

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 11.16.2020.

Location Address: 2323 WASHINGTON STREET, HOLLYWOOD, FL 33020

Lot(s): 9 Block(s): 1 Subdivision: HOLLYWOOD LITTLE RANCHES

Folio Number(s): 5142 16 01 1290

Zoning Classification: DH-2 Land Use Classification: RAC

Existing Property Use: RES. SINGLE FAMILY Sq Ft/Number of Units: 1,916 SF / 1UNIT

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): _____

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

Explanation of Request: PRELIMINARY T.A.C.

Number of units/rooms: 29 Sq Ft: 37,041

Value of Improvement: _____ Estimated Date of Completion: SEPTEMBER 2020

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

Name of Current Property Owner: INFINITY R.E. INVESMENTS II, LLC

Address of Property Owner: 268 MASHTA DR, KEY BISCAYNE, FL 33149

Telephone: 305.915.5889 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD Telephone: 954 920.5746

Fax: _____ Email Address: joseph@kallerarchitecture.com

Date of Purchase: 11/15/2017 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: MANUEL BLANCO

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD

Email Address: manuel@kallerarchitects.com

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: Alejandro Bernal Date: 11.07.20

PRINT NAME: Alejandro Bernal, MGR Date: 11-07-20

Signature of Consultant/Representative: Joseph B. Kaller Date: 11-07-20

PRINT NAME: JOSEPH B. KALLER Date: 11-07-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

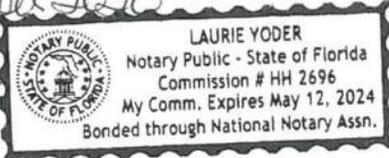
Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 7th day of November 2020

Laurie Yoder
Notary Public



State of Florida

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

Alejandro Bernal
Signature of Current Owner

Alejandro Bernal
Print Name



KallerArchitecture

November 9, 2020

City of Hollywood
Building Department
City Hall, Room 320
2600 Hollywood Boulevard
Hollywood, FL 33020-4807

Reference	Project Name:	Washington Apartments
	Project Address:	2323 Washington Street, Hollywood, Florida 33020
	Architect's Project #:	18102
	File #:	20-DP-46

Please find below our response to the City of Hollywood Building Department comments.

FILE NUMBER: 20-DP-46

SUBJECT: Preliminary Site Plan review for a 29 unit residential development (2323 Washington).

SITE DATA

Owner/Applicant: Real Estate Investments II LLC
Address/Location: 2323 Washington Street
Net Size of Property: 21,150 sq. ft. (0.49 acres)
Land Use: Regional Activity Center (RAC)
Zoning: Dixie Highway Medium Intensity Multi-Family District (DH-2)
Present Use of Land: Single-Family Residential
Year Built: 1955 (Broward County Property Appraiser)

ADJACENT LAND USE

North: Regional Activity Center (RAC)
South: Low Residential (LRES)
East: Regional Activity Center (RAC)
West: Regional Activity Center (RAC)

ADJACENT ZONING

North: Dixie Highway Medium Intensity Multi-Family District (DH-2)

South: Single-Family Residential (RS-3)

East: Dixie Highway Medium Intensity Multi-Family District (DH-2)

West: Dixie Highway Medium Intensity Multi-Family District (DH-2)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

A. APPLICATION SUBMITTAL

Julian Gdaniec, Associate Planner (jgdaniec@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, County Plat comments are required prior to Final TAC submittal. Plat shall be submitted for recordation prior to submitting for Planning and Development Board.

R: Please see attached Plat Determination Letter.

2. The name of the property owner is inconsistently listed between general application, park impact fee application, and O&E report. Revise accordingly.

R: All documents have the same property owner.

3. Ownership & Encumbrance Report (O&E):

R: Please see attached Ownership and Encumbrance Report.

a. Shall indicate that the research includes all known recorded and unrecorded documents to the best of the author's knowledge, if none exist, state so.

R: Noted

b. Shall include a no lean affidavit that broadly applies to all types of liens, not just the ones specified in the current document.

R: Noted

c. Shall be labeled as an ownership and encumbrance report

R: Noted

d. Must be dated within 30 days of submittal packet.

R: Noted

e. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

R: Noted

4. Alta Survey:

R: Please see attached survey

a. An ALTA survey was not provided for this submittal.

R: Please see attached survey

b. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.

R: Noted

c. Ensure survey includes all necessary information as per the guide to TAC submittal checklist.

R: Noted

d. Work with the Engineering Division to ensure the survey indicates the appropriate elements such as all easements and dedications.

R: Noted

5. Site Plan:

a. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.

R: Please see revised SP-1

b. Site dimensions illustrated on site plan are inconsistent with the dimensions on survey. These shall be consistent.

R: Please see revised sheet SP-1 for the requested dimensions

c. A portion of the text on site plan sheet is cut off at bottom.

R: Please see revised SP-1

6. Site Data:

R: Please see sheet SP-0 for the requested information

a. Parking data is unclear. Revise data to illustrate the number of proposed and required spaces, including tandem and lift spaces, if those are intended to meet minimum requirements.

R: Please see sheet SP-0 for the requested information

b. Include a breakdown of the bedroom unit split on site plan. How many 1 bedrooms, 2 bedrooms, etc.?

R: Please see sheet SP-0 for the requested information

c. Provide average unit size calculation on site plan and also list square footage for smallest unit.

R: Please see sheet SP-0 for the requested information

d. Revise setbacks table. Street that property is fronting and provided frontage setback are both indicated incorrectly.

R: Please see sheets SP-0 & SP-1 for the requested information

7. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:

<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication.pdf>

R: Please see attached FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

8. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

R: Please see sheet T-1 for the requested information

9. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed

project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Board or City Commission meetings and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

R: Acknowledge

10. Provide a FAR diagram for each floor that illustrates exactly what area is being counted towards the FAR square footage.

R: Please see attached SP-0 for the requested diagrams.

11. Provide an open space diagram illustrating what area on the site you are counting as open space for the purpose of meeting the 20% minimum requirement.

R: Please see sheet SP-0 for the requested diagram.

12. Provide specifications/product examples for the parking lifts.

R: Please see attached SP-3 for the requested information

13. Project shall resubmit for Preliminary TAC as there are a number of insufficiencies with this submittal.

R: Acknowledge

14. Additional comments may be forthcoming.

R: Acknowledge

15. Provide written responses to all comments with next submittal.

R: Attached

B. ZONING

Julian Gdaniec, Associate Planner (jgdaniec@hollywoodfl.org) 954-921-3471

1. At-grade parking garages shall be screened with both architectural treatment and landscape buffer. Include proposed solutions on site plan and elevations.

R: Please see attached A-1.1 / A-2.1 / A-2.2 for the requested information

2. Provide an additional guest space so that an ADA space is not designated as guest.

R: Please see attached SP-1 / A-1.1 for the requested parking changes

3. Consider providing alternative locations for EV charging so that tenants with electric vehicles may be able to utilize a charging station on a permanent basis.

R: Acknowledge, EV charging has been provided on all guest parking spaces

4. Parking space 33 requires an additional 1' of clearance because of its location adjacent to a solid wall.

R: Please see attached SP-1 / A-1.1 for the requested parking change

5. Clarify what buffering is proposed between spaces 32, 33 and the HC access ramp. Curbing? Low wall? Wheel stops?

R: Please see attached SP-1 / A-1.1 for the requested parking changes

6. Is the proposed use of the space on the ground floor intended as a gym, or storage area for tenants, or both? Clarify.

R: Storage area for tenants

7. Indicate proposed location for mailboxes/package holding.

R: Please see attached SP-1 / A-1.1 for the requested mailboxes location @ lobby area

8. Clarify the dimension between ADA access ramp and exterior of stairwell. Ensure there is sufficient clearance so that walkway on side of building has a clear access point to the public sidewalk.

R: Proposed ADA access ramp has been replaced for new ADA access ramp, please see attached sheets SP-1 and A-1.1

9. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

R: Acknowledge, please see attached landscape plans

10. Indicate on site plan the green building practices to be utilized. Provide documentation of correspondence with whatever certification agency you will utilize for green building certification.

R: Please see attached sheet SP-0 for the requested information

11. The throat depth at the access point to the parking area shall be at least equivalent to the minimum depth of a parking space (18') measured from the front property line.

R: Please see attached sheet SP-1 for the requested change

C. ARCHITECTURE AND URBAN DESIGN

Julian Gdaniec, Associate Planner (jgdaniec@hollywoodfl.org) 954-921-3471

1. Ensure that all plumbing, mechanical, and electrical fixtures and equipment are indicated on Site Plan and Elevations.

R: Please see attached sheets SP-1 and floor plans for the requested information

2. Illustrate the continuation of the glass entrance façade on the second floor plan as it vertically extends beyond the first floor.

R: Please see sheet A-1.2 for the requested change

3. It is strongly suggested you reconsider the color palette for the project. The blue and yellow accent colors do not compliment the neutral palette of the other materials proposed.

R: Please see the attached rendering and building elevations for the colors change proposal.

4. Exterior staircases visible from the front are strongly discouraged. Staircase shall be relocated to side or rear, shall be enclosed, or shall be better integrated into the design of the façade. Consider squaring off the edges and enclosing with glass to compliment the materiality of other aspects of the design.

R: As requested, the exterior stair has been enclosed.

5. The front unit balconies with glass railings on floors 2-4 should wrap around the front façade. Or, alternatively, modify windows so they aren't floor to ceiling as the windows seem out of place without a balcony.

R: The front units glass railing has been changed for aluminum railing.

6. Rear elevation is inconsistent with the rest of the elevations and does not appear to correspond to this project. Stair/elevator shafts are illustrated in wrong location and at wrong height.

R: Please see attached sheets A-2.1 and A-2.2 for proposed elevations

7. Rear elevation illustrates screening for parking area, however the site plan proposes parking that extends beyond building line. The proposed screening would obstruct access to this parking. Revise accordingly.

R: Please see attached SP-0 and A-1.1 for the requested changes.

8. Elevations refer to the highest point as the stair shaft, but it is actually the elevator shaft. Revise accordingly.

R: Please see revised sheets A-2.1 and A-2.2 for the requested change

9. Ensure the elevations indicate the height at the most vertical point of the structure and ensure this does not exceed the 25% vertical encroachment maximum.

R: Please see revised sheets A-2.1 and A-2.2 for the requested changes

10. North elevation and side perspective illustrate balconies on sides that project horizontally from building wall, however floor plan illustrates that the balconies are inset. Revises accordingly.

R: Please see revised sheets A-2.1 and A-2.2 for the requested changes

11. In general staff has identified a number of inconsistencies between floor plans, elevations, and rendering. Ensure these are consistent with each other.

R: All plans have been coordinated.

12. Provide a rendering that more clearly illustrates the design of the side and rear facades.

R: Please see attached rendering.

13. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.

R: All requested renderings will be provided for final TAC

14. There are significant similarities between this project and another project at 2239 Washington Street. Revisit aspects of the design and site plan to further differentiate beyond the front façade to ensure the project is not a reproduction of a previous project, as the sites are in close proximity to each other.

R: Please see revised sheets A-2.1 and A-2.2 and rendering for the requested changes

D. SIGNAGE

Julian Gdaniec, Associate Planner (jgdaniec@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided.

R: Acknowledge

2. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

R: Please see attached SP-1 for requested note.

3. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

R: Acknowledge

E. LIGHTING

Julian Gdaniec, Associate Planner (jgdaniec@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 allowed).

R: Please see attached SP-1 for requested note.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. The City of Hollywood Commission adopted a goal in 2017 to reduce carbon emissions city-wide by 2% per year from its baseline of 1.3 million metric tons in 2014 to reach an 80% reduction by 2050. To that effort, Staff recommends either of the following options:

2. The installation of a true Green Roof, as approved by applicable divisions; or

R: Energy Star Certified Cool Roof is proposed

3. The installation of solar panels.

R: Acknowledge

4. Consider retaining rainwater on site for irrigation and non-potable water uses in the building.

R: Acknowledge

5. Consider installing permeable asphalt or pavers with proper drainage below and permeable concrete sidewalks to increase stormwater infiltration and recharge our groundwater.

R: Permeable concrete sidewalk and driveway has been proposed

6. Recycle materials from demolition and construction to the greatest extent possible. These materials constitute part of Florida's 75% recycling goal for 2020.

R: Please see sheet SP-0 / 5 for green building practices.

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915
Jose Garcia, Engineer, (jgarcia@hollywoodfl.org) 954-921-3900

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Provide civil plans for the proposed work. Provide and indicate items such as but not limited to drainage improvements, curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans and details as well as change in elevations to show that handicap accessibility has been met. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full width pavement restoration is required.

R: Please see attached civil plans.

2. On the Site Plan, in the parking table, 29 units are being proposed, but 28 parking spaces are shown to be provided and the total parking is 62 with 3 guest parking spaces. Please verify

parking calculations. Also, the information for loading zone is cut off from the bottom of the sheet.

R: Please see sheet SP-0 for the requested information

3. Parking Stall 33/Lift 56 has obstruction on one side and will required an additional one-foot be provided for a stall width of 9.5'.

R: Please see sheet SP-1 for the requested parking stall correction

4. Building column from the entrance of a parking stall shall be measured from the face of the columns.

R: Please see sheet SP-1 for the requested plan dimension correction

5. Parking lifts specifications will be required for review and approval. Demonstrate how lifts will fit and function within the parking stalls.

R: Please see sheet SP-1 for the requested car lift fitted within the parking stalls, and SP-3 for car lift specifications

6. Indicate on plans vertical clearance at the garage entrance/exit.

R: Please see sheet A-2.1 for the requested dimension

7. Indicate location of mail boxes/services on plan.

R: Please see attached sheets SP-1 and A-1.1 for the requested mailboxes location

8. Indicate on plans for sidewalk along the property frontage on Washington Street to be replaced.

R: Please see sheet SP-1 for the requested note

9. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.

R: Please see sheet SP-1 for the requested curb ramp with detectable warnings

10. Provide sufficient queueing space/depth for a minimum of one vehicle at the entrance. Will a gate be installed? Please provide a design that will allow for a security gate at the entrance.

R: Please see sheet SP-1 for the requested queueing space

11. Pending traffic/transportation review.

R: Acknowledge

12. Park impact fees requirements will be required to be satisfied at the time of City building permit.

R: Acknowledge

13. Permits and approval from outside agencies are required prior to City building permit issuance.

R: Acknowledge

14. More comments may follow upon review of the requested information.

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Provide official tree survey signed and sealed by surveyor not older than 6 months for existing trees on site including swale trees on a separate table include: location, species, estimated ht./spread, and /DBH diameter of trunks in inches.

R: Please see attached survey

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. --Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line , monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood minimum height or DBH requirements at planting. If any trees are to be remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter.

R: Please see attached landscape plans

3. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

R: The irrigation plan will be provided at the time of building permit

4. Additional comments may be forthcoming at Building permit submittal.

R: Acknowledge

5. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

R: Acknowledge

6. No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal.

R: Acknowledge

I. UTILITIES

Alicia Vereza-Feria, Engineer (avereza-feria@hollywoodfl.org) 954-921-3302

1. No comments received.

J. BUILDING

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490

1. No comments received.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Battalion Chief (jcastano@hollywoodfl.org) 954-967-4404

1. No 1. Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.

R: Please see attached hydrant flow test and civil drawings

2. At time of submittal civil drawings must be provided for the underground fire main. Providing location of fire department connection, DDCV, and size of fire line from water supply, etc. Check with our water department engineer for city requirements in addition to fire. Ensure plans that there is a fire hydrant within 100 feet of fire department connections.

R: Acknowledge

3. 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. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.

R: Please see the note on attached sheet SP-1

4. Be advised that 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.

R: Please see the note on attached sheet SP-1

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Application is substantially compliant.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. The following Civic Associations are located within 500 feet project site:

-Highland Gardens Civic Association; David Kout, President; Shirley Stealey, Secretary/Treasurer
highlandgardens07@gmail.com - 954.923.9109

McNichol Community Center - 1411 S. 28th Ave

-United Neighbors of South Hollywood; Helen Chervin, President helenandred@gmail.com

McNichol Middle School 1411 S. 28th Ave

R: Acknowledge

2. Refer to Planning comments to ensure compliance with Public Participation requirements.

R: Acknowledge

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org)
954-924-2922

1. Application is substantially compliant.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371 Steven Bolger, Police
(sbolger@hollywoodfl.org) 954-967-4500 Doreen Avitabile, Police (davitabile@hollywoodfl.org)
954-967-4371

1. Application is substantially compliant. Contact police for more CPTED strategies.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980 Susan Goldberg,
Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

1. Not applicable.

R. PARKING

Hal King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549

Jovan Douglas, Parking Operations Manager (jdouglas@hollywoodfl.org) 954-921-3548

1. Application is not compliant. Parking calculations shown on sheet SP-1 note a required amount of 47 spaces. Total provided is noted as 62 spaces with 2 H/C spaces, but numbers of provided spaces only add up to 31 spaces.

R: Please see sheet SP-0 for parking calculations.

S. ADDITIONAL COMMENTS

Julian Gdaniec, Associate Planner (jgdaniec@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

R: Acknowledge

The Technical Advisory Committee does not find this application substantially compliant with all applicable regulations, therefore the Applicant must resubmit for TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations. Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Alexandra Guerrero Principal Planner

C: Joseph Kaller via email joseph@kallerarchitects.com

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes No

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: INFINITY R.E. INVESTMENTS II, LLC
2. Project Name: WASHINGTON APARTMENTS
3. Project Address: 2323 WASHINGTON STREET
4. Contact person: ALEJANDRO BERNAL
5. Contact number: 305.915.5889
6. Type of unit(s): Single Family Multi-Family Hotel/Motel
7. Total number of residential and/or hotel/motel units: 29 UNITS
8. Unit Fee per residential dwelling based on sq. ft.: 3 UNITS \$2,175 26 UNITS \$1,875
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$55,275 Date: 11/09/2020

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.



September 23, 2020

Joseph B. Kaller, AIA, LEED AP BD+C, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as Lot 9, Block 1, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Washington Street, between South 22 Court and South 24 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.49 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Joseph B. Kaller
September 23, 2020
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood



The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-2941-2020
County No: N/A
2323 Washington Street Apartments

October 1, 2020



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: October 1, 2020	Single-Family:		Elementary: 0
Name: 2323 Washington Street Apartments	Townhouse:		Middle: 0
SBBC Project Number: SBBC-2941-2020	Garden Apartments:		High: 0
County Project Number: N/A	Mid-Rise: 29		Total: 0
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Infinity RE Investments II, LLC	Mobile Home:		
Jurisdiction: City of Hollywood	Total: 29		

Comments

According to the information provided, this site plan application proposes 29 (20 one bedroom and 9 two or more bedroom) mid-rise units, which results in no net additional impact to Broward County Public Schools. This application as proposed is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. However, please be advised that the regular school impact fee is still due for the units.

Also, if a change is proposed to the site plan, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2941-2020 Project is Exempt from Public School Concurrency

Yes No

10/1/2020

Date

Reviewed By:

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:
F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

K. Architecture 2323 Washington St

Date: 10/26/2020	Time: 8:45AM	Static Pressure -	60psi
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH004002	2323 Washington St	F-1 Only 	F-2 Only
		60PSI	60PSI
		F-1 & F-2	
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH004001	902 Washington St	GPM	
		1060	
F-2 Hydrant (Individual) FH004003	2230 Washinton St	GPM	
		1300	
F-1 Hydrant (Both Flowing)		GPM	
		1060	
F-2 Hydrant (Both Flowing)		GPM	
		1275	



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

November 6, 2020

FIRE FLOW CALCULATIONS

Washington Apartments

2323 Washington Street
Hollywood, FL 33020

These calculations are for a four-story building, with a total area of 37,041 SF.

Fire Flow Area = 37,041 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 2,000 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

$(2,000 \text{ GPM}) \times 0.75 = 1,500 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(2,000 \text{ GPM}) - (1,500 \text{ GPM}) = 500 \text{ GPM}$

Per NFPA 18.4.5.3.2, The resulting fire flow may not be less than 1,000 GPM

Therefore, fire flow required=1,000 GPM

Prepared by:

**WILFORD
ZEPHYR**

Digitally signed
by WILFORD
ZEPHYR
Date: 2020.11.07
16:18:01 -05'00'



Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

November 6, 2020

Drainage Calculations for Washington Apartments 2323 Washington Street Hollywood, FL 33020

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	4.50' NAVD88
25 YEAR - 3 DAY	10.18' NAVD88	9.82' NAVD88
100 YEAR - 3 DAY	10.52' NAVD88	10.37' NAVD88

Prepared by:

WILFORD ZEPHYR Digitally signed by
WILFORD ZEPHYR
Date: 2020.11.07
16:08:21 -05'00'



Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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Project Name: Washington Apartments
Project Address: 2323 Washington Street
Hollywood, FL 33020

Date: 11/06/20
Designed by:

ZE Project #: 2020-70

Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.486 AC	
Pavement Area:	0.318 AC	
Building Area:	0.038 AC	
Grass Area (Pervious):	0.13 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.13 AC	26.75%
Total Impervious Area:	0.356 AC	73.25%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	9.40 ft
Average Finished Grades:	8.00 ft
Prop. Finished Floor Elev.:	10.90 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.130 (0.60) + 0.318 (.90)}{0.448} = 0.81$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 8.00 ft

Average Depth to Water Table (DWT) = 6.50 ft

Cumulative Water Storage (CWS) = 8.18 IN
(from table below)

Cumulative Soil Moisture Storage

Cumulative Soil Moisture Storage

DWT	NAS	DAS
1.0'	0.69"	0.45"
2.0'	2.50"	1.88"
3.0'	6.60"	4.95"
4.0'	10.90"	8.18"

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) = 2.19$

Curve Number (CN)

$CN = 1000 / (S + 10) = 82.05$

Water Quality Retention/Detention Calculations

Water Quality Calculations

- A. For a wet detention system, size system for highest of first inch of runoff over the entire site or 2.5" times the % impervious area
- B. For a dry detention system, size system for 75% of the volume required for a wet detention system
- C. For a retention system, size system for 50% of the volume required for a wet detention system

1 IN Over Entire Site

1 IN X 1 ft / 12 IN X = First 1" of runoff

1" X .486 acres = 0.486 acre-inches (0.041 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.486 acres - 0.038 acres = 0.448 acres

0.448 acres - 0.130 acres (pervious area) = 0.318 acres

0.318 acres / 0.448 acres X 100% = 70.98% impervious

2.5" X 0.7098 = 1.775" to be treated

1.775" X 0.486 acres = 0.86 acre-inches (0.072 acre-feet)

0.075 acre-ft of storage required for water quality.

**Water quality storage provided in proposed
exfiltration trench system.**

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

$$P_{1 \text{ day}} = 100 \text{ year, 24 hour event: } 14 \text{ (inches)}$$

$$P_{3 \text{ day}} = 100 \text{ year, 72 hour event: } 19.03 \text{ (inches)}$$

$$S = 2.19 \text{ (inches)}$$

$$A = 0.486 \text{ (acre)}$$

$$Q = 16.63 \text{ (inches)}$$

$$V = 0.67 \text{ (ac-ft)}$$

Corresponding Stage = 10.37 ft

Set minimum finished floor elevation at 10.90' NAVD88.

Perimeter Control Elevation

$$P_{1 \text{ day}} = 25 \text{ year, 24 hour event: } 11 \text{ (inches)}$$

$$P_{3 \text{ day}} = 25 \text{ year, 72 hour event: } 14.95 \text{ (inches)}$$

$$S = 2.19 \text{ (inches)} \quad (\text{see "Soil Storage" sheet for calculating "S"})$$

$$A = 0.486 \text{ (acre)}$$

$$Q = 12.61 \text{ (inches)}$$

$$V = 0.51 \text{ (ac-ft)}$$

Corresponding Stage = 9.82 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)} \quad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour Storm Event

$$\begin{aligned} P = 5 \text{ year, 1 hour event:} & \quad 3.28 \text{ (inches)} \\ S = & \quad 2.19 \text{ (inches)} \\ A = & \quad 0.486 \text{ (acre)} \end{aligned}$$

$$Q = 1.61 \text{ (inches)}$$

$$V = 0.07 \text{ (ac-ft)}$$

Corresponding Stage = 4.50 ft

Set minimum parking lot elevation at 8.50' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.448 AC

Stage	<i>(0.130 AC)</i> <i>(Lin. 8.00'-9.00')</i>	<i>(0.318 AC)</i> <i>(Lin. from 8.50'-10.90')</i>	Trench Storage	Total
	Surface Storage (Landscape)	Surface Storage (Pavement)		
2.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
2.50'	0.000 AC-FT	0.000 AC-FT	0.013 AC-FT	0.01 AC-FT
3.00'	0.000 AC-FT	0.000 AC-FT	0.026 AC-FT	0.03 AC-FT
3.50'	0.000 AC-FT	0.000 AC-FT	0.039 AC-FT	0.04 AC-FT
4.00'	0.000 AC-FT	0.000 AC-FT	0.052 AC-FT	0.05 AC-FT
4.50'	0.000 AC-FT	0.000 AC-FT	0.065 AC-FT	0.07 AC-FT
5.00'	0.000 AC-FT	0.000 AC-FT	0.078 AC-FT	0.08 AC-FT
5.50'	0.000 AC-FT	0.000 AC-FT	0.091 AC-FT	0.09 AC-FT
6.00'	0.000 AC-FT	0.000 AC-FT	0.104 AC-FT	0.10 AC-FT
6.50'	0.000 AC-FT	0.000 AC-FT	0.117 AC-FT	0.12 AC-FT
7.00'	0.000 AC-FT	0.000 AC-FT	0.130 AC-FT	0.13 AC-FT
7.50'	0.000 AC-FT	0.000 AC-FT	0.130 AC-FT	0.13 AC-FT
8.00'	0.000 AC-FT	0.000 AC-FT	0.130 AC-FT	0.13 AC-FT
8.50'	0.033 AC-FT	0.000 AC-FT	0.130 AC-FT	0.16 AC-FT
9.00'	0.065 AC-FT	0.080 AC-FT	0.130 AC-FT	0.28 AC-FT
9.50'	0.130 AC-FT	0.159 AC-FT	0.130 AC-FT	0.42 AC-FT
10.00'	0.195 AC-FT	0.239 AC-FT	0.130 AC-FT	0.56 AC-FT
10.50'	0.260 AC-FT	0.318 AC-FT	0.130 AC-FT	0.71 AC-FT
11.00'	0.325 AC-FT	0.414 AC-FT	0.130 AC-FT	0.87 AC-FT

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 8.50 ft
 Bottom of Exfiltration Trench = 2.00 ft
 Top of Exfiltration Trench = 7.00 ft
 $EL_{low} = N/A$

$H_2 = 6.50$ ft

Calculating Exfiltration Trench Length

EL_{low} = invert elevation of lowest weir/bleeder allowing discharge from trench

L_R = length of trench required (ft)

L_P = length of trench provided (ft)

V_{ext} = volume in exfiltration trench (ac-in)

FS = factor of safety

K = hydraulic conductivity (cfs/ft² - ft head)

H_2 = head on saturated surface (ft)

W = trench width (ft)

D_U = unsaturated trench depth (ft)

D_S = saturated trench depth

$$L_R = \frac{FS(V_{ext})}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

$V_{ext} = 1.56$ (0.13 ac-ft)

FS = 2

K = 0.00012 (assumed value)

$H_2 = 6.5$

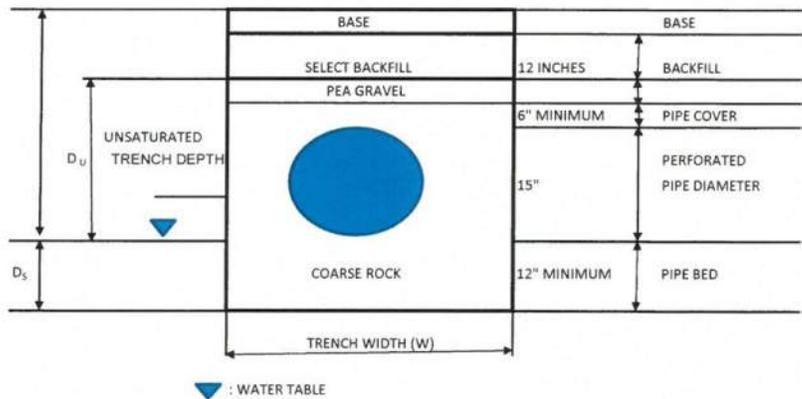
W = 10

$D_U = 5$

$D_S = 0$

$L_R = 159.59'$ of exfiltration trench required.

$L_P = 165'$ of exfiltration trench provided.



Project Name: Washington Apartments
Project Address: 2323 Washington Street
Hollywood, FL 33020

Date: 11/06/20
Designed by:

ZE Project #: 2020-70

Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.486 AC	
Pavement Area:	0.02 AC	
Building Area:	0.045 AC	
Grass Area (Pervious):	0.421 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.421 AC	86.63%
Total Impervious Area:	0.065 AC	13.37%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	9.40 ft
Average Finished Grades:	8.75 ft
Exist. Finished Floor Elev.:	10.16 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.421 (0.60) + 0.020 (.90)}{0.441} = 0.81$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 8.00 ft

Average Depth to Water Table (DWT) = 6.50 ft

Cumulative Water Storage (CWS) = 8.18 IN
(from table below)

Cumulative Soil Moisture Storage

Cumulative Soil Moisture Storage

DWT	NAS	DAS
1.0'	0.69"	0.45"
2.0'	2.50"	1.88"
3.0'	6.60"	4.95"
4.0'	10.90"	8.18"

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) = 7.09$

Curve Number (CN)

$CN = 1000 / (S + 10) = 58.53$

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

$P_{1 \text{ day}}$ = 100 year, 24 hour event: 14 (inches)

$P_{3 \text{ day}}$ = 100 year, 72 hour event: 19.03 (inches)

S = 7.09 (inches)

A = 0.486 (acre)

Q = 12.56 (inches)

V = 0.51 (ac-ft)

Corresponding Stage = 10.52 ft

Set minimum finished floor elevation at 10.90' NAVD88.

Perimeter Control Elevation

$P_{1 \text{ day}}$ = 25 year, 24 hour event: 11 (inches)

$P_{3 \text{ day}}$ = 25 year, 72 hour event: 14.95 (inches)

S = 7.09 (inches) (see "Soil Storage" sheet

A = 0.486 (acre) for calculating "S")

Q = 8.88 (inches)

V = 0.36 (ac-ft)

Corresponding Stage = 10.18 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.441 AC

(0.421 AC) (0.02 AC)
 (Lin. 8.75'-10.00') (Lin. from 8.75'-10.50')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
2.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
2.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
3.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
3.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
4.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
4.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
5.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
5.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
6.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
6.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
7.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
7.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
8.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
8.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
9.00'	0.053 AC-FT	0.003 AC-FT	0.000 AC-FT	0.06 AC-FT
9.50'	0.158 AC-FT	0.008 AC-FT	0.000 AC-FT	0.17 AC-FT
10.00'	0.263 AC-FT	0.013 AC-FT	0.000 AC-FT	0.28 AC-FT
10.50'	0.474 AC-FT	0.023 AC-FT	0.000 AC-FT	0.50 AC-FT
11.00'	0.684 AC-FT	0.033 AC-FT	0.000 AC-FT	0.72 AC-FT

ALTA/NSPS LAND TITLE SURVEY

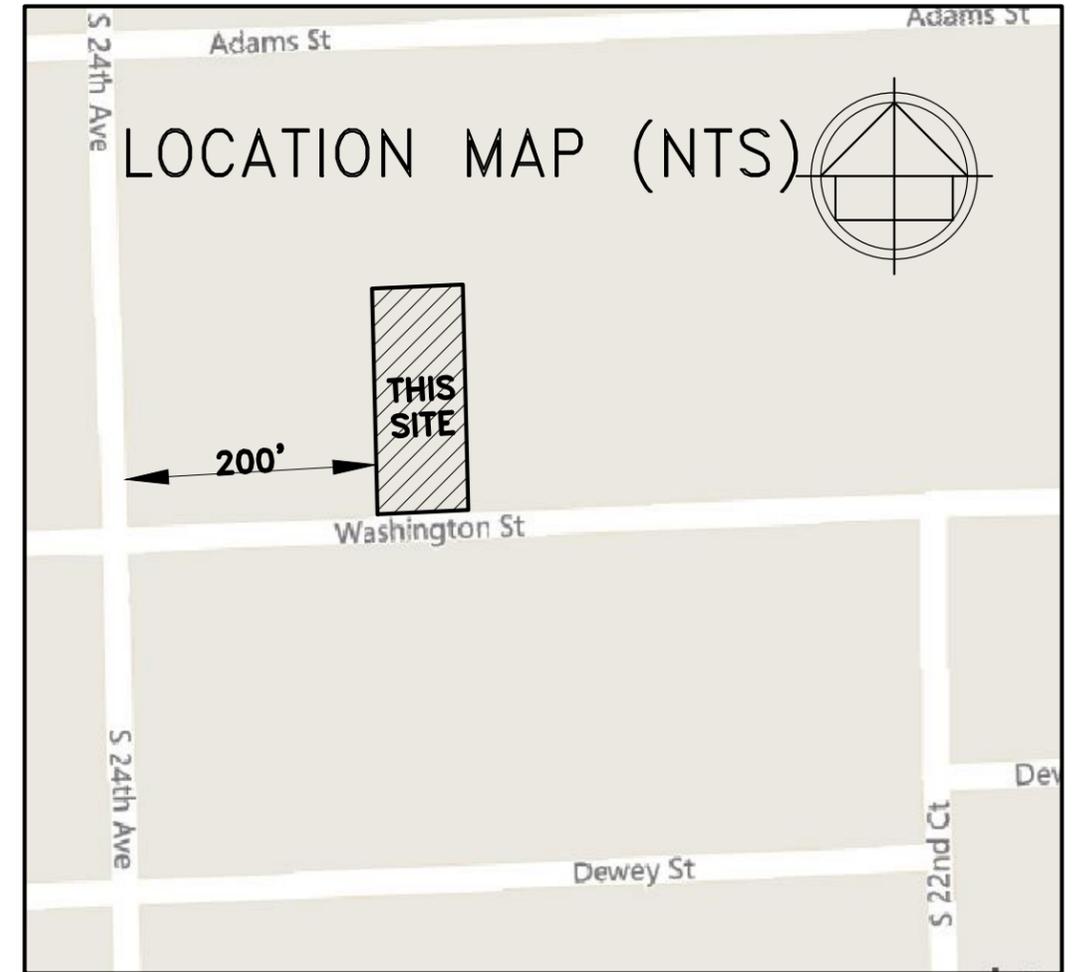
LAND DESCRIPTION:

LOT 9, BLOCK 1 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.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1135 ELEVATION= 9.26' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE OWNERSHIP AND ENCUMBRANCE REPORT FOR THE FOLLOWING PROPERTY, WHICH REPORT WAS CONDUCTED FROM THE TIME OF BEGINNING ONWARD THROUGH NOVEMBER 10, 2020 AND APPLIES TO THE PROPERTY AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

ENCUMBRANCES: 1. MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD LITTLE RANCHES, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO WASHINGTON STREET A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 26, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



LEGEND:

- | | |
|--------|--|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| CBS | CONCRETE BLOCK STRUCTURE |
| A/C | AIR CONDITIONER |
| WM | WATER METER |
| WV | WATER VALVE |
| CO | CLEAN OUT |
| TSB | TRAFFIC SIGNAL BOX |
| TSP | TRAFFIC SIGNAL POLE |
| PM | PARKING METER |
| MLP | METAL LIGHT POLE |
| EB | ELECTRIC BOX |
| 5.40 | ELEVATIONS |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
THE FIELD WORK WAS COMPLETED ON OCTOBER 27, 2020.

FOR THE FIRM BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9354-20

CLIENT :

INFINITY R E
INVESTMENTS II LLC

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	10/27/20	SKETCH	AM	REC
ADDED TREES & ADDITIONAL ELEVATIONS	11/10/20	SKETCH	JD	REC
ADDED REVIEW OF O & E REPORT	11/13/20	-----	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	AH
BASE FLOOD ELEV	9
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2323 WASHINGTON ST

SCALE: 1" = 20'

SHEET 1 OF 2

OWNER: FERNANDEZ, ELIO R LOT 10
TRUC, ALICIA BLOCK 1

OWNER: PINNACLE AT PEACEFIELD LTD
LOT 14
BLOCK 1

15' UTILITY EASEMENT
(ORB 40558, PG. 1734, B.C.R.)
PLASTIC FENCE 100.00'

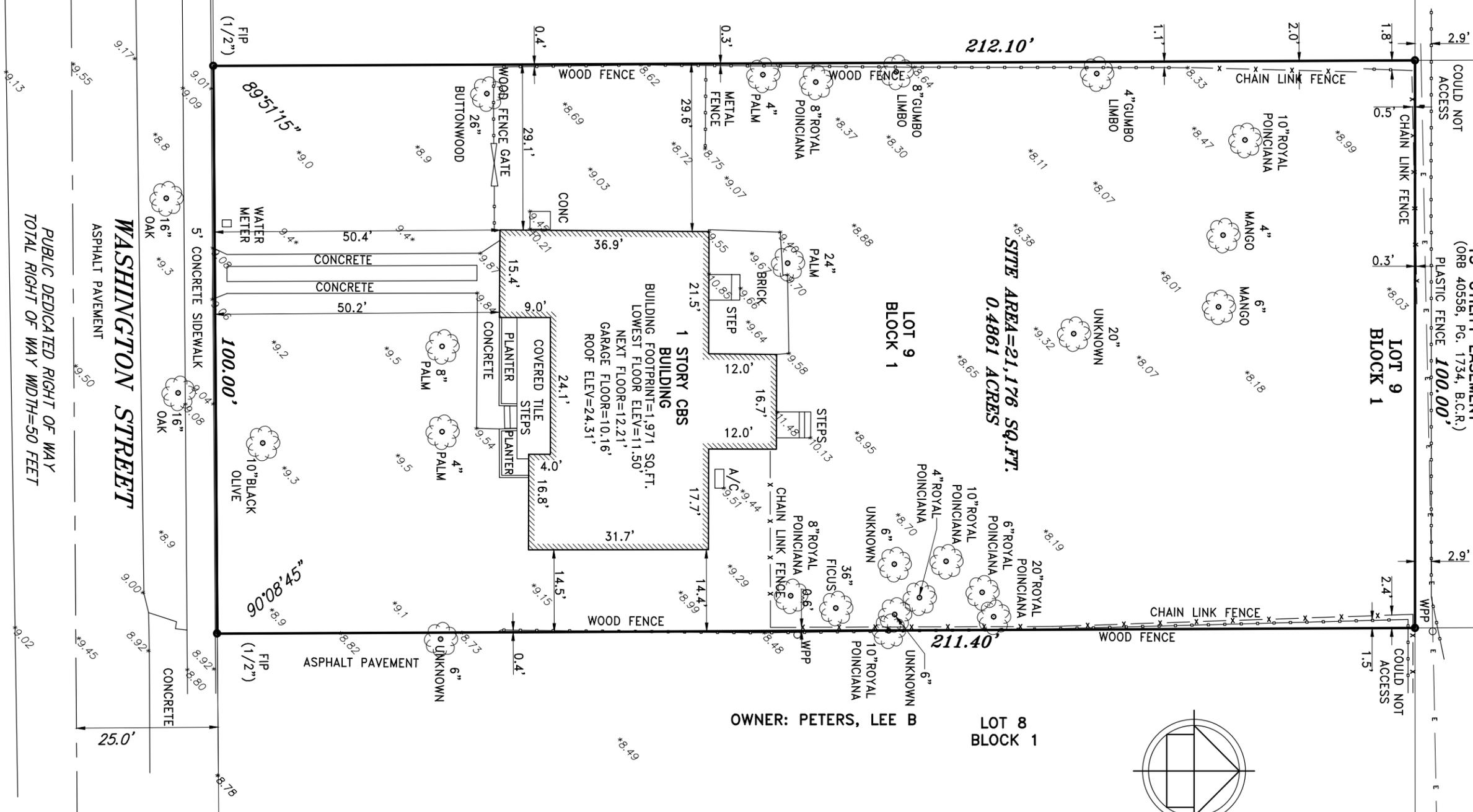
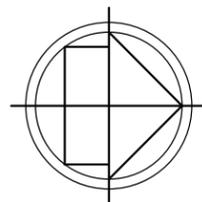
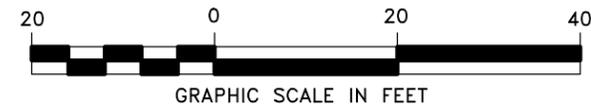
LOT 9
BLOCK 1

SITE AREA=21,176 SQ.FT.
0.4861 ACRES

LOT 9
BLOCK 1

OWNER: PETERS, LEE B LOT 8
BLOCK 1

ALTA/NSPS LAND TITLE SURVEY



PUBLIC DEDICATED RIGHT OF WAY
TOTAL RIGHT OF WAY WIDTH=50 FEET

WASHINGTON STREET
ASPHALT PAVEMENT

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9354-20
CLIENT :
INFINITY R E
INVESTMENTS II LLC

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	10/27/20	SKETCH	AM	REC
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ADDED REVIEW OF O & E REPORT	11/13/20	-----	AM	REC

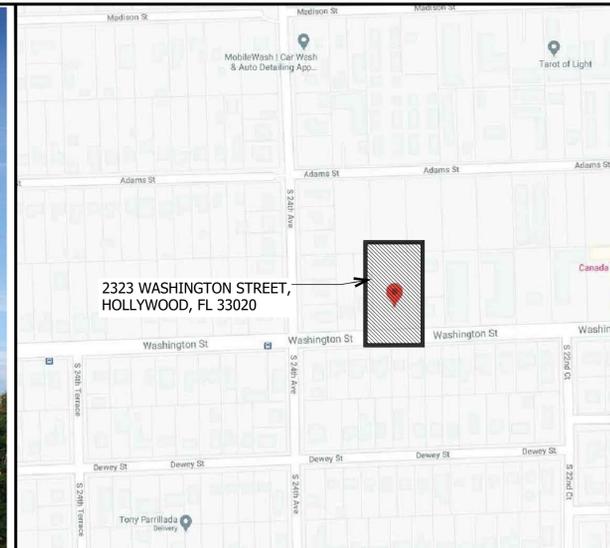
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	AH
BASE FLOOD ELEV	9
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2323 WASHINGTON ST
SCALE: 1" = 20'
SHEET 2 OF 2

TECHNICAL ADVISORY COMMITTEE WASHINGTON APARTMENTS

2323 WASHINGTON STREET, HOLLYWOOD, FL 33020

PACO: JUNE 15, 2020
 PRE. TAC: OCTOBER 5, 2020 - FILE NUMBER: 20-DP-46
 PRE. TAC: DECEMBER 7, 2020 - FILE NUMBER: 20-DP-46



OWNER
 INFINITY R. E. INVESTMENTS II, LLC
 (C) ALEX BERNAL
 268 W MASHTA DR
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 abernal@keyplatinum.com

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CIVIL ENGINEER
 ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E., LEED AP, CFM
 PHONE: (786)302-7693
 Email: wilford@zephyrengineeringllc.com

LANDSCAPE ARCHITECT
 THOMAS L. WHITE, ASLA-ISA
 LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE,
 CERTIFIED ARBORIST
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 tcawhite@bellsouth.net
 954-253-2265

SURVEYOR
 COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47th Avenue
 Suite 1011
 Davie, FL 33314
 P. 954-689-7766
 F. 954-689-7799

REVISION NO	SHEET NO	DISCIPLINE / DRAWING TITLE
5	1	COVER SHEET
4	1	SURVEY
3	1	CIVIL
2	1	C-1 EROSION AND SEDIMENT CONTROL
1	1	C-2 PAVING, GRADING & DRAINAGE PLAN
	1	C-3 CIVIL DETAILS
	1	C-4 PAVEMENT MARKINGS & SIGNAGE PLAN
	1	C-5 WATER & SEWER PLAN & DETAILS
	1	C-6 WATER & SEWER DETAILS
	1	LANDSCAPE
	1	L-1 TREE SURVEY
	1	L-2 LANDSCAPE PLAN
	1	ARCHITECTURE
	1	SP-0 SITE PLAN DATA AND NOTES
	1	SP-1 SITE PLAN
	1	SP-2 SITE PLAN DETAILS
	1	SP-3 SITE PLAN DETAILS
	1	A-1.1 FIRST FLOOR PLAN
	1	A-1.2 PROPOSED SECOND FLOOR PLAN
	1	A-1.3 PROPOSED THIRD FLOOR PLAN
	1	A-1.4 PROPOSED FOURTH FLOOR PLAN
	1	A-1.5 PROPOSED ROOF PLAN
	1	A-2.1 ELEVATIONS
	1	A-2.2 PROPOSED ELEVATIONS
	1	A-3.1 RENDERING

PROJECT TITLE
 WASHINGTON APARTMENTS
 2323 WASHINGTON STREET
 HOLLYWOOD, FLORIDA 33020

SHEET TITLE
 TITILE SHEET

REVISIONS	No.	DATE	DESCRIPTION
1			
2			
3			
4			
5			

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PROJECT No.: 18102
 DATE: 11.16.20
 DRAWN BY: MJB
 CHECKED BY: JBK

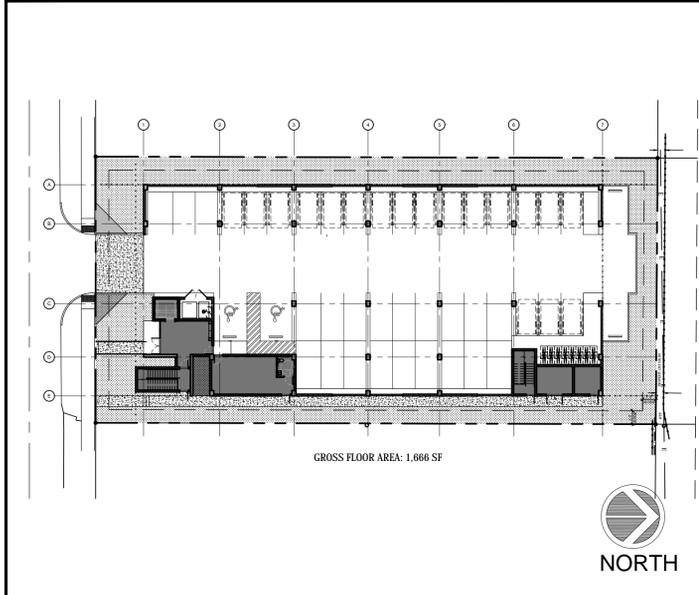
SHEET
 T-1.0



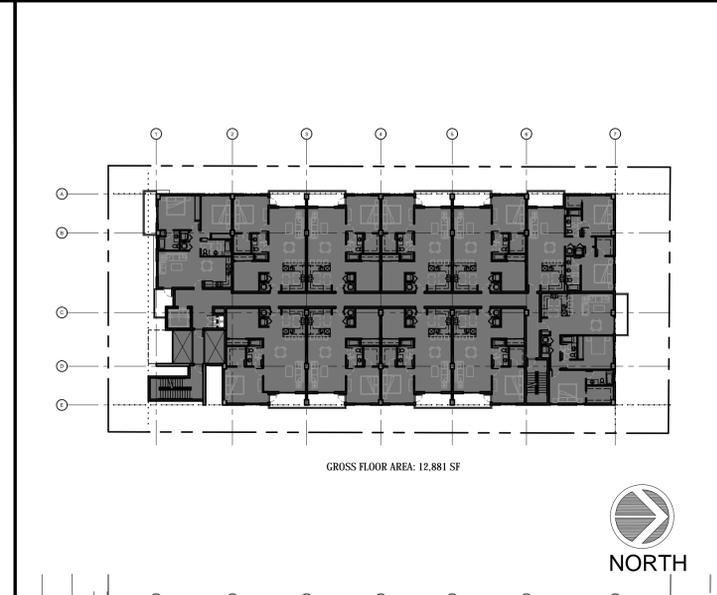
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SEAL
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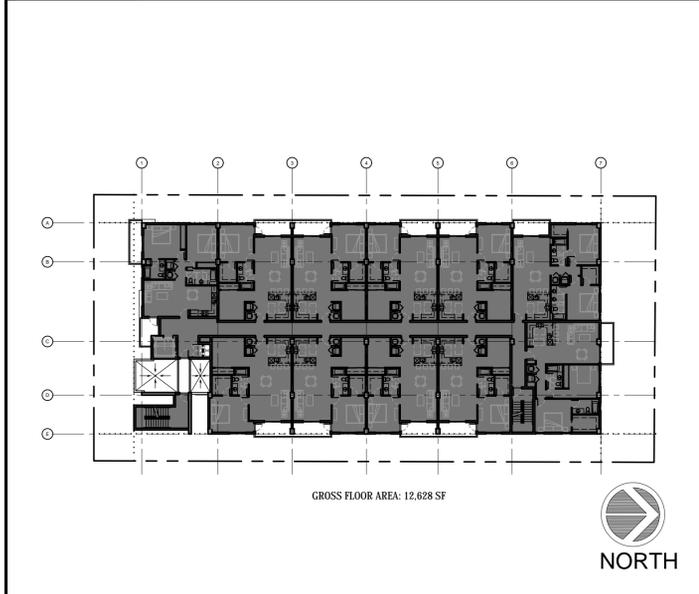
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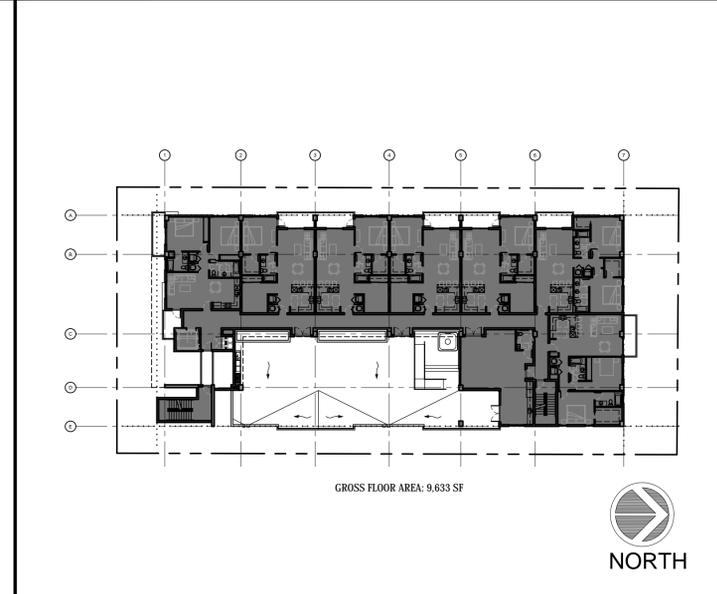
2 1ST FLOOR GROSS AREA DIAGRAM
NTS



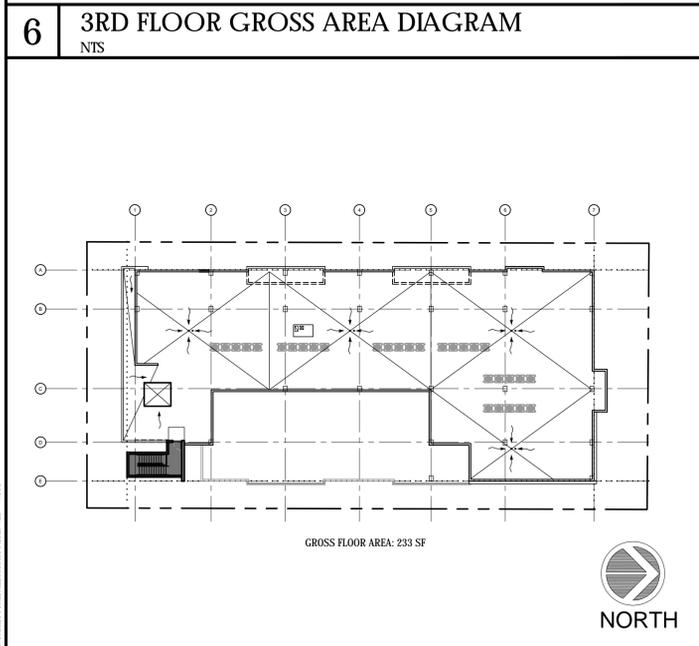
3 2ND FLOOR GROSS AREA DIAGRAM
NTS



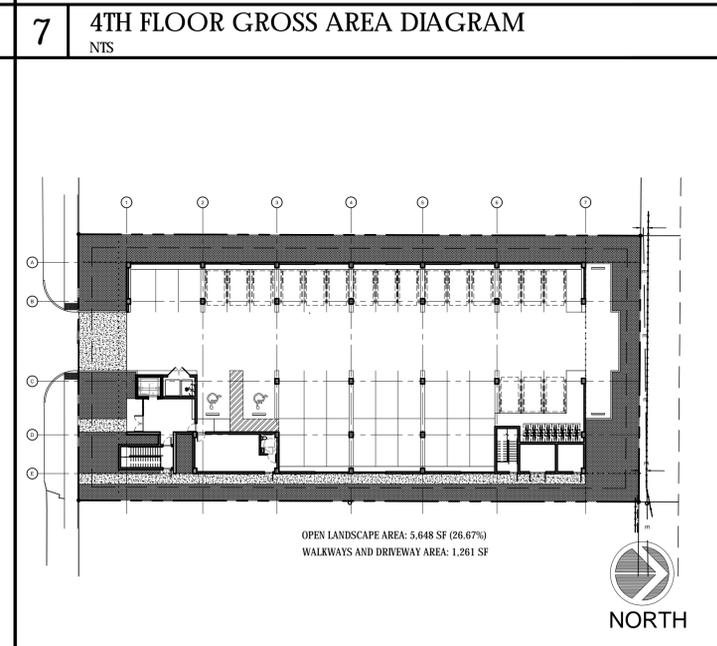
6 3RD FLOOR GROSS AREA DIAGRAM
NTS



7 4TH FLOOR GROSS AREA DIAGRAM
NTS



8 ROOF GROSS AREA DIAGRAM
NTS



9 FIRST FLOOR OPEN AREA DIAGRAM
NTS

FLOOD INFORMATION:

- INFORMATION PROVIDED IS BASED ON FIRM MAPS DATED 08/18/2014
- REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- COMMUNITY NUMBER 125113
- PANEL NUMBER 0560H
- ZONE AH
- BASE FLOOD ELEVATION 9.00'
- EFFECTIVE DATE 08/18/14

1 FLOOD INFORMATION
NTS

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06

§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 DISCREE AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.

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

- ENERGY EFFICIENCY 5% OVER FLORIDA BUILDING CODE
- ENERGY STAR CERTIFIED COOL ROOF
- LEAF POLLUTANT CONTROL
- ELECTRIC CAR CHARGING INFRASTRUCTURE
- USE OF REGIONAL AND RECYCLED MATERIALS
- MOISTURE CONTROL MEASURES
- ENERGY STAR APPLIANCES & LIGHTING
- ENERGY EFFICIENT HVAC SYSTEM DESIGN AND BUILDING ENVELOPE
- WATER-EFFICIENT FIXTURES
- PROGRAMMABLE THERMOSTATS

ADDITIONAL PRACTICES

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

5 GREEN BUILDING PRACTICES
NTS

FLOOR	UNIT NO.	AREA UNIT SF		BEDS/BATH	UNIT COUNT	
		UNIT/GROSS	BALCONY			
2ND FLOOR	201	1,023	155	2/2	1	
	202	971	84	1/1 + DEN	2	
	203	1,079	79	1/1 + DEN	3	
	204	969	87	1/1 + DEN	4	
	205	965	82	1/1 + DEN	5	
	206	934	84	1/1 + DEN	6	
	207	930	79	1/1 + DEN	7	
	208	969	87	1/1 + DEN	8	
	209	949	82	1/1 + DEN	9	
	210	1,174	85	2/2	10	
	211	1,144	80	2/2	11	
TOTAL FLOOR	11,107	984				
3RD FLOOR	301	1,023	155	2/2	12	
	302	971	84	1/1 + DEN	13	
	303	1,079	79	1/1 + DEN	14	
	304	969	87	1/1 + DEN	15	
	305	965	82	1/1 + DEN	16	
	306	934	84	1/1 + DEN	17	
	307	930	79	1/1 + DEN	18	
	308	969	87	1/1 + DEN	19	
	309	949	82	1/1 + DEN	20	
	310	1,174	85	2/2	21	
	311	1,144	80	2/2	22	
TOTAL FLOOR	11,107	984				
4TH FLOOR	401	1,023	155	2/2	23	
	402	971	84	1/1 + DEN	24	
	403	969	87	1/1 + DEN	25	
	404	934	84	1/1 + DEN	26	
	405	969	87	1/1 + DEN	27	
	406	1,174	85	2/2	28	
407	1,144	80	2/2	29		
TOTAL FLOOR	6,154	650				
TOTAL AREAS	23,368	2,618	20	1/1 + DEN UNITS	9	2/2 UNITS
AVERAGE UNIT:	805.79 SF					

10 UNIT BREAKDOWN
NTS

SKINAGE NOTE:
ALL SKINAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RMCRA-76 ZONING DISTRICT.

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

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

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 0-2016-02

§ 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. 0-2011-06, PASSED 2-16-11; AM. ORD. 02016-02, 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
C. 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 EXCEED 30% OF EACH WALL AREA.

4 PLAN NOTES
NTS

PROPERTY OWNER

INFINITY R. E. INVESTMENTS II, LLC
288 W MASHITA DR
KEY BISCAYNE FL 33149

PROPERTY ADDRESS

2323 WASHINGTON STREET
HOLLYWOOD, FL 33020

FOLIO

5142 16 01 1290

LEGAL DESCRIPTION

LOT 9, BLOCK 1 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.

SITE INFORMATION

EXISTING ZONING: DIVE HIGHWAY - SINGLE FAMILY, MULTI-FAMILY DISTRICT (DH-2)
LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER
NET LOT AREA: 21,176 SQUARE FEET, 0.4861 ACRES

BUILDABLE AREA:	ALLOWED	PROVIDED
	37,058 SF	37,041 SF

PROPOSED NO. OF UNITS:	REQUIRED	PROVIDED
	N/A	29 UNITS

PARKING:	REQUIRED	PROVIDED
	UNITS: 20 UNITS 1/1 + DEN x 1.5 PER UNIT = 30 SPACES	18 SPACES W/LIFTS = 36 SPACES 2 TANDEM SPACES = 4 SPACES

9 UNITS 2/2 x 1.5 PER UNIT = 14 SPACES	7 TANDEM SPACES = 14 SPACES 4 SPACES = 4 SPACES
--	--

GUESTS:	REQUIRED	PROVIDED
	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES

TOTAL	= 47 SPACES	61 SPACES INCL. 2 HC SPACES
-------	-------------	--------------------------------

LOADING:	REQUIRED	PROVIDED
	NOT REQ. LESS THAN 50 UNITS	0 SPACE

SETBACKS:	REQUIRED	PROVIDED
	(a) FRONTAGE (MADISON ST)	15'-0"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-0 1/2"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-1"
(d) REAR	20'-0"	20'-0 1/2"

LANDSCAPE OPEN SPACE:	REQUIRED	PROVIDED
	4,235 (20.00%)	5,648 (26.67%)

WALKWAYS AND DRIVEWAYS:	REQUIRED	PROVIDED
		1,261 SF

BUILDING SUMMARY	ALLOWED	PROVIDED
	BUILDING HEIGHT: MAIN BULD.	4 STORES/ 45'-0"

GROSS BUILDING AREA:	INTERIOR
	FIRST FLOOR
SECOND FLOOR	12,881 SF
THIRD FLOOR	12,628 SF
FOURTH FLOOR	9,633 SF
ROOF	233 SF
TOTAL	37,041 SF

11 SITE DATA
NTS



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954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS
2323 WASHINGTON STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
SITE DATA AND NOTES

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 18102
DATE: 11.16.20
DRAWN BY: MJB
CHECKED BY: JBK

SHEET
SP-0



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 joseph@kallerarchitects.com
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SEAL
 JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

WASHINGTON APARTMENTS
 2323 WASHINGTON STREET
 HOLLYWOOD, FLORIDA 33020

PROPOSED 1ST FLOOR PLAN
 SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION

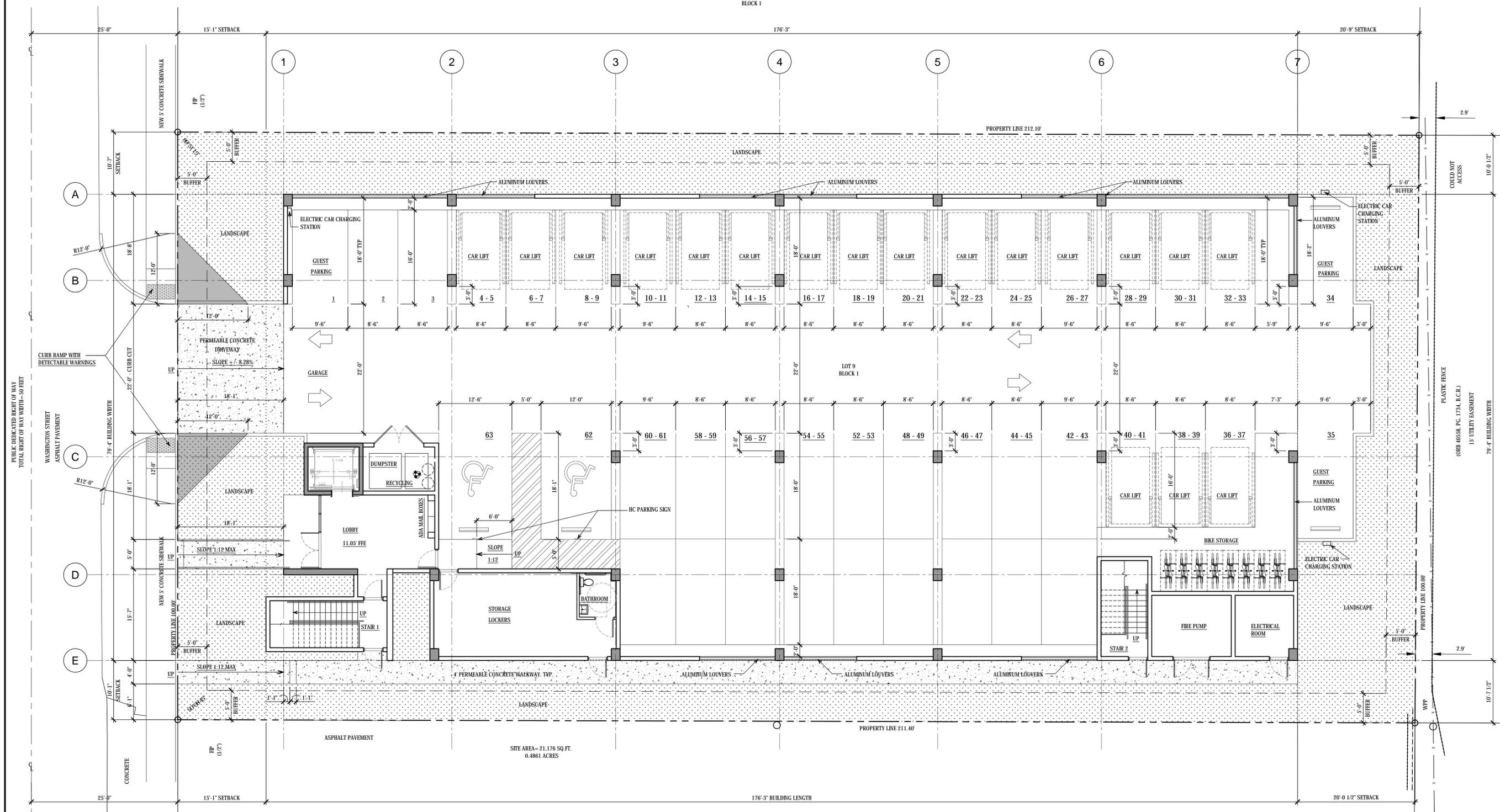
PROJECT No.: 18102
 DATE: 11.16.20
 DRAWN BY: MJB
 CHECKED BY: JBK

SHEET

A-1.1

OWNER: FERNANDEZ, ELIO R
 TRUC, ALICIA
 LOT 10
 BLOCK 1

OWNER: PETERS, LEE B
 LOT 8
 BLOCK 1



1 PROPOSED SITE / FIRST FLOOR PLAN
 1/8" = 1'-0"

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 joseph@kallerarchitects.com
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SEAL
 JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
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 HOLLYWOOD, FLORIDA 33020

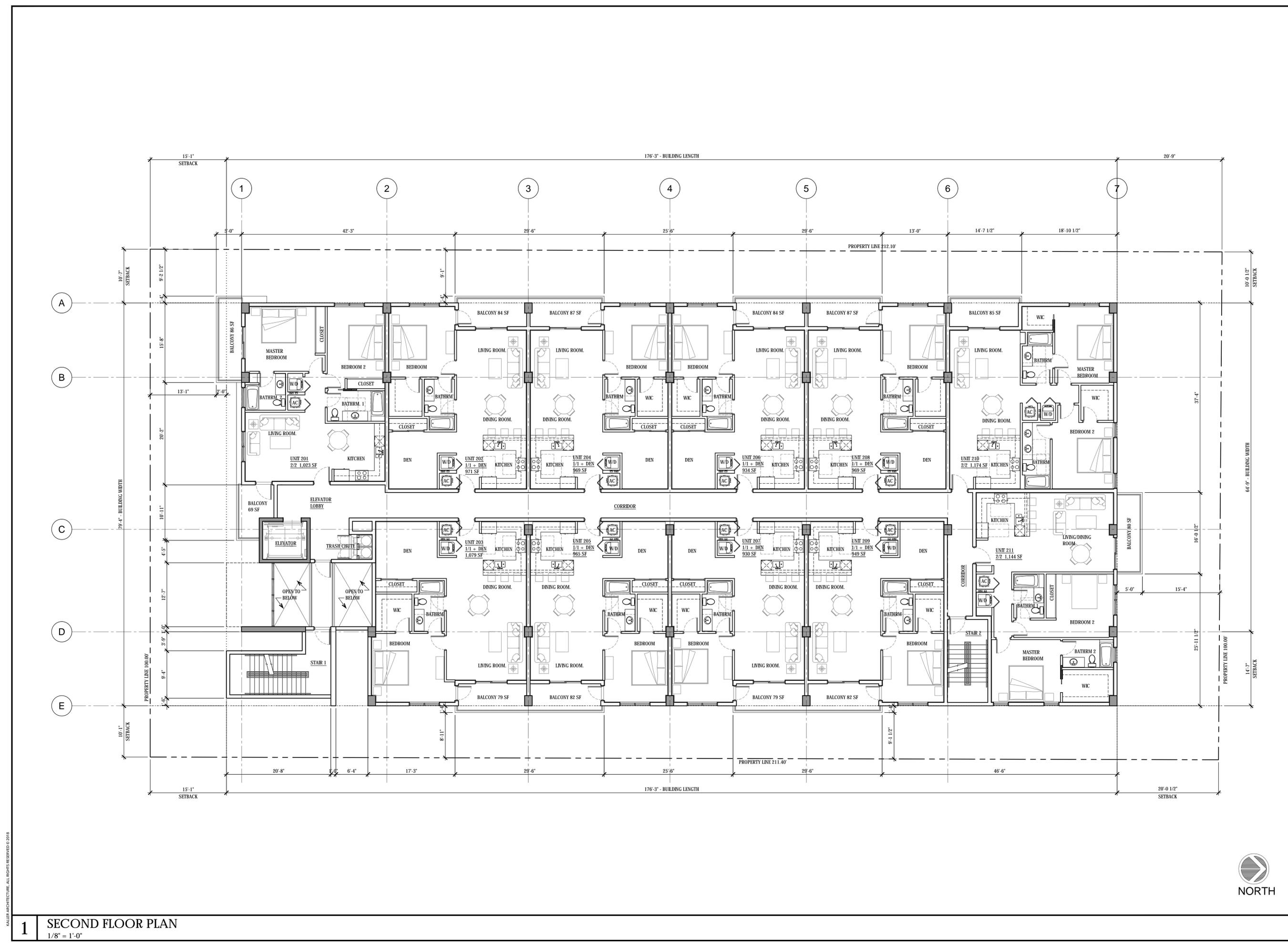
SHEET TITLE
PROPOSED 2ND FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 18102
 DATE: 11.16.20
 DRAWN BY: MJB
 CHECKED BY: JBK

SHEET
A-1.2

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1 SECOND FLOOR PLAN
 1/8" = 1'-0"



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SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS
 2323 WASHINGTON STREET
 HOLLYWOOD, FLORIDA 33020

SHEET TITLE
PROPOSED 3RD FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

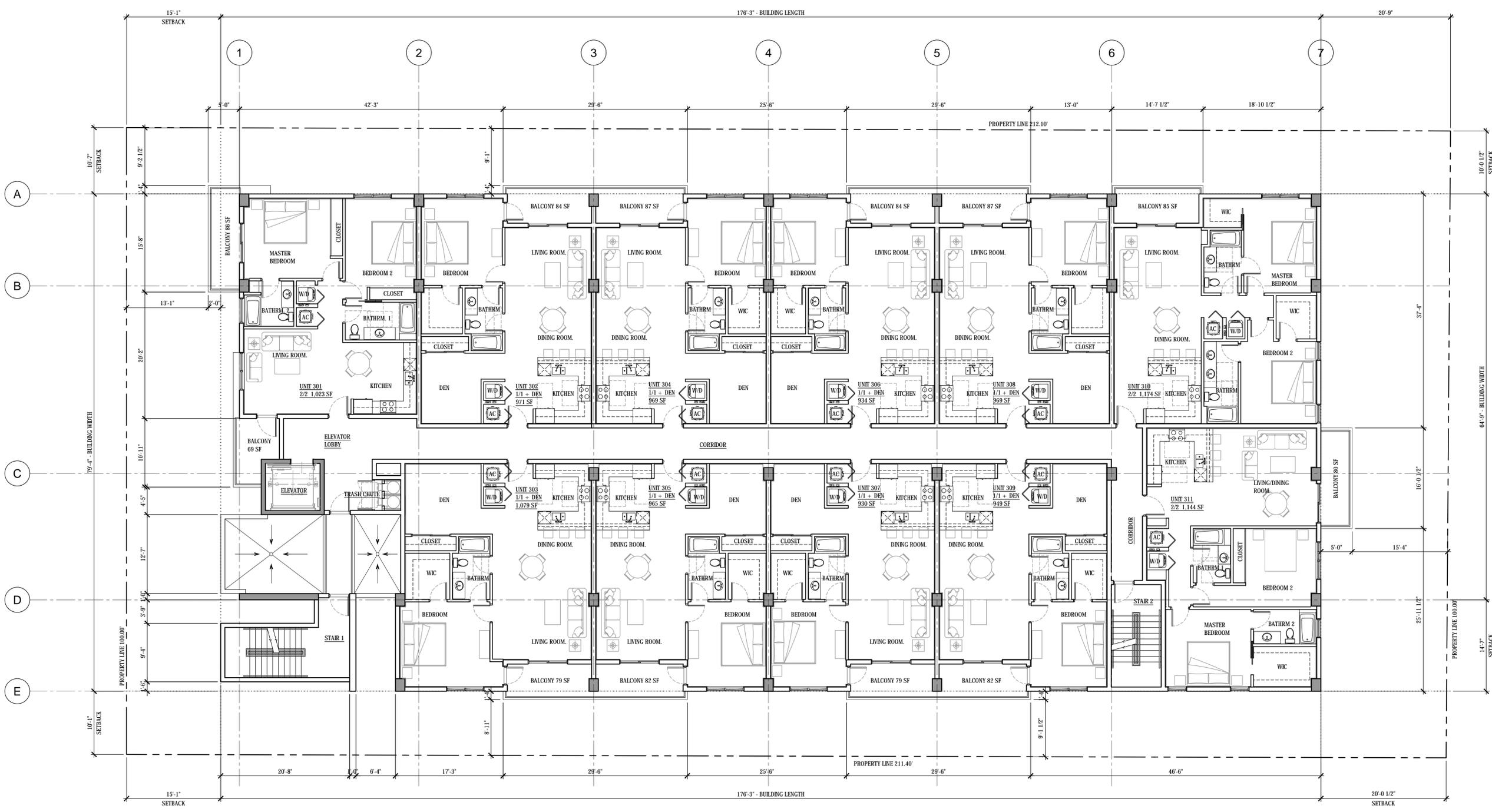
PROJECT No.: 18102
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A-1.3

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1 THIRD FLOOR PLAN
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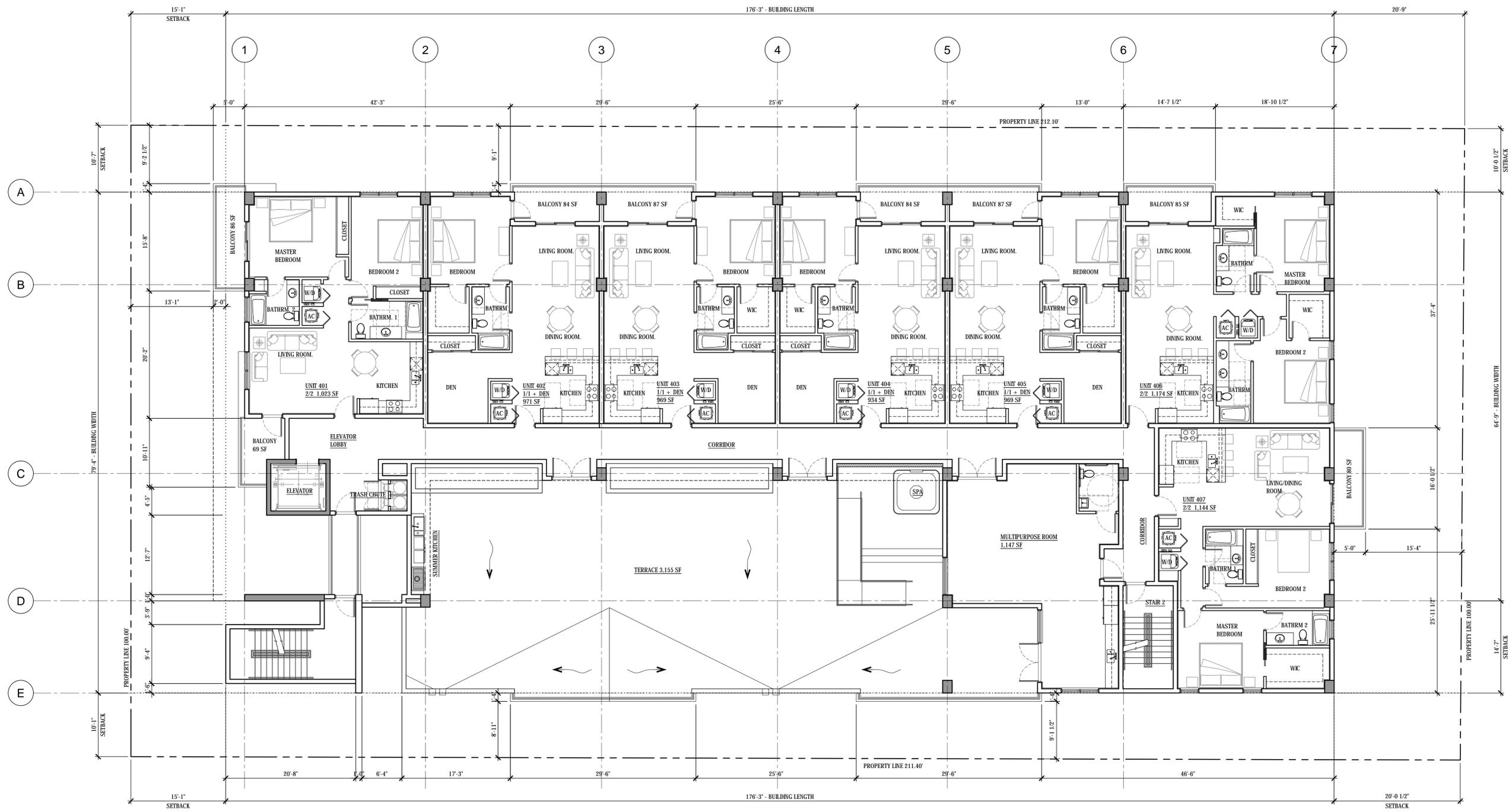
SHEET TITLE
PROPOSED 4TH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 18102
 DATE: 11.16.20
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1 FOURTH FLOOR PLAN
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SHEET TITLE
RENDERING

REVISIONS		
No.	DATE	DESCRIPTION

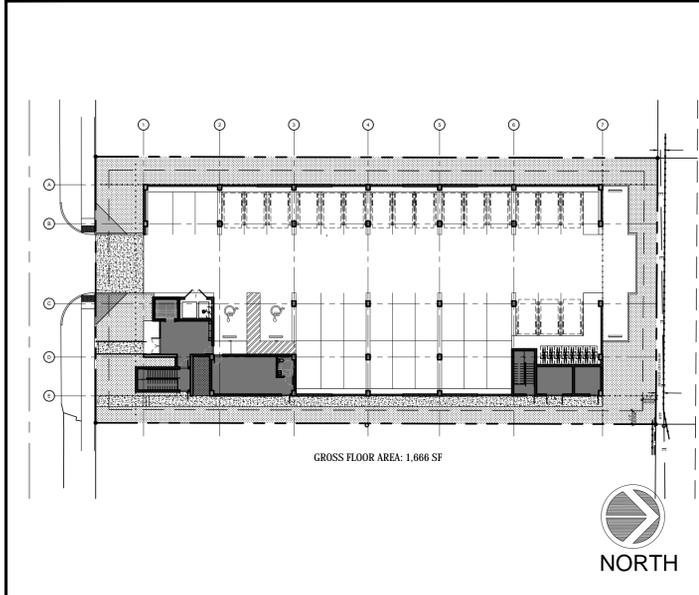
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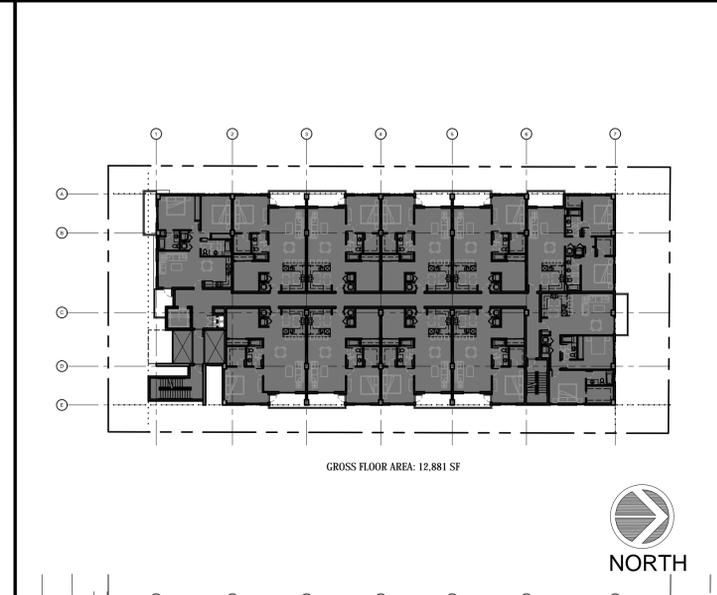
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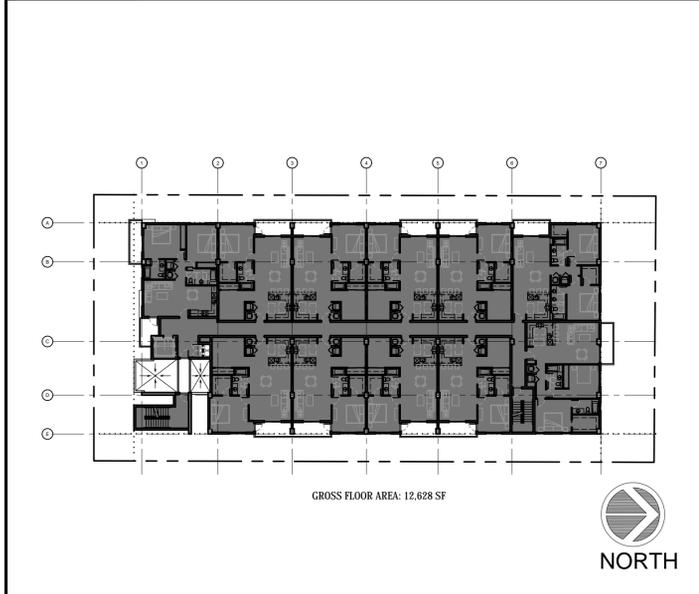
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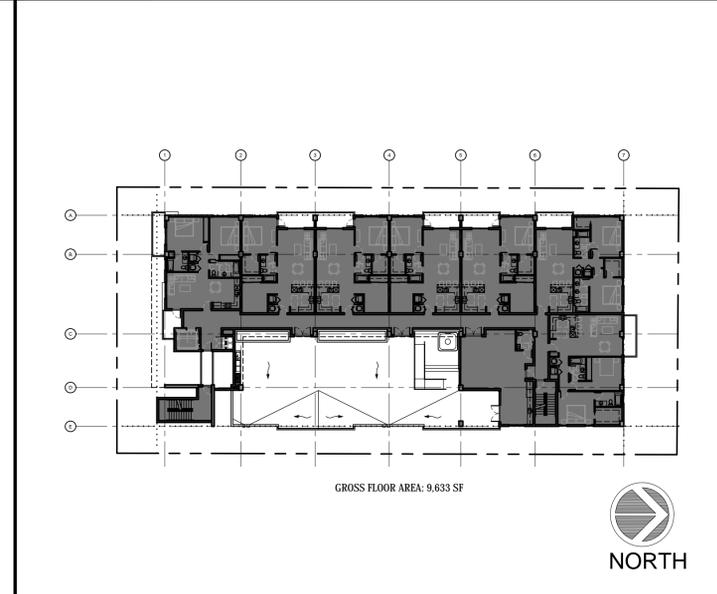
2 1ST FLOOR GROSS AREA DIAGRAM
NTS



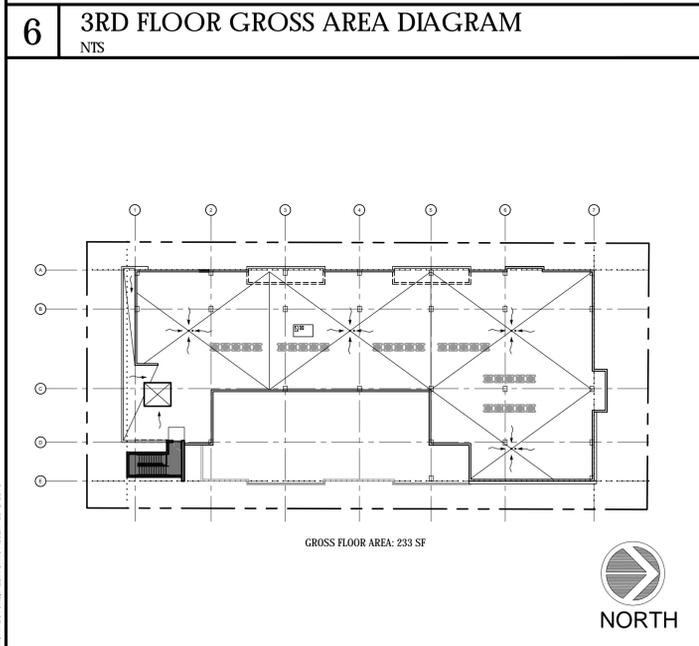
3 2ND FLOOR GROSS AREA DIAGRAM
NTS



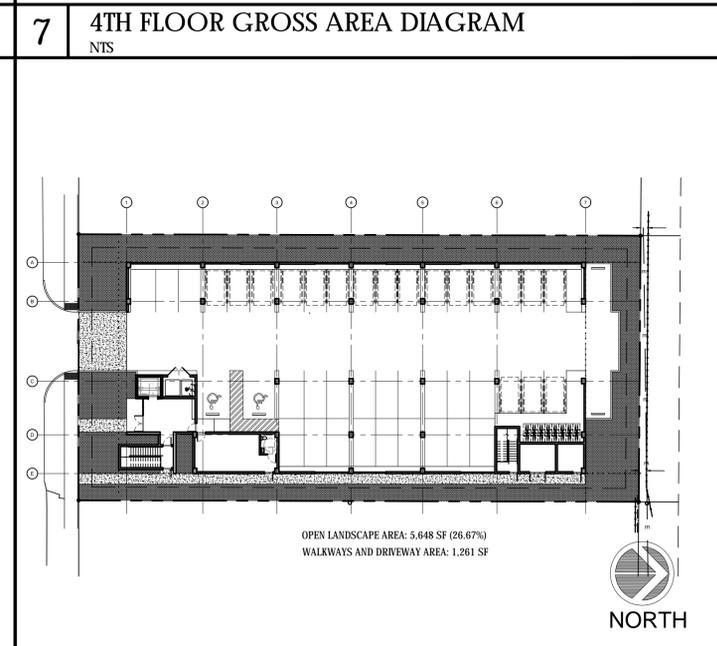
6 3RD FLOOR GROSS AREA DIAGRAM
NTS



7 4TH FLOOR GROSS AREA DIAGRAM
NTS



8 ROOF GROSS AREA DIAGRAM
NTS



9 FIRST FLOOR OPEN AREA DIAGRAM
NTS

FLOOD INFORMATION:

- INFORMATION PROVIDED IS BASED ON FIRM MAPS DATED 08/18/2014
- REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- COMMUNITY NUMBER 125113
- PANEL NUMBER 0960H
- ZONE AH
- BASE FLOOD ELEVATION 9.00'
- EFFECTIVE DATE 08/18/14

1 FLOOD INFORMATION
NTS

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06

§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 DISCREET AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.

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

- ENERGY EFFICIENCY 5% OVER FLORIDA BUILDING CODE
- ENERGY STAR CERTIFIED COOL ROOF
- LEAF POLLUTANT CONTROL
- ELECTRIC CAR CHARGING INFRASTRUCTURE
- USE OF REGIONAL AND RECYCLED MATERIALS
- MOISTURE CONTROL MEASURES
- ENERGY STAR APPLIANCES & LIGHTING
- ENERGY EFFICIENT HVAC SYSTEM DESIGN AND BUILDING ENVELOPE
- WATER-EFFICIENT FIXTURES
- PROGRAMMABLE THERMOSTATS

ADDITIONAL PRACTICES

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

5 GREEN BUILDING PRACTICES
NTS

FLOOR	UNIT NO.	AREA UNIT SF		BEDS/BATH	UNIT COUNT	
		UNIT/GROSS	BALCONY			
2ND FLOOR	201	1,023	155	2/2	1	
	202	971	84	1/1 + DEN	2	
	203	1,079	79	1/1 + DEN	3	
	204	969	87	1/1 + DEN	4	
	205	965	82	1/1 + DEN	5	
	206	934	84	1/1 + DEN	6	
	207	930	79	1/1 + DEN	7	
	208	969	87	1/1 + DEN	8	
	209	949	82	1/1 + DEN	9	
	210	1,174	85	2/2	10	
	211	1,144	80	2/2	11	
TOTAL FLOOR	11,107	984				
3RD FLOOR	301	1,023	155	2/2	12	
	302	971	84	1/1 + DEN	13	
	303	1,079	79	1/1 + DEN	14	
	304	969	87	1/1 + DEN	15	
	305	965	82	1/1 + DEN	16	
	306	934	84	1/1 + DEN	17	
	307	930	79	1/1 + DEN	18	
	308	969	87	1/1 + DEN	19	
	309	949	82	1/1 + DEN	20	
	310	1,174	85	2/2	21	
	311	1,144	80	2/2	22	
TOTAL FLOOR	11,107	984				
4TH FLOOR	401	1,023	155	2/2	23	
	402	971	84	1/1 + DEN	24	
	403	969	87	1/1 + DEN	25	
	404	934	84	1/1 + DEN	26	
	405	969	87	1/1 + DEN	27	
	406	1,174	85	2/2	28	
407	1,144	80	2/2	29		
TOTAL FLOOR	6,154	650				
TOTAL AREAS	23,368	2,618	20	1/1 + DEN UNITS	9	2/2 UNITS
AVERAGE UNIT:	805.79 SF					

10 UNIT BREAKDOWN
NTS

SKINAGE NOTE:
ALL SKINAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RMCRA-76 ZONING DISTRICT.

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

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

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 0-2016-02

§ 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. 0-2011-06, PASSED 2-16-11; AM. ORD. 02016-02, 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

- REVIEW CRITERIA
- 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 EXCEED 30% OF EACH WALL AREA.

4 PLAN NOTES
NTS

PROPERTY OWNER

INFINITY R. E. INVESTMENTS II, LLC
288 W MASHITA DR
KEY BISCAYNE FL 33149

PROPERTY ADDRESS

2323 WASHINGTON STREET
HOLLYWOOD, FL 33020

FOLIO

5142 16 01 1290

LEGAL DESCRIPTION

LOT 9, BLOCK 1 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.

SITE INFORMATION

EXISTING ZONING: DIVE HIGHWAY - SINGLE FAMILY, MULTI-FAMILY DISTRICT (DH-2)

LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER

NET LOT AREA: 21,176 SQUARE FEET, 0.4861 ACRES

FAR: 1.75

	ALLOWED	PROVIDED
BUILDABLE AREA:	37,058 SF	37,041 SF
PROPOSED NO. OF UNITS:	N/A	29 UNITS
PARKING:	REQUIRED	PROVIDED
	UNITS	20 UNITS 1/1 + DEN x 1.5 PER UNIT = 30 SPACES 9 UNITS 2/2 x 1.5 PER UNIT = 14 SPACES
GUESTS	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES
TOTAL	= 47 SPACES	61 SPACES INCLD. 2 HC SPACES
LOADING:	REQUIRED	PROVIDED
	NOT REQ. LESS THAN 50 UNITS	0 SPACE
SETBACKS:	REQUIRED	PROVIDED
	(a) FRONTAGE (MADISON ST) (b) SIDE INTERIOR (WEST) (c) SIDE INTERIOR (EAST) (d) REAR	15'-0" 10'-0" 10'-0" 20'-0"
LANDSCAPE OPEN SPACE:	REQUIRED	PROVIDED
	4,235 (20.00%)	5,648 (26.67%)
WALKWAYS AND DRIVEWAYS:		1,261 SF

REVISIONS

No.	DATE	DESCRIPTION

BUILDING SUMMARY

BUILDING HEIGHT:	MAIN BULD.	ALLOWED	PROVIDED
		4 STORES/ 45'-0"	4 STORES/ 45'-0"

GROSS BUILDING AREA:	INTERIOR
FIRST FLOOR	1,666 SF
SECOND FLOOR	12,881 SF
THIRD FLOOR	12,628 SF
FOURTH FLOOR	9,633 SF
ROOF	233 SF
TOTAL	37,041 SF

11 SITE DATA
NTS



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SHEET TITLE
SITE DATA AND NOTES

REVISIONS
No. DATE DESCRIPTION

PROJECT No.: 18102
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DRAWN BY: MJB
CHECKED BY: JBK

SHEET

SP-0



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SHEET TITLE
PROPOSED 1ST FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

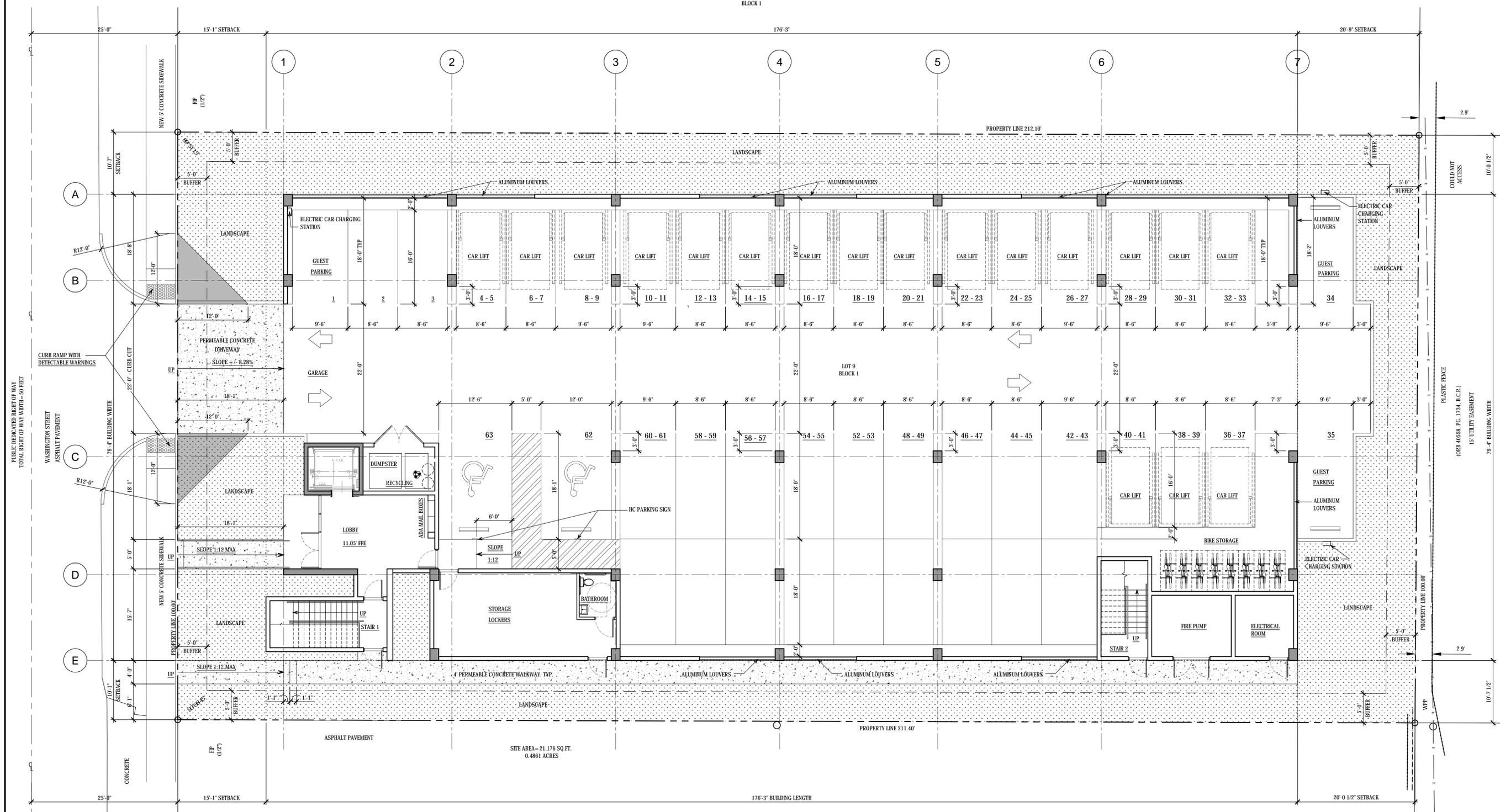
PROJECT No.: 18102
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A-1.1

OWNER: FERNANDEZ, ELIO R
 TRUC, ALICIA
 LOT 10
 BLOCK 1

OWNER: PETERS, LEE B
 LOT 8
 BLOCK 1



1 PROPOSED SITE / FIRST FLOOR PLAN
 1/8" = 1'-0"

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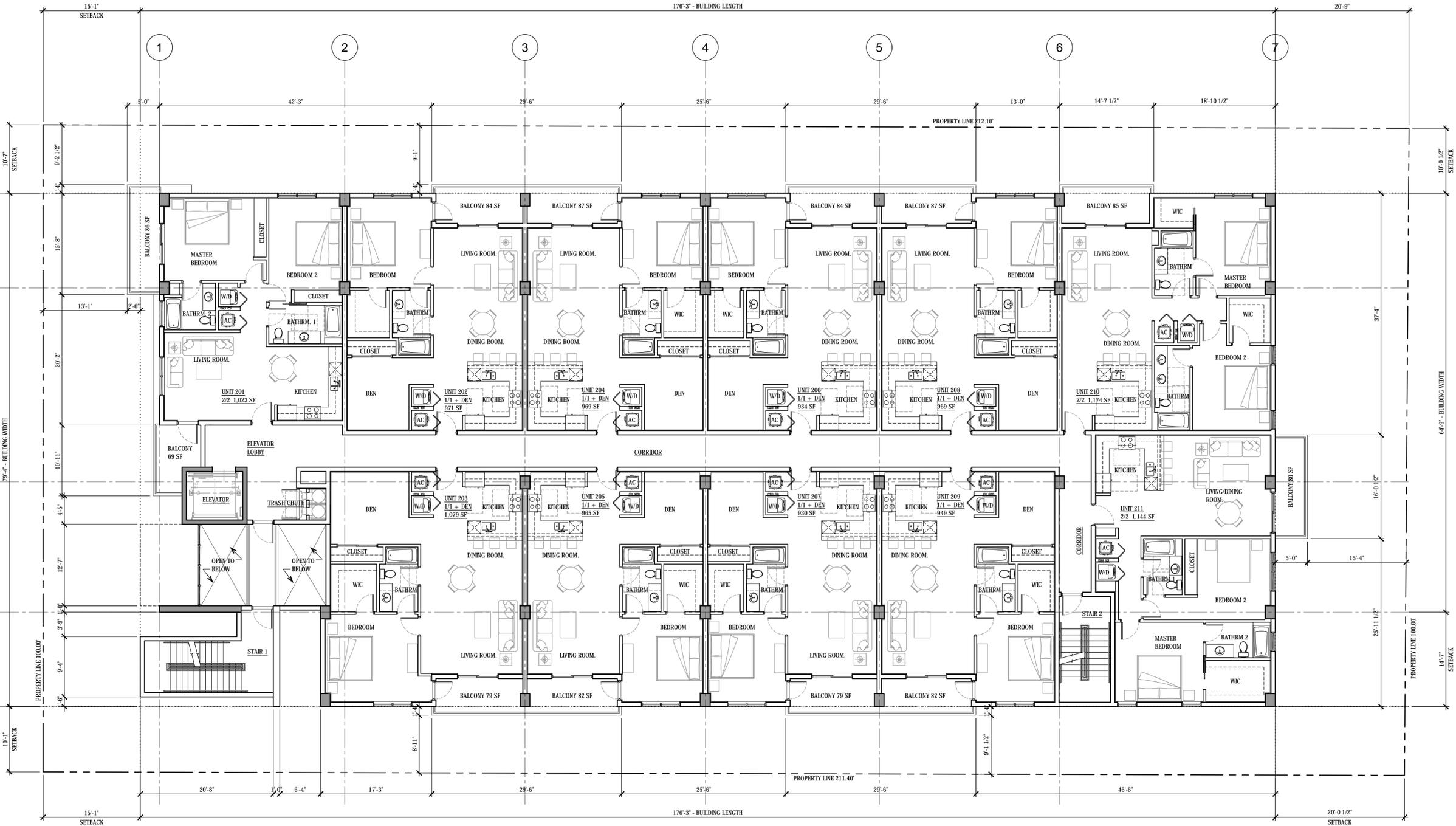
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1 SECOND FLOOR PLAN
 1/8" = 1'-0"





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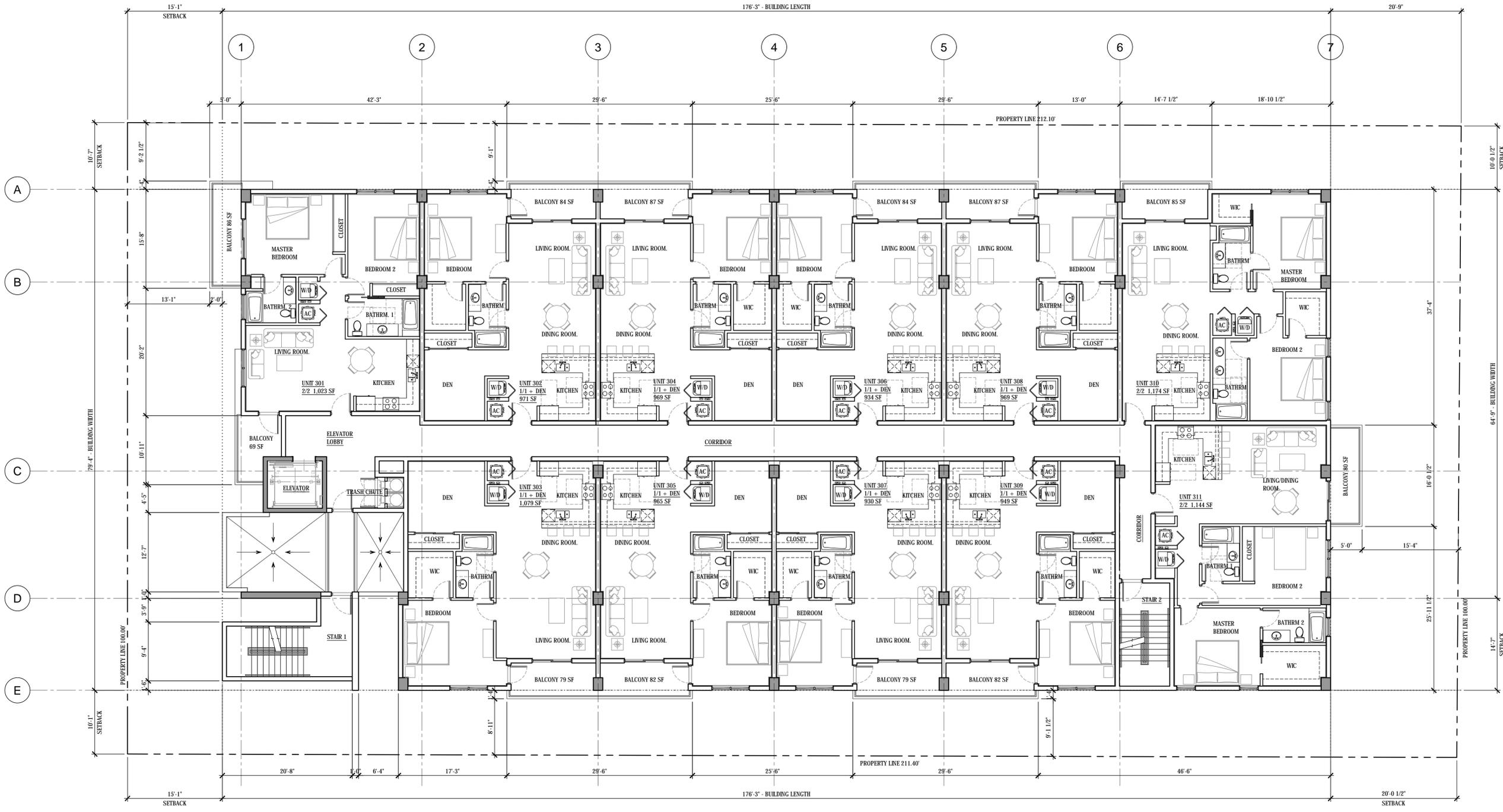
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SHEET

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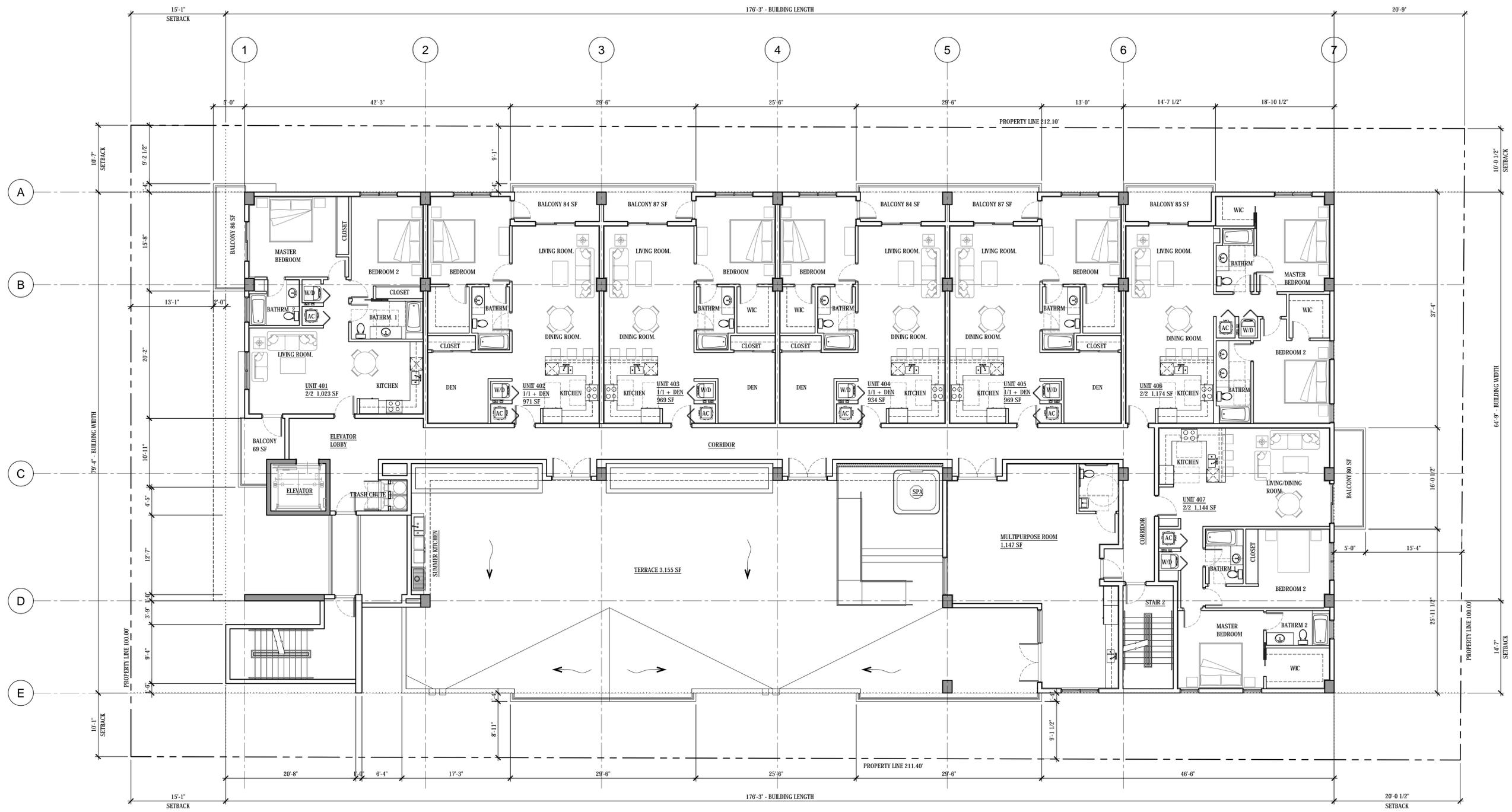
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PROPOSED 4TH FLOOR PLAN

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SHEET

A-1.4



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