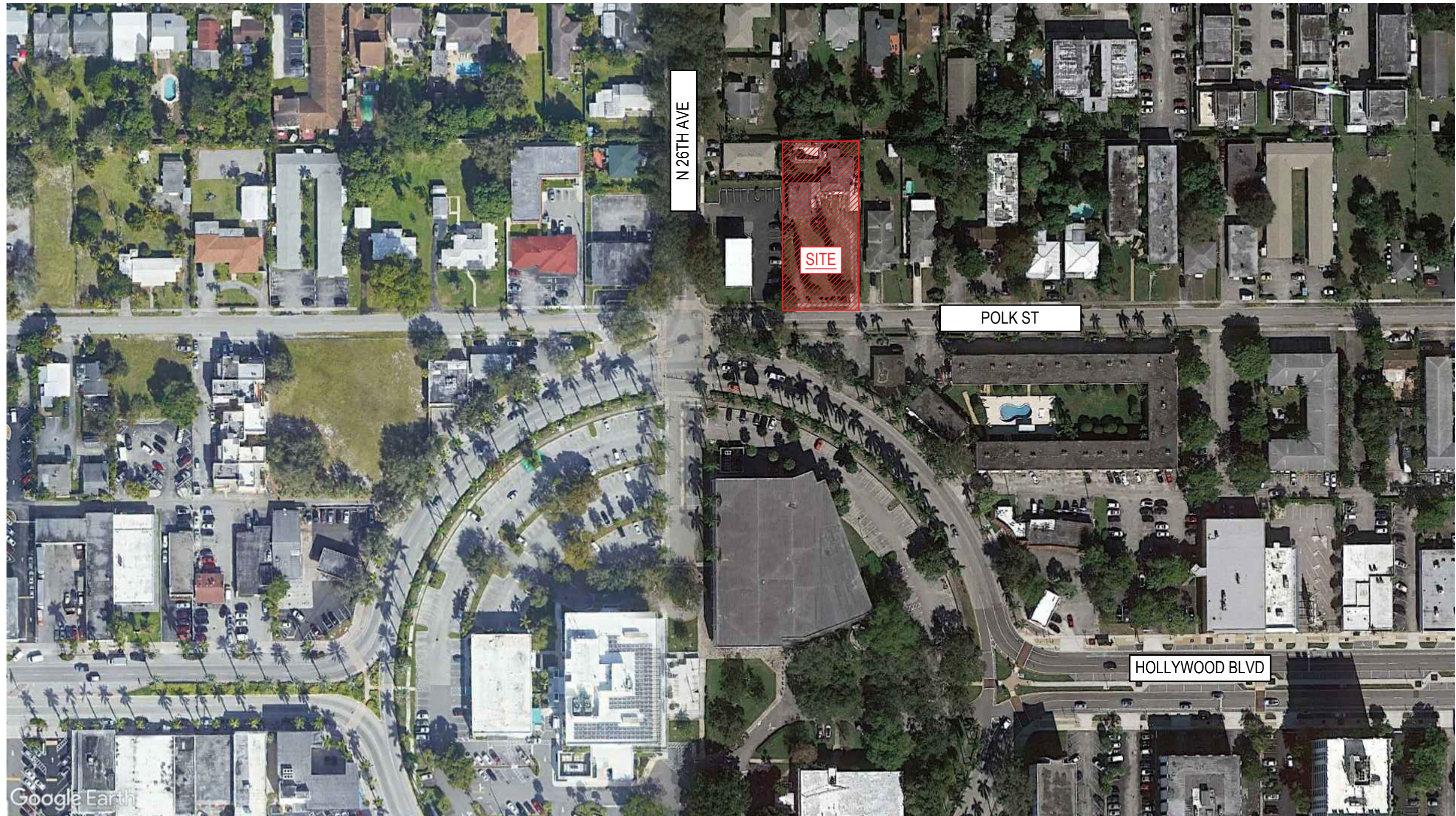


# 2543 POLK STREET APARTMENTS

HOLLYWOOD, FL 33020



ENLARGED SITE CONTEXT

ARCHITECT

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

DRAWING INDEX

ARCHITECTURE

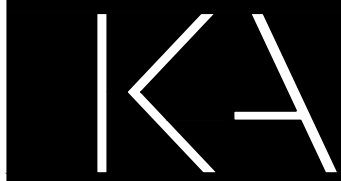
- A-0.0 COVER
- A-R1 RENDERING 1
- A-R2 RENDERING 2
- A-R3 RENDERING 3
- A-R4 VOLUMETRIC MUCKUP RENDERING
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- A-1.2 VUA CALCULATION DIAGRAM
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- A-2.0 OVERALL CONTEXT SITE PLAN
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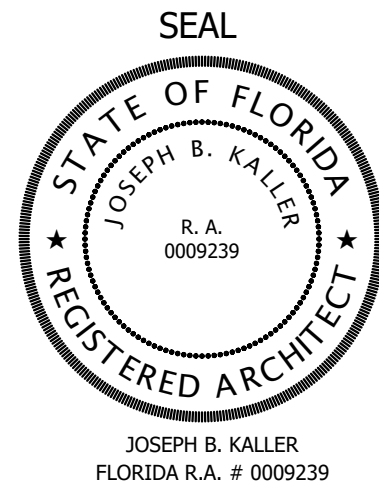
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- C-3 CIVIL DETAILS
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- C-10 UTILITIES DETAILS
- C-11 UTILITIES DETAILS



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PROJECT TITLE  
2543 POLK STREET  
HOLLYWOOD, FL. 33020

SHEET TITLE  
COVER

MEETING DATES

| BOARD/<br>COMMITTEE | DATE                 | DESCRIPTION |
|---------------------|----------------------|-------------|
| PRE TAC<br>PACO     | 07-17-23<br>06-19-23 | TBD<br>TBD  |

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SHEET  
A-0.0

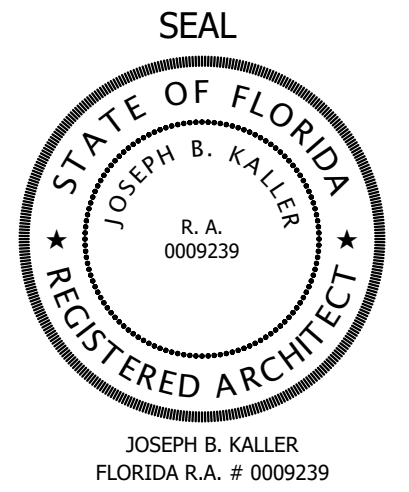


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PROJECT TITLE  
**2543 POLK STREET**  
--  
**HOLLYWOOD, FL. 33020**

SHEET TITLE  
**RENDERING 1**

| MEETING DATES       |                      |             |
|---------------------|----------------------|-------------|
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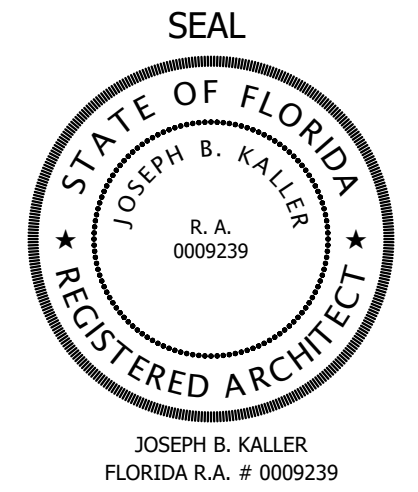
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**R-1**



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PROJECT TITLE  
**2543 POLK STREET**  
--  
**HOLLYWOOD, FL. 33020**

SHEET TITLE  
**RENDERING 2**

| MEETING DATES       |          |             |
|---------------------|----------|-------------|
| BOARD/<br>COMMITTEE | DATE     | DESCRIPTION |
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| PACO                | 06-19-23 | TBD         |

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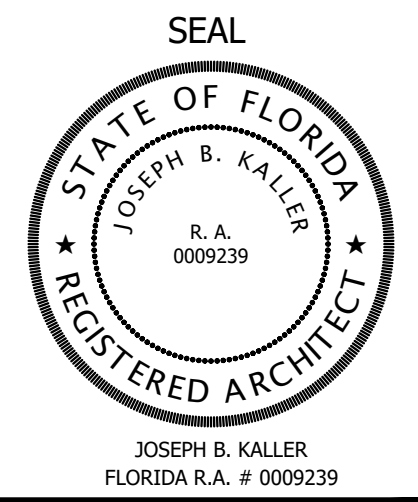
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**R-2**



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PROJECT TITLE  
**2543 POLK STREET**  
--  
**HOLLYWOOD, FL. 33020**

SHEET TITLE  
**RENDERING 3**  
I I

| MEETING DATES       |                      |             |
|---------------------|----------------------|-------------|
| BOARD/<br>COMMITTEE | DATE                 | DESCRIPTION |
| PRE TAC<br>PACO     | 07-17-23<br>06-19-23 | TBD<br>TBD  |

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| DATE:            | 09.01.23  |
| DRAWN BY:        | SCHIFFINO |
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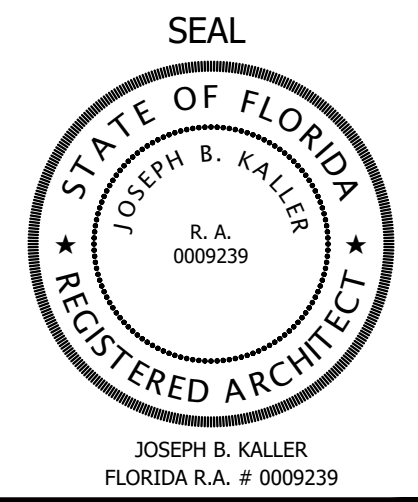
SHEET  
**R-3**



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PROJECT TITLE  
**2543 POLK STREET**  
--  
**HOLLYWOOD, FL. 33020**

SHEET TITLE  
**VOLUMETRIC MOCKUP  
RENDERING**

| MEETING DATES       |          |             |
|---------------------|----------|-------------|
| BOARD/<br>COMMITTEE | DATE     | DESCRIPTION |
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| PACO                | 06-19-23 | TBD         |

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DATE: 09.01.23  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**R-4**

2543 POLK ST.  
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 14 BLK 17

Parcel ID: 514216016570

Total Lot Net Area: 20,514.00 SF (0.47 acres)

ZONING INFO

BASIC ZONING

Municipal Future Land Use: Regional Activity Center (RAC)  
Zone: MC-1  
Existing Building Use: Residential Income (General/Multi-Family)  
Existing Land Use: Residential  
County Future Land Use: Regional Activity Center  
Allowed Use(s) : Residential(2), Civic(2), Educational(1)

BUILDING INTENSITY

Maximum Lot Coverage: N/A  
Maximum Building Height: 45 ft  
Maximum Height - Stories: 4  
Floor Area Ratio (FAR): 1.50  
Maximum Built Area Allowed: 30,771 ft²  
Maximum Building Footprint: 11,910 ft²  
Minimum Open Space: 40.00%  
Maximum Residential Area Allowed: 30,771 ft²  
Estimated Residential Units Allowed: Unlimited

SETBACKS AT GROUND LEVEL

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

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front: 10 feet  
Interior: 5 feet  
Alley: 5 feet

Amount of Required Off-Street Parking

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

Off-Street loading spaces; general provisions

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

FEMA

Insurance Mandated? No  
New Flood Zone: X - Below 500 Year Flood Plain  
New NAVD 88 Elevation: N/A  
Old Flood Zone: X

100 YEAR MAP

Future Conditions 100-Year Flood Elevation (Feet NAVD88)  
Elevation: 13.5

PROJECT INFO

PROPOSED CONSTRUCTION TYPE: 3B

Maximum Building Height:

Allowed: 45 ft  
Proposed: 45 ft

Floor Area Ratio (FAR) 1.50:

Allowed: 30,771.00 ft² (1.50)  
Proposed: 30,754.00 ft² (1.49)

Gross Building Area:

Proposed: 36,083.93 ft²

Leasable / Salable Area:

Proposed: 25,455 ft²

Open Space (pervious):

Minimum: 40% (8,205.6 ft²)  
Proposed:  
Ground: 5,166 ft²  
Roof Terrace: 3,042 ft²  
TOTAL: 40% (8,206 ft²)

Front Setback:

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

Rear Setback:

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

Side Setback:

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

Parking Requirement:

One Bed Unit (30un x 1): 30 spaces  
Studio (3un x 1): 03 spaces

Visitors (30un / 10): 03 spaces  
Total Parking Required: 33 spaces  
Total Parking Proposed: 43 spaces  
(inc. 7 Tandem & 02 Handicap)

Accessible Parking spaces:

Required: 02 spaces  
Provided: 02 spaces

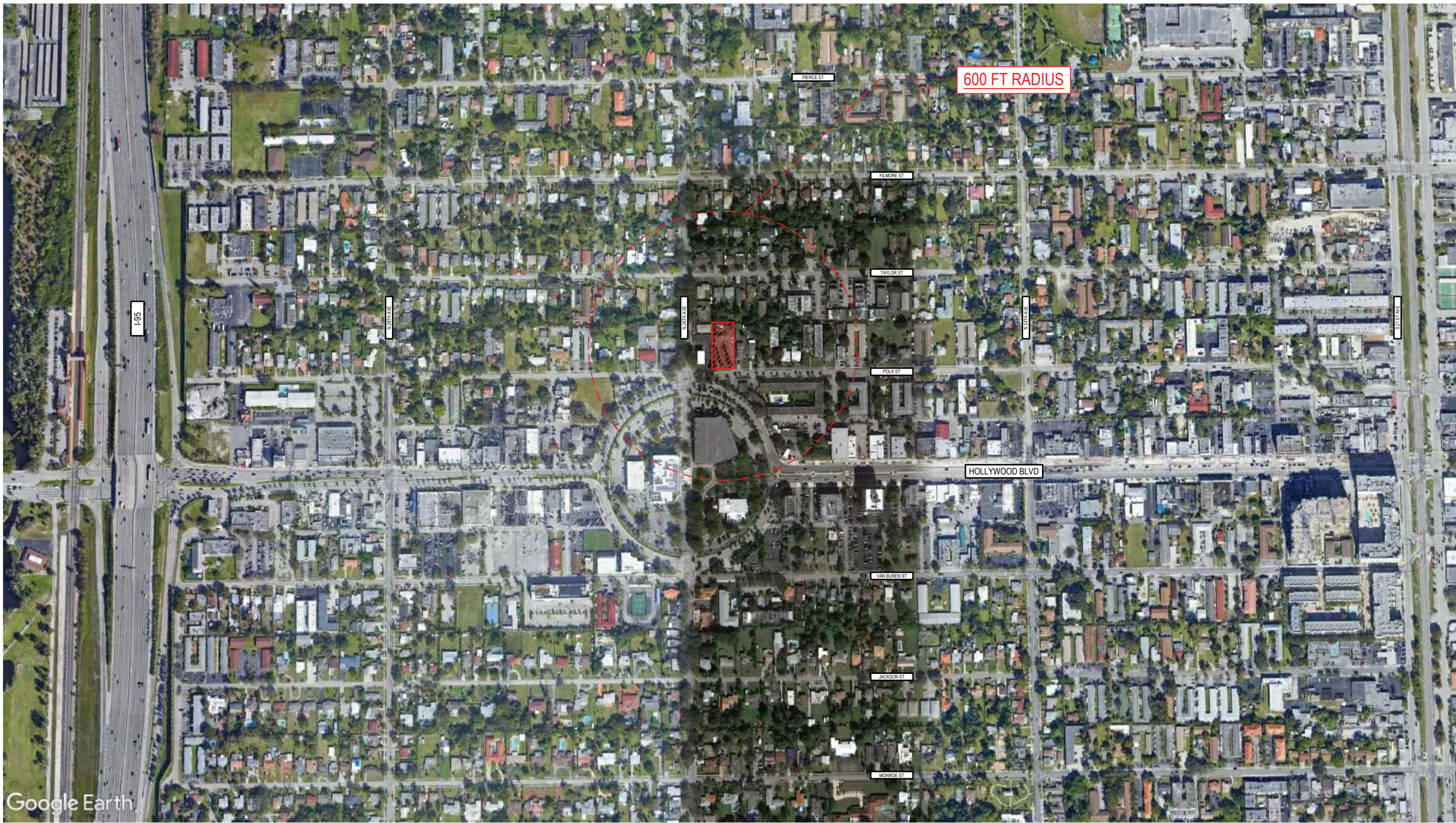
Off-Street loading spaces:

Required: 0 space  
Proposed: 0 space

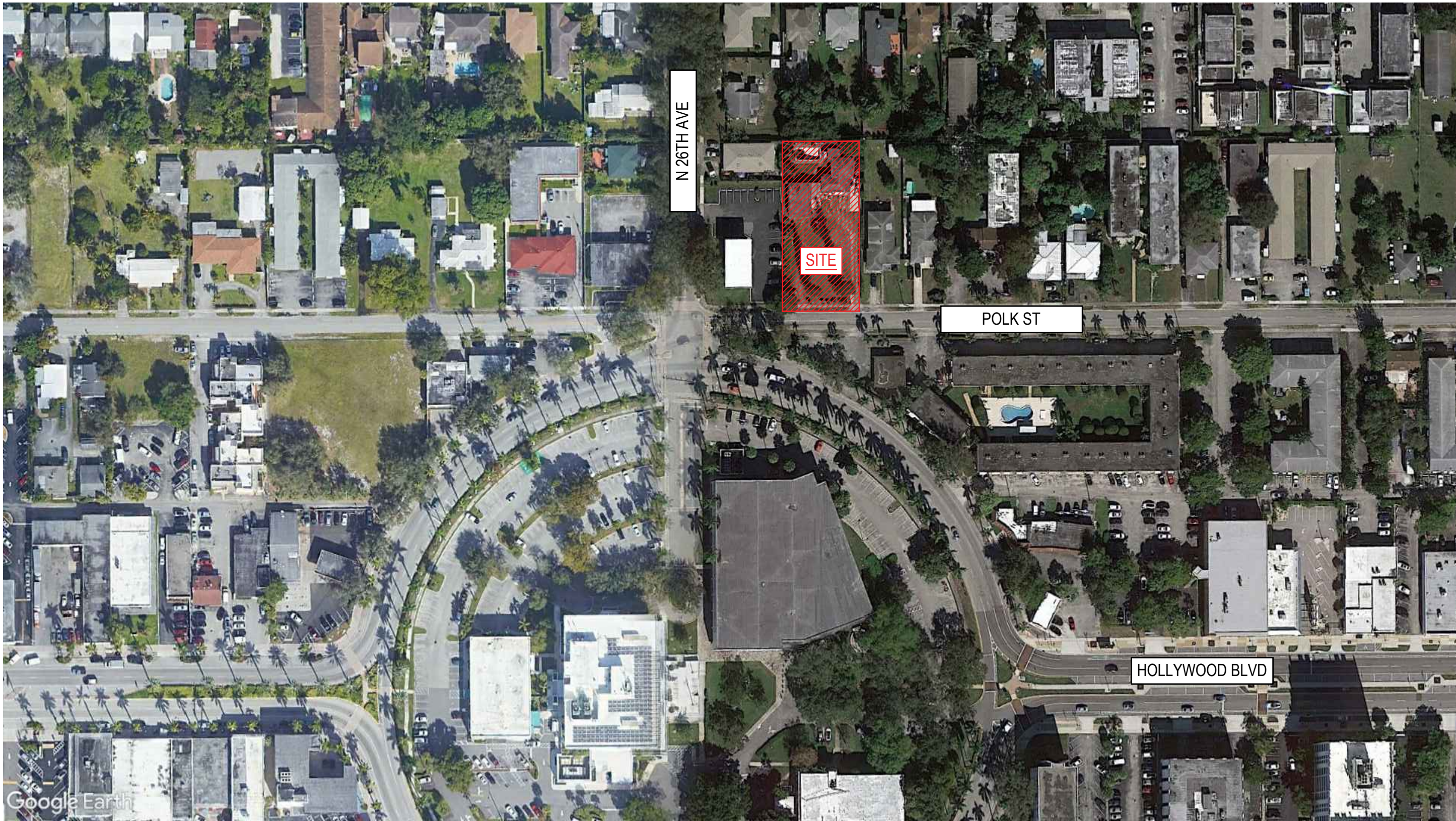
UNIT MIX

| UNIT TYPE | QUANTITY | PERCENTAGE  |
|-----------|----------|-------------|
| TYPE D1   | 03       | 9.09090909% |
| TYPE A1   | 03       | 9.09090909% |
| TYPE A3   | 03       | 9.09090909% |
| TYPE A4   | 03       | 9.09090909% |
| TYPE A5   | 03       | 9.09090909% |
| TYPE A6   | 02       | 6.06060606% |
| TYPE A7   | 07       | 21.2121212% |
| TYPE A8   | 03       | 9.09090909% |
| TYPE A9   | 03       | 9.09090909% |
| TYPE S1   | 03       | 9.09090909% |
| TOTAL     | 33       | 100%        |

NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE  
WITH THE ZONING AND LAND DEVELOPMENT  
REGULATIONS.



OVERALL SITE CONTEXT - 600FT RADIUS



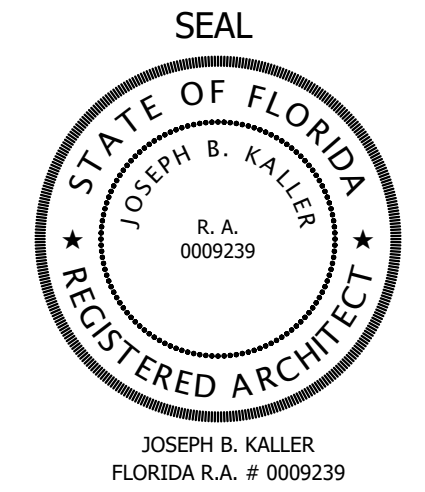
ENLARGED SITE CONTEXT



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PROJECT TITLE  
2543 POLK STREET  
--  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SITE DATA & CONTEXT

MEETING DATES

| BOARD/<br>COMMITTEE | DATE                 | DESCRIPTION |
|---------------------|----------------------|-------------|
| PRE TAC<br>PACO     | 07-17-23<br>06-19-23 | TBD<br>TBD  |

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SHEET

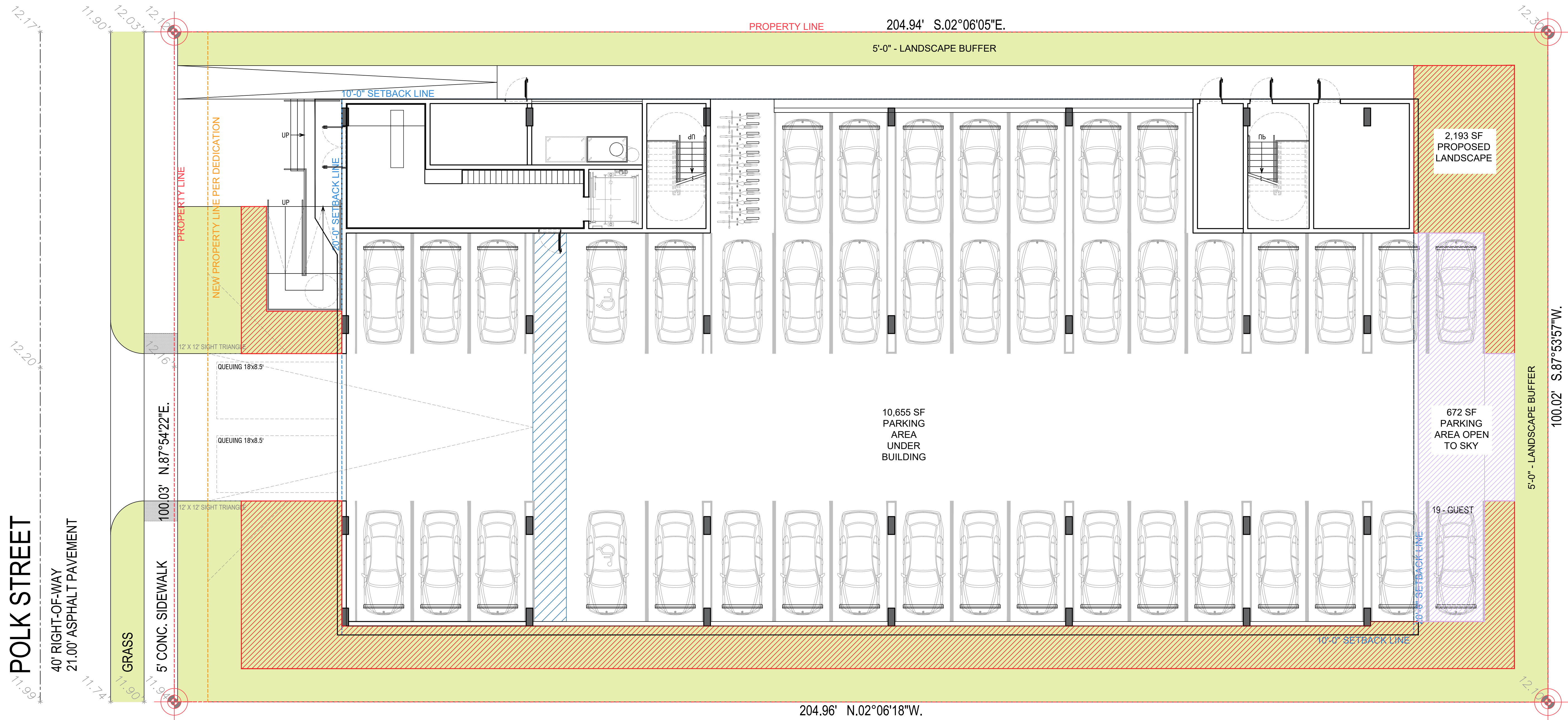
A-1.0



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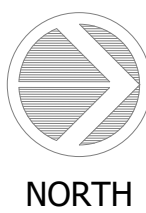
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V.U.A. CALCULATION DIAGRAM  
1/8" = 1'-0"

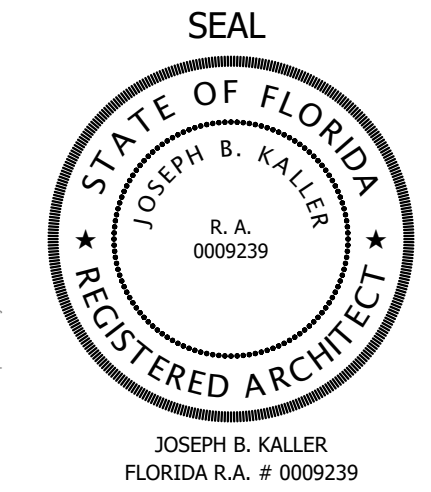


TOTAL PARKING ON GRADE = 11,327  
TOTAL PARKING DECK OPEN TO SKY = 672 SF  
REQUIRED LANDSCAPE 672 SF X 0.25 = 168 SF

PROPOSED LANDSCAPE  
2,193 SF



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PROJECT TITLE  
**2543 POLK STREET**  
HOLLYWOOD, FL. 33020

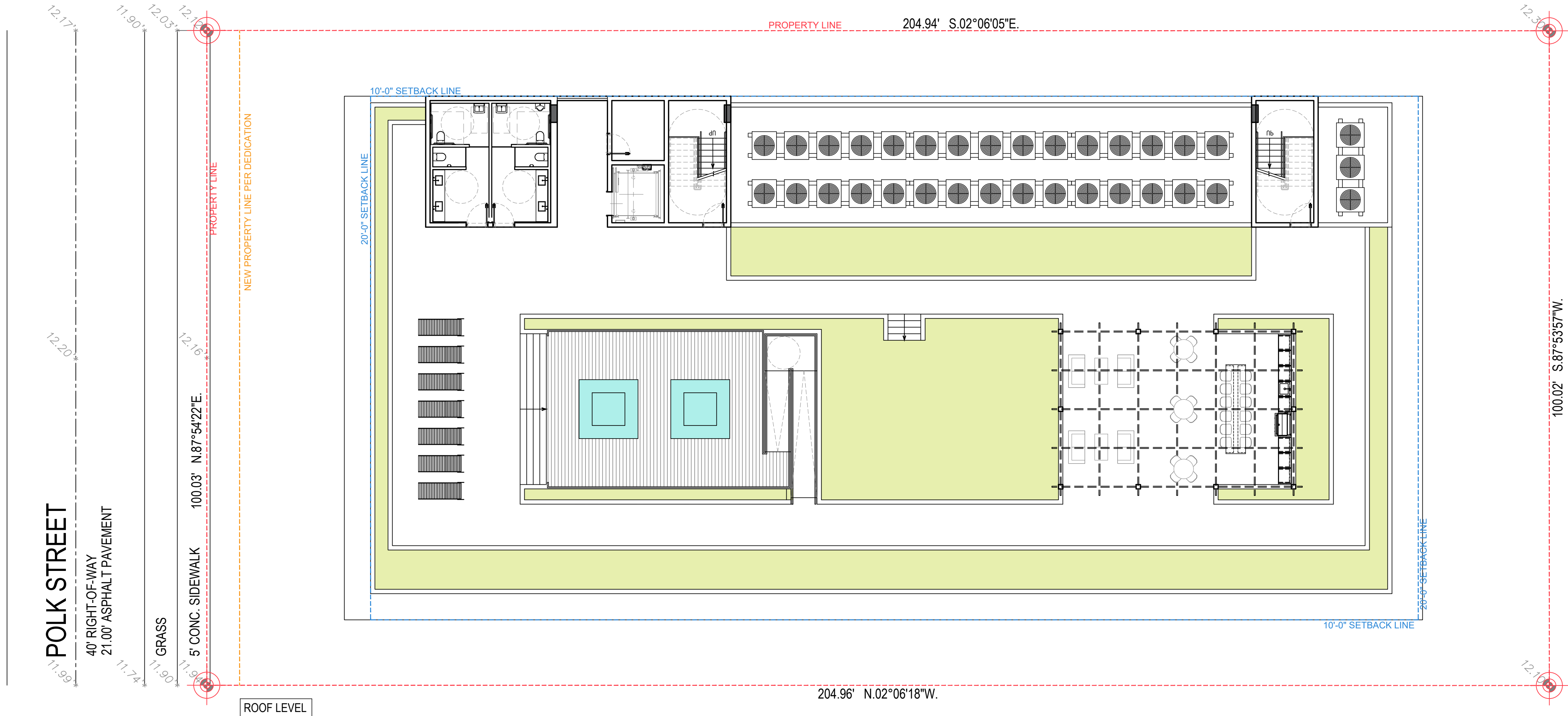
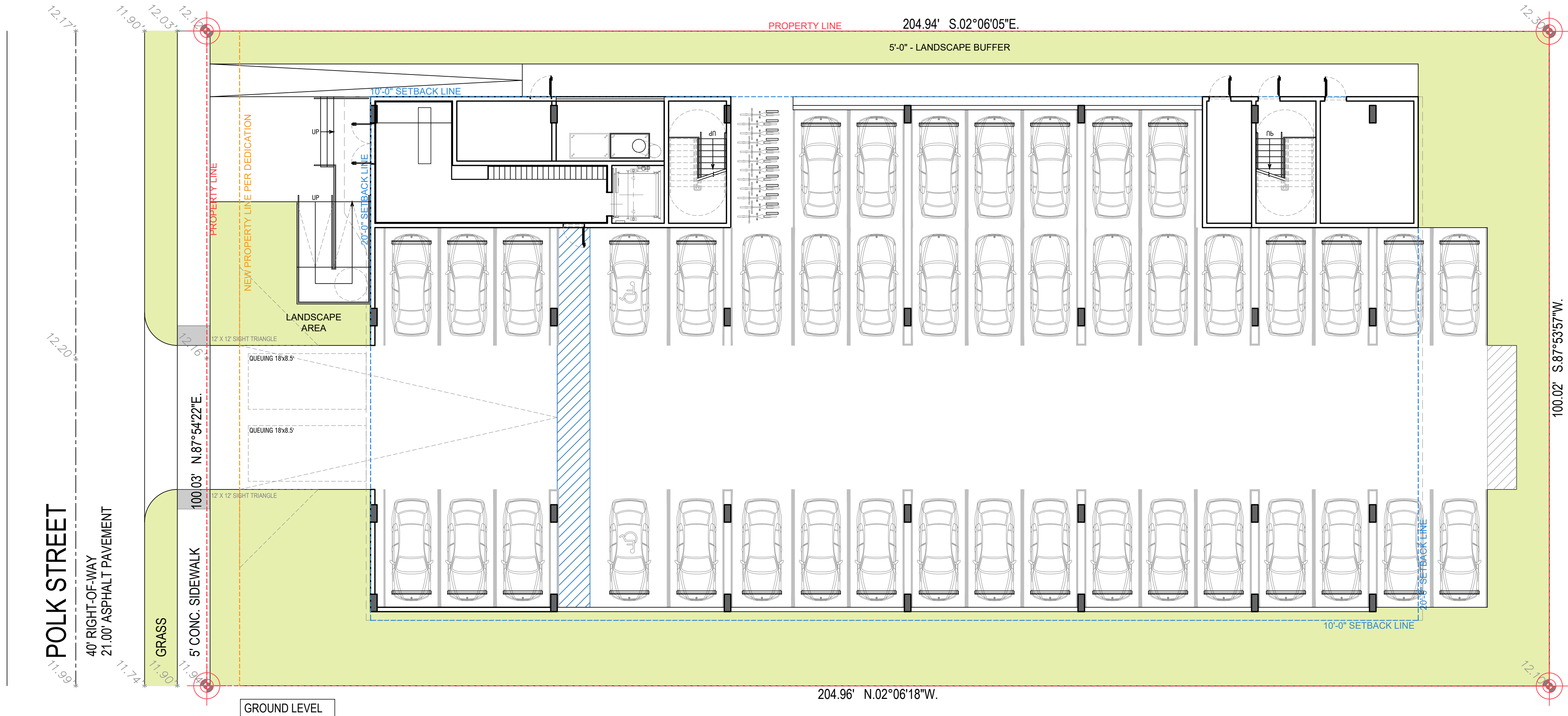
SHEET TITLE  
**V.U.A. CALCULATION DIAGRAM**

| MEETING DATES    |                      |             |
|------------------|----------------------|-------------|
| BOARD/ COMMITTEE | DATE                 | DESCRIPTION |
| PRE TAC<br>PACO  | 07-17-23<br>06-19-23 | TBD<br>TBD  |

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SHEET  
**A-1.2**

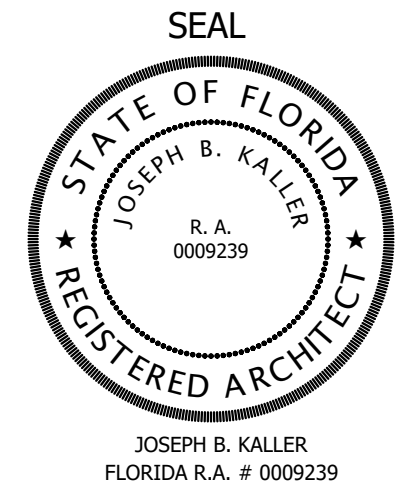


PERVIOUS AREA

| OPEN AREA CALCULATION |                    |                |
|-----------------------|--------------------|----------------|
| LOT AREA              | MIN. PERVIOUS AREA | PROPOSED       |
| 20,514 SF             | 40% (8,205.6 SF)   | 8,206 SF (40%) |



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PROJECT TITLE  
2543 POLK STREET  
--  
HOLLYWOOD, FL. 33020

SHEET TITLE  
OPEN AREA CALCULATION  
DIAGRAM

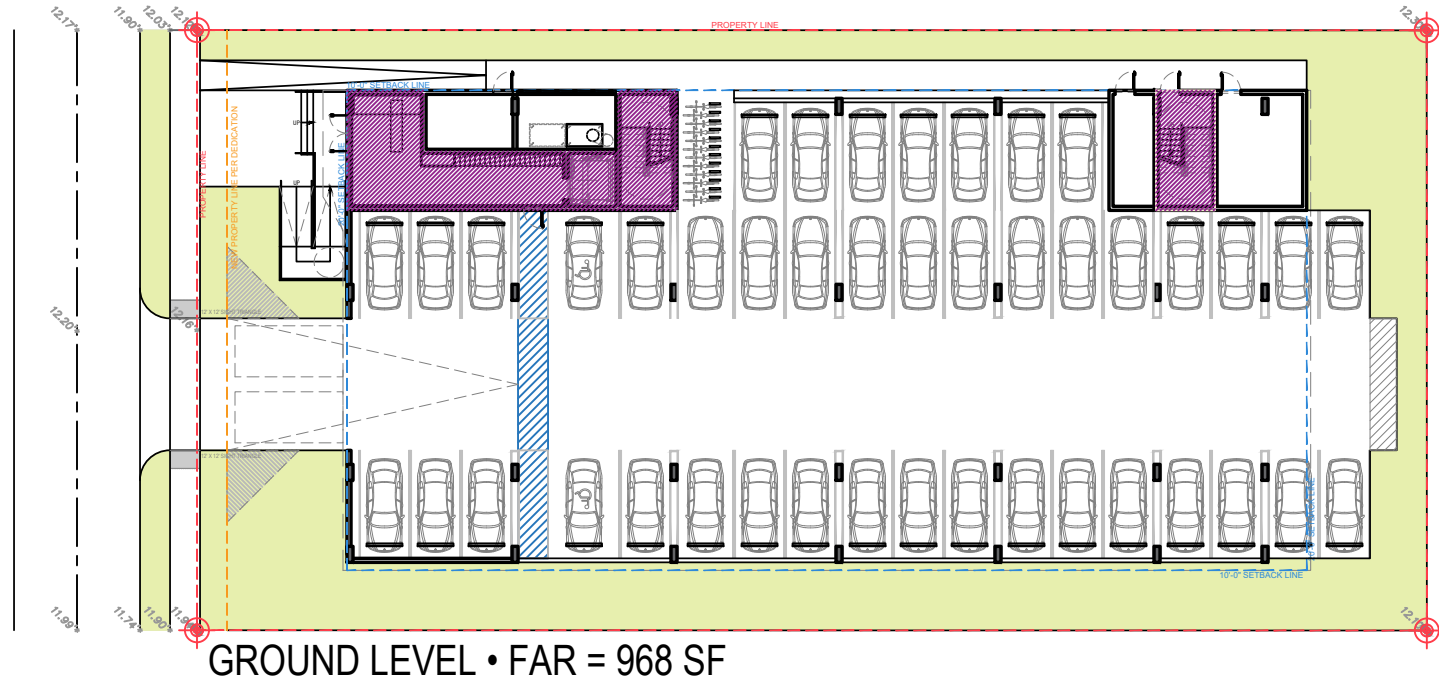
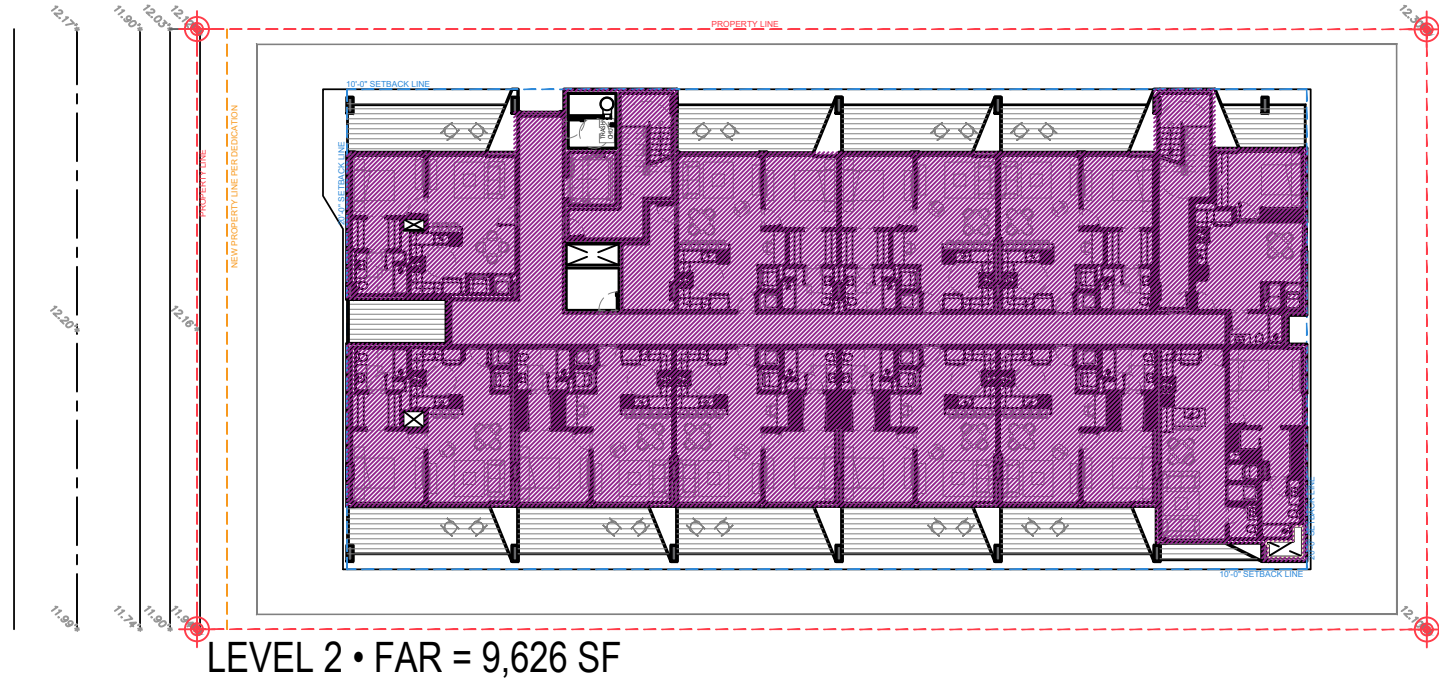
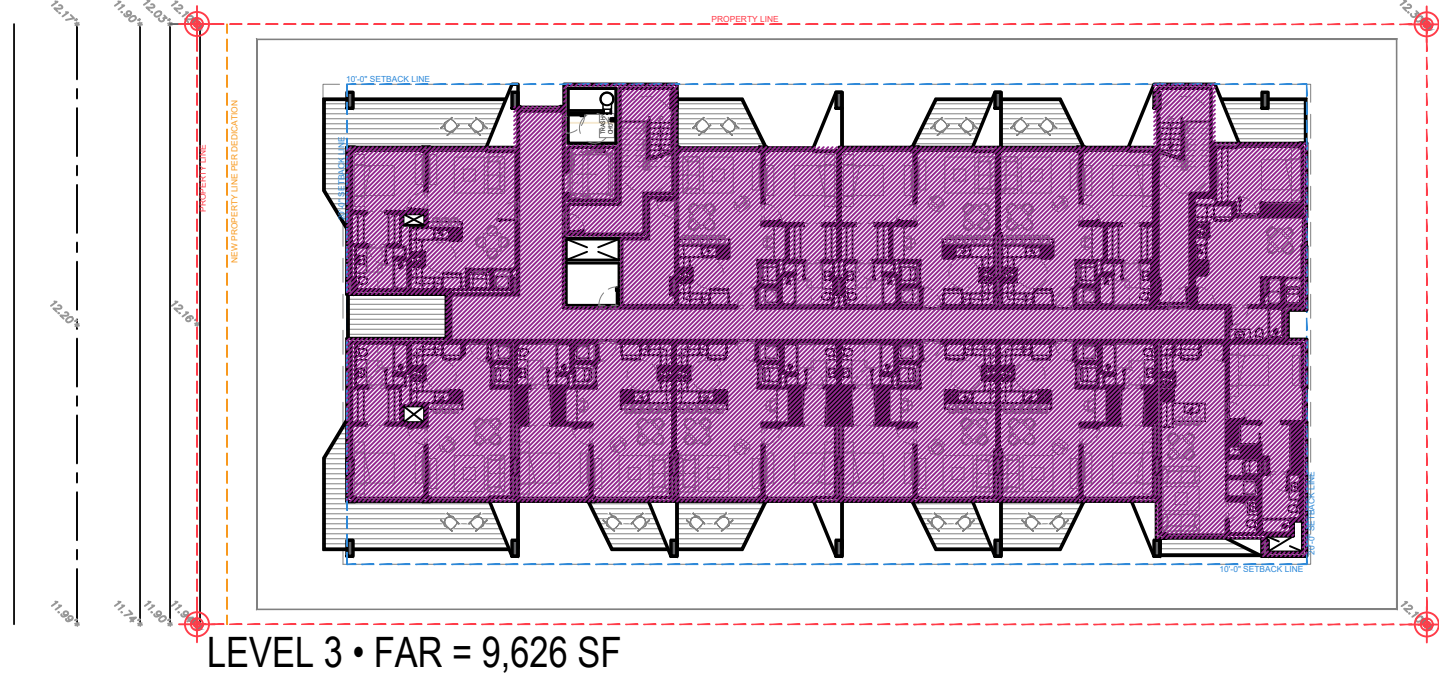
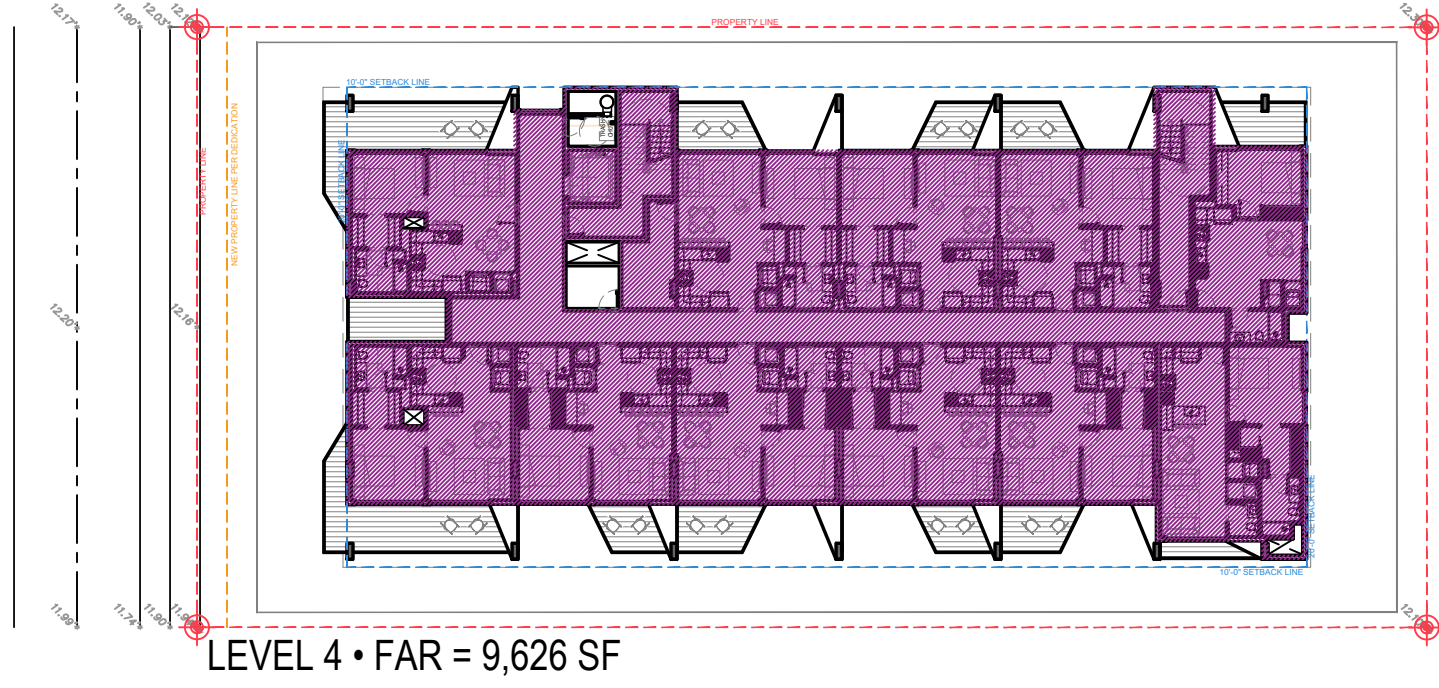
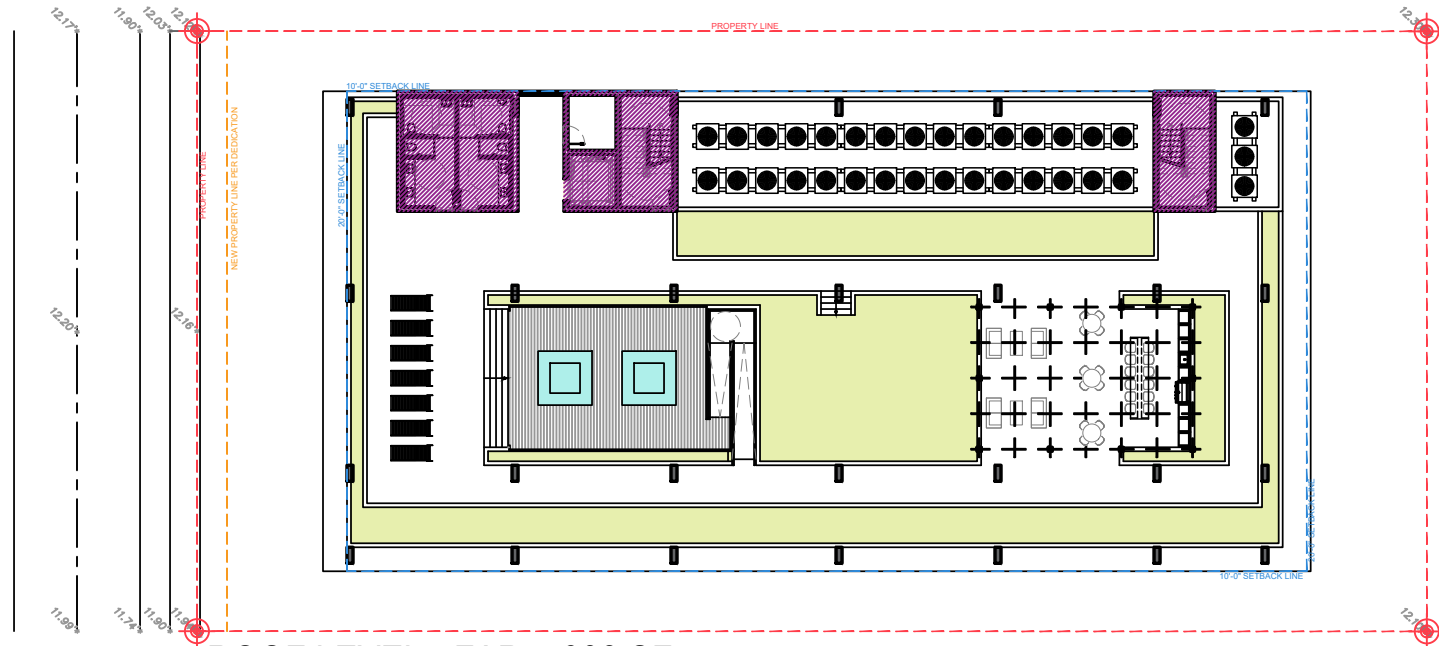
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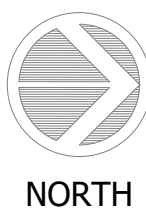
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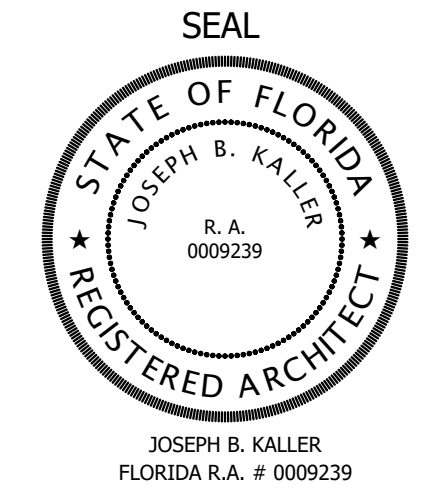
SHEET  
A-1.3



 FAR  
NET LOT AREA = 20,514 SF  
F.A.R. = 1.50  
REQUIRED = 30,771 SF (1.50)  
PROVIDED = 30,754 SF (1.49)



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PROJECT TITLE  
**2543 POLK STREET**  
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**HOLLYWOOD, FL. 33020**

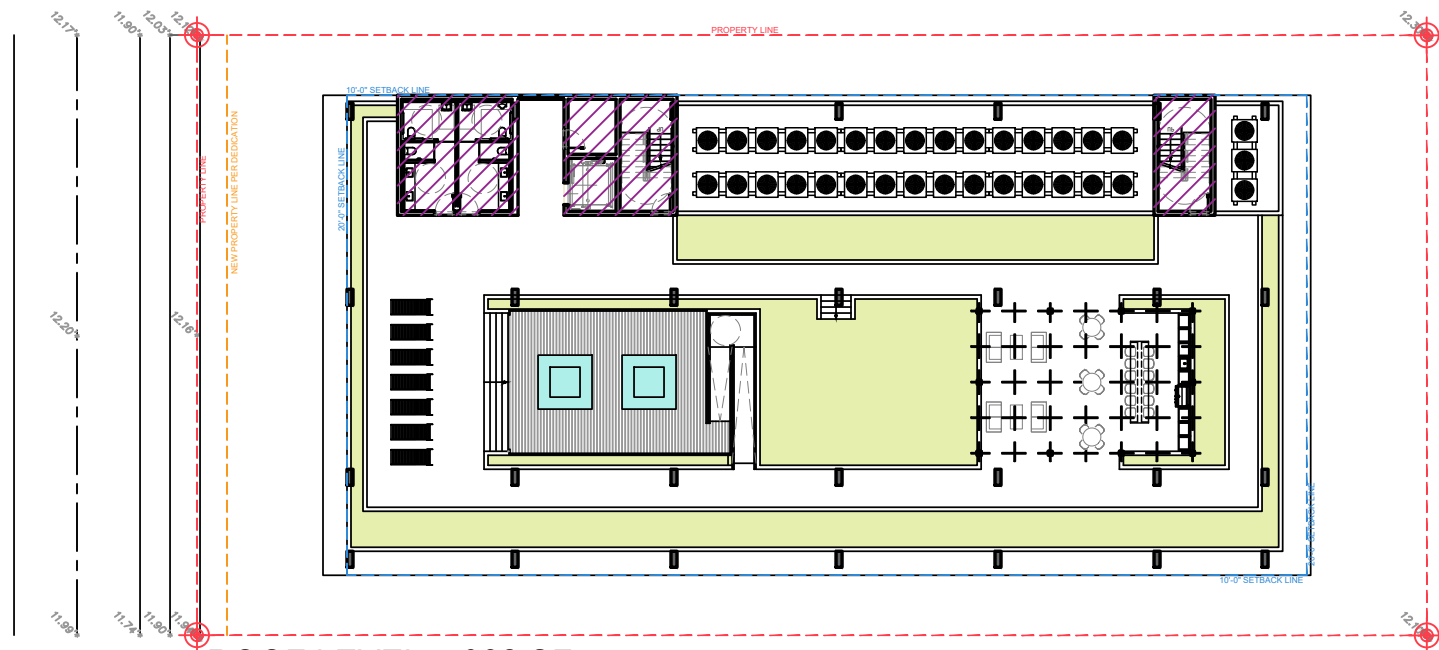
SHEET TITLE  
**FAR CALCULATION DIAGRAM**

| MEETING DATES    |          |             |
|------------------|----------|-------------|
| BOARD/ COMMITTEE | DATE     | DESCRIPTION |
| PRE TAC          | 07-17-23 | TBD         |
| PACO             | 06-19-23 | TBD         |

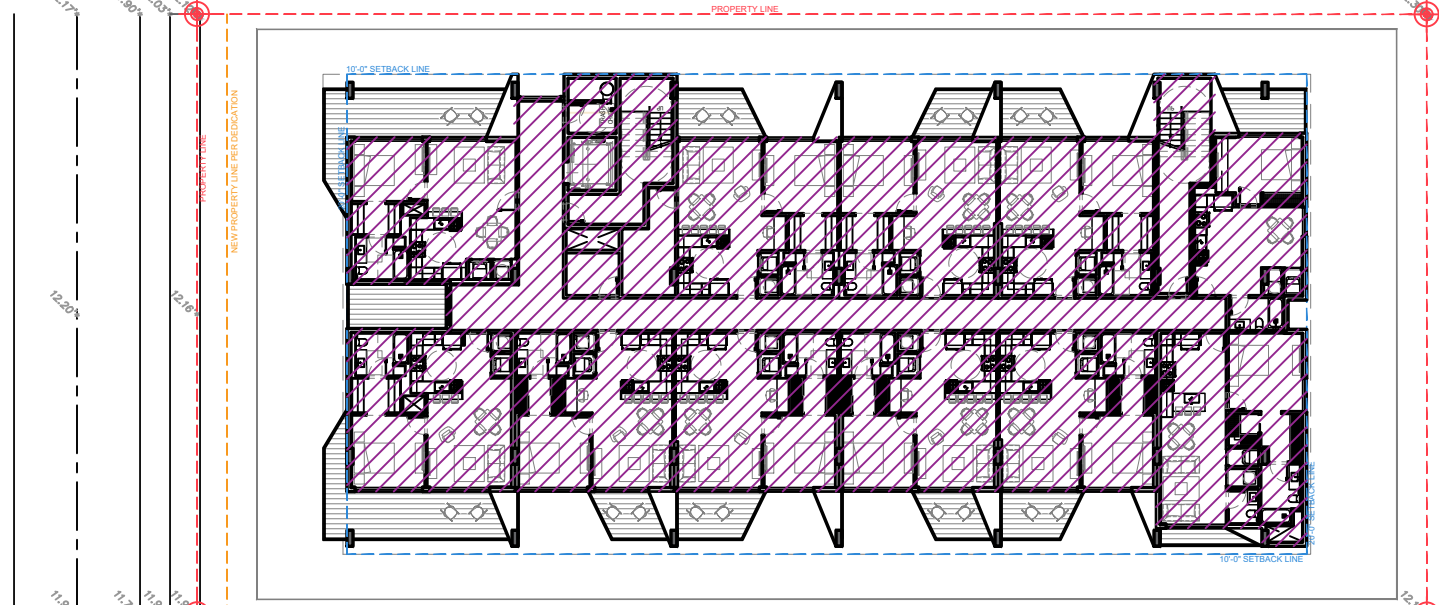
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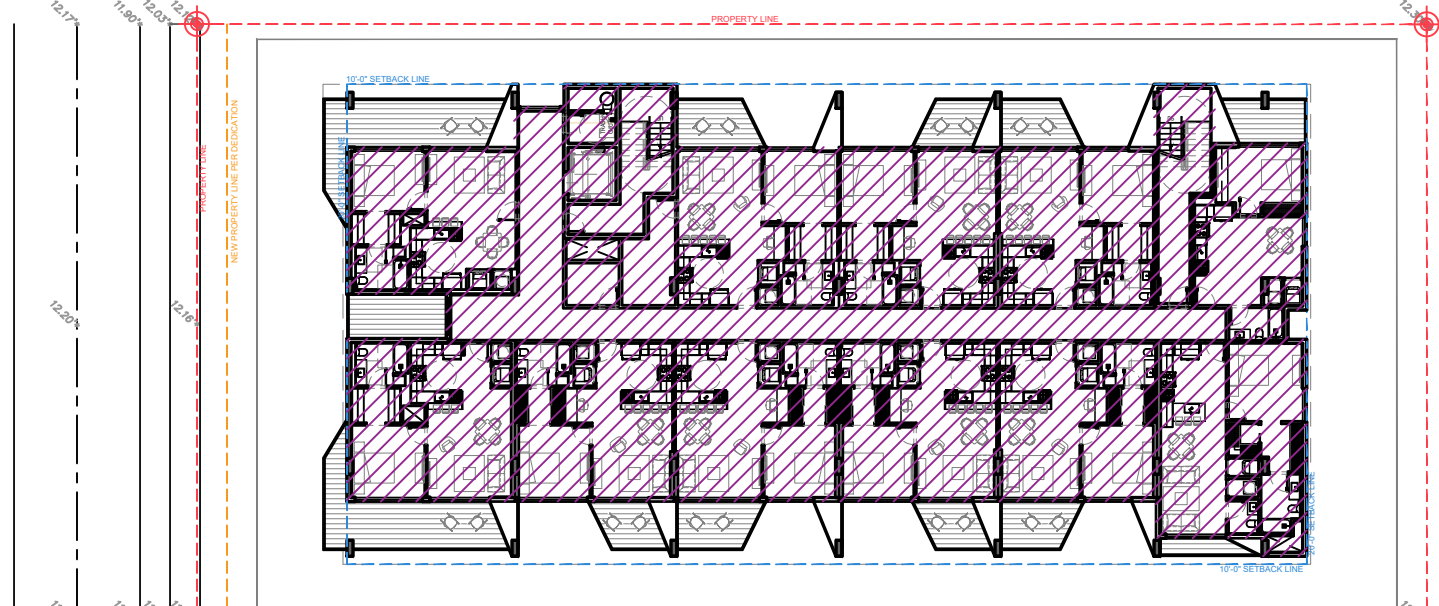
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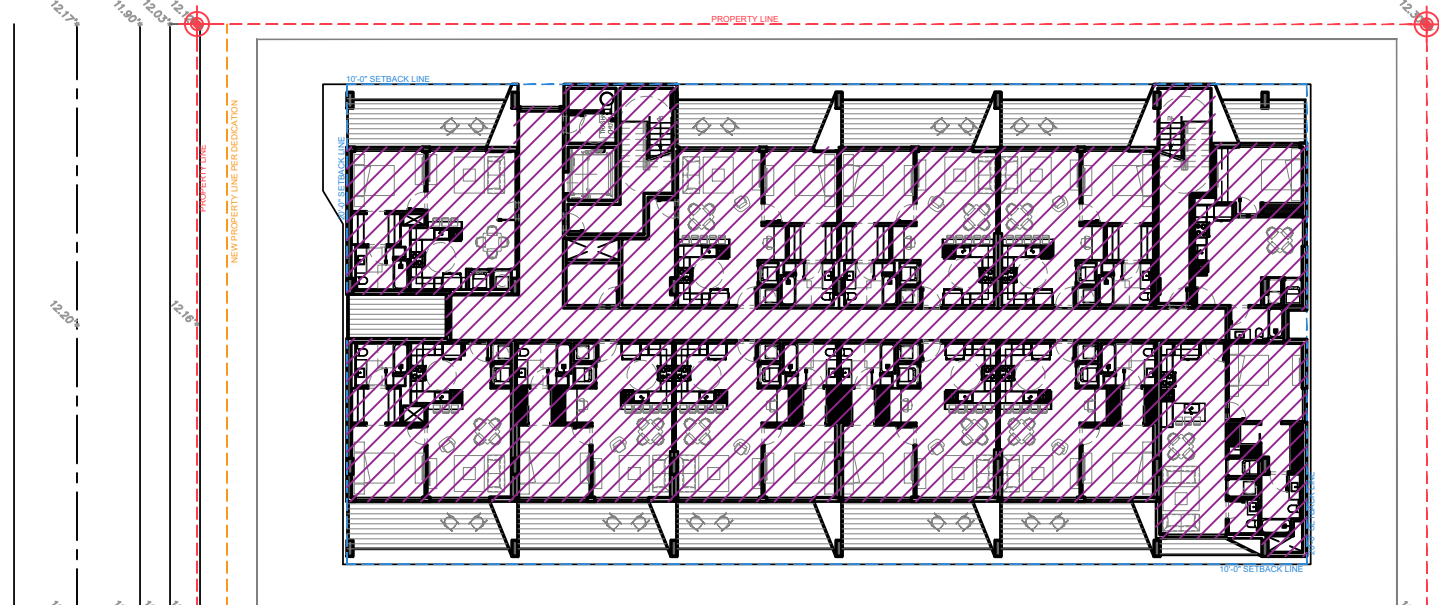
ROOF LEVEL = 982 SF



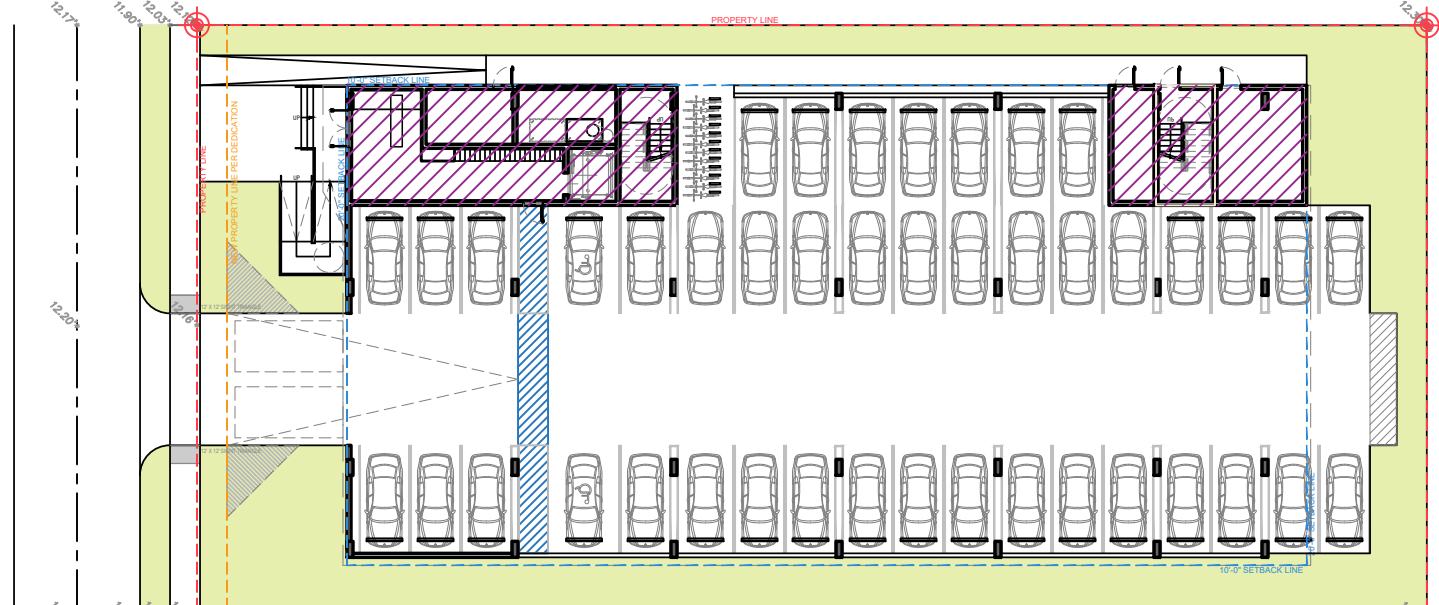
LEVEL 4 = 9,859 SF



LEVEL 3 = 9,859 SF

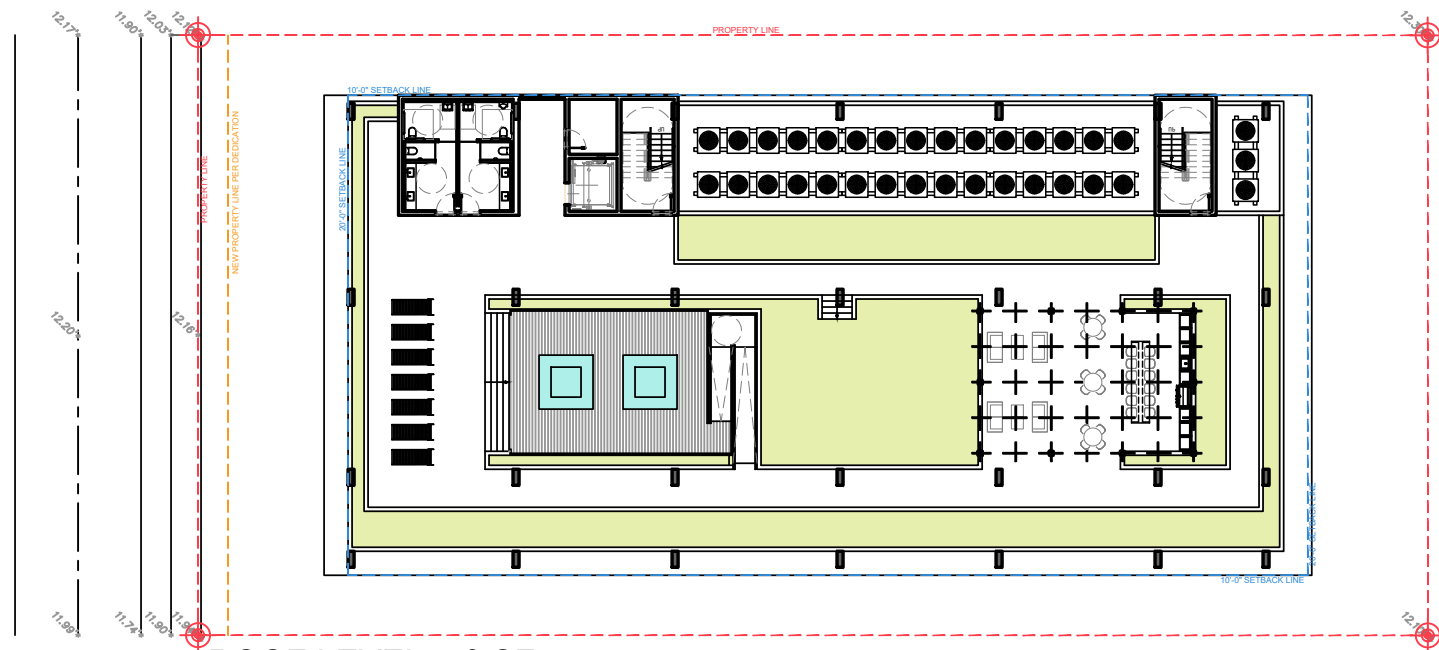


LEVEL 2 = 9,859 SF

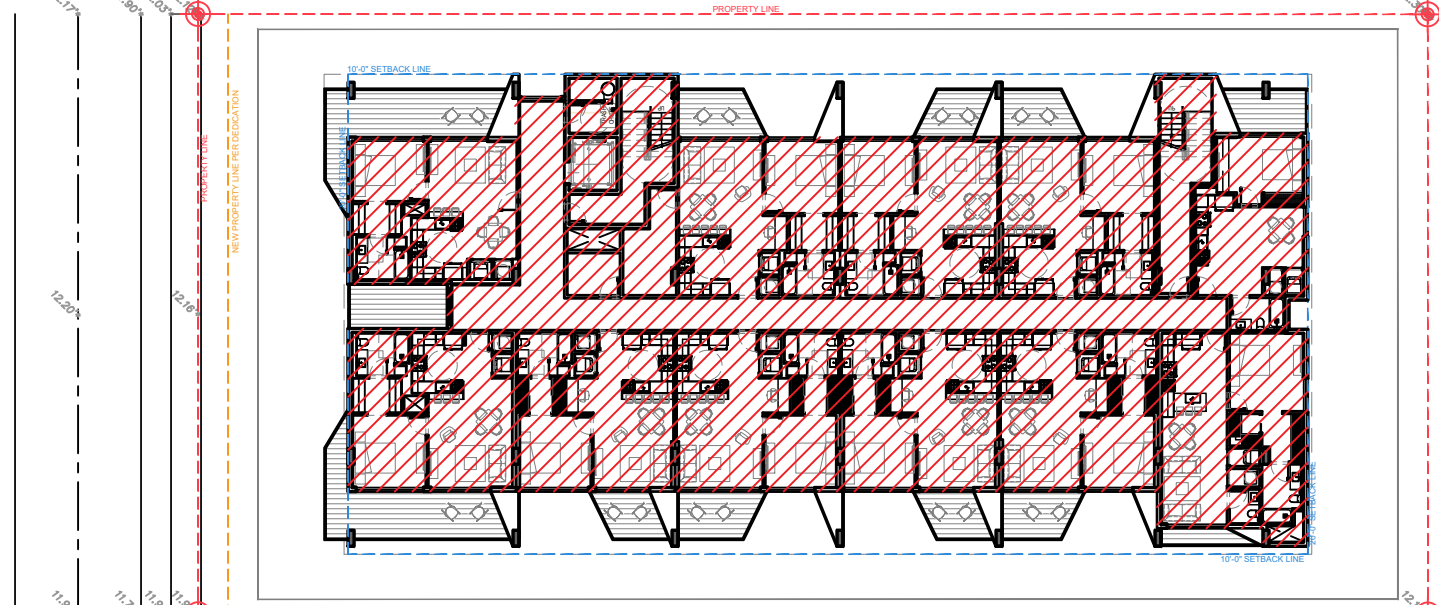


GROUND LEVEL = 1,759 SF

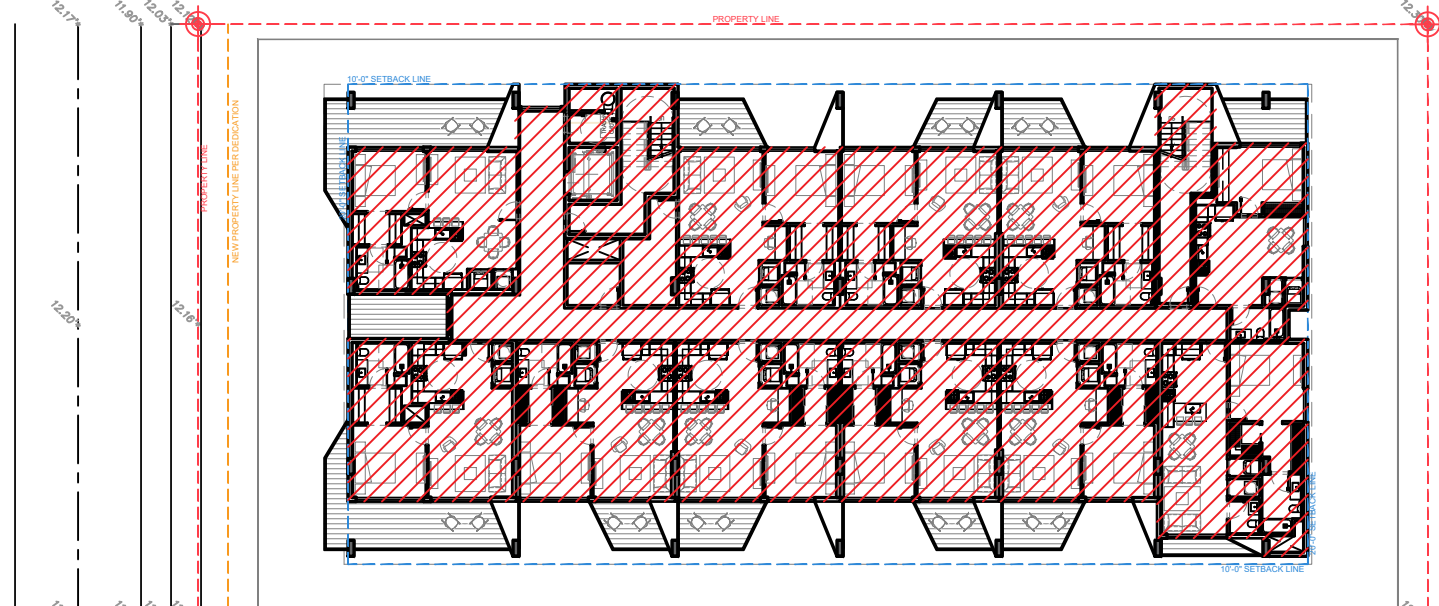
GROSS ENCLOSED AREA = 32,318 SF  
NET LOT AREA = 20,514 SF  
GROSS BUILT AREA = 32,318 SF  
PROPOSED CONSTRUCTION TYPE = 3B



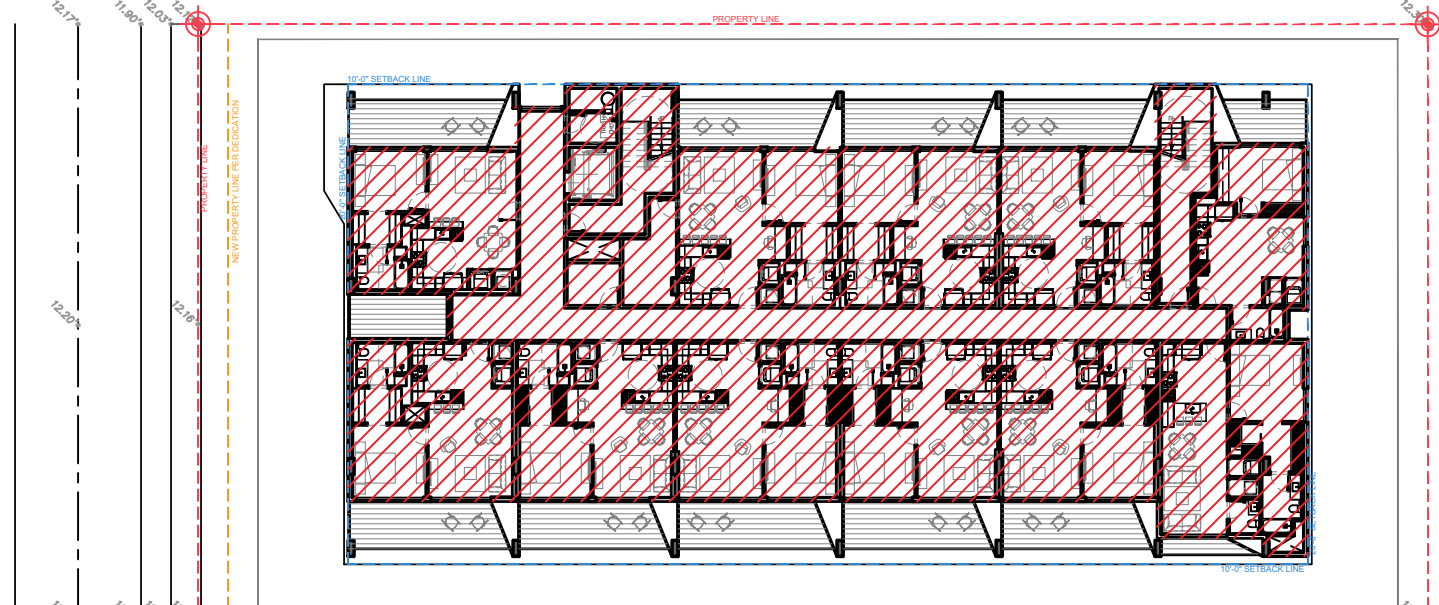
ROOF LEVEL = 0 SF



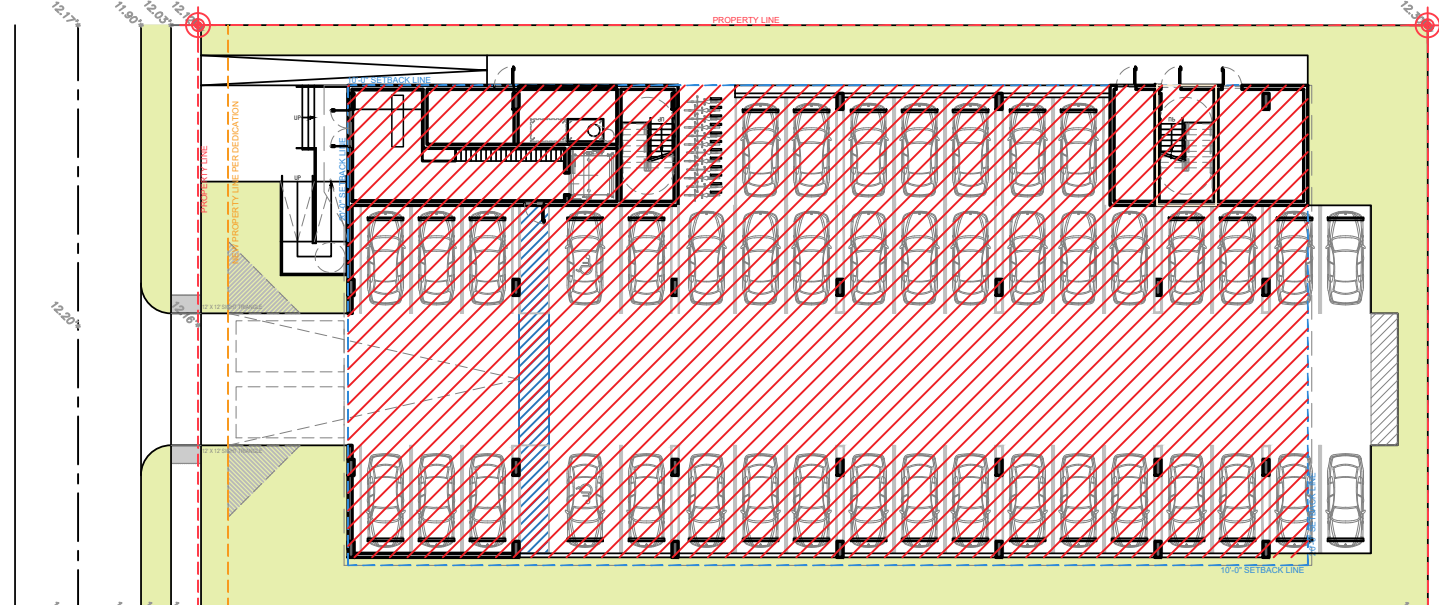
LEVEL 4 = 9,859 SF



LEVEL 3 = 9,859 SF



LEVEL 2 = 9,859 SF



GROUND LEVEL = 12,582 SF

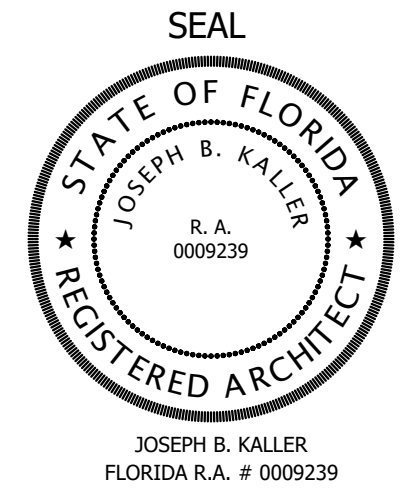
GROSS SPRINKLED AREA = 42,159 SF



NORTH



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2543 POLK STREET  
--  
HOLLYWOOD, FL. 33020

SHEET TITLE  
GROSS SPRINKLED AREA  
CALCULATION

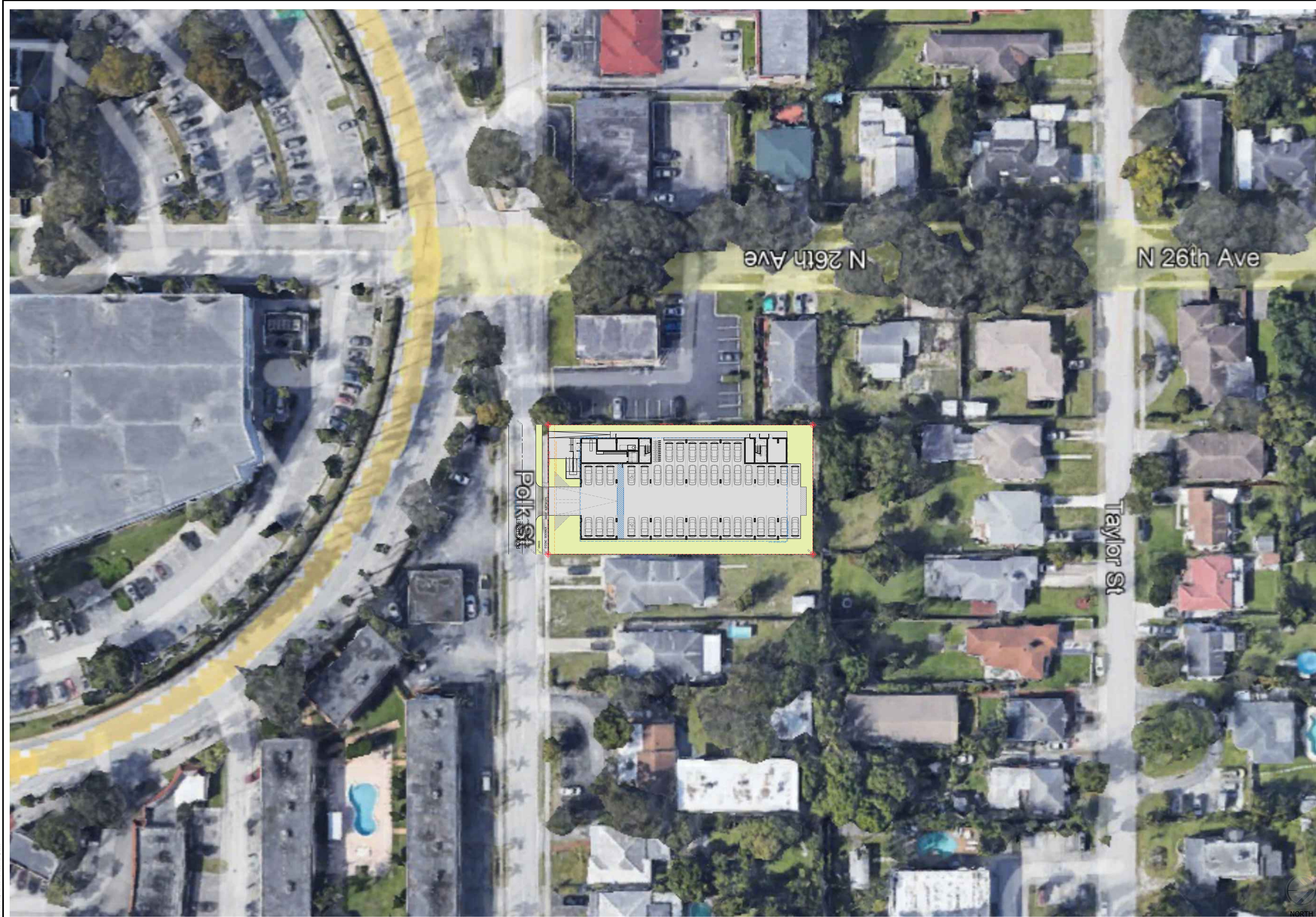
| MEETING DATES       |          |             |
|---------------------|----------|-------------|
| BOARD/<br>COMMITTEE | DATE     | DESCRIPTION |
| PRE TAC             | 07-17-23 | TBD         |
| PACO                | 06-19-23 | TBD         |

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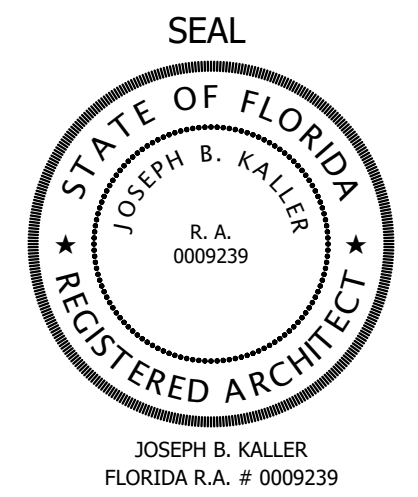
SCHEMATIC DESIGN

PROJECT No.: 23017  
DATE: 09.01.23  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
A-1.5



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PROJECT TITLE  
2543 POLK STREET  
--  
HOLLYWOOD, FL. 33020

SHEET TITLE  
OVERALL CONTEXT PLAN

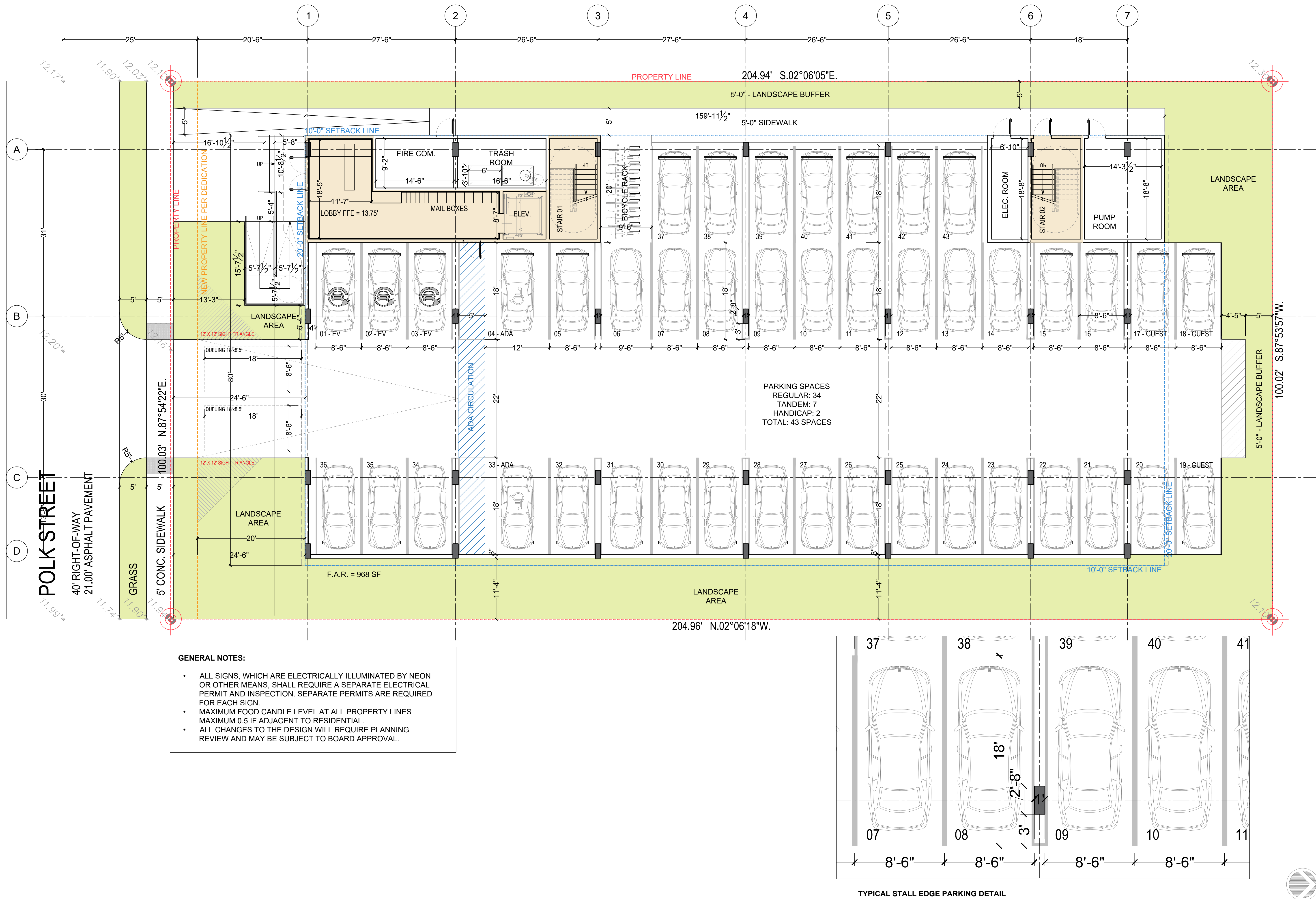
| MEETING DATES       |                      |             |
|---------------------|----------------------|-------------|
| BOARD/<br>COMMITTEE | DATE                 | DESCRIPTION |
| PRE TAC<br>PACO     | 07-17-23<br>06-19-23 | TBD<br>TBD  |

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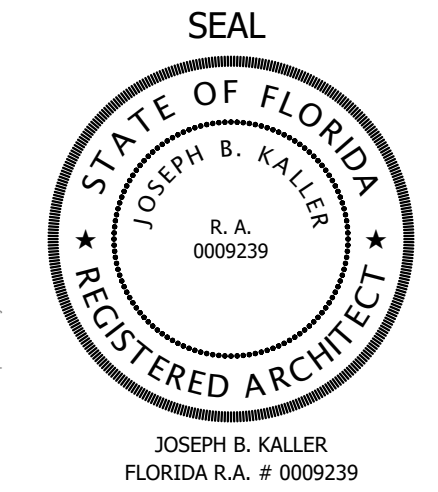
SCHEMATIC DESIGN

PROJECT No.: 23017  
DATE: 09.01.23  
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SHEET  
A-2.0



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PROJECT TITLE  
**2543 POLK STREET**  
HOLLYWOOD, FL. 33020

SHEET TITLE  
**GROUND LEVEL**

MEETING DATES

| BOARD/<br>COMMITTEE | DATE                 | DESCRIPTION |
|---------------------|----------------------|-------------|
| PRE TAC<br>PACO     | 07-17-23<br>06-19-23 | TBD<br>TBD  |

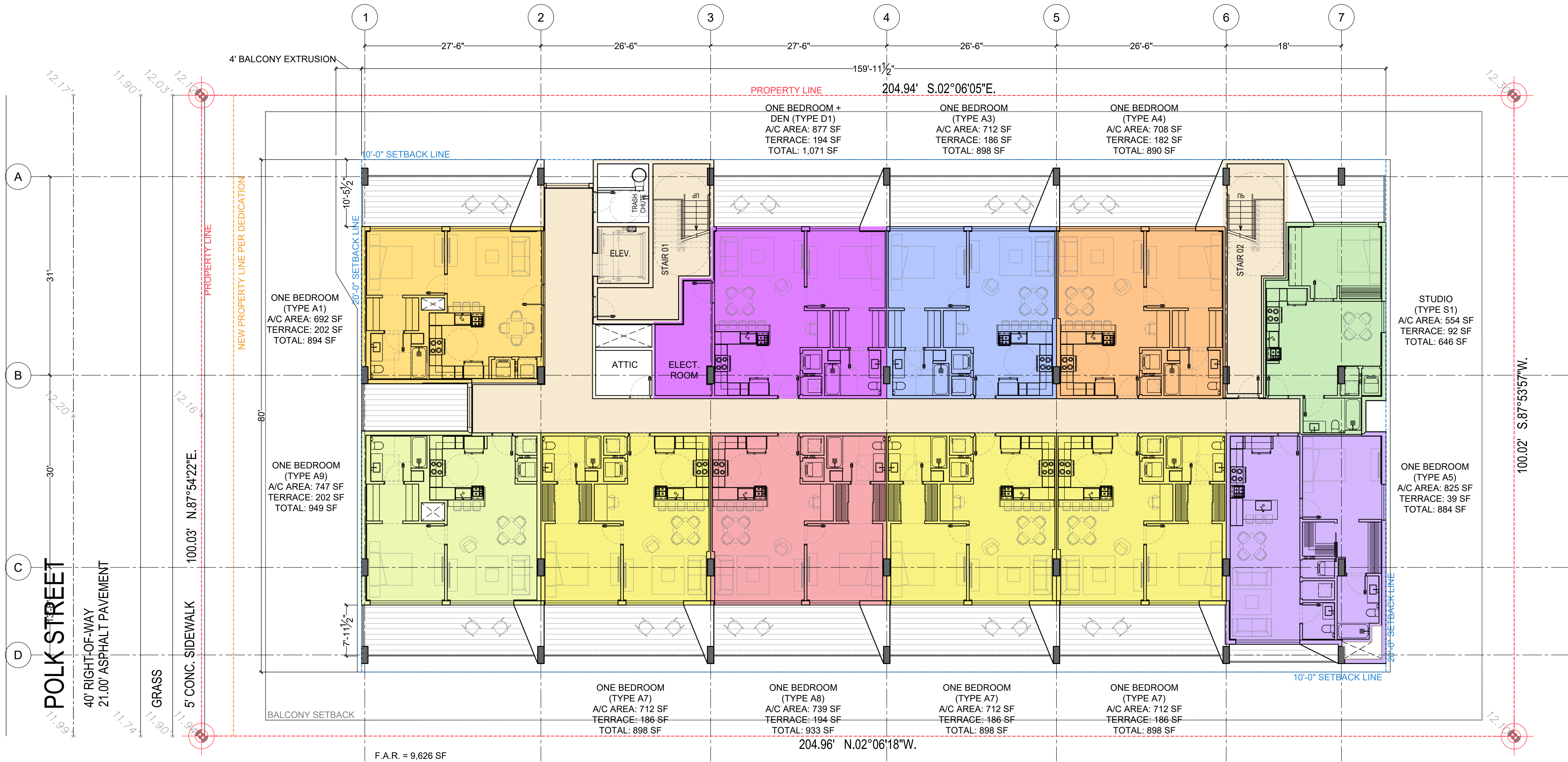
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SHEET

**A-3.0**



F.A.R. = 9,626 SF  
MIN. REQUIRED SQUARE FOOTAGE PER UNIT = 500 SF  
MIN. PROVIDED SQUARE FOOTAGE PER UNIT = 554 SF

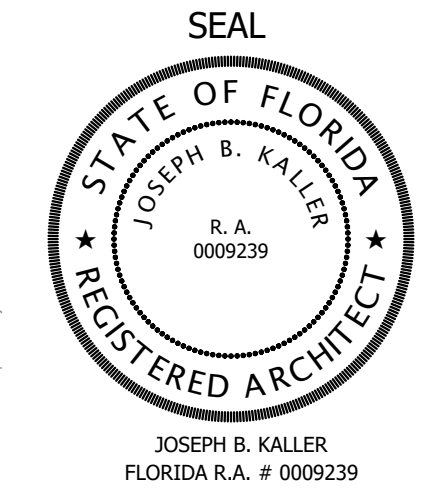
## UNIT SIZE

| UNIT TYPE | ROOMS    | A/C AREA | NON A/C AREA | TOTAL AREA |
|-----------|----------|----------|--------------|------------|
| TYPE D1   | 01 + DEN | 877      | 194          | 1,071 SF   |
| TYPE A1   | 01       | 692      | 202          | 894 SF     |
| TYPE A3   | 01       | 712      | 186          | 898 SF     |
| TYPE A4   | 01       | 708      | 182          | 890 SF     |
| TYPE A5   | 01       | 825      | 39           | 884 SF     |
| TYPE A7   | 01       | 712      | 186          | 898 SF     |
| TYPE A8   | 01       | 739      | 194          | 933 SF     |
| TYPE A9   | 01       | 747      | 202          | 949 SF     |
| TYPE S1   | STUDIO   | 554      | 92           | 646 SF     |

UNIT SIZE CUMULATIVE AVERAGE: 896.2 SF



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PROJECT TITLE  
**2543 POLK STREET**  
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HOLLYWOOD, FL. 33020

SHEET TITLE  
**LEVEL 2**

## MEETING DATES

| BOARD/ COMMITTEE | DATE                 | DESCRIPTION |
|------------------|----------------------|-------------|
| PRE TAC<br>PACO  | 07-17-23<br>06-19-23 | TBD<br>TBD  |

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DATE: 09.01.23  
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SHEET  
**A-3.1**

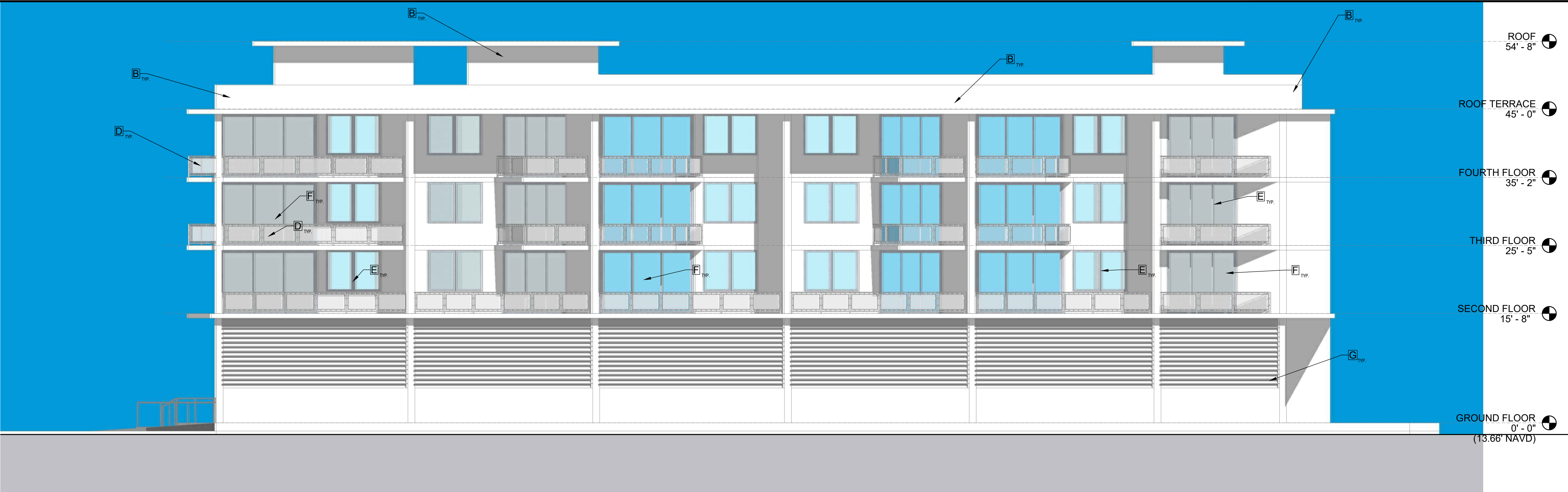




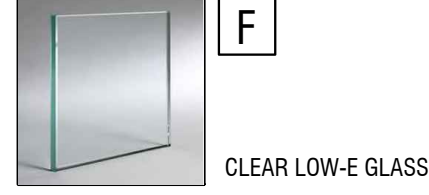
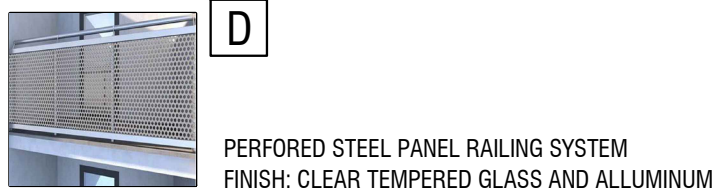
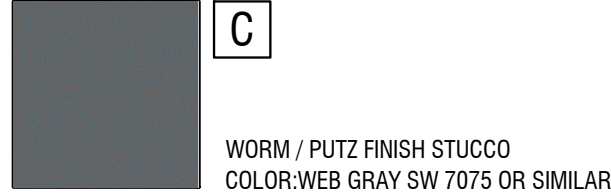
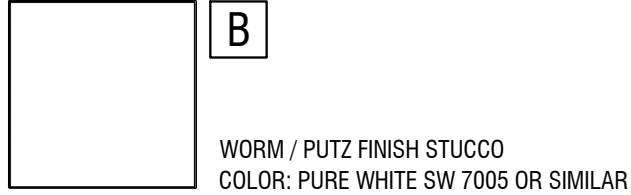
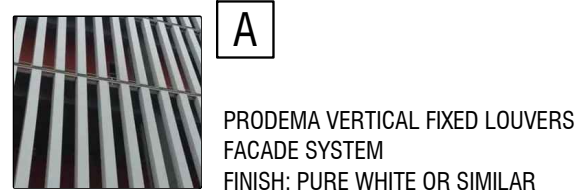




1 SOUTH ELEVATION  
1/8" = 1'-0"



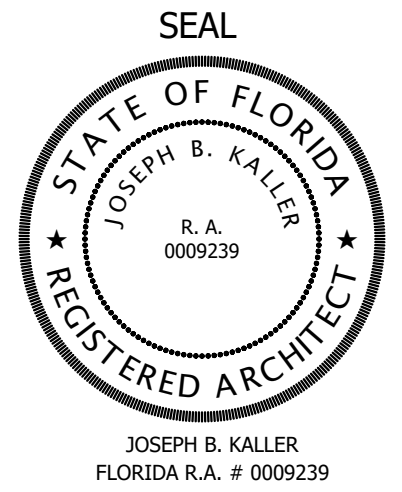
2 EAST ELEVATION  
1/8" = 1'-0"



3 LEGEND  
N.T.S.



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PROJECT TITLE  
2543 POLK STREET  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SOUTH & EAST ELEVATION

| MEETING DATES    |          |             |
|------------------|----------|-------------|
| BOARD/ COMMITTEE | DATE     | DESCRIPTION |
| PRE TAC          | 07-17-23 | TBD         |
| PACO             | 06-19-23 | TBD         |

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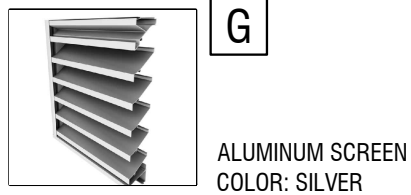
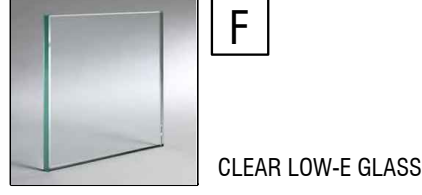
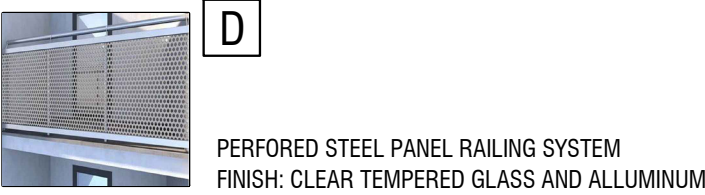
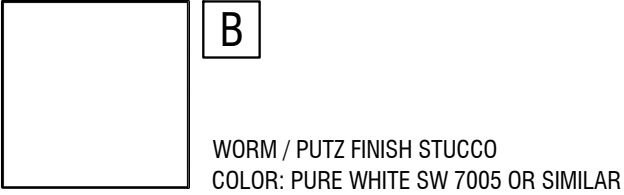
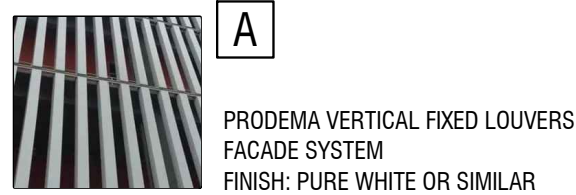
SHEET  
A-4.0



1 NORTH ELEVATION  
1/8" = 1'-0"



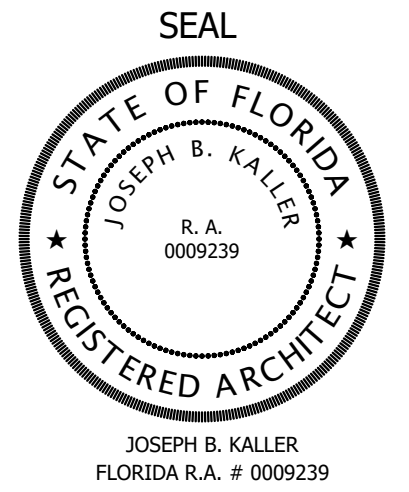
2 WEST ELEVATION  
1/8" = 1'-0"



3 LEGEND  
N.T.S.



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PROJECT TITLE  
2543 POLK STREET  
HOLLYWOOD, FL. 33020

SHEET TITLE  
NORTH & WEST ELEVATION

| MEETING DATES    |                      |             |
|------------------|----------------------|-------------|
| BOARD/ COMMITTEE | DATE                 | DESCRIPTION |
| PRE TAC<br>PACO  | 07-17-23<br>06-19-23 | TBD<br>TBD  |

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SHEET  
A-4.1