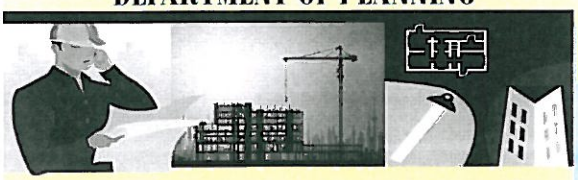
DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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: SEP 8TH 2020

Location Address: 2323 WASHINGTON ST

Lot(s): 9 Block(s): 1 Subdivision: HOLLYWOOD LITTLE RANCHES

Folio Number(s): 5142 16 01 1290

Zoning Classification: DIXIE HIGHWAY MEDIUM Land Use Classification: DH-2 (MULTI-FAM DISTRICT)

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1 UNIT (1,916 SQFT)

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 al that apply and provide File Number(s) and Resolution(s): YES, P.A.C.O. (ON MARCH 16 , 2020)

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

Explanation of Request: PRELIMINARY T.A.C.

Number of units/rooms: 29 UNITS TOTAL Sq Ft: 38,919 SQFT

Value of Improvement: _____ Estimated Date of Completion: JULY 2022

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

Name of Current Property Owner: REAL ESTATE INVESTMENTS II, LLC

Address of Property Owner: 268 W MASHTA DR, KEY BISCAYNE, FL 33149

Telephone: 305 9155 889 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): _____

Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5746

Fax: _____ Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: 11/15/2017 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: _____

N/A 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: Alejandro Bernal Janna Date: 9/1/20

PRINT NAME: Alejandro Bernal Janna Date: 9/1/20

Signature of Consultant/Representative: Joseph B. Keller Date: 9/1/20

PRINT NAME: JOSEPH B. KELLER Date: 9/1/20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Alejandro Bernal
Signature of Current Owner

Alejandro Bernal Janna
Print Name

Sworn to and subscribed before me
this 1st day of September 2020

Laurie Yoder
Notary Public
State of Florida
My Commission Expires: _____ (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

LAURIE YODER
Notary Public - State of Florida
Commission # HH 2696
My Comm. Expires May 12, 2024
Bonded through National Notary Assn.

CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☑ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Infinity R.E. Investments LLC
2. Project Name: 2323 Washington St. Apartments
3. Project Address: 2323 Washington Street
4. Contact person: Alejandro Bernal
5. Contact number: 305-915-5889
6. Type of unit(s): Single Family ☐ Multi-Family ☑ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 29 units
8. Unit Fee per residential dwelling based on sq. ft.: 3 units @ 2175.00 / 26 units @ 1875.00
9. Unit Fee per hotel/motel room: $1,250.00
10. Total Park Impact Fee: $55,275.00 Date: 9/2/20

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

PRELIMINARY - T.A.C. SUBMITTAL FOR

WASHINGTON APARTMENTS

2323 WASHINGTON STREET HOLLYWOOD FLORIDA



PACO - MARCH 16TH 2020

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL. 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

OWNER

INFINITY RE INVESTMENTS II LLC
OWNERS: INFINITY RE INVESTMENTS II LLC
CONTACT: ALEX BERNAL
ADDRESS: 268 W MASHTA DR
KEY BISCAYNE, FL 33149
TEL: (786) 534-9988
EMAIL: abernal@kapitalum.com

SURVEYOR

D'AVILA ASSOCIATES SERVICES INC
CONTACT: EFRAIN C. LOPEZ
ADDRESS: 14750 NW 77 CT SUITE 204
MIAMI LAKES, FL 33016
PHONE: (305) 253-2600
EMAIL: info@davilaland.com

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 6TH EDITION 2017
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
FLORIDA ADMINISTRATIVE CODE 69A-40

JURISDICTION:

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

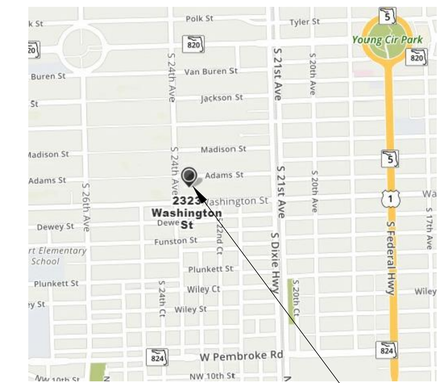
T-1 COVER SHEET

SURVEY

SP-1 SITE PLAN AND SITE DATA

A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 THIRD FLOOR PLAN
A-4 FOURTH FLOOR PLAN
A-5 ROOF PLAN
A-6 ELEVATIONS
A-7 ELEVATIONS

LOCATION MAP



AERIAL



KA

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

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS
FL
2323 WASHINGTON
HOLLYWOOD

SHEET TITLE
COVER SHEET

REVISIONS
No. DATE DESCRIPTION

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.: 18102
DATE: 09.03.20
DRAWN BY: GMV
CHECKED BY: GMV

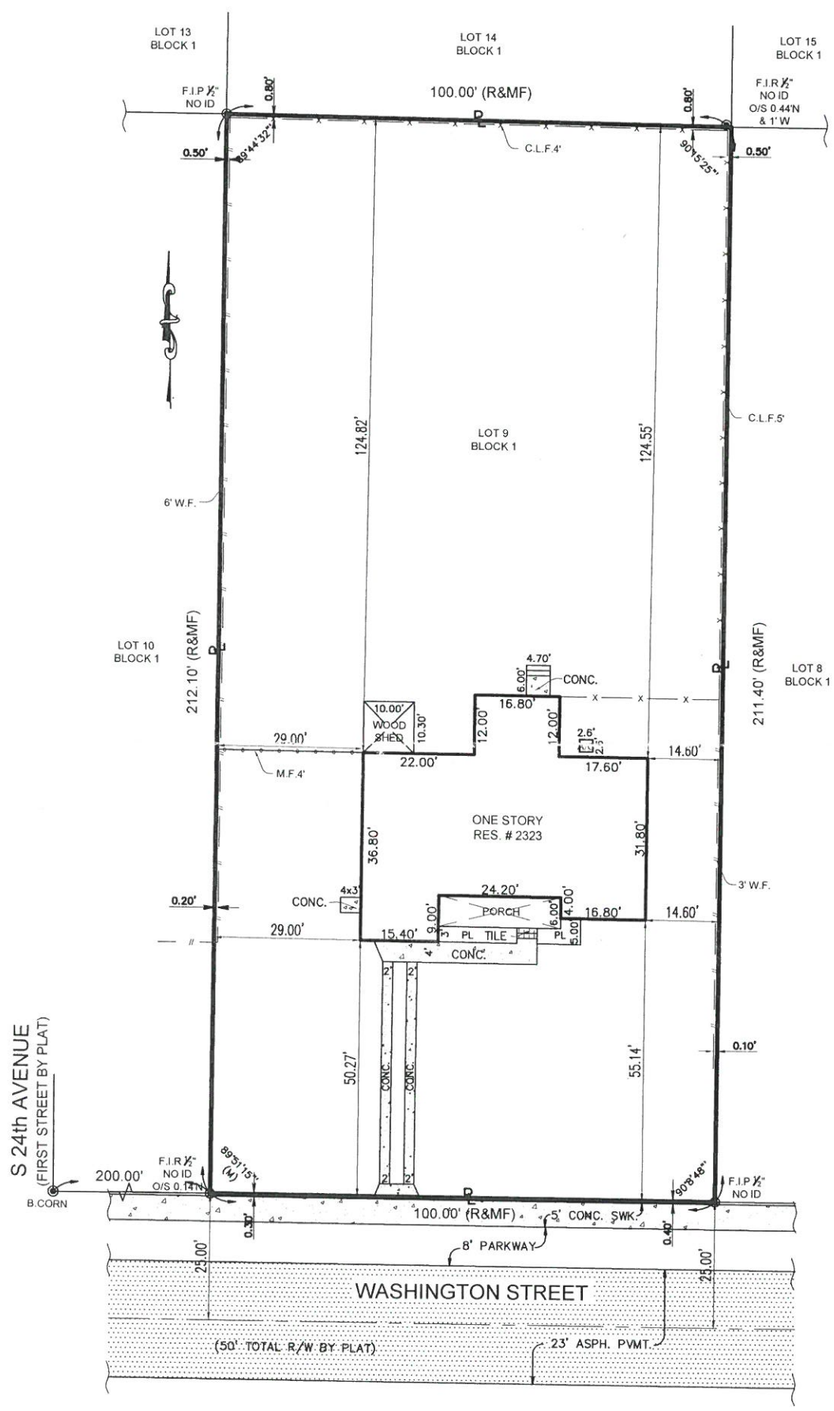
SHEET
T-1

BOUNDARY SURVEY

SCALE = 1:30

CLIENT: INFINITY REAL ESTATE INVESTMENTS II, LLC
PROPERTY ADDRESS: 2323 WASHINGTON STREET, HOLLYWOOD FL 33020
LEGAL DESCRIPTION:
LOT 9, BLOCK 1, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ELEVATION INFORMATION:
B.M. USED ------ ELEVATIONS ------ LOCATED ----------
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON **08-18-2014** THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE **AH** BASE FLOOD ELEVATION **9.00** COMMUNITY **125113** PANEL NUMBER **0569** SUFFIX **H** EFFECTIVE PANEL DATE **08-18-2014**

CERTIFIED TO:
INFINITY REAL ESTATE INVESTMENTS II, LLC
JESUS F. BUJAN, P.A
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND & ABBREVIATIONS

A = ARC. DISTANCE
A/C = AIR CONDITIONER PAD
A.E.= ANCHOR EASEMENT
A.R.= ALUMINUM ROOF
A.S.= ALUMINUM SHED
ASPH.= ASPHALT
B.C.= BLOCK CORNER
BLDG.= BUILDING
B.M.= BENCH MARK
B.O.B.= BASIS OF BEARING
(C) = CALCULATED
C.B.= CATCH BASIN
C.B.S.= CONCRETE BLOCK STRUCTURE
C.B.W.= CONCRETE BLOCK WALL
CH.= CHORD
CH.B.= CHORD BEARING
CH.L.= CHORD LENGTH
CL.= CLEAR
C.O.= CLEAN OUT
C.L.F.= CHAIN LINK FENCE
C.M.E.= CANAL MAINTENANCE EASEMENT
CONC.= CONCRETE
C.U.P.= CONCRETE UTILITY POLE
C.P.= CONCRETE PORCH
C.S.= CONCRETE SLAB
C.W.= CONCRETE WALK
D.E.= DRAINAGE EASEMENT
D.M.E.= DRAINAGE MAINTENANCE EASEMENT
DRWY = DRIVEWAY
° = DEGREES
ELEV.= ELEVATION
ENCR.= ENCROACHMENT
F.H.= FIRE HYDRANT
F.I.P.= FOUND IRON PIPE
F.I.R.= FOUND IRON ROD
F.F.E.= FINISHED FLOOR ELEVATION
F.N.D.= FOUND NAIL & DISK
FT.= FEET
FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
F.N.= FOUND NAIL
IN.&EG.= INGRESS AND EGRESS EASEMENT
L.P.= LIGHT POLE
L.F.E.= LOWEST FLOOR ELEVATION
L.M.E.= LAKE MAINTENANCE EASEMENT
' = MINUTES
(M)= MEASURED DISTANCE
(MF)=MEASURED FIELD
M.E.= MAINTENANCE EASEMENT
M.H.= MANHOLE
N.A.P.= NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S.= NOT TO SCALE
# or NO.= NUMBER
O/S = OFFSET
O.H.= OVERHEAD
O.H.L.= OVERHEAD UTILITY LINES
O.R.B.= OFFICIAL RECORDS BOOK
O.V.H.= OVERHANG
PVMT.= PAVEMENT
PL.= PLANTER
P.L.= PROPERTY LINE
P.C.C.= POINT OF COMPOUND CURVATURE
P.C.= POINT OF CURVATURE
P.O.T.= POINT OF TANGENCY
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
P.R.C.= POINT OF REVERSE CURVATURE
PWY = PARKWAY
P.R.M.= PERMANENT REFERENCE MONUMENT
P.L.S.= PROFESSIONAL LAND SURVEYOR
P.P.= POWER POLE
P.U.E.= PUBLIC UTILITY EASEMENT

(R)= RECORD DISTANCE
R.R.= RAIL ROAD
RES.= RESIDENCE
R/W = RIGHT-OF-WAY
RAD.= RADIUS OR RADIAL
RGE.= RANGE
R.O.E.= ROOF OVERHANG EASEMENT
SEC.= SECTION
STY.= STORY
SWK.= SIDEWALK
S.I.P.= SET IRON PIPE
S.I.R.= SET IRON ROD
S.P.= SCREENED PORCH
S.V.= SEWER VALVE
" = SECONDS
T = TANGENT
TWP = TOWNSHIP
UTIL.= UTILITY
U.E.= UTILITY EASEMENT
U.P.= UTILITY POLE
W.M.= WATER METER
W.F.= WOOD FENCE
W.P.= WOOD PORCH
W.R.= WOOD ROOF
W.V.= WATER VALVE
M = MONUMENT LINE
℄ = CENTER LINE
Δ = DELTA
℄ = PROPERTY LINE

= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
9.00 = EXISTING ELEVATIONS

CONTACT YOUR PROCESSOR

SURVEYOR NOTE

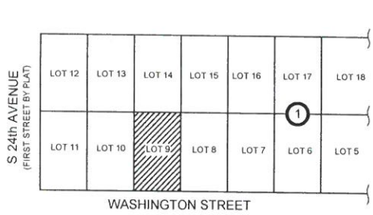
- THERE ARE NO VISIBLE ENCROACHMENTS

NOTE

-BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

LOCATION SKETCH

SCALE = N.T.S.



Know what's **below.** **Call 811** before you dig.

D'AVILA Associates Services, Inc.
Land Surveyors & Engineers
CERTIFICATE OF AUTHORIZATION NO. 29056
CERTIFICATE OF AUTHORIZATION NO. 7538
14750 NW 77 CT SUITE 204
MIAMI LAKES, FL 33016
PHONE:(305) 953- 2600

BY: _____
EFRAIN C. LOPEZ., P.L.S. (10-24-2017)

PROFESSIONAL LAND SURVEYOR NO.: 2300 STATE OF FLORIDA
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

DRAWN BY:	NH
CHECKED BY:	R.A.-S
SCALE:	1"= 30'
FIELD DATE:	10-24-2017
JOB NO:	17-1058992
SHEET:	1 OF 1

SEAL

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

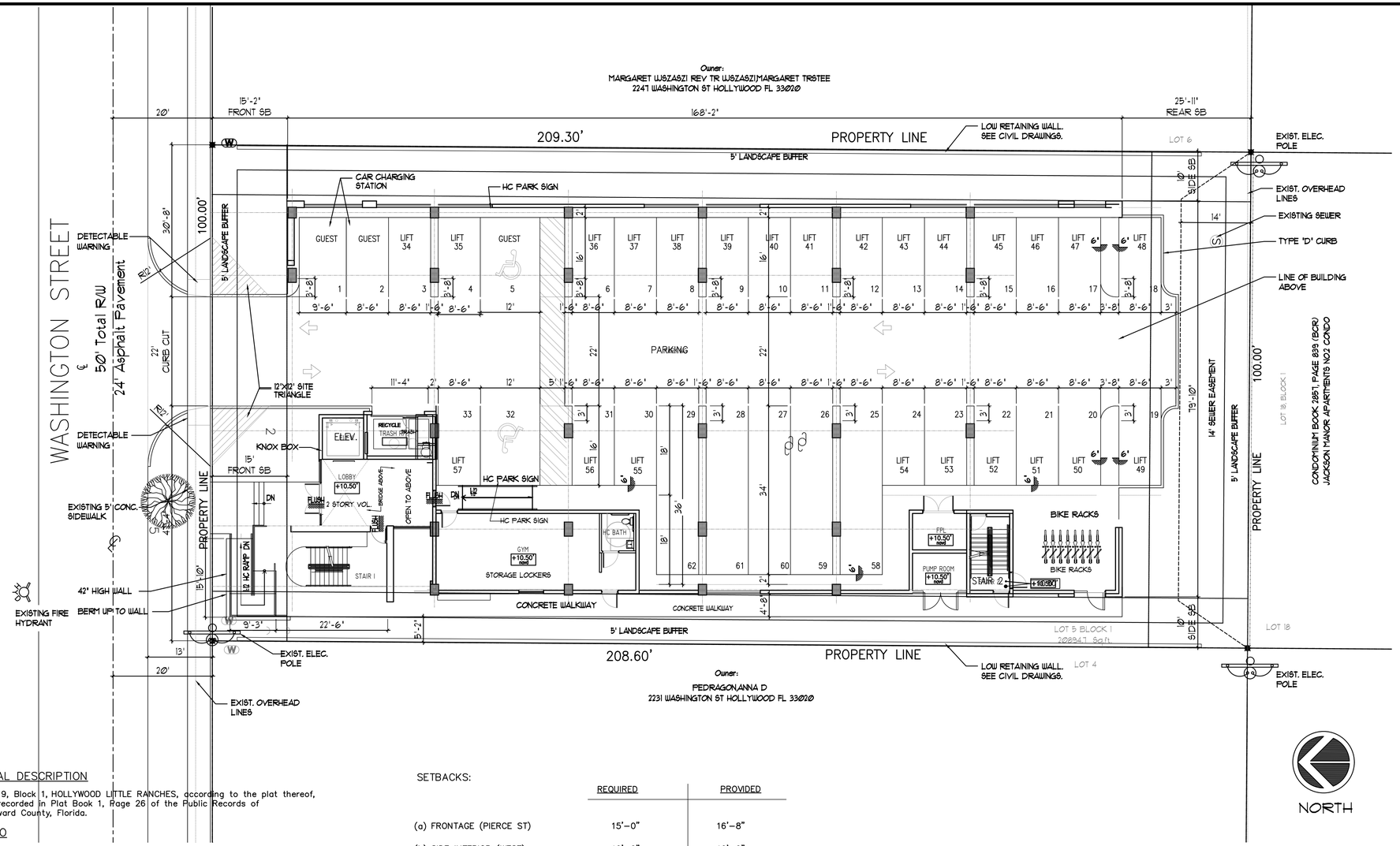
SURVEYOR' S NOTES:

1. CERTIFICATE OF AUTHORIZATION LB # 7538 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.
2. THIS SURVEY IS INTENDED FOR NEW PURCHASE, MORTGAGE OR REFINANCE PURPOSE ONLY; EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT CERTIFIES. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN, OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF **EFRAIN C LOPEZ**.
3. WE WILL NOT BE RESPONSIBLE FOR ANY DISTANCE, ANGLE, OR ELEVATIONS TAKE FROM THIS DRAWING FOR ANY PURPOSE OF DESIGN OR CALCULATIONS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO:

THAT THE ATTACHED BOUNDARY-SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION, AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THIS SURVEY MEETS THE STANDARDS-OF-PRACTICE FOR BOUNDARY-SURVEYS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE. EFFECTIVE DATE JANUARY 1, 2010; AS AMENDED FEBRUARY 23, 2005.



ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-2 ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

TWO WAY RADIO COMPLIANCE:
BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 1.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE REGARDLESS OF PROXIMITY TO RESIDENTAILLY ZONED AREAS.

EXTERNAL LIGHTS TO BE SHEILDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 6TH EDITION BROWARD AMENDMENTS, NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ORDINANACE 2016-02
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

GREEN CERTIFICATION:
GREEN BUILDING CERTIFICATION PATH IS INTENDED FOR THIS PROJECT. NATIONAL GREEN BUILDING STANDARDS - SILVER LEVEL- WILL BE APPLIED.

LEGAL DESCRIPTION

Lot 9, Block 1, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

FOLIO

5142-16-01-1290:

PROPERTY ADDRESSES

2323 WASHINGTON STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

EXISTING ZONING: DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT (DH-2)

LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER

NET LOT AREA: 21,150.0 SQUARE FEET

FAR: 1.75

	ALLOWED	PROVIDED
BUILDABLE AREA:	37,012.5 SF	34,505.0 SF

PROPOSED NO. OF UNITS: 29 UNITS

PARKING:

	REQUIRED	PROVIDED
~~UNITS~~	~~1 PER UNIT MIN. = 28 SPACES~~	N/A
UNITS	1.5 PER UNIT MIN. = 44 SPACES	28 SPACES
GUESTS	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES
TOTAL	= 47 SPACES	62 SPACES INCLD. 2 HC SPACES

LOADING:

	REQUIRED	PROVIDED
UNITS	NOT REQ. LESS THAN 50 UNITS	0 SPACE

SETBACKS:

	REQUIRED	PROVIDED
(a) FRONTAGE (PIERCE ST)	15'-0"	16'-8"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-3"
(d) REAR	20'-0"	25'-11"

OPEN SPACE:

REQUIRED	PROVIDED
4100 (20%)	6794 (32%)

WALKWAYS AND DRIVEWAYS: 1327 SF

BUILDING SUMMARY

	ALLOWED	PROVIDED
BUILDING HEIGHT:	4 STORIES/ 45'-0"	4 STORIES/ 44'-0"

GROSS BUILDING AREA:

	INTERIOR	TERRACES	TOTAL
FIRST FLOOR	1,349		
SECOND FLOOR	11,436	1,144	
THIRD FLOOR	11,436	1,144	
FOURTH FLOOR	8,875	3,535	
TOTAL	33,096	5,828	38,919

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

SEAL
STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS FL
2323 WASHINGTON
HOLLYWOOD

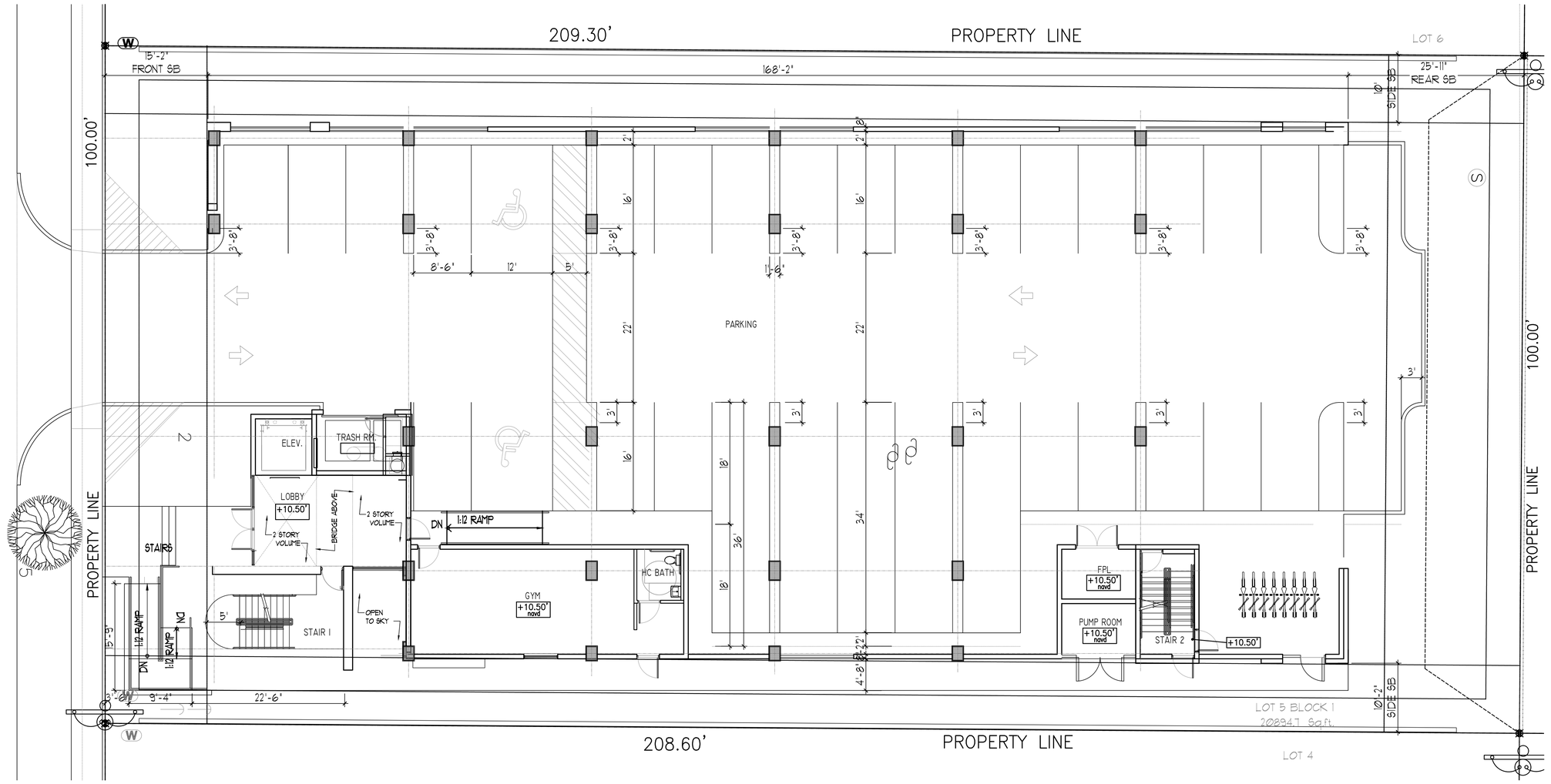
SHEET TITLE
TITTLE SHEET
PRE - T.A.C. SUBMITTAL

REVISIONS
No. DATE DESCRIPTION

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.: 18102
DATE: 09.03.20
DRAWN BY: GMV
CHECKED BY: GMV

SHEET
SP-1



1 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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

SEAL
STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS
FL
2323 WASHINGTON
HOLLYWOOD

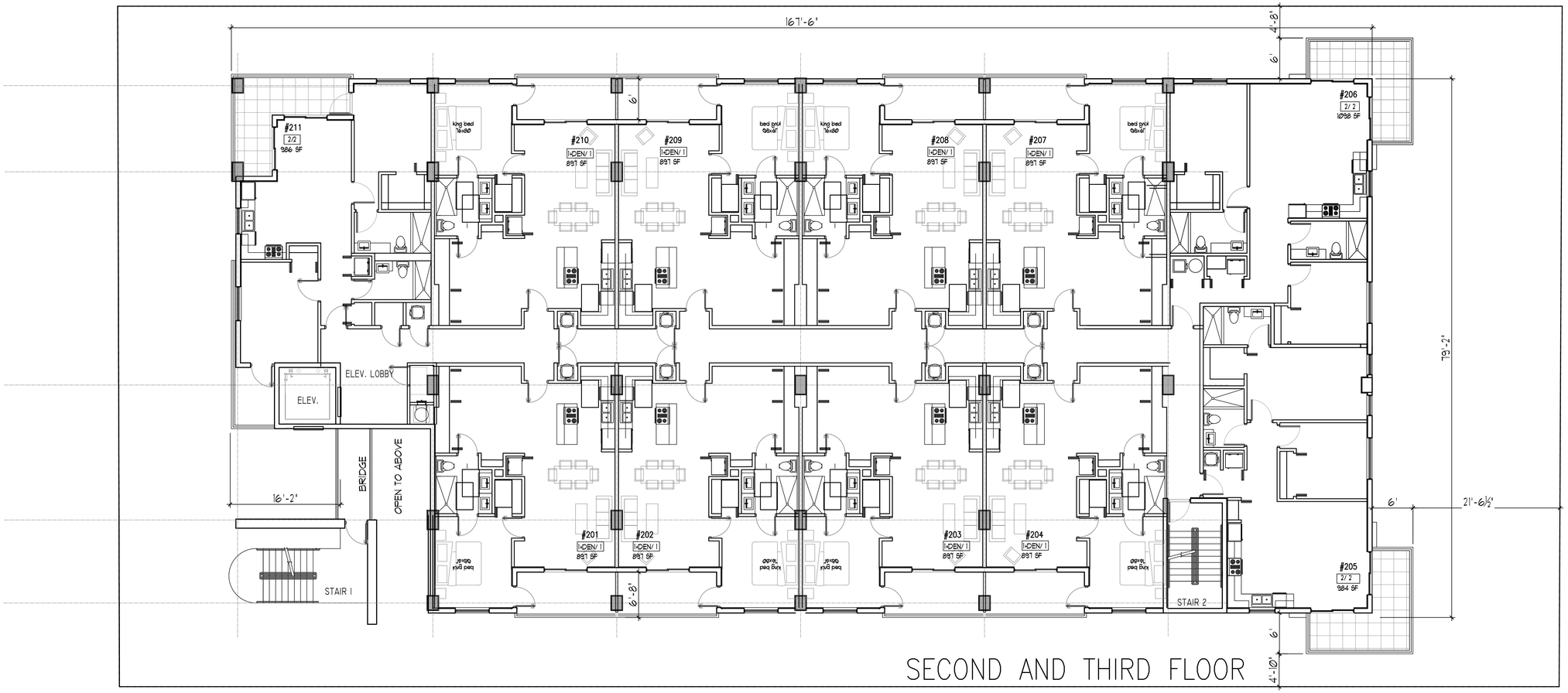
SHEET TITLE
GROUND FLOOR PLAN
PRE - T.A.C. SUBMITTAL
–

REVISIONS
No. DATE DESCRIPTION

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.: 18102
DATE: 09.03.20
DRAWN BY: GMV
CHECKED BY: GMV

SHEET
A-1



SECOND AND THIRD FLOOR

NORTH

1 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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

SEAL
STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS
FL
2323 WASHINGTON
HOLLYWOOD

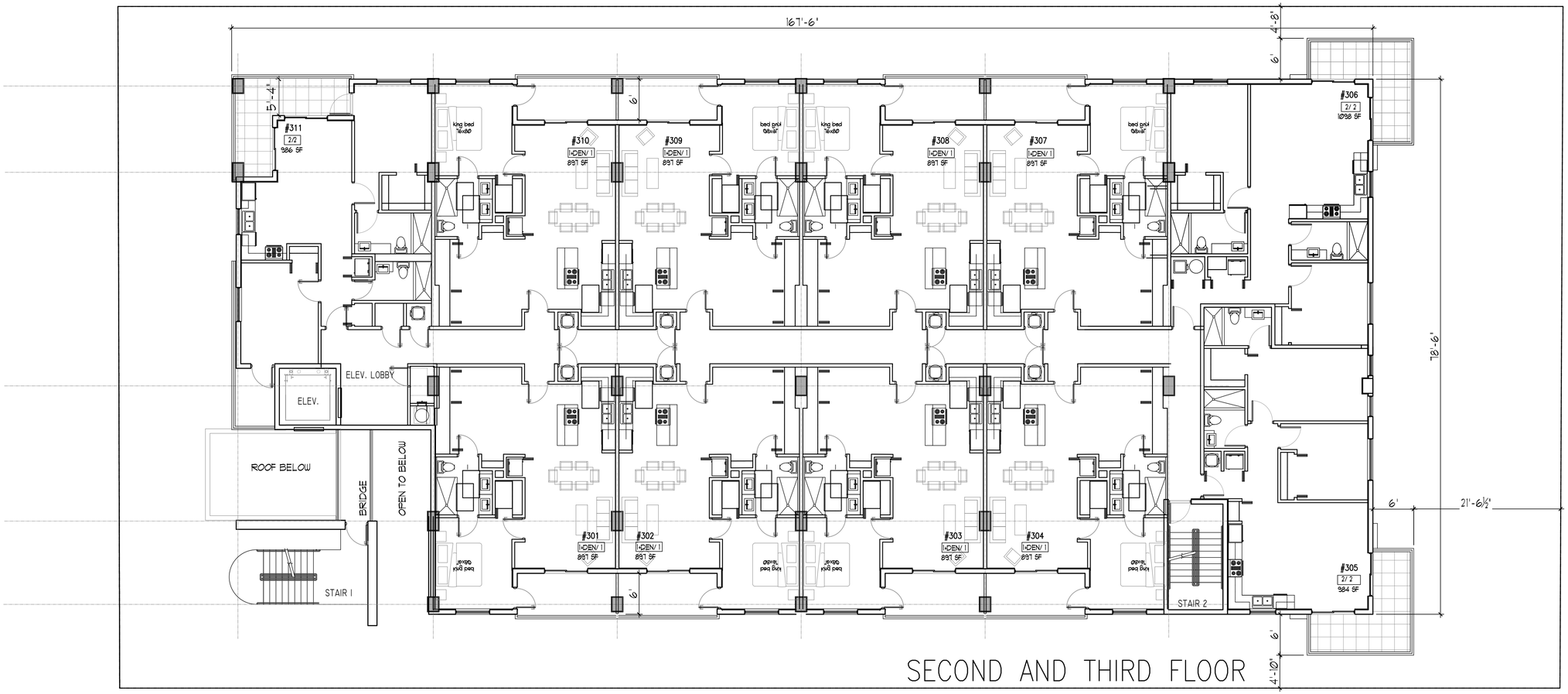
SHEET TITLE

REVISIONS
No. DATE DESCRIPTION

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.: 18102
DATE: 09.03.20
DRAWN BY: GMV
CHECKED BY: GMV

SHEET



SECOND AND THIRD FLOOR

NORTH

1 **THIRD FLOOR PLAN**
SCALE: 1/8" = 1'-0"

KA

KallerArchitecture

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

www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS
FL
2323 WASHINGTON
HOLLYWOOD

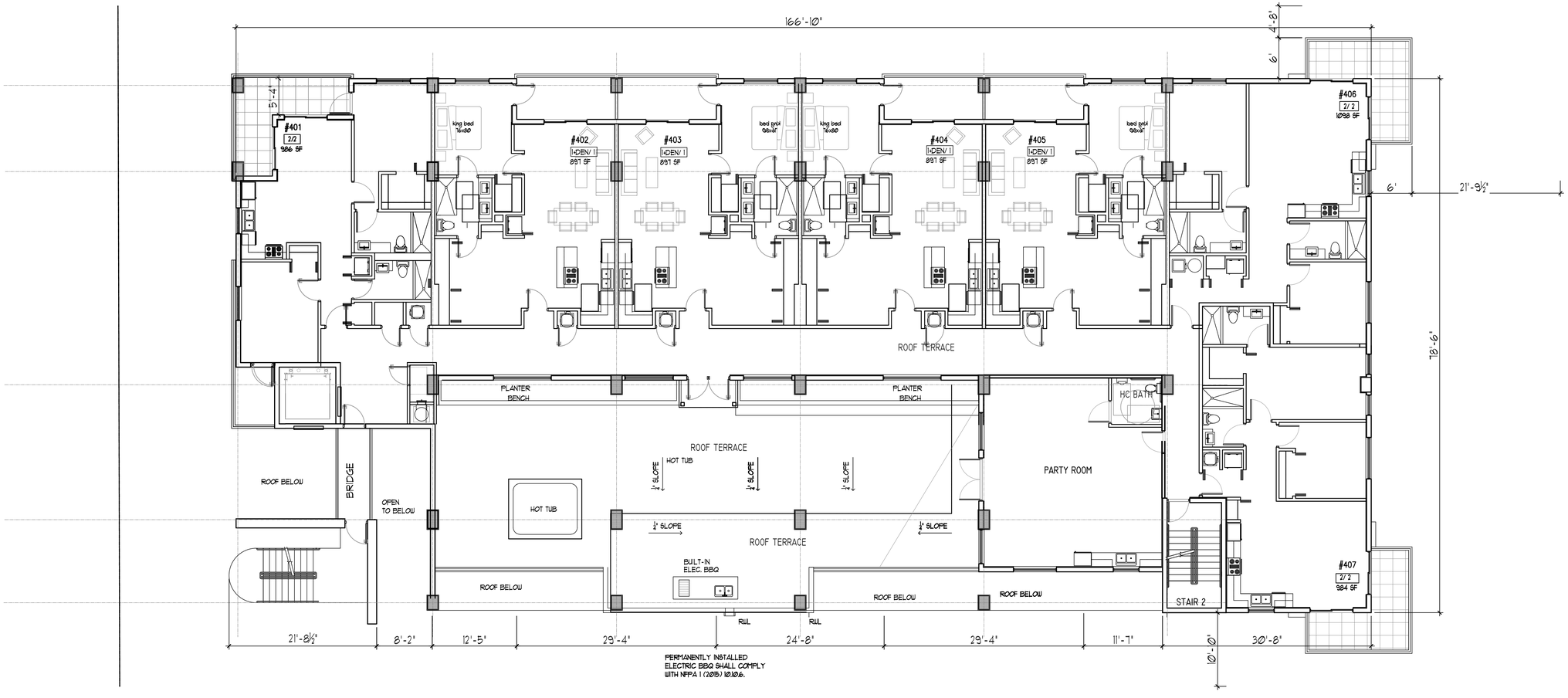
SHEET TITLE
THIRD FLOOR PLAN
PRE - T.A.C. SUBMITTAL

REVISIONS
No. DATE DESCRIPTION

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.: 18102
DATE: 09.03.20
DRAWN BY: GMV
CHECKED BY: GMV

SHEET
A-3



PERMANENTLY INSTALLED ELECTRIC BBQ SHALL COMPLY WITH NFPA 1 (2015) Ø10Ø6.

NORTH

1 FOURTH FLOOR PLAN

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

KA

Kaller Architecture

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

www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

WASHINGTON APARTMENTS
FL
2323 WASHINGTON
HOLLYWOOD

SHEET TITLE

FOURTH FLOOR PLAN
PRE - T.A.C. SUBMITTAL
—

REVISIONS

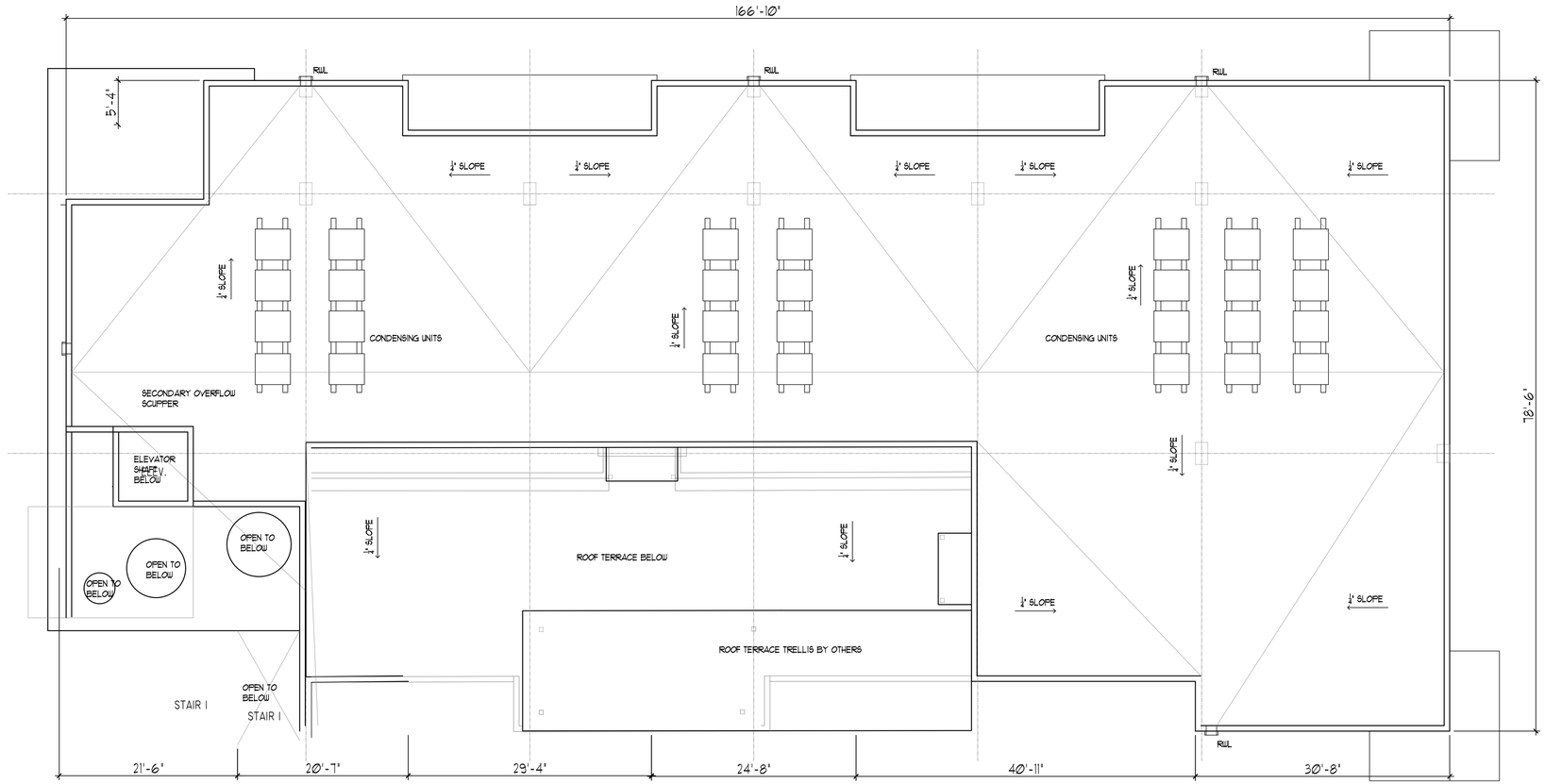
No.	DATE	DESCRIPTION

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.:	18102
DATE:	09.03.20
DRAWN BY:	GMV
CHECKED BY:	GMV

SHEET

A-4



1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

NORTH

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

SEAL
STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS
FL
2323 WASHINGTON
HOLLYWOOD

SHEET TITLE
ROOF PLAN
PRE - T.A.C. SUBMITTAL
–

REVISIONS
No. DATE DESCRIPTION

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.

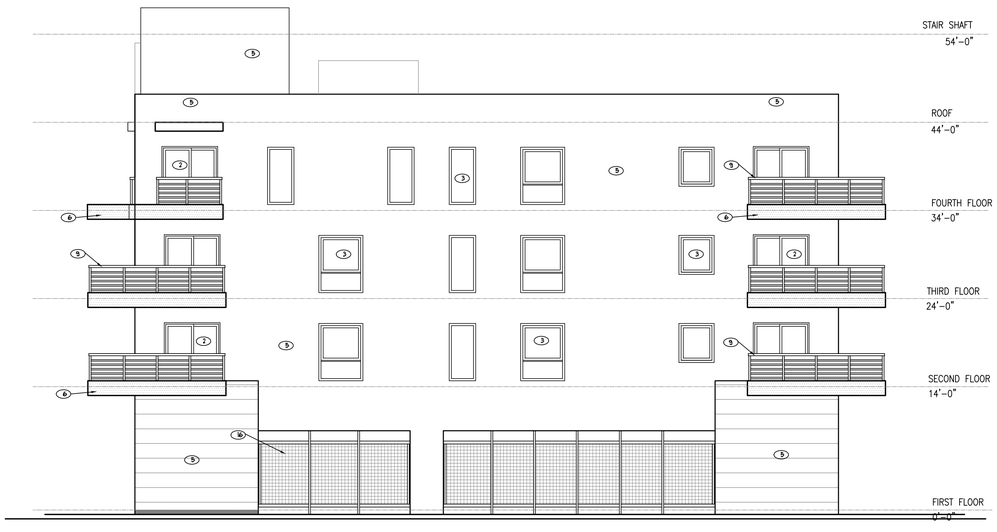
PROJECT No.: 18102
DATE: 09.03.20
DRAWN BY: GMV
CHECKED BY: GMV

SHEET
A-5



1. TINTED IMPACT RESISTANT STOREFRONT COLOR - BRONZE
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS COLOR - BRONZE
3. TINTED IMPACT RESISTANT WINDOWS COLOR - BRONZE
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. MEDIUM TEXTURED STUCCO WALL FINISH
7. CURVED METAL SCULPTURAL WALL FINISH
8. COMPOSITE WOOD SIDING
9. 42" MIN HIGH POWDER COATED ALUMINUM GUARD RAILING
10. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
11. CONCRETE CANOPY
12. CONCRETE EYEBROW
13. POWDER COATED METAL PRIVACY SCREEN
14. POWDER COATED METAL COLUMN
15. HORIZONTAL AND VERTICAL STUCCO SCORING
16. POWDER COATED ALUMINUM HORIZONTAL GARAGE SCREENS
17. BACKLIT CHANNEL LETTER METAL SIGN
18. POWDER COATED GALVANIZED METAL COLUMN
19. EXPOSED CONCRETE FINISH
20. ALUMINUM TRELLIS
21. 42" MIN CONCRETE PARAPET

NORTH ELEVATION (FRONT ELEVATION)



SOUTH ELEVATION (REAR ELEVATION)



FRONT PERSPECTIVE

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

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS FL
2323 WASHINGTON
HOLLYWOOD

SHEET TITLE
NORTH ELEVATION
PERSPECTIVES
PRE - T.A.C. SUBMITTAL

REVISIONS
No. DATE DESCRIPTION

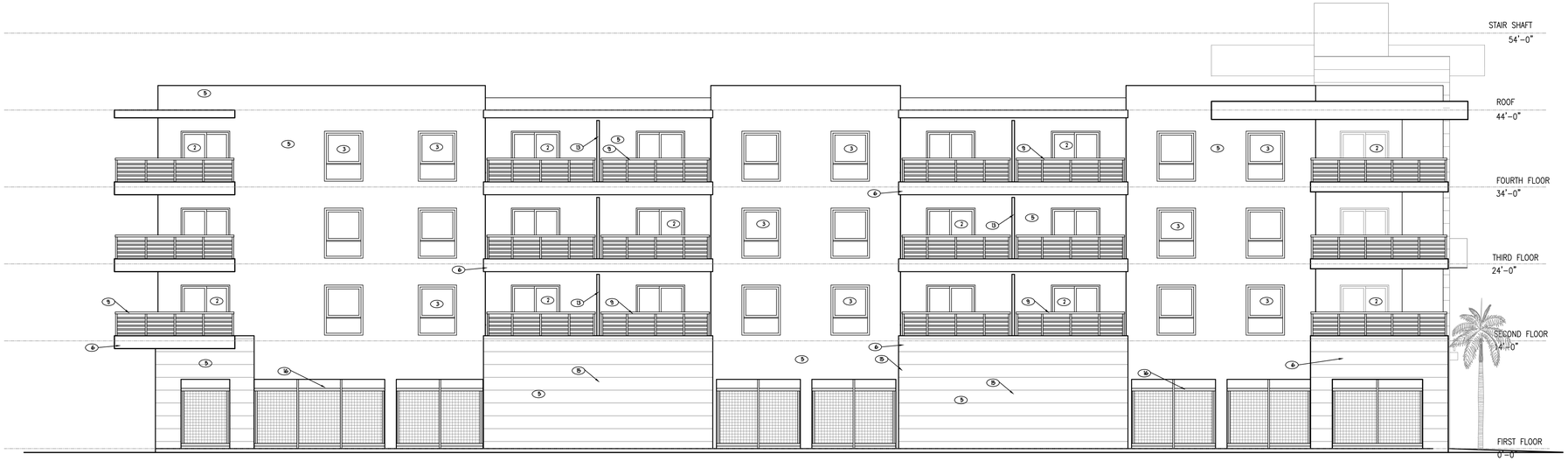
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 18102
DATE: 09.03.20
DRAWN BY: GMV
CHECKED BY: GMV

SHEET
A-6



WEST ELEVATION (SIDE ELEVATION)



EAST ELEVATION (SIDE ELEVATION)

1. TINTED IMPACT RESISTANT STOREFRONT
   COLOR - BRONZE
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
   COLOR - BRONZE
3. TINTED IMPACT RESISTANT WINDOWS
   COLOR - BRONZE
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. MEDIUM TEXTURED STUCCO WALL FINISH
7. CURVED METAL SCULPTURAL WALL FINISH
8. COMPOSITE WOOD SIDING
9. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
10. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
11. CONCRETE CANOPY
12. CONCRETE EYEBROW
13. POWDER COATED METAL PRIVACY SCREEN
14. POWDER COATED METAL COLUMN
15. HORIZONTAL AND VERTICAL STUCCO SCORING
16. POWDER COATED ALUMINUM HORIZONTAL GARAGE SCREEN
17. BACKLIT CHANNEL LETTER METAL SIGN
18. POWDER COATED GALVANIZED METAL COLUMN
19. EXPOSED CONCRETE FINISH
20. ALUMINUM TRELLIS
21. 42" MIN CONCRETE PARAPET

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

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
WASHINGTON APARTMENTS
FL
2323 WASHINGTON
HOLLYWOOD

SHEET TITLE
EAST & WEST ELEVATION

PRE – T.A.C. SUBMITTAL

REVISIONS
No. DATE DESCRIPTION

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.: 18102
DATE: 09.03.20
DRAWN BY: GMV
CHECKED BY: GMV

SHEET

A-7