

# 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 ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development Board

Date of Application: 6/4/18

Location Address: 2316-2318 Van Buren Street  
Lot(s): 14 Block(s): 5 Subdivision: Hollywood Little Ranches  
Folio Number(s): 514216012610

Zoning Classification: DH-2 Land Use Classification: Regional Activity Ctr.

Existing Property Use: Residential Sq Ft/Number of Units: 34,882 Sq Ft.

Is the request the result of a violation notice? ( ) Yes (x) 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): P.A.C.D. + Preliminary TAC

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

Explanation of Request: Final Technical Advisory Review of A 27 Unit Townhome Development

Number of units/rooms: N/A Sq Ft: N/A

Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: 6/2019

Will Project be Phased? ( ) Yes (x) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: Carl Sar Handh  
Address of Property Owner: 5816 S. Flamingo Rd Cooper City FL 33330  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: pms658@gmail.com

Name of Consultant/Representative/Tenant (circle one): Joseph B Kauler  
Address: 2417 Hollywood Blvd Hollywood Telephone: 954-950-5746  
Fax: 954-950-2841 Email Address: Joseph@KaulerArchitects.com

Date of Purchase: 2/18 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: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



# PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## 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](http://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: \_\_\_\_\_ Date: 5/30/18

PRINT NAME: Shalom Haron Date: 5/30/18

Signature of Consultant/Representative: Joseph B. Kaller Date: 5/30/18

PRINT NAME: JOSEPH B. KALLER Date: 5/30/18

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

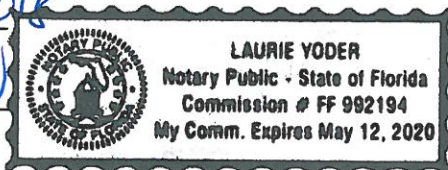
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### 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 Final 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 Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 30th day of May 2018

Laurie Yoder  
Notary Public  
State of Florida



Shalom Haron  
Signature of Current Owner

Shalom Haron  
Print Name

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

# *Van Buren* APARTMENTS

2316-2318 VAN BUREN STREET  
HOLLYWOOD FL

## PROJECT INFO:

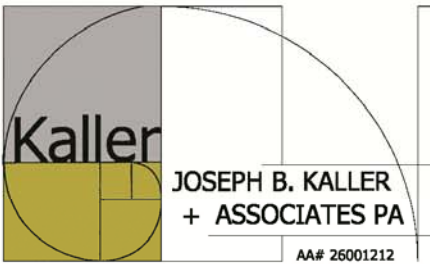
4 STORY MULTI- FAMILY RESIDENTIAL  
BUILDING

## LEGAL DESCRIPTION

LOTS 14 IN BLOCK 5 OF HOLLYWOOD  
LITTLE RANCHES, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN PLAT BOOK  
1, PAGE 26, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:  
THE EAST HALF OF LOT 14 IN BLOCK 5,  
OF HOLLYWOOD LITTLE RANCHES,  
ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 1, PAGE 26, OF  
THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.

AND  
THE WEST HALF OF LOT 14, IN BLOCK 5,  
HOLLYWOOD LITTLE RANCHES ACCORDING  
TO THE PLAT THEREOF AS RECORDED IN  
PLAT BOOK 1 AT PAGE 26 OF THE  
PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.



## architecture - interiors - planning

May 28, 2018  
City of Hollywood Building Division  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

Reference: Van Buren Apartments  
2316 & 2318 Van Buren Street  
Hollywood FL, 33020  
Arch. Job # 17139  
File # 18-DP-32

### **APPLICATION SUBMITTAL**

1. Meeting and revision dates will be added on all future submission sheets
2. Please see attached survey with all the requirements
3. The O&E, site plan and survey are consistent
4. All dimensions are provided on the site plan
5. Understood, we will work with engineering on the survey
6. Understood, we will work with Public Works and Engineering regarding the garbage truck
7. Understood
8. Understood
9. The applicant will meet with the surrounding homeowner's associations to discuss the project.
10. Understood.
11. Written responses are provided

### **ZONING**

1. The electric charging station is shown on the site plan SP-1 with the designated parking.
2. The building area is calculated showing common areas, please see sheet T-1
3. The parking garage is screened with a 4'-6" high 8" cmu decorative wall, please see sheet SP-1.



4. We have reoriented the garbage room to allow the door to swing in. please see sheet SP-1
5. There will not be an entry gate at the Van Buren Street entrance
6. The parking stalls have been revised, please see sheet SP-1
7. The column locations have been revised, please see sheet SP-1
8. The note has been added to the roof plan sheet A-4. Roof equipment will be screened by the parapet wall.
9. The sidewalk connection to Van Buren Street is provided by a 4' wide walkway. Please see sheet SP-1

### **C. ARCHITECTURE AND URBAN DESIGN**

- 1c. The material sample and paint chips are provided.
1. Tenants will walk down to the garbage room and access recycle bins at the rear of the room, please see sheet SP-1
2. The bike rack is included.
3. The parapet walls will be 4'-6" high. The roof access will be through stair #1. Please see roof plan sheet A-4
4. The ground level parking will be screened by a 4'-6" high decorative wall on all elevations.
5. We will be working with a green building consultant.

### **D. SIGNAGE**

1. The signage package is provided, please see sheet SP-2
2. The note requested is added to sheet SP-2
3. The sign is not electrically illuminated

### **E. LIGHTING**

1. The note requested has been added to the site plan SP-1

### **F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

1. The note requested has been added to the site plan SP-1
2. The note requested has been added and we will coordinate with building to endure compliance
3. Understood

## **G. ENGINEERING**

1. The distance requested is shown as 3'-0" on the site plan sheet SP-1
2. The driveway opening width is shown as 24 ft.
3. Parking stall dimensions are shown.
4. The garbage room has been reoriented to avoid conflict with the adjacent parking stall
5. Civil plans are provided
6. Bike storage is provided, see sheet SP-1
7. Sidewalk connectivity is provided
8. The photometric plan is provided
9. Ground cover materials are indicated
10. Understood
11. Understood
12. Understood

## **H. LANDSCAPING**

1. The landscape plan is provided
2. Understood
3. Irrigation plans will be provided when we submit plans for the building permit.
4. Understood
5. The tree removal/relocation permit will be provided.

## **I. UTILITIES**

1. Water and sewer plans along with calculations are provided
2. Paving, grading and drainage plans will be provided

## **J. BUILDING**

1. We understand that the application is substantially compliant.

## **K. FIRE**

1. Understood
2. The fire flow test was done on 5.3.18 and the civil engineer will provide the required plans and calculations.
3. The fire flow test and calculations will be provided.



4. The required note will be provided by the civil engineer
5. The fire department connection location, fire line and size will be shown on the civil plans.
6. Parking is not shown on the second floor.
7. Understood
8. A quality assurance program will be provided for the installation of devices and systems installed to protect penetrations and joints.
9. Stairway #1 will access the roof, see roof plan sheet A-

#### **L. PUBLIC WORKS**

1. The trash room was reoriented to provide easier access to the dumpster from the front. Please see sheet SP-1
2. The dumpster will be placed on a concrete floor slab
3. Recycling bins are provided behind the dumpster
4. Access is provided from the east wall of the lobby which also shares the gates for the trash room further south. Each floor had a trash chute access door which leads directly to the dumpster in the trash room. Access to the recycling bin is at the rear of the trash room. Tenants will have to walk down to the garage level and access the recycle bins from the rear. Trash collectors will also access the recycle bins from the rear and the dumpster from the front. The truck will have to stop short of the building in the driveway. Please see sheet SP-1

#### **M. PARKS, RECREATION AND CUTURAL ARTS**

1. The park impact fee application will be provided.

#### **N. COMMUNITY DEVELOPMENT**

1. The units are for rent.
2. To be determined by the owner
3. The parking area will be screened by a 4'-6" high decorative solid concrete block wall perimeter fence.
4. The detail for the perimeter fence is shown on sheet SP-2
5. United Neighbors of South Hollywood will be notified
6. Highland Gardens Civic Association will be notified

**O. ECONOMIC DEVELOPMENT**

1. We understand that the application is substantially compliant.

**P. PLOICE**

1. Understood.

**Q. DOWNTOWN & BEACH CRA**

1. Understood.

**R. PARKING**

1. We understand that the application is substantially compliant.

**S. ADDITIONAL COMMENTS**

1. We understand additional comments may be forthcoming.

Sincerely,  
Joseph B. Kaller & Associates, P.A.

Ray. Hall, NCARB  
Associate







# ALTA/NSPS LAND TITLE SURVEY

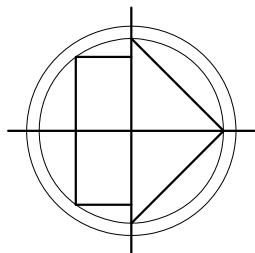
## LAND DESCRIPTION:

### PARCEL 1

THE EAST 1/2 OF LOT 14, BLOCK 5, LESS THE SOUTH 6 FEET AND LESS THE NORTH 5 FEET, "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### PARCEL 2

THE WEST 1/2 OF LOT 14, BLOCK 5, LESS THE SOUTH 6 FEET AND LESS THE NORTH 5 FEET, "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



## 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

## NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON CHAIN OF TITLE OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY DAVID A. WOLFS, P.A. AS TO PARCEL #1 CHAIN OF TITLE SINCE JANUARY 23, 1953; AS TO PARCEL # 2 CHAIN OF TITLE SINCE APRIL 16, 1927. THERE ARE NO PLOTTABLE EXCEPTIONS TO EITHER PARCEL.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURSDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 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.
- THE PROPERTY HAS DIRECT ACCESS TO VAN BUREN 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.
- THERE ARE 9 STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



LOCATION MAP (NTS)

## SURVEYOR'S CERTIFICATION

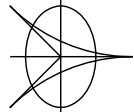
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 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 MAY 23, 2018.

FOR THE FIRM BY: *Richard E. Cousins*

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 : 8697-18

CLIENT :

AMOS SHACHAR

## REVISIONS

ALTA/NSPS LAND TITLE SURVEY	DATE	FB/Pg	DWN	CKD
	05/23/18	SKETCH	AM	REC

## FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

## PROPERTY ADDRESS :

2316-2318  
VAN BUREN STREET

SCALE: N/A

SHEET 1 OF 2

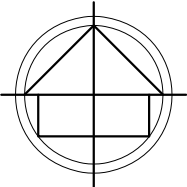


ALTA/NSPS LAND TITLE SURVEY

OWNER: MULTIPLE OWNERS  
CORONET VISTA CONDO

LOT 15,  
BLOCK 5

194.00' (DEED)  
194.06' (FIELD)



LOT 8,  
BLOCK 5

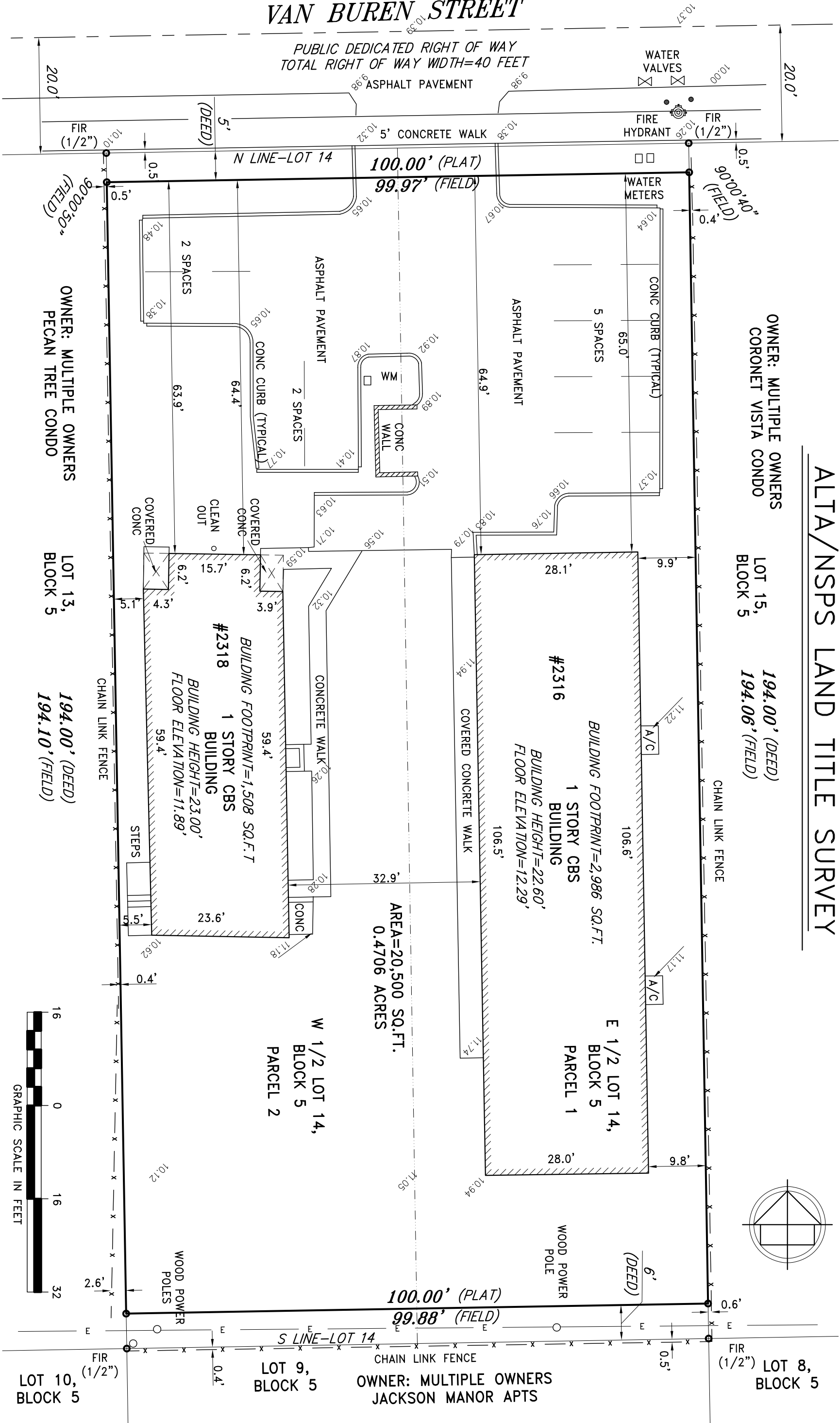
OWNER: MULTIPLE OWNERS  
JACKSON MANOR APTS

LOT 9,  
BLOCK 5

LOT 10,  
BLOCK 5

VAN BUREN STREET

PUBLIC DEDICATED RIGHT OF WAY  
TOTAL RIGHT OF WAY WIDTH=40 FEET



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

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AMOS SHACHAR

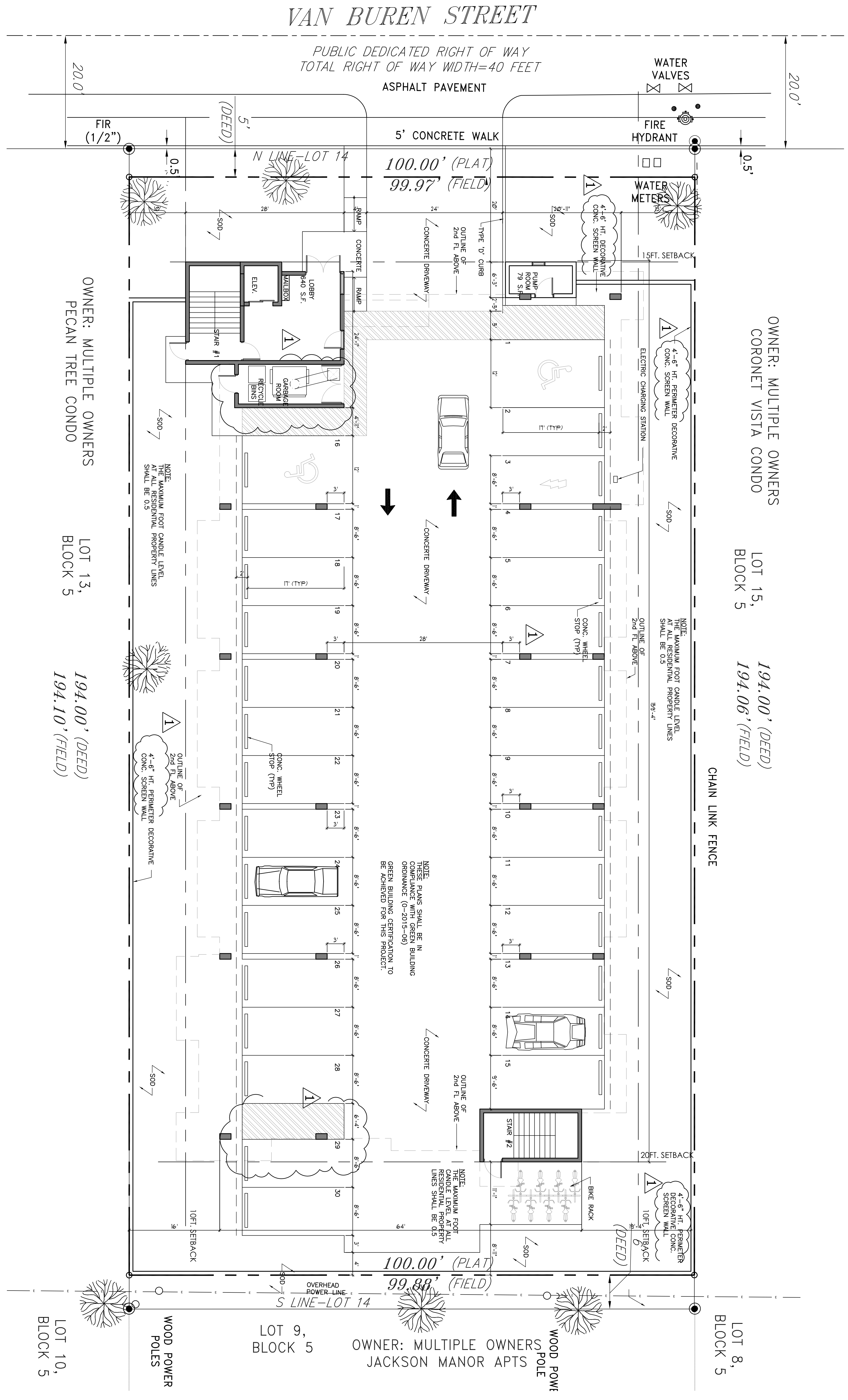
REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	05/23/18	SKETCH	AM	REC

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 125113
PANEL NUMBER 0569 H
ZONE X
BASE FLOOD ELEV N/A
EFFECTIVE DATE 08/18/14

PROPERTY ADDRESS :  
2316-2318  
VAN BUREN STREET

SCALE: 1" = 16'

SHEET 2 OF 2



**Kaller**

JOSEPH B. KALLER & ASSOCIATES, P.A.  
2417 Hollywood Blvd., Hollywood, Florida 33020  
P 954.920.5746 F 954.920.2811  
jpk@kallerarchitects.com

SEAL

PROJECT TITLE  
VAN BUREN APARTMENTS  
2316-2318 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

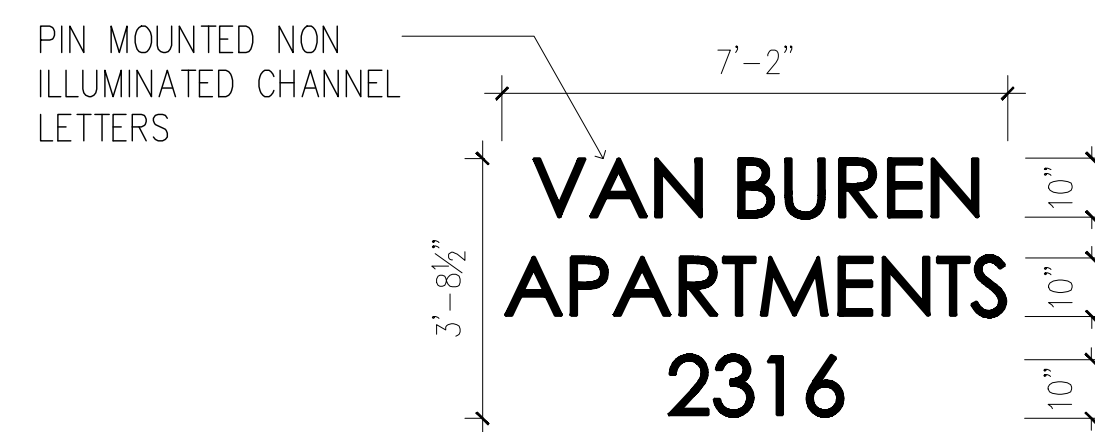
SHEET TITLE  
SECOND FLOOR PLAN  
MEETING DATE: 6.18.18

NO.	DATE	DESCRIPTION
5	5.29.18	P&Z

PROJECT NO.: 17139  
DATE: 4.30.18  
DRAWN BY: R. HALL  
CHECKED BY: JBK

SP-1

SHEET



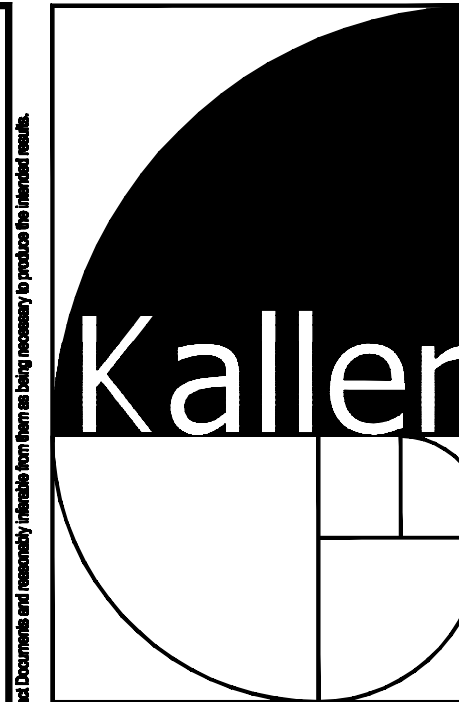
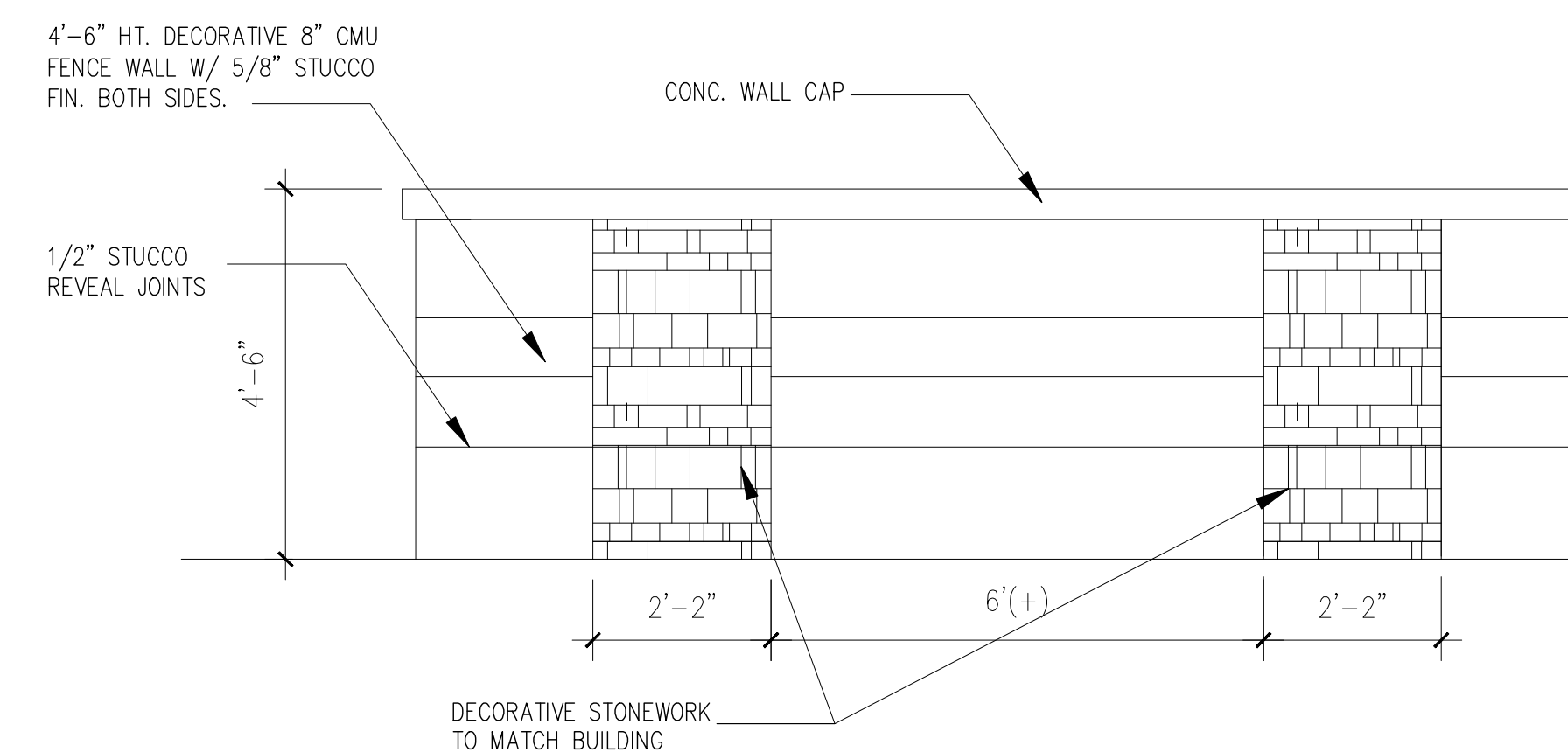
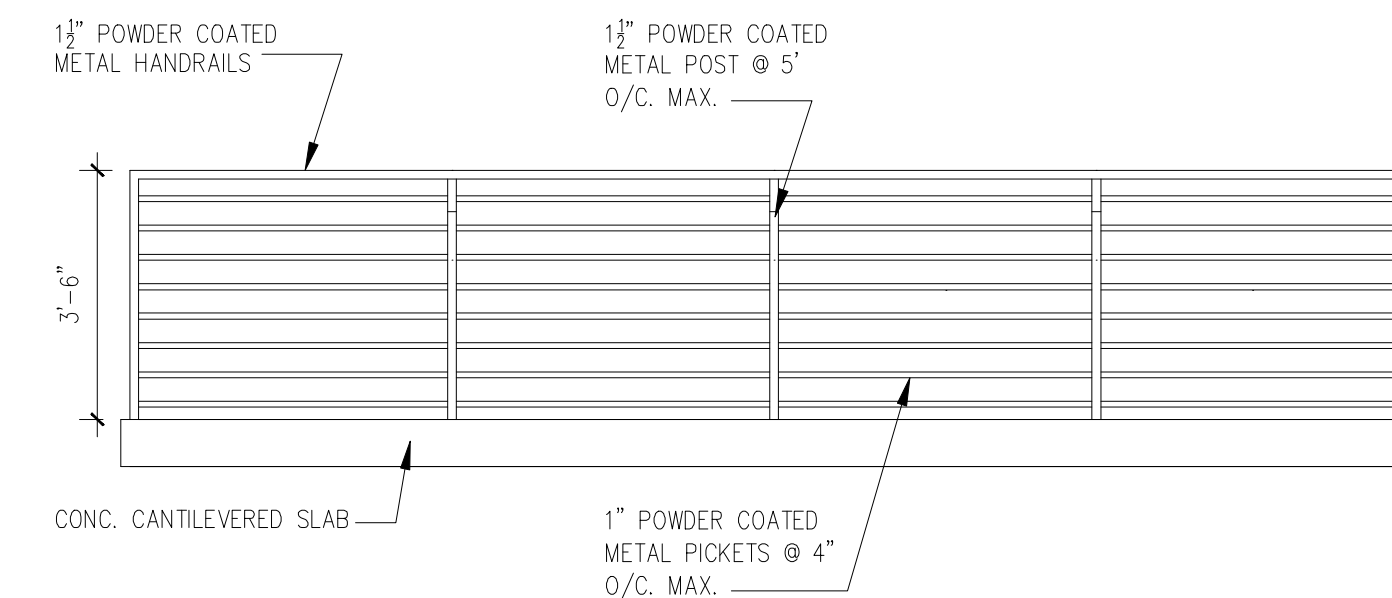
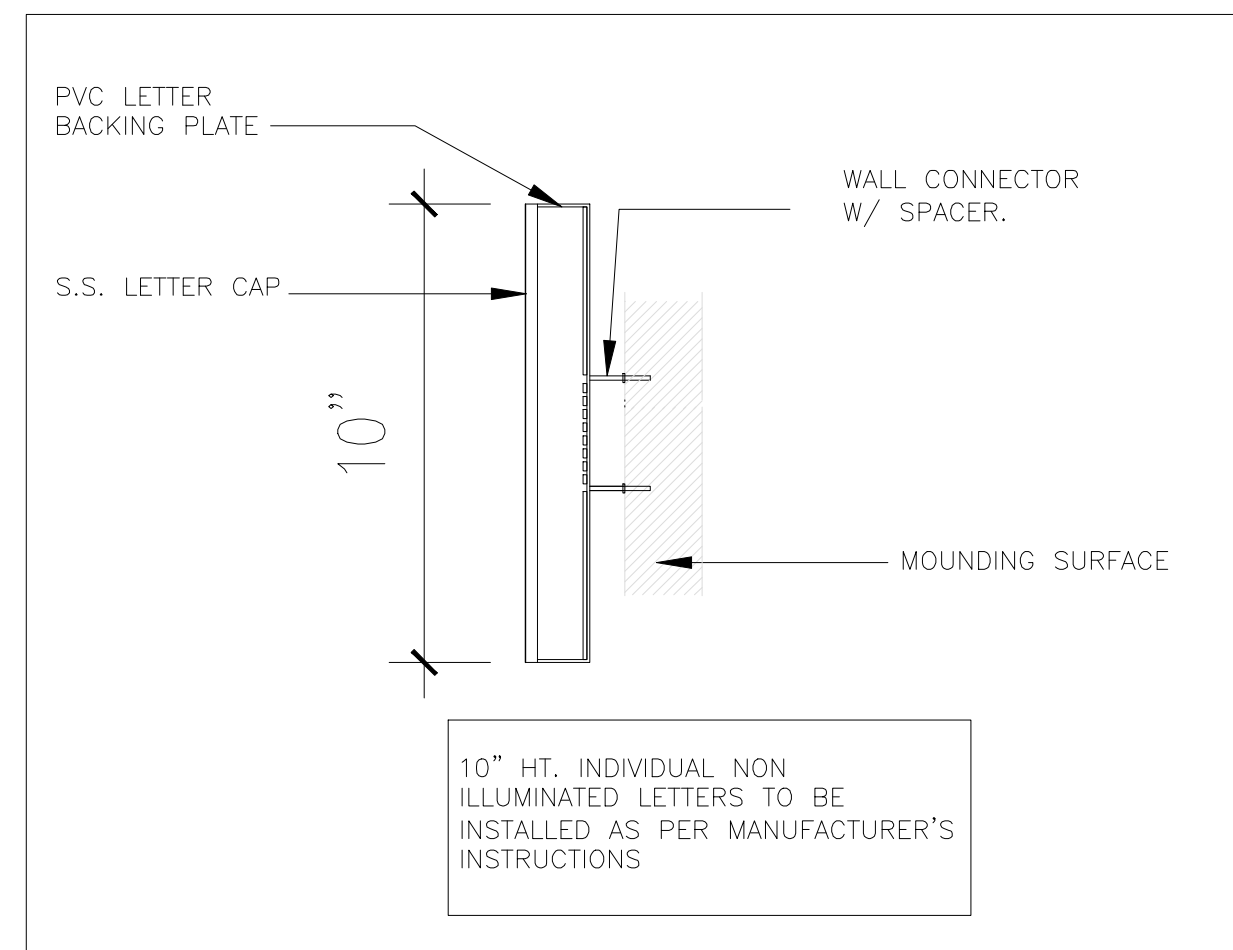
NOTE:  
SEPARATE SIGN PERMIT REQUIRED.

MINIMUM SIZE REQUIRED IS 25S.F.  
MAXIMUM SIZE ACCEPTABLE IS 150  
S.F.

SIGNAGE PROVIDED  
PIN MOUNTED SIGNAGE 26 S.F  
FACING VAN BUREN STREET.

ALL NEW SIGNAGE WILL COMPLY  
WITH ZONING AND LAND  
DEVELOPMENT REGULATIONS.

## SIGN NOTES



JOSEPH B. KALLER  
&  
ASSOCIATES, P.A.

only to the extent of the order.

AA# 26001212  
2417 Hollywood Blvd. Hollywood, Florida 33020  
P 954.920.5746 F 954.926.2841  
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

**PROJECT TITLE**

VAN BUREN APARTMENTS  
2316-2318 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

**MEETING DATE: 6.18.18**

## REVISIONS

No.	DATE	DESCRIPTION
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PROJECT No.: 17139  
DATE: 4.30.18  
DRAWN BY: R. HALL  
CHECKED BY: JBK

**SHEET**

SP-2



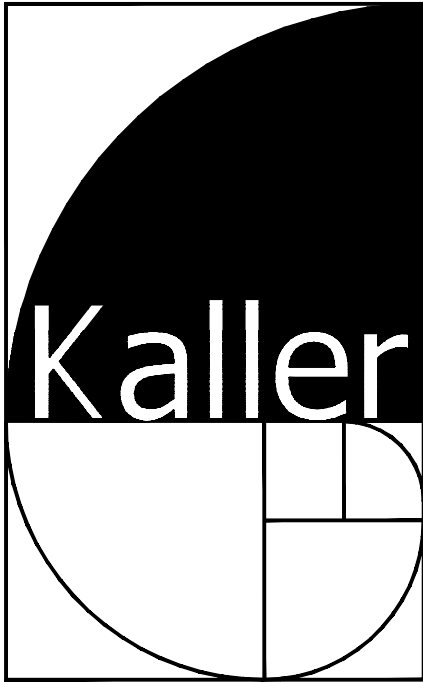
JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2014

1

SECOND FLOOR PLAN



SCALE: 1/8" = 1'-0"



JOSEPH B. KALLER  
&  
ASSOCIATES, P.A.

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2417 Hollywood Blvd., Hollywood, Florida 33020  
P 954.920.5746 F 954.926.2811  
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

VAN BUREN APARTMENTS  
2316-2318 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

SHEET TITLE

SECOND FLOOR PLAN  
MEETING DATE: 6.18.18

REVISIONS		
No.	DATE	DESCRIPTION
1	5.29.18	P&Z

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.: 17139  
DATE: 4.30.18  
DRAWN BY: R. HALL  
CHECKED BY: JBK

SHEET

A-1

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

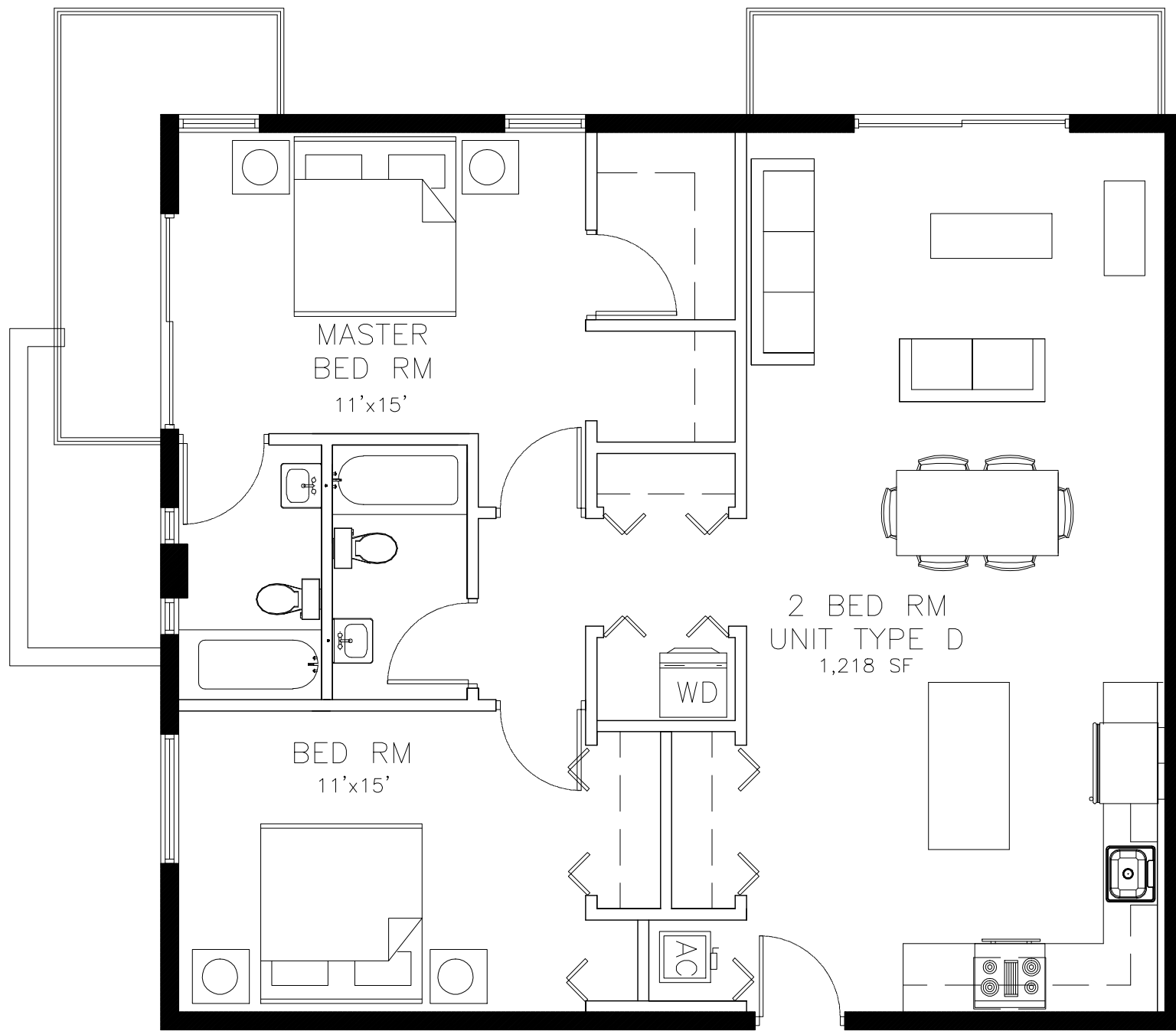
**SHEET TITLE**  
**3rd & 4th FLOOR PLAN**  
**MEETING DATE: 6.18.18**

[illegible]

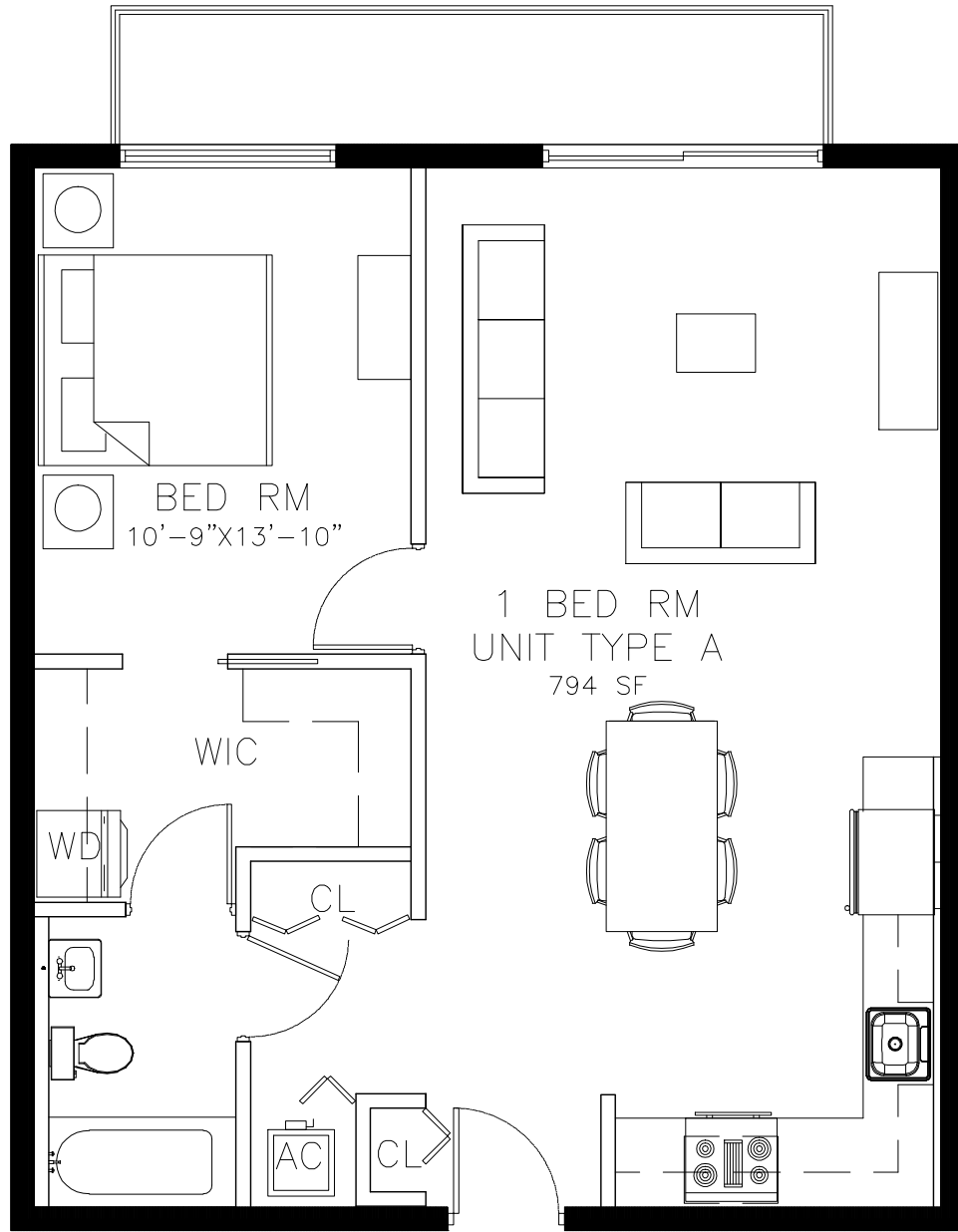
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

## SHEET

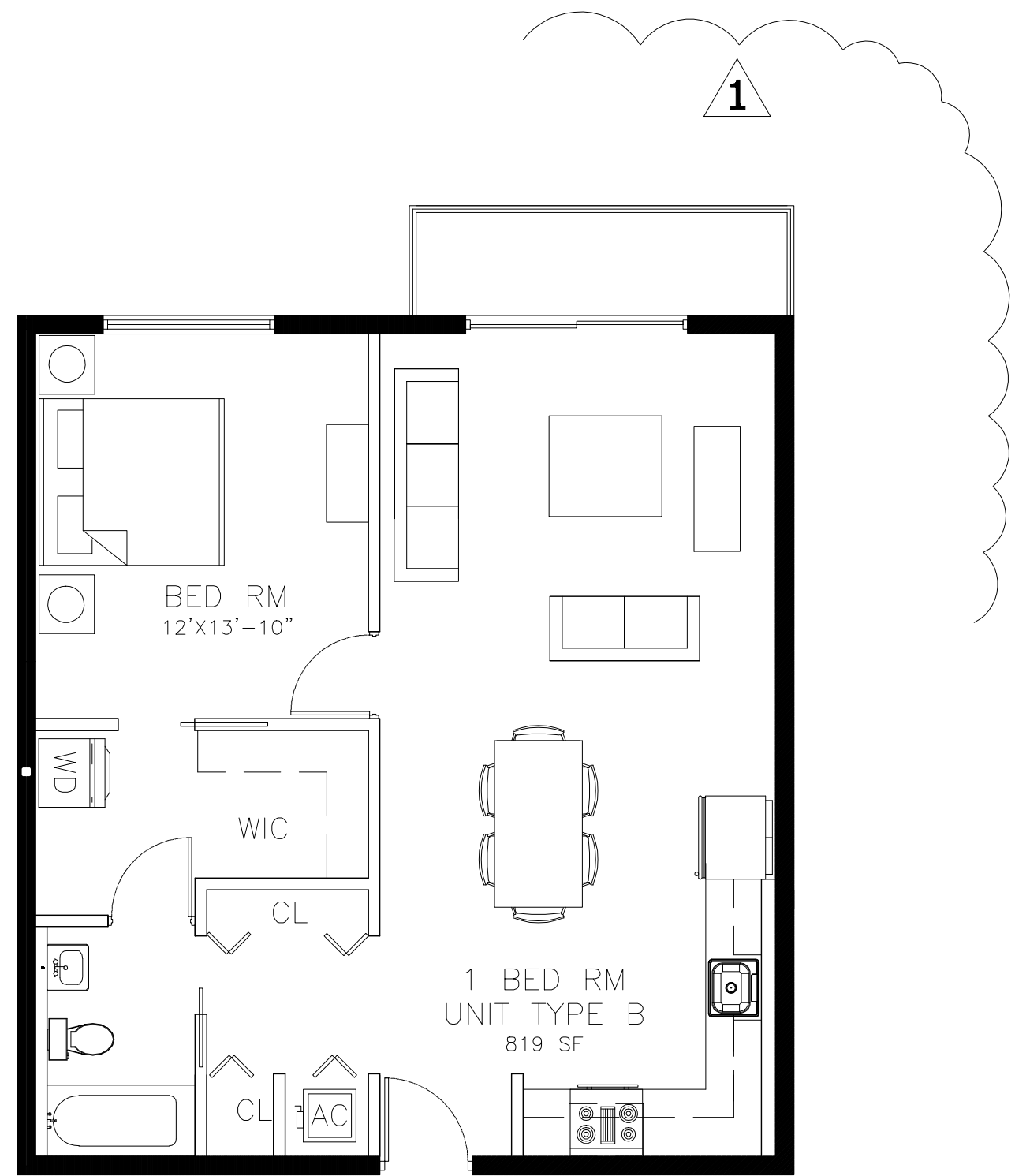




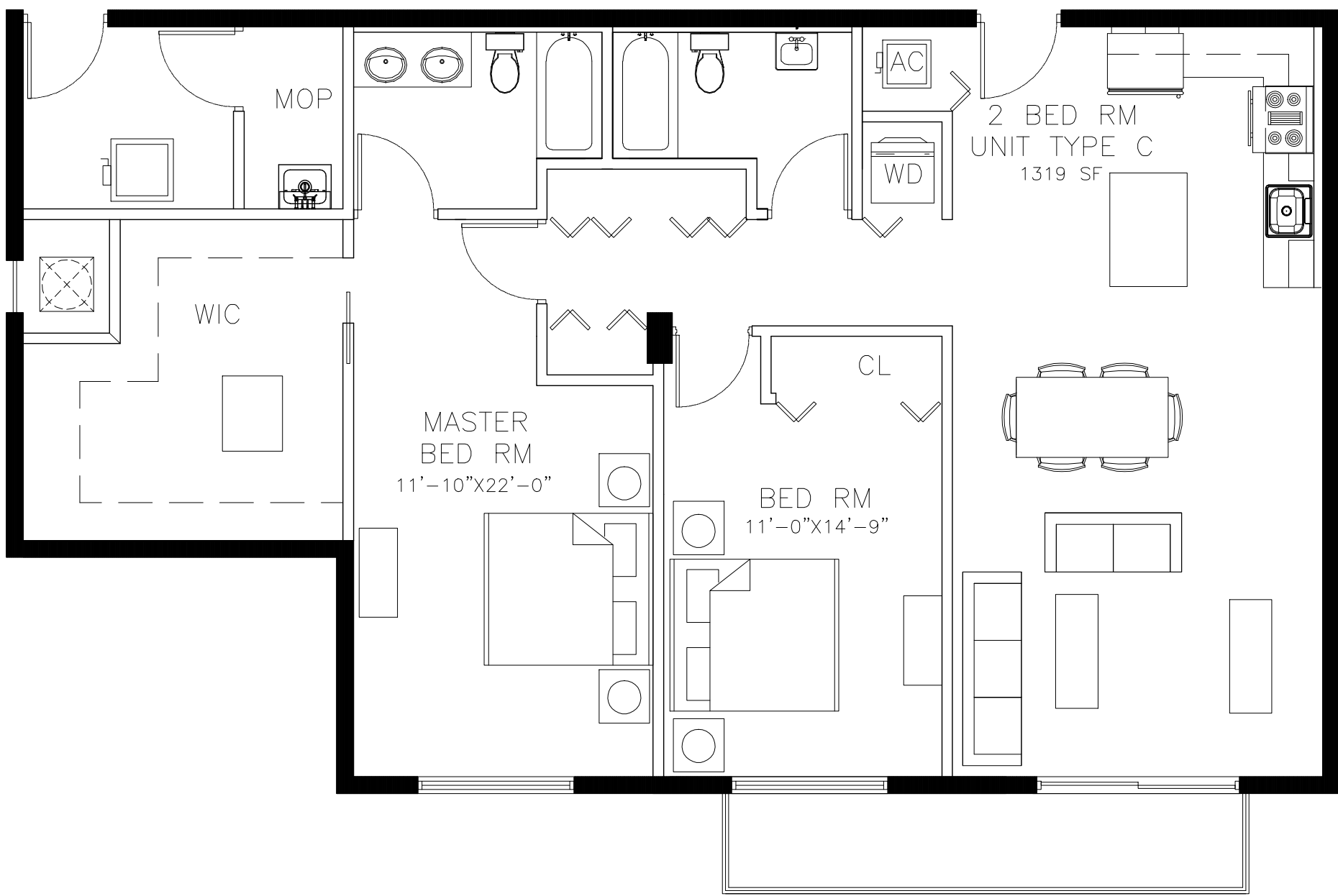
UNIT D FLOOR PLAN



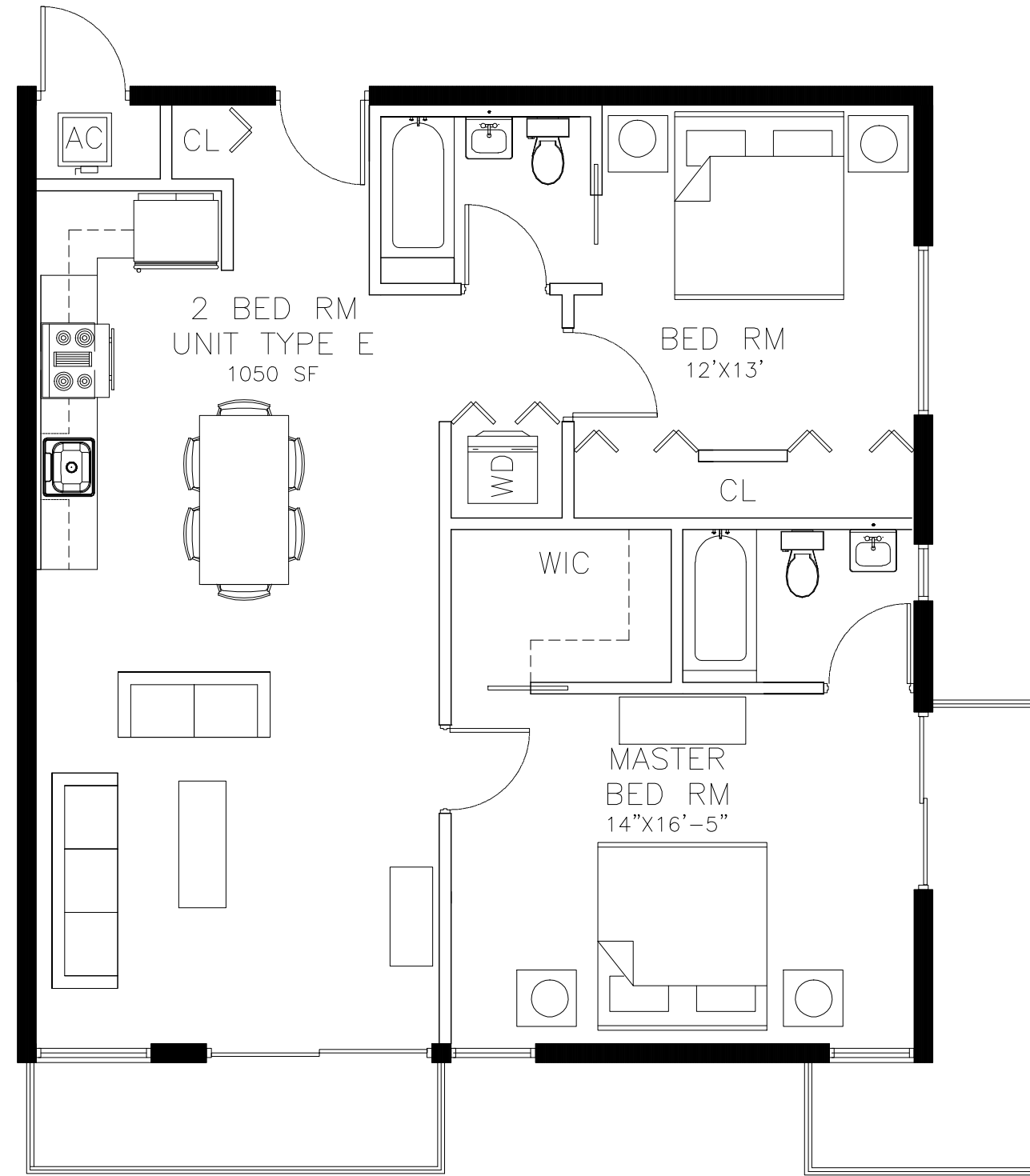
UNIT A FLOOR PLAN



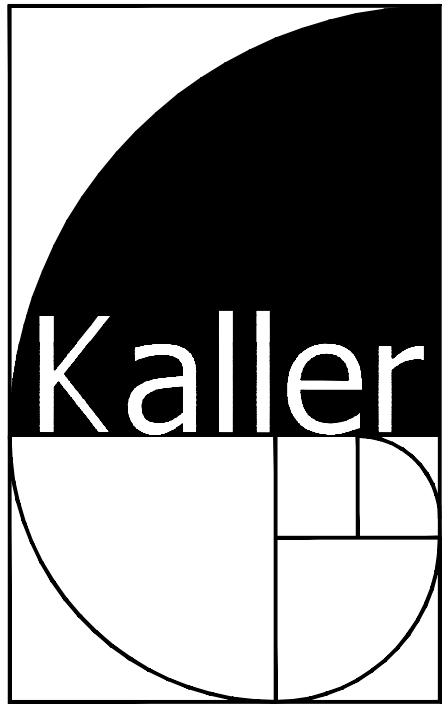
UNIT B FLOOR PLAN



UNIT C FLOOR PLAN



UNIT E FLOOR PLAN



JOSEPH B. KALLER  
&  
ASSOCIATES, P.A.  
AA# 26001212  
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SEAL

JOSEPH B. KALLER  
FLORIDA P.A. # 0009239

PROJECT TITLE  
VAN BUREN APARTMENTS  
2316-2318 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

SHEET TITLE  
UNIT FLOOR PLANS  
MEETING DATE: 6.18.18

REVISIONS		
No.	DATE	DESCRIPTION
1	5.29.18	P&Z

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PROJECT No.: 17139  
DATE: 4.30.18  
DRAWN BY: R. HALL  
CHECKED BY: JBK

SHEET

A-3



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

**PROJECT TITLE**  
**VAN BUREN APARTMENTS**  
**2316-2318 VAN BUREN STREET**  
**HOLLYWOOD, FLORIDA 33020**

**SHEET TITLE**  
**ROOF PLAN**  
**MEETING DATE: 6.18.18**

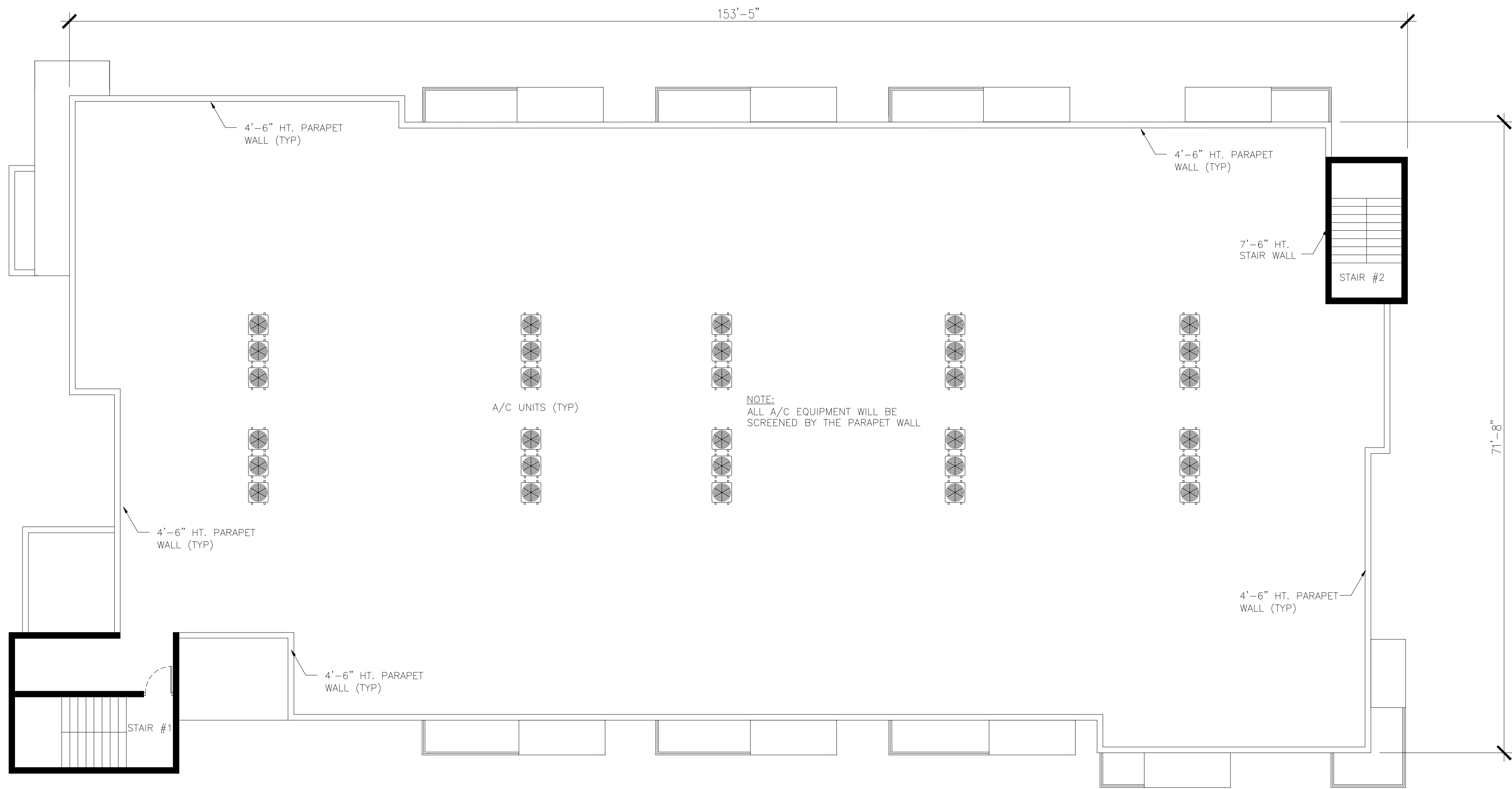
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DATE: 4.30.18  
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## SHEET

**A-4**







JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

**PROJECT TITLE**  
**VAN BUREN APARTMENTS**  
**2316-2318 VAN BUREN STREET**  
**HOLLYWOOD, FLORIDA 33020**

**SHEET TITLE**

**BUILDING ELEVATIONS**

**MEETING DATE: 6.18.18**

[illegible]

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PROJECT No.: 17139  
DATE: 4.30.18  
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CHECKED BY: JBK

## SHEET

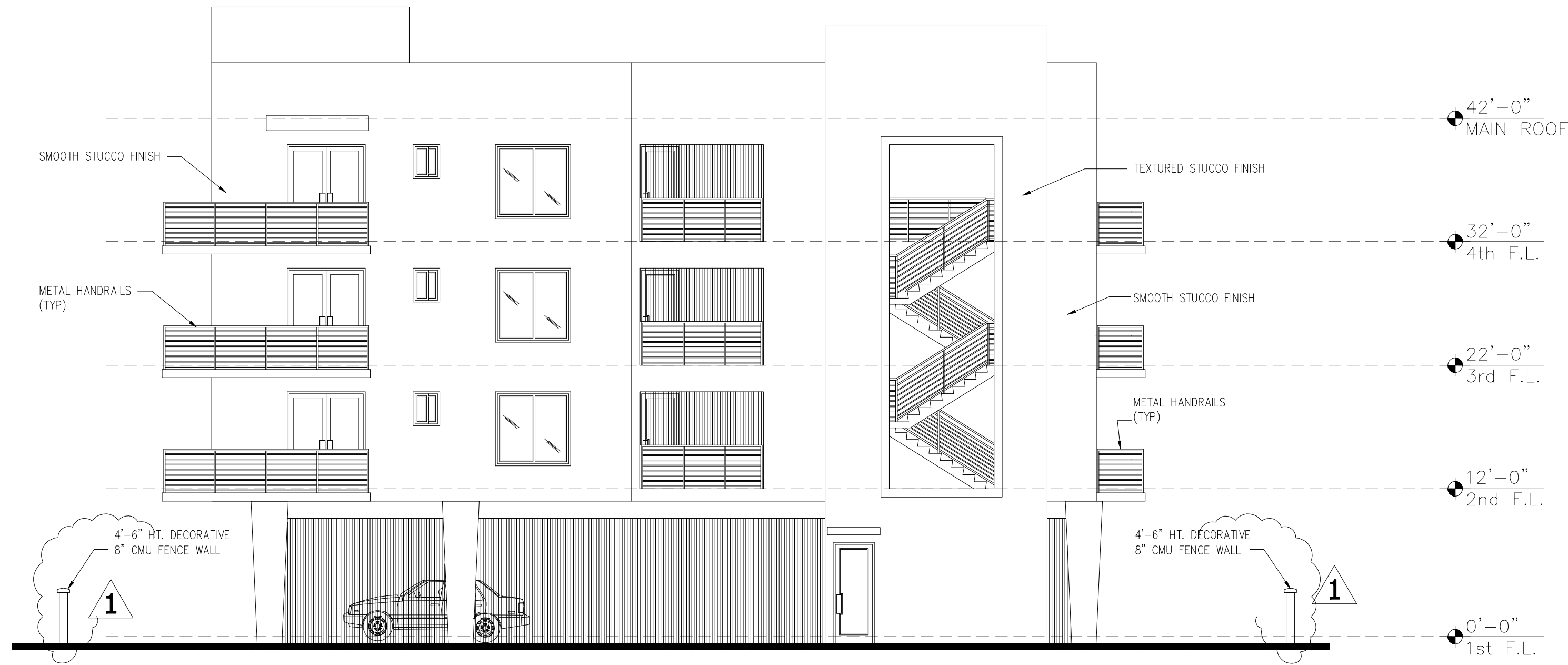
**A-5**



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



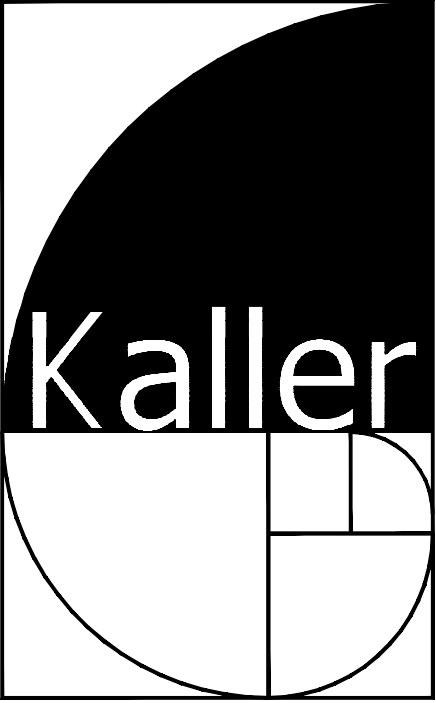
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



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SEAL

**JOSEPH B. KALLER**  
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PROJECT TITLE

**VAN BUREN APARTMENTS  
2316-2318 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020**

SHEET TITLE

**BUILDING ELEVATIONS  
MEETING DATE: 6.18.18**

REVISIONS		
No.	DATE	DESCRIPTION
1	5.29.18	P&Z

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DATE: 4.30.18  
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SHEET

**A-6**



**JOSEPH B. KALLER**  
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**PROJECT TITLE**  
VAN BUREN APARTMENTS  
2316-2318 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

**SHEET TITLE**  
**CONTEXTUAL STREET**  
**ELEVATION**  
**MEETING DATE: 6.18.18**

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

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PROJECT No.: 17139  
DATE: 4.30.18  
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CHECKED BY: JBK

**SHEET**

**A-7**



**2316-2318 VAN BUREN ST.**

2324 VAN BUREN ST.



















2316





2316





2316

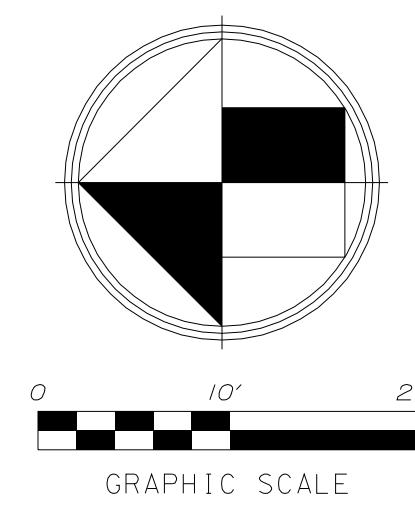
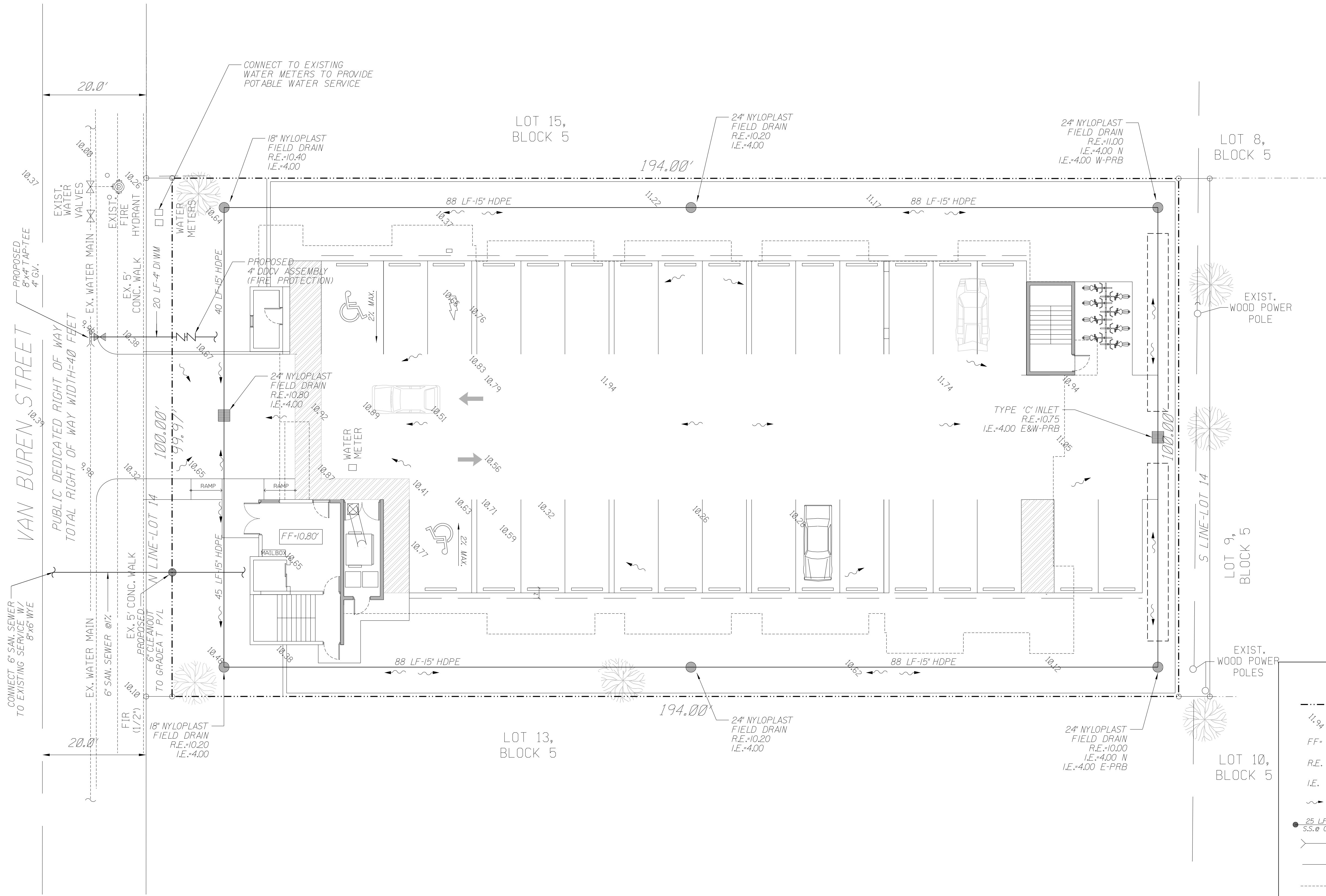












LEGEND	
	PROPERTY LINE
	EXISTING ELEVATION
	FINISHED FLOOR ELEVATION
	RIM ELEVATION
	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	EXISTING OR FUTURE UTILITIES
	CLEAN OUT TO GRADE
	PAVEMENT RESTORATION
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT:

**Kaller Architects**  
2417 Hollywood Boulevard  
Hollywood, Florida 33020-6605  
(954) 920-5746

PROJECT:

**2316-2318 Van Buren Street**  
**HOLLYWOOD**  
FLORIDA 33020

TASK:

**PRELIMINARY ENGINEERING PLAN**

**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION NO. 8118  
2699 Stirling Road, Suite 200  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-8655

DATE:	SCALE:
May 2018	1"=10'
DESIGNED BY:	DRAWN BY:
G.C.B.	F.M.

PROJECT NO.
18-0525
SHEET
PRE

GARY G. BLOOM, P.E.  
FLA. LIC. NO. 19832  
NOT VALID UNLESS SIGNED  
AND SEALED BY ENGINEER



NOTES:  
GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum.  
All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.  
All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

Special Note

No items to be stored higher than the screening wall or fence.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

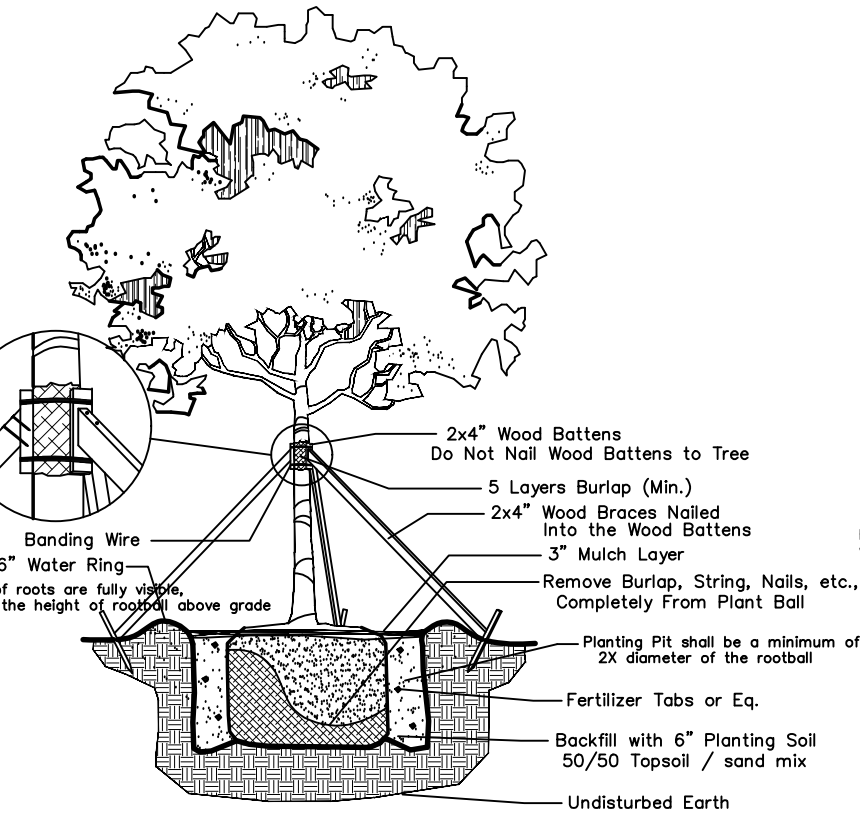
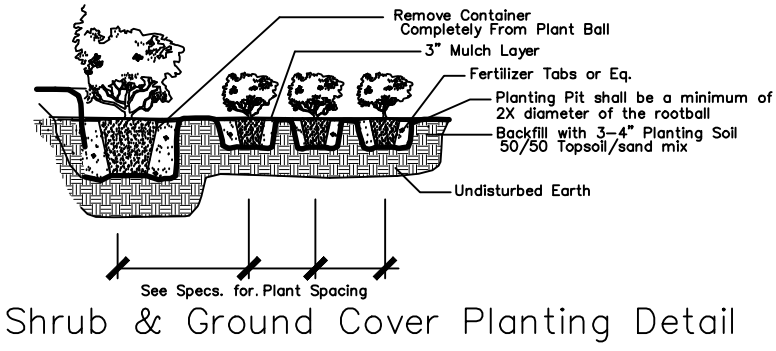
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The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

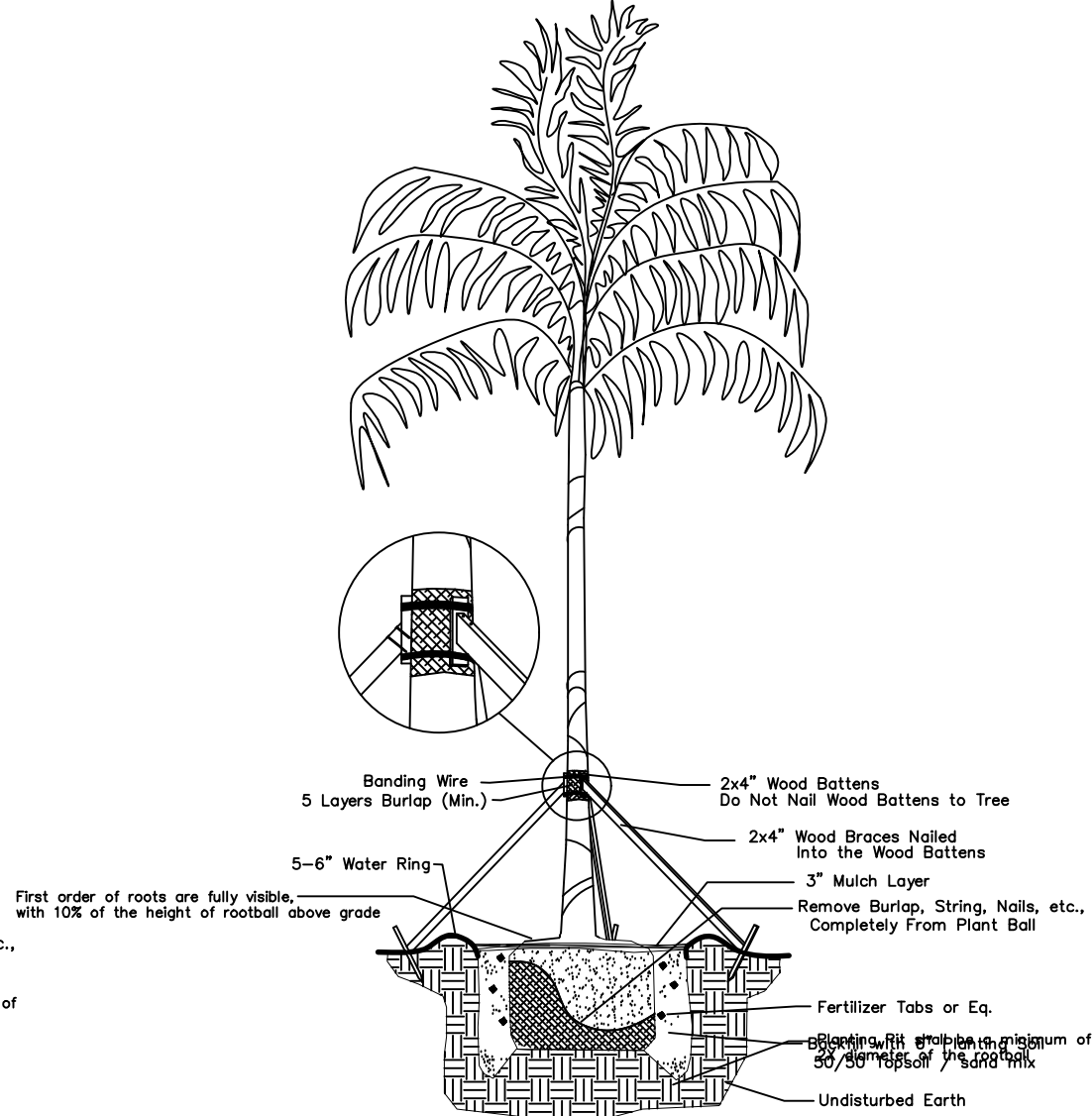
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine "Floritam" solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Large Tree Planting Detail

NTS



Palm Planting Detail

Not to Scale

PROPOSED PLANT LIST  
TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CD	(N) V	18	Coccoloba diversifolia / Pigeon Plum	B&B Field Grown, 2-1/2" Cal, 12-14" OA
CES	(N) V	8	Conocarpus erectus 'sericeus' / Silver Buttonwood	B&B Field Grown, 10-12" OA
LJ	V	8	Ligustrum japonicum / Japanese Tree Ligustrum	B&B Field Grown, 6-8" OA
PS	V	2	Phoenix sylvestris / Sylvester Palm	B&B Field Grown, 12' CT, 16-18" OA
QV	(N) V	1	Quercus virginiana / Live Oak	B&B Field Grown, 2-1/2" Cal, 12-14" OA
SP	(N) V	18	Sabal palmetto / Sabal Palm	B&B Field Grown, 12-14-16" OA, Staggered Heights

ACCENTS / SHRUBS / GROUND COVERS

CIR	(N) V	225	Chrysoballus lcoaco / Red Tip Cocoplum	3 Gal., 24" OA, 2' OC
EN	V	100	Evolvulus nuttallianus / Blue Daze	6" Pot, 8" OA, 1' OC
ING	V	24	Ixora 'Nora Grant' / Ixora	3 Gal., 24" OA, 2' OC
IVD	(N) V	12	Ilex vomitoria / Dwarf Ilex	3 Gal., 24" OA, 2' OC
JNC	(N) V	21	Juniperus conferta / Blue Rug Juniper	3 Gal., 24" OA, 2' OC
LM	V	150	Liriope muscari / Liriope	1 Gal., 12" OA, 12" OC
PM	V	50	Podocarpus macrocarpa / Podocarpus	7 Gal., 42" OA, 2' OC
PTV	V	70	Pittosporum tobira variegata / Pittosporum	3 Gal., 24" OA, 2' OC
PX	V	11	Philodendron xanadu / Xanada	3 Gal., 24" OA, 2' OC

MISCELLANEOUS

SOD		Stenotaphrum secundatum / St. Augustine "Floritam"	Solid application - no gaps between seams
-----	--	--	---

M	Moderate Drought Tolerance
(N)	Florida Native Plant Species
L	Low Drought Tolerance
V	Very Drought Tolerant

DRWG. TITLE : LANDSCAPE PLAN

PROJECT : VAN BUREN STREET  
2316-2318 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

CLIENT : JOSEPH B KALLER AND ASSOCIATES

SEAL

PROJECT NO. 18-125

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 05-25-18

DWG. NO. LP-1

SHT. NO. 1 of 1

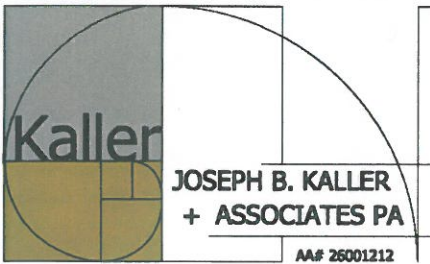
REVISIONS :



Landscape Architect - Florida License #6666709  
4855 NW 92 Terrace  
Coral Springs, Florida 33067  
Tel. 561-414-8269 Email: wtkinning@tonningandassociates.com

WAYNE K. TONNING, RLA  
RLA #6666709





JOSEPH B. KALLER  
+ ASSOCIATES PA

AA# 26001212

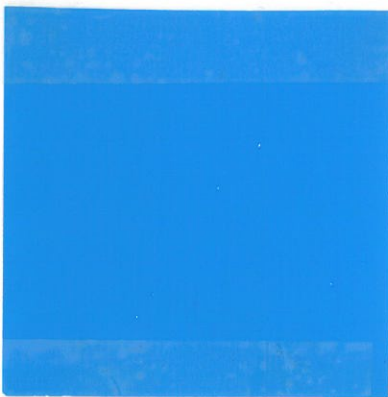
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### STONE VENEER



ELDORADO STONE: Weather Edge Amber falls.

### PAINT



BENJAMIN MOORE: Rocky Mountain Sky



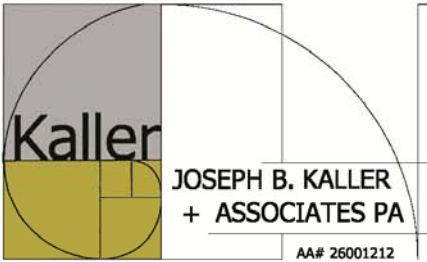
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2316-2318 VANBUREN STREET



2324 VANBUREN STREET





2312 VAN BUREN STREET



2323 VAN BUREN STREET



2323 VAN BUREN STREET



121 S 24<sup>TH</sup> AVENUE

