

VAN BUREN STREET APARTMENTS

2750, 2734, 2726 AND 2718 VAN BUREN
ST. HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

Property ID: 5142160222810
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 14 N 85, LOT 15 OF BLK 29
Property ID: 5142160222811
HOLLYWOOD LITTLE RANCHES 1-26B LOT 16, LESS E 18 THEREOF, BLK 29
Property ID: 5142160222860
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 TOG WITH E 18 OF LOT 16, BLK 29
Property ID: 5142160222870
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 18 LESS E 25 BLK 29

AREA:

85,536 SF (1.96 ACRES)

OWNER

UNITY CIRCLE LLC, 28TH AVE FACILITY LLC
PETER DEUTSCH AND JACKSON STREET FACILITY LLC
6340 SUNSET DRIVE, MIAMI, FL. 33143

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

CIVIL ENGINEER

SHAVER ENGINEERING, INC
CONTACT: JORGE M. SHAVER, P.E.
ADDRESS: 7251 W. PALMETTO PARK ROAD
SUITE 100
BOCA RATON, FL 33433
PHONE: (561)-716-0159
EMAIL: jshaver@shavereng.com

LANDSCAPE

THE MIRROR OF PARADISE
CONTACT: GABRIELA FOJT, ASLA, RLA
ADDRESS: 2881 E OAKLAND PARK BLVD, SUITE 315
FORT LAUDERDALE, FL 33306
PHONE: (954)-315-1707 ext. 1077
EMAIL: gabriela@themirrorofparadise.com

ARCHITECTURE

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R-2.0	RENDERING
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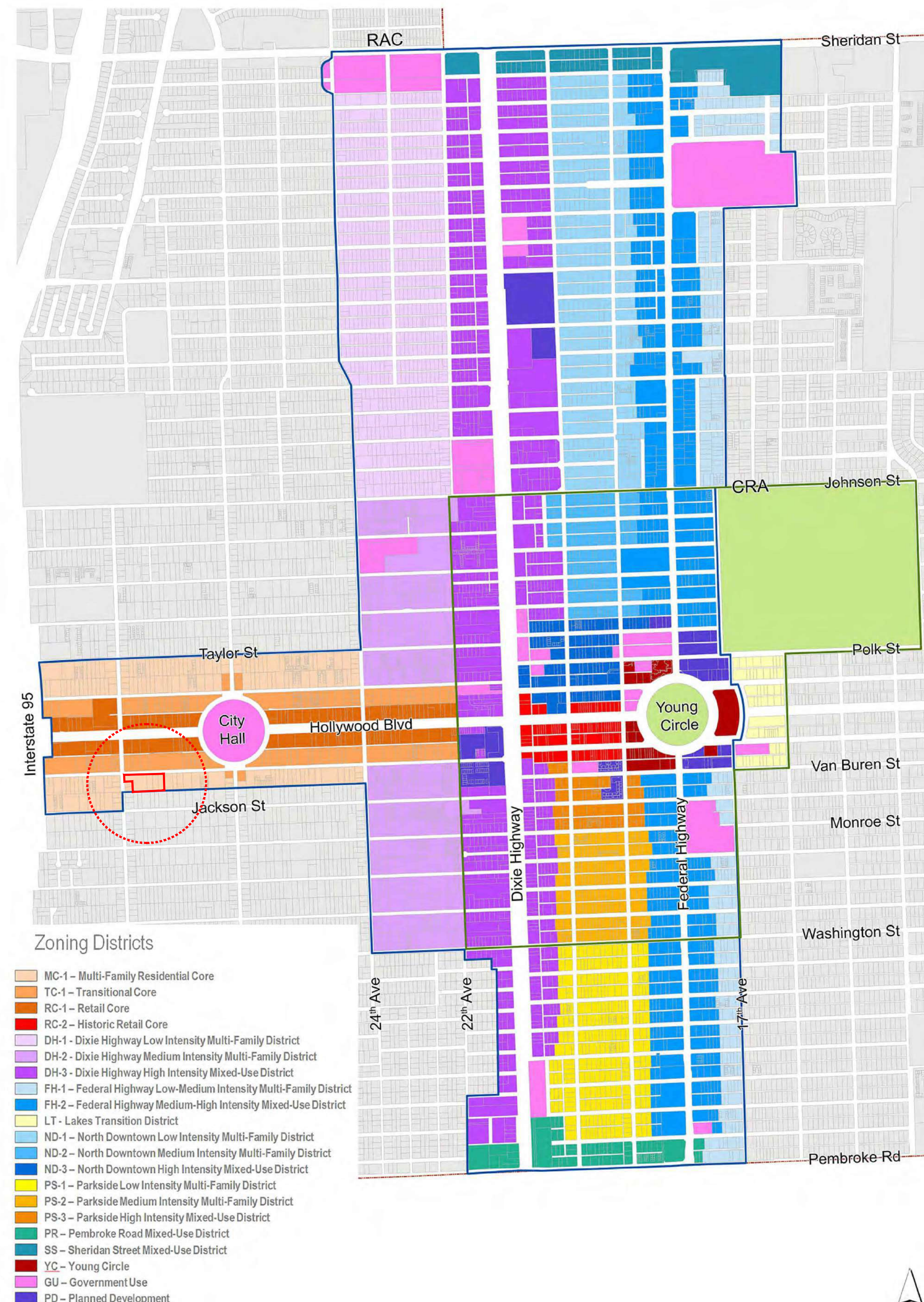
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LOCATION MAP
N.T.S.

N.T.S.

RAC



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Kaller Architecture

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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

2750 VAN BUREN
--
HOLLYWOOD, FL. 33020

PROJECT TITLE

Contract Documents is to include all items necessary for the proper execution and completion of the

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
LOCATION MAP

Contract Documents is to include

SHEET TITLE

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No.	DATE	DESCRIPTION

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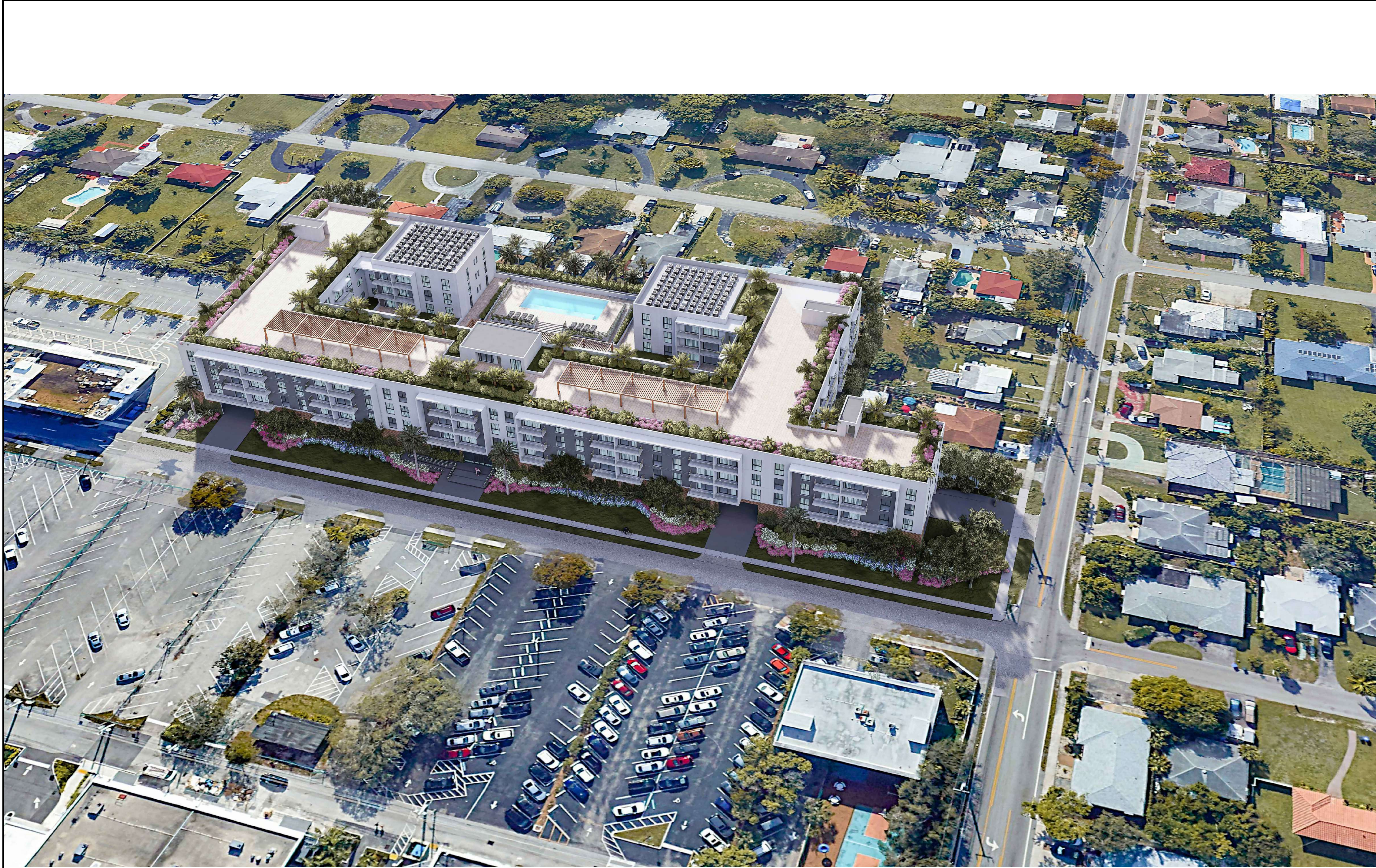
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preparing

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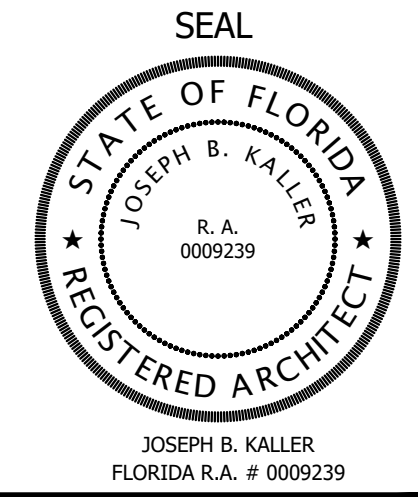
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PROJECT TITLE
2750 VAN BUREN
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
AERIAL RENDERING

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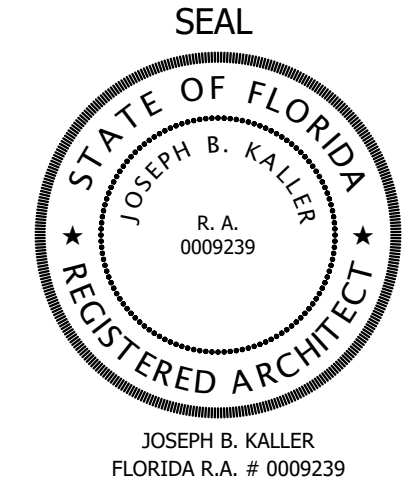
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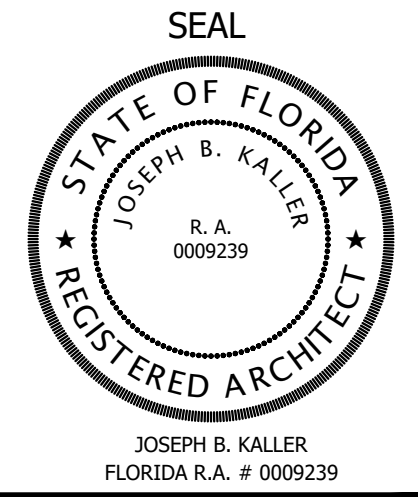
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R-3.0

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HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 14 N 85, LOT 15 OF BLK 29
HOLLYWOOD LITTLE RANCHES 1-26B LOT 16, LESS E 18 THEREOF, BLK 29
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 TOG WITH E 18 OF LOT 16, BLK 29
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 18 LESS E 25 BLK 29

Total Lot Net Area: 85,536 SF (1.96 acres)

FEMA Flood Zone: X
Future Conditions 100-Year: 12' NAVD

ZONING INFO

BASIC ZONING

Municipal Future Land Use: Regional Activity Center (RAC)
Zone: MC-1
Existing Building Use: RELIGIOUS, CHURCH, WORSHIP
PARKING LOT, VACANT COMMERCIAL,
SINGLE FAMILY RESIDENCE
Existing Land Use: Regional Activity Center (RAC)
Allowed Use(s): Residential, Civic, Educational

BUILDING INTENSITY

Maximum Building Height: 45 ft
Maximum Height - Stories: 4
Floor Area Ratio (FAR): 1.5
Maximum Built Area Allowed: 128,304.43 ft²
Minimum Open Space: 40% (34,214.51 ft²)
Maximum Residential Area Allowed: 128,304.43 ft²

SETBACKS AT GROUND LEVEL

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

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front: 15 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.

PROJECT INFO

Maximum Building Height:
Allowed: 45 ft
Proposed: 45 ft
Floor Area Ratio (FAR) 1.5:
Allowed: 128,304.43 ft² (1.50)
Proposed: 128,294.34 ft² (1.45)
Gross Building Area:
Proposed: 153,080.15 ft²
Open Space (pervious):
Minimum: 40% (34,214.51 ft²)
Proposed: 16,997.98 ft²
Ground: 6,697.13 ft²
Second: 13,298.98 ft²
Roof Terrace:
TOTAL: 43.2% (36,994.09 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 (60un x 1): 60 spaces
Two Bed Unit (37un x 1.5): 55.5 spaces
Studio Unit (48un x 1): 48 spaces
Visitors (145un / 10): 14.5 spaces
Total Parking Required: 178 spaces
Total Parking Proposed: 183 spaces
(inc. 05 Handicap)

Accessible Parking spaces:

Required: 05 spaces
Provided: 05 spaces

Off-Street loading spaces:

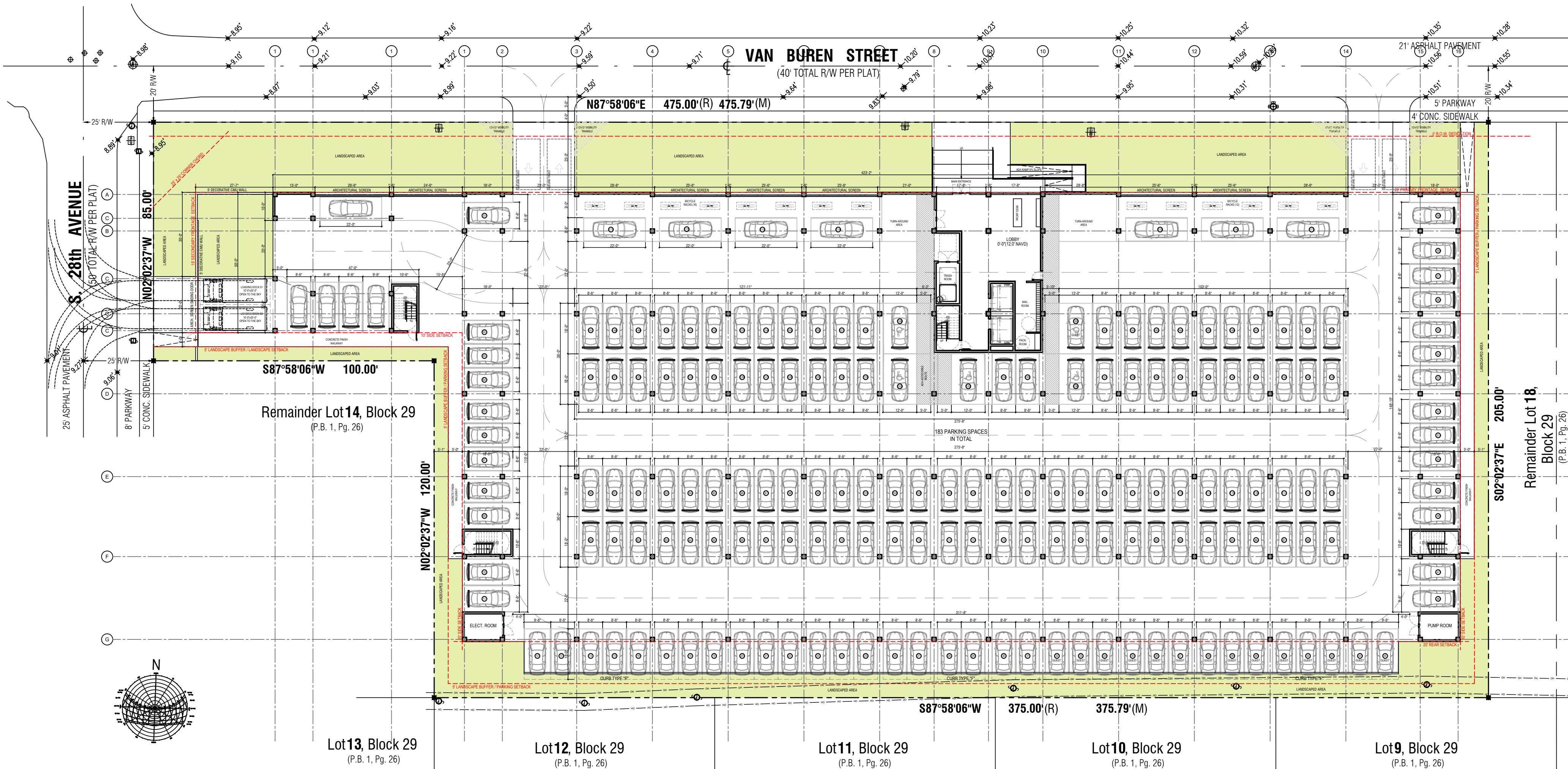
Required: 1 space
Proposed: 2 spaces

Dwelling Unit Size (New Construction):

Minimum: 300.00 ft²
Min. Proposed: 442.15 ft²

Cumulate Average Unit Size (New Construction):

Required: 500.00 ft²
Proposed: 800.78 ft²



UNIT MIX	TYPE	QT	QT	AC area		TERRACE	TOTAL	%	%	TOTAL SALEABLE AREA
				SF	SF					SF
TWO BED	A1	3	37	1,063.12	68.95	1,132.07	2.07	25.52		3,396.21
	A2	5		1,220.69	71.25	1,291.94	3.45			6,459.70
	A3	5		1,204.94	28.33	1,233.27	3.45			6,166.35
	A4	3		1,050.00	68.95	1,118.95	2.07			3,356.85
	A5	3		1,102.38	68.95	1,171.33	2.07			3,513.99
	A6	3		948.20	27.53	975.73	2.07			2,927.19
	A7	3		1,055.61	68.95	1,124.56	2.07			3,373.68
	A8	3		1,180.01	68.95	1,248.96	2.07			3,746.88
	A9	3		1,076.24	27.53	1,103.77	2.07			3,311.31
	A10	6		843.81	28.33	872.14	4.14			5,232.84
ONE BED	B1	36	60	708.75	68.95	777.70	24.83	41.38		27,997.20
	B2	3		700.00	27.53	727.53	2.07			2,182.59
	B3	6		757.96	27.53	785.49	4.14			4,712.94
	B4	6		757.96	71.35	829.31	4.14			4,975.86
	B5	6		798.94	27.53	826.47	4.14			4,958.82
	B6	3		682.50	68.95	751.45	2.07			2,254.35
STUDIOS	C1	3	48	519.90	68.95	588.85	2.07	33.10		1,766.55
	C2	3		484.16	68.95	553.11	2.07			1,659.33
	C3	3		495.10	68.95	564.05	2.07			1,692.15
	C4	3		500.93	27.53	528.46	2.07			1,585.38
	C5	6		637.09	-	637.09	4.14			3,822.54
	C6	6		559.45	-	559.45	4.14			3,356.70
	C7	6		517.34	27.53	544.87	4.14			3,269.22
	C8	6		486.51	-	486.51	4.14			2,919.06
	C9	6		732.40	71.25	803.65	4.14			4,821.90
	C10	6		413.82	28.33	442.15	4.14			2,652.90

TOTAL NUMBER OF UNITS: 145 100.00 116,112.49 SF

AVERAGE UNIT SIZE: 800.78 SF

NOTE:
GREEN BUILDING CERTIFICATION TO BE OBTAINED
AS PER CITY ORDINANCE.

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING
REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

NOTE:
SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH
THE FLORIDA GREEN BUILDING COALITION
CERTIFICATION PROCESS (GREEN GLOBE).

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

NOTE:
MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED
AT A LEVEL DETERMINED BY THE APU FOR ALL NEW AND EXISTING BUILDINGS INCLUDING
COMPLYING WITH NFPA 72 (2016 EDITION). BDA SYSTEM MAY BE REQUIRED.

NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE
WITH THE ZONING AND LAND
DEVELOPMENT REGULATIONS ARTICLE 8.0.

NOTE:
PER NFPA 1, 12.3.2.2 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.

NOTE:
MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL
PROPERTY LINES.

NOTE:
ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE
BEVELED TO MEET ADA REQUIREMENTS

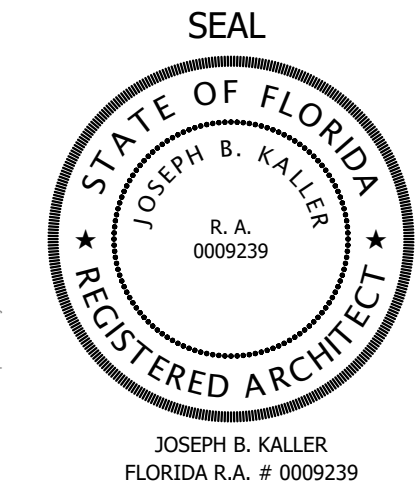
NOTE:
PER SECTION 7.1.1 PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL)
SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT;
NOT TO INCLUDE REQUIRED GUEST SPACES.

KA

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2750 VAN BUREN
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PROJECT TITLE

SCHEMATIC DESIGN PACKAGE
SITE DATA / AREA CHART

SHEET TITLE

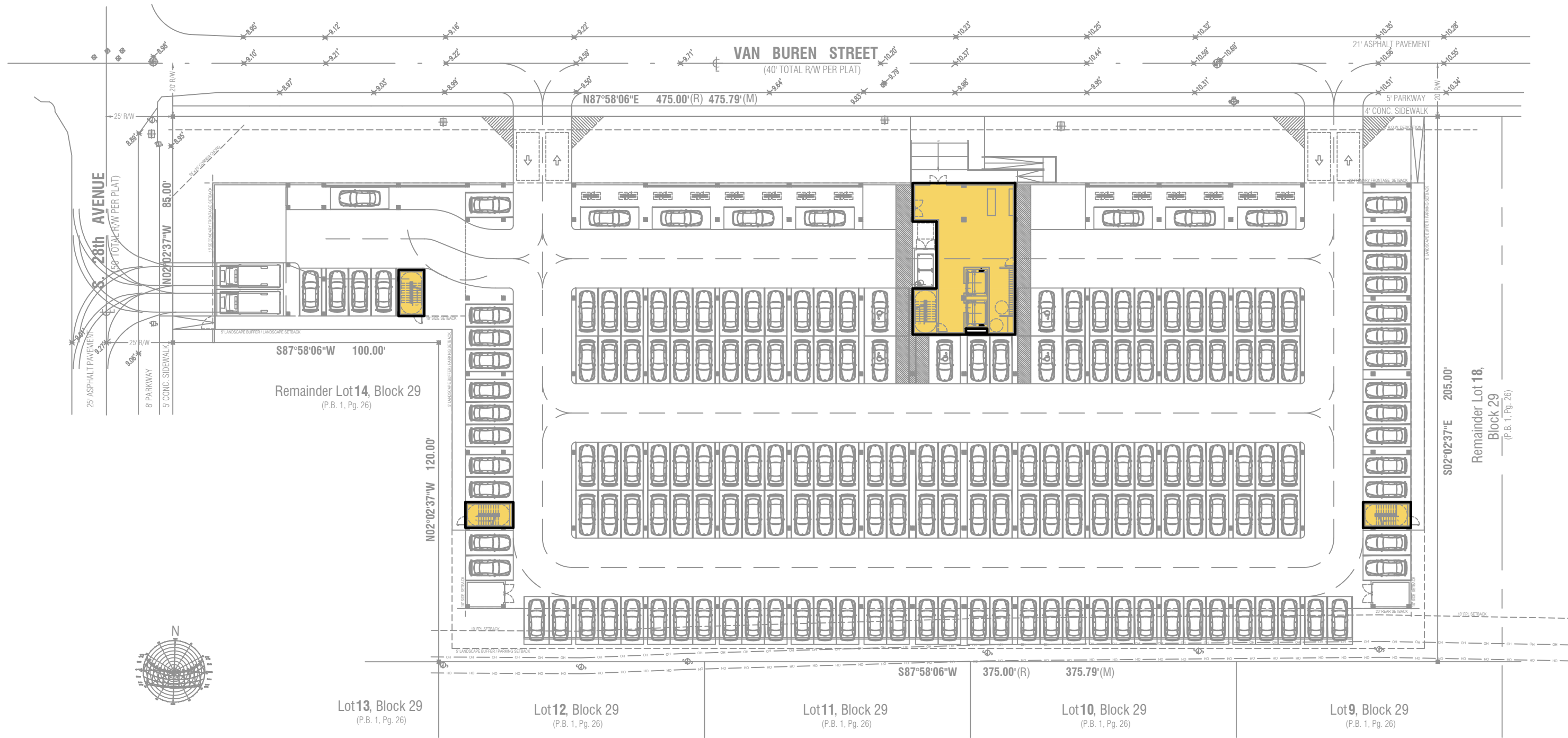
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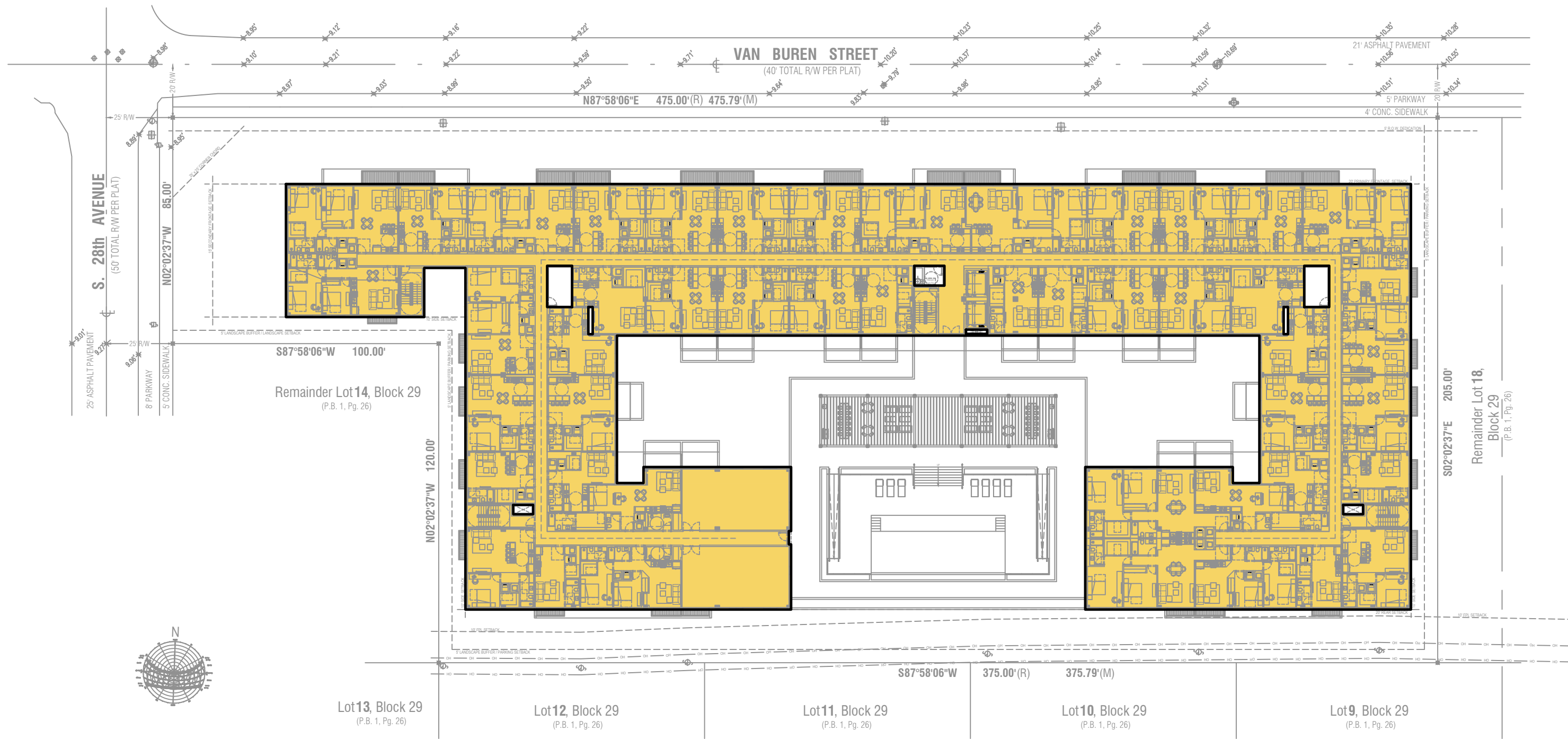
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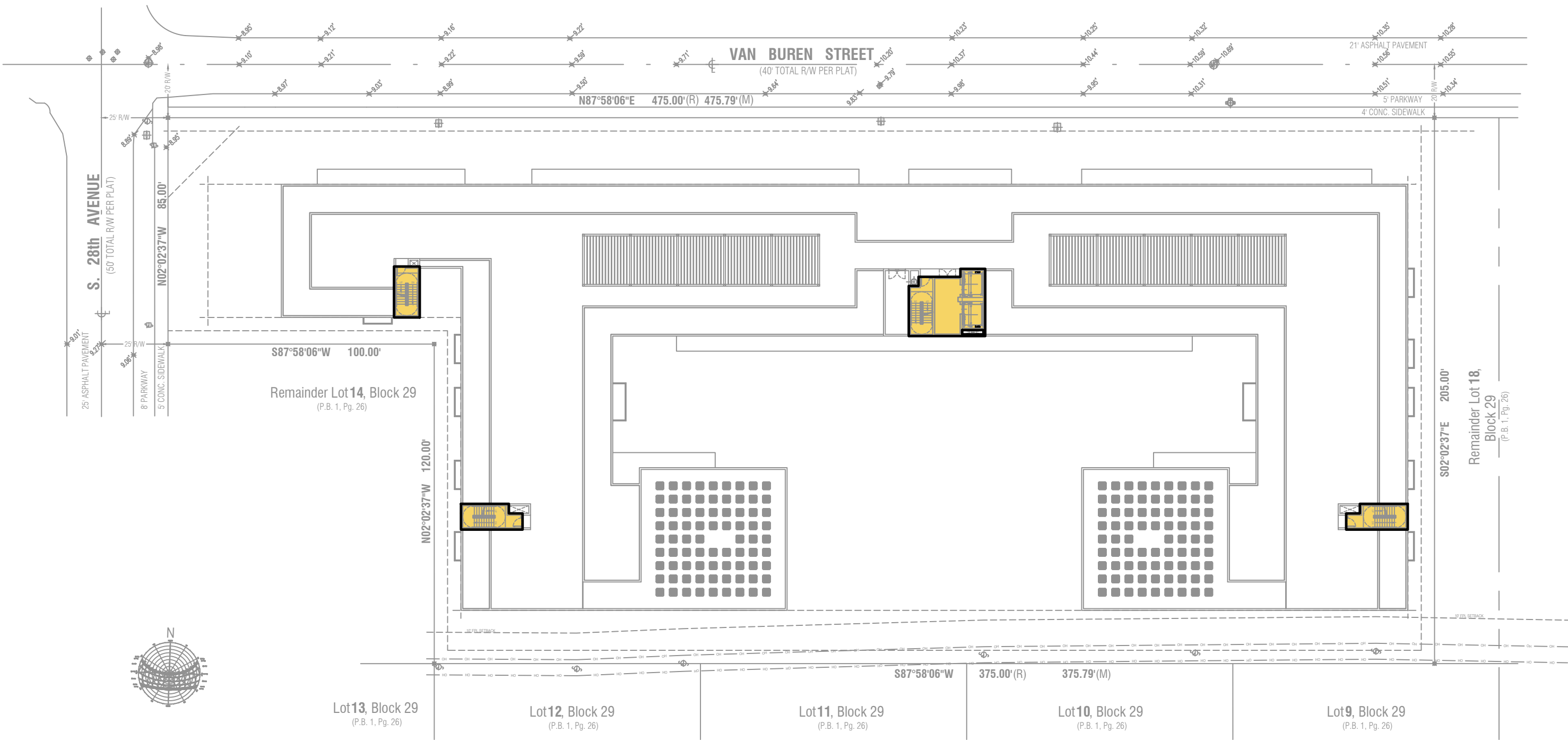
GROUND FLOOR - FAR: 2,477.18 SF



THIRD & FOURTH FLOOR - FAR PER FLOOR: 41,526.69 SF



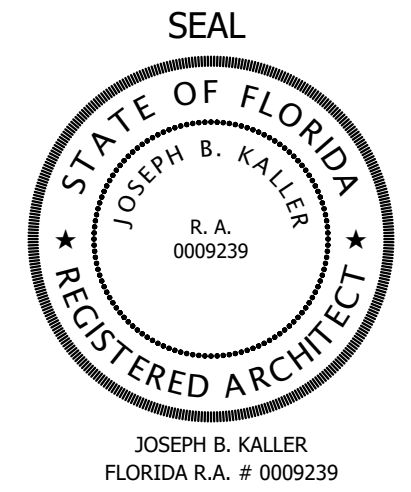
SECOND FLOOR - FAR: 41,526.69 SF



ROOF - FAR: 1,237.09 SF



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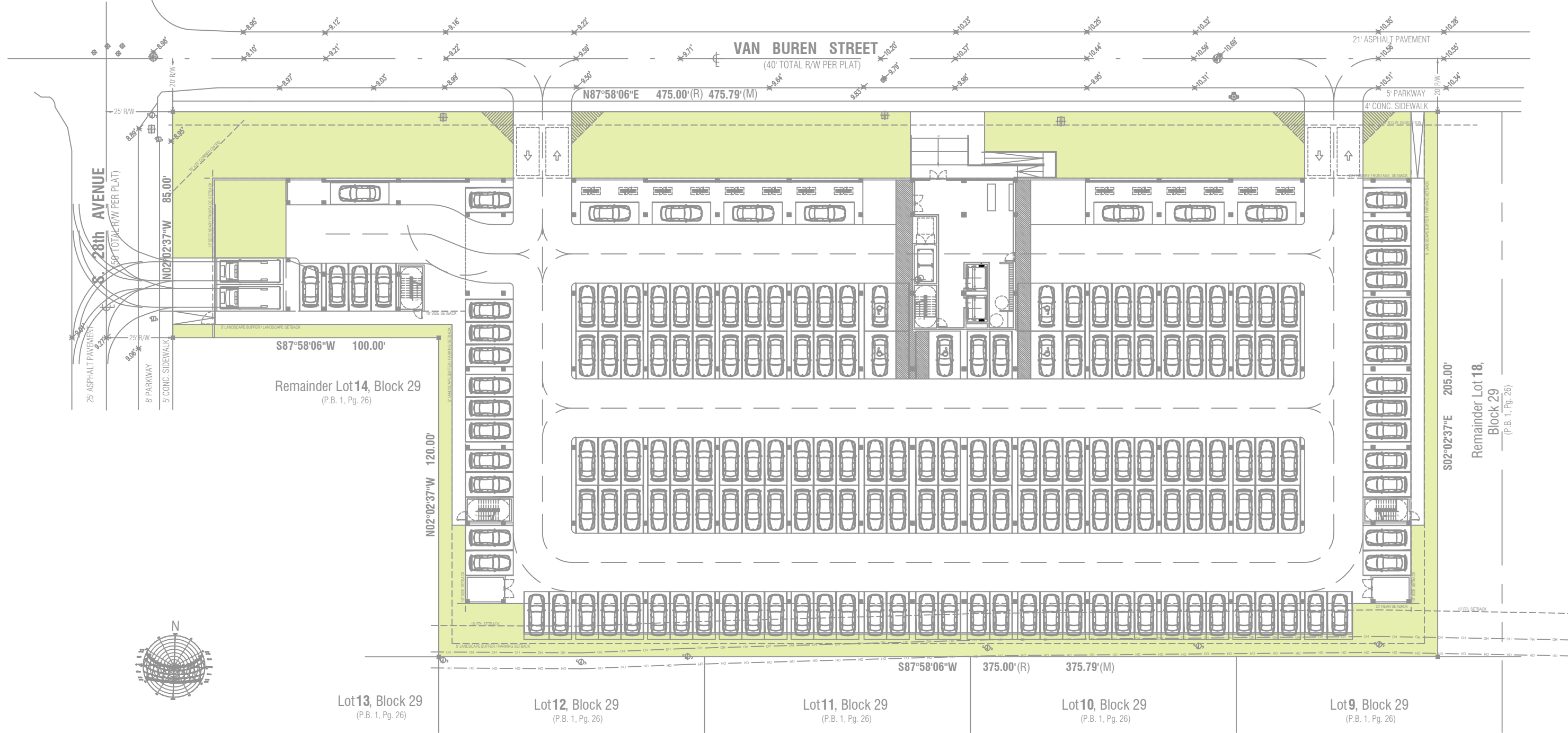
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SCHEMATIC DESIGN PACKAGE
FAR DIAGRAM CALCULATION

REVISIONS		
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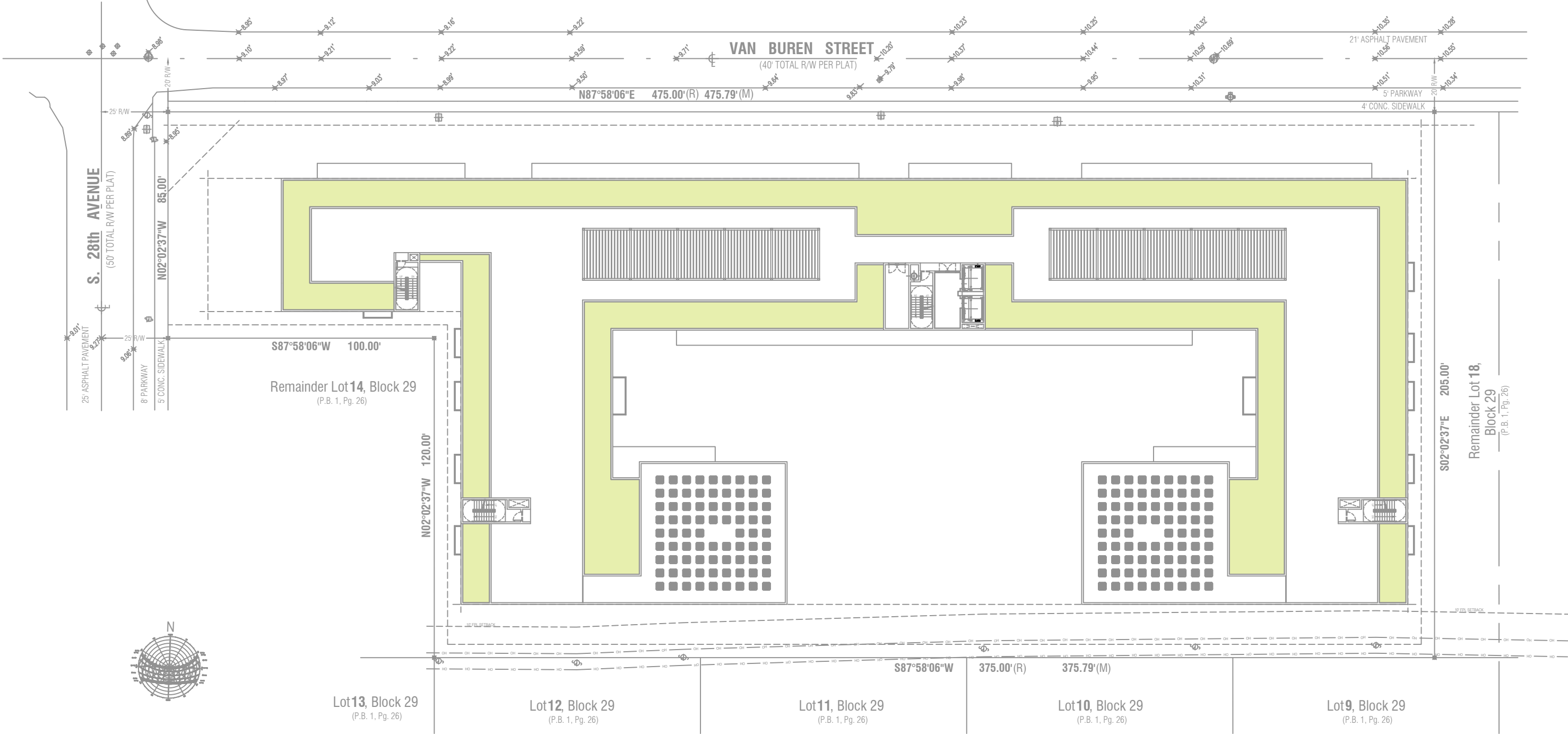
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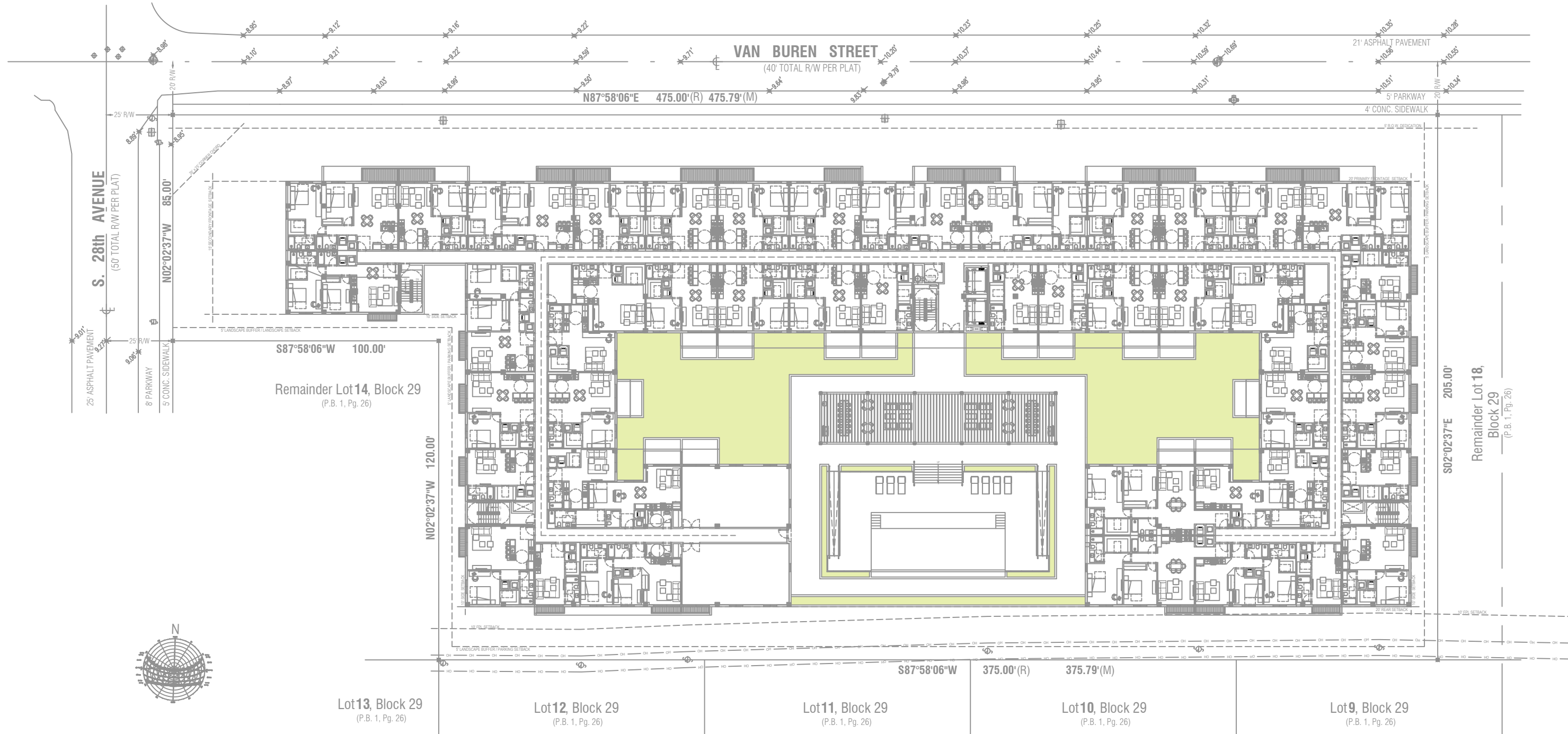


GROUND FLOOR - LANDSCAPE AREA: 16,997.98 SF

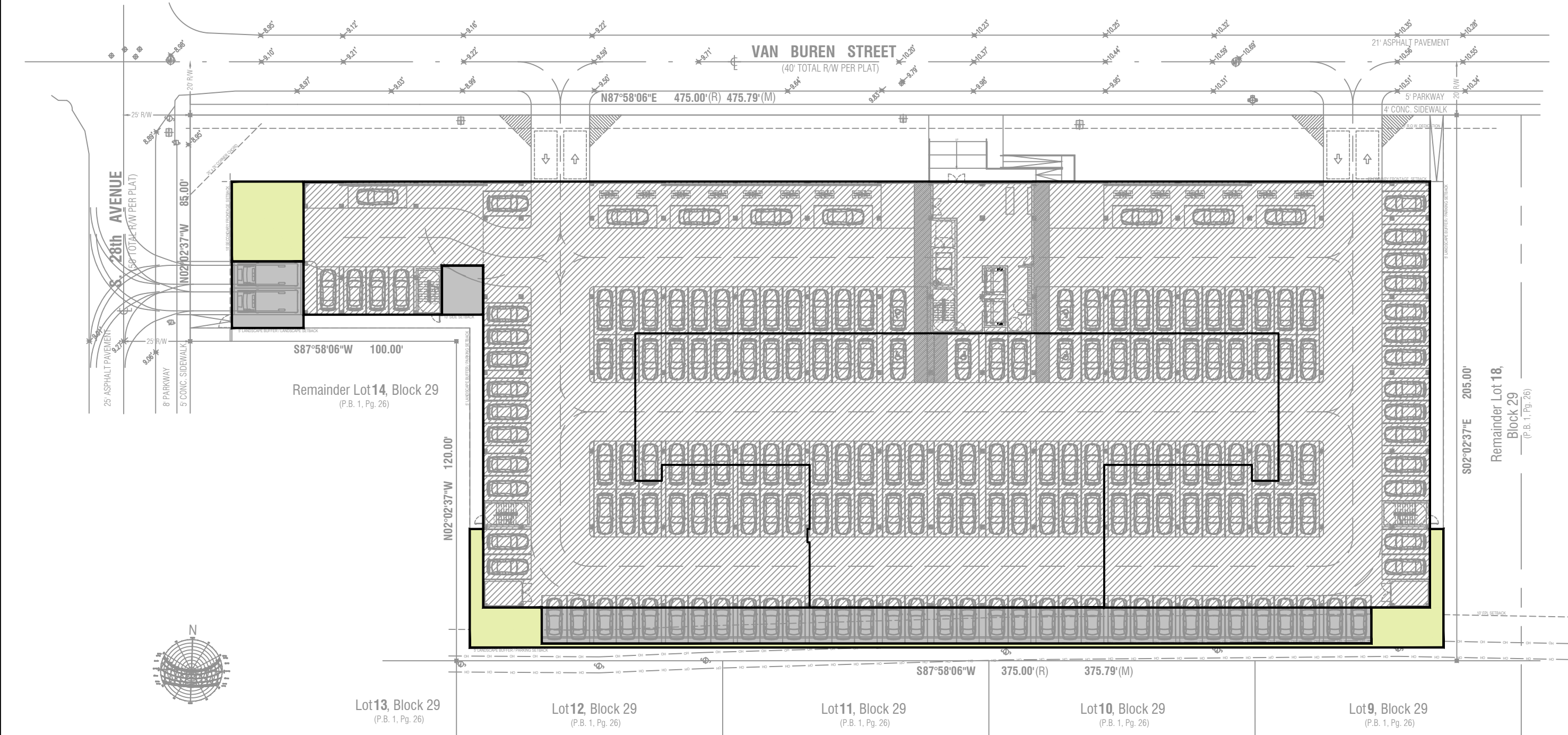


ROOF - LANDSCAPE AREA: 13,298.98 SF

LANDSCAPE AREA CALCULATION:	
MINIMUM:	40% (34,214.51 ft ²)
PROPOSED:	
GROUND:	16,997.98 ft ²
SECOND:	6,697.13 ft ²
ROOF TERRACE:	13,298.98 ft ²
TOTAL:	43.2% (36,994.09 ft ²)



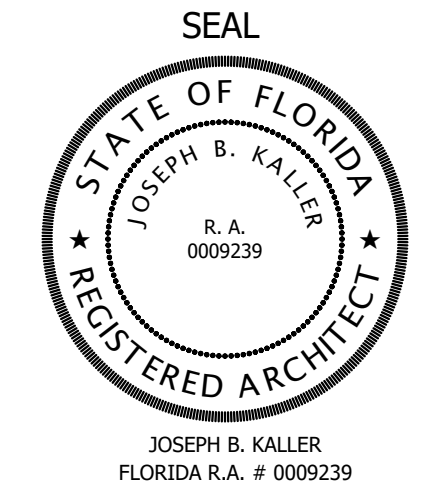
SECOND FLOOR - LANDSCAPE AREA: 6,697.13 SF



Required Landscaping (previous)	
of Paved Vehicular Use Area:	
Total VUA Area: 7,265.73 ft ² (100%)	
Minimum:	25% (1,816.43 ft ²)
Proposed:	32.8% (2,385.49 ft ²)



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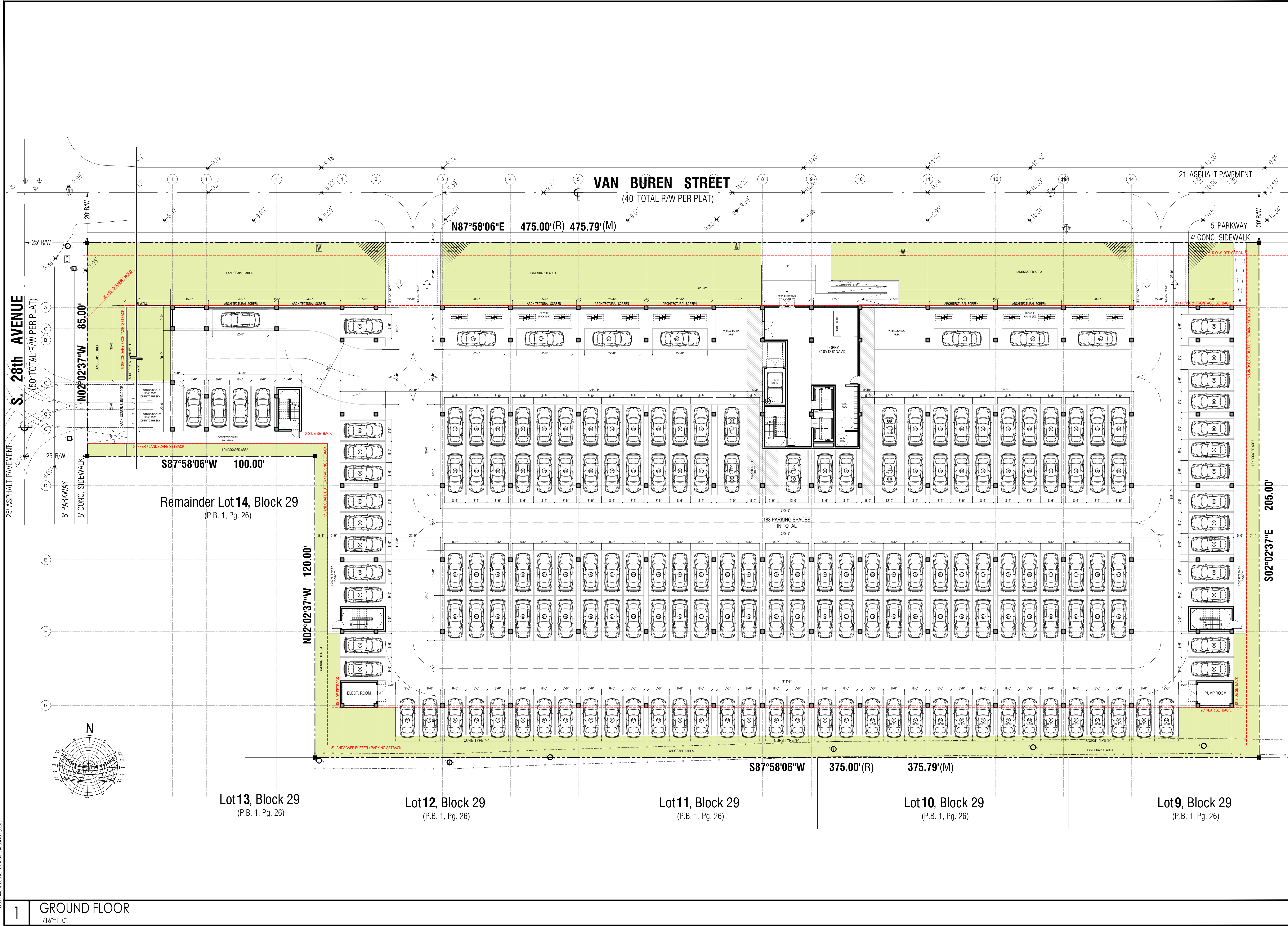
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LANDSCAPE AREA /
VUA CALCULATION

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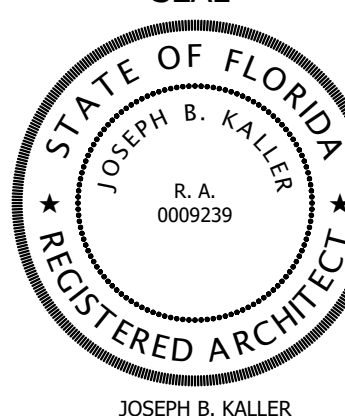
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SEAL



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2750 VAN BUREN
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SHEET TITLE

SCHEMATIC DESIGN PACKAGE
GROUND FLOOR

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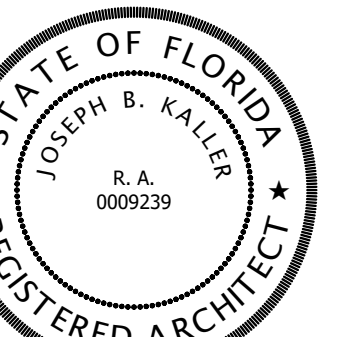
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SHEET

A-1.1



SEAL



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2/30 VAN BUREN
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HOLLYWOOD, FL. 33020
-

SCHEMATIC DESIGN PACKAGE

SECOND FLOOR

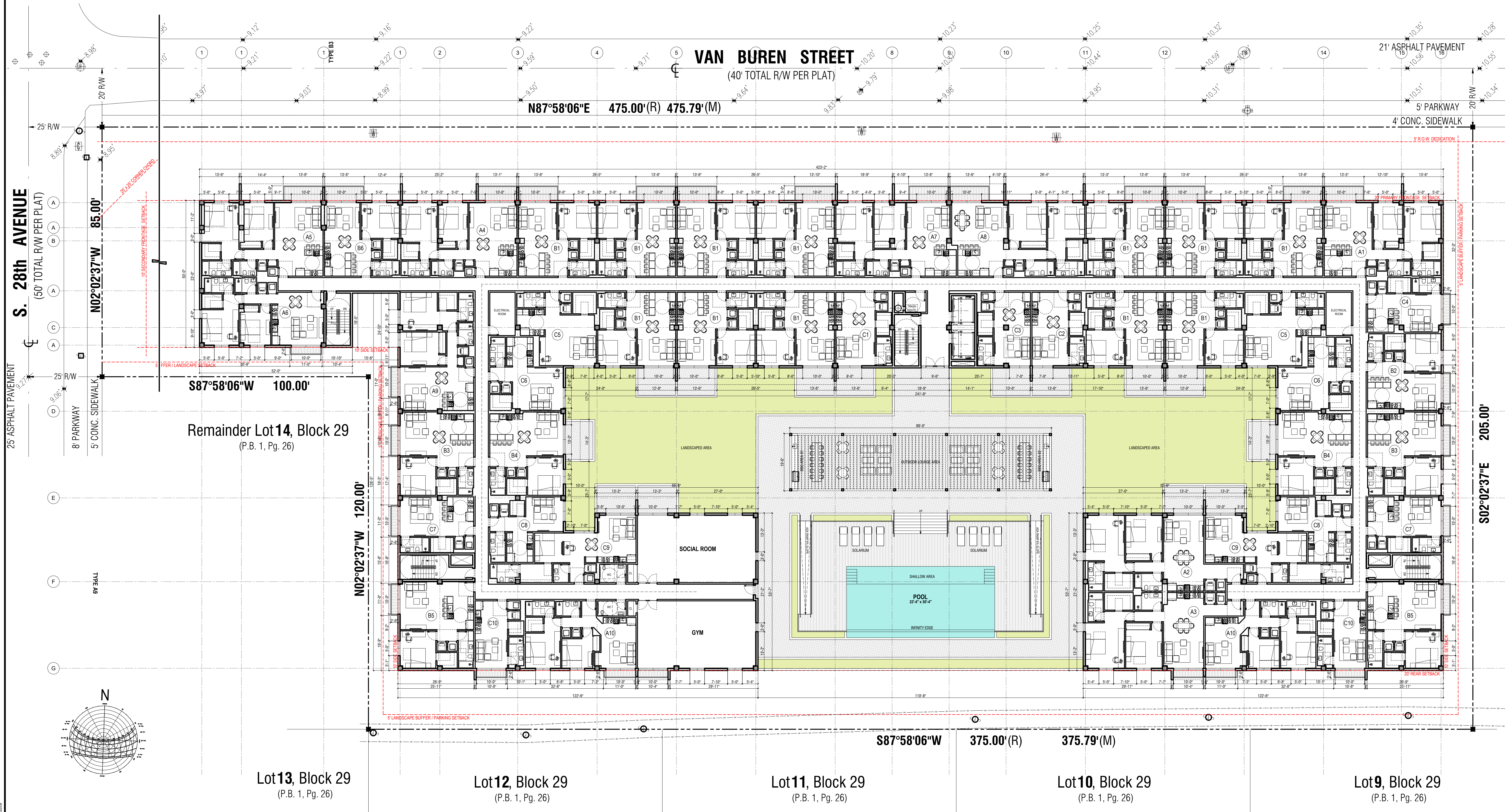
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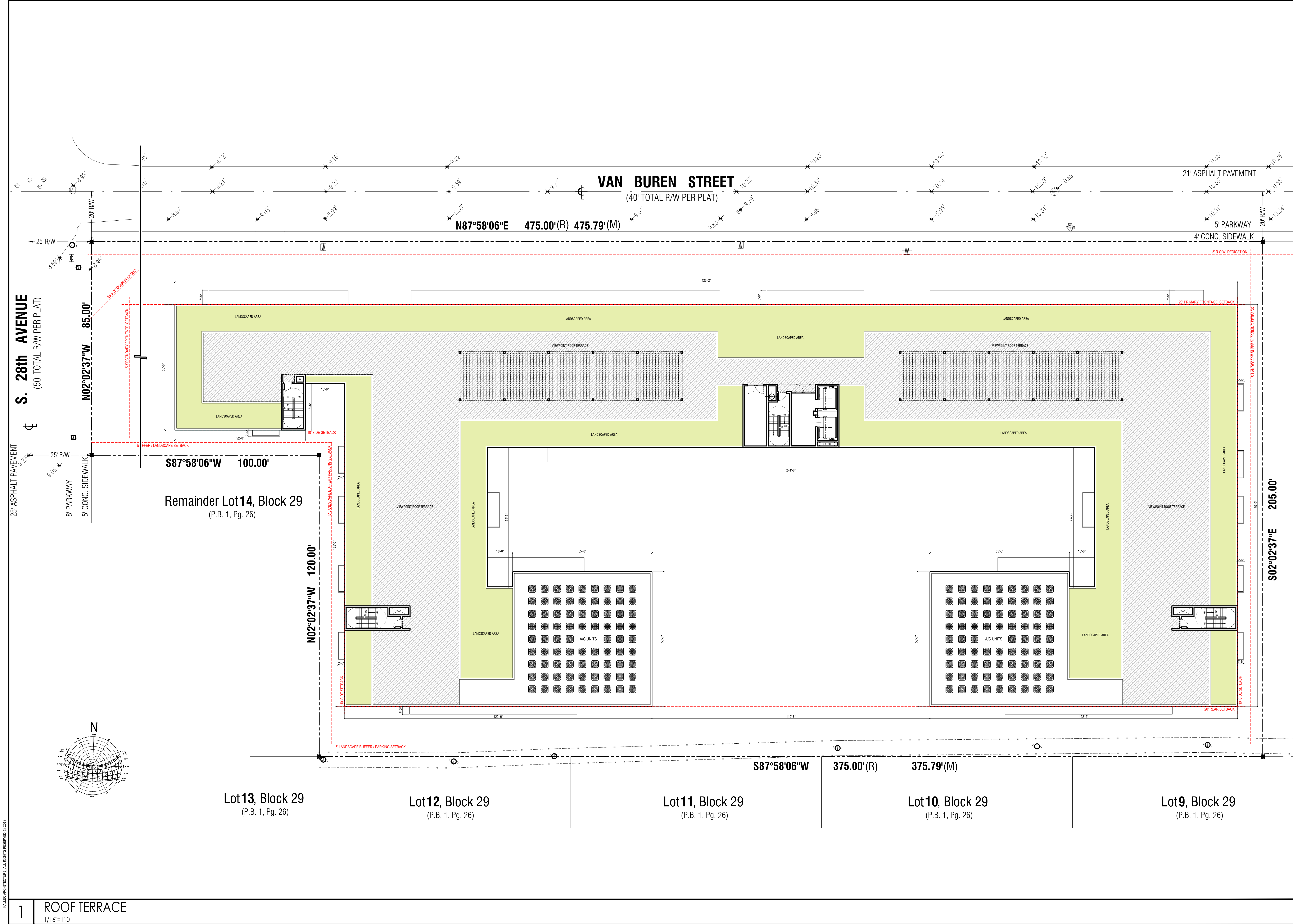
MEET

A-1.2



1

SECOND FLOOR
1/16"=1'-0"



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SEAL

STATE OF FLORIDA

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REGISTERED ARCHITECT

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2750 VAN BUREN
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SHEET TITLE

SCHEMATIC DESIGN PACKAGE
ROOF TERRACE

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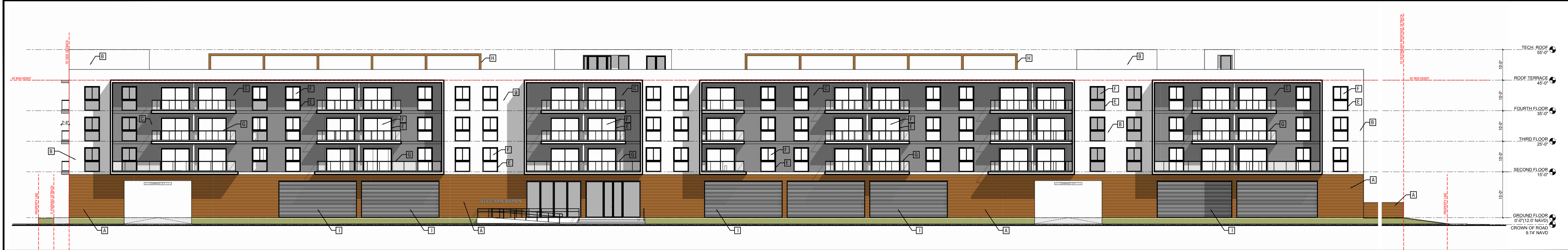
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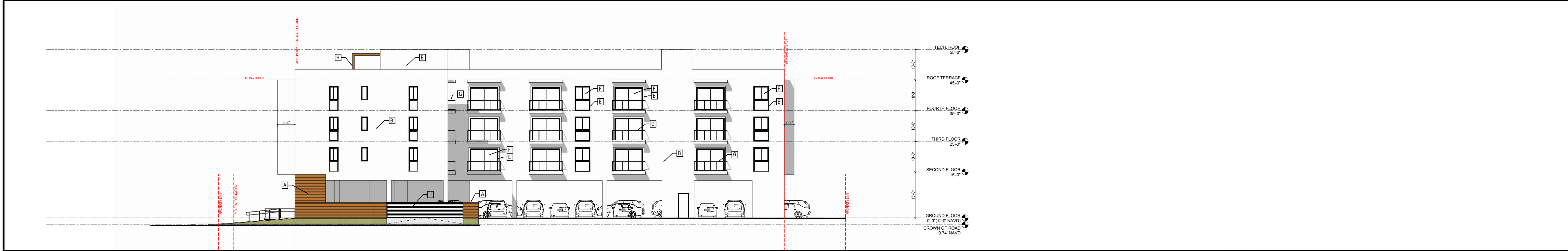
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A-1.4



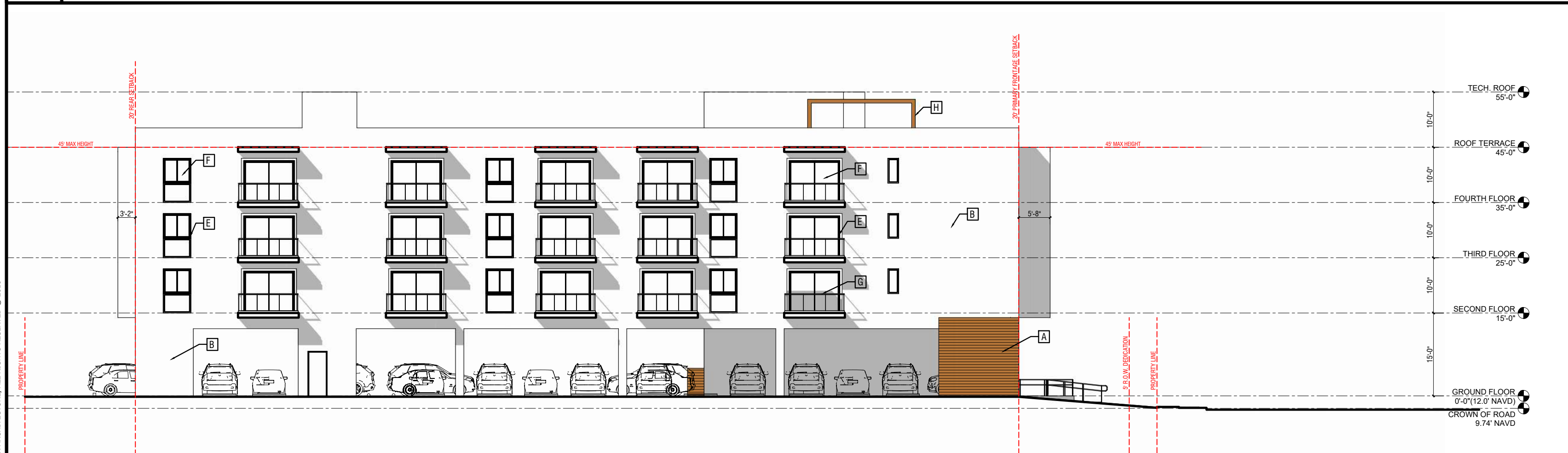
1 NORTH ELEVATION
1/16"=1'-0"



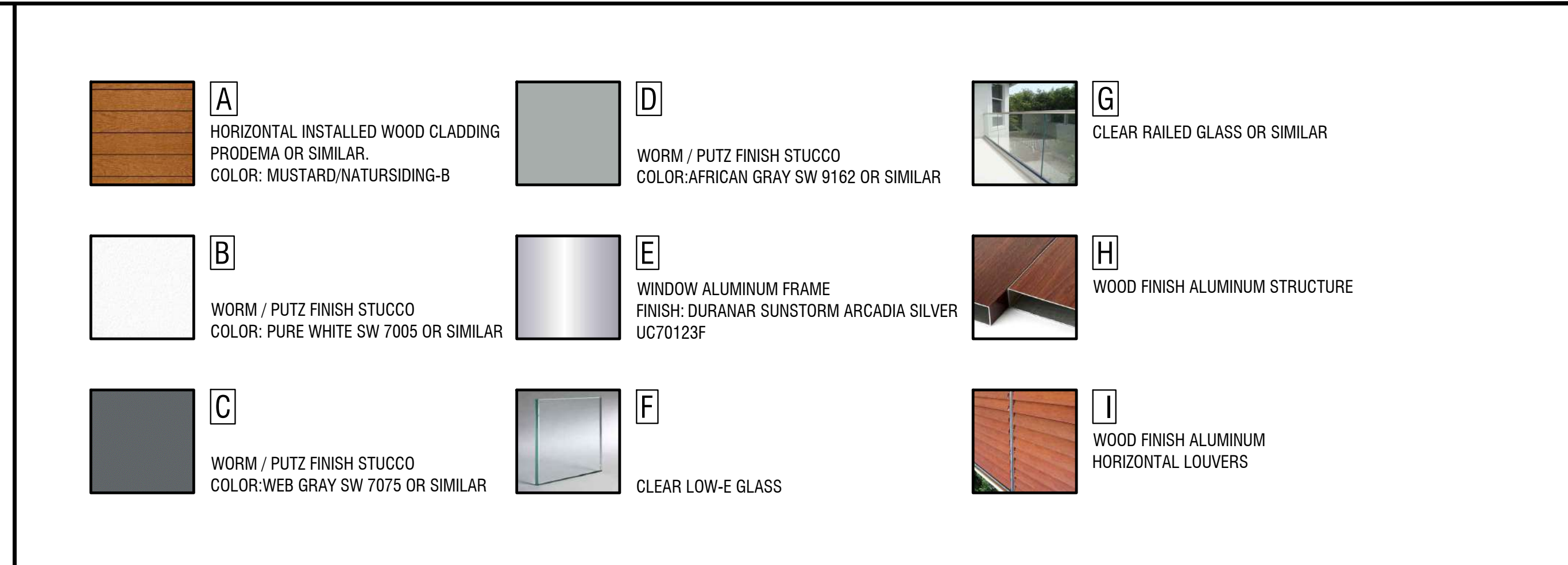
2 WEST ELEVATION
1/16"=1'-0"



3 SOUTH ELEVATION
1/16"=1'-0"



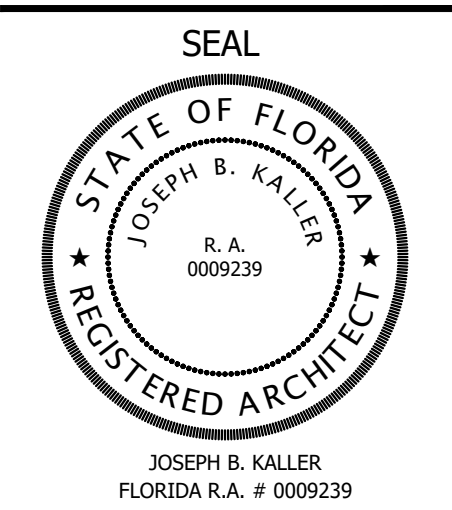
4 EAST ELEVATION
1/16"=1'-0"



5 MATERIALS
N.T.S.



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PROJECT TITLE
2750 VAN BUREN
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HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

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DATE: 09.07.23
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CHECKED BY: JBK

SHEET
A-1.5



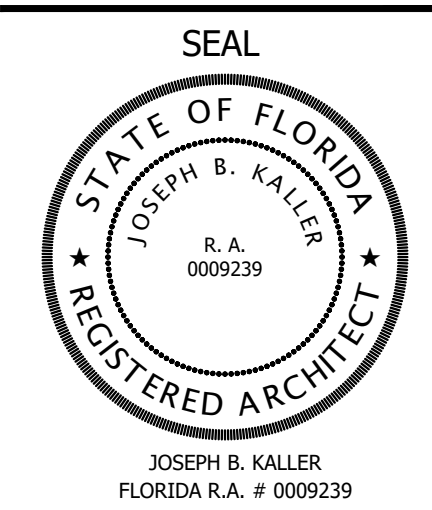
1 FACADE MATERIALS
1/4"=1'-0"

	A HORIZONTAL INSTALLED WOOD CLADDING PRODEMA OR SIMILAR. COLOR: MUSTARD/NATURSIDING-B		D WORM / PUTZ FINISH STUCCO COLOR:AFRICAN GRAY SW 9162 OR SIMILAR		G CLEAR RAILED GLASS OR SIMILAR
	B WORM / PUTZ FINISH STUCCO COLOR: PURE WHITE SW 7005 OR SIMILAR		E WINDOW ALUMINUM FRAME FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F		H WOOD FINISH ALUMINUM STRUCTURE
	C WORM / PUTZ FINISH STUCCO COLOR:WEB GRAY SW 7075 OR SIMILAR		F CLEAR LOW-E GLASS		I WOOD FINISH ALUMINUM HORIZONTAL LOUVERS

2 MATERIALS
N.T.S.



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SCHEMATIC DESIGN PACKAGE
FACADE MATERIALS

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No.	DESCRIPTION

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SHEET
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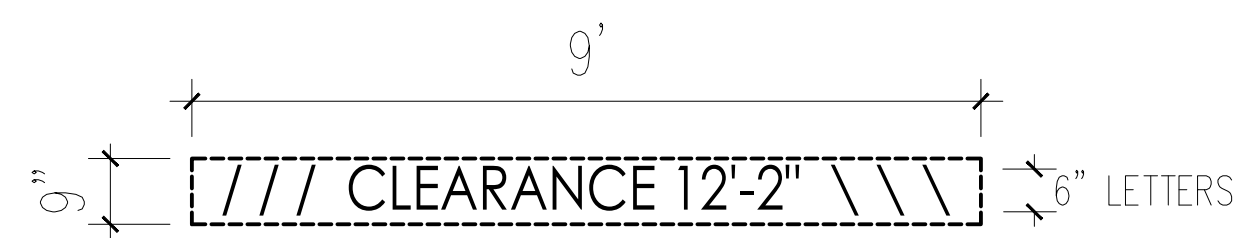


NAME SIZE = 13.29 S.F.

1

ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED
CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF
THE CITY OF HOLLYWOOD ZONING AND LAND
DEVELOPMENT CODE BASED ON THE FH-2 & PS-2
ZONING DISTRICTS.

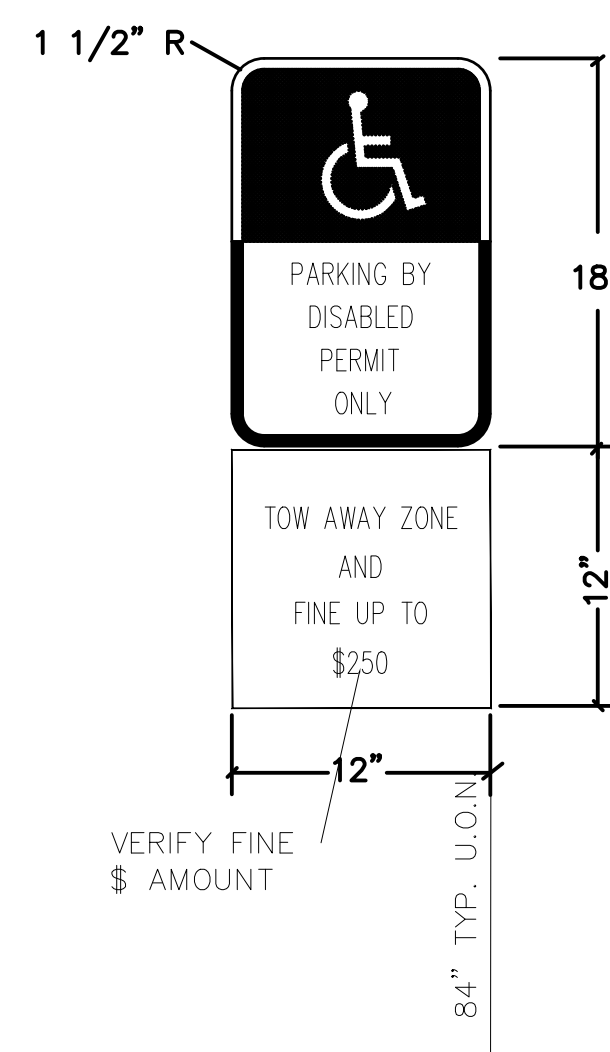
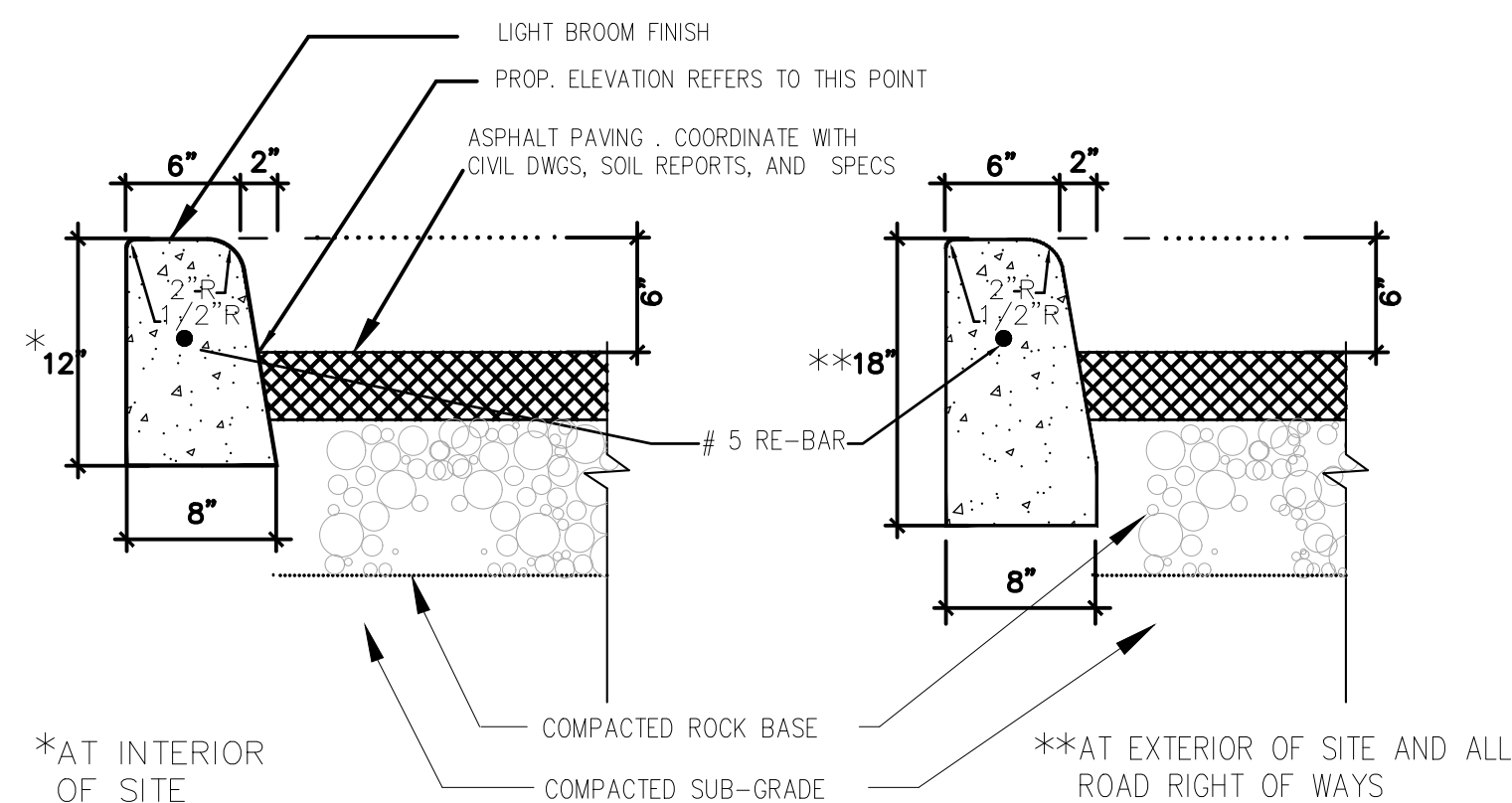
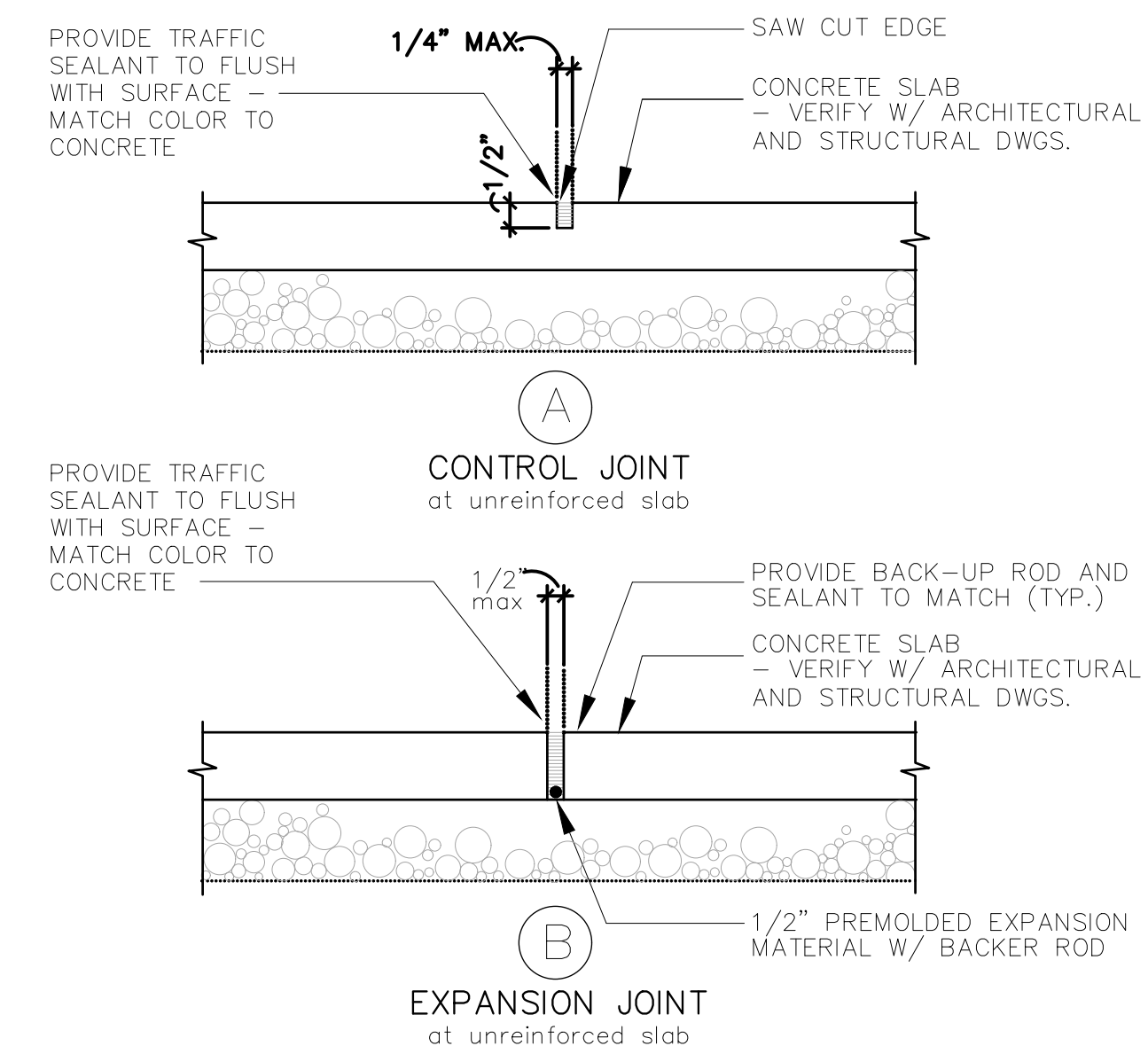
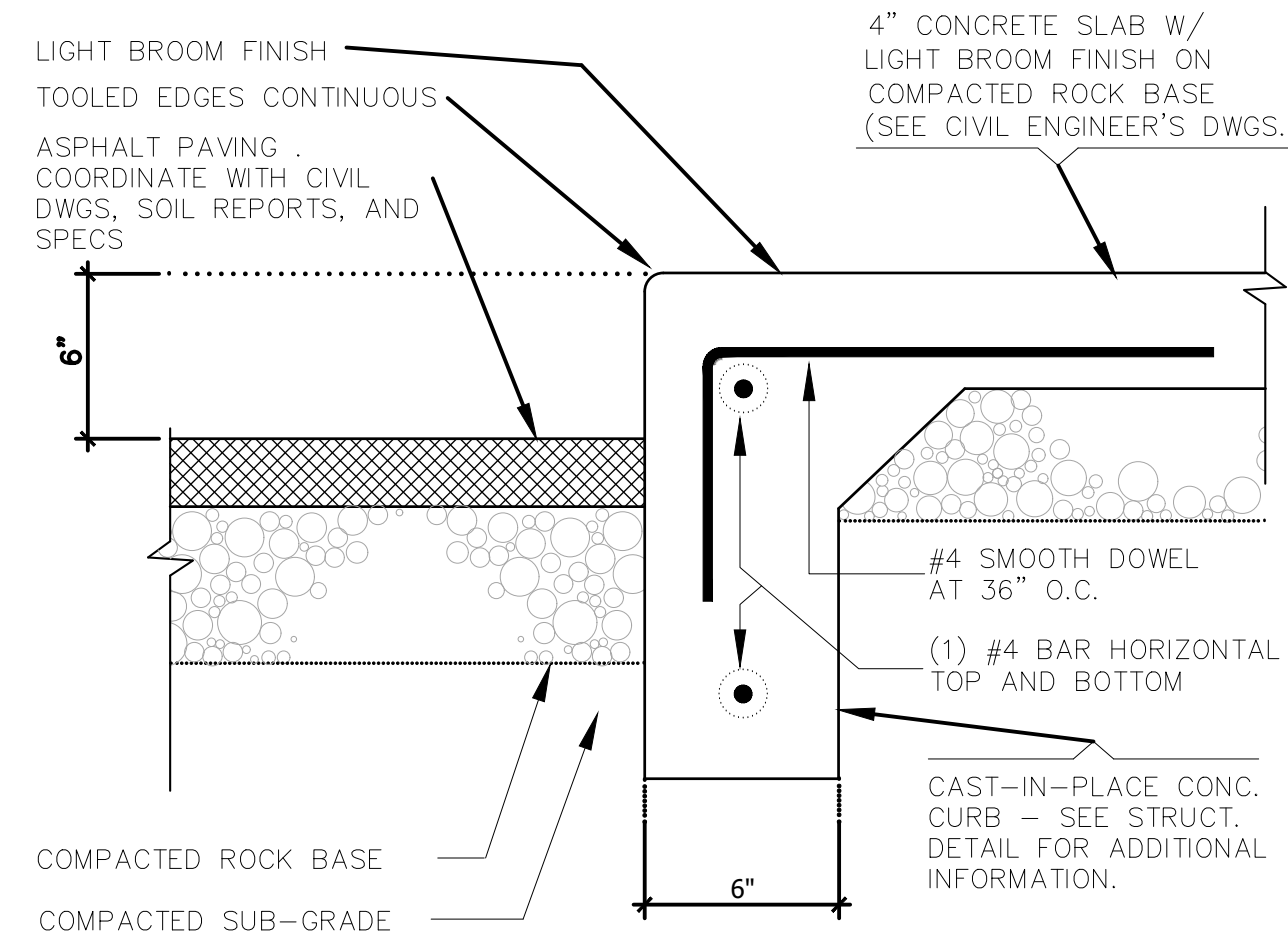
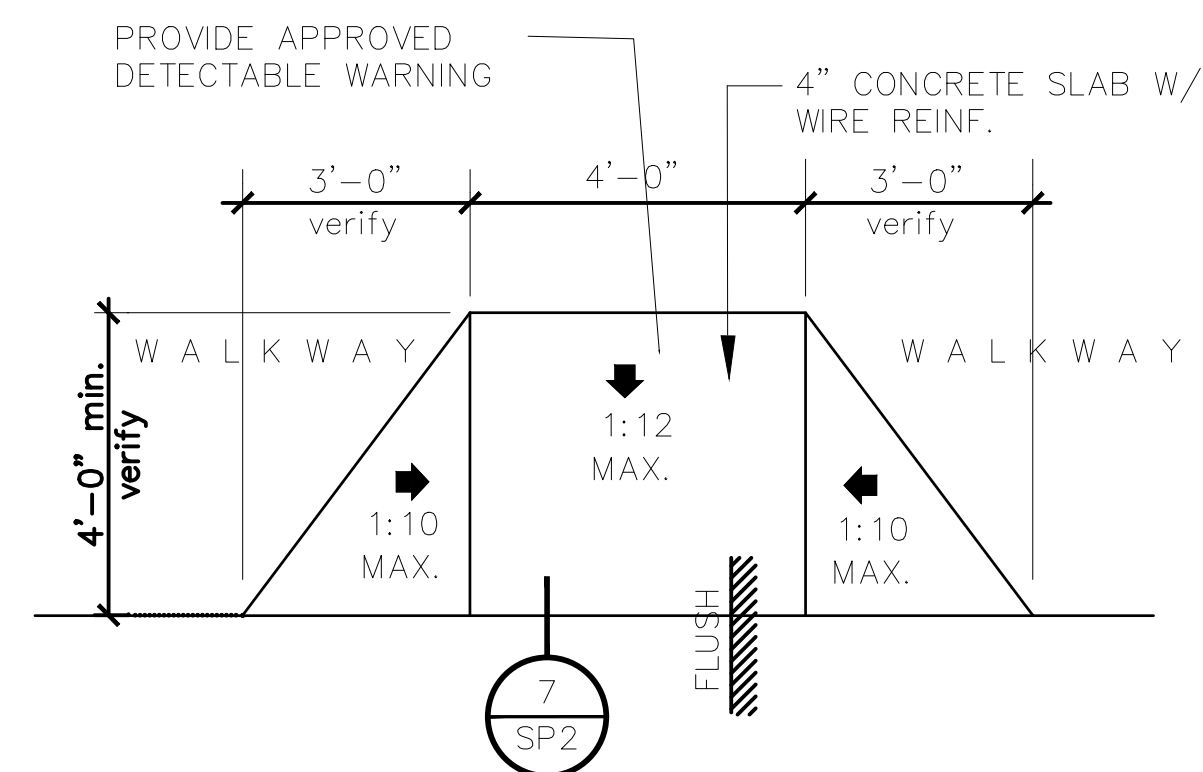
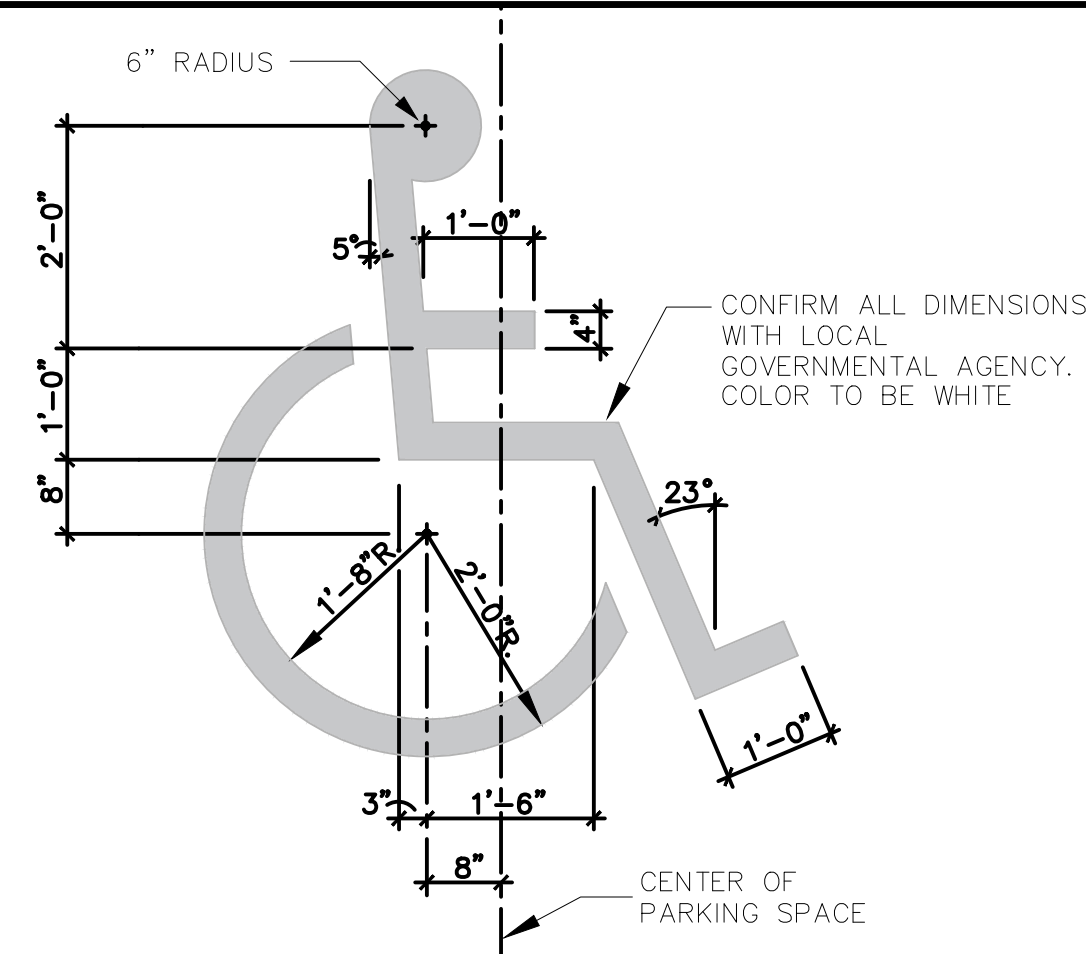


NAME SIZE = 6.75 S.F.

②

NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED
FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS
REQUIRED FOR SIGNS REQUIRING
ILLUMINATION.

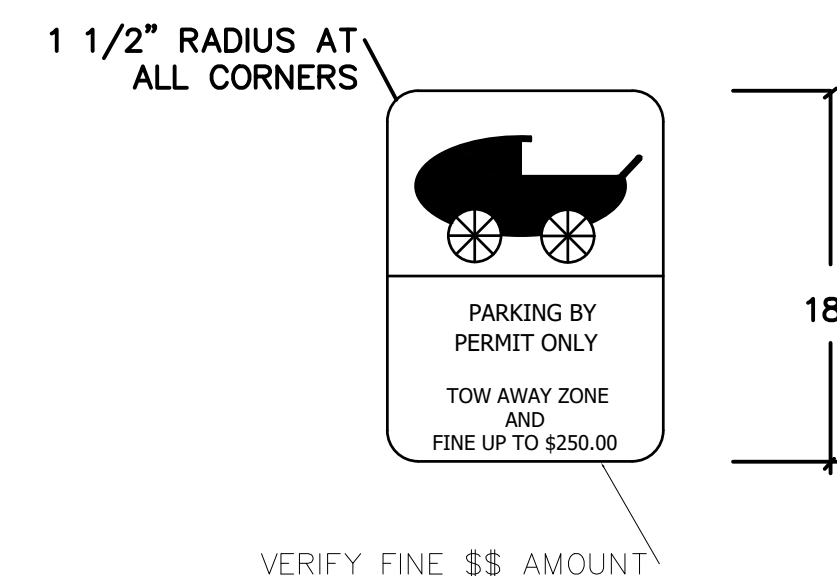
1	SIGNAGE N.T.S.
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- NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG, SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

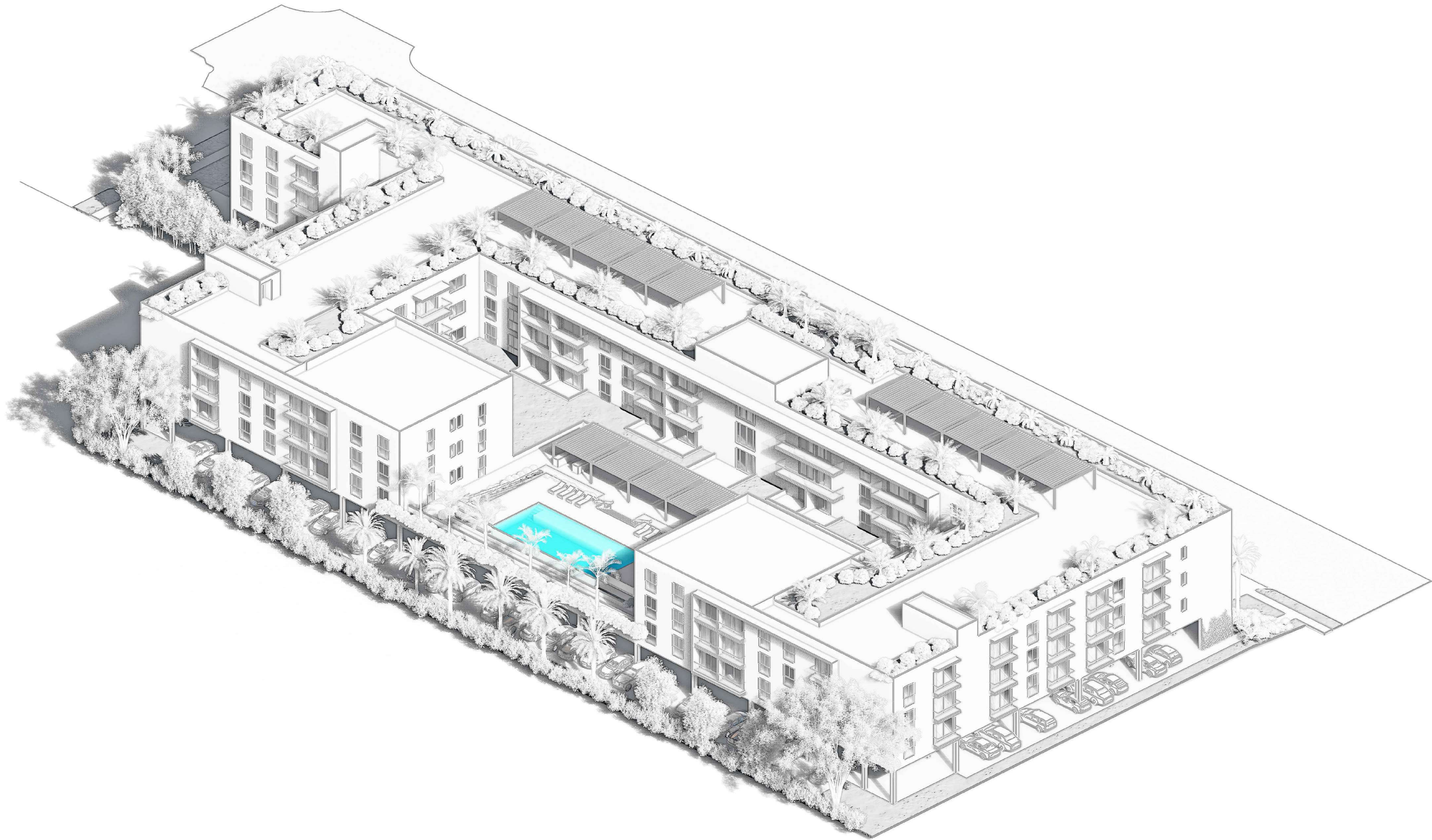
EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.



ALL PROPERTY OWNERS WHO ARE REQUIRED BY THIS SECTION TO PROVIDE PARKING SPACES FOR PERSONS TRANSPORTING YOUNG CHILDREN AND STROLLERS SHALL PROVIDE WITHIN TWO YEARS FROM THE EFFECTIVE DATE OF THE ORDINANCE FROM WHICH THIS SECTION DERIVES (ORDINANCE NO. 94-104), IN NO EVENT SHALL THE NUMBER OF PARKING SPACES FOR THE PHYSICALLY HANDICAPPED AND/OR DISABLED BE REDUCED BELOW THE QUANTITY REQUIRED BY THE SOUTH FLORIDA BUILDING CODE. SEE SITE PLAN FOR LOCATIONS.

1	SITE DETAILS N.T.S.
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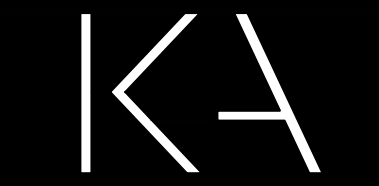
[illegible]



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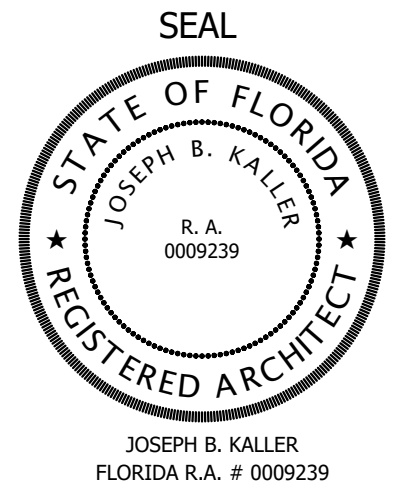
SOUTH-EAST ISOMETRIC
N.T.S.



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SCHEMATIC DESIGN PACKAGE
SOUTH-EAST ISOMETRIC

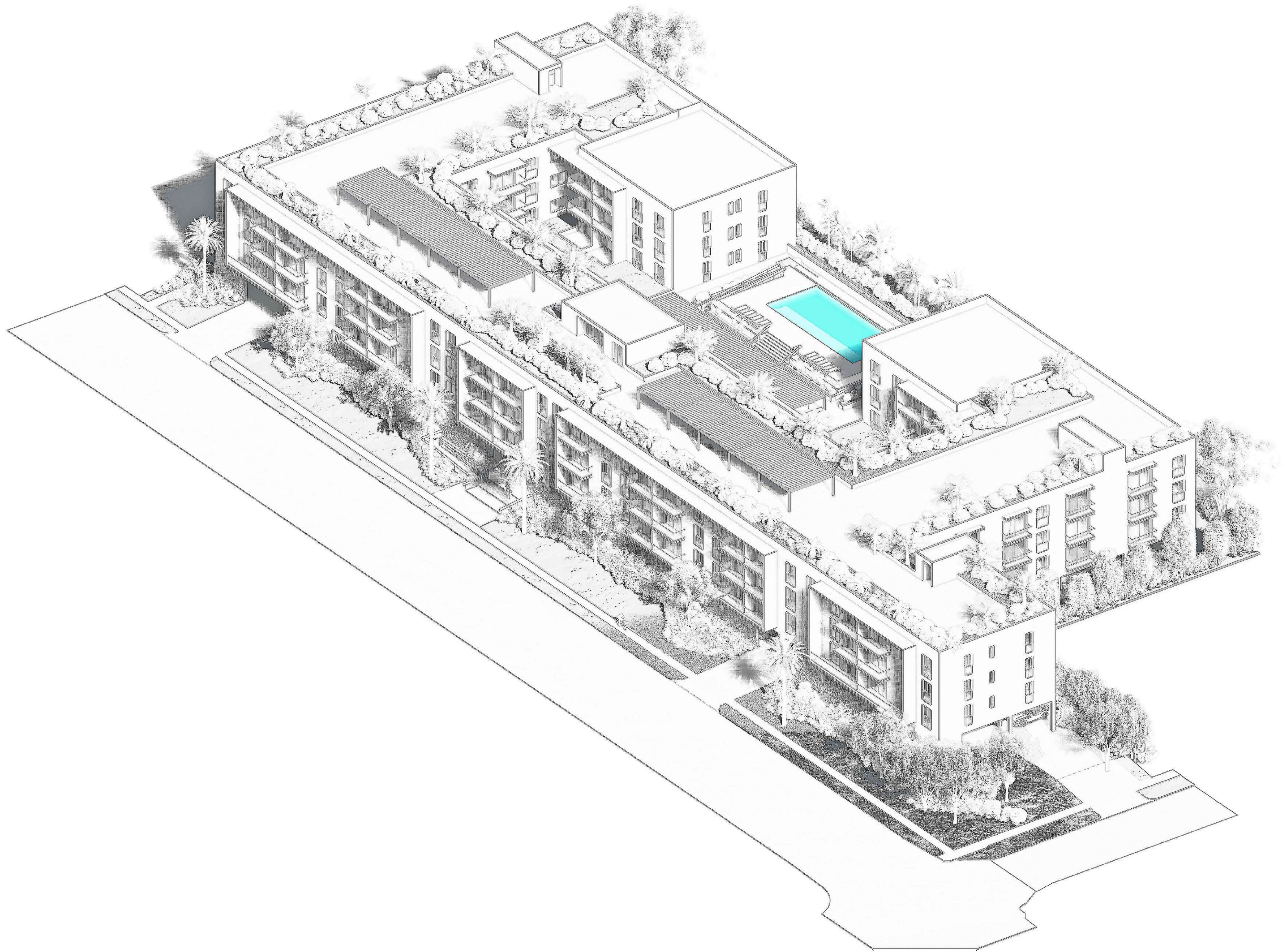
REVISIONS
No. DATE DESCRIPTION

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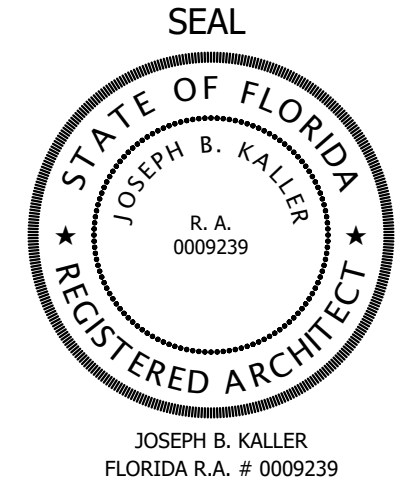
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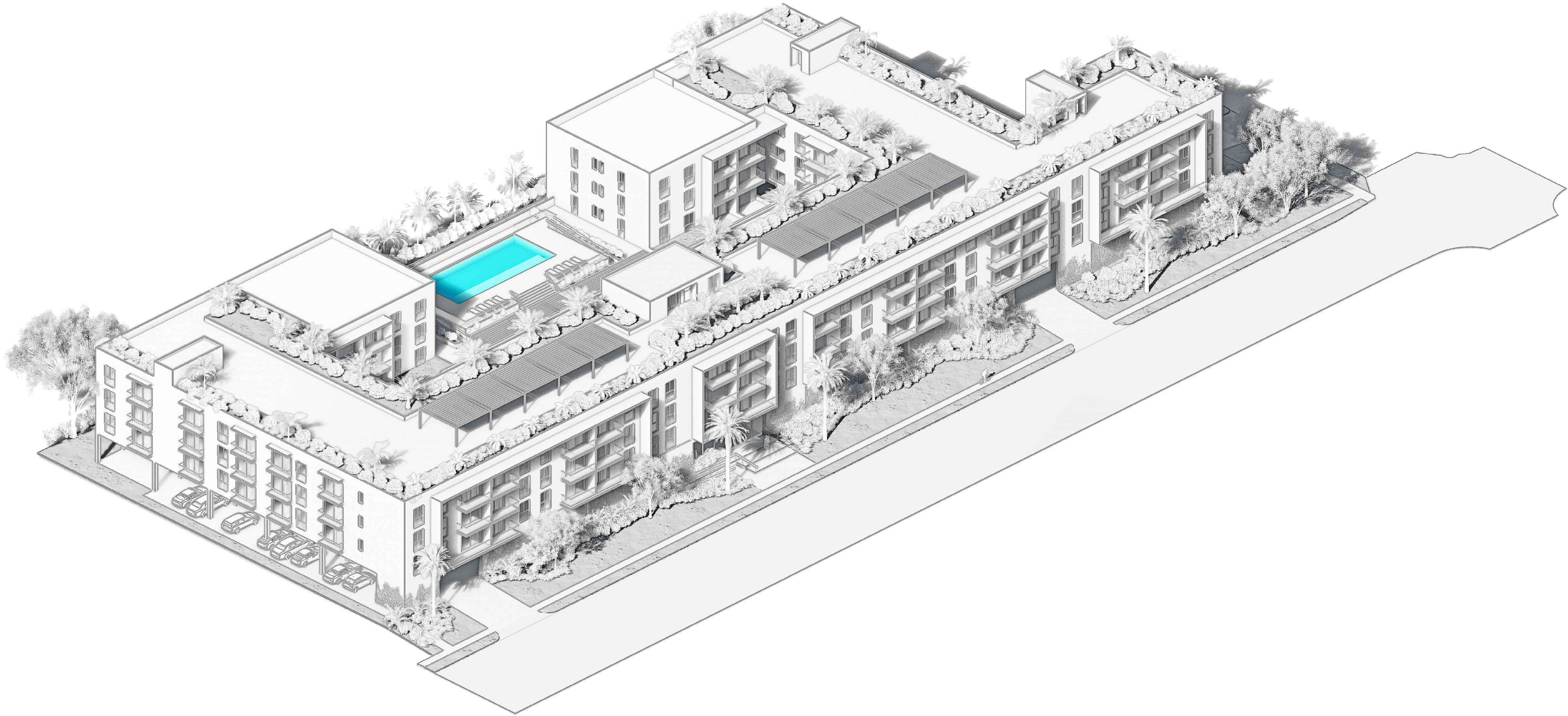
SHEET TITLE
SCHEMATIC DESIGN PACKAGE
NORTH-WEST ISOMETRIC

REVISIONS		
No.	DATE	DESCRIPTION

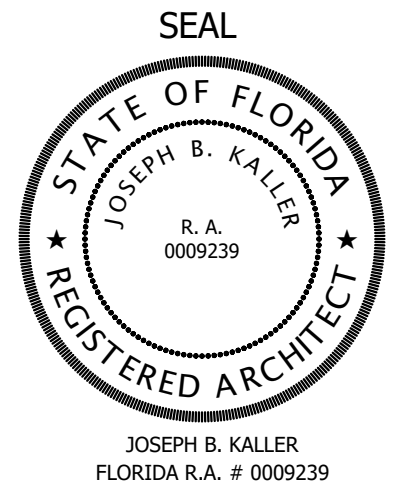
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PROJECT TITLE

SHEET TITLE
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NORTH-EAST ISOMETRIC

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