



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 08-15-2024

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 6100 Hollywood Blvd, Hollywood FL 33023

Lot(s): 22, 23 & 24 Block(s): - Subdivision: 51411331

Folio Number(s): 514113310010

Zoning Classification: S-MU Land Use Classification: Educational

Existing Property Use: Office Sq Ft/Number of Units: 130,958 SF

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: 11,342 SQ. FT. - Educational building with ground floor parking.

Phased Project: Yes No Number of Phases:

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

Name of Current Property Owner: YASHASIM LLC

Address of Property Owner: 6100 HOLLYWOOD BLVD, SUITE 406, HOLLYWOOD FL 33023

Telephone: 954 356 5716 Email Address: barry@notjustwarehouses.com

Applicant Joseph B. Kaller Consultant Representative Tenant

Address: 2417 Hollywood Blvd, Hollywood FL 33020 Telephone: 954 920 5746

Email Address: joseph@kallerarchitects.com

Email Address #2: -

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : -

E-mail Address: -

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: *Barry Katz* Date: 08-15-2024
 AUTHORIZED REPRESENTATIVE

PRINT NAME: Barry Katz Date: 08-15-2024

Signature of Consultant/Representative: *Joseph B. Kaller* Date: 08-15-2024

PRINT NAME: JOSEPH B. KALLER Date: 08-15-2024

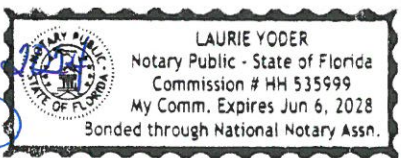
Signature of Tenant: - Date: -

PRINT NAME: - Date: -

Current Owner Power of Attorney

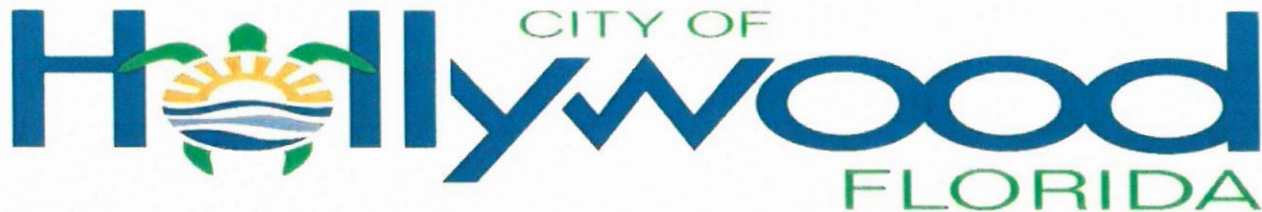
I am the current owner of the described real property and that I am aware of the nature and effect the request for PRELIMINARY TAC REVIEW to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the PRELIMINARY TAC (Board and/or Committee)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

Sworn to and subscribed before me this 15th day of August
Laurie Yoder
 Notary Public
 State of Florida



Barry Katz
 Signature of Current Owner
 AUTHORIZED REPRESENTATIVE
Barry Katz
 Print Name

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



Technical Advisory Committee Submittal Checklist

QUICK FACTS:

- Submittals are accepted on meeting dates before 11 A.M. for the next available meeting or earlier.
- A scheduled appointment with the assigned Planner is required for all submittals.
- No applications are automatically scheduled for ANY meetings. Applications must be determined to be complete by Staff before any processing occurs.

Fee Calculation

Residential:
\$2,715 + \$67 per unit

All others:
\$2,715 + \$81 per 1,000 sq. ft.

Fee will be paid per required review

TAC Typically meets twice a month on the First and Third Monday of the Month, except (January and August)

2023 Meeting Dates:

- 1/23
- 2/6 & 2/21
- 3/6 & 3/20
- 4/2 & 4/17
- 5/8 & 5/22
- 6/5 & 6/19
- 7/3 & 7/17
- 9/5 & 9/18
- 10/2 & 10/16
- 11/6 & 11/20
- 12/4 & 12/18

Meeting dates are subject to change

Provide one digital package in PDF (unless otherwise specified) containing the items below:

(Incomplete applications will not be routed and will be postponed until all required components are submitted)

Requirements for Preliminary Site Plan Review:

- General Application
- Application Fee
- Ownership and Encumbrance Report (O&E)
- Cover Sheet with Location Map
- Certified Alta Survey
- Dimensioned Site Plan
- Dimensioned Building Elevations

Requirements for Final Site Plan Review: (in addition to above items)

- Dimensioned Typical Floor Plans (include all levels)
- Street Profile/Elevation (including adjacent buildings)
- Dimensioned Landscape Plans
- Dimensioned Schematic Paving, Grading and Drainage Plan
- Color Rendering
- For residential developments, provide Broward County School Board impact fee application.
- Wildlife Protection (if applicable)
- Written Responses to Preliminary TAC comments
- Public Notice: Mailing Notification and Property Posting Requirements
- Criteria Statement(s) for each request indicating consistency with all applicable criteria found in Article 5 of the Zoning and Land Development Regulations which may include the following: Variances, Design, and Special Exceptions (Available online at www.amlegal.com).

Please refer to Article 6 of the City of Hollywood's Zoning and Land Development Regulations for a detailed description of each item listed above or visit our website at www.hollywoodfl.org

LAW OFFICES OF PAUL FELDMAN, P.A.

2750 NE 185th Street, Suite 203, Aventura, FL 33180

305-931-0433

Paul@feldmanclosings.com

OPINION OF TITLE

File Number: 11344688

Reference: 23-309

Provided for: CITY OF HOLLYWOOD

With the understanding that this Opinion of Title is furnished to the City of Hollywood, in connection with an application for Site Plan Approval covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from year 1953 to August 28, 2023 at the hour of 11:00pm, inclusive, of the following described property:

Parcel "A", of DEVELOPMENT EAST PLAT, according to the Plat thereof, recorded in Plat Book 122, Page 23, of the Public Records of Broward County, Florida.

Address: **6100 Hollywood Boulevard, Hollywood, Florida**

Folio No. 5141 13 31 0010

Names of all Owner(s) of Record:

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is:

Yashasim, LLC, Florida limited liability company by virtue of that certain Special Warranty Deed filed June 5, 2003, recorded in Official Records Book 35314, Page 48, from ACP Office II LLC, a Delaware limited liability company, to Yashasim, LLC, a Florida limited liability company.

Subject to the following:

Mortgage(s) of Record (*if none, state none*):

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

NONE

List of easements and Rights-of-Way lying within the plat boundaries:

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. PLAT	February 22, 1985	PB 122/23
2. AGREEMENT	March 15, 1985	12394/274
3. DEVELOPER'S AGREEMENT WATER SERVICE	July 10, 1985	12666/810
4. DEVELOPER AGREEMENT	August 6, 1986	13623/234
5. EASEMENT	January 5, 1988	15089/55
6. BILL OF SALE ABSOLUTE	January 5, 1988	15089/57
7. RELEASE OF CANAL RESERVATION	December 8, 1998	29052/1689
8. EASEMENT	December 31, 1998	29115/1442
9. RELEASE OF EASEMENT	December 31, 1998	29115/1444
10. EASEMENT	March 24, 1999	29338/1513
11. NOTICE OF LANDLORD	December 14, 2000	31103/265
12. ORDINANCE NO. 2002-61	November 21, 2002	34145/1891
13. SUBORDINATION AND ATTORNMENT AGREEMENT	January 23, 2006	41323/605
14. DECLARATION OF COVENANTS AND RESTRICTIONS	March 15, 2011	47783/1002
15. DECLARATION OF COVENANTS	March 15, 2011	47783/1006
16. SUBORDINATION, NONDISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT	March 9, 2015	#112854877

OPINION OF TITLE
FILE NUMBER: 11344688

The undersigned hereby certifies that the foregoing Opinion of Title was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

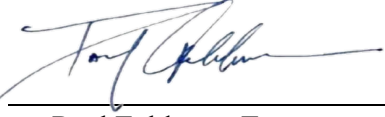
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s)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

OPINION OF TITLE
FILE NUMBER: 11344688

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 13th days of September, 2023.

PAUL FELDMAN, P.A.

By  _____
Paul Feldman, Esq.

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

The following is information regarding The Learning Experience® and our operations. If you have any questions, please contact us directly.

The Learning Experience has 350 operating child development centers throughout the United States with an additional 300 in some stage of development. Our secure centers offer premier child care to children ages six weeks to five years: infants, toddlers, twaddlers, preppers, preschoolers, pre-K, kindergarten and after school care for children up to eight years of age at some of our centers.

Information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Occasional activities on nights & weekends (Open Houses, parties, etc.) The occur very seldomly

Size of the building

- 10,000 square ft. building

Size of playground

- 5,000 sq ft (typical size)
- 7,500 sq ft in Arizona
- 12,500 sq ft in California
- Playground size will vary in hyper-urban markets

Overall average enrollment

- 80% Occupancy (approximately 136 children)

Capacity of the center

- 170 - 200 children (varies per county and state licensing)

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 125 children non-diapered

Part time children attendance

- Typical center has 25% part-time students

Part time schedules

- Schedules vary (am students to pm students)

Families with siblings

- Approximately 20% have one or more siblings attending

Absenteeism rate

- Approximately 8% - 12%, per day

Number of employees

- Approximately 18 to 24 staff at any one time (24 is usually the max)
- 30% Are part time

Number of parking spots

- 35 parking spots minimum with 40 as the norm

Traffic

- Each parent parks their vehicle in The Learning Experience parking area and brings their child into the center. Their child is checked in at the reception counter. Subsequently, the parent then brings their child to their designated classroom. The reverse of this occurs at pick up.
- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (15 children)
- 7:00am-7:30am (33 children)
- 7:30am-8:00am (44 children)
- 8:00am-8:30am (44 children)
- 8:30am-9:00am (33 children)
- 9:00am-9:30am (34 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (15 children)
- 4:00pm-4:30pm (35 children)
- 4:30pm-5:00pm (49 children)
- 5:00pm-5:30pm (49 children)
- 5:30pm-6:00pm (35 children)
- 6:00pm-6:30pm (20 children)

Calculations based on a center with the capacity of 203

Drop-off and pick-up policies:

From the moment your child arrives until he or she is picked up at the end of the day, your child's safety is our foremost concern. No child shall ever be left unsupervised.

Our center is equipped with an intercom/telephone in each classroom for emergency use.

Procedures for arrivals and departures are designed to ensure the safety and well-being of everyone at the center.

- Parents are to use only the front door for entering and exiting.
- Each authorized individual receives a key fob that he/she must use to obtain entry into the building.
- Children must be walked into the building by a parent or authorized guardian and placed with their assigned center *staff member*.
- Parents must complete the electronic sign-in and sign-out process as well as the manual sign-in sheet on a daily basis and any applicable forms requested by the center (e.g., medication, Communication Form).
- When parents pick up a child they are required to sign out.

Safety and Security

The Learning Experience has instituted security systems as an effective means of protecting our children. This may include:

- Gates and fences surrounding the property with alarms on gates.
- Special locks at entrance with limited access.
- Cameras throughout the center for the purpose of monitoring a secure environment and for observation by both administration and parents.
- Windows on the doors allow parents the opportunity to view the child's activities without disturbing the integrity of the classroom environment.

Release of Children

Security fobs are issued to each authorized person who will be routinely dropping off and picking up your child. It is imperative for security purposes that the center is aware of each person coming or going.

On any occasion when a person without a security fob or pass must pick up a child, the person's name must be in child's file. He or she will be asked for a photo identification, which will be photocopied and placed in your child's file for future reference. A child will not be permitted to leave with any person other than those designated in writing by the parent.



happy
happens
here.

Playground

Children of all ages are encouraged to participate daily in at least two occasions of age appropriate outdoor time, weather permitting for a minimum of 30 minutes per increment. The children are always supervised during outdoor play.

If you have any additional questions or concerns, please feel free to contact me at 561.886.6400 ext 2442.

Kim Ernest

Associate Vice President, Construction

k Ernest@tlecorp.com



happy
happens
here.

OWNER

YASHASIM LLC

6100 Hollywood Blvd.
 Suite 406, Hollywood Florida 33020
 954.356.5716
 barry@notjuswarehouses.com

ARCHITECT

JOSEPH KALLER

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

BARR KATZ

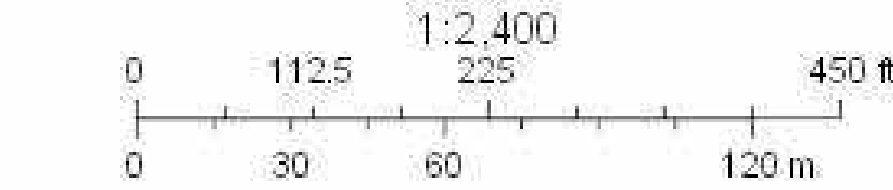
6100 Hollywood Blvd, Hollywood FL 33023

Property Id: 514113310010

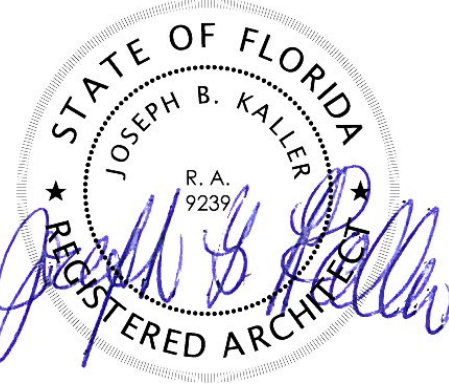
**Please see map disclaimer



August 15, 2024

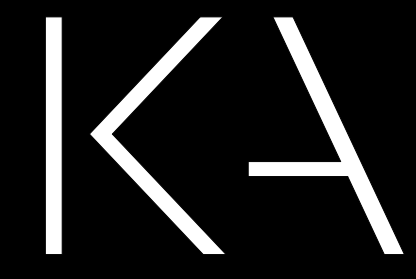


Flight Date: Jan 1, 2024 & Jan 29, 2024 | Broward County Property Appraiser



ARCHITECTURE - DRAWING INDEX

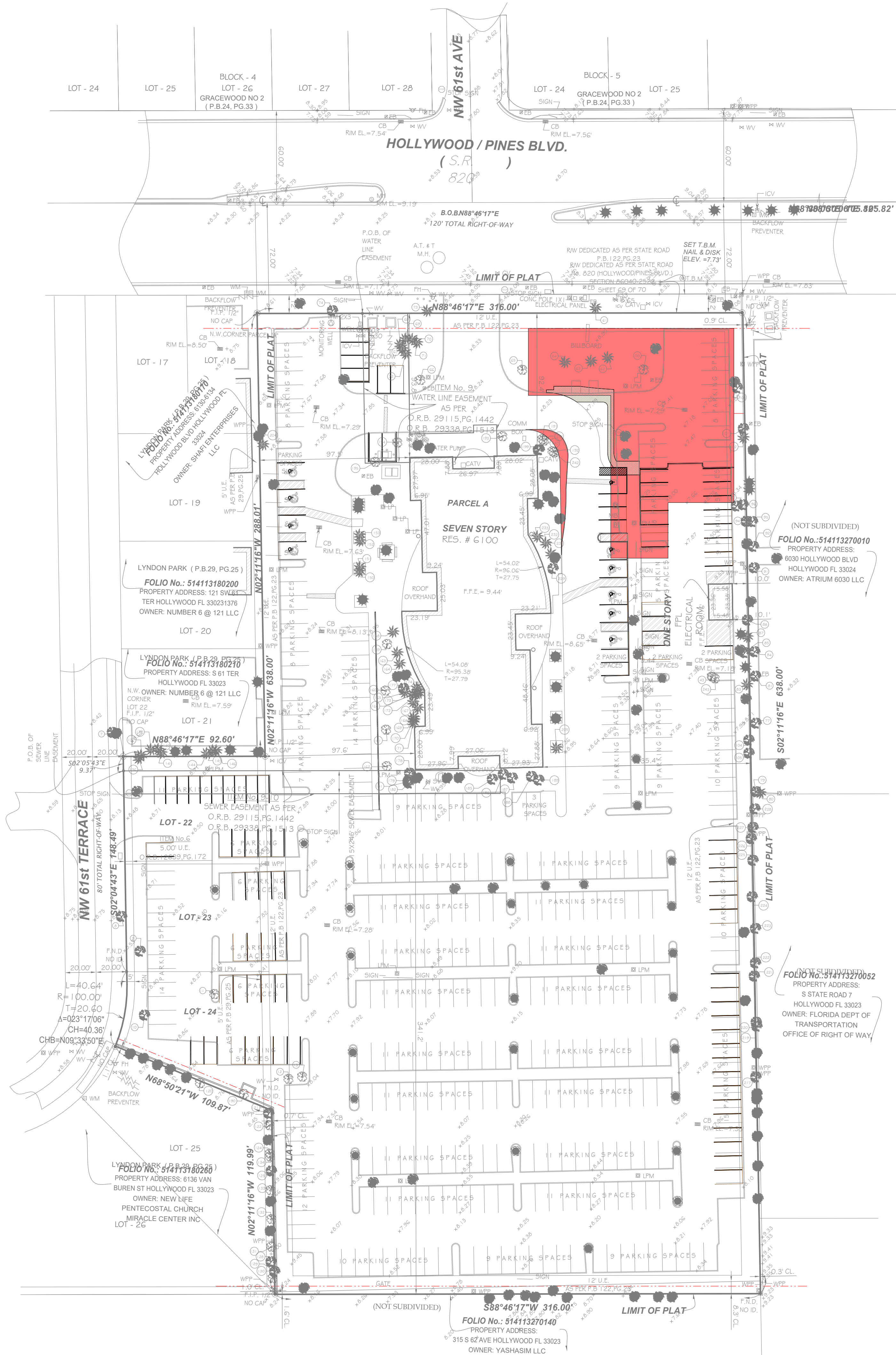
SHEET ORDER	SHEET NUMBER	SHEET NAME
1	C-0	COVER SHEET
2	A-A-0101	PROPOSED DEMOLITION SITE
3	A-A-0102	PROPOSED SITE
4	A-A-0103	GROUND FLOOR
5	A-A-0104	SECOND FLOOR
6	A-A-0105	THIRD FLOOR
7	A-A-0106	ROOF LEVEL
8	A-A-0107	FACADES
9	A-A-0108	FACADES
10	A-A-0109	3D VIEWS
11	A-A-0112	3D VIEWS ISOMETRIC
12	A-A-0110	3D VIEW
12	A-A-0113	RENDERING
13	A-A-0111	3D VIEW



Kaller Architecture

2417 Hollywood Blvd.
 Hollywood Florida 33020

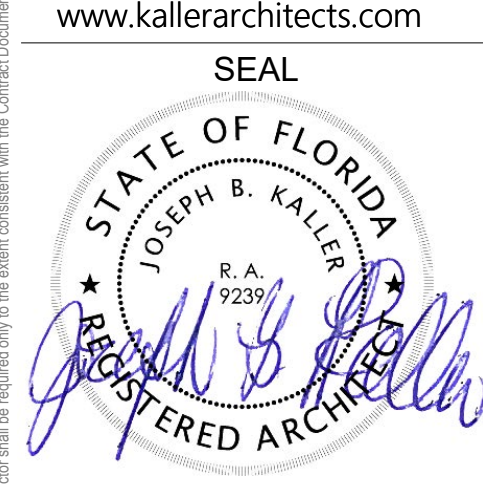
PROPOSED SITE DEMOLITION



KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2024



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954 920 5746
joseph@kallerarchitects.com



JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
PROPOSED DEMOLITION SITE
BARR KATZ
6100 Hollywood Blvd. Hollywood FL 33023

REVISIONS

No.	Description	Date

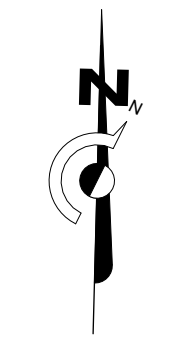
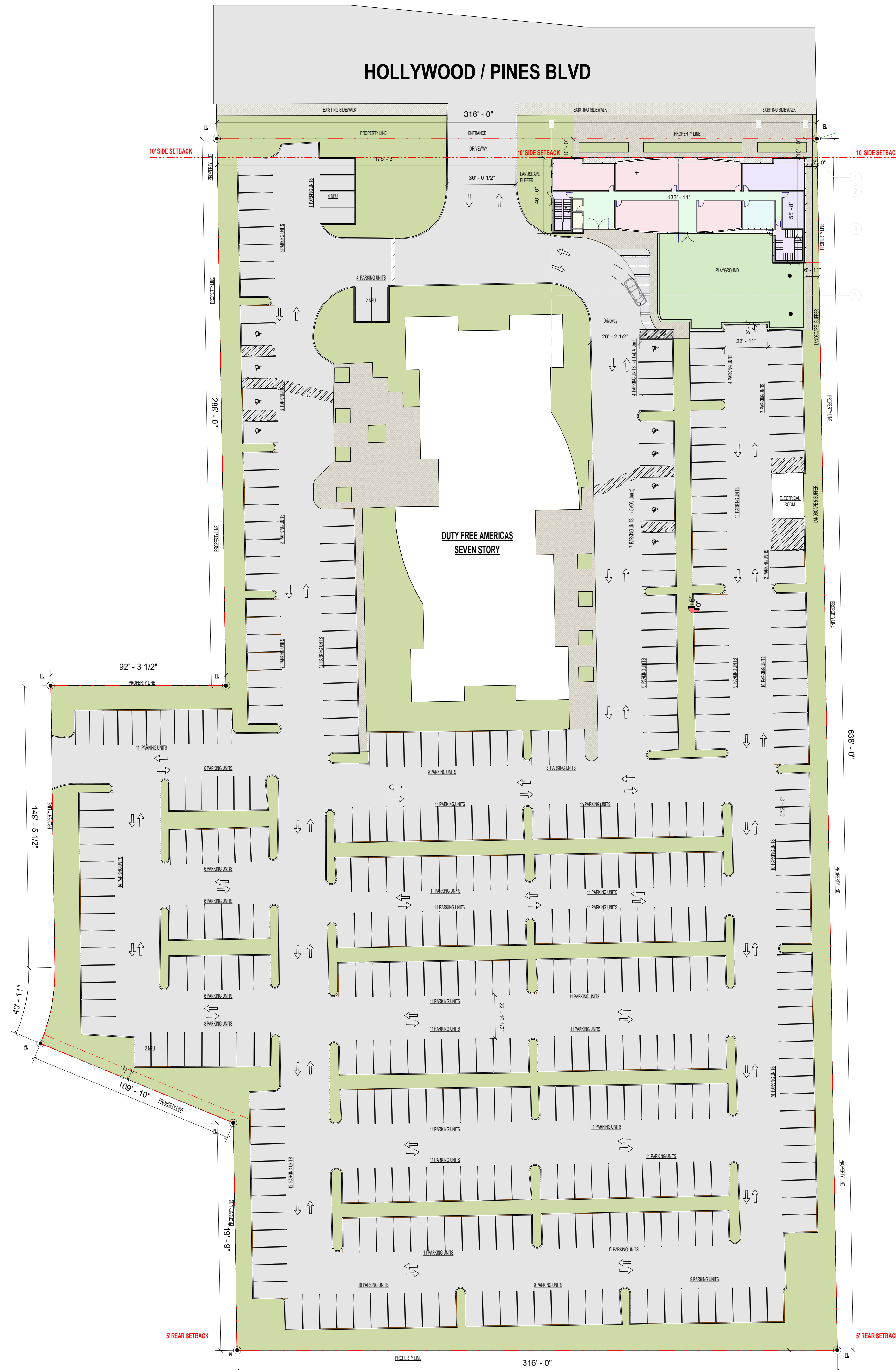
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 21304
DATE: 02/20/2024
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
A-A-0101

Borders shall use complete sets of listing documents in preparing bids, whether the Owner has authorized same, responsibility for errors or omissions remains with the user of incomplete or preliminary sets of listing documents. The user of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the accuracy of the information provided to the Architect and shall be responsible for the accuracy of the information provided to the Owner.

PROPOSED SITE



PROPERTY ADDRESS

6100 HOLLYWOOD BLVD, HOLLYWOOD FL 33024

FOLIO

514113310010

LEGAL DESCRIPTION

HOLLYWOOD, DEVELOPMENT EAST PLAT 122-23 B PARCEL "A"

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	S-MU	S-MU
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	OFFICE	DAYCARE
LAND USE DESIGNATION:	REGIONAL ACTIVITY	REGIONAL ACTIVITY
COUNTY USE DESIGNATION:		
NET LOT AREA:	221,214 SQFT / 5.07 AC	N/A
GROSS LOT AREA:	243,969 SQFT / 5.60 AC	N/A
BASE FLOOD ZONE:	X (0.2 Percent Annual Chance Flood)	X
BASE FLOOD ELEVATION:	9	9

BUILDING INTENSITY	ALLOWED	PROVIDED
Existing Building		
EXISTING BUILDING GROSS AREA:	130,958 SQF	N/A
NUMBER OF FLOORS:	7	N/A
Proposed Building		
BUILDING FOOT PRINT:	N/A	5373 SQFT
NUMBER OF FLOORS:	N/A	N/A
ALLOWED BUILDING HEIGHT:	60 FT	42 FT
TOTAL A/C AREA :	N/A	11,342 SQFT
FAR:	N/A	N/A

PARKING CALCULATION	EXISTING	REQUIRED	PROPOSED
EXISTING BUILDING Net area : 101,227 SQFT * 1 unit per 250 sqft	420	405	405
NEW BUILDING PARKING LOAD New building Net area : 6,077 SQFT * 1 unit per 400 sqft	N/A	16	16
TOTAL PARKING LOAD (Existing Building + New Building)	420	421	421

SET BACKS	REQUIRED	PROVIDED
(a) FRONTAGE SETBACK (North) (non residential):	10'	10'
(b) SIDE SETBACK (East) :	0'	6'
(c) SIDE SETBACK (West):	0'	176' -3"
(d) MINIMUM REAR FRONTAGE SETBACK:	5'	572' -3"

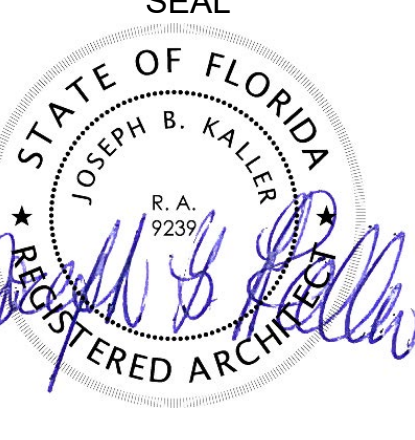
LANDSCAPE	PROVIDED
IMPREVIOUS AREA * Building foot print, parking, sidewalks & drives (total)	170,531 SQFT (77%)
PREVIOUS AREA *Landscape areas (total)	50,682 SQFT (23%)

BUILDING AREAS	LEVEL	AREA
AC BUILDING AREA:	FIRST FLOOR SECOND FLOOR THIRD FLOOR/ ROOF TOTAL AC AREA	5,373 SQFT 5,373 SQFT 679 SQFT 11,342 SQFT
NON-AC BUILDING AREA:	FIRST FLOOR SECOND FLOOR THIRD FLOOR / ROOFTOP (OPEN AREA)	0 SQFT 40.22 SQFT 2,699 SQFT



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954 920 5746
joseph@kallerarchitects.com

www.kallerarchitects.com



JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
BARR KATZ
6100 Hollywood Blvd. Hollywood FL 33023

SHEET TITLE
PROPOSED SITE

REVISIONS		
No.	Description	Date

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

PROJECT No.: 21304
DATE: 02/20/2024
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

A-A-0102

GROUND FLOOR

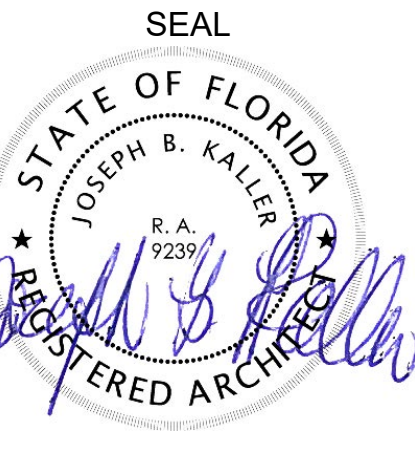


ROOMS IN BUILDING

- Circulation
- Class Room
- Jan
- Room
- Salon
- Services
- Stairs
- Technical



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PROJECT TITLE
BARR KATZ
 6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE
GROUND FLOOR

REVISIONS

No.	Description	Date

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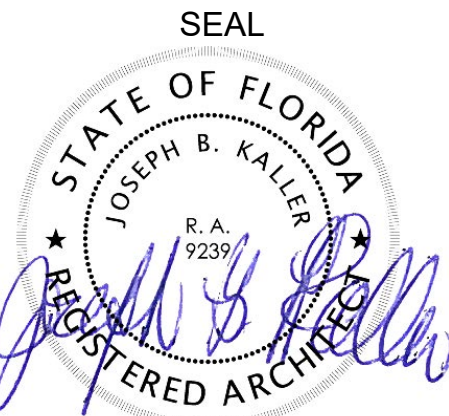
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SHEET
A-A-0103

SECOND FLOOR



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PROJECT TITLE
BARR KATZ
 6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE
SECOND FLOOR

REVISIONS

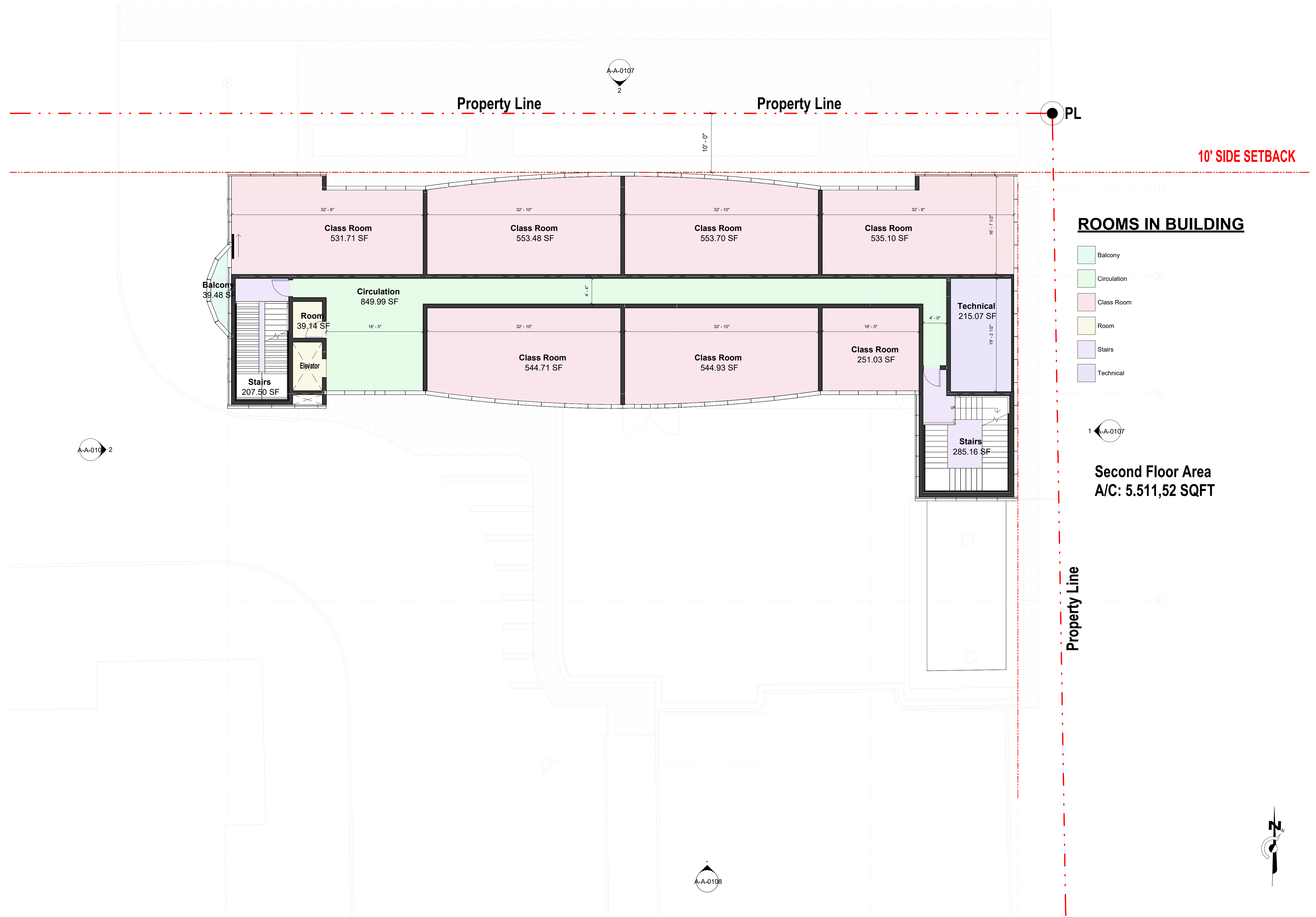
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SHEET

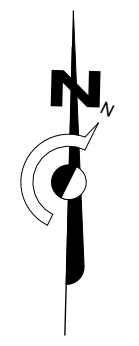
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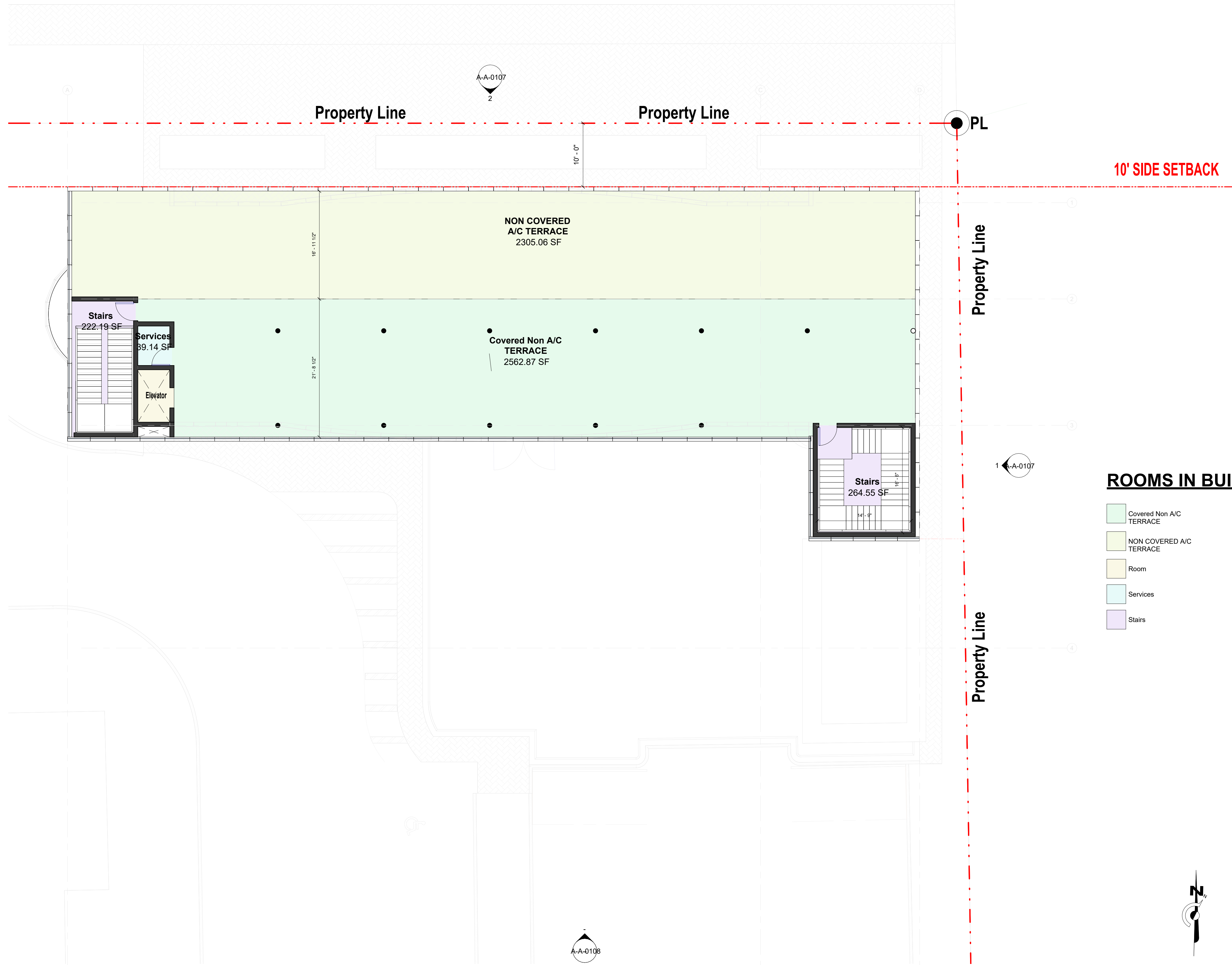
ROOMS IN BUILDING

- Balcony
- Circulation
- Class Room
- Room
- Stairs
- Technical

Second Floor Area
 A/C: 5,511,52 SQFT



THIRD FLOOR

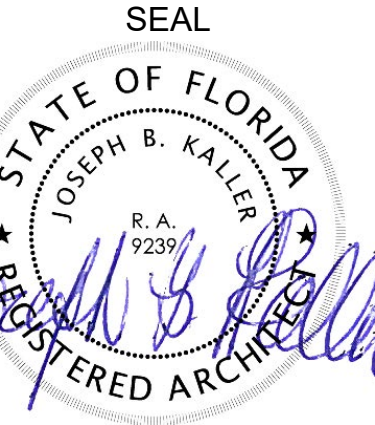


ROOMS IN BUILDING

- Covered Non A/C TERRACE
- NON COVERED A/C TERRACE
- Room
- Services
- Stairs



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BARR KATZ
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 6100 Hollywood Blvd, Hollywood FL 33023

THIRD FLOOR
 SHEET TITLE

REVISIONS

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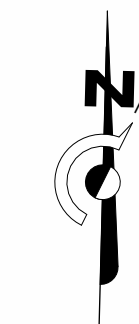
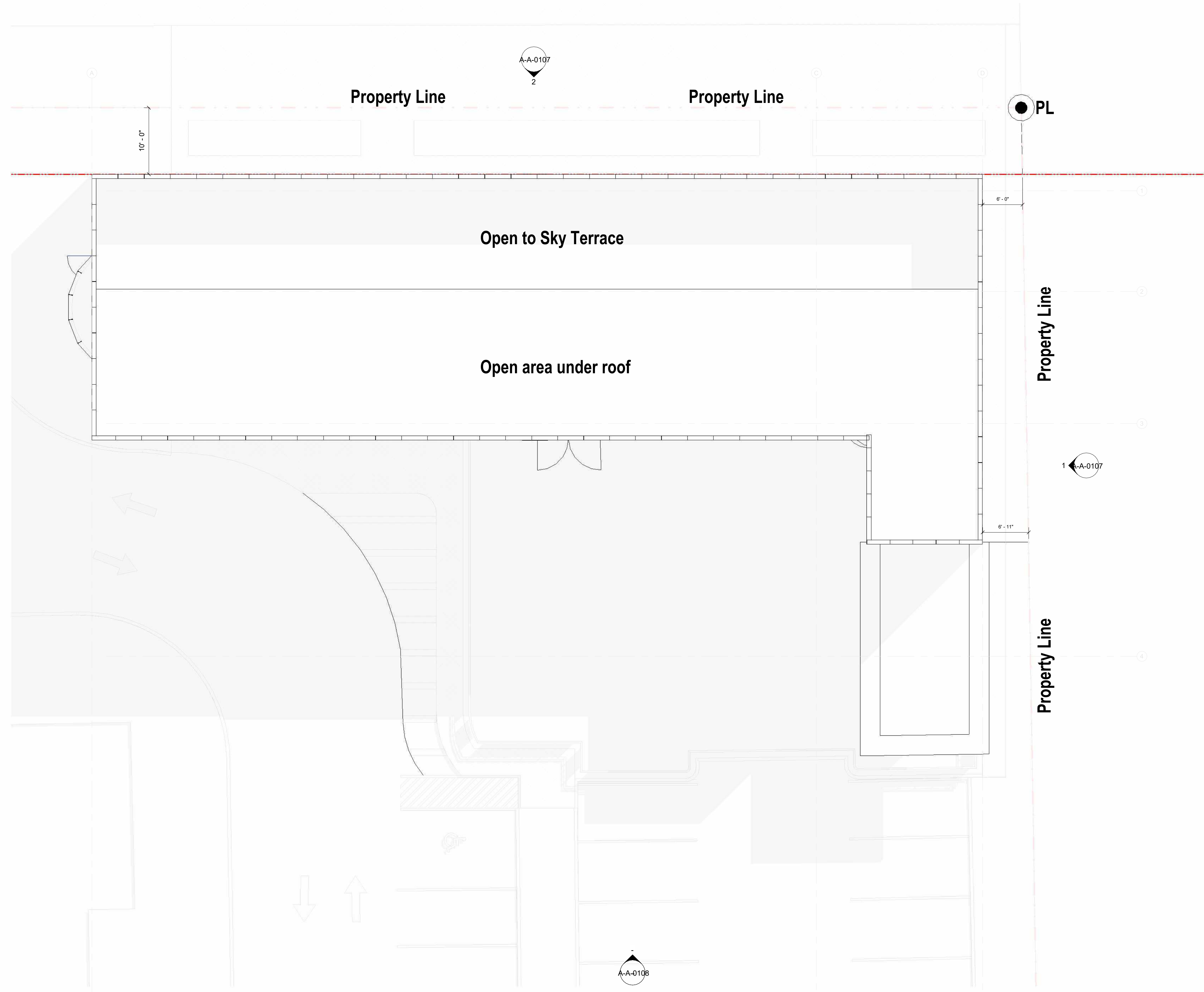
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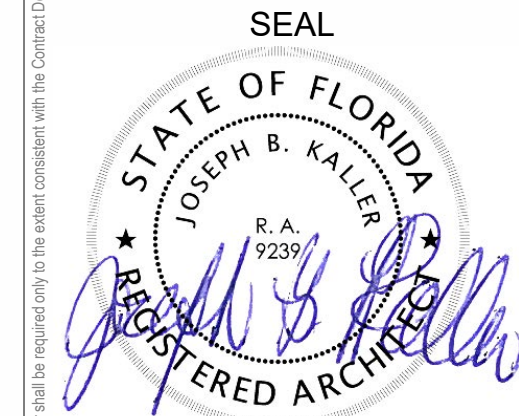
SHEET

A-A-0105

ROOF LEVEL



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SHEET TITLE
ROOF LEVEL

REVISIONS		
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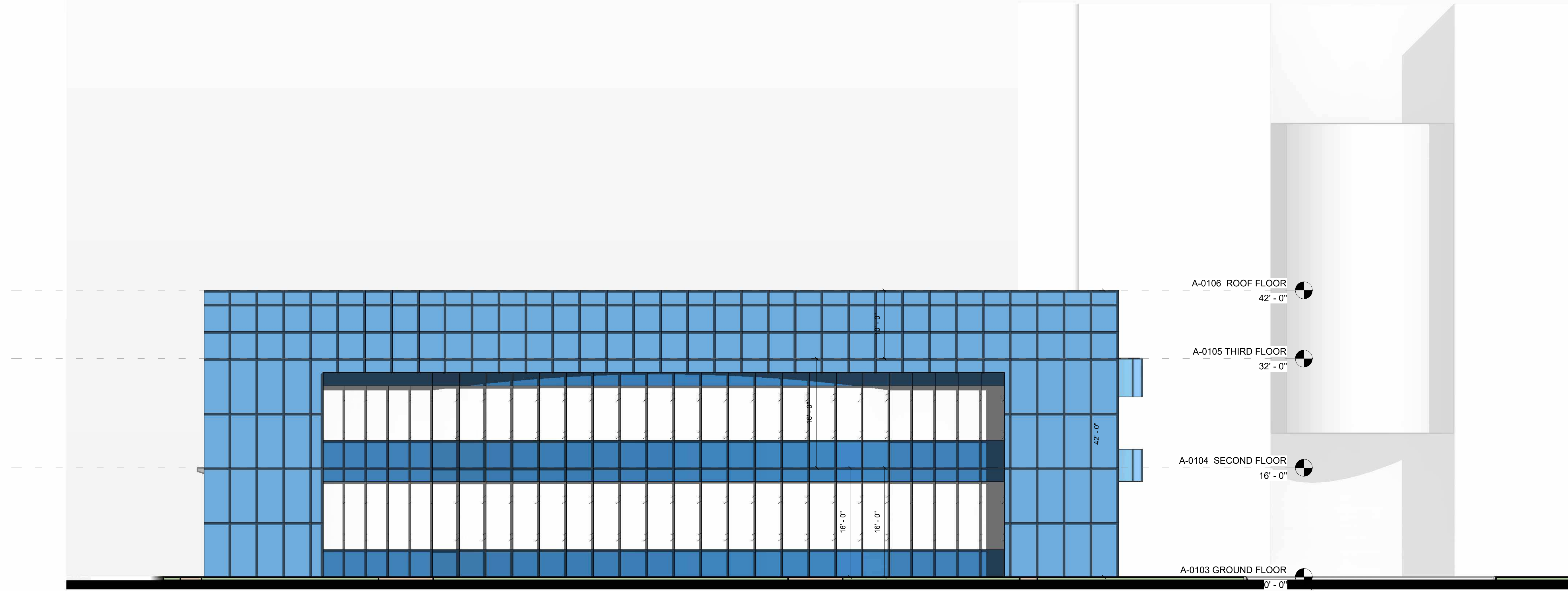
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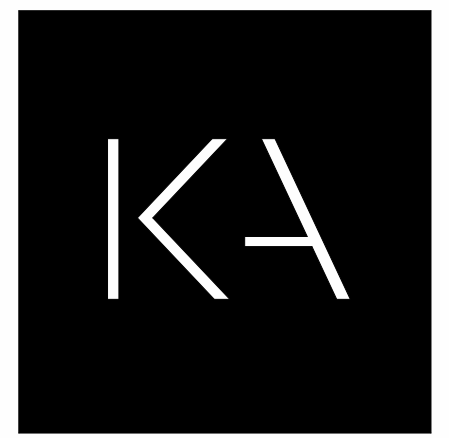
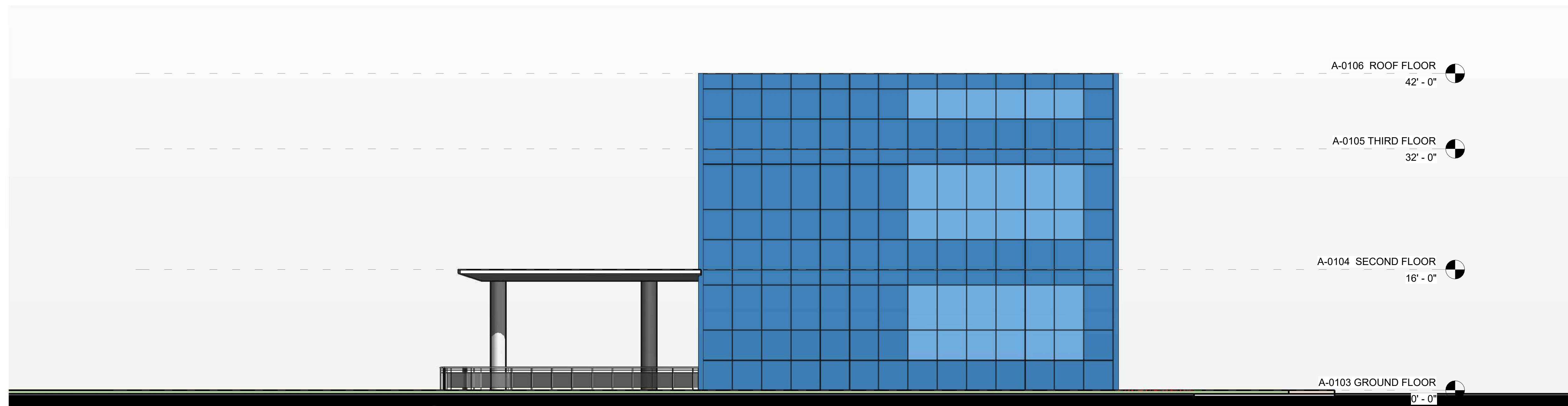
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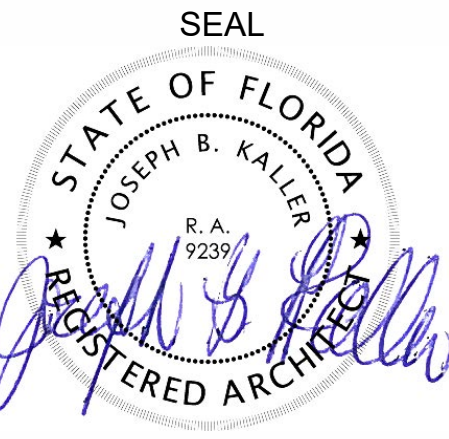
1 North Facade



2 East Facade



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SHEET TITLE
FACADES

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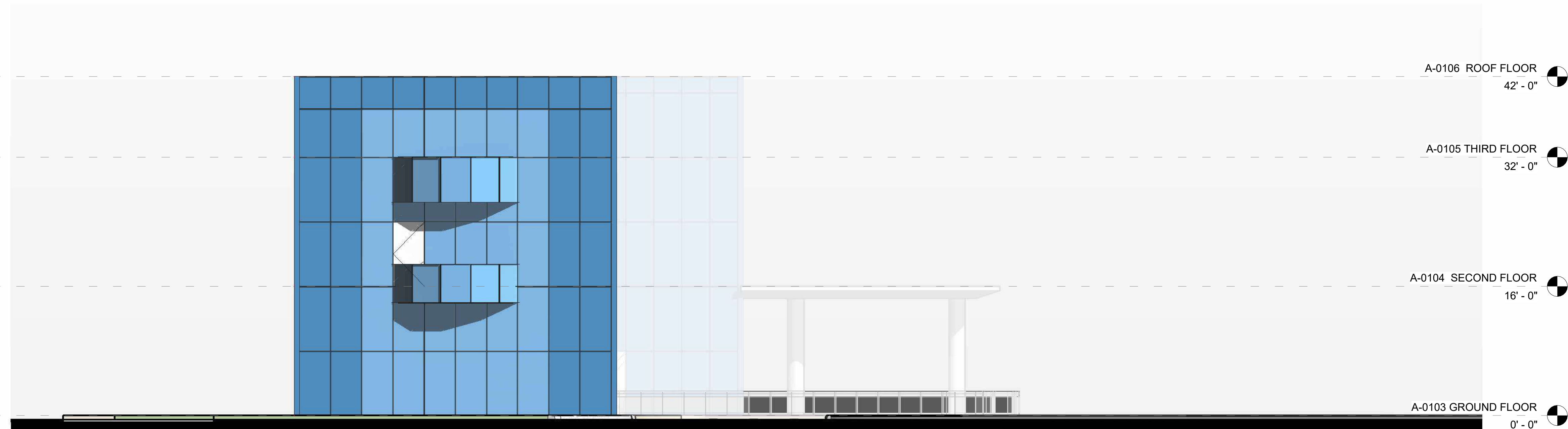
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SHEET
A-A-0107

1 South Facade



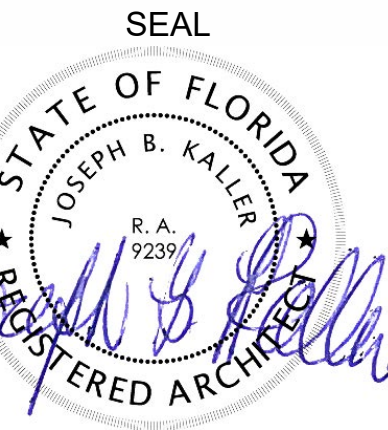
2 West Facade



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PROJECT TITLE
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SHEET TITLE
FACADES

REVISIONS

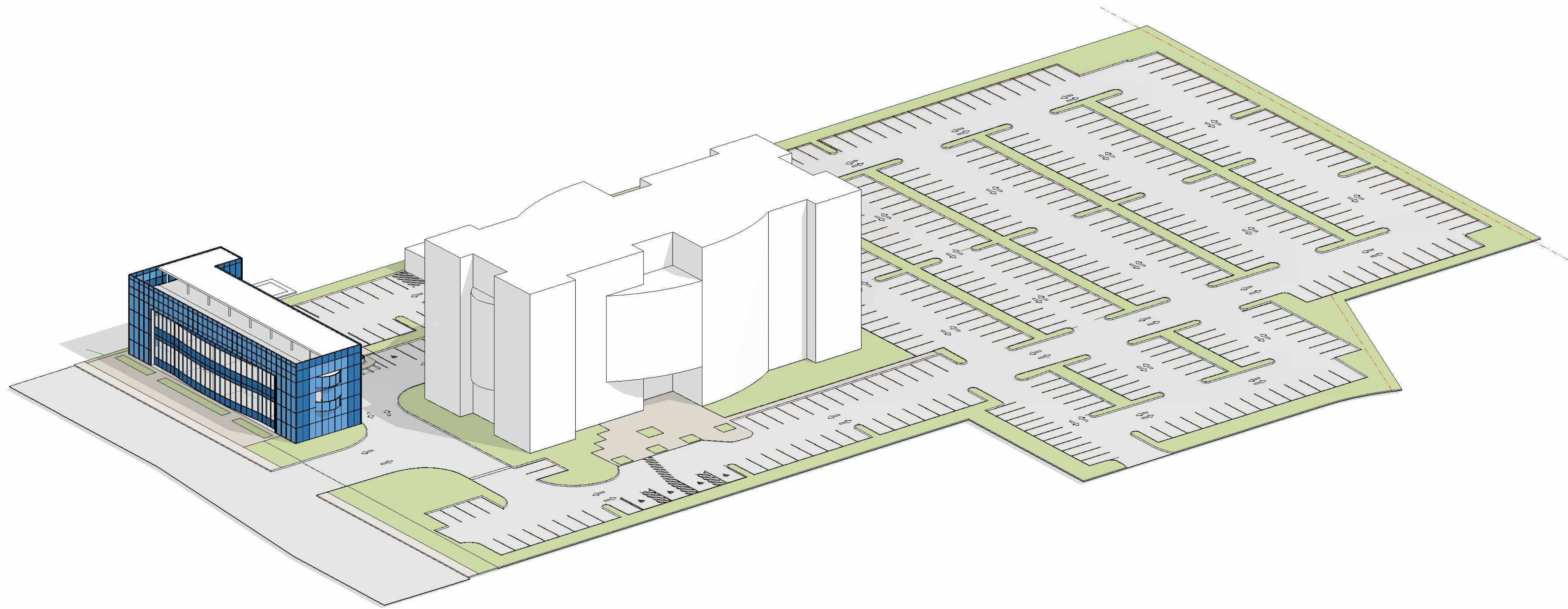
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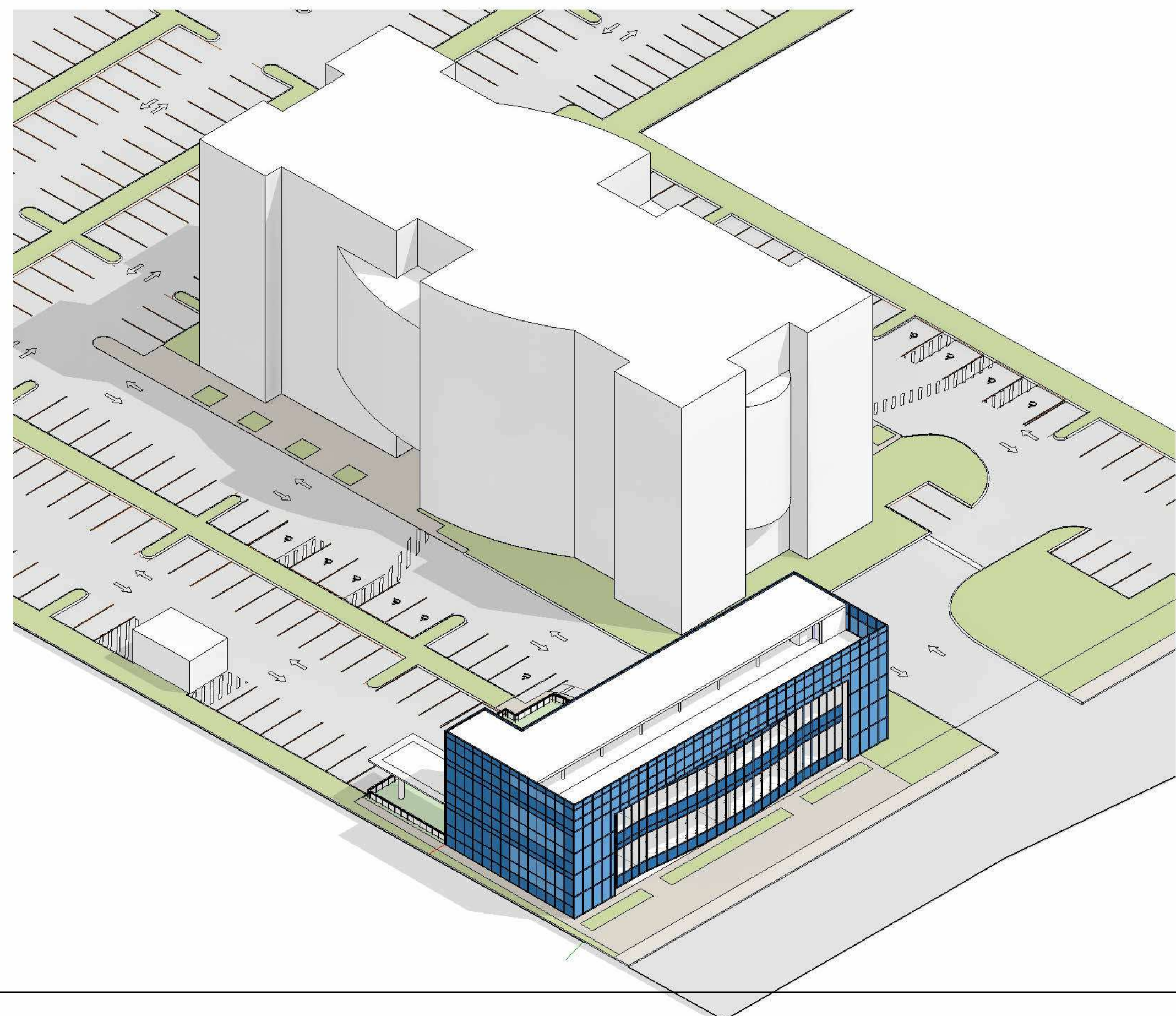
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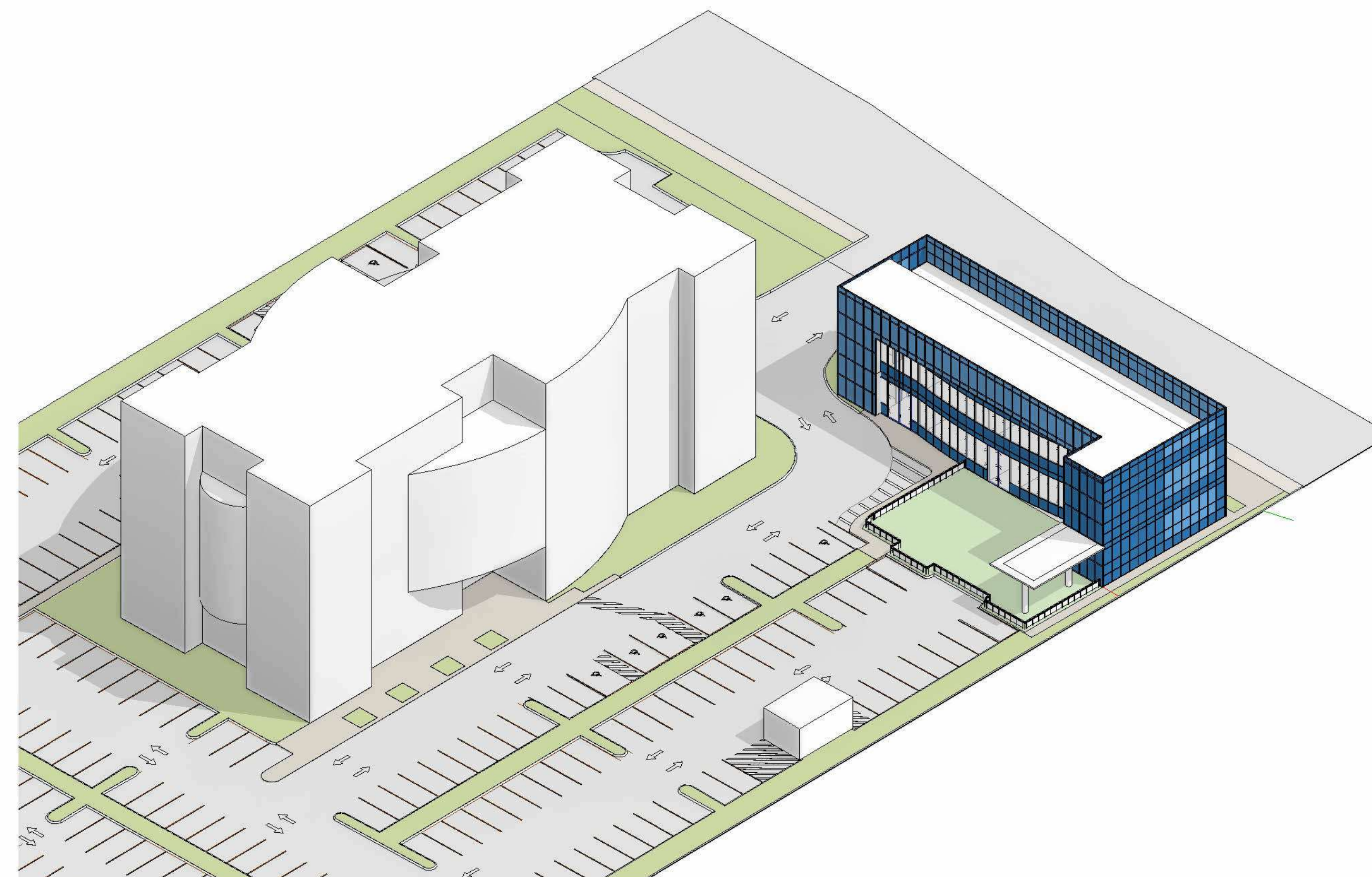
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1 ISOMETRIC



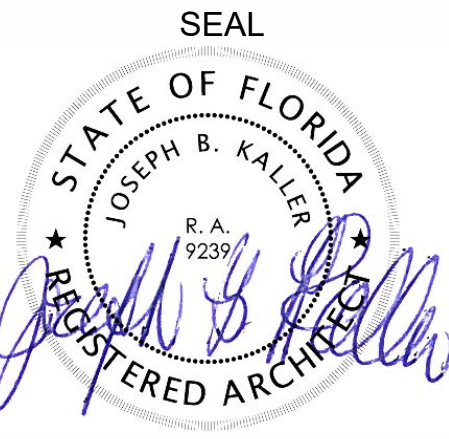
2 ISOMETRIC 2



3 ISOMETRIC 3



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PROJECT TITLE
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SHEET TITLE
3D VIEWS ISOMETRIC

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Kaller shall use complete care of listing documents in preparing bids, whether the Owner has authorized assume responsibility for errors or misrepresentations resulting from the use of incomplete or preliminary sets of listing documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to refer to the Contract Documents and reasonably inferable items as being necessary to produce the intended result.



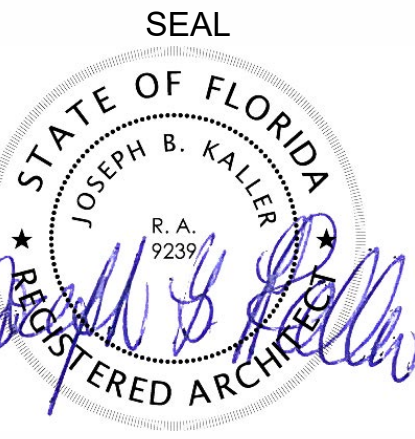
1 PRESPECTIVE 1



2 PRESPECTIVE 2



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PROJECT TITLE
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SHEET TITLE
3D VIEWS

REVISIONS

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SHEET
A-A-0109

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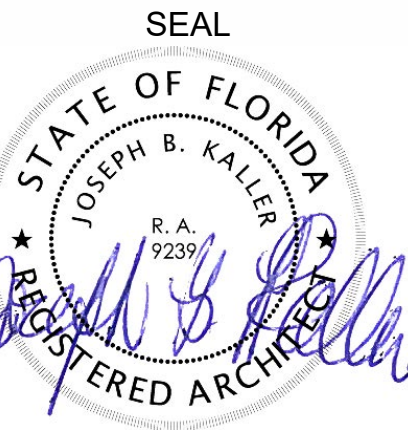
Kaller shall use complete sets of Building Documents in preparing bids, unless the Owner has authorized assumed responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the extent and completeness of the work. The Contractor shall be responsible for the extent and completeness of the work. The Contractor shall be responsible for the extent and completeness of the work. The Contractor shall be responsible for the extent and completeness of the work.



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PROJECT TITLE
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6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE
3D VIEW

REVISIONS

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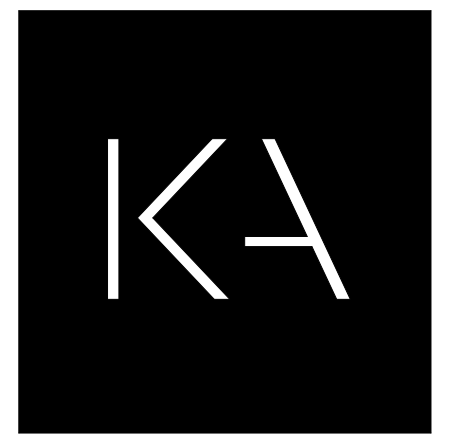
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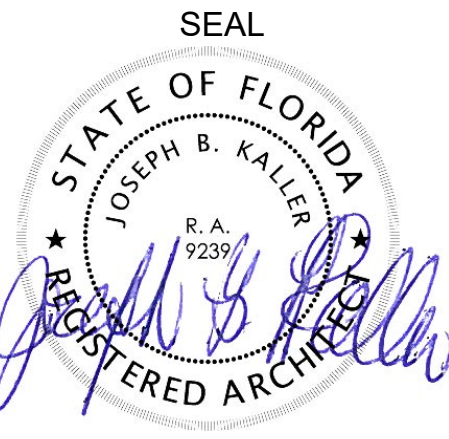




Google Earth



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PROJECT TITLE
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SHEET TITLE
RENDERING

REVISIONS

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SHEET

A-A-0113

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1 **RENDERING**
 1/4" = 1'-0"

Bidders shall use complete sets of Existing Documents in preparing bids, whether the Owner has distributed assumed responsibility for errors or misrepresentations resulting from the use of incomplete or preliminary sets of Existing Documents. The user of the Contract Documents is to include all items necessary for the proper execution and completion of the work in the Contract. The Contract Documents are complementary, and what is required by one shall be as binding as that required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended result.