

ATTACHMENT A

Application Package Part I

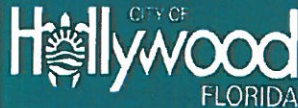
PLANNING DIVISION



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: 7/23/18

Location Address: 2316-2318 Van Buren Street
Lot(s): 14 Block(s): 5 Subdivision: Hollywood Little
Folio Number(s): 54416012010 + 54416012020 Ranches
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): 18-DP-32

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

Explanation of Request: Planning & Development Board Review of a new 27 unit Apartment Building

Number of units/rooms: 27 units Sq Ft: 34,882 Sq Ft
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: Carol Sar Hanch/Shalom Hanch
Address of Property Owner: 5816 S. Flamingo Rd. Cooper City FL 33330
Telephone: _____ Fax: _____ Email Address: pmale88@gmail.com
Name of Consultant/Representative/Tenant (circle one): Joseph R. Kauer Architect
Address: 2417 Hollywood Blvd Hollywood Telephone: 954-920-5746
Fax: 954-920-3841 Email Address: Joseph@kauerarchitects.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



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 7/13/18

PRINT NAME: Shalom Haroh

Date: 7/13/18

Signature of Consultant/Representative: _____

Date: 7/13/18

PRINT NAME: JOSEPH KALLER

Date: 7/13/18

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

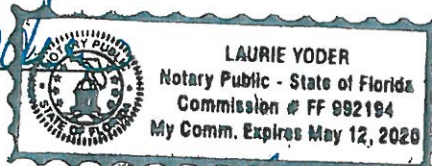
Date: _____

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 Planning & Development 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 Planning & Development Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 13th day of July 2018

Laurie Yoder
Notary Public
State of Florida



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

Signature of Current Owner

Shalom Haroh
Print Name

Van Buren APARTMENTS

2316-2318 VAN BUREN STREET
HOLLYWOOD FL

PROJECT INFO:

4 STORY MULTI- FAMILY RESIDENTIAL
BUILDING

LEGAL DESCRIPTION

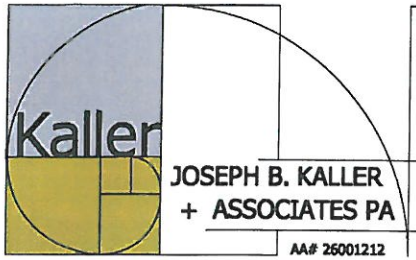
LOTS 14 IN BLOCK 5 OF HOLLYWOOD
LITTLE RANCHES, ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK
1, PAGE 26, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

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

GENERAL CRITERIA STATEMENT
VAN BUREN APARTMENTS
2316-2318 VAN BUREN STREET
HOLLYWOOD, FL 33020
TAC# 18-DP-32
June 4, 2018

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Proposed Project is a 41'-0" high, four-story Multi-Family Development located on Van Buren Street just west of 23rd Avenue. The Architectural Style is Modern with warm textures and colors. The main Entry Lobby is located on the northwest corner of the first floor. It will have a secure entry leading to the elevator that accesses the upper floors where residential units are located. Parking is located on the first floor below the building. The main vehicular ingress/egress is on Van Buren Street.

The residential units in the Building are 1 and 2 Bedroom Units. The One Bedroom Units contain an open Living/Dining/Kitchen area Floor Plan with Two Unit Types. The Two Bedroom Units contain an open Living/Dining/Kitchen area Floor Plan with Three Unit Types. All of the units have large, useable balconies accessed directly from the living areas. Access to the units happens by using double loaded interior corridors, which lead to the two egress stairs.

The overall Building mass is accentuated with an applied decorative stone work all around the 2-Story High Entrance Lobby. Railings, columns, and other accents are simple and have clean lines, allowing for ease of maintenance and upkeep.

All choices of Materials and Construction Practices will be done using the Green Building Practices so as to lessen the carbon footprint in the community and region. The entire Design and Construction process will be Professionally monitored by a Certified Green Building Expert, so as to comply with all State requirements for Certification.

2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The Neighborhood, in which the project is located, is a mix of one and two-story buildings, as well as a mix of single family and multi-family buildings.

The Architectural styles of the surrounding community vary. There are Mediterranean Revival buildings, Ranch Style homes, Florida Vernacular and Craftsman bungalows. As does the Architectural styles vary, so does the finishes used. These finishes include wood siding, textured stucco, smooth stucco, and stone or brick veneer. In a lot of cases, there are a combination of these textures and finishes on each structure. Roofs also vary in style and finish. There are flat roofs with varying height parapets, hip roofs with concrete tile and gable roofs with asphalt shingles.

It is these variations of finishes that were introduced to the proposed project design using a modern interpretation in the application. Instead of wood siding, the entrance finish is decorative stone work with scored stucco reveal. The traditional stone/brick veneer in the Community was represented in the use of Horizontal Decorative Stone pattern. Other elements used that can be found in the surrounding sites are concrete eyebrows and front covered walkways.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

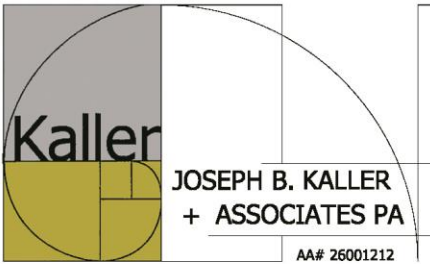
The new Zoning District in which this site falls, allows for more units due to F.A.R. according to the New Zoning District. This project will be one of the first built under the new Zoning District standards and will therefore stand out somewhat from its surroundings. As other sites are developed, that "standout" will become less and less the case. This new Zoning District allows for more Density and it promotes of the use of Public Transportation, two characteristics that make an Urban/City Center come alive and thrive.

4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

In the Landscape Design, Xeroscape, native species, the variety of color, height and texture, all play an important part in sustainability and beauty of the gardens.

The landscape will be done according to Green Building Practices and will be incorporated into the Green Building Design of the site and structure as well. Where possible, hardscapes will be pervious and reflective and methods of irrigation will employ conservation practices as much as possible.

Altogether, the landscape environment will soften the hard edges, enhance the slender architectural elements, screen the parking areas and provide a visually pleasing atmosphere.



architecture - interiors - planning

2316-2318 VANBUREN STREET



2324 VANBUREN STREET



2312 VAN BUREN STREET



2323 VAN BUREN STREET

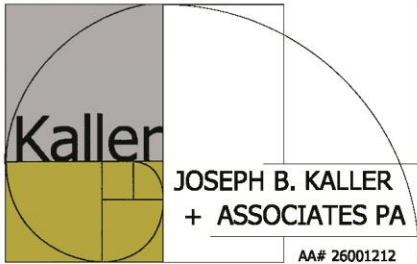


2323 VAN BUREN STREET



121 S 24TH AVENUE





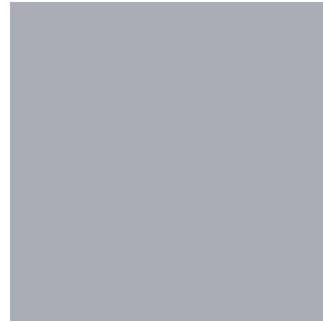
architecture - interiors - planning

STONE VENER



ELDORADO STONE: Weather Edge Amber Falls

PAINT



BENJAMIN MOORE: Excalibur Grey

PAINT



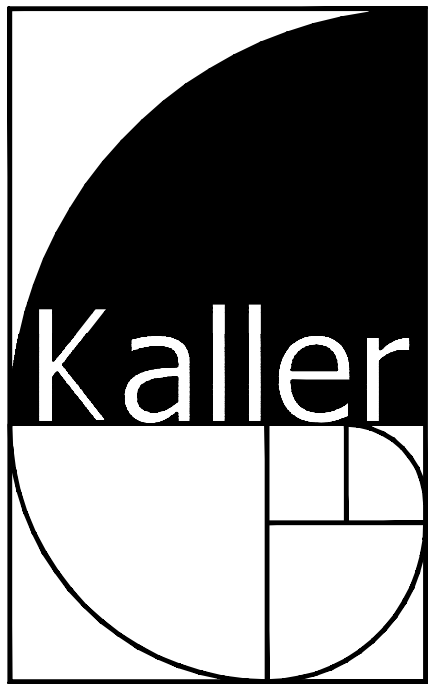
BENJAMIN MOORE: Rocky Mountain Sky



BENJAMIN MOORE White down

VAN BUREN APARTMENTS

2316- 2318 VAN BUREN STREET
HOLLYWOOD, FL 33020



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
A/E 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
P 954.920.5746 F 954.920.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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

COVER SHEET

REVISIONS		
No.	DATE	DESCRIPTION
1	5.14.18	PRELIM. T.A.C
2	6.18.18	FINAL T.A.C
3	6.18.18	FINAL T.A.C

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

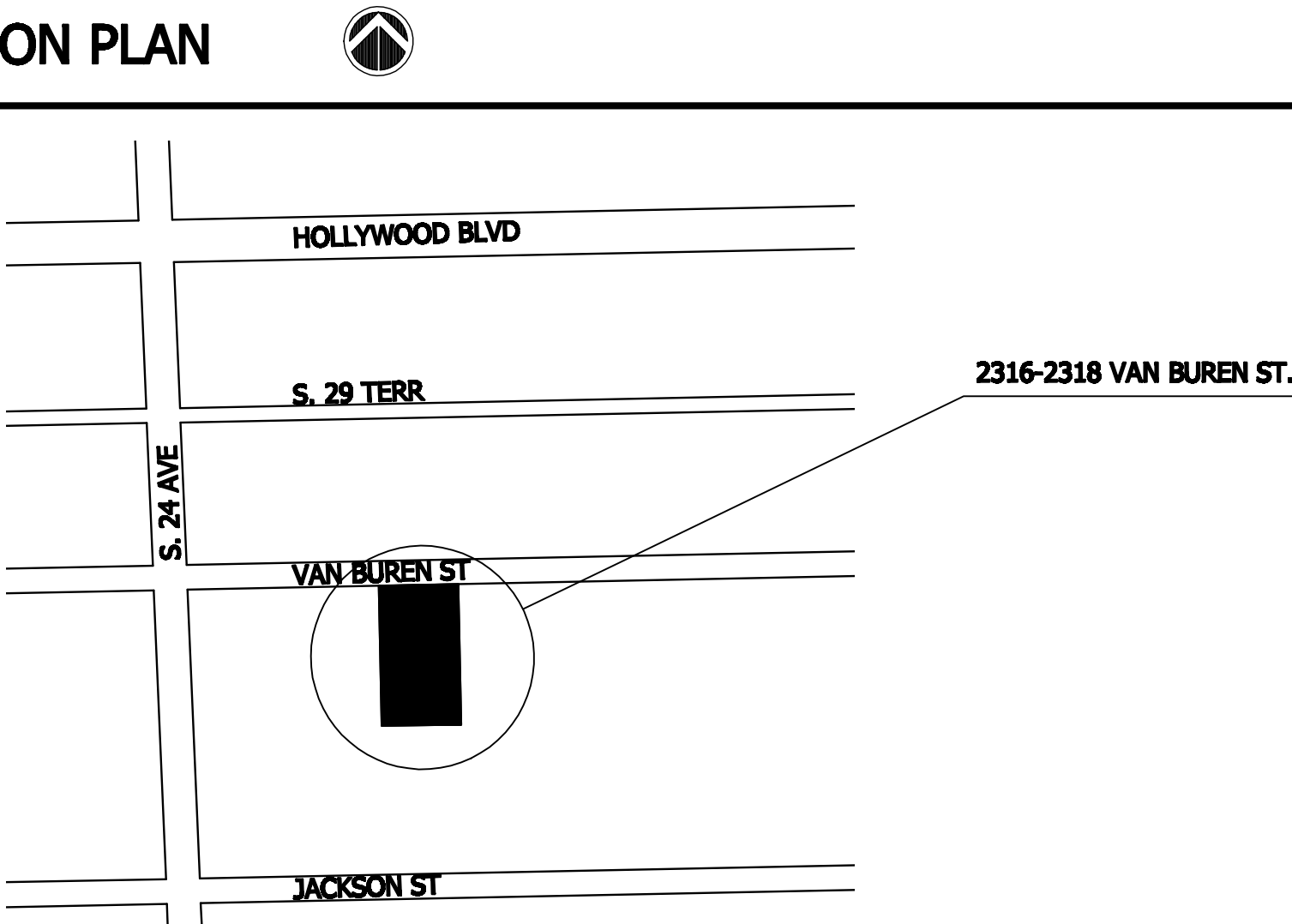
T-1

PERSPECTIVE VIEW



2.20.18 PACO
5.14.18 PRELIM. T.A.C
6.18.18 FINAL T.A.C

LOCATION PLAN



DRAWING LIST

T-1	COVER SHEET	LE-1	TREE DISPOSITION PLAN
CSP	COLOR SITE PLAN	LP-1	LANDSCAPE PLAN
SU-1	SURVEY COVER SHEET	SP-1	SITE PLAN
SU-2	SURVEY PLAN	SP-2	DETAILS
C-1	CIVIL PLAN COVER SHEET	SP-3	ADJACENT PROPERTIES
C-2	PAVING, GRADING & DRAINAGE PLAN	PH-1	PHOTOMETRIC PLAN
C-3	WATER & SEWER PLAN	A-1	SECOND FLOOR PLAN
C-4	CONSTRUCTION DETAILS	A-2	3rd & 4th FLOOR PLAN
C-5	CONSTRUCTION DETAILS	A-3	UNIT FLOOR PLANS
C-6	CONSTRUCTION DETAILS	A-4	ROOF PLAN
C-7	CONSTRUCTION DETAILS	A-5	ELEVATIONS
C-8	STORMWATER POLLUTION PREVENTION PLAN	A-6	ELEVATIONS
C-9	STORMWATER POLLUTION PREVENTION PLAN	A-7	CONTEXTUAL STREET ELEVATION
C-10	STORMWATER POLLUTION PREVENTION PLAN		

PROJECT INFORMATION

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.

OWNER

GAL SAR HANOH
5846 S. FLAMINGO ROAD
COOPER CITY, FL 33330

ARCHITECT

JOSEPH B. KALLER & ASSOC.
2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

PROPERTY ADDRESSES

2316 AND 2318 VAN BUREN STREET
HOLLYWOOD, FL 33028

SITE INFORMATION

PROPOSED ZONING: DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT: DH-2

LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER

NET LOT AREA: 19,394 SF/ 0.44 ACRES

	ALLOWED	PROVIDED
FAR:	1.75	1.65
BUILDABLE AREA:	35,877.7 SF	31,976 SF

PARKING:	REQUIRED	PROVIDED
UNITS	1 PER UNIT MIN. = 27 SPACES	27 SPACES
GUESTS	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES

TOTAL	= 30 SPACES	30 SPACES INCLD. 2 HC SPACES
LOADING:	REQUIRED	PROVIDED
UNITS	NOT REQ. LESS THAN 50 UNITS	0 SPACE

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (VAN BUREN ST.)	15'-0"	15'-0"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(d) REAR	20'-0"	20'-0"

OPEN SPACE:	REQUIRED	PROVIDED
	3,878 (20%)	7,104 (36%)

BUILDING SUMMARY

	ALLOWED	PROVIDED
BUILDING HEIGHT:	4 STORIES/ 45'-0"	4 STORIES/ 42'-0"

GROSS BUILDING AREA:	INTERIOR	BALCONY	TOTAL	NON AIRCONDITIONED COMMON SPACES	AIRCONDITIONED COMMON SPACES
FIRST FLOOR	833	-	833	833	747
SECOND FLOOR	10,381	1,114	705	705	747
THIRD FLOOR	10,381	896	705	705	747
FOURTH FLOOR	10,381	896	705	705	747
TOTAL	31,976	2,906	34,882	2,948 (ALREADY ADDED TO FLOOR AREA)	2,241

UNIT TYPES:	INTERIOR	BALCONY	BED RMS
TYPE A	794	81	1
TYPE B	819	66	1
TYPE C	1,319	81	2
TYPE D	1,218	141 (2nd fl)	2
TYPE E	1,050	82 (other fl)	2

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2018

2.20.18 PACO
5.14.18 PRELIM. T.A.C.
6.18.18 FINAL T.A.C.

VAN BUREN STREET



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
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P 954.920.5746 F 954.920.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

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

SHEET TITLE

COLORED SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION

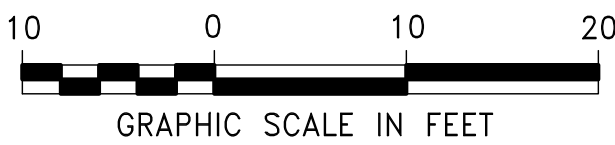
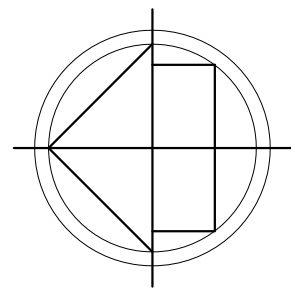
PROJECT No.: 17139
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DRAWN BY: R. HALL
CHECKED BY: JBK

SHEET

CSP



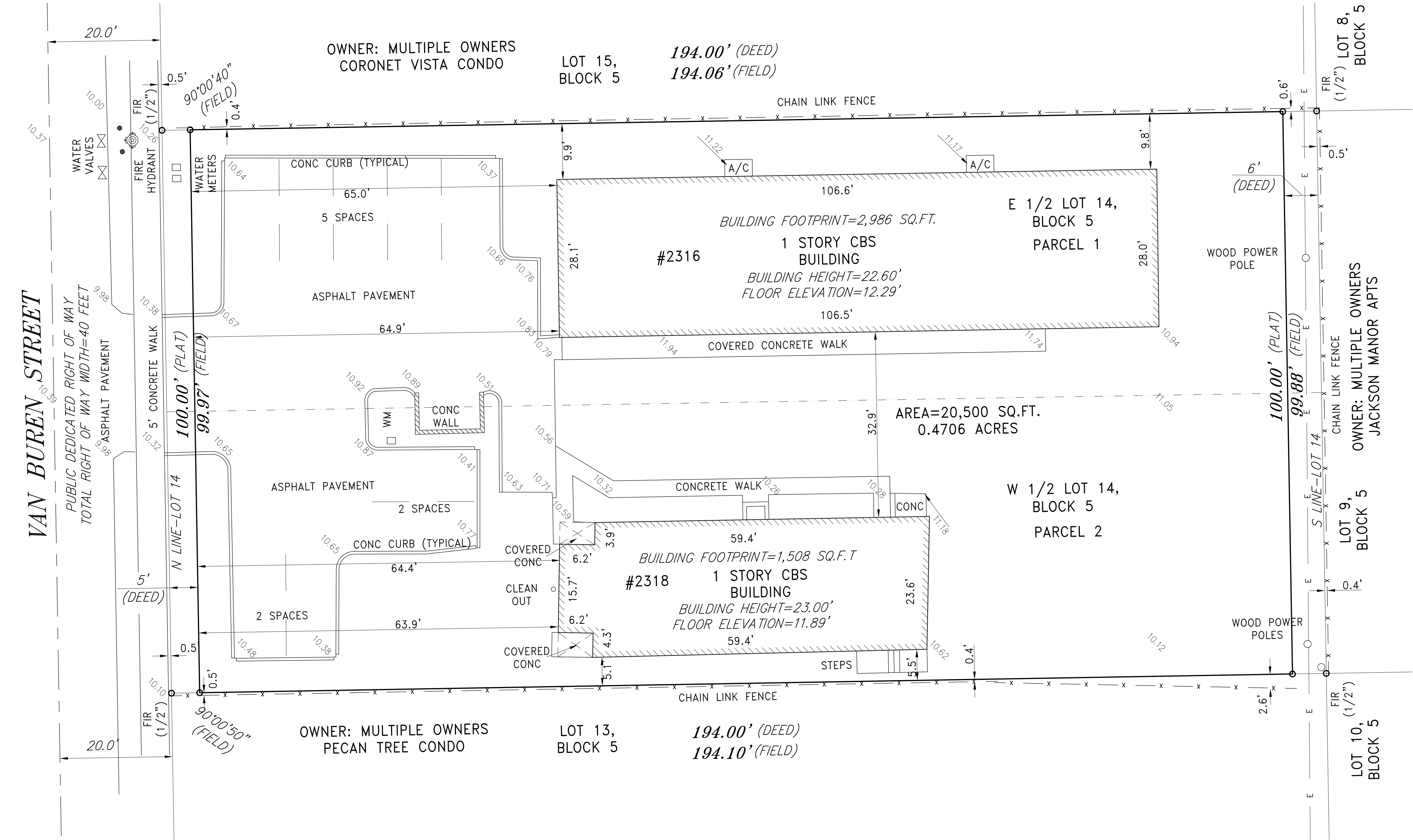
ALTA/NSPS LAND TITLE SURVEY



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

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. WOLIS, 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 JURISDICTION 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)

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.

AREAS :

GROSS AREA = 21,893 SQ. FT. / 0.5026 ACRES

NET AREA = 19,393 SQ. FT. / 0.4452 ACRES

LEGEND:

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

SURVEYOR'S CERTIFICATION

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

CLIENT :

AMOS SHACHAR

2316-2318
VAN BUREN STREET
HOLLYWOOD, FLORIDA

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

ALTA/NSPS LAND TITLE SURVEY	DATE	FB/PG	DWN	CKD
ADDED NET AND GROSS AREAS	05/23/18	SKETCH	AM	REC
REVISED SHEET TO 24X36	06/09/18	-----	REC	REC
	08/20/18	-----	AM	REC

PROJECT NUMBER: 8697-18

SCALE : 1" = 10'

SHEET
1
OF
1
SHEET

Van Buren Apartments

2316–2318 Van Buren Street
Hollywood, Florida

CIVIL ENGINEERING PLANS

LAND DESCRIPTION:

PARCEL 1

THE EAST $\frac{1}{2}$ 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.

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LOCATION MAP

N.T.S.

SHEET NO.	TITLE
C-1	COVER SHEET
C-2	PAVING, GRADING & DRAINAGE PLAN
C-3	WATER & SEWER PLAN
C-4 – C-7	CONSTRUCTION DETAILS
C-8 – C-10	STORMWATER POLLUTION PREVENTION PLAN

NOTE:
ELEVATIONS SHOWN HEREON ARE BASED
ON THE NORTH AMERICAN VERTICAL DATUM
OF 1988 (NAVD).

APPROVALS		
AGENCY	APPROVAL DATE	PERMIT NUMBER

DRAWINGS MAY BE OUT OF SCALE DUE
TO XEROX REPRODUCTION ERROR.

GGB Engineering, Inc.

CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8118

2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312

Phone: (954) 986-9899
Fax: (954) 986-6655

Always call 811 two full business days before you dig to
have underground utilities located and marked.

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PROJECT No. 18-0525
DESIGN DATE: May 2018

GARY G. BLOOM, P.E.
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