

# 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: 5-17-21

Location Address: 1715-1717 FLETCHER ST.  
Lot(s): 11 & 12 Block(s): 2 Subdivision: HOLLYWOOD SOUTHSIDE ADD.

Folio Number(s): 514222090250

Zoning Classification: FH-1 Land Use Classification: RAC

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 1069/2

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): PACO

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

Explanation of Request: PRELIMINARY TAX REVIEW OF A 10 UNIT, 3 STORY APARTMENT BUILDING

Number of units/rooms: 10 Sq Ft: 792 SF (AVG.)

Value of Improvement: 2 MIL Estimated Date of Completion: DEC. 2022

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

Name of Current Property Owner: RITOS PROPERTIES LP

Address of Property Owner: 5000 SW 67 TER DAVIE FL

Telephone: 954 815 9000 Fax: \_\_\_\_\_ Email Address: tin@ritvoconsulting.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5746

Fax: \_\_\_\_\_ Email Address: Joseph@kallerarchitects.com

Date of Purchase: 6-8-20 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

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

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



## DEPARTMENT OF PLANNING



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:

Timothy Ritvo / Ritvo Properties

Date:

5/7/21

PRINT NAME:

Timothy Ritvo

Date:

Signature of Consultant/Representative:

Joseph B. Kaller

Date:

5-10-21

PRINT NAME:

JOSEPH B. KALLER

Date:

5-10-21

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 (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this

7

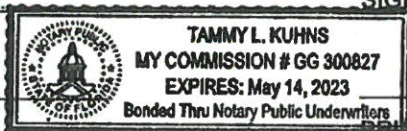
day of

May

SIGNATURE OF CURRENT OWNER

Ritvo Properties Timothy Ritvo

Notary Public State of Florida



Timothy Ritvo

PRINT NAME

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

**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: RITOS PROPERTIES LP
2. Project Name: FLETCHER APARTMENTS
3. Project Address: 1715-1717 FLETCHER ST.
4. Contact person: JOSEPH B. KALLER - KALLER ARCHITECTURE
5. Contact number: 954 920 5746
6. Type of unit(s): Single Family ☐      Multi-Family ☒      Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 10 UNITS
8. Unit Fee per residential dwelling based on sq. ft.: 10 @ \$1875.00 EACH
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$18,750.00      Date: 5-17-21

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](mailto:dvazquez@hollywoodfl.org) should there be any questions.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /



## Detail by Entity Name

Florida Profit Corporation  
RITOS DEVELOPMENT GP INC.

### Filing Information

**Document Number** P21000021848  
**FEI/EIN Number** NONE  
**Date Filed** 03/09/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

4491 S. STATE ROAD 7, PH-S  
FORT LAUDERDALE, FL 33314

### Mailing Address

4491 S. STATE ROAD 7, PH-S  
FORT LAUDERDALE, FL 33314

### Registered Agent Name & Address

SG REGISTERED AGENT LLC  
200 E. PALMETTO PARK ROAD, SUITE 103  
BOCA RATON, FL 33432

### Officer/Director Detail

#### **Name & Address**

Title DPT

RITVO, TIM  
4491 S. STATE ROAD 7, PH-S  
FORT LAUDERDALE, FL 33314

Title DVPS

OSSIP, ALON  
4491 S. STATE ROAD 7, PH-S  
FORT LAUDERDALE, FL 33314

### Annual Reports

**No Annual Reports Filed**

### Document Images

[03/09/2021 -- Domestic Profit](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Partnership  
RITOS PROPERTIES LP.

### Filing Information

<b>Document Number</b>	A20000000212
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	06/02/2020
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

4491 S. STATE ROAD 7  
PH-2  
FORT LAUDERDALE, FL 33314

### Mailing Address

4491 S. STATE ROAD 7  
PH-2  
FORT LAUDERDALE, FL 33314

### Registered Agent Name & Address

SG REGISTERED AGENT LLC  
200 E. PALMETTO PARK ROAD  
SUITE:103  
BOCA RATON, FL 33432

### General Partner Detail

#### **Name & Address**

Document Number P20000038533

RITOS PROPERTIES GP INC.  
4491 S. STATE ROAD 7, PH-2  
FORT LAUDERDALE, FL 33314

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	01/13/2021

### Document Images

[01/13/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)

[06/02/2020 -- Domestic LP](#) [View image in PDF format](#)



<b>Site Address</b>	<b>1715-1717 FLETCHER STREET #1-2, HOLLYWOOD FL 33020</b>	<b>ID #</b>	5142 22 09 0250
<b>Property Owner</b>	RITOS PROPERTIES LP	<b>Millage</b>	0513
<b>Mailing Address</b>	5600 SW 67 TER DAVIE FL 33314	<b>Use</b>	08
<b>Abbr Legal Description</b>	HOLLYWOOD SOUTH SIDE ADD 3-16 B LOT 11,12 BLK 2		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2021 values are considered "working values" and are subject to change.

#### Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$131,020	\$167,030	\$298,050	\$298,050	
2020	\$131,020	\$176,010	\$307,030	\$298,160	\$6,882.62
2019	\$131,020	\$159,850	\$290,870	\$271,060	\$6,465.31

#### 2021\* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$298,050	\$298,050	\$298,050	\$298,050
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$298,050	\$298,050	\$298,050	\$298,050
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$298,050	\$298,050	\$298,050	\$298,050

#### Sales History

Date	Type	Price	Book/Page or CIN
6/8/2020	WD-Q	\$325,000	116546612
6/27/2013	WD-Q	\$194,900	111642122
2/1/1981	WD	\$60,000	9424 / 481

#### Land Calculations

Price	Factor	Type
\$12.00	10,918	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1069
<b>Units</b>		2
<b>Eff./Act. Year Built: 1982/1936</b>		

#### Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
2								



# *the* FLETCH

1715-1717 FLETCHER STREET  
HOLLYWOOD FL

## PROJECT INFO:

10 UNIT, 3 STORY MULTI- FAMILY  
RESIDENTIAL BUILDING

## LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 2 OF "HOLLYWOOD  
SOUTH SIDE ADDITION", ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK  
3, PAGE 16 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

Law Offices  
**COKER & FEINER**  
1404 South Andrews Avenue  
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636  
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.  
Rod A. Feiner  
Kathryn R. Coker

April 19, 2020

Community Development Department  
City of Hollywood  
2600 Hollywood Blvd.  
Hollywood, FL 33022  
Attn: Leslie DelMonte

Re: 1715 Fletcher Street  
Ownership and Encumbrance Report

Dear Ms. DelMonte:

Please accept this letter as the Ownership and Encumbrance Report for the following property, which report was conducted from a review of the Public Records the time of beginning onward through January 30, 2021. Furthermore, the Owner is not aware of any unrecorded agreements which would require listing in this Report. This Report applies to the property which is legally described as follows:

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.

**Ownership:**

Current Owner:	Ritos Properties, LP, a Florida limited partnership by virtue of that Warranty Deed recorded in Instrument No. 116546612 of the Broward County Public Records
Mortgage Holder:	None
Liens/Judgments:	None
Other Liens:	No liens have been identified which impact ownership and/or impart an encumbrance on the property.

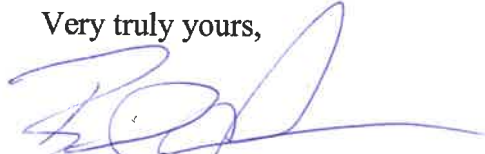
**Encumbrances:**

1. Matters as contained on the Plat of Hollywood South Side Addition, recorded in Plat

Book 3, Page 16, of the Public Records of Broward County, Florida.

Thank you for your attention to this matter. If you have any questions or require any additional information, please feel free to contact me.

Very truly yours,



**ROD A. FEINER**

For the Firm

RAF:yt

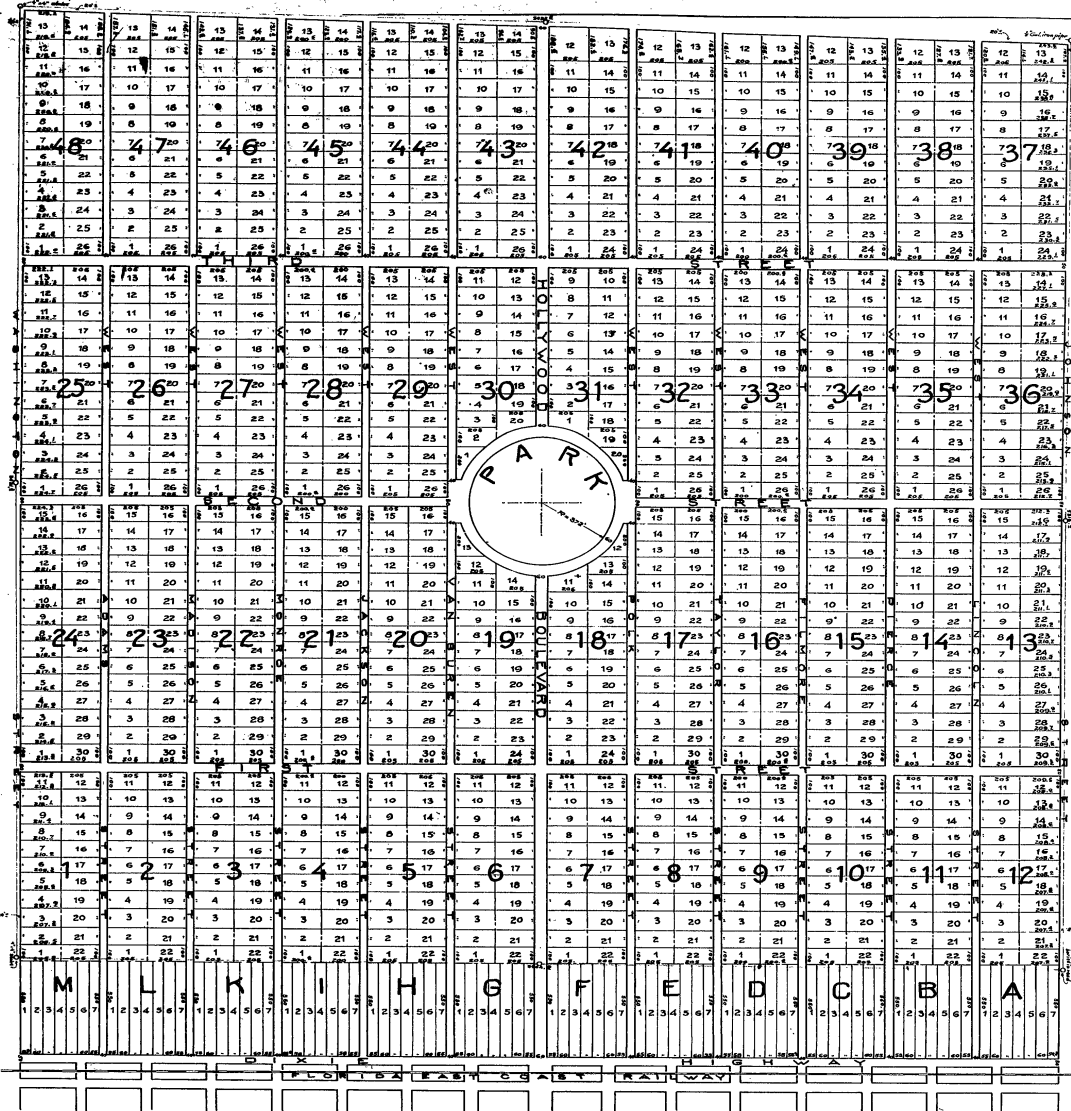
c: Client  
Kaller & Associates

MICROFILM DATA:  
REDUCTION 22X  
VOLTAGE 95

58% 1 over 1st  
3100 ft - Each side

The undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by me a recent survey in due conformity to the established boundaries of said lands; that the dimensions shown on from measurements made on the ground and that they are correct to the best of my knowledge and belief.

By *Francis C. Alley*  
Licenses 1927.



# HOLLYWOOD LITTLE

## HOLLYWOOD LAND & WATER COMPANY. RANCHES

A SUBDIVISION OF SECTION SIXTEEN (16), in Township fifty-one (51) South, of Range forty-two (42) East, described as follows, to wit:  
Beginning at the northwest corner of said section, running thence south upon and along the west line of said section, fifty-four hundred fifty-two and eight tenths (5452.8) feet to the southwest corner of said section; thence east upon and along the south line of said section, fifty-four hundred twenty-one and eight tenths (5421.8) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northeast corner of said section; thence west upon and along the north line of said section, fifty-three hundred sixteen and four tenths (5316.4) feet to the place of beginning, as shown by the within plat: AND A Subdivision of BLOCK Ninety-six (96) of the original plat of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows:—to wit:—Beginning at the southwest corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northerly upon and along the west boundary of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northwest corner of said section, thence easterly upon and along the north line of said section five hundred twelve (512) feet to point one hundred (100) feet westerly from the  $\frac{1}{4}$  of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-three hundred ninety-seven and four tenths (5397.4) feet to the southerly boundary of said section fifteen (15), thence westerly upon and along the southerly boundary of said section five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

State of Florida, } ss.  
Broward County, }

Know all men by these presents; that the Hollywood Land and Water Company, a corporation under the Laws of Florida, has caused to be made the above plat of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, of range forty-two (42) east, and Block ninety-six (96) of the original plat of Hollywood, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plat.

Hollywood Land and Water Company,  
by *D. C. Nevin* Vice-President.  
Attest: *Francis C. Alley* Secretary.

State of Florida, } ss.  
County of Dade, }

I, *Lillian Allen*, a Notary in and for said County and State, do hereby certify that at the date hereof, there personally appeared before me, *D. C. Nevin* and *LILLIAN ALLEN*, to me well known to be, respectively, the President and Secretary of the Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of Hollywood Little Ranches together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami, in the said County and State this *Twenty* day of July, A.D. 1922.  
My commission expires on the *23* day of *May*, 192*6*.  
*J. H. McHugh* Notary Public.

RECORDED  
INDEXED  
FILED  
JUL 26 1922  
BROWARD COUNTY, FLA.

1-26  
1750  
7-8-22



Prepared by:  
Muroff, Milestone & Milestone  
Neil A. Milestone, Esq.  
100 North Federal Highway, Suite 200  
Hallandale Beach, FL 33009

Return to:  
**Coker & Feiner**  
**1404 South Andrews Avenue**  
**Fort Lauderdale, FL 33316**

Folio No.: **514222-09-0250**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8 day of **June, 2020** between **Anna Khegay, a single woman, individually and as Trustee of the 1717 FLETCHER LAND TRUST**, whose post office address is **18401 Collins Avenue, Unit #100-261, Sunny Isles Beach, FL 33160**, grantor, and

**Ritos Properties, LP, a Florida limited partnership**, whose post office address is **5600 SW 67th Terrace, Davie, FL 33314**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

**Lots 11 and 12, Block 2, HOLLYWOOD SOUTH SIDE ADDITION, according to the Plat thereof, recorded in Plat Book 3, Page 16, of the Public Records of Broward County, Florida.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019** and:

- 1. Zoning and/or restrictions and prohibitions imposed by government authority, without serving to reimpose same.**
- 2. Restrictions, conditions, covenants, reservations, and agreements of record, if any; without serving to reimpose same.**
- 3. Utility easements of record, provided said easements do not reasonably interfere with the intended use of the property.**
- 4. Other matters appearing on the Plat and/or common to the subdivision.**

Page Two of Two  
Warranty Deed  
Anna Khegay, as Trustee of the 1717 FLETCHER LAND TRUST

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

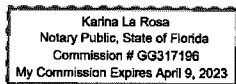
Witness # 1 Sign Vida A. Diaz  
Witness # 1 Print Name: Vida A. Diaz  
Witness # 2 Sign: Karina La Rosa  
Witness # 2 Print Name: Karina La Rosa

Anna Khegay, Individual and Trustee  
Anna Khegay, individually and as Trustee of the  
1717 FLETCHER LAND TRUST

~~Country of~~ State of Florida  
~~City of~~ County of Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 8 day of June, 2020 by Anna Khegay, individually and as Trustee of the 1717 FLETCHER LAND TRUST, on behalf of said trust. She ☐ is personally known or ☒ has produced US Passport as identification.

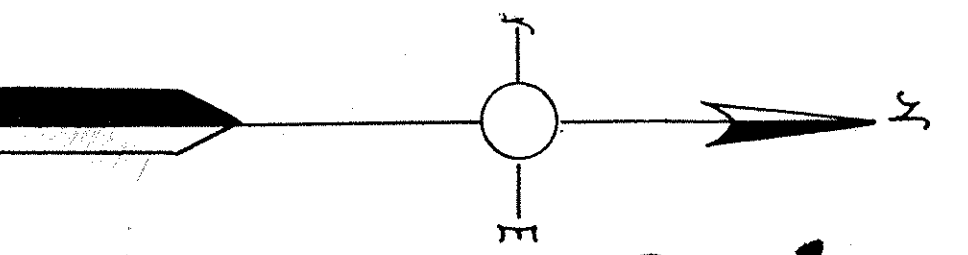
[Notary Seal]



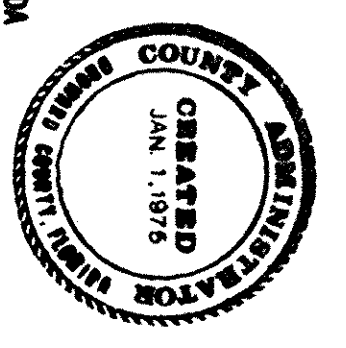
Karina La Rosa  
Notary Public

Printed Name: Karina La Rosa

My Commission Expires: 04/09/2023



3-16

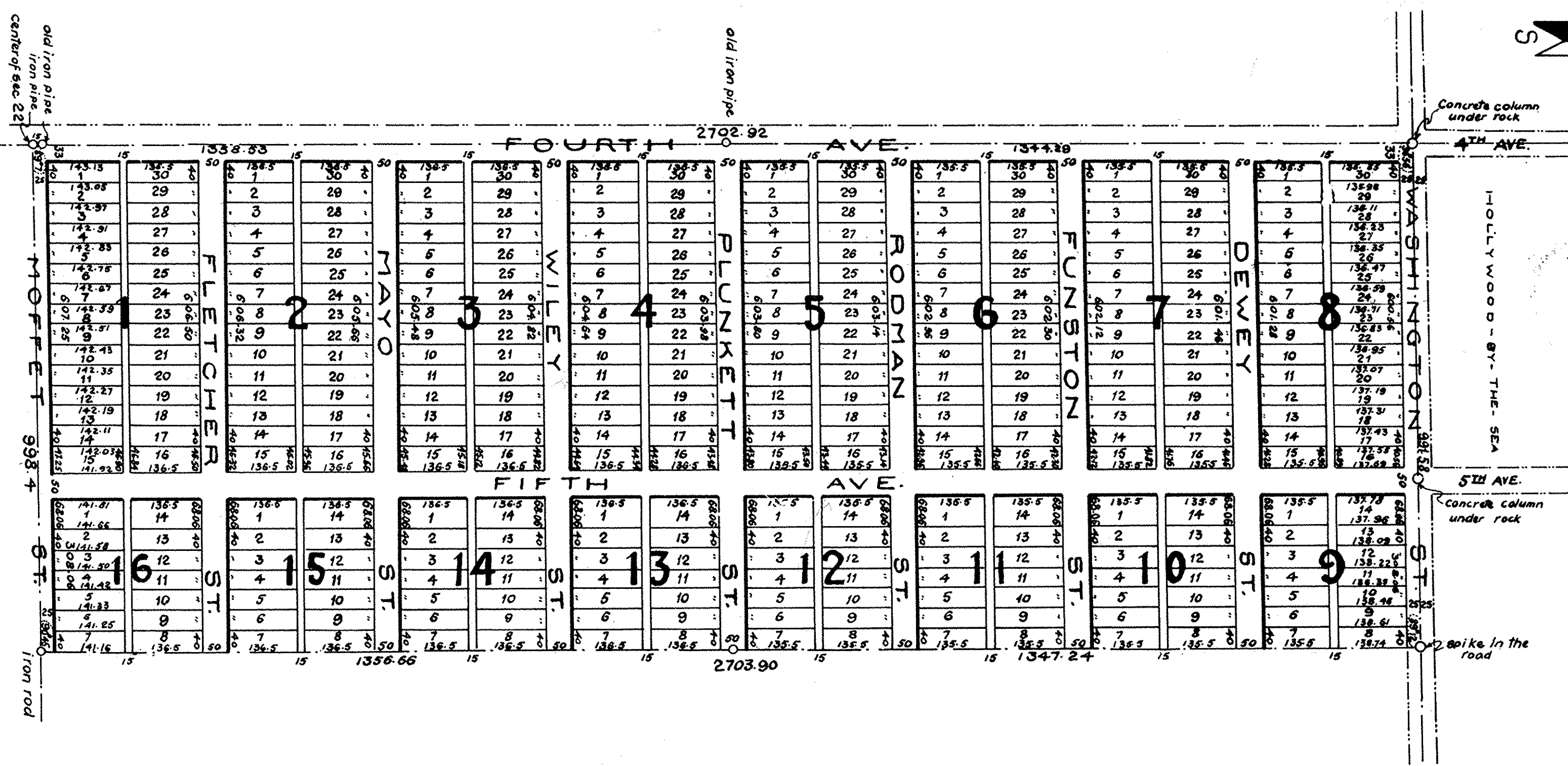


STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 5, at Page 16 of the public record of Dade County, Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 28 day of July, A.D. 1924.

By *James M. Allen*  
D.C. HESLER County Administrator

# HOULWOOD South Side Addition Hollywood Fla. Scale-1=200



A resubdivision of lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) of a Subdivision of the NE 1/4 of Section Twenty Two (22), Township Fifty one (51) South, Range Forty two (42) East, Broward County, State of Florida, as per plat recorded in Plat Book B, page Fifty-eight (58) of the records in the office of the Clerk of the Circuit Court of Dade County, Florida.

I, the undersigned, hereby certify, that the within Plat shows a resubdivision of the land described as made under my direction in a recent survey, in due conformity with the established boundaries of such land, that the dimensions shown are correct to the best of my knowledge and belief.

By *James M. Allen*  
License No 2714

State of Florida } S.S.  
County of Broward }

Know all men by these presents, that the Home Seekers Realty Company, a corporation organized and existing under and by virtue of the Laws of the State of Florida has caused to be made the above Plat of Hollywood South Side Addition, a resubdivision of lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) of a Subdivision of the NE 1/4 of Section Twenty two (22), Township Fifty one (51) South, Range Forty two (42) East, Broward County, State of Florida, as per plat recorded in Plat Book B, page Fifty eight (58) of the records in the office of the Clerk of the Circuit Court of Dade County, Florida; and that said Corporation hereby specifically reserves to itself the title to all streets, avenues, drives, ways and walks, shown on said plat.

Home Seekers Realty Company

By *James M. Allen*

President

Attest: *William Allen*

Secretary

State of Florida } S.S.  
County of Broward }

I, Grace A. Ashley, a Notary Public in and for said County and before me Joseph W. Young and Lillian Allen, to me well known to be the President and Secretary of the Home Seekers Realty Company, a corporation organized and existing under and by virtue of the Laws of the State of Florida; and in person severally acknowledged that they executed in their official capacity the above and foregoing plat of Hollywood South Side Addition, together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of said Home Seekers Realty Company, for the uses and purposes therein set forth. Witness my hand and notarial seal at Hollywood in said County and State this 21 day of November A.D. 1923. My Commission expires April 28 A.D. 1924.

By *Grace A. Ashley*  
Notary Public, State of Florida at large

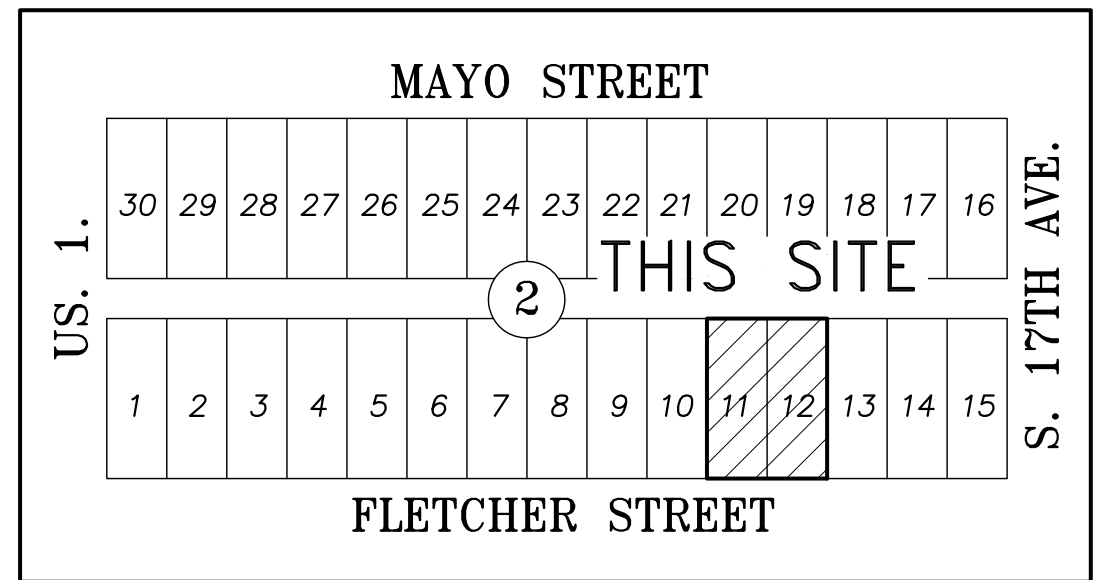
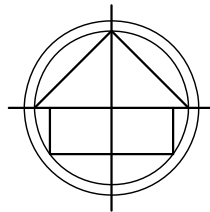
## Home Seekers Realty Co Hollywood Fla.

COUNTY OF BROWARD  
This plat was filed for record on July 19, 1924, at 10:00 A.M.  
Book 5, Page 16  
By *James M. Allen*  
D.C. HESLER  
County Administrator

# ALTA/NSPS LAND TITLE SURVEY

## NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ S. 17TH AVENUE & MAYO STREET. ELEVATION=3.63' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. PLEASE ACCEPT THIS LETTER AS THE OWNERSHIP AND ENCUMBRANCE REPORT FOR THE FOLLOWING PROPERTY, WHICH REPORT WAS CONDUCTED FROM A REVIEW OF THE PUBLIC RECORDS THE TIME OF BEGINNING ONWARD THROUGH JANUARY 30, 2021. FURTHERMORE, THE OWNER IS NOT AWARE OF ANY UNRECORDED AGREEMENTS WHICH WOULD REQUIRE LISTING IN THIS REPORT. THIS REPORT APPLIES TO THE PROPERTY WHICH IS LEGALLY DESCRIBED AS FOLLOWS:  
  
LAND DESCRIPTION:  
  
LOTS 11 AND 12, BLOCK 2 OF "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
  
1. MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD SOUTH SIDE ADDITION, RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
(AFFECTS/PLOTTED)
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. 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.
11. THE PROPERTY HAS DIRECT ACCESS TO FLETCHER STREET A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 3, PAGE 16, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



## LOCATION MAP (NTS)

## CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 18, 2021.

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 : 9436-21

CLIENT :

RITVO CONSULTING

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	01/18/21	SKETCH	AM	REC
REVIEWED O & E REPORT	05/03/21	----	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0732 H
ZONE	AE
BASE FLOOD ELEV	7
EFFECTIVE DATE	08/18/14

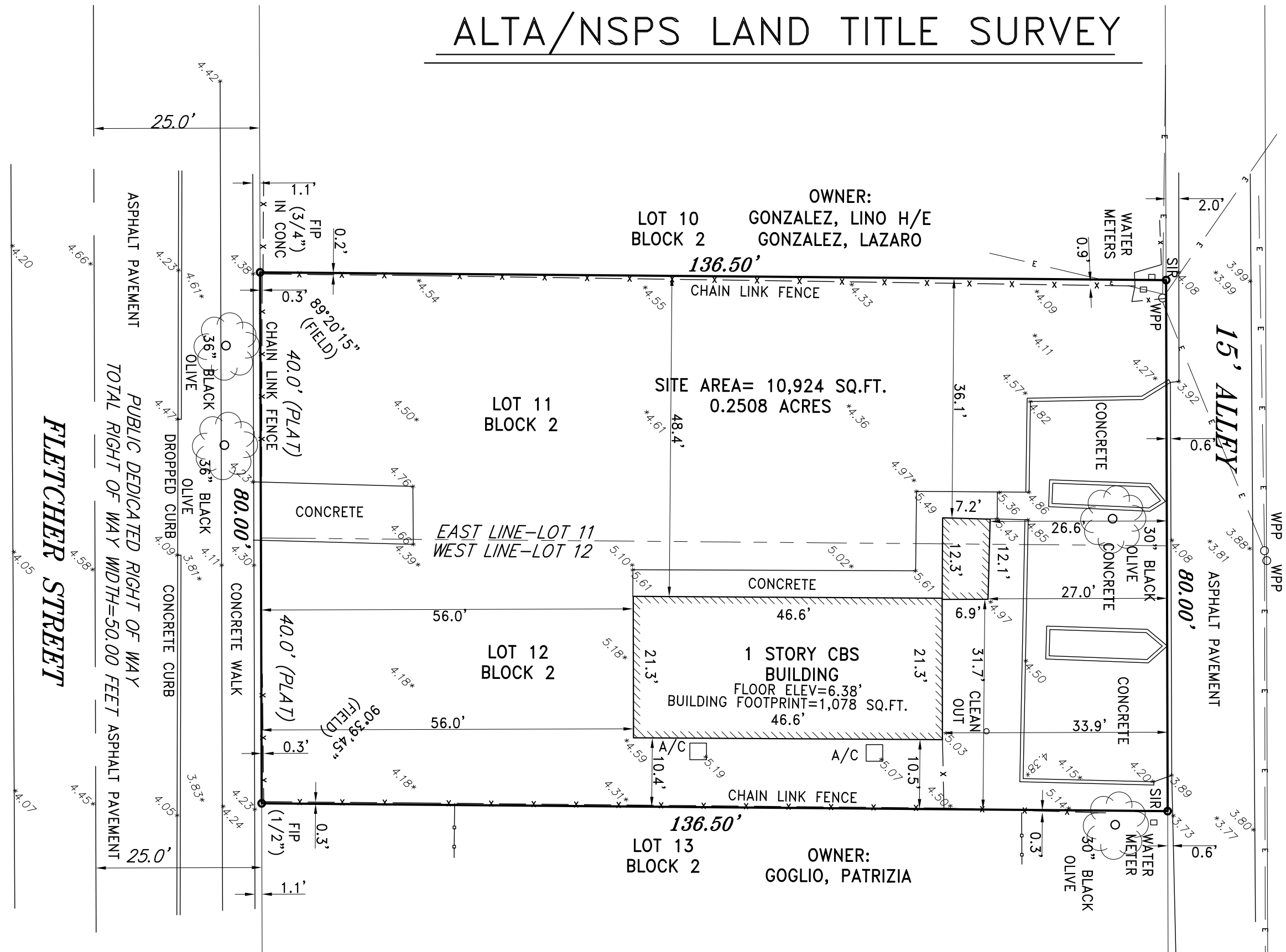
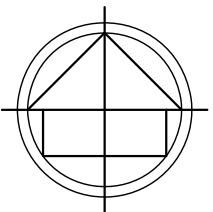
PROPERTY ADDRESS :  
1715-1717 FLETCHER STREET

SCALE: N/A

SHEET 1 OF 2



# ALTA/NSPS LAND TITLE SURVEY



- 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
  - WPP WOOD POWER POLE
  - PM PARKING METER
  - MLP METAL LIGHT POLE
  - EB ELECTRIC BOX
  - \*3.8 ELEVATIONS
  - ALTA AMERICAN LAND TITLE ASSOCIATION
  - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

COUSINS SURVEYORS & ASSOCIATES, INC.



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ALTA/NSPS LAND TITLE SURVEY	01/18/21	SKETCH	AM	REC
REVIEWED O & E REPORT	05/03/21	----	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0732 H
ZONE	AE
BASE FLOOD ELEV	7
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :  
1715-1717 FLETCHER STREET

SCALE: 1"= 16'

SHEET 2 OF 2

the  
FLETCH

1715-1717 FLETCHER STREET   HOLLYWOOD   FLORIDA

PACO - DECEMBER 1, 2020

PROJECT TEAM

**ARCHITECT**  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
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PHONE: (954) 920-5746  
FAX: (954) 326-2841  
EMAIL: joseph@kallerarchitects.com

**OWNER**  
RITOS DEVELOPMENT LP  
CONTACT: TIM RITVO  
ADDRESS: 4491 S. STATE ROAD 7, PH-S  
FORT LAUDERDALE, FL 33314  
TEL: 954-815-9000  
EMAIL: tim@ritvoconsulting.com

**SURVEYOR**  
COUSINS SURVEYORS AND ASSOCIATES, INC.  
CONTACT: RICHARD COUSINS  
ADDRESS: 3921 SW 41TH AVENUE, SUITE 1011  
DAVIE, FL 33314  
PHONE: (954) 680-9885  
EMAIL: RECurvey@aol.com

PROJECT DATA

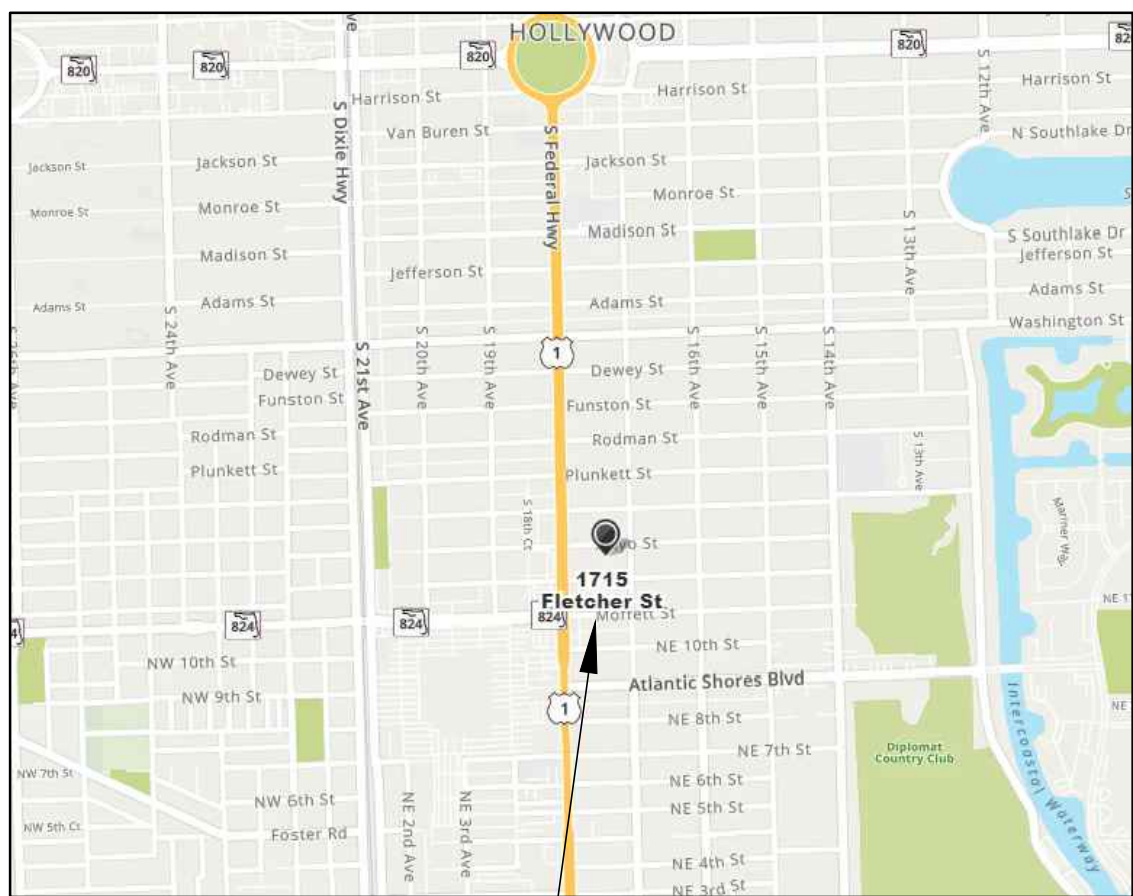
**CODES:**  
FLORIDA BUILDING CODE, 11TH EDITION 2010  
FLORIDA FIRE PREVENTION CODE, 11TH EDITION  
FLORIDA ADMINISTRATIVE CODE 69A-40

**JURISDICTION:**  
CITY OF HOLLYWOOD  
BROWARD COUNTY  
STATE OF FLORIDA

DRAWING INDEX

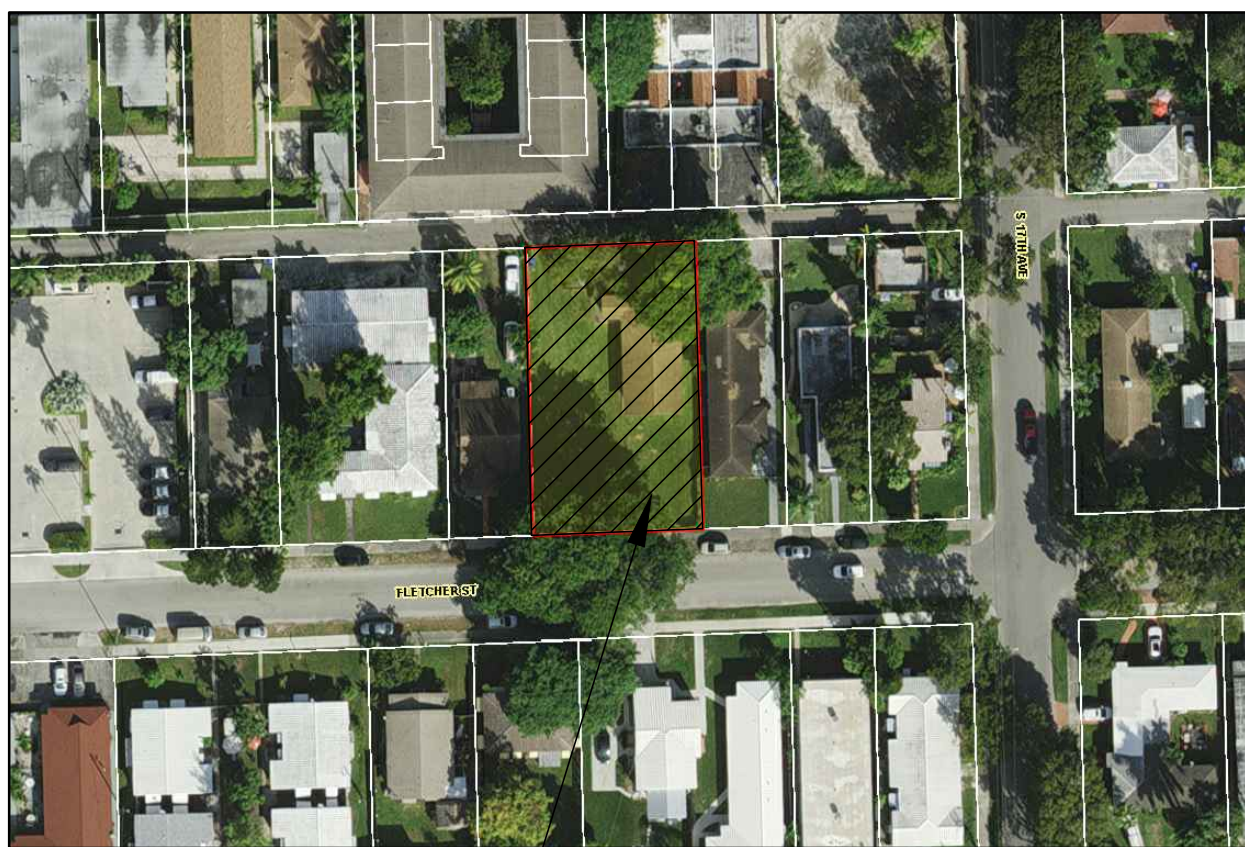
- T-1 COVER SHEET
- SURVEY
- SP-1 SITE PLAN AND SITE DATA
- A-1 FIRST FLOOR PLAN  
A-2 SECOND FLOOR PLAN  
A-3 THIRD FLOOR PLAN  
A-4 ROOF PLAN  
A-5 SOUTH ELEVATION  
A-6 EAST ELEVATION  
A-7 NORTH ELEVATION  
A-8 WEST ELEVATION  
A-9 UNIT BLOW-UP PLANS  
A-10 CONTEXTUAL STREET ELEVATION  
A-11 SITE PICTURES  
A-12 MATERIAL SAMPLES

LOCATION MAP



SITE

AERIAL



SITE

KA

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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

FLETCHER  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

PROJECT TITLE

TITLE SHEET  
PRELIMINARY TAC

REVISIONS  
No. DATE DESCRIPTION

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PROJECT No.: 20081  
DATE: 4-5-21  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

T-1

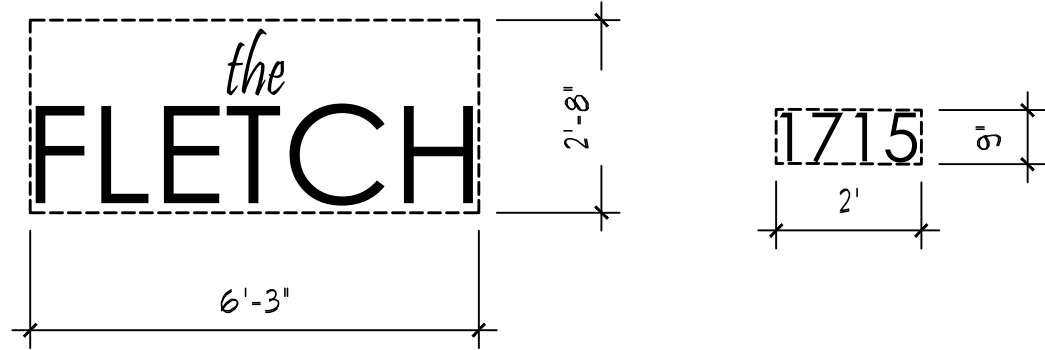
SHEET 1 OF 4



	SPACE	AREA		GROSS AREA		AREA	AREA
		AC	NON AC	AC	NON AC	NOT INCL.	FAR
1ST FL	RESIDENTIAL LOBBY	69		345	427	4917	672
	TRASH ROOM		100				
	STAIRWELL 1		172				
	STAIRWELL 2		155				
	ELEVATOR	88					
	GARAGE		4917				
	METER ROOM	95					
	FIRE PUMP ROOM	93					
2ND FL	CORRIDOR	842		4894	951		6154
	UNITS	3964					
	STAIRWELL 1		154				
	STAIRWELL 2		155				
	ELEVATOR	88					
	TRASH CHUTE		66				
	BALCONIES		497				
	MECH ROOM		79				
3RD FL	CORRIDOR	842		4894	951		6154
	UNITS	3964					
	STAIRWELL 1		154				
	STAIRWELL 2		155				
	ELEVATOR	88					
	TRASH CHUTE		66				
	BALCONIES		497				
	MECH ROOM		79				
ROOF	STAIRWELL 1		159		159		
				10133	2488		13139
TOTAL GROSS AREA				12621 SF			
TOTAL FAR AREA							

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
2ND FLOOR	201	2/ 2	959	101	3946	497
	202	2/ 2	910	100		
	203	1/ 1	611	96		
	204	1/ 1	635	79		
	205	1/ 1	729	121		
3RD FLOOR	301	2/ 2	959	101	3946	497
	302	2/ 2	910	100		
	303	1/ 1	611	96		
	304	1/ 1	635	79		
	305	1/ 1	729	121		
TOTAL NET AREA					7928	994

1 SITE AND BUILDING DATA



NAME SIZE = 16.625 SF.  
FONT STYLE - CENTURY GOTHIC 32'  
- FRISTINA 18'

NUMBER SIZE = 15 SF.  
FONT STYLE - CENTURY GOTHIC 9'

ALL SIGNAGE TO BE NEON 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-1 ZONING DISTRICT.

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

2 SIGN DETAILS

SCALE: 3/16" = 1'-0"



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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

FLETCHER  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE

BUILDING DATA  
SIGNAGE DETAILS

REVISIONS  
No. DATE DESCRIPTION

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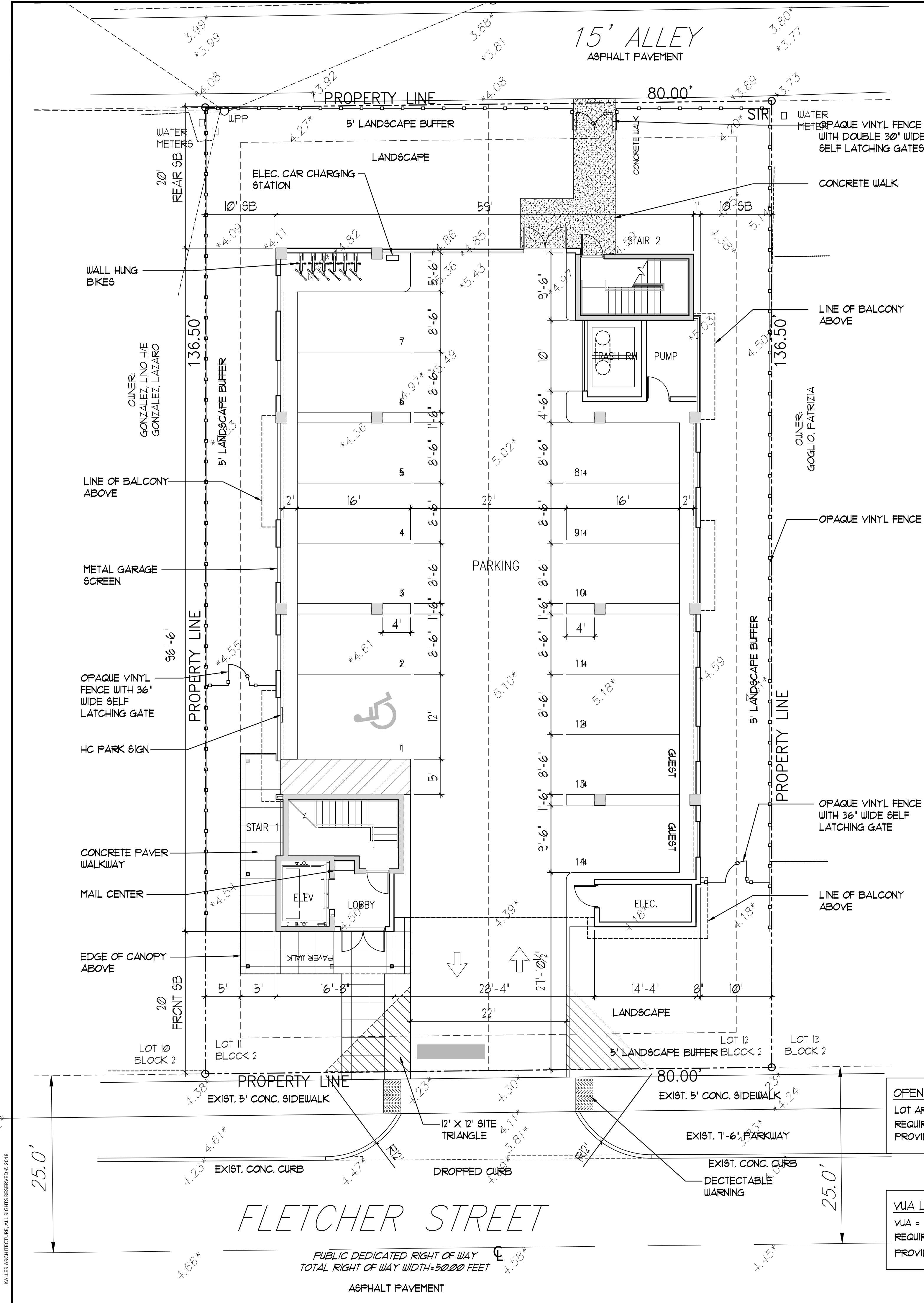
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DATE: 4-5-21  
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SHEET

SP-0

SHEET 1 OF 4



ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE FH-1 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 NFPA 1, 1110 AND BROWARD COUNTY CODE AMENDMENT 1182 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 RESIDENTIALLY ZONED AREAS.

EXTERNAL LIGHTS TO BE SHIELDED 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. 1TH EDITION BROWARD AMENDMENTS, NFPA 101 SECTION 303.4

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.

ORDINANCE 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

OPEN SPACE  
LOT AREA = 10,920 SF  
REQUIRED OPEN SPACE AREA = 20% OF 10,920 SF = 2,184 SF  
PROVIDED OPEN SPACE AREA = 4,182 SF = 38.3% OF 10,920 SF

VIA LANDSCAPE  
VIA = 484 SF  
REQUIRED LANDSCAPE NOT INCLUD. BUFFER = 25% OF 484 SF = 121 SF SF  
PROVIDED LANDSCAPE NOT INCLUD. BUFFER = 2291 SF

2 SITE DATA		
FOLIO	# 5142-22-09-0250	
PROPERTY ADDRESSES	1715-1717 FLETCHER STREET HOLLYWOOD, FL 33020	
SITE INFORMATION		
EXISTING ZONING:	FEDERAL HIGHWAY LOW-MEDIUM INTENSITY DISTRICT (FH-1)	
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER	
NET LOT AREA:	10,924.0 SQUARE FEET	
FAR:	1.25	
BUILDABLE AREA:	13,652.0 SF	13,139.0 SF
PROPOSED NO. OF UNITS:	10 UNITS	
PARKING:	REQUIRED	PROVIDED
UNITS	1 PER 1 BED UNIT = 6 X1 = 6 SPACES	6 SPACES
	1.5 PER 2 BED UNIT = 4 X1.5 = 6 SPACES	6 SPACES
GUESTS	1 PER 10 UNITS MIN. = 1 SPACES	2 SPACES
TOTAL	= 13 SPACES	14 SPACES INCLD. 1 HC SPACES
LOADING:	REQUIRED	PROVIDED
UNITS	NOT REQ. LESS THAN 50 UNITS	0 SPACE
SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (FLETCHER ST)	20'-0"	20'-0"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(d) REAR (ALLEY)	20'-0"	20'-0"
BUILDING SUMMARY	ALLOWED	PROVIDED
BUILDING HEIGHT:	4 STORIES/ 45'-0"	3 STORIES/ 32'-8"

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



SEE BUILDING DATA ON SHEET SP-0

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JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
**FLETCHER APARTMENTS**  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
**SITE PLAN**

REVISIONS		
No.	DATE	DESCRIPTION
1		
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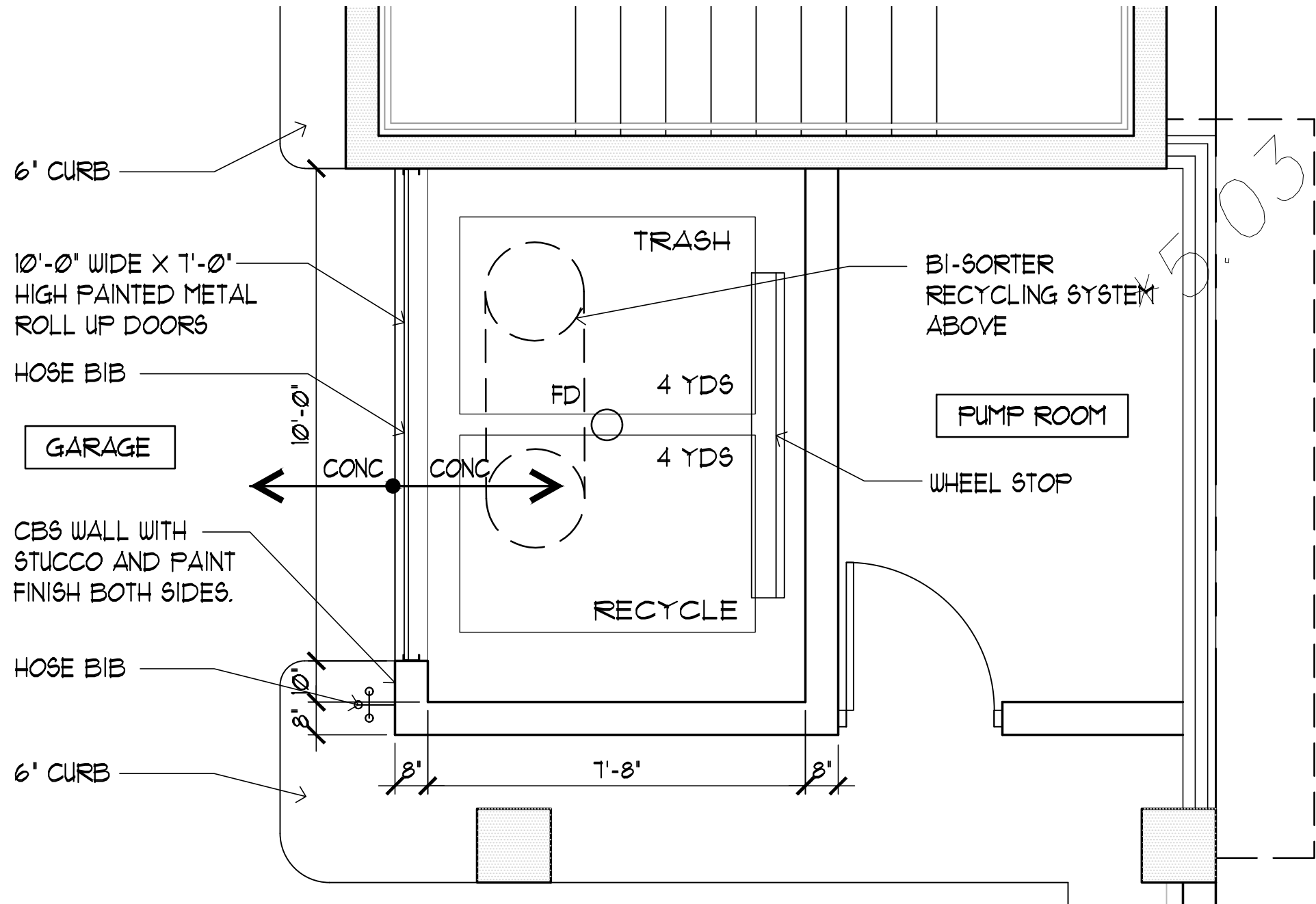
PROJECT No.: 20081  
DATE: 4-5-21  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET  
**SP-1**

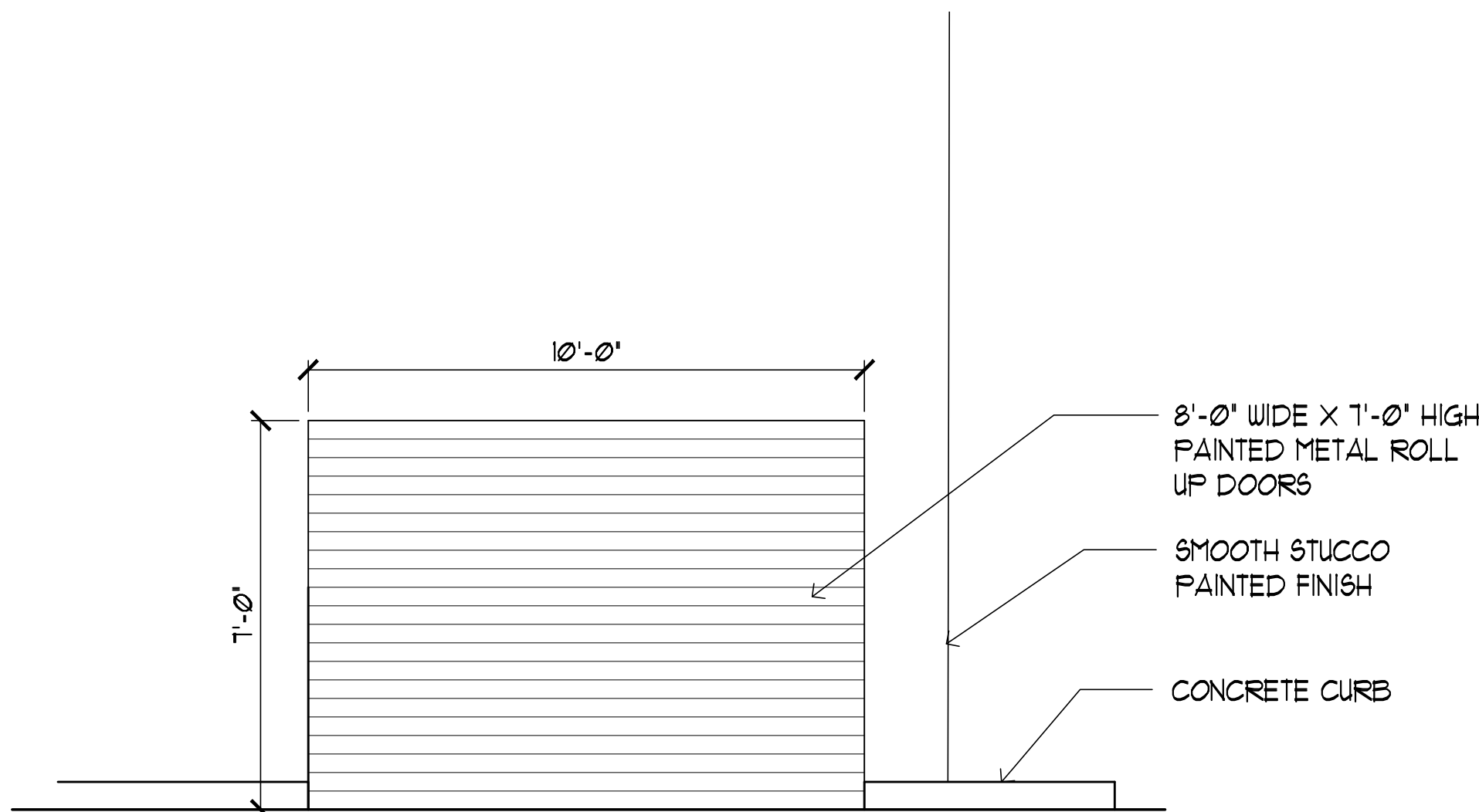
SHEET 1 OF

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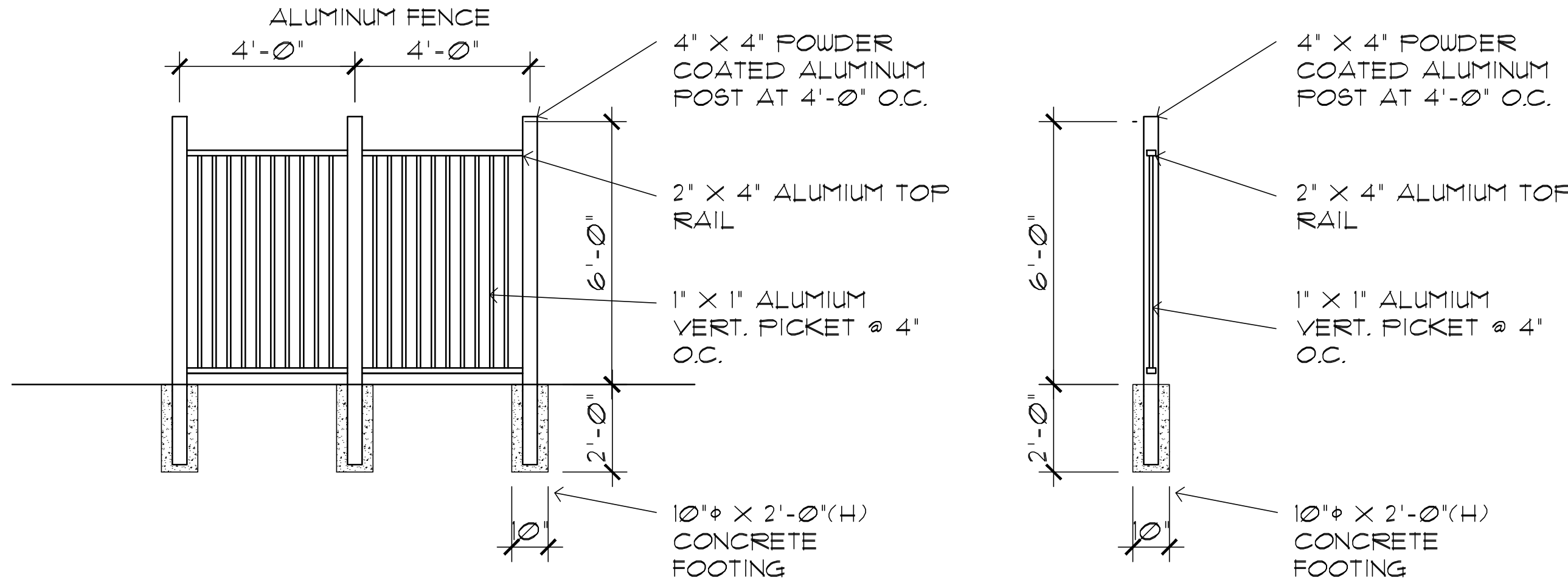




FLOOR PLAN



ELEVATION

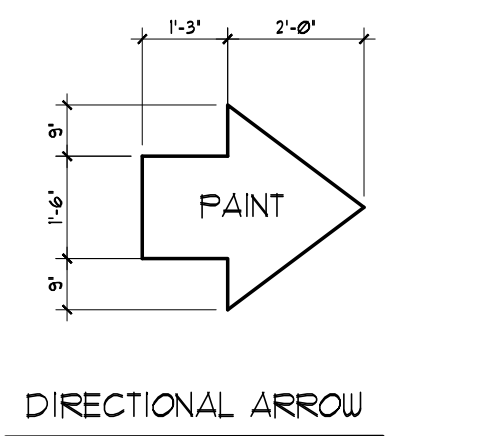


ELEVATION

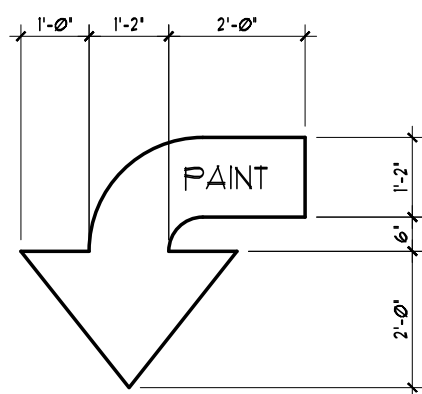
SECTION

2 FENCE DETAIL

3/8" = 1'-0"

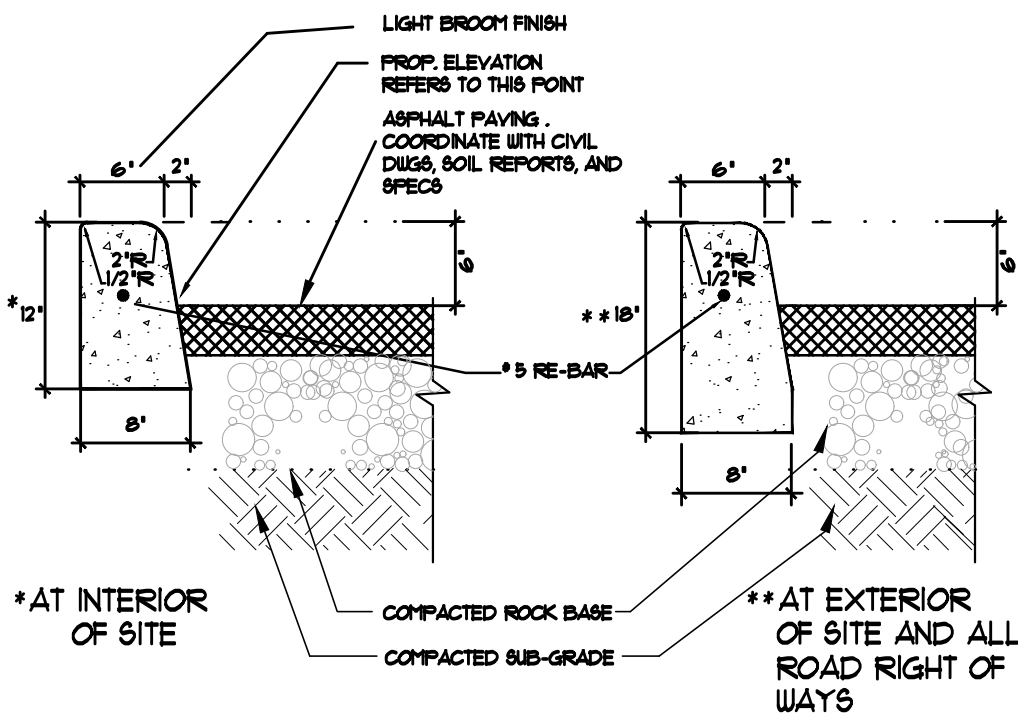
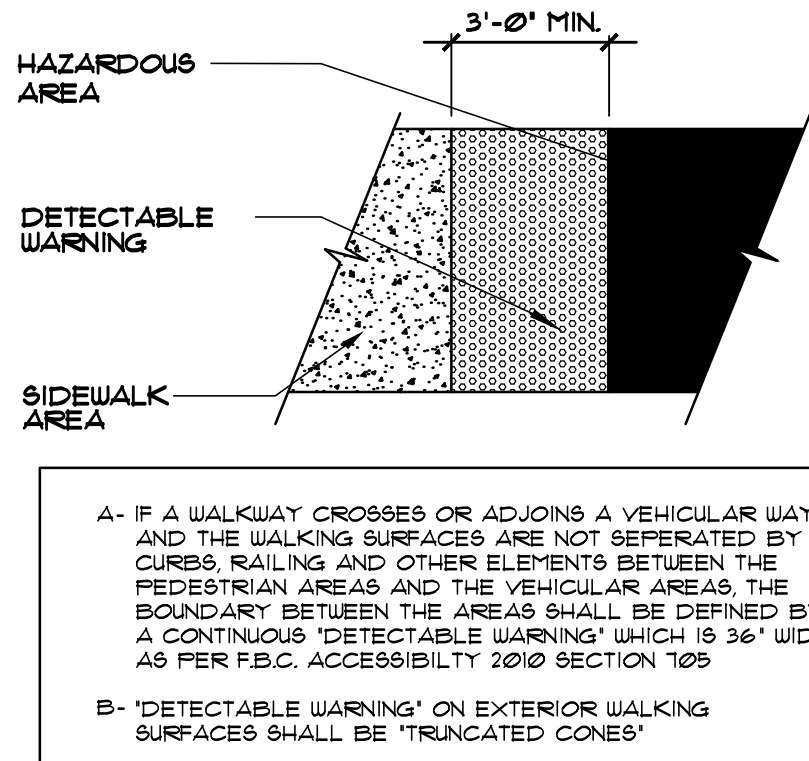


DIRECTIONAL ARROW



TURNING SIGN DETAIL

NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL "DIRECTIONAL" DRIVEWAY PAVING DETAILS



5 TRAFFIC ARROWS

(NTS)

6 DETECTABLE WARNING

7 TYP. TYPE D CONCRETE CURB

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

**SLOPE AND RISE** -  
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

**CLEAR WIDTH** -  
1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR  
2. RAMP THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR

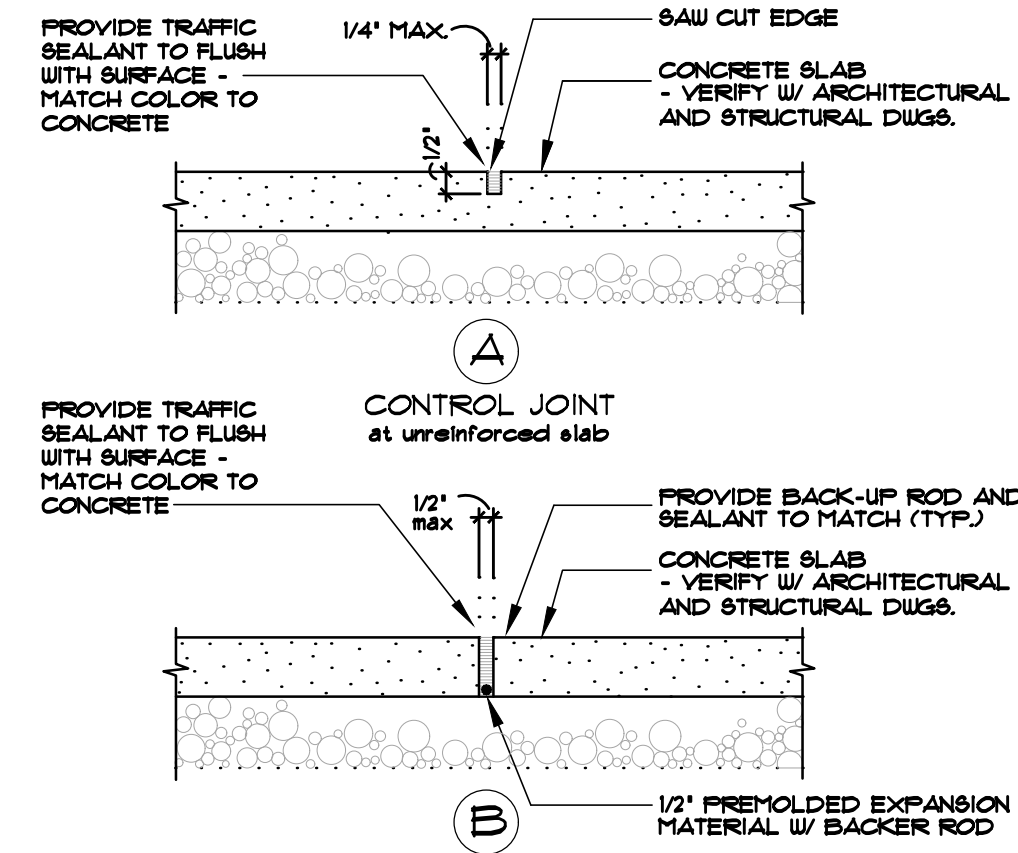
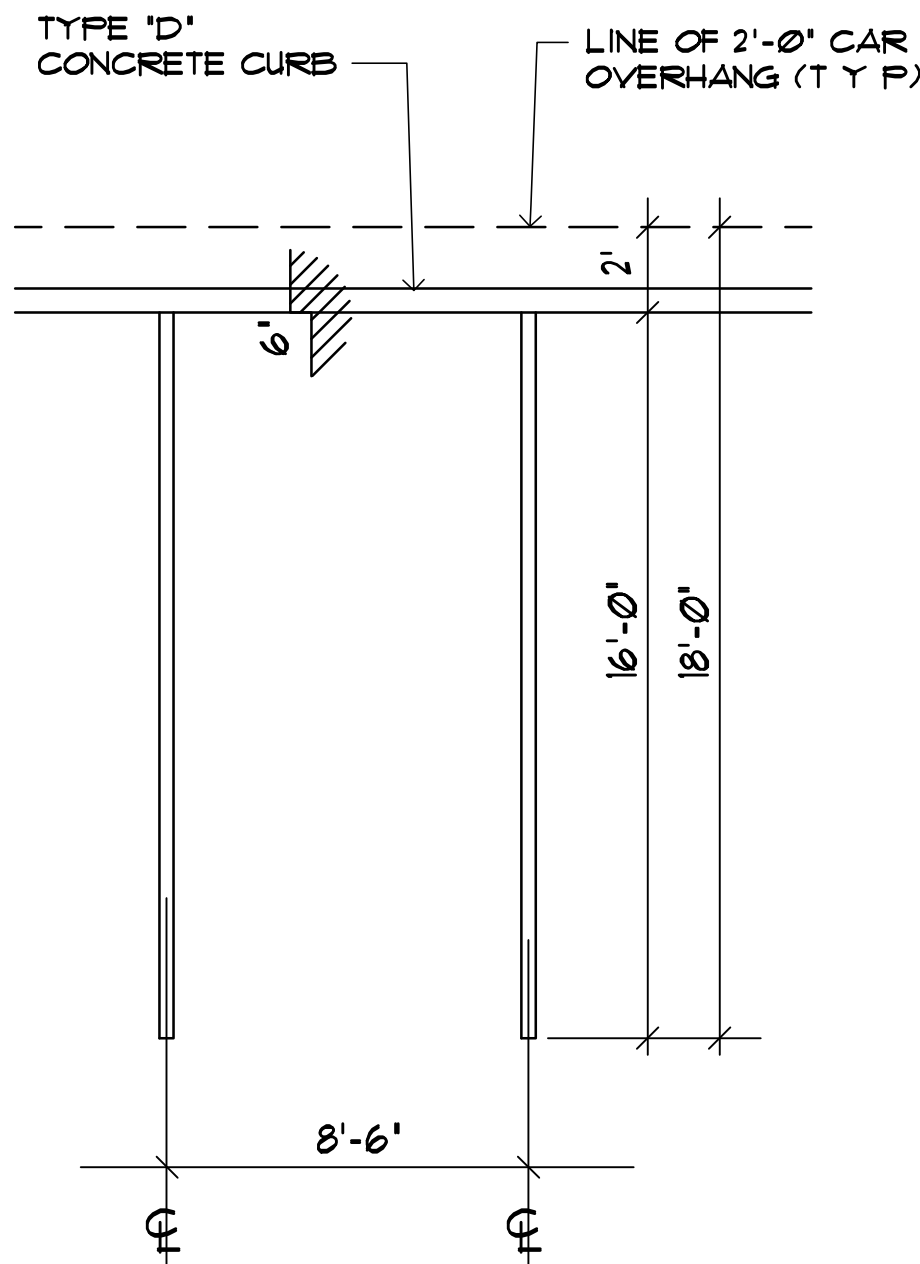
**LANDINGS** -  
RAMP SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:  
1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.  
2. IF RAMP CHANGES DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES  
3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH ACCESSIBILITY 2010

**HANDRAILS** -  
IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.29 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:  
1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS, THE INSIDE HANDRAIL ON SWITCHBACK OR DOUBLE RAMP SHALL ALWAYS BE CONTINUOUS.  
2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.  
3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 1/2 INCH  
4. GRIPPING SURFACES SHALL BE CONTINUOUS.  
5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.  
6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST  
7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

**GROSS SLOPE SURFACES** -  
THE GROSS SLOPE OR RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY WITH CHAPTER 4 OF THE 2010 ACCESSIBILITY CODE.

**EDGE PROTECTION** -  
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH

**OUTDOOR CONDITIONS** -  
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



(NTS)

1 REFUSE ENCLOSURE DETAIL

SCALE: 3/8" = 1'-0"

3 SITE ACCESSIBILITY NOTES

8 TYP. PARKING SPACE DETAIL

10 TYP. CONC. SLAB JOINTS



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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

SHEET TITLE

SITE DETAILS  
TRASH ROOM DETAILS

FLETCHER  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

REVISIONS  
No. DATE DESCRIPTION

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PROJECT No.: 20081  
DATE: 4-5-21  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

SP-2

SHEET 3 OF 3



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AL

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FLORIDA R.A. # 0009239

**FLETCHER**  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

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FIRST FLOOR PLAN

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## REVISIONS

No.	DATE	DESCRIPTION
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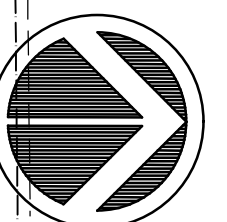
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EET

**A-1**

PAGE 1 OF 4



NORTH

# 1 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

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FLORIDA R.A. # 0009239

**FLEICHER**  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

## PROJECT TITLE

### THIRD FLOOR PLAN

SHEET 1111LE

## REVISIONS

No.	DATE	DESCRIPTION
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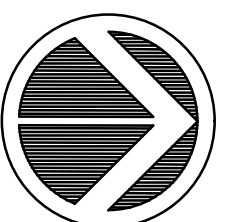
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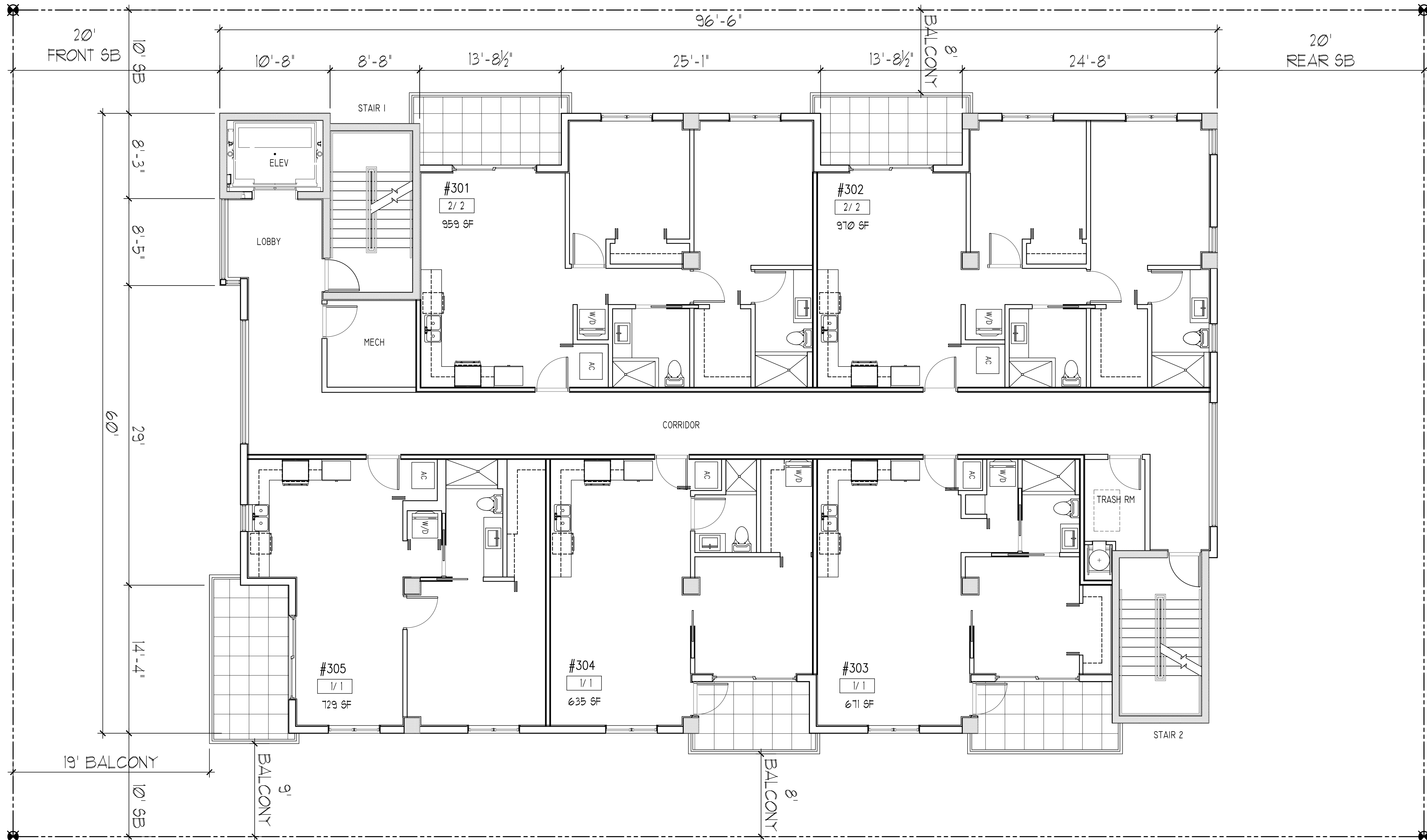
**A-3**

HEET 1 OF 4



NORTH

### 1 THIRD FLOOR PLAN



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**FLETCHER**  
APARTMENTS

1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

# PROJECT TITLE

HEET TITLE

FOURTH FLOOR PLAN

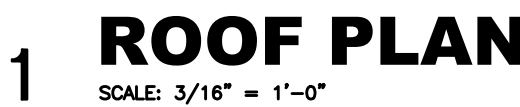
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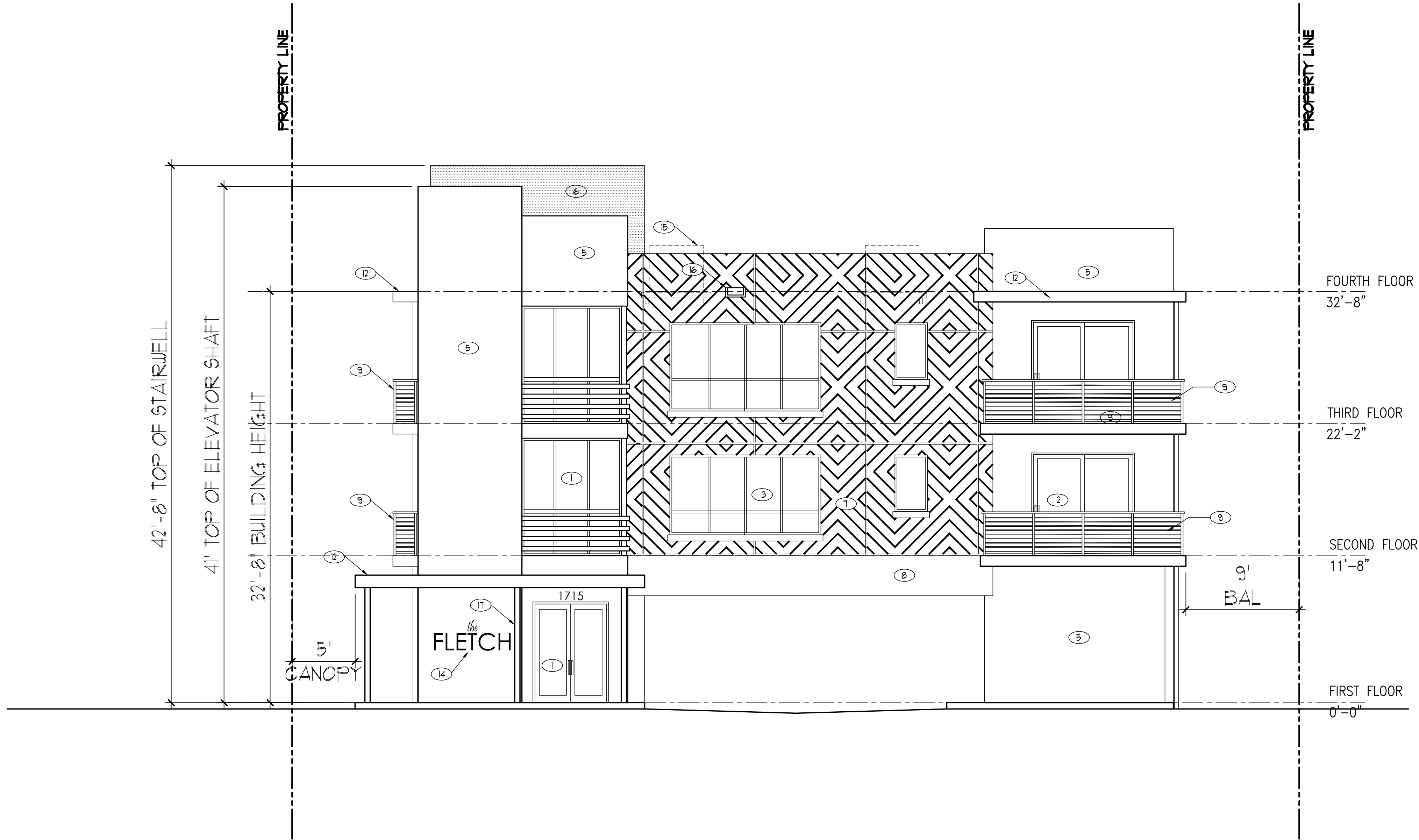
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SHEET

# A-4

SHEET 1 OF 4





- 1. TINTED IMPACT RESISTANT STOREFRONT  
COLOR - BLACK
- 2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS  
COLOR - BLACK
- 3. TINTED IMPACT RESISTANT WINDOWS  
COLOR - BLACK
- 4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 5. SMOOTH STUCCO WALL FINISH
- 6. MEDIUM TEXTURED WALL FINISH
- 7. GEOMETRIC PORCELAIN TILE WALL FINISH
- 8. PLANTER
- 9. 42" MIN. HIGH POWDER COATED METAL GUARD RAILING
- 10. RAIN WATER LEADER
- 11. NOT USED
- 12. CONCRETE EYEBROW
- 13. POWDER COATED METAL SCREEN
- 14. PIN MOUNTED METAL SIGN
- 15. CONDENSING UNITS BEYOND
- 16. SECONDARY OVERFLOW SCUPPER
- 17. POWDER COATED GALVANIZED METAL COLUMNS
- 18. VERTICAL AND HORIZONTAL STUCCO SCOURING

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



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PROJECT TITLE  
**FLETCHER**  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
ELEVATION

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SHEET

A-5

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PROJECT TITLE  
**FLETCHER**  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
**ELEVATION**

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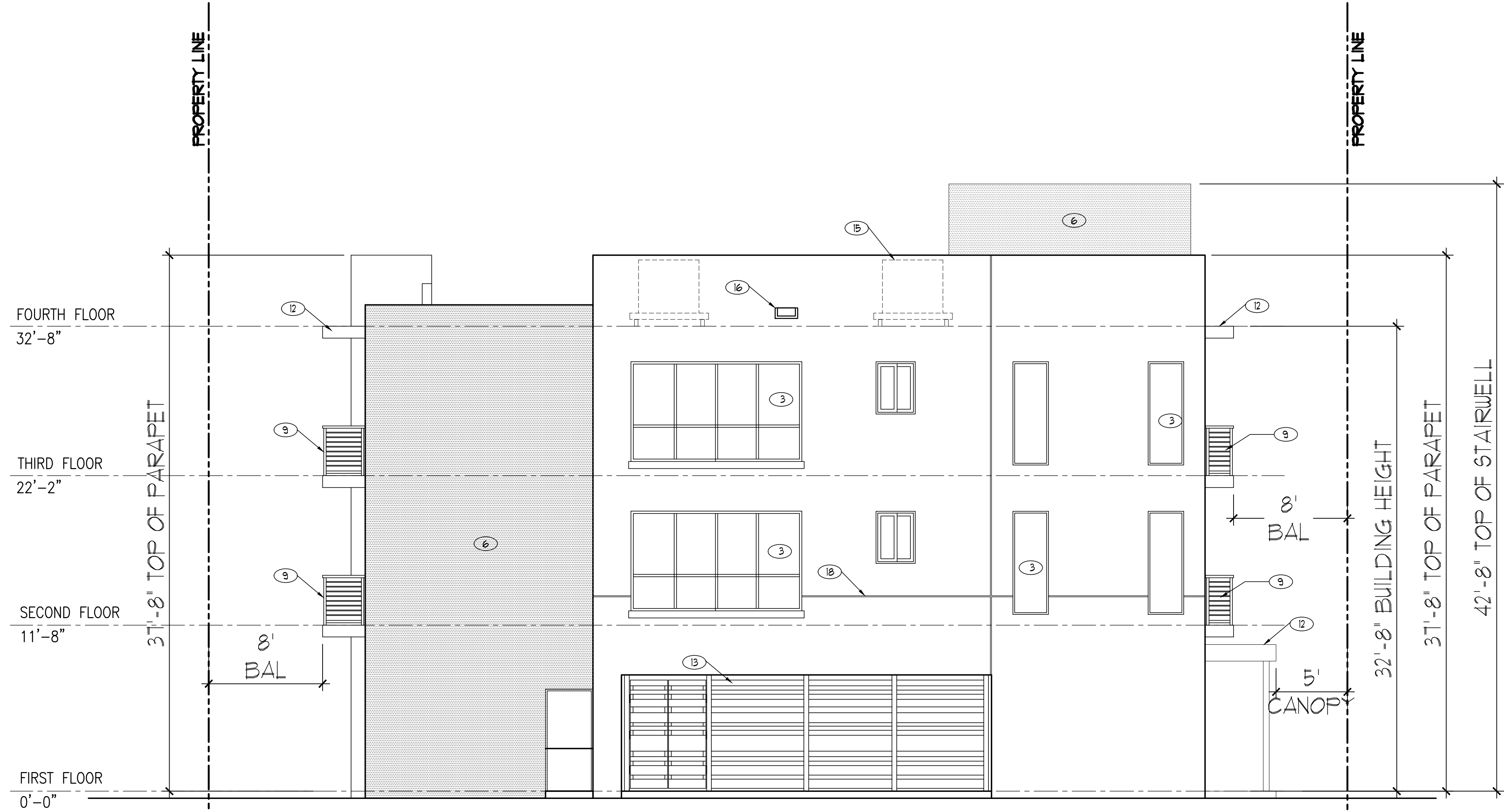
**A-6**

SHEET 1 OF 4



1. TINTED IMPACT RESISTANT STOREFRONT  
COLOR - BLACK
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS  
COLOR - BLACK
3. TINTED IMPACT RESISTANT WINDOWS  
COLOR - BLACK
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. MEDIUM TEXTURED WALL FINISH
7. GEOMETRIC PORCELAIN TILE WALL FINISH
8. PLANTER
9. 42" MIN. HIGH POWDER COATED METAL GUARD RAILING
10. RAIN WATER LEADER
11. NOT USED
12. CONCRETE EYEBROW
13. POWDER COATED METAL SCREEN
14. PIN MOUNTED METAL SIGN
15. CONDENSING UNITS BEYOND
16. SECONDARY OVERFLOW SCUPPER
17. POWDER COATED GALVANIZED METAL COLUMNS
18. VERTICAL AND HORIZONTAL STUCCO SCOURING

**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



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PROJECT TITLE  
**FLETCHER**  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
**ELEVATION**

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SHEET

A-7

SHEET 1 OF 4

PROPERTY LINE



1. TINTED IMPACT RESISTANT STOREFRONT  
COLOR - BLACK
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS  
COLOR - BLACK
3. TINTED IMPACT RESISTANT WINDOWS  
COLOR - BLACK
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
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16. SECONDARY OVERFLOW SCUPPER
17. POWDER COATED GALVANIZED METAL COLUMNS
18. VERTICAL AND HORIZONTAL STUCCO SCOURING

1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



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PROJECT TITLE  
**FLETCHER**  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
ELEVATION

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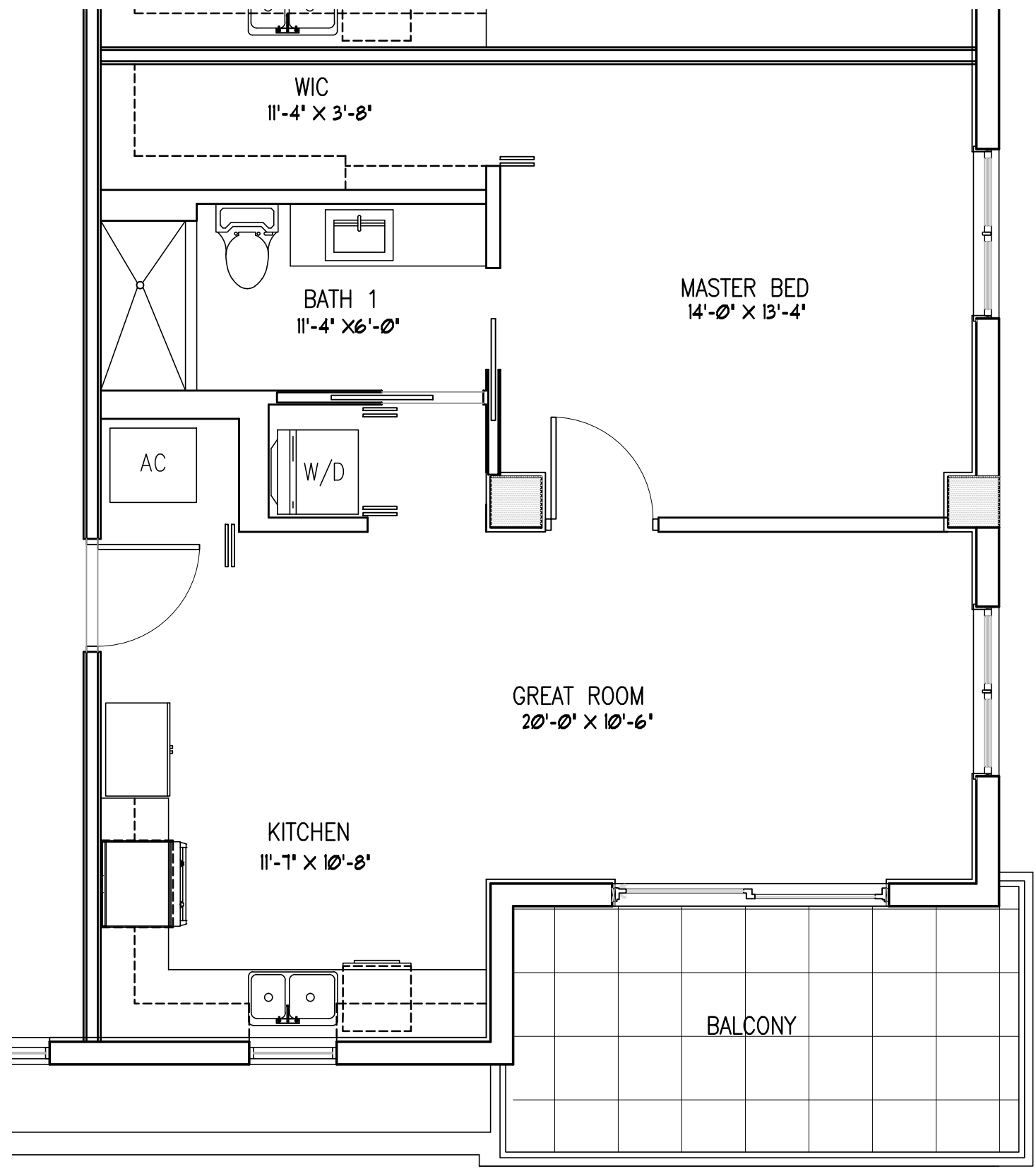
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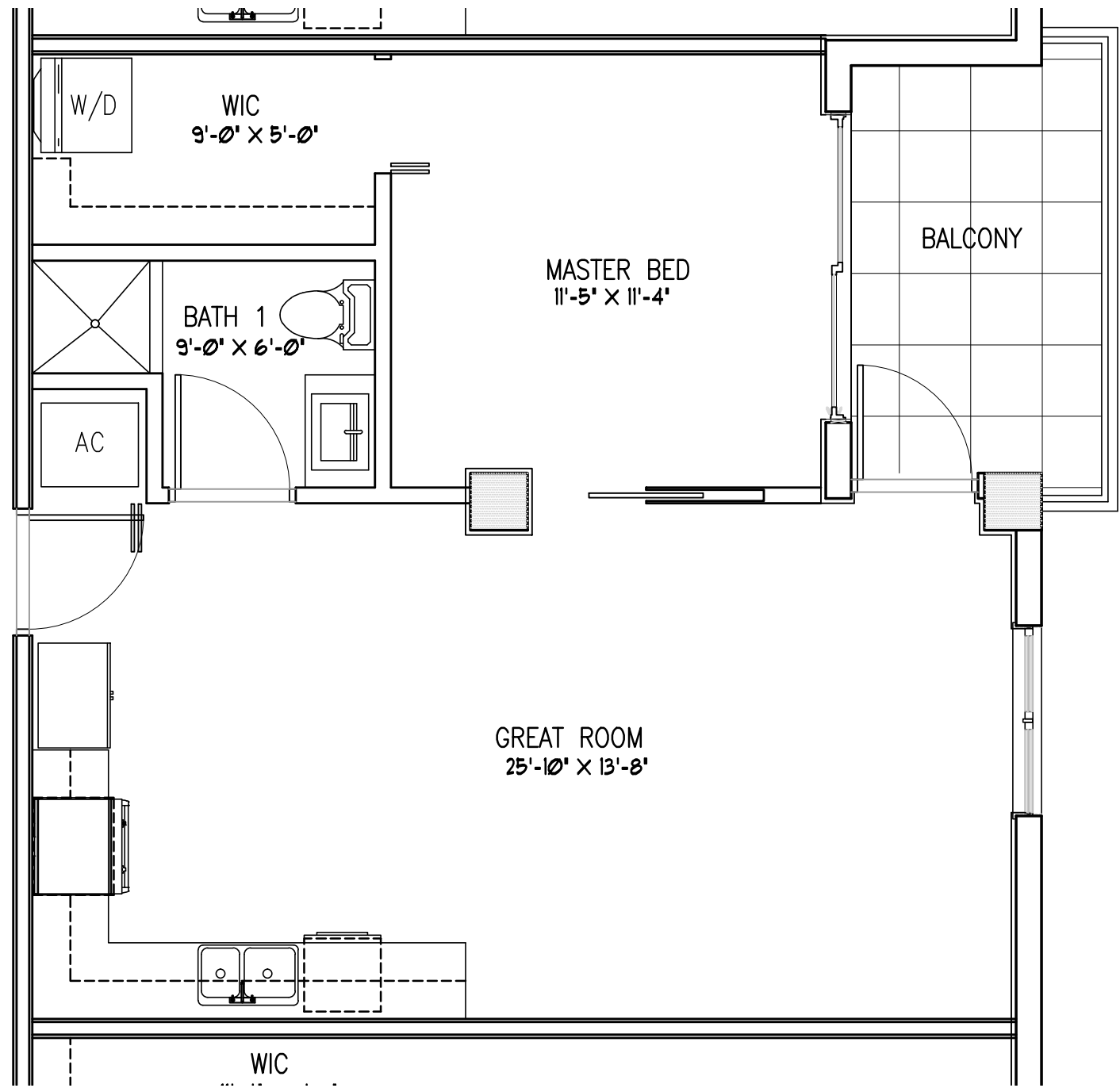
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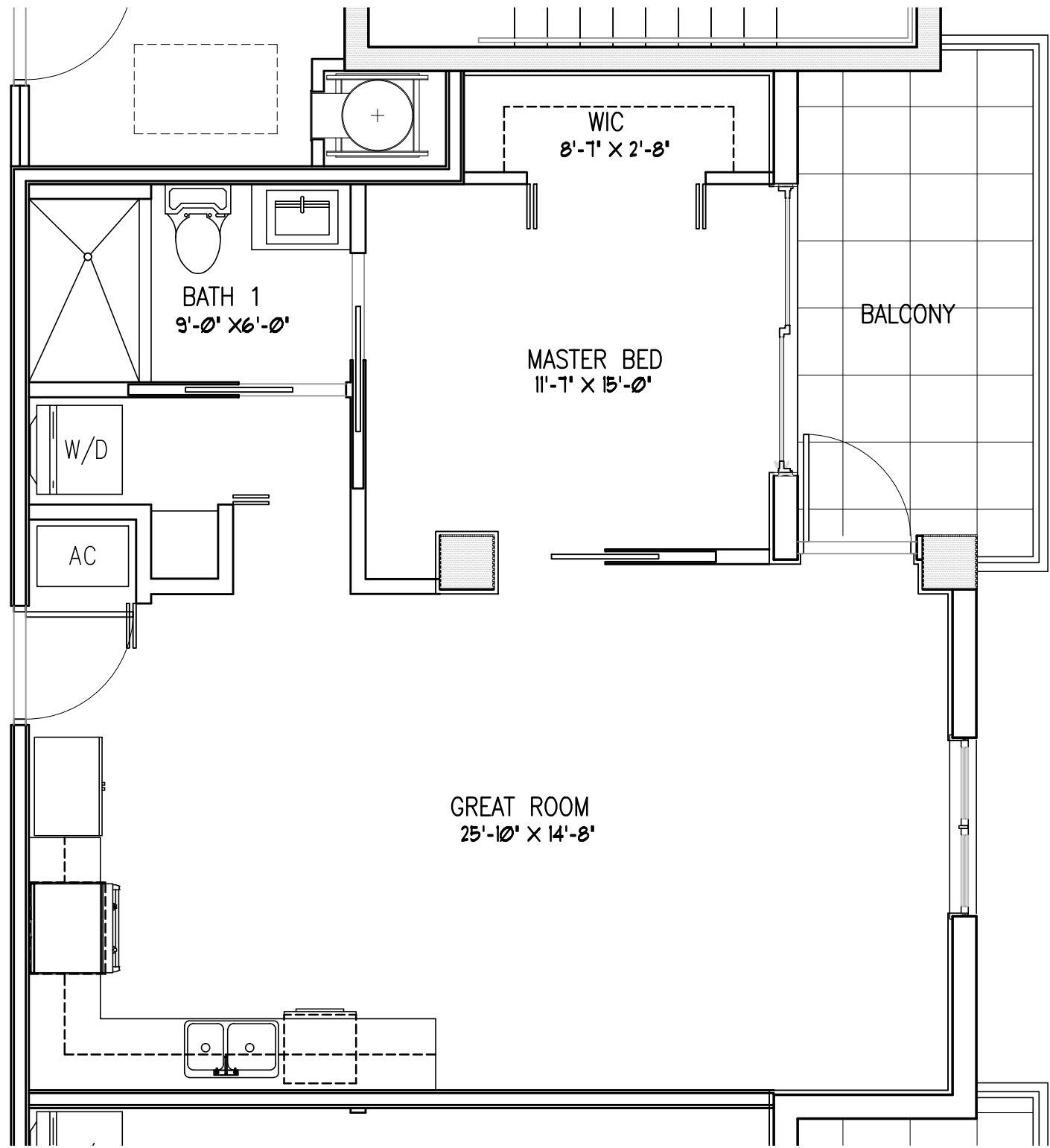




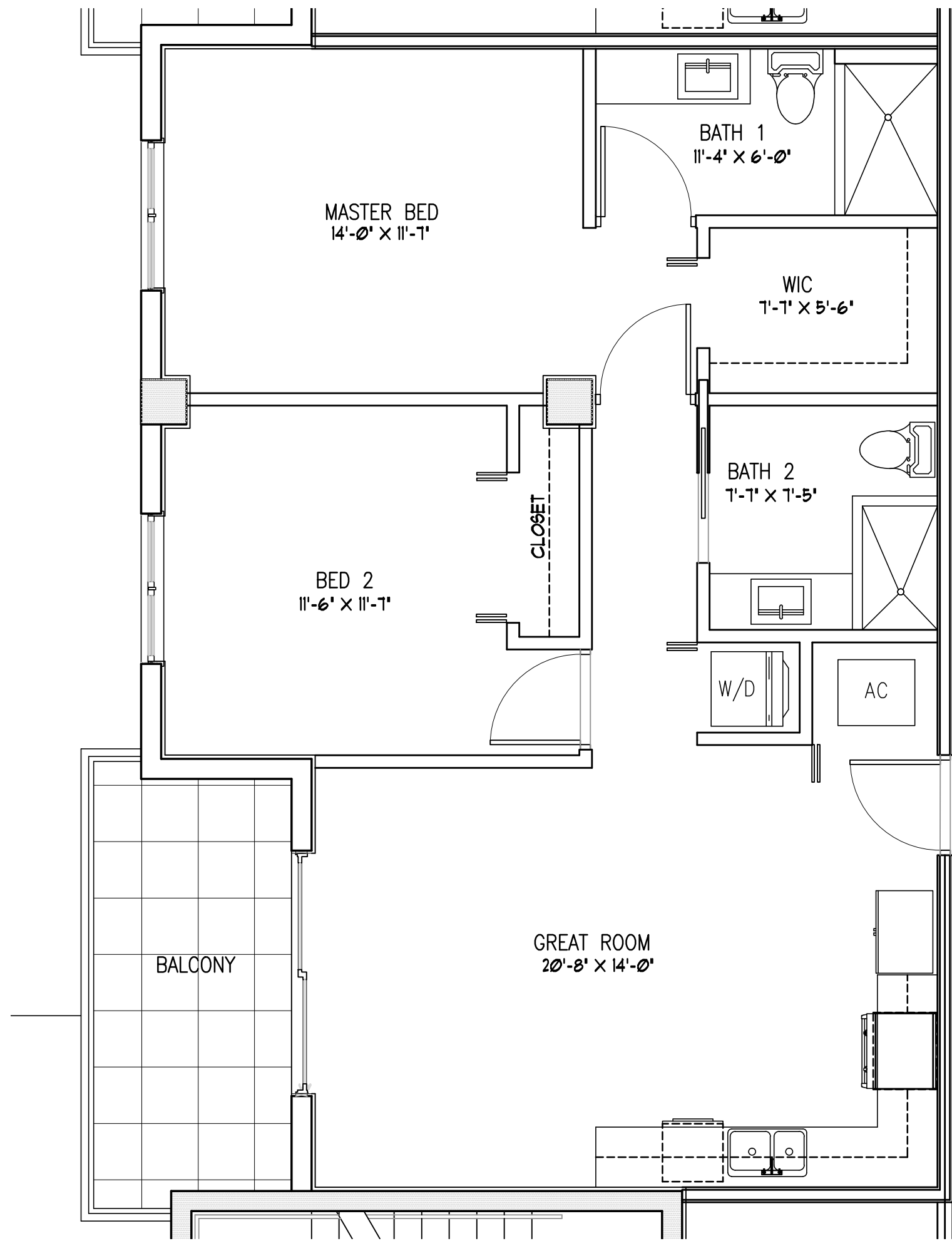
UNIT TYPE A



UNIT TYPE A1



UNIT TYPE A2



UNIT TYPE B

1

UNIT BLOW UPS

SCALE: 1/4" = 1'-0"



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PROJECT TITLE

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HOLLYWOOD FLORIDA 33020

SHEET TITLE

CONTEXTUAL STREET ELEVATION

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PROJECT No.: 20081  
DATE: 4-5-21  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

A-9

SHEET 1 OF 4



FLETCHER STREET LOOKING NORTH



KallerArchitecture  
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2417 Hollywood Blvd.  
Hollywood Florida 33020  
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joseph@kallerarchitects.com  
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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
**FLETCHER**  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE  
CONTEXTUAL STREET  
ELEVATION

REVISIONS  
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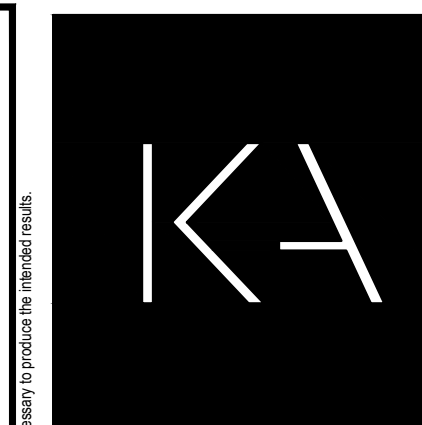
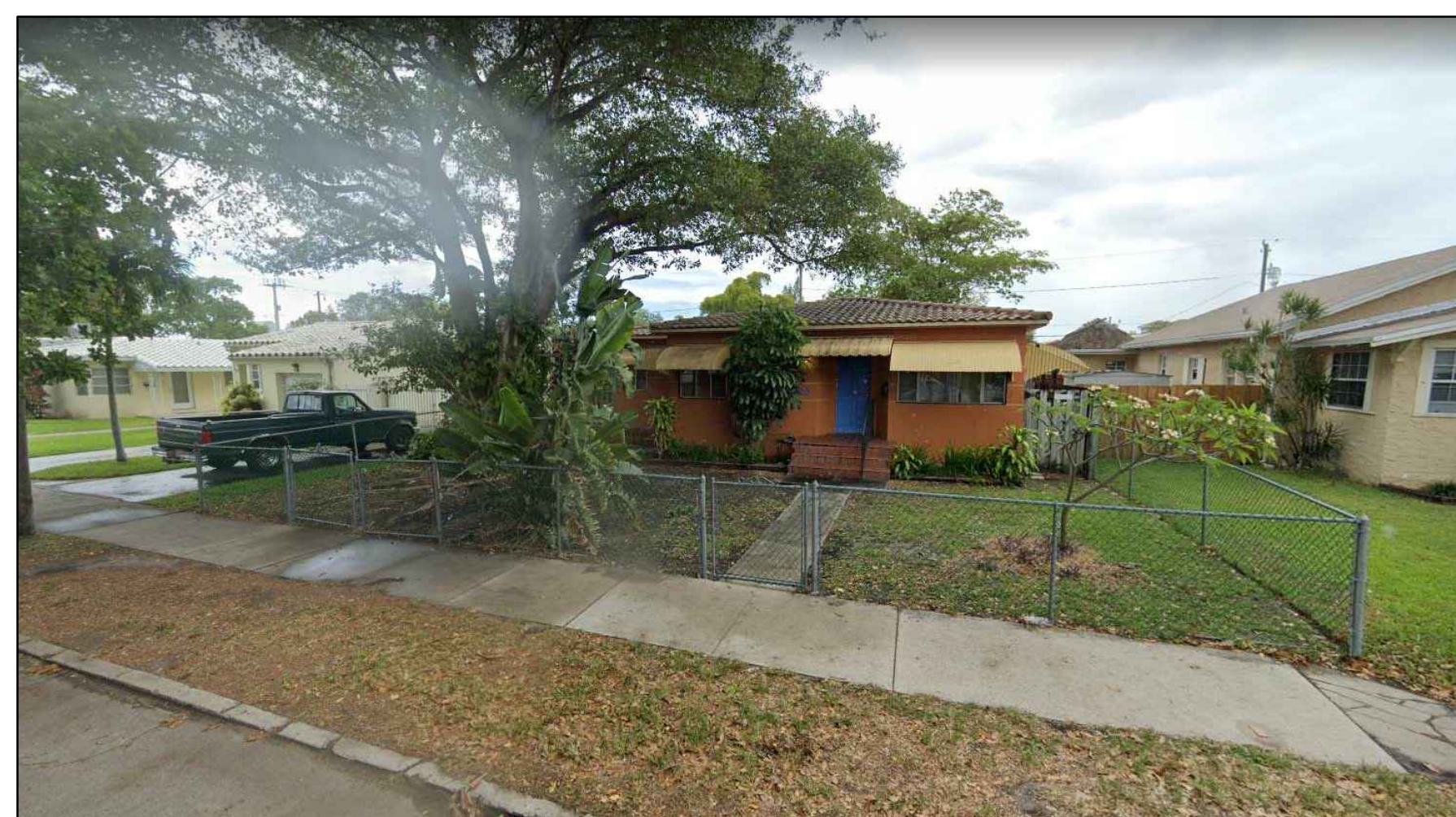
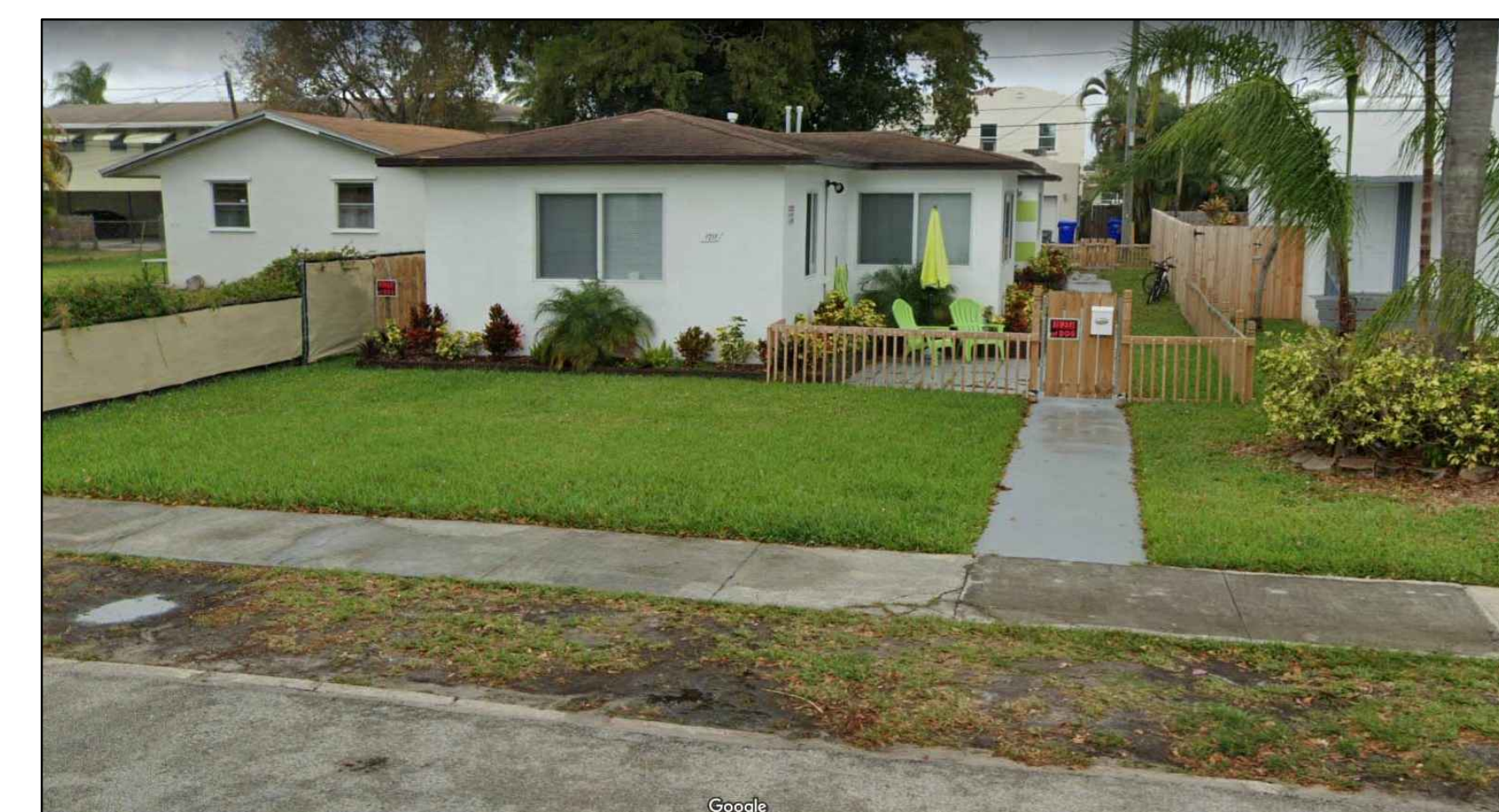
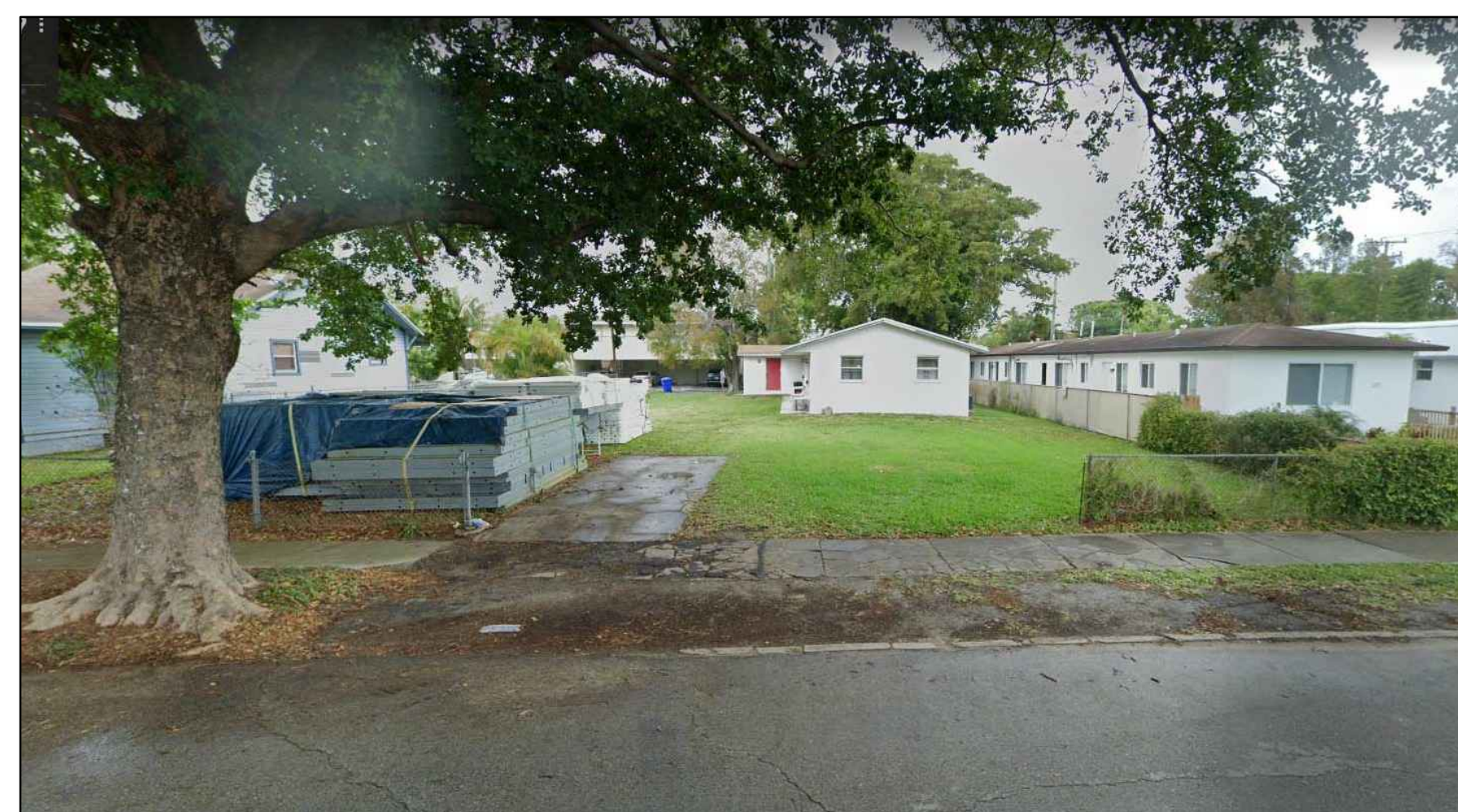
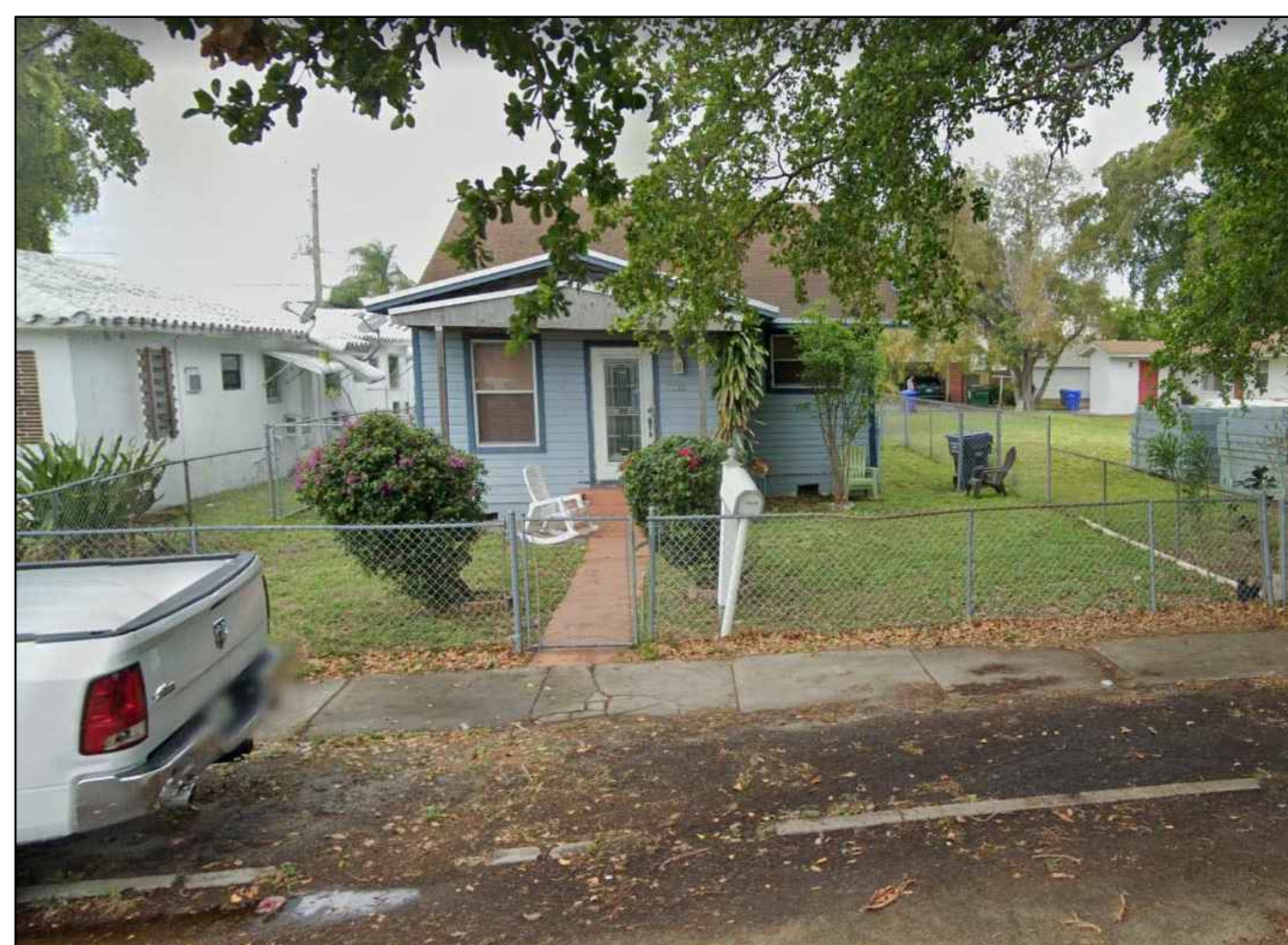
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SHEET

A-10

SHEET 1 OF





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SEAL

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FLORIDA R.A. # 0009239

**FLETCHER**  
APARTMENTS

1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

Contract Documents is to include all items required for the project.

**SHEET TITLE**

**SITE PICTURES**

[illegible]

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SHEET

A-11

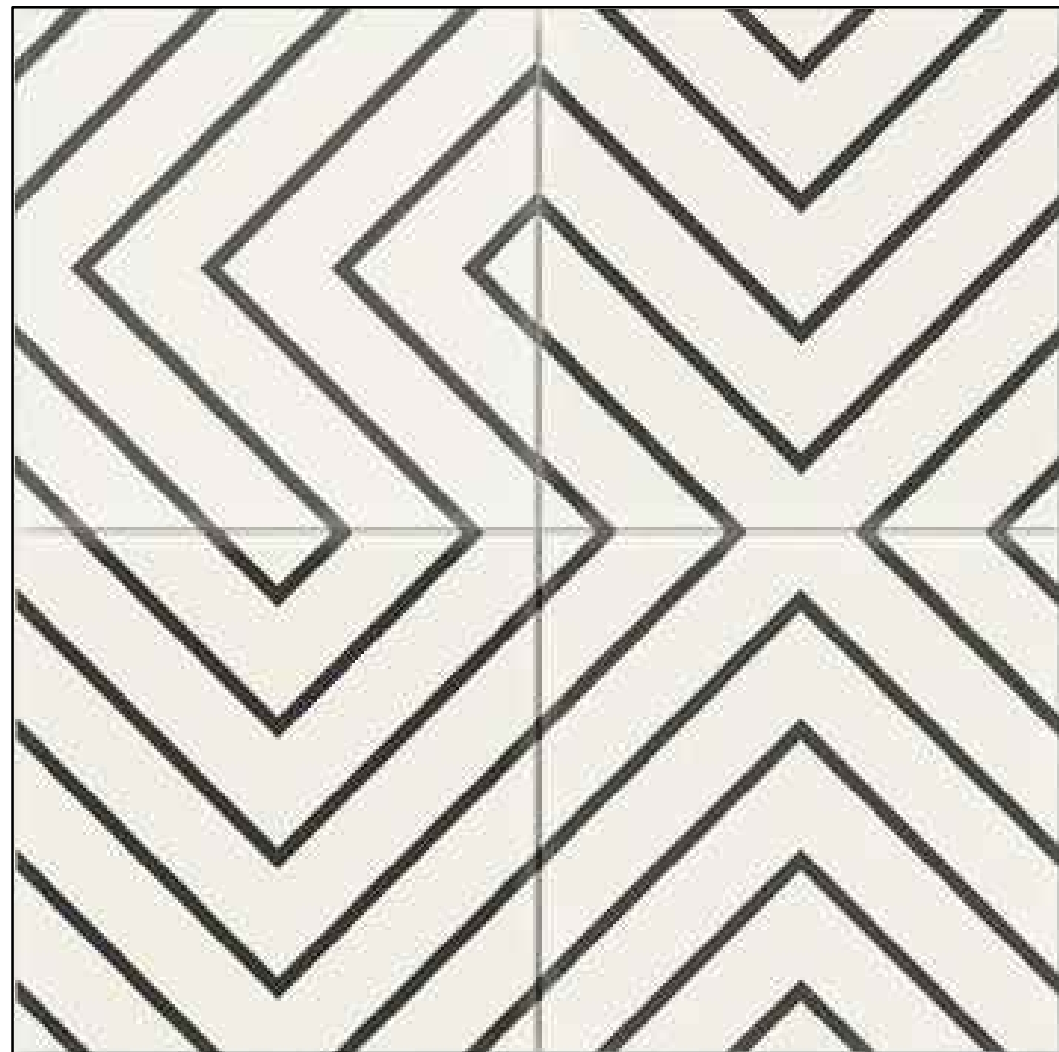
SHEET 1 OF



main building color  
benjamin moore OC-130  
cloud white



accent color  
benjamin moore 2134-40  
whale gray



geometric tile wall accent



metal guardrail



4C front loading recessed  
horizontal mailbox  
32"W X16"D X58"H



pin mounted sign

black storefront



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PROJECT TITLE

FLETCHER  
APARTMENTS  
1715-1717 FLETCHER STREET  
HOLLYWOOD FLORIDA 33020

SHEET TITLE

MATERIAL SAMPLES

REVISIONS  
No. DATE DESCRIPTION

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SHEET

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SHEET 1 OF