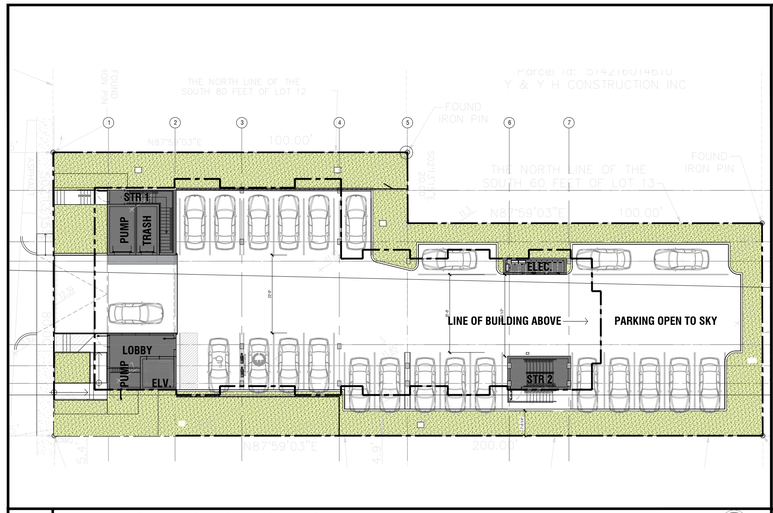
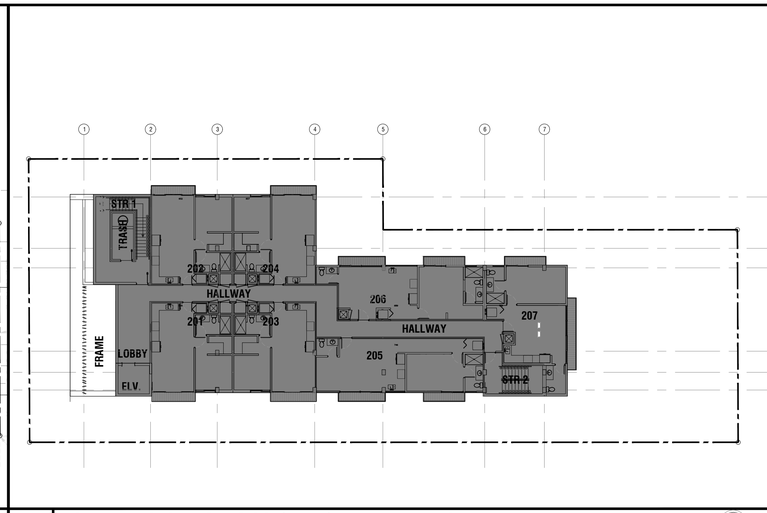
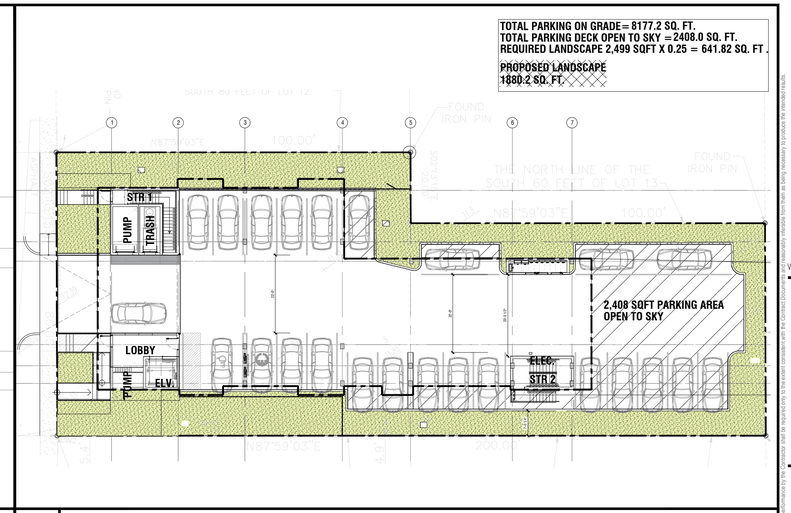


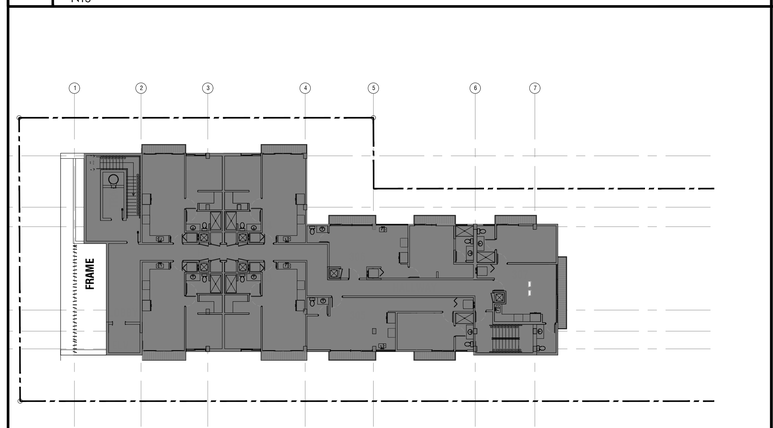
2 1ST FLOOR GROSS (FAR)
NTS



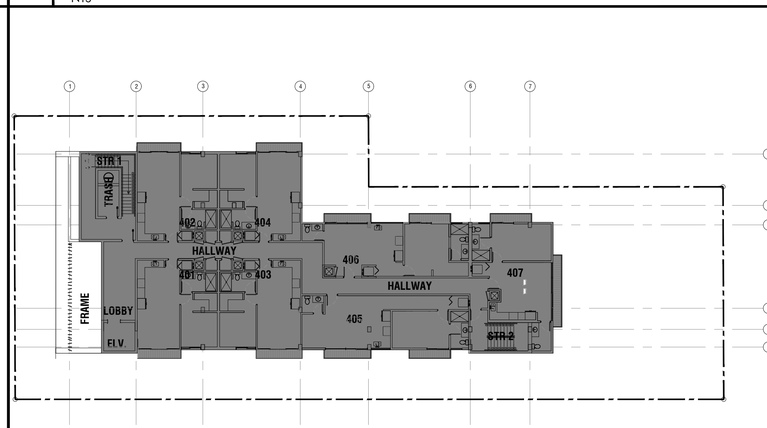
3 2ND FLOOR GROSS (FAR) AREA DIAGRAM
NTS



1 (VUA) AREA DIAGRAM
NTS



5 3RD FLOOR GROSS (FAR) AREA DIAGRAM
NTS

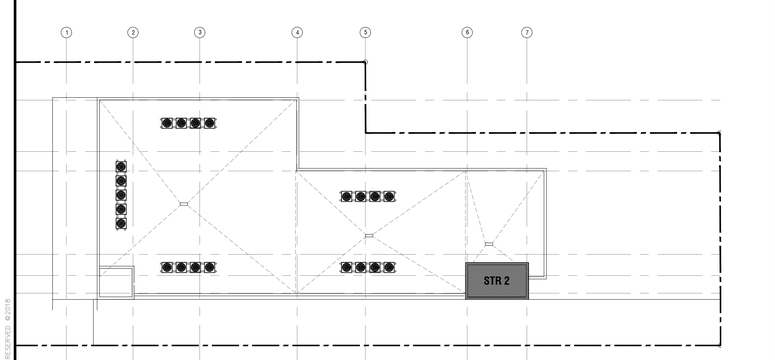


6 4TH FLOOR GROSS (FAR) AREA DIAGRAM
NTS

APARTMENT BUILDING INFORMATION

	SPACE	AREA AC	AREA NON AC	TOTAL AREAS AC	TOTAL AREAS NON AC	AREA INCL IN FAR.	AREA NOT INCL.
1ST FL	LOBBY AREA	158.1		415	506.1	568.4	8,117
	DOM. PUMP	58.6					
	STAIRWELLS		315.4				
	ELEVATOR		94.9				
	FIRE PUMP	114.7					
	ELECTRICAL ROOM	83.6					
	DUMPSTER		95.8				
	PARKING DECK		8177.2				
2ND FL	UNITS	4,431.5		5,231	1587.7	6,486.2	333
	STAIRWELLS		496.1				
	ELEVATORS		94.9				
	TRASH		90.7				
	CORRIDOR	800					
	BALCONIES		333				
	FRAME		573				
3RD FL	UNITS	4,431.5		5,231	1587.7	5,913.2	906
	STAIRWELLS		496.1				
	ELEVATORS		94.9				
	TRASH		90.7				
	CORRIDOR	800					
	BALCONIES		333				
	FRAME		573				
4TH FL	UNITS	4,431.5		5,231	1587.7	6,486.2	333
	STAIRWELLS		496.1				
	ELEVATORS		94.9				
	TRASH		90.7				
	CORRIDOR	800					
	BALCONIES		333				
	FRAME		573				
ROOF	UNITS	–		---	186	186	–
	STAIRWELLS		186				
	ELEVATORS	–					
	WOOD TRELLIS	–					
	CORRIDOR	–					
	BALCONIES	–					
TOTAL				16,109.5	5,455.2	19,640	9,749.2
TOTAL AREAS NON–AC + AC				19,992.7			
TOTAL GROSS BUILDING AREA (INCLUDED BALCONIES)				29,389.2			

4 BUILDING AREAS INCLUDED IN FAR
NTS



7 ROOF GROSS (FAR) AREA DIAGRAM
NTS

BUILDING AREAS - SF

FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		ROOF	
LANDSCAPE	4381.8	TRASH	90.7	TRASH	90.7	TRASH	90.7	STAIR 2	186.0
VEHICULAR	8177.2	CORRIDORS	800.4	CORRIDORS	800.4	CORRIDORS	800.4		
WALKWAYS	314.4	ELEVATOR	94.9	ELEVATOR	94.9	ELEVATOR	94.9		
DUMPSTER	95.8	STAIR 1	322.9	STAIR 1	322.9	STAIR 1	322.9		
ELEVATOR	94.9	STAIR 2	173.2	STAIR 2	173.2	STAIR 2	173.2		
STAIR 1	146.6	UNITS	4,431.5	UNITS	4,431.5	UNITS	4,431.5		
STAIR 2	168.8	TERRACES/BALCONIES	333	TERRACES/BALCONIES	333	TERRACES/BALCONIES	333		
LOBBY	158.1	FRAME	573.0			FRAME	573.0		
DOM. PUMP ROOM	58.6								
ELECTRICAL ROOM	83.6								
FIRE PUMP ROOM	114.7								
CURBING	205.8								
TOTAL	14,000		6,819.6		6,246.2		6,819.6		186.0

8 BUILDING AREAS
NTS

UNIT DATA SQ. FT.

FLOOR	UNIT NO.	AREA UNIT SF UNIT/GROSS	AREA UNIT SF BALCONY	BEDS/BATH	UNIT COUNT
2ND FLOOR	201	589.59	30.8	1/1	1
	202	590.01	31.2	1/1	2
	203	596.94	32.5	1/1	3
	204	596.94	32.5	1/1	4
	205	734.67	62.9	1/1	5
	206	676.62	62.9	1/1	6
	207	646.73	80.5	1/1	7
	TOTAL FLOOR	4,431.5	333.3		
3RD FLOOR	301	589.59	30.8	1/1	1
	302	590.01	31.2	1/1	2
	303	596.94	32.5	1/1	3
	304	596.94	32.5	1/1	4
3RD FLOOR	305	734.67	62.9	1/1	5
	306	676.62	62.9	1/1	6
	307	646.73	80.5	1/1	7
	TOTAL FLOOR	4,431.5	333.3		
4TH FLOOR	401	589.59	30.8	1/1	1
	402	590.01	31.2	1/1	2
	403	596.94	32.5	1/1	3
	404	596.94	32.5	1/1	4
	405	734.67	62.9	1/1	5
	406	676.62	62.9	1/1	6
	407	646.73	80.5	1/1	7
	TOTAL FLOOR	4,431.5	333.3		
TOTAL AREAS		13,294.50	999.9	21	1/1 UNITS
AVERAGE UNIT:	633.07 SF				

10 UNIT BREAKDOWN
NTS

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JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
807 N 24th AVENUE
HOLLYWOOD, FL. 33020

SHEET TITLE
SITE DATA AND NOTES

REVISIONS
No. DATE DESCRIPTION

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DATE: 03.13.23
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
SP-0

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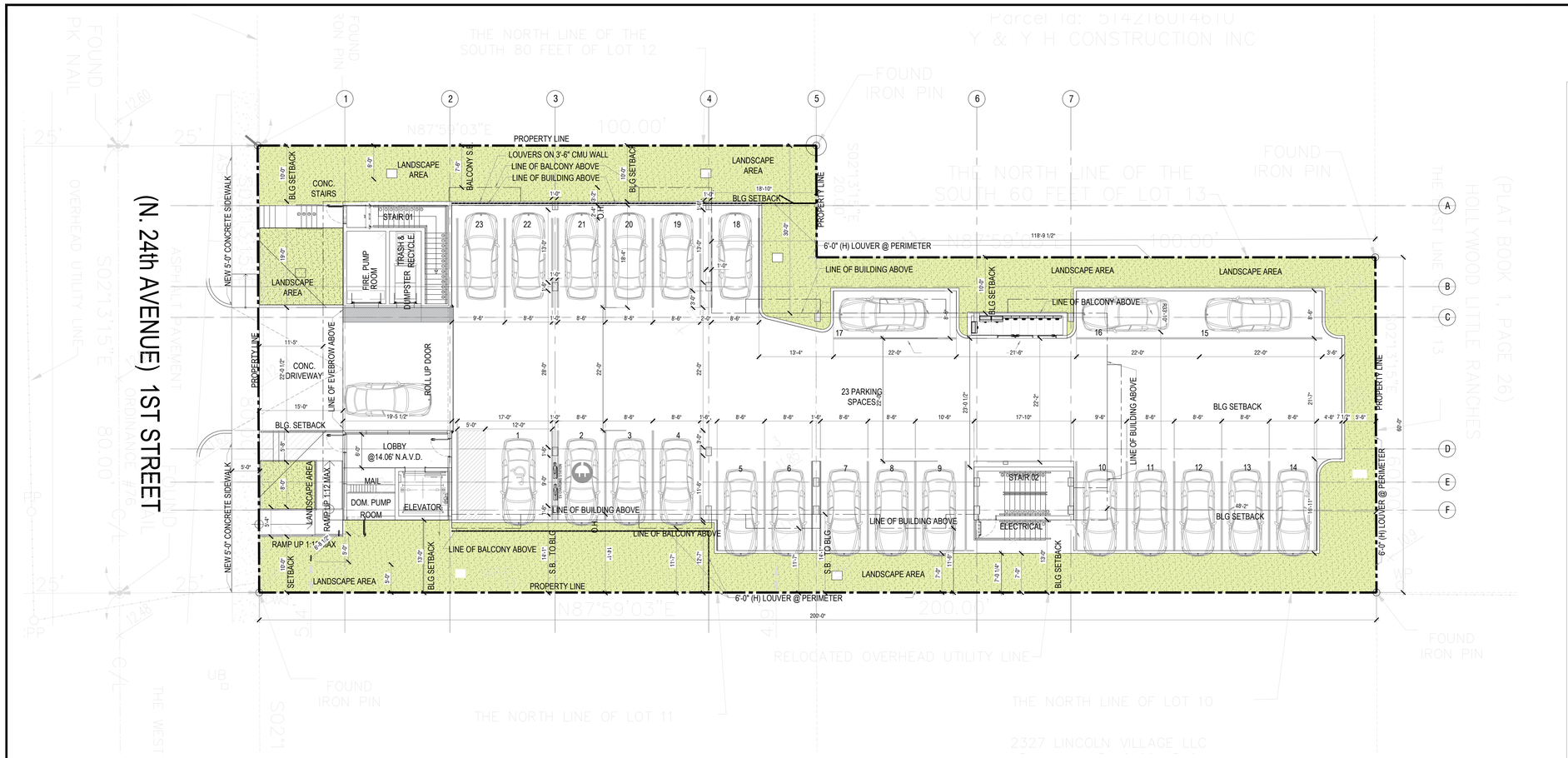

1 GROUND FLOOR
3/32" = 1'-0"

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #O-2015-06

§151.158 LARGE DEVELOPMENTS

NEW CONSTRUCTION OF A STAND-ALONE BUILDING (OTHER THAN SINGLE FAMILY DETACHED DWELLING OR DUPLEX) WITH MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA SHALL BE CERTIFIED UNDER THE LATEST APPLICABLE VERSION OF THE "LEED" GREEN BUILDING RATING SYSTEM OF THE USGBC OR UNDER ANOTHER RECOGNIZED CERTIFICATION PROGRAM APPROVED BY THE CITY MANAGER OF HIS/HER DISGNEE AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.

AS PER NATIONAL GREEN BUILDING STANDARD (NGBS) AND SHOULD INCLUDE AS FOLLOWS, BUT NOT LIMITED TO:

1. ENERGY EFFICIENCY 5% OVER FLORIDA BUILDING CODE
2. ENERGY STAR CERTIFIED COOL ROOF
3. LIGHT POLLUTION CONTROL
4. ELECTRIC CAR CHARGING INFRASTRUCTURE
5. USE OF REGIONAL AND RECYCLED MATERIALS
6. MOISTURE CONTROL MEASURES
7. ENERGY STAR APPLIANCES & LIGHTING
8. ENERGY EFFICIENT HVAC SYSTEM DESIGN AND BUILDING ENVELOPE
9. WATER-EFFICIENT FIXTURES
10. PROGRAMMABLE THERMOSTATS

ADDITIONAL PRACTICES

1. 8" REINFORCED CONCRETE ROOF STRUCTURE
2. PERMEABLE CONCRETE DRIVEWAY AND WALKWAYS
3. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR CONDITIONED SPACES.
4. DEEP OVERHANGS AT ROOF AND BALCONY LEVELS.
5. RECYCLE WASTE MATERIAL FROM DEMOLITION AND CONSTRUCTION TO THE GREATEST EXTENT POSSIBLE.
6. USE LOW VOC MATERIALS.

FLOOD INFORMATION:

1. INFORMATION PROVIDED IS BASED ON FIRM MAPS DATED 08/18/2014
2. REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. FIRM PANEL 12011C0568H
4. ZONE X
5. BASE FLOOD ELEVATION N/A
6. EFFECTIVE DATE 12/31/2019

SPRINKLER NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 5TH EDITION - NFPA 101 SECTION 30..3.4

MECHANICAL EQUIPMENT NOTE:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

ELECTRIC VEHICLE NOTE:
CITY OF HOLLYWOOD ORDINANCE O-2016-02

§ 151.154 INSTALLATION OF ELECTRIC VEHICLE-CHARGING INFRASTRUCTURE REQUIRED.
THE CITY SHALL REQUIRE EACH PERSON OR ENTITY DESIRING TO CONSTRUCT A NEW COMMERCIAL OR RESIDENTIAL STRUCTURE TO CONSTRUCT THE INFRASTRUCTURE NECESSARY FOR FUTURE INSTALLATION OF AN ELECTRIC VEHICLE-CHARGING STATION WITHIN BE INCLUDED IN SUCH PROJECT. MINIMALLY, THE FOLLOWING SHALL BE INSTALLED: AN EMPTY THREE QUARTER INCH RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR A DESIGNATED PARKING AREA, WITH A TWO-GANG JUNCTION BOX WITH A BLANK PLATE; OR A FULLY FUNCTIONAL ELECTRIC VEHICLE-CHARGING STATION. (ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)

POINTS OF IMPACT NOTE:
ALL VEHICLE BARRIERS & WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD PF 6,000LBS (26.70kN) IN ACCORDANCE WITH SECTION 4.5.3 OF ASCE 7 (PER FBC 5TH ED. 1607.8.3 - VEHICLE BARRIERS

ACCENT COLOR NOTE:
ACCENT COLORS SHALL NOT EXCEED 30% OF EACH WALL AREA.

CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE REGULATIONS -

SECTION 3.22
G. REVIEW CRITERIA
2. COLOR INTENSITIES GREATER THAN THOSE REPRESENTED ON THE COLOR CHART MAY BE UTILIZED ONLY FOR PURPOSES OF EMPHASIZING TRIM AND ACCENTING ARCHITECTURAL FEATURES OF A BUILDING OR STRUCTURE AND SHALL NOT EXCEED30% OF EACH WALL AREA.

POINTS OF IMPACT NOTE:
ALL VEHICLE BARRIERS & WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD PF 6,000LBS (26.70kN) IN ACCORDANCE WITH SECTION 4.5.3 OF ASCE 7 (PER FBC 5TH ED. 1607.8.3 - VEHICLE BARRIERS

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CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE REGULATIONS -

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2. COLOR INTENSITIES GREATER THAN THOSE REPRESENTED ON THE COLOR CHART MAY BE UTILIZED ONLY FOR PURPOSES OF EMPHASIZING TRIM AND ACCENTING ARCHITECTURAL FEATURES OF A BUILDING OR STRUCTURE AND SHALL NOT EXCEED30% OF EACH WALL AREA.

NFPA 1 (2015 EDITION) CHAPTER 11.10 REQUIRES THAT MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2013 EDITION). BDA SYSTEM MAY BE REQUIRED.

PER 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.

A PRE-HEAT MAP PLAN, CONCEPTUAL DRAWINGS AND CUT SHEETS WILL BE REQUIRED TO BE SUBMITTED WITH THE MAIN SET OF ARCHITECTURAL DRAWINGS FOR THE BDA SYSTEM.

ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.

FIRE DEPARTMENT CONNECTION(S) WILL BE WITHIN 100' OF ANY FIRE HYDRANT PER NFPA 14.

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE MC-1 ZONING DISTRICT. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN.
ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

TWO WAY RADIO COMPLIANCE:
BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE REGARDLESS OF PROXIMITY TO RESIDENTAILLY ZONED AREAS.

EXTERNAL LIGHTS TO BE SHEILDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 6TH EDITION BROWARD AMENDMENTS, NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ORDINANACE 2016-02
THE CITY SHALL REQUIRE EACH PERSON OR ENTITY DESIRING TO CONSTRUCT A NEW COMMERCIAL OR RESIDENTIAL STRUCTURE TO CONSTRUCT THE INFRASTRUCTURE NECESSARY FOR FUTURE INSTALLATION OF AN ELECTRIC VEHICLE-CHARGING STATION WITHIN BE INCLUDED IN SUCH PROJECT. MMINIMALLY, THE FOLLOWING SHALL BE INSTALLED: AN EMPTY THREE-QUARTER-INCH RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR A DESIGNATED PARKING AREA, WITH A TWO-GANG JUNCTION BOX WITH A BLANK PLATE OR A FULLY FUNCTIONAL ELECTRIC VEHICLE-CHARGING STATION.

GREEN CERTIFICATION:
GREEN BUILDING CERTIFICATION PATH IS INTENDED FOR THIS PROJECT.

2 SITE DATA AND GENERAL NOTES
3/32" = 1'-0"

PROPERTY ADDRESS

807 N 24 AV
HOLLYWOOD, FL 33020

FOLIO

5142 16 01 4600

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 12 S 80 FT, 13 S 60 BLOCK 12

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	N/A
LAND USE DESIGNATION:	R.A.C.	N/A
NET LOT AREA:	14,000 SQFT- 0.32 ACRES	N/A
GROSS LOT AREA:	16,000 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	ZONE X	

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	1.75	1.19 (16,744 S.F.)
A/C AREA:	24,500 S.F.	16,109.5 S.F.
PROPOSED NO. OF UNITS:	UNLIMITED	21 UNITS
NUMBER OF FLOORS	4	4
BUILDING HEIGHT	45 FEET	45 FEET

ALLOWABLE ELEVATOR & STAIR HEIGHT ENCROACHMENT (25%)

BUILDING INFORMATION	PROVIDED
TYPE OF CONSTRUCTION	TBD
SPRINKLER (REQUIRED)	YES
FIRE ALARM (REQUIRED)	YES

PARKING CALCULATION:	REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT		
UNITS (21)	21	21
GUESTS : 1 SPACE PER EVERY 10	2	2
HANDICAPPED SPACE	0	1 (AS GUEST)
TOTAL	= 23 SPACES	= 23 SPACES
LOADING:		
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE

SETBACKS:	REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCROACHMENT (75%) ALLOWABLE ELEVATOR ENCROACHMENT (25%) ALLOWABLE STAIR ENCROACHMENT @ FRONT (~%)		
(a) FRONTAGE (24 AV) (WEST)	15'-0"	15'-1 1/2"
(b) SIDE INTERIOR (NORTH)	10'-0"	10'-0"
(c) SIDE INTERIOR (SOUTH)	10'-0"	13'-0"
(d) REAR	20'-0"	49'-1"
AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS		
(a) FRONTAGE (24 AV) (WEST)	10'-0"	15'-1 1/2"
(b) SIDE INTERIOR (NORTH)	5'-0"	6'-0"
(c) SIDE INTERIOR (SOUTH)	5'-0"	5'-0"
(d) REAR	5'-0"	5'-6"

LANDSCAPE	REQUIRED		PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	11,200 S.F (80%)	MAX	9,825 S.F. (70,2%)
PERVIOUS AREA LANDSCAPE AREAS (TOTAL)	2,800 S.F. (20%)	MIN	4,174 S.F. (29,8%)
FRONT YARDS	240 S.F. (8,5%)	MIN	425.80 S.F. (11,3%)
LANDSCAPE BUFFERS	2,199 S.F. (78,5)	MIN	3,748.2 S.F. (88,7%)
OPEN AREA			13,043 S.F
VEHICULAR USE AREA:			8,117 SQFT (total)

GROSS BUILDING AREA:

	INTERIOR
FIRST FLOOR	568.4 SF
SECOND FLOOR	6,486.2 SF
THIRD FLOOR	5913.2 SF
FOURTH FLOOR	6,486.2 SF
ROOF	186 SF
TOTAL	19,640 SF

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SEAL
STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
807 N 24th AVENUE
HOLLYWOOD, FL. 33020
-

SHEET TITLE
GROUND FLOOR
-

REVISIONS

No.	DATE	DESCRIPTION
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DATE: 03.13.23
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SP-1

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