



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

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: 2135-2137 Washington St. Hollywood
Lot(s): 1-5 **Block(s):** M **Subdivision:** FD Longnore
Folio Number(s): 514216 20 0030

Zoning Classification: 08-06 **Land Use Classification:** 08-6
Existing Property Use: Rentals **Sq Ft/Number of Units:** 6
 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): NO

DEVELOPMENT PROPOSAL

Explanation of Request: multi unit Apartments

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>30</u> #Rooms <u>60</u>
Proposed Non-Residential Uses	<u>N/A</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>9.36</u> (Area: <u>3870</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>45</u>)
Height (# of stories)	(# STORIES) <u>3</u> (<u>9.6</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>23,425</u> FT.)

Name of Current Property Owner: DNS Rent LLC
Address of Property Owner: 944 W. Prospect Rd. OAKLAND PARK, FL
Telephone: 954.326.1993 **Email Address:** danny.a.pacheco@gmail.com 33309
Applicant: Daniel Pacheco Consultant Representative Tenant
Address: 944 W. Prospect Rd OAKLAND PK, FL **Telephone:** 954-3261993
Email Address: danny.a.pacheco@gmail.com
Email Address #2: SUSANAAR@BELLSOUTH.NET
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) : _____

E-mail Address: _____

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: Susan Manning, mgr Date: 2/25/25

PRINT NAME: DNS Reit LLC Susan Manning, mgr Date: _____

Signature of Consultant/Representative: Dan Pacheco Date: 2/25/25

PRINT NAME: Daniel Pacheco Date: _____

Signature of Tenant: _____ Date: _____

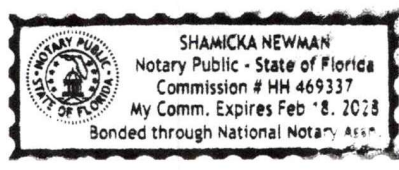
PRINT NAME: _____ Date: _____

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 25th day of Feb 2025

Shamicka Newman
 Notary Public



Susan Manning, mgr
 Signature of Current Owner

Susan Manning
 Print Name

State of Florida
 My Commission Expires: 2/18/28 (Check One) Personally known to me; OR Produced Identification _____



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

12751 New Brittany Blvd, Suite 500
Ft. Myers, FL 33907
Phone: 239-590-9001
Fax: 866-616-3365

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: O&E

File No: 25018913

Investor's Title, LLC
3101 N. Federal Highway, Suite 600
Fort Lauderdale, FL 33306
Phone: 954-981-9301

ATTN: Ava Blumenthal

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

Lots One (1), Two (2), Three (3), Four (4) and Five (5), F. D. LONGMORE SUBDIVISION of Lots 1 and 2 of Block "M" of HOLLYWOOD LITTLE RANCHES, according to plat thereof as recorded in Plat Book 7, Page 45, of the Public Records of Broward County, Florida.

Last Record Title Holder:

DNS REIT, LLC, A Florida Limited Liability Company

Documents of Record (copies attached):

1. Warranty Deed from George Severino and Susan Severino, his wife to Elisa S. Farr, a single woman, recorded March 14, 1966 in Official Records Book 3189, page 145. (As to Lots 1 through 4)
2. Warranty Deed from Antonio Actis, an unmarried man to Elisa Farr, recorded July 12, 1982 in Official Records Book 10288, page 822. (As to Lot 5)
3. Warranty Deed from Elisa S. Farr, a single woman to April Ann Farr, a single woman, recorded July 8, 1999 in Official Records Book 29636, page 1277. (As to Lots 1 through 5)
4. Warranty Deed from April Ann Farr, a single woman to Anthony & Mia's Investment Properties, LLC, a Florida limited liability company, recorded September 16, 2020 in Official Records Instrument No. 116734981. (As to Lots 1 through 5)
5. Warranty Deed from Anthony & Mia's Investment Properties, LLC, a Florida limited liability company to DNS Reit LLC, a Florida limited liability company, recorded November 16, 2020 in Official Records Instrument No. 116863182. (As to Lots 1 through 5)

6. Mortgage and Security Agreement from DNS Reit LLC, a Florida limited liability company to General Mortgage Associates, Inc., a Florida corporation, recorded November 16, 2020 in Official Records Instrument No. 116863183. (As to Lots 1 through 5)
7. Assignment of Leases, Rents and Profits, DNS Reit LLC, a Florida limited liability company to General Mortgage Associates, Inc., a Florida corporation, recorded November 16, 2020 in Official Records Instrument No. 116863184. (As to Lots 1 through 5)

Period Searched:

From March 14, 1966 to February 19, 2025 @ 8:00 am (As to Lots 1 through 4)
and
From July 12, 1982 to February 19, 2025 @ 8:00 am (As to Lot 5)

Tax Information:

Tax ID 514216-20-0030
Number:

2024 Taxes are NOT PAID.
Back Taxes: None.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

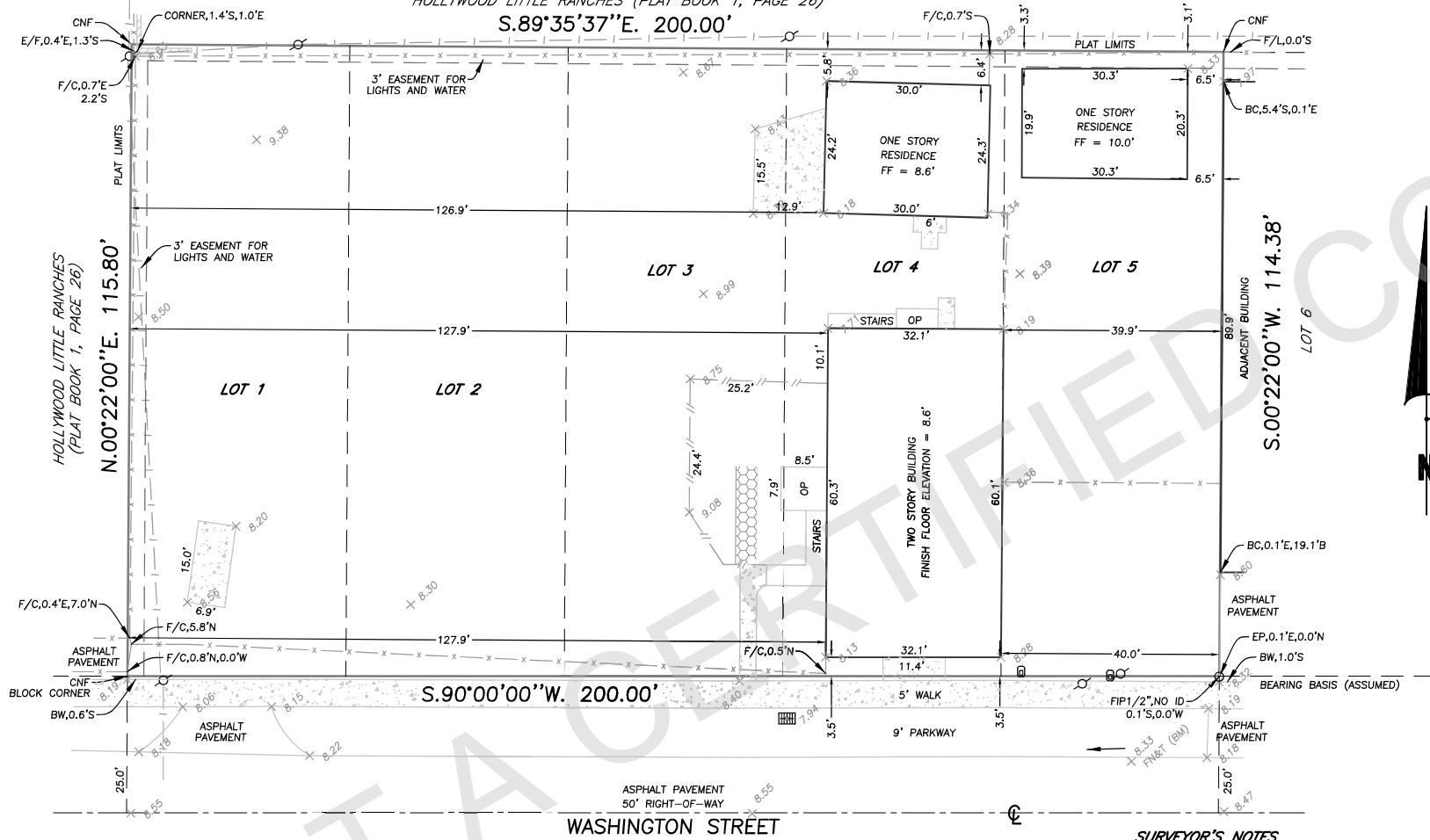
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: March 03, 2025


Authorized Signatory

HOLLYWOOD LITTLE RANCHES (PLAT BOOK 1, PAGE 26)

S.89°35'37"E. 200.00'



LEGEND

	FP&L BOX		CATCH BASIN
	CONTROL VALVE		CLEAN OUT
	GUY ANCHOR		MANHOLE
	WATER METER		WELL
	FIRE HYDRANT		WATER VALVE
	CABLE JUNCTION BOX		
	ELECTRIC SERVICE		
	POOL EQUIPMENT		
	POWER/LIGHT POLE		
	SPRINKLER SYSTEM		
	BRICK/TILE PAVERS		
	CENTERLINE		
	CONCRETE/CHAT		
	CONCRETE WALL		
	ELEVATION		
	METAL FENCE		
	OVERHEAD WIRES		
	WOOD DECK/DOCK		
	WOOD/PVC FENCE		

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

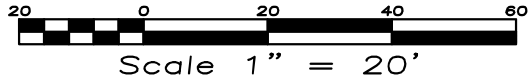
LEGAL DESCRIPTION
 LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5), F.D. LONGMORE SUBDIVISION OF LOTS 1 AND 2 OF BLOCK "M" OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
 DNS REIT LLC

PROPERTY ADDRESS
 2135 - 2137 WASHINGTON STREET
 HOLLYWOOD, FL 33020

BOUNDARY SURVEY
 INVOICE # 44862
 SURVEY DATE 06/28/24

FLOOD ZONE X0.2%/AH9
 MAP DATE 08/18/14
 MAP NUMBER 125113 0569H



Paul J. Stovell

PAUL J. STOVELL
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 ATLANTIC COAST SURVEYING, INC.
 13798 NW 4th Street, Suite 306
 Sunrise, FL 33325
 P: 954.587.2100 E: info@acsiweb.net

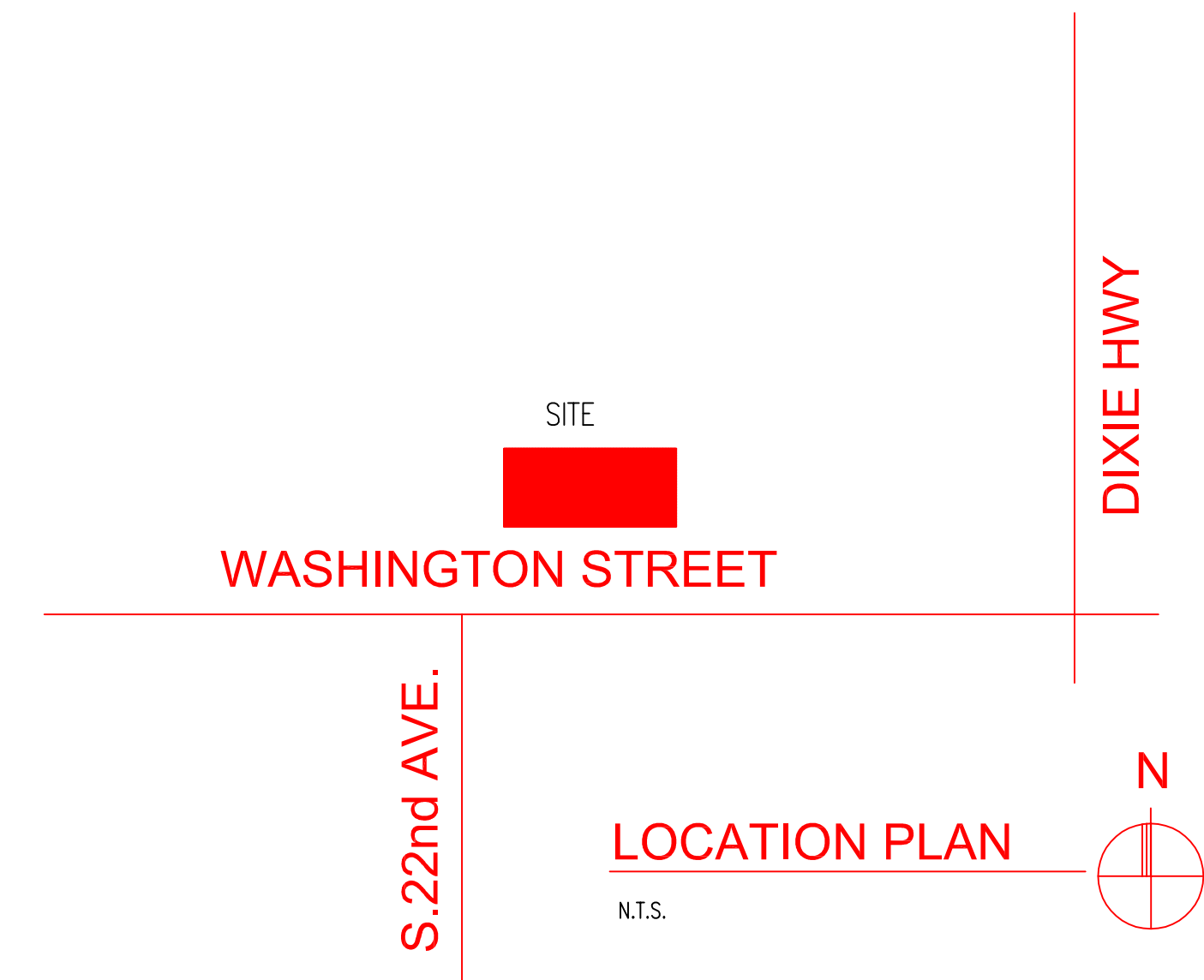
30 UNIT APARTMENTS FOR 2135 WASHINGTON STREET HOLLYWOOD, FLORIDA

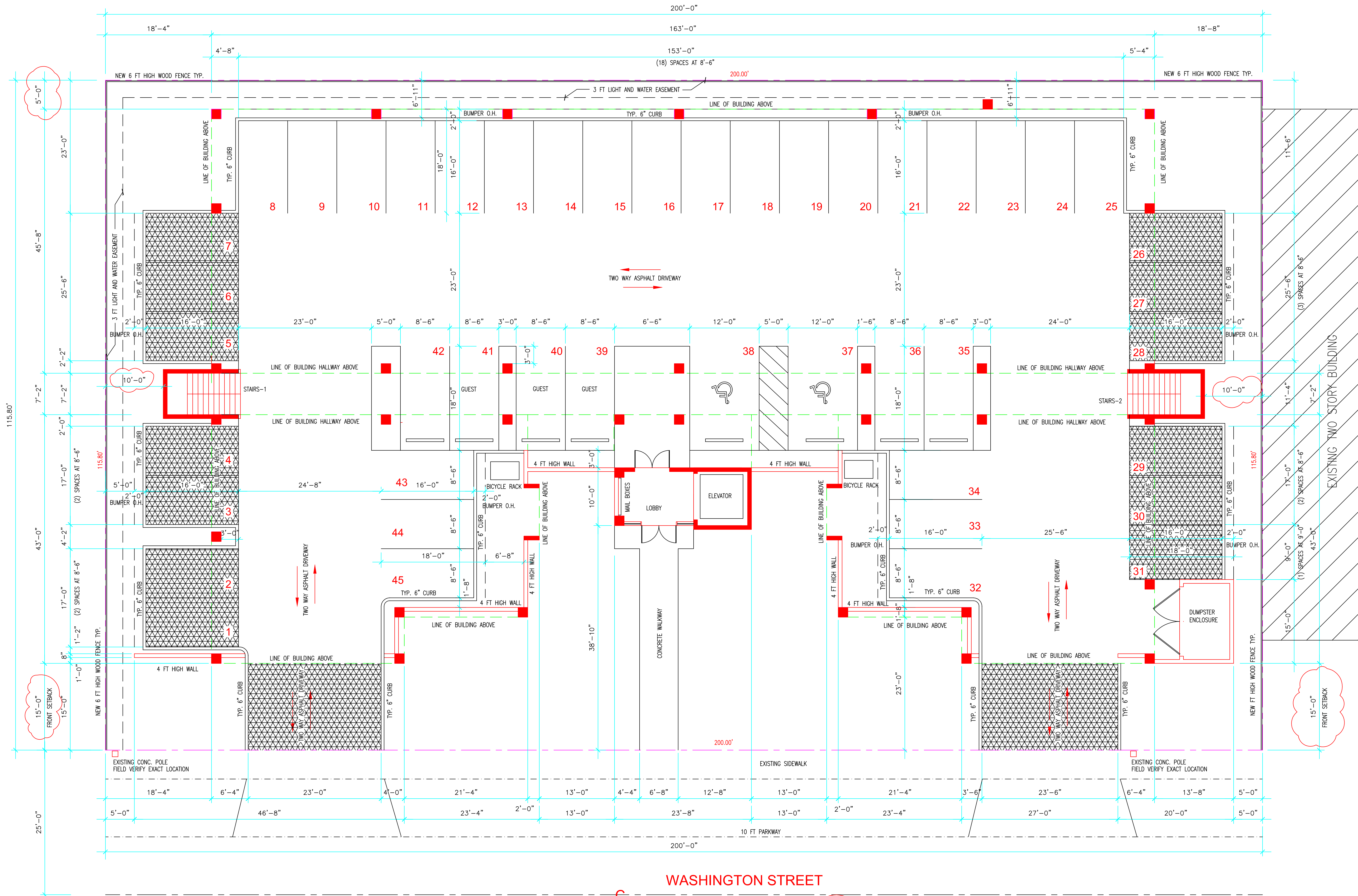
Miguel de Diego
ARCHITECT P.A.
AR-13378

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DRAWING INDEX

A-1	SITE PLAN
A-2	AREA DESIGNATION PLAN
A-3	DATA INFORMATION SHEET
A-4	TYPICAL FLOOR PLAN
A-5	UNIT FLOOR PLANS
A-6	ELEVATIONS





WASHINGTON STREET

SETBACKS		
	REQUIRED	PROVIDED
FRONT	15'-0"	15'-0"
REAR	5'-0"	5'-0"
INTERIOR SIDE	0'-0"	5'-0" (TO STAIRS) 18'-4" (TO BUILDING)
BLDG HEIGHT	—	47'-0"
PERMIABLE	40 %	40.39 %

LEGAL DESCRIPTION:
 LOTS ONE, TWO, THREE, FOUR AND FIVE
 F.D. LONGMORE SUBDIVISION OF LOT ONE
 AND TWO OF BLOCK "M" OF HOLLYWOOD
 LITTLE RANCHES PLAT BOOK 7 PAGE 48
 BROWARD COUNTY FLORIDA.

SITE PLAN

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

NO.	DATE	REVISION	COMMENTS
1	10-7-2024		

**30 UNIT APARTMENTS
 FOR
 2135 WASHINGTON STREET
 HOLLYWOOD, FLORIDA**

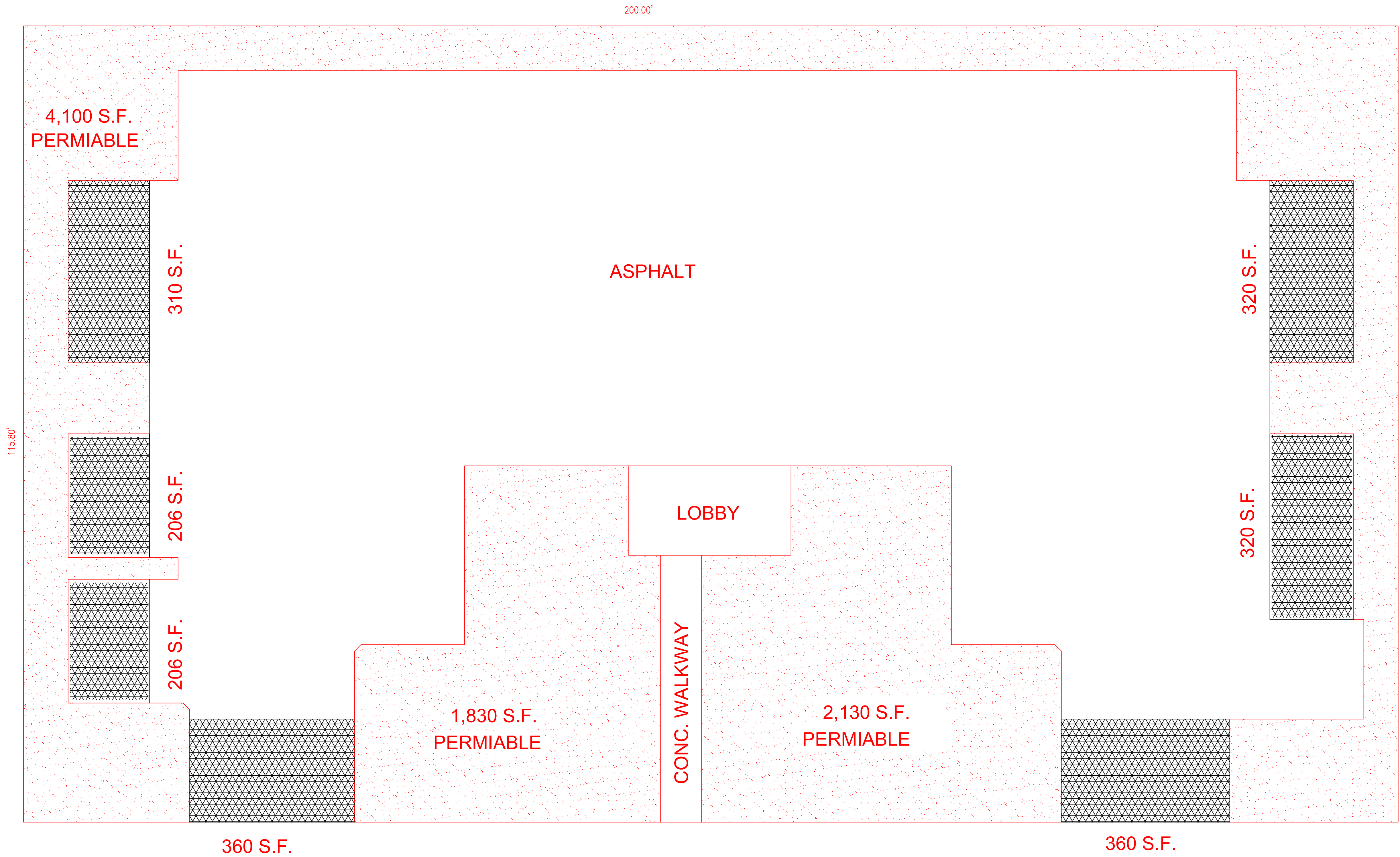
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 1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
 PH. (954) 926-3358

CHECKED	
DRAWN	
DATE	6-3-2024
COMM. NO.	24-110

A-1
6

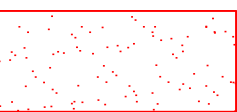
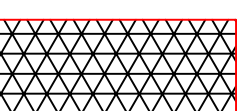

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE ARCHITECT SHALL RETAIN ALL COMMON LAW AND STATUTE RIGHTS AND OTHER RESERVED RIGHTS IN THIS PROJECT. PRECEDENCE OVER SCALE.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.



AREA DESIGNATION

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

-  PERMIABLE LANDSCAPE AREA
-  PERMIABLE DRAINAGE PAVER BLOCKS AT ENTRANCE DRIVEWAY AND EXTERIOR PORTION OF PARKING, WITH GRASS IN FILL
-  NON PERMIABLE ASPHALT PARKING AND DRIVEWAY

Miguel de Diego
ARCHITECT P.A.

AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

**30 UNIT APARTMENTS
FOR
2135 WASHINGTON STREET
HOLLYWOOD, FLORIDA**

NO.	DATE	REVISION

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED FOR THE PROJECT AND SITE ONLY. THE ARCHITECT SHALL RETAIN ALL COMMON RIGHTS, TITLE AND OTHER RESERVED RIGHTS AND OTHER RESERVE PRECEDENCE OVER SCALE.

CHECKED
DRAWN
DATE 6-3-2024
COMM. NO. 24-110

A-2
6

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
- THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. DISCREPANCIES BETWEEN FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
- CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
- THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.
- ALL COUNTERS AND CABINETS ARE BY OTHERS
- AIR CONDITIONING CONTRACTOR TO PROVIDE FULL SET OF A/C SHOPDRAWINGS OF ALL A/C LAY-OUT AND DESIGN TO INCLUDE ALL REQUIRED ENERGY CALCULATIONS AND HEAT LOAD CALCULATIONS.
- TOP OF A/C COMP. PAD TO BE LOCATED AT THE SAME HEIGHT AS THE REQUIRED FINISHED FLOOR ELEVATION AT THE LIVING ROOM.
- CONTRACTOR TO VERIFY ALL EGRESS CAPABILITY WITH WINDOW MANUFACTURER
- ARCHITECTS ERRORS OR OMISSIONS DO NOT RELIEVE THE CONTRACTORS FROM COMPLYING WITH THE LATEST EDITION OF THE FL. BLDG. CODE
- BASE FOR TILE IN WET AREAS SHALL BE GLASS-MAT FACED GYPSUM PANELS FIBER CEMENT SHEETS OR CEMENTITIOUS BAKER UNITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ON THE PLANS. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WINDOWS AND DOORS SIZES AND REQUIREMENTS WITH THE MANUFACTURERS.
- GYPSUM BOARD IN BATHROOMS SHALL BE WATER RESISTANT GYPSUM BACKING BOARD AS PER F.B.C. PROVIDE NON SKIT CER TILES AT BATHROOM FLOORS. PROVIDE CER TILES AT ALL BATHTUBS AND SHOWER WALLS FOR A HEIGHT OF 72" INCHES. AS PER F.B.C. COORDINATE STYLE AND COLOR WITH THE OWNER. (GREEN BOARD SHALL NOT BE USED)
- ALL FINISHES ARE TO BE COORDINATED WITH THE OWNER. COORDINATE ALL DOOR TYPES AND DOOR HARDWARE WITH OWNER
- ALL DRAWINGS UNDER THIS SET OF PLANS ARE TO BE SUBMITTED TO ALL THE PROPER AUTHORITIES AND BUILDING DEPTS. FOR REVIEW AND PROCESSING. NO WORK IS TO BE STARTED UNTILL ALL PROPER PERMITS ARE ISSUED.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. TO BE DONE PRIOR TO ANY CONSTRUCTION.
A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- FOR WOOD STUD PARTITIONS:
U.O.N. WOOD STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4 WHERE SPACED NOT MORE THAN 16" O.C., NOR LESS THAN 2X6 WHERE SPACED NOT MORE THAN 24" O.C. A MIN. 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINETS.
FOR STEEL STUD PARTITIONS:
STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.
A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.
WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
- ALL GLAZING ADJACENT TO DOORS WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE SAFETY GLAZING. ALL WINDOWS LESS THAN 18 INCHES FROM THE INTERIOR SLAB, ARE TO BE CAT-2 SAFETY GLAZING.
- ALL CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES SHALL BE FIRRED STOPPED TO LIMIT MAXIMUM VERTICAL DIMENSION TO 8 FEET
- ALL SMOKE DETECTORS MUST BE COMBINATION SMOKE / CARBON MONOXIDE ALARM DETECTORS THEY MUST BE HARD WIRED, INTERCONNECTED WITH A BATTERY BACKUP AND AT LEAST 4 INCHES AWAY FROM THE NEAREST SIDEWALL TO THE EDGE OF THE DETECTOR. DERECTORS CAN BE NO CLOSER THAN 3 FEET TO THE DOOR OF ANY BATHROOM OR KITCHEN, AND NO CLOSER THAN 3 FEET TO A FAN AND OR AIR CONDITIONING DUCT OUTLET. IF DETECTORS ARE NOT MOUNTED ON A SIDEWALL, THEY MUST BE LOCATED BETWEEN 4 AND 12 INCHES FROM THE CEILING TO THE TOP EDGE OF THE DETECTORS. ALL DETECTORS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- ADDRESS NUMBERS SHALL BE PROVIDED ON OR BY THE MAIN ENTRANCE DOOR. NUMERALS SHALL CONTRAST WITH BACKGROUND AND BE AT LEAST 3 INCHES IN HEIGHT.
- SECONDARY MEANS OF ESCAPE EGRESS WINDOWS TO BE AS FOLLOWS:
N.F.P.A 101.24.2.2.3 (C) AN OUTSIDE WINDOW USED AS A SECONDARY MEANS OF ESCAPE FROM A BEDROOM OR LIVING AREA SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPACIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF 5.7 SQ. FT. IN AREA WINDOW WIDTH SHALL BE NO LESS THAN 20 INCHES. HEIGHT NO LESS THAN 24 INCHES. AND THE BOTTOM OF THE WINDOW NO MORE THAN 44 INCHES ABOVE THE FLOOR.
WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF ANY WINDOW AND THE SILL IS LESS THAN 36 INCHES ABOVE THE NEAR SIDE WALKWAY SURFACE, SAFEGUARD SHALL BE PROVIDE AT 42" FROM FIN. FLOOR.

UNIT CALCULATIONS:

GROUND FLOOR

LOBBY 240.00 S.F.

SECOND FLOOR

UNIT "A" 6 TWO BEDROOM UNITS 1,295.00 S.F. X 6 = 7,770 S.F. TOTAL
 UNIT "B" 2 THREE BEDROOM UNITS 1,420.00 S.F. X 2 = 2,840 S.F. TOTAL
 UNIT "C" 2 ONE BEDROOM UNITS 790.00 S.F. X 2 = 1,580 S.F. TOTAL

10 UNITS TOTAL (12,190.00 S.F. PER FLOOR)

THIRD FLOOR

UNIT "A" 6 TWO BEDROOM UNITS 1,295.00 S.F. X 6 = 7,770 S.F. TOTAL
 UNIT "B" 2 THREE BEDROOM UNITS 1,420.00 S.F. X 2 = 2,840 S.F. TOTAL
 UNIT "C" 2 ONE BEDROOM UNITS 790.00 S.F. X 2 = 1,580 S.F. TOTAL

10 UNITS TOTAL (12,190.00 S.F. PER FLOOR)

FORTH FLOOR

UNIT "A" 6 TWO BEDROOM UNITS 1,295.00 S.F. X 6 = 7,770 S.F. TOTAL
 UNIT "B" 2 THREE BEDROOM UNITS 1,420.00 S.F. X 2 = 2,840 S.F. TOTAL
 UNIT "C" 2 ONE BEDROOM UNITS 790.00 S.F. X 2 = 1,580 S.F. TOTAL

10 UNITS TOTAL (12,190.00 S.F. PER FLOOR)

TOTAL: 36,810.00 S.F.

CUMULATIVE AVERAGE SQ. FT.

TOTAL UNDER AIR S.T. = 36,810.00 S.F.
 36,810 / 30 = 1,227.00 S.F. CUMULATIVE AVERAGE

SETBACKS

	REQUIRED	PROVIDED
FRONT	15'-0"	15'-0"
REAR	5'-0"	5'-0"
INTERIOR SIDE	0'-0"	5'-0" (TO STAIRS) 18'-4" (TO BUILDING)
BLDG HEIGHT		47'-0"
PERMIABLE	40 %	40.39 %

ELECTRIC VEHICLE CHARGING

PROVIDE TWO EMPTY 3/4" COND. JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.E.C. AND SAE J1772 TO A TWO GANG JUNCTION BOX WITH BLANK PLATE (SEE SITE PLAN FOR LOCATION)

FAR = 3

23,160 X 3 = 69,480 SF ALLOWED
 13,758 X 3 STORIES. = 41,274 TOTAL S.F. PROVIDED

ADDRESS

2135 WASHINGTON STREET
 HOLLYWOOD, FLORIDA

DH3 RAC

FLOOD ZONE "X"
 MAP AND PAEL 12011CO569
 COMMUNITY NO. 125113

LEGAL DESCRIPTION:

LOTS ONE, TWO, THREE, FOUR AND FIVE F.D. LONGMORE SUBDIVISION OF LOT ONE AND TWO OF BLOCK "M" OF HOLLYWOOD LITTLE RANCHES PLAT BOOK 7 PAGE 48 BROWARD COUNTY FLORIDA.

GEN PROJECT INFORMATION:

FL. BLDG CODE 2023 EIGHT EDITION
 CONSTRUCTION TYPE III
 OCCUPANCY R-2
 OCCUP LOAD = 1 PERSON PER / 200 SF

NUMBER OF OCCUP:

SECOND FLOOR = 12,190 SF / 200 = 61 PEOPLE
 THIRD FLOOR = 12,190 SF / 200 = 61 PEOPLE
 FORTH FLOOR = 12,190 SF / 200 = 61 PEOPLE
 TOTAL = 183 PEOPLE

TYP EXIT DOOR ARE 36" WIDE. ALL LEAD TO BUILDING EXTERIOR

SITE CALCULATIONS

SITE: 23,160.00 S.F. .53 ACRES

1) LANDSCAPE:

A. SODED AREAS 8,060.00 S.F. 34.80 %
 B. PERMIABLE DRAINAGE PAVERS AT ENTRANCE DRIVEWAY (740.00 S.F.) 740 X .50 = 370.00 S.F. DRAINAGE 1.59 %
 (NON DRAINAGE AREA = 180 S.F. = 1.02 %

C. PERMIABLE DRAINAGE PAVERS AT EXPOSED PARKING (1,862.00 S.F.) 1,862 X .50 = 931 S.F. DRAINAGE 4.00 %
 (NON DRAINAGE AREA = 931 S.F. = 2.39 %

TOTAL PERMIABLE 40.39 %

2) LOBBY AND WALKWAY 469.00 S.F. 2.02 %
 3) ASPHALT PARKING 1,2549.00 S.F. 54.18 %

GREEN BUILDING REQUIREMENTS (151.153)

- ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
- PROVIDE PROGRAMMABLE THERMOSTATS
- PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
- PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
- ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
- ALL WINDOWS TO BE IMPACT LOW E RATED
- ALL HOT WATER PIPES TO BE INSULATED
- ALL UNITS TO HAVE TANKLESS WATER HEATERS
- ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE

NOTE:

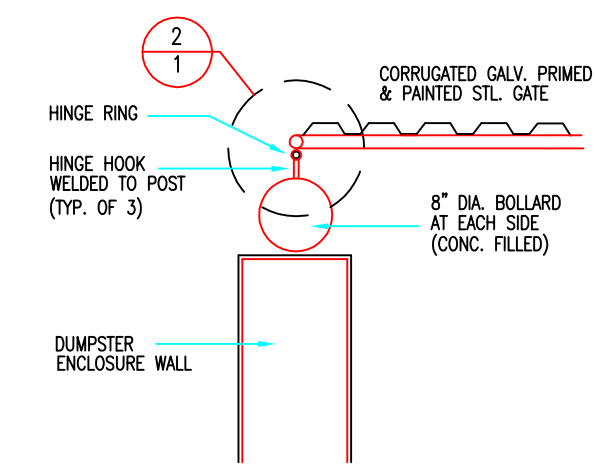
- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
- RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE
- FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.
- ALL AIR CONDITIONING CONDENSERS TO BE LOCATED ON THE ROOF.

NOTE:

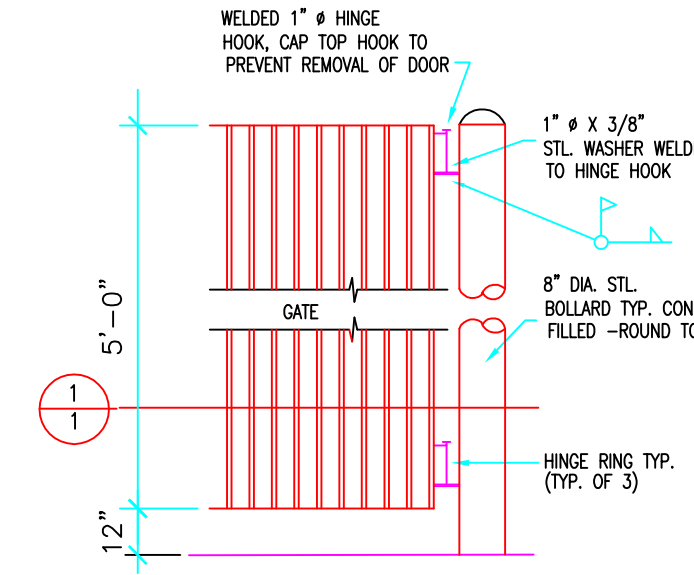
ANY CHANGES TO DESIGN INCLUDING MATERIAL CHANGES MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL PRIOR TO CONSTRUCTION.

PARKING CALCULATIONS:

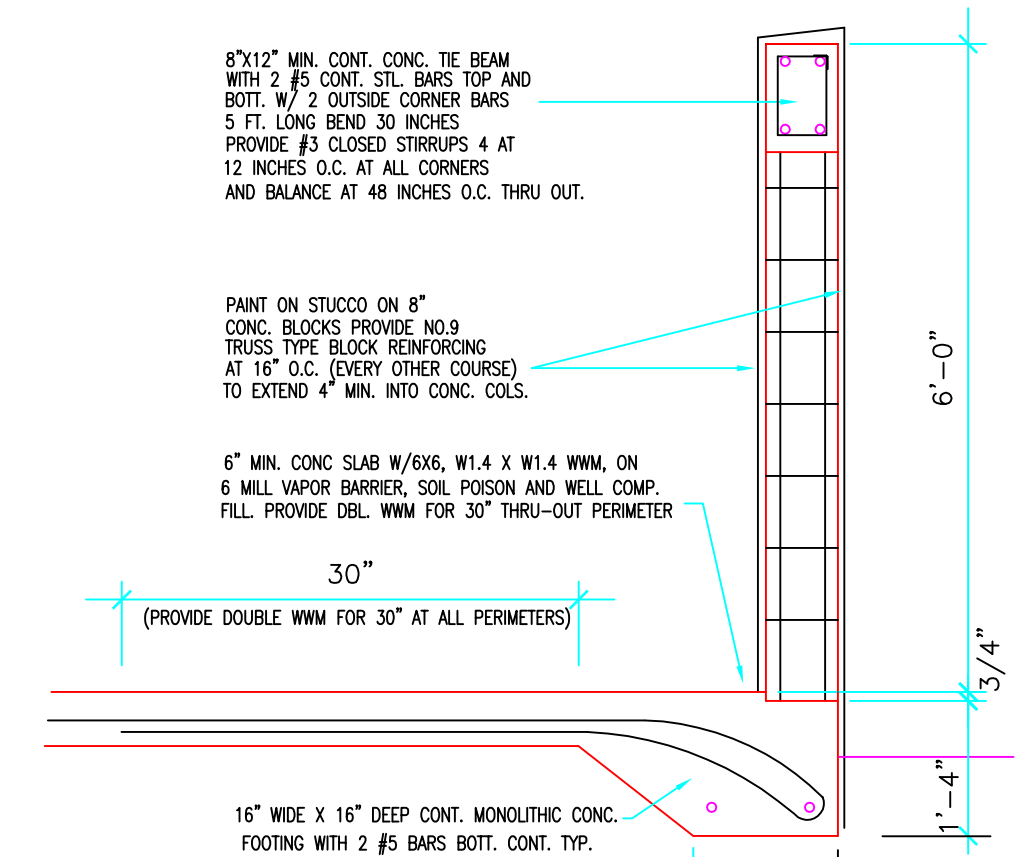
TOTAL 18 TWO BEDROOM UNITS	=	18 UNITS X 1 1/2 SPACES	=	27 PARKING SPACES
TOTAL 6 THREE BEDROOM UNITS	=	6 UNITS X 1 1/2 SPACES	=	9 PARKING SPACES
TOTAL 6 ONE BEDROOM UNITS	=	6 UNITS X 1 SPACE	=	6 PARKING SPACES
		TOTAL REQUIRED SPACED	=	42 PARKING SPACES
			=	45 PARKING SPACES PROVIDED



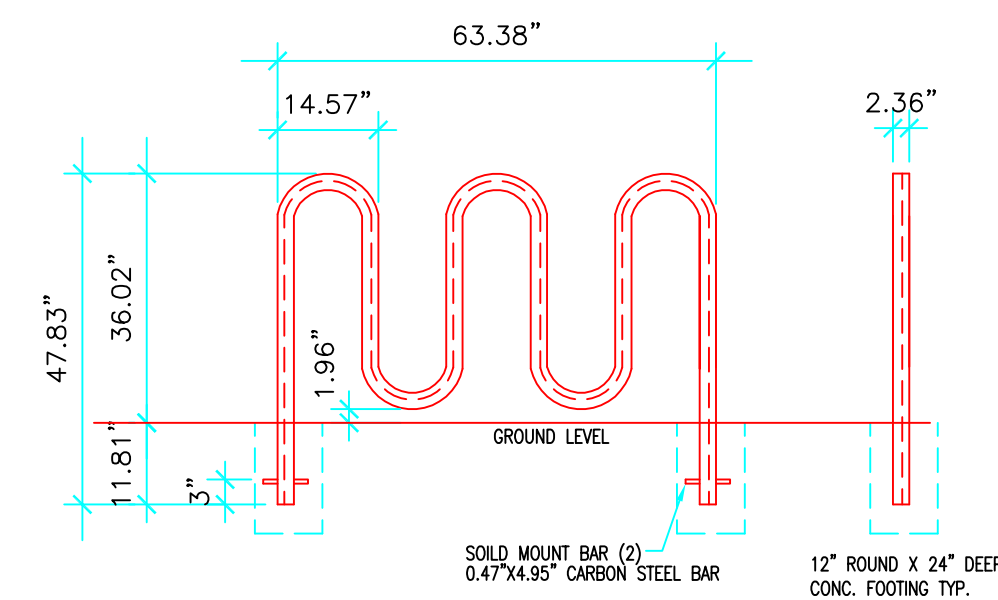
SECTION
1 N.T.S.



HINGE / GATE DETAIL
N.T.S.



DUMPSTER ENCLOSURE SECTION
SCALE: 3/4"=1'-0"



BICYCLE RACK DETAIL
N.T.S.

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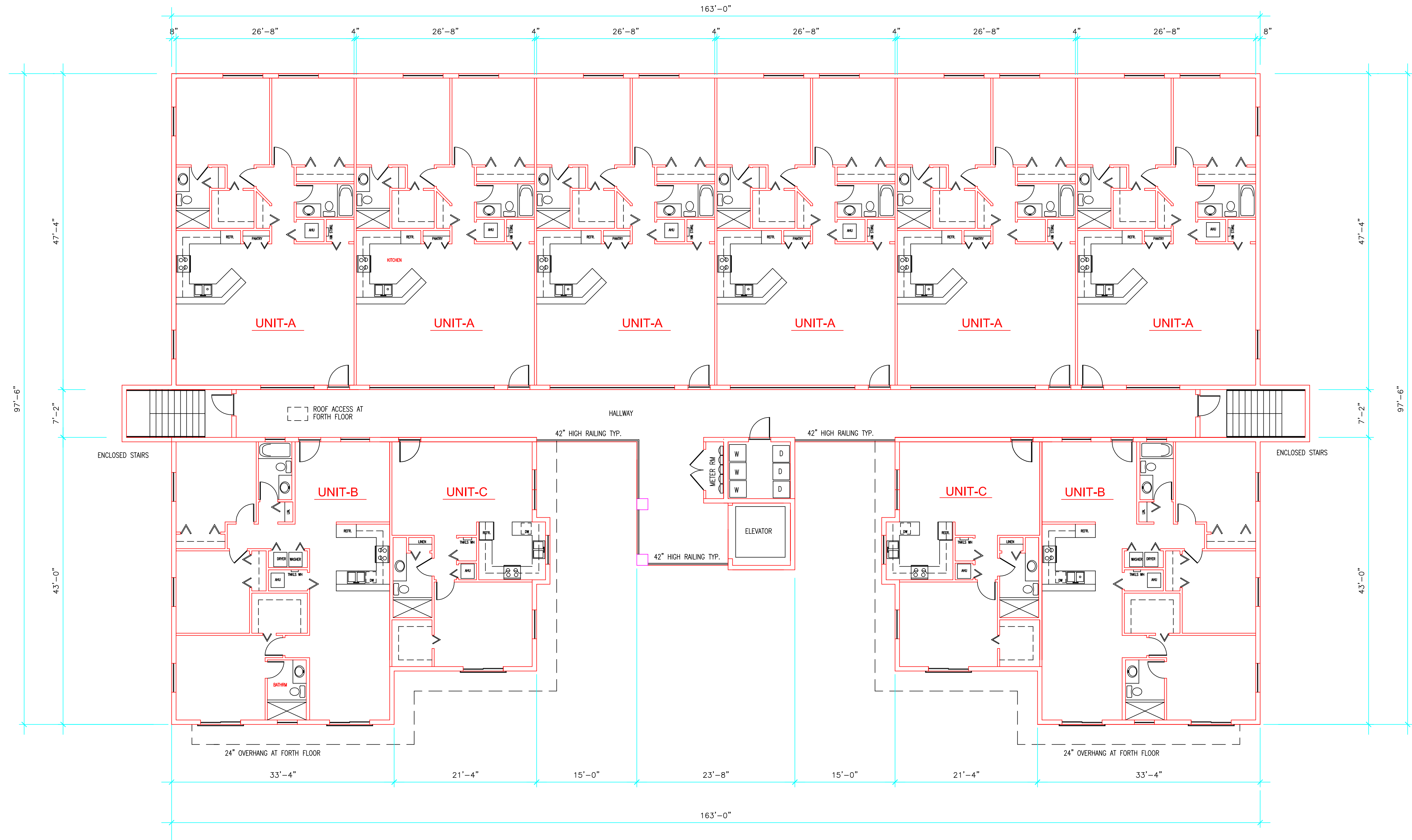
30 UNIT APARTMENTS FOR 2135 WASHINGTON STREET HOLLYWOOD, FLORIDA

Miguel de Diego ARCHITECT P.A.
 AR-13378
 1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
 PH. (954) 926-3358

CHECKED	
DRAWN	
DATE	6-3-2024
COMM. NO.	24-110

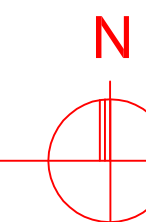
A-3
6

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



**TYPICAL BUILDING FLOOR PLAN.
SECOND, THIRD AND FORTH FLOOR**

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



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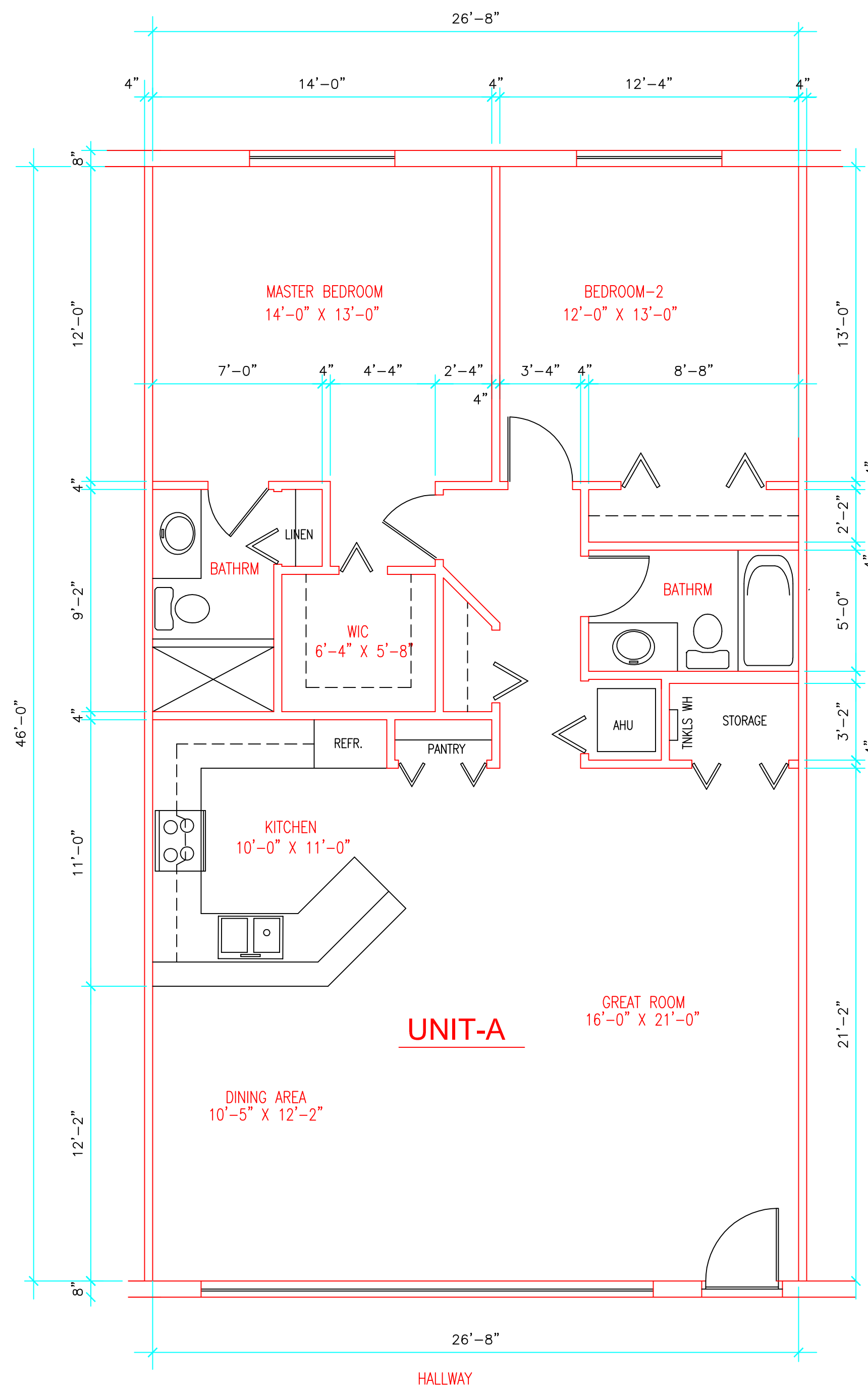
A-4
6

**30 UNIT APARTMENTS
FOR
2135 WASHINGTON STREET
HOLLYWOOD, FLORIDA**

NO.	DATE	REVISION COMMENTS
1	10-7-2024	

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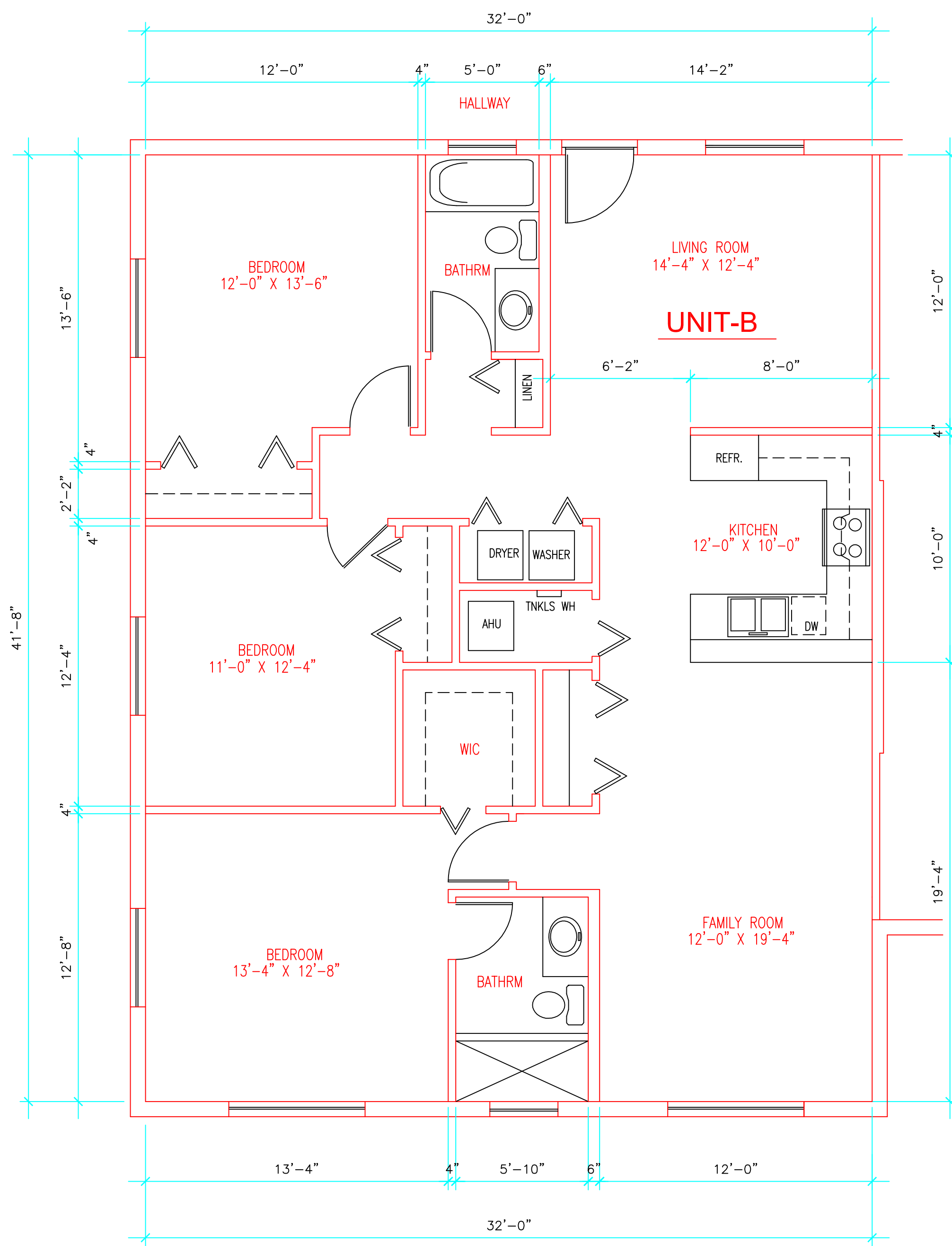


TYP. UNIT-A (2 BEDROOMS ,2 BATHROOMS)

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

1,295 S.F.

6 UNITS PER FLOOR
TOTAL 18 UNITS

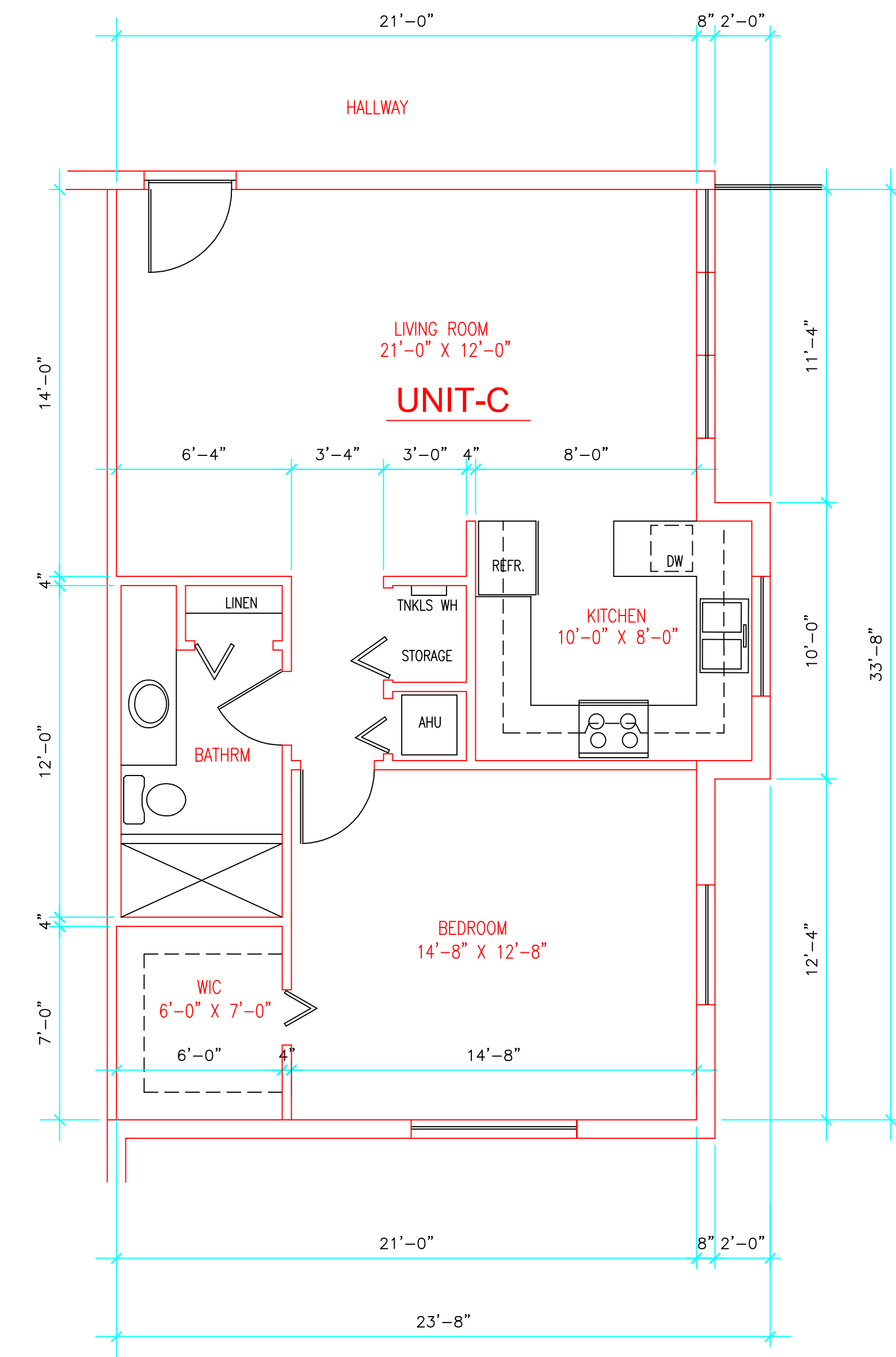


TYP. UNIT-B (3 BEDROOMS ,2 BATHROOMS)

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

1,420 S.F.

2 UNITS PER FLOOR
TOTAL 6 UNITS



TYP. UNIT-C (1 BEDROOM ,1 BATHROOM)

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

790 S.F.

2 UNITS PER FLOOR
TOTAL 6 UNITS

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ARCHITECT P.A.

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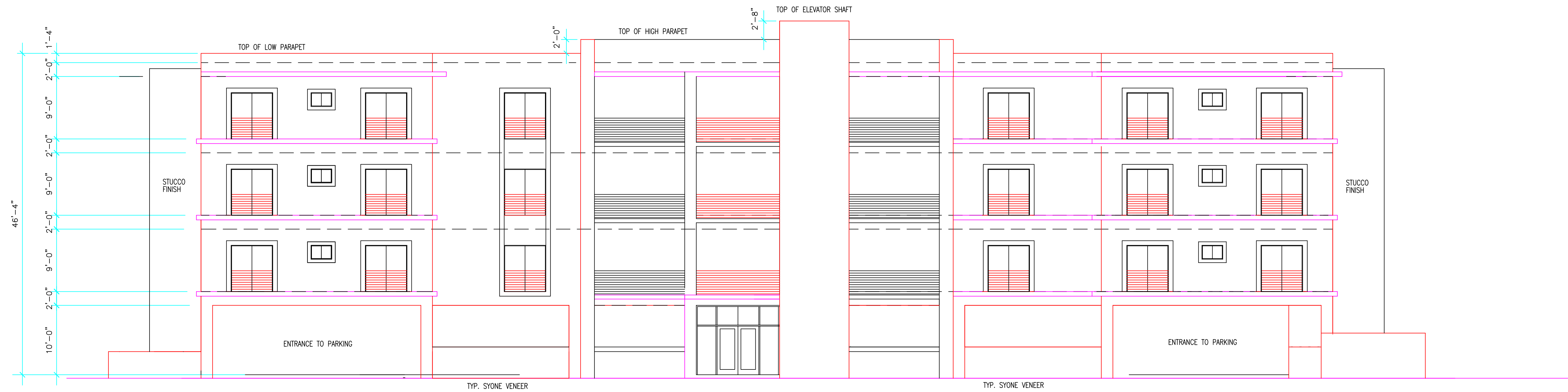
A-5
6

30 UNIT APARTMENTS
FOR
2135 WASHINGTON STREET
HOLLYWOOD, FLORIDA

NO.	DATE	REVISION

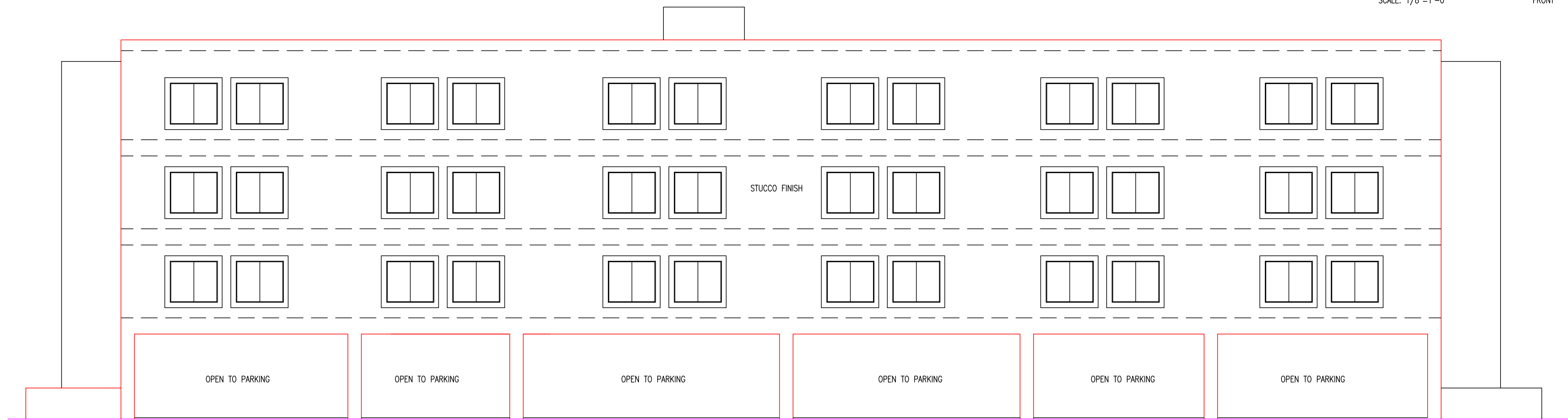
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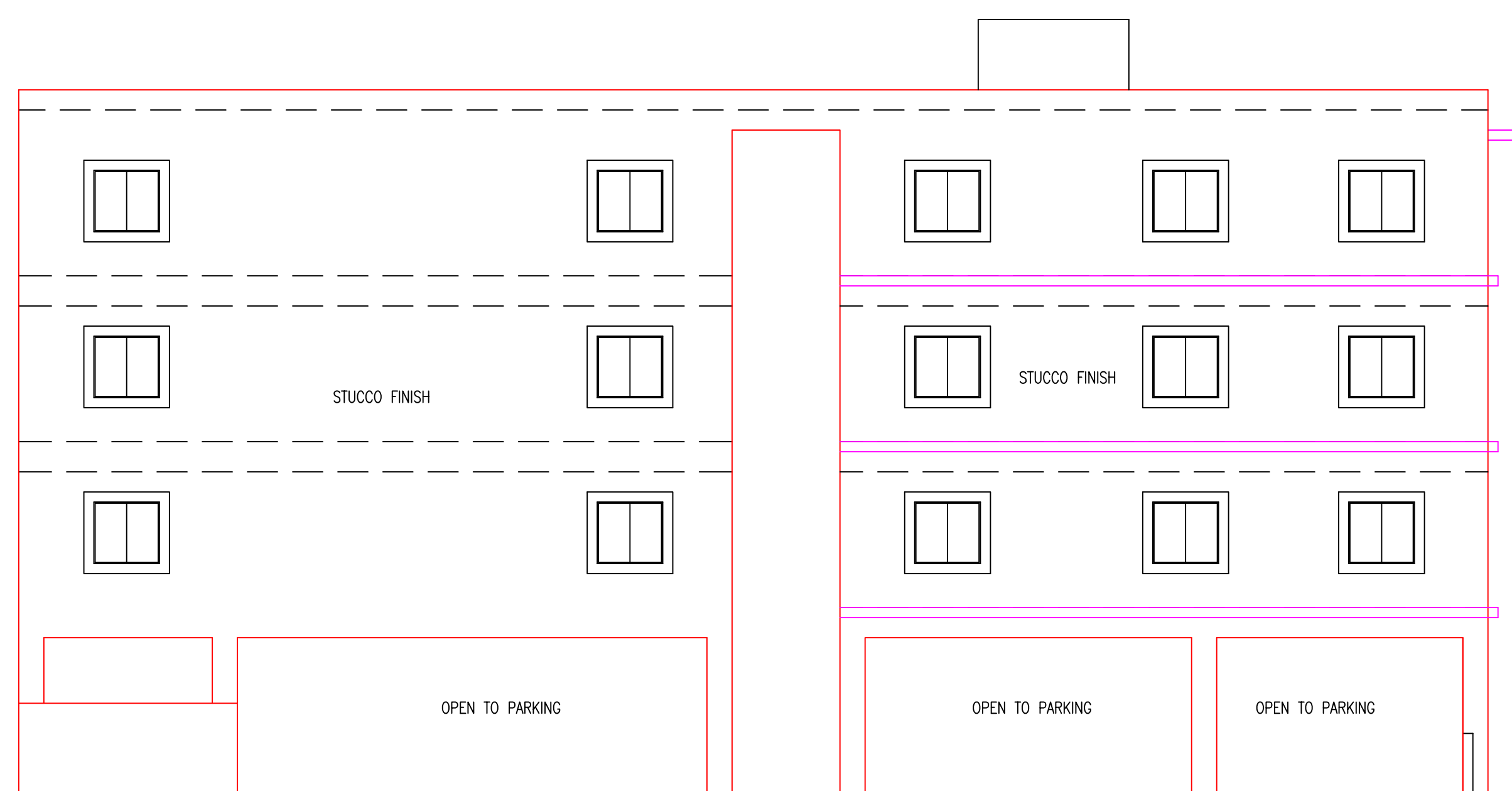
SOUTH ELEVATION

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



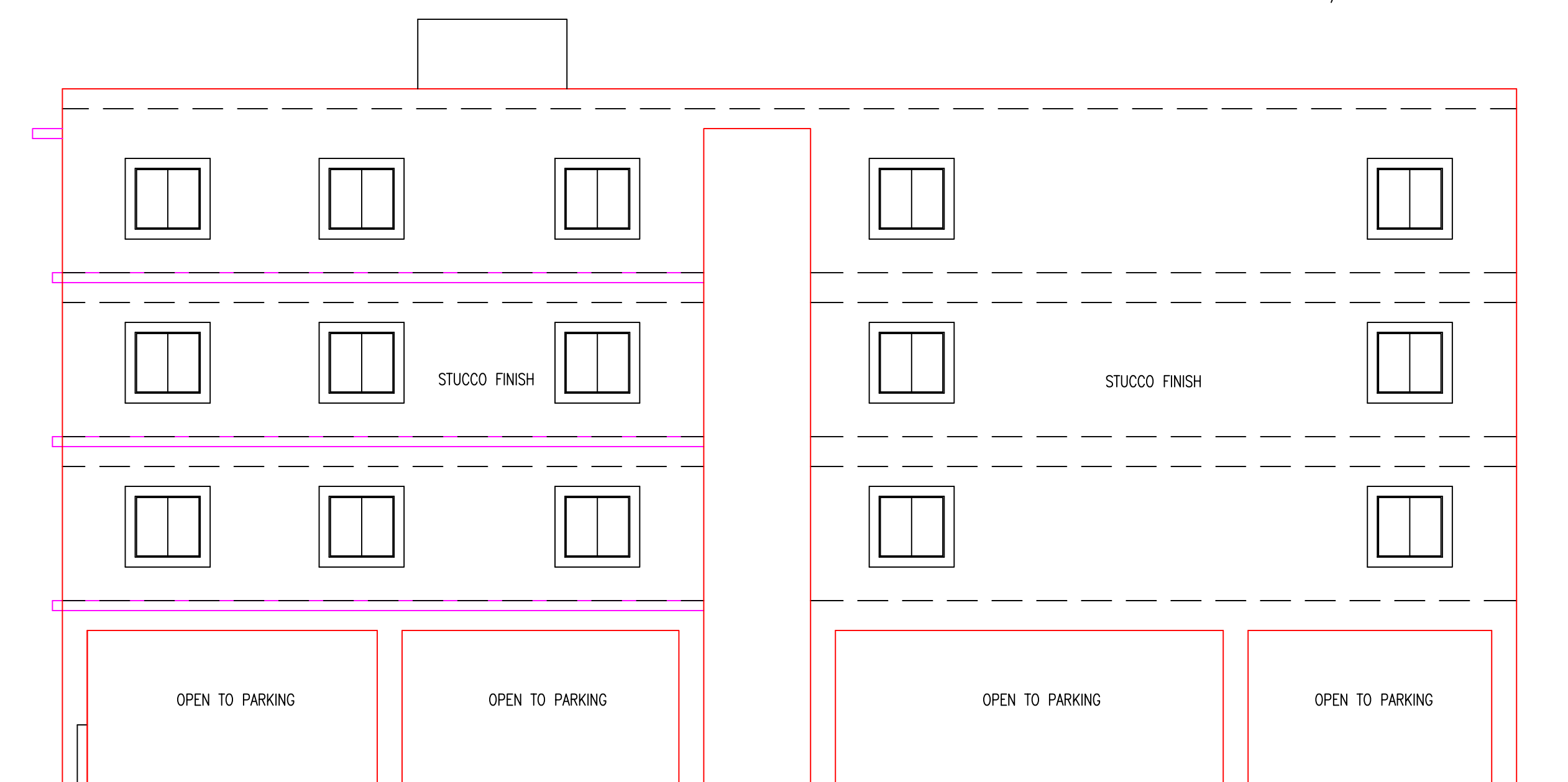
NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

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 AR-13378
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 PH. (954) 926-3358

CHECKED
 DRAWN
 DATE 6-3-2024
 COMM. NO. 24-110

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A-6
6



NORTH WEST CORNER

Scale 1/8" = 1' - 0"

NORTH EAST CORNER

Scale 1/8" = 1' - 0"





FRONT OF BUILDING

Scale 1/8" = 1' - 0"



BACK OF BUILDING

Scale 1/8" = 1' - 0"