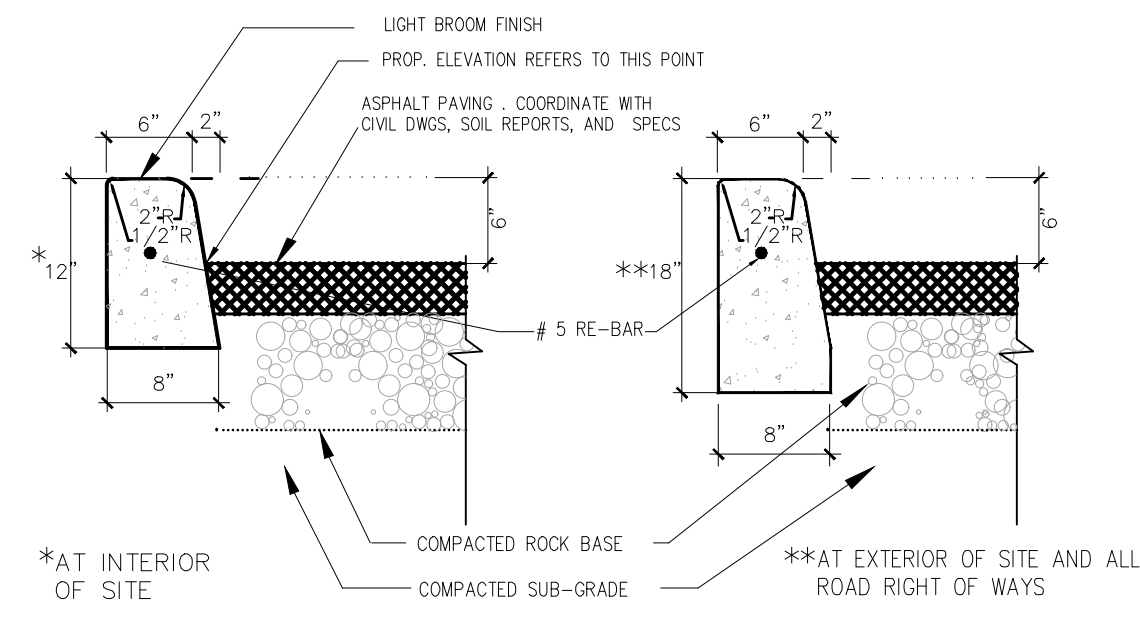
TYP. CONCRETE CURB



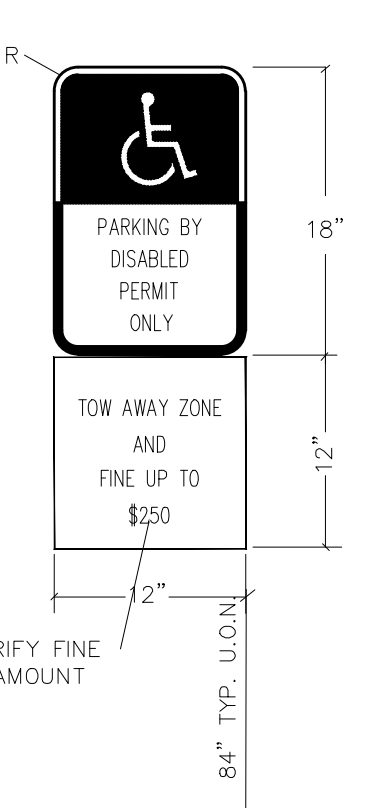
TYP. CONC. SLAB JOINTS



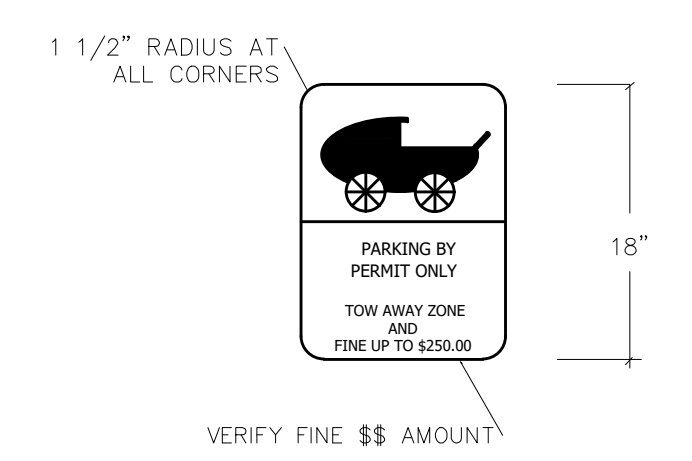
PLAN OF DETECTABLE WARNING SURFACE



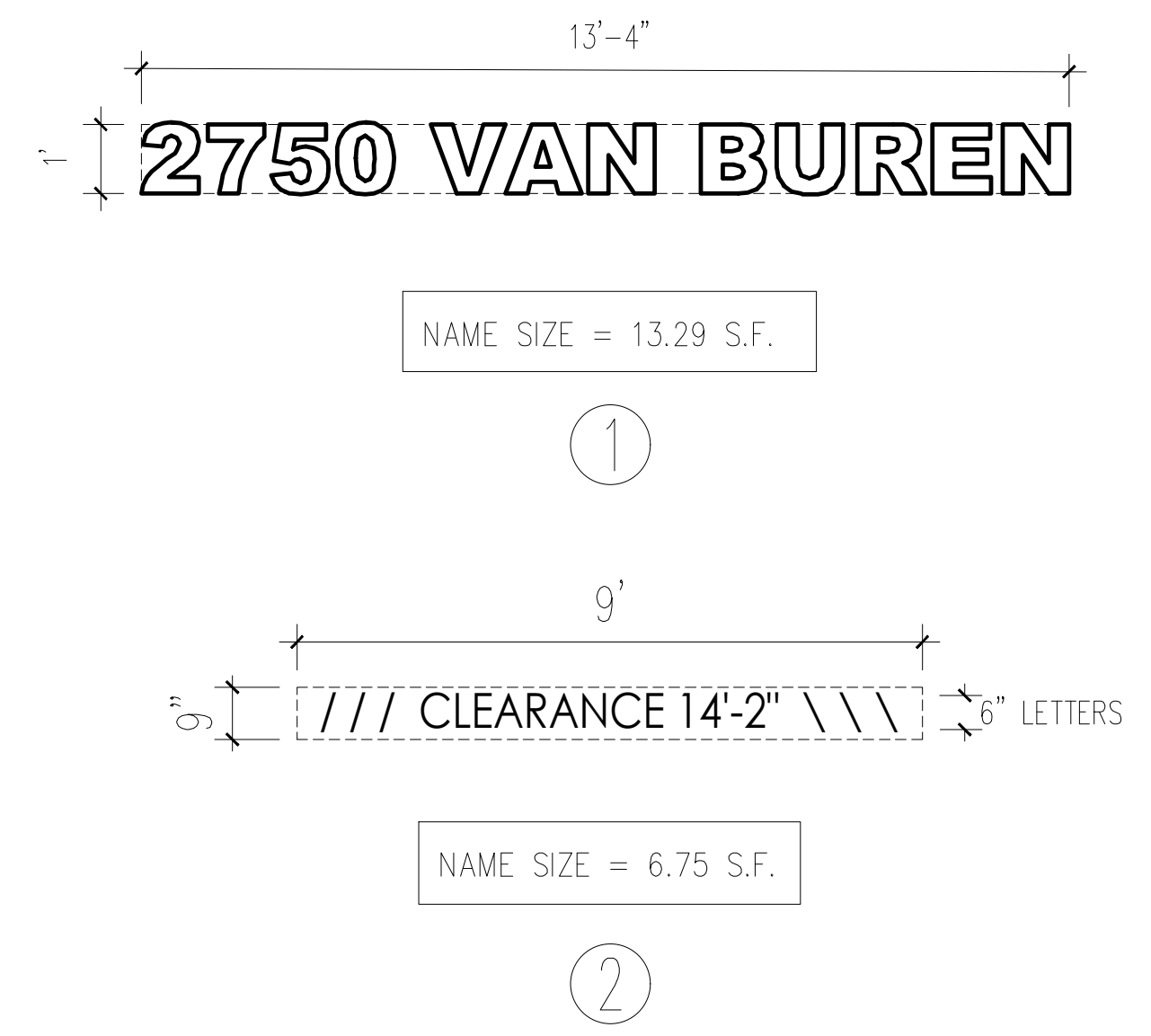
TYP. TYPE D CONCRETE CURB



HANDICAPPED SIGNAGE DETAIL



BABY STROLLER PARKING SIGN



ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE FH-2 & PS-2 ZONING DISTRICTS.

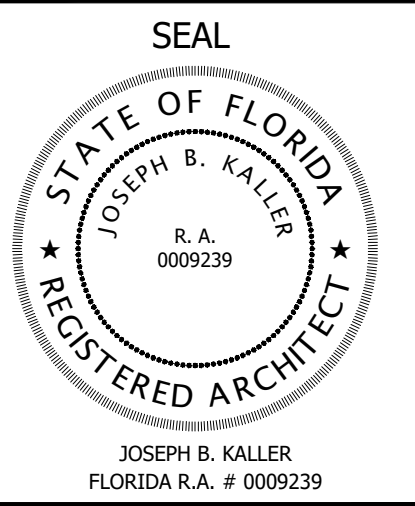
NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

3 SITE DETAILS
N.T.S.

4 SIGNAGE
N.T.S.



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
HOLLYWOOD, FL. 33020

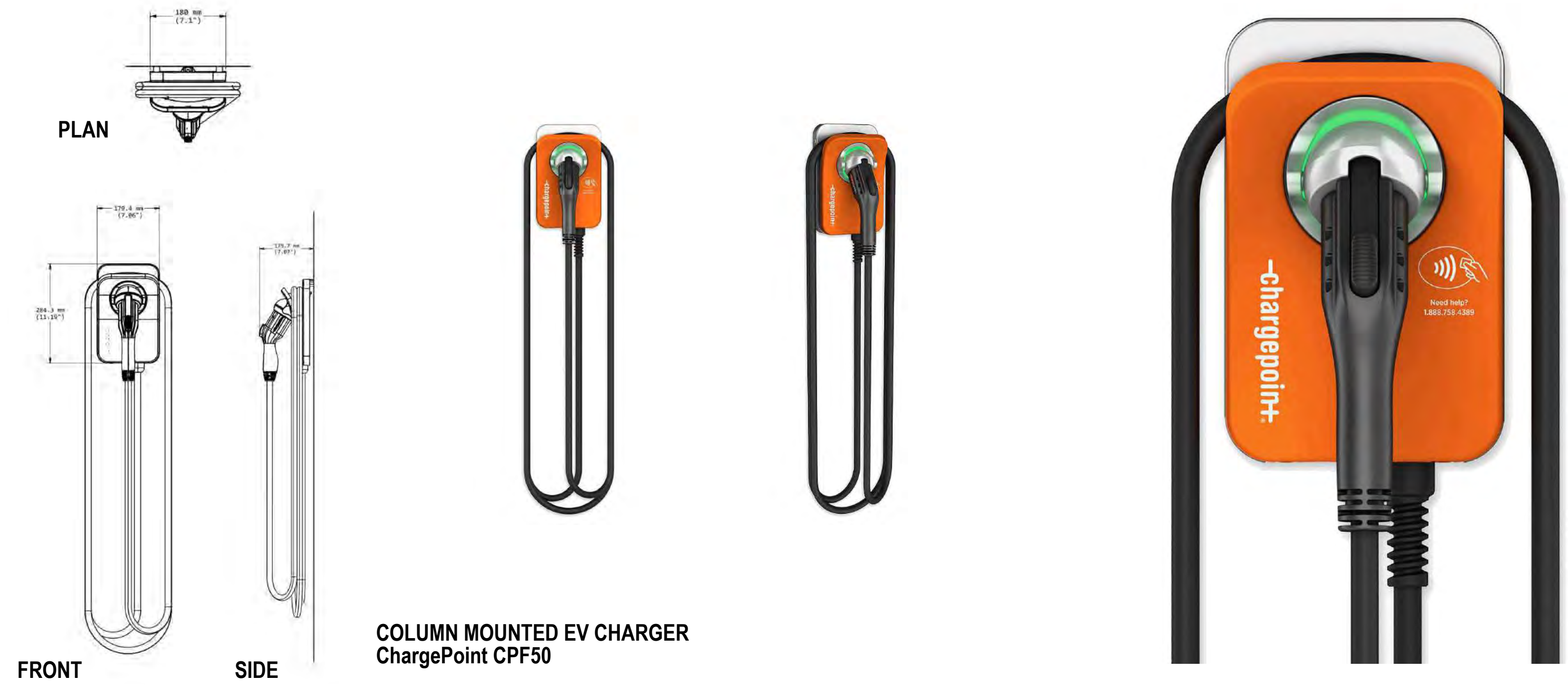
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SIGNAGE AND DETAILS

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

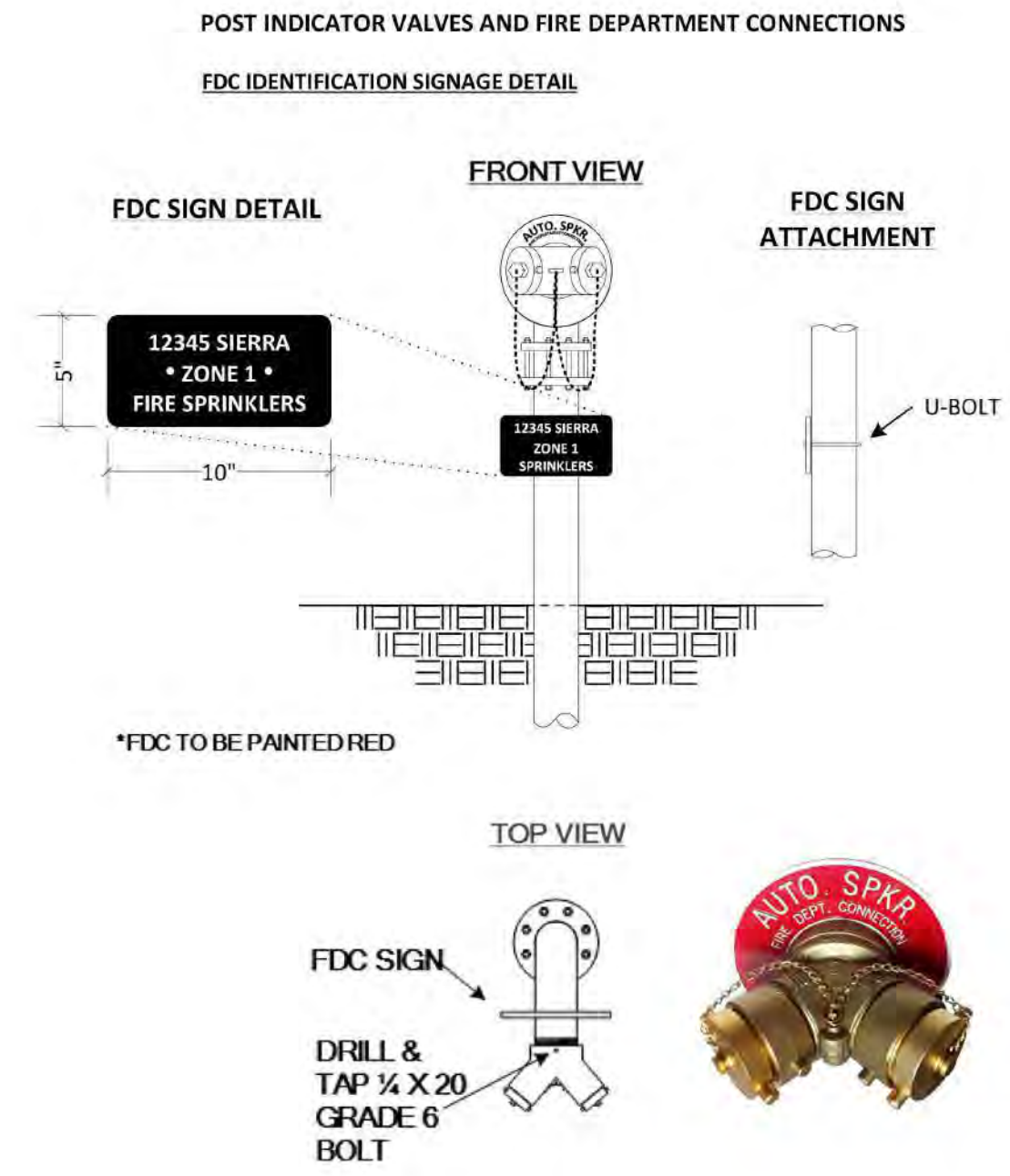
PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.7

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024



COLUMN MOUNTED EV CHARGER
ChargePoint CPF50

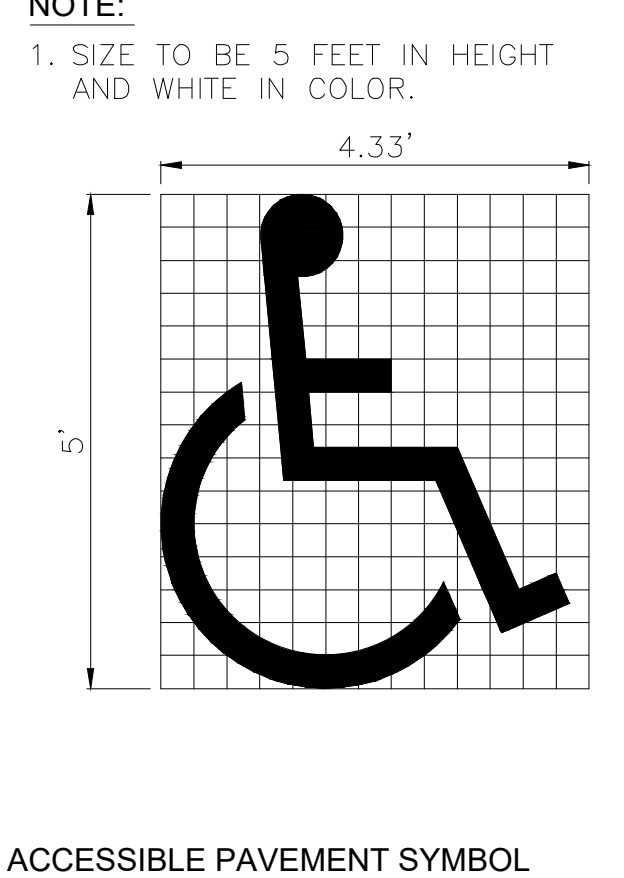
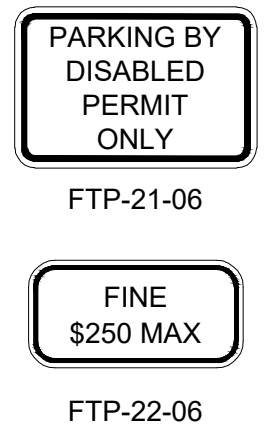
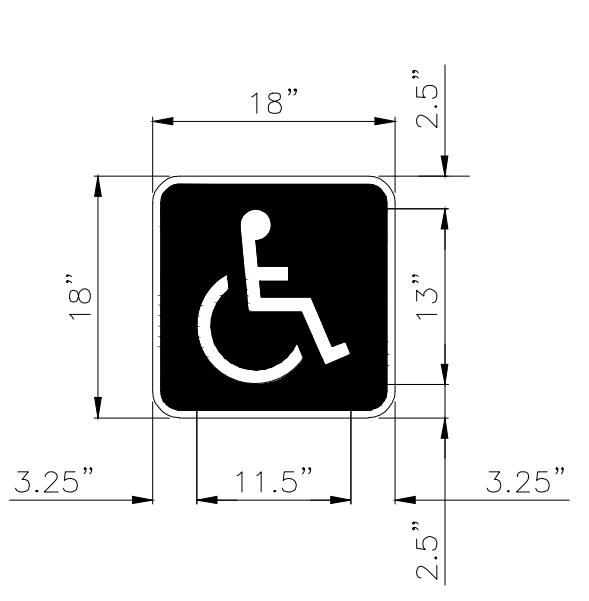
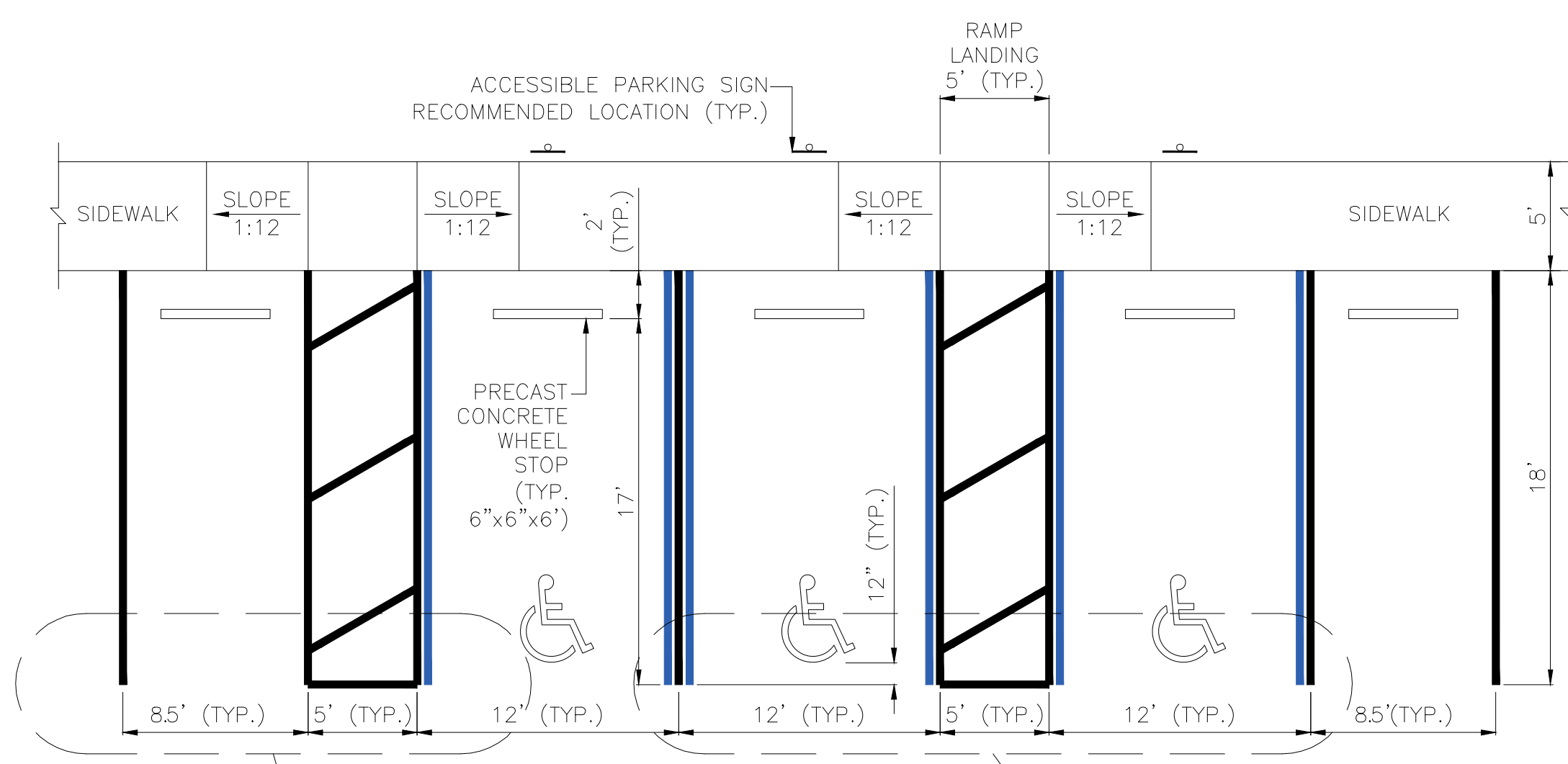


FDC VALVES SIGN DETAIL
N.T.S.

1 ELECTRIC VEHICLE CHARGER
N.T.S.

3 FDC VALVES SIGN DETAIL
N.T.S.

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (*)



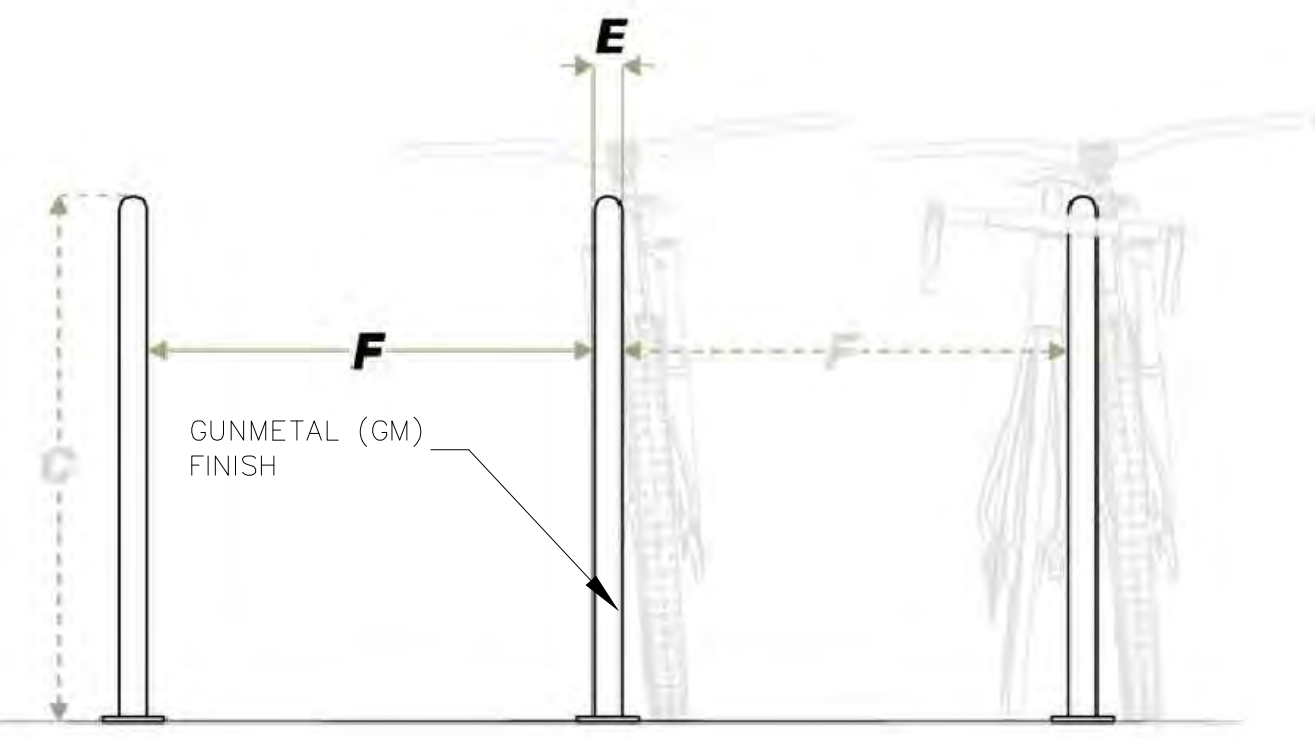
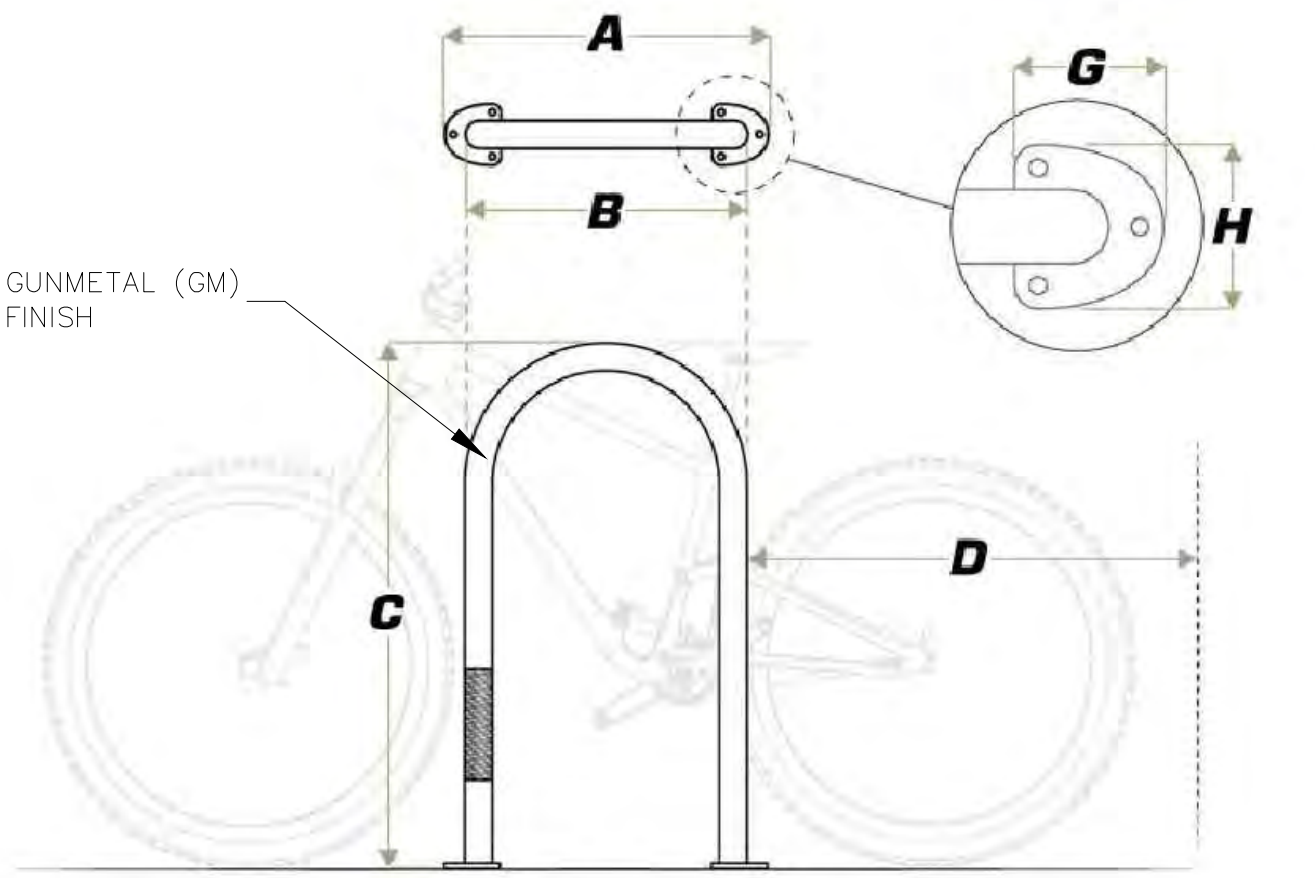
ACCESSIBLE PAVEMENT SYMBOL

SIGNAGE NOTES:

- FTP-21-06 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
 - SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.
- NOTES:
- PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
 - BLUE MARKINGS SHALL BE SHADED.
 - SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
 - ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
 - WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
 - ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
 - ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
 - ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

2 PARKING STALL DETAIL
N.T.S.

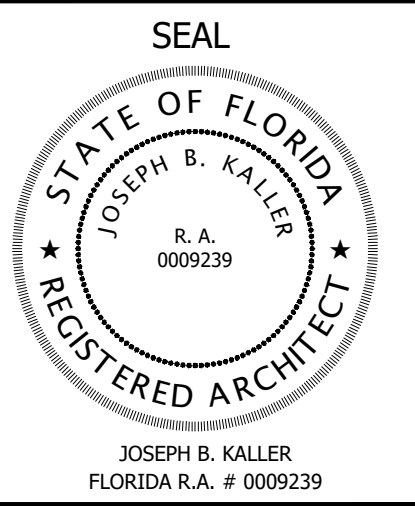


A	B	C	D	E	F	G	H
23" (58cm)	20" (50cm)	37.5" (95cm)	Minimum 32" (81cm)	2" (5cm)	Minimum 36" (91cm)	4" (10cm)	4.3" (11cm)

4 BICYCLE RACK DETAIL
N.T.S.



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
HOLLYWOOD, FL. 33020

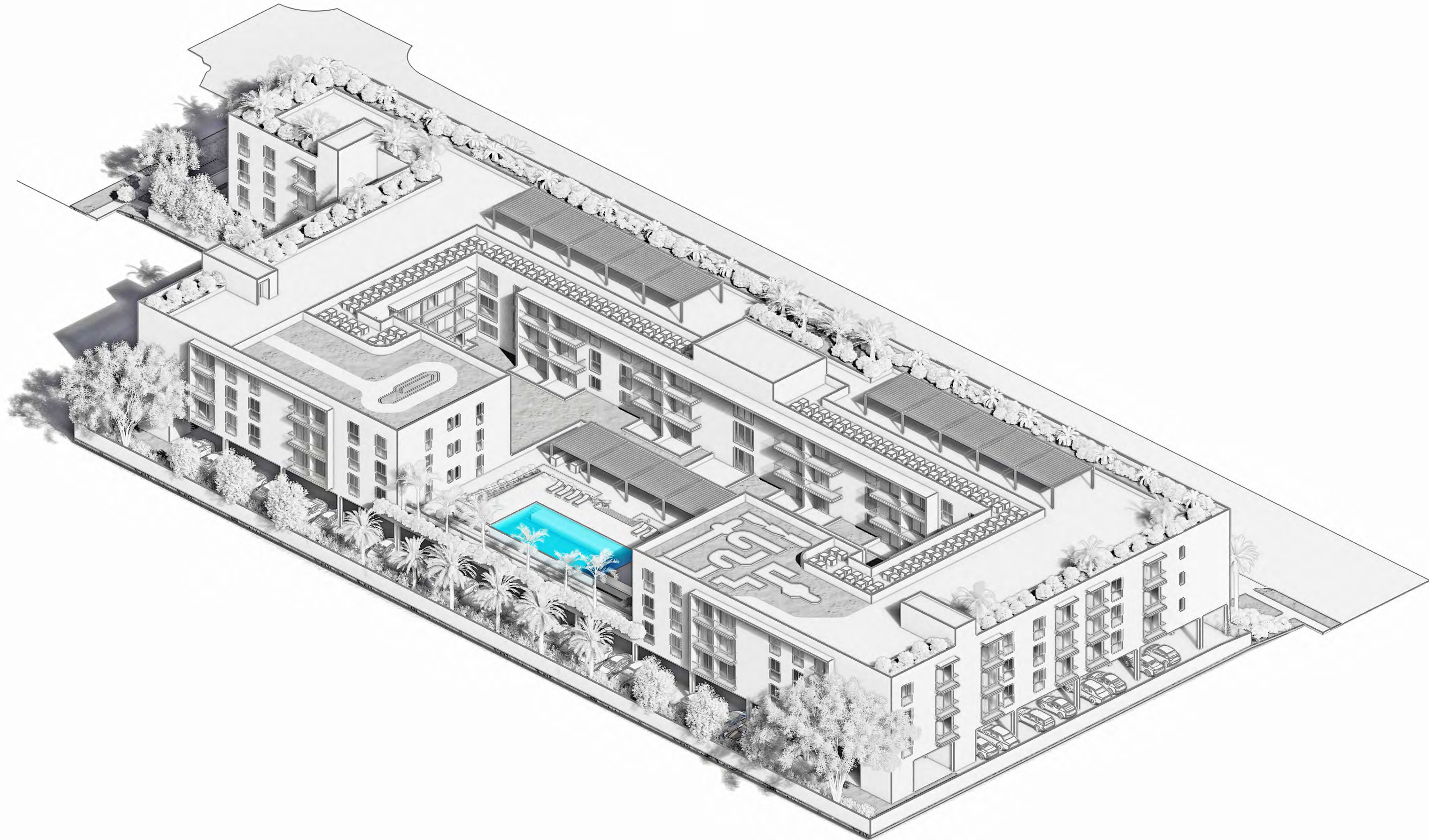
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE DETAILS

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

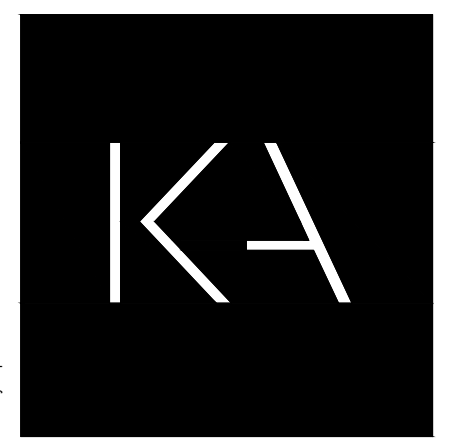
SHEET
A-1.8



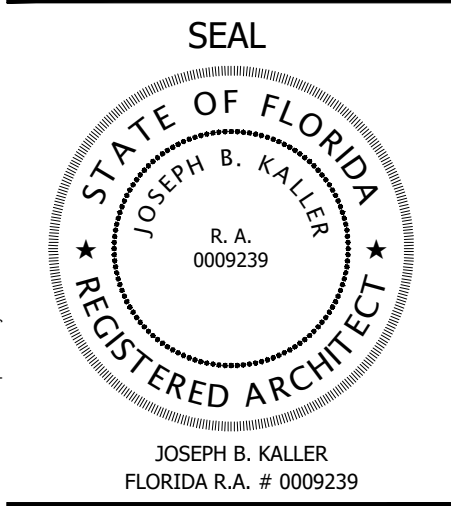
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024

1

SOUTH-EAST ISOMETRIC
N.T.S.



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
--
HOLLYWOOD, FL. 33020

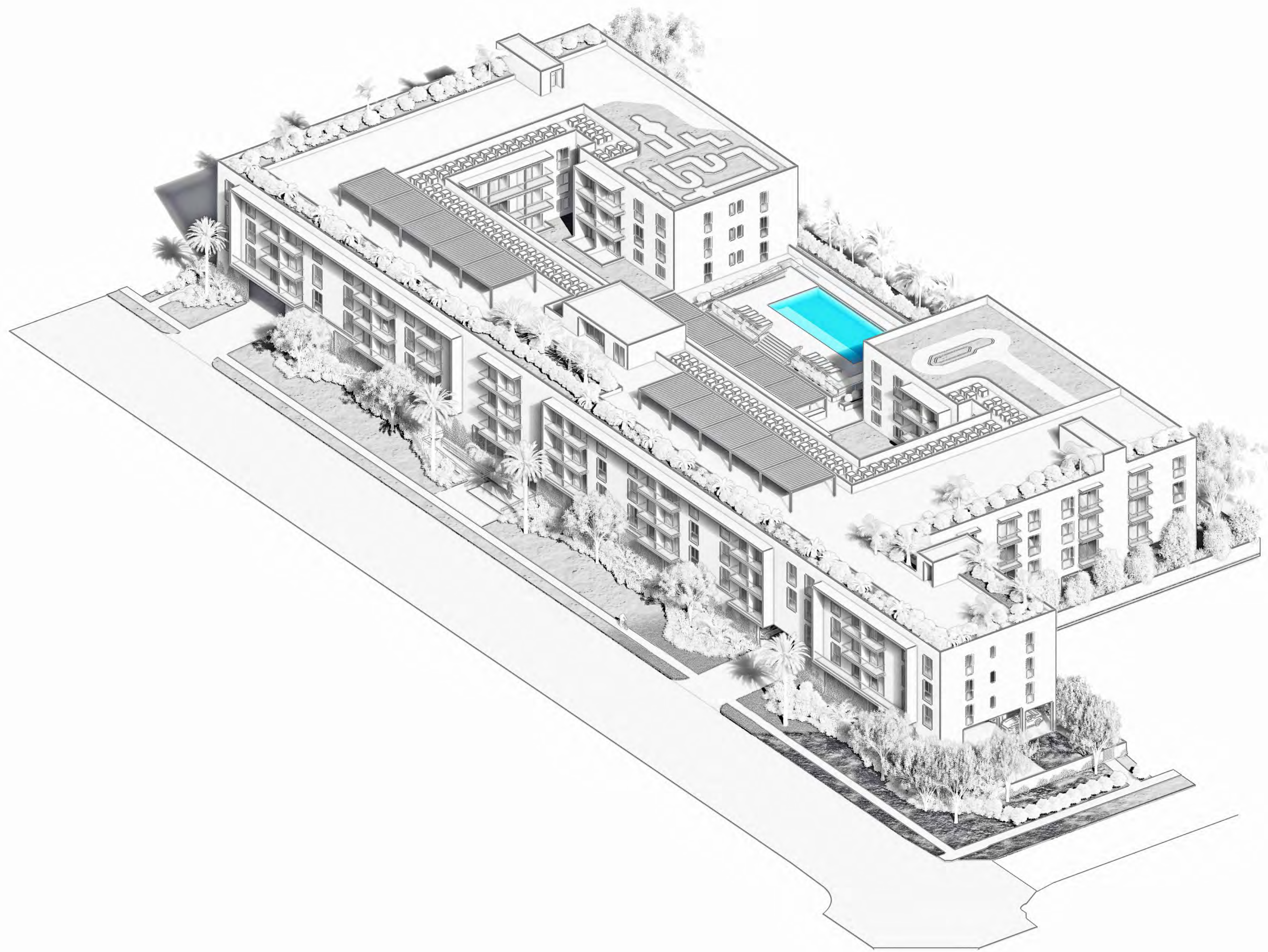
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SOUTH-EAST ISOMETRIC

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
DATE: 03.26.24
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

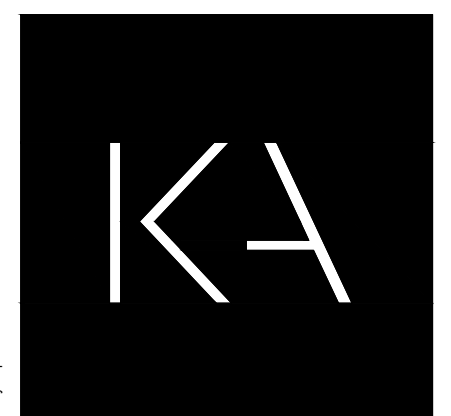
SHEET
A-1.9



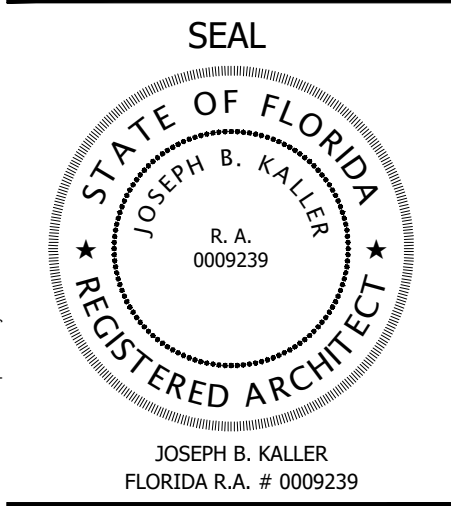
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024

1

NORTH-WEST ISOMETRIC
N.T.S.



KallerArchitecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



2750 VAN BUREN
 --
HOLLYWOOD, FL. 33020

PROJECT TITLE

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
NORTH-WEST ISOMETRIC

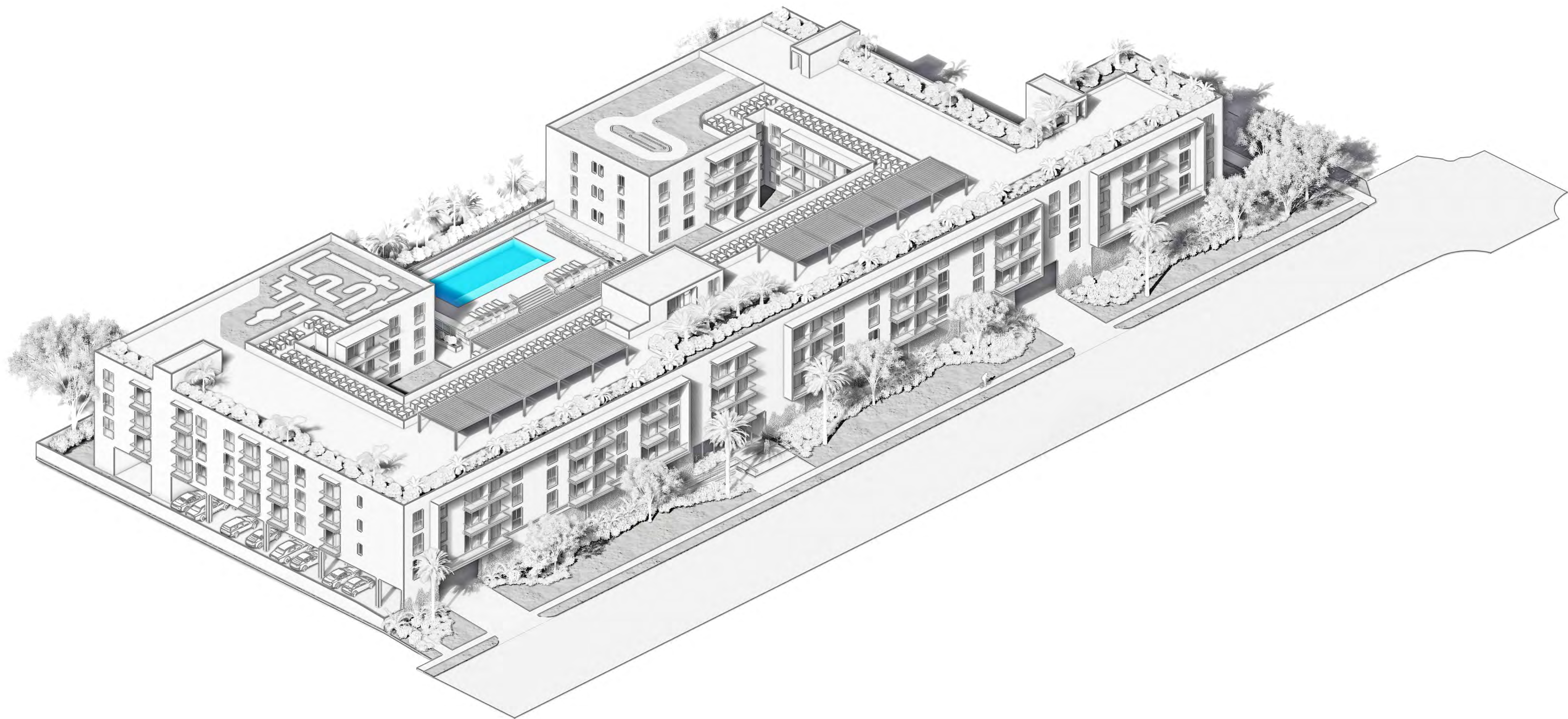
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET

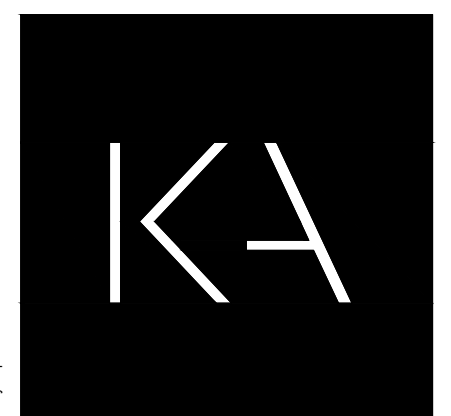
A-1.10



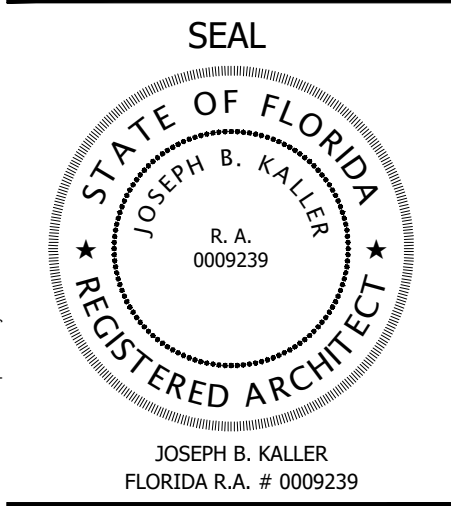
KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024

1

NORTH-EAST ISOMETRIC
N.T.S.



KallerArchitecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com



PROJECT TITLE
2750 VAN BUREN
 --
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
NORTH-EAST ISOMETRIC

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	12/05/22	FILE# 23-DP-12
PRE TAC	02/06/23	FILE# 23-DP-12
PRE TAC	06/05/23	FILE# 23-DP-12
FINAL TAC	10/02/23	FILE# 23-DP-12
SIGN-OFF	TBD	FILE# 23-DP-12

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193
 DATE: 03.26.24
 DRAWN BY: SCHIFFINO
 CHECKED BY: JBK

SHEET
A-1.11

