

## PLANNING DIVISION



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: March 16th 2020

Location Address: 2526 PIERCE STREET  
Lot(s): LOT 19 & 20 Block(s): 15 Subdivision: HOLLYWOOD RANCHES  
Folio Number(s): 5142 16 01 5830  
Zoning Classification: RM-18 Land Use Classification: RESIDEN. MULTIFAM.  
Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 2 UNIT / TTL 4,045  
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): YES, P.A.C.O / JUL 9TH 2019

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

Explanation of Request: TECHNICAL ADVISORY COMMITTEE

Number of units/rooms: 16 UNITS Sq Ft: 25,336 SQFT TOTAL  
Value of Improvement: 2.4 MILL Estimated Date of Completion: 08.2021  
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase  
N/A

Name of Current Property Owner: PIERCE STREET IREI, LLC  
Address of Property Owner: 959 CRANDON BLVD, KEY BISCAYNE, FL 33149  
Telephone: 305.915.5889 Fax: N/A Email Address: N/A  
Name of Consultant/Representative/Tenant (circle one): JOSEPH KALLER  
Address: 2417 HOLLYWOOD BLVD Telephone: 954-920-5746  
Fax: \_\_\_\_\_ Email Address: JOSEPH@KALLERARCHITECTS.COM  
Date of Purchase: 04.25.2018 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: \_\_\_\_\_  
\_\_\_\_\_ N/A

# PLANNING DIVISION



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

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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: Alexandro Berni Date: 2/24/20

PRINT NAME: Alexandro Berni Janner Date: 2/24/20

Signature of Consultant/Representative: Joseph B. Kaller Date: 2/24/20

PRINT NAME: JOSEPH B. KALLER Date: 2/24/20

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

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

### Current Owner Power of Attorney

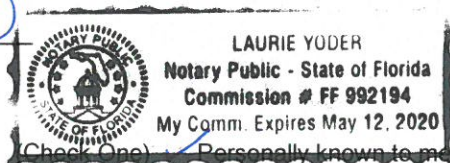
I am the current owner of the described real property and that I am aware of the nature and effect the request for Preliminary TAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee)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

Sworn to and subscribed before me  
this 24th day of February 2020

Laurie Yoder  
Notary Public

State of Florida

My Commission Expires: \_\_\_\_\_



(Check One) Personally known to me OR \_\_\_\_\_ Produced Identification \_\_\_\_\_

Alexandro Berni  
Signature of Current Owner  
Alexandro Berni Janner  
Print Name

This Instrument Prepared By:

Diane M Perkins  
Attorney at Law  
Mandel & Perkins, P.A.  
10101 West Sample Road  
Coral Springs, FL 33065

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 25 day of **April, 2018** between **18-26 Pierce Street, LLC, a Florida Limited Liability Company** whose post office address is **2709 NE 15th Street, Fort Lauderdale, FL 33304**, grantor, and **Pierce Street IREI, LLC a Florida Limited Liability Company** whose post office address is **959 Crandon Blvd, Key Biscayne, FL 33149**, 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)

**Witneseth**, that said grantor, for and in consideration of the sum of **Seven Hundred Seventy-Five Thousand and 00/100 Dollars (\$775,000.00)** 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:

**Lot 19 and 20 Block 15 of 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 Identification Number:**

**AKA: 2526 Pierce Street Hollywood, FL 33020**

**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, 2017**.

**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 Name: [Signature]

Witness Name: ANDREW J VEZET

18-26 Pierce Street, LLC

By: [Signature]

Roy F. Ketchum, Manager

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 25 day of April, 2018 by Roy F. Ketchum of 18-26 Pierce Street, LLC, on behalf of the limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public [Signature]

Printed Name: [Signature]

My Commission Expires: \_\_\_\_\_

RECEIVED

MAR 3 2020

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

CITY OF HOLLYWOOD  
PLANNING DIVISION

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 II LLC
2. Project Name: 2520 Pierce Street townhomes
3. Project Address: 2520 Pierce Street
4. Contact person: Joseph B. Kauer - Architect.
5. Contact number: 954-950 5740
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 10 (1583 sq ft)
8. Unit Fee per residential dwelling based on sq. ft.: \$2375.00
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$38,000.00 Date: 2/28/20

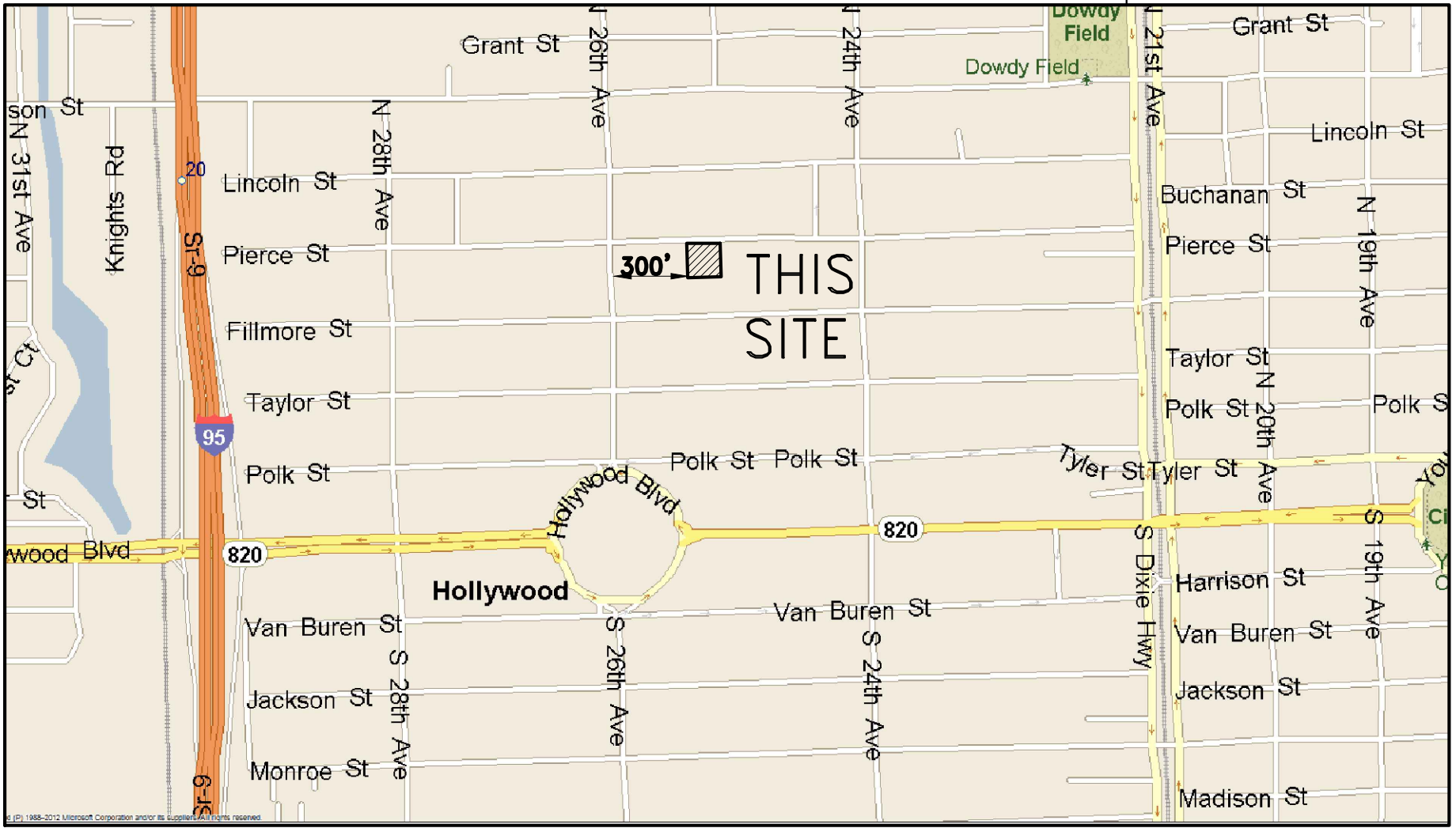
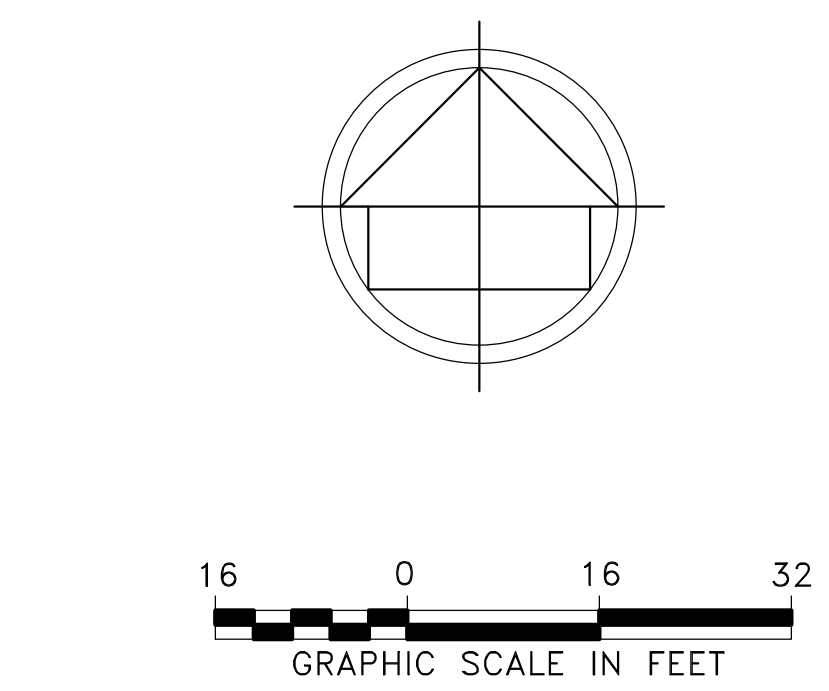
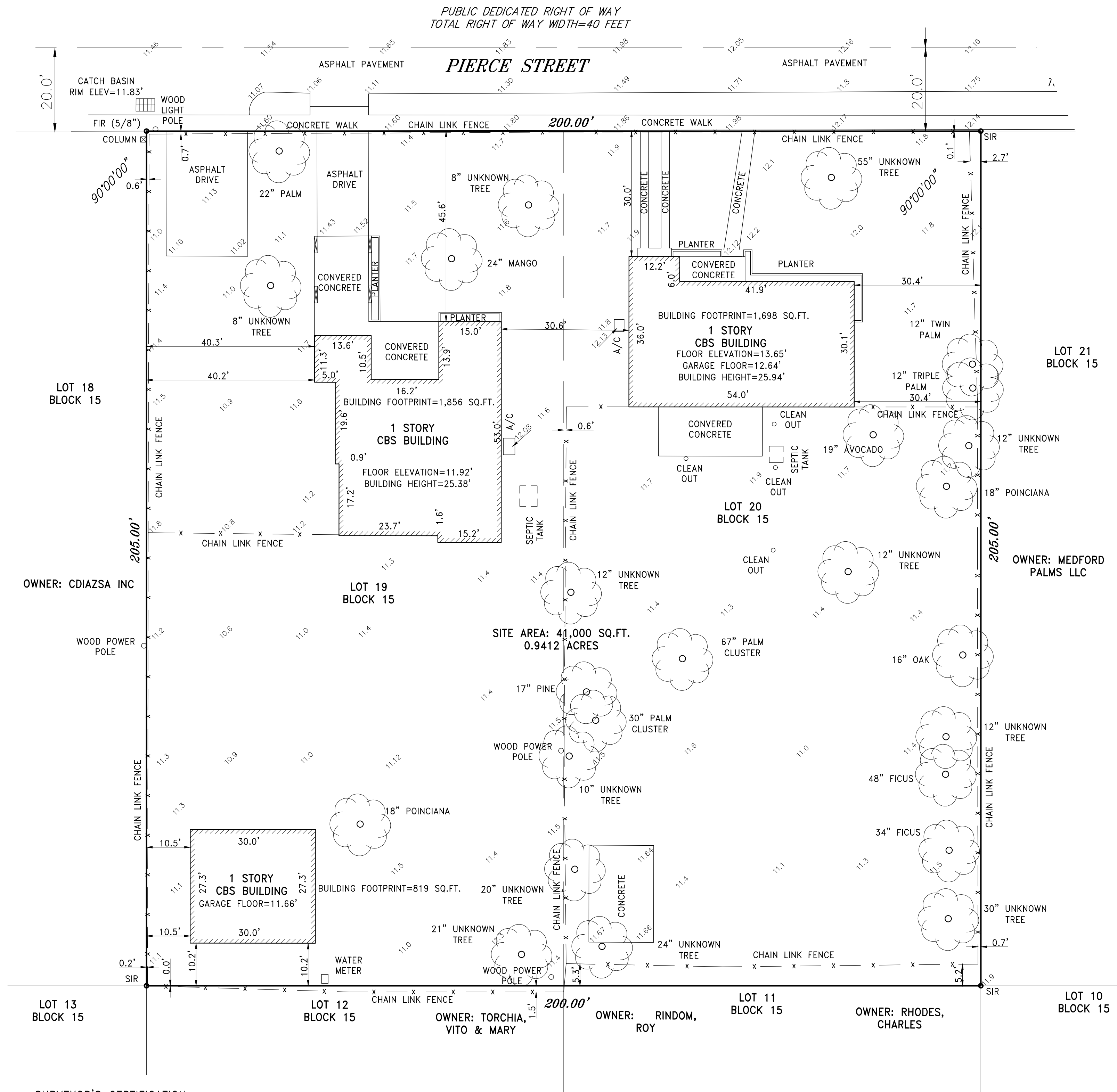
The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

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

ALTA/NSPS LAND TITLE SURVEY

LOCATION MAP (NTS)



- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 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.
  - BENCHMARK REFERENCE : CITY OF HOLLYWOOD BENCHMARK: SQUARE CUT AT NW CORNER OF 24TH AVENUE AND POLK STREET. ELEVATION=10.50' (NAVD88)
  - THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
  - THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY INSURANCE COMPANY, ORDER NO.: WITH AN EFFECTIVE DATE OF AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
  - ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
  - THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0568 H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
  - 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 PIERCE 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 NO 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.

LAND DESCRIPTION:  
LOTS 19 AND 20, BLOCK 15, OF "HOLLYWOOD LITTLE RANCHES AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

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.

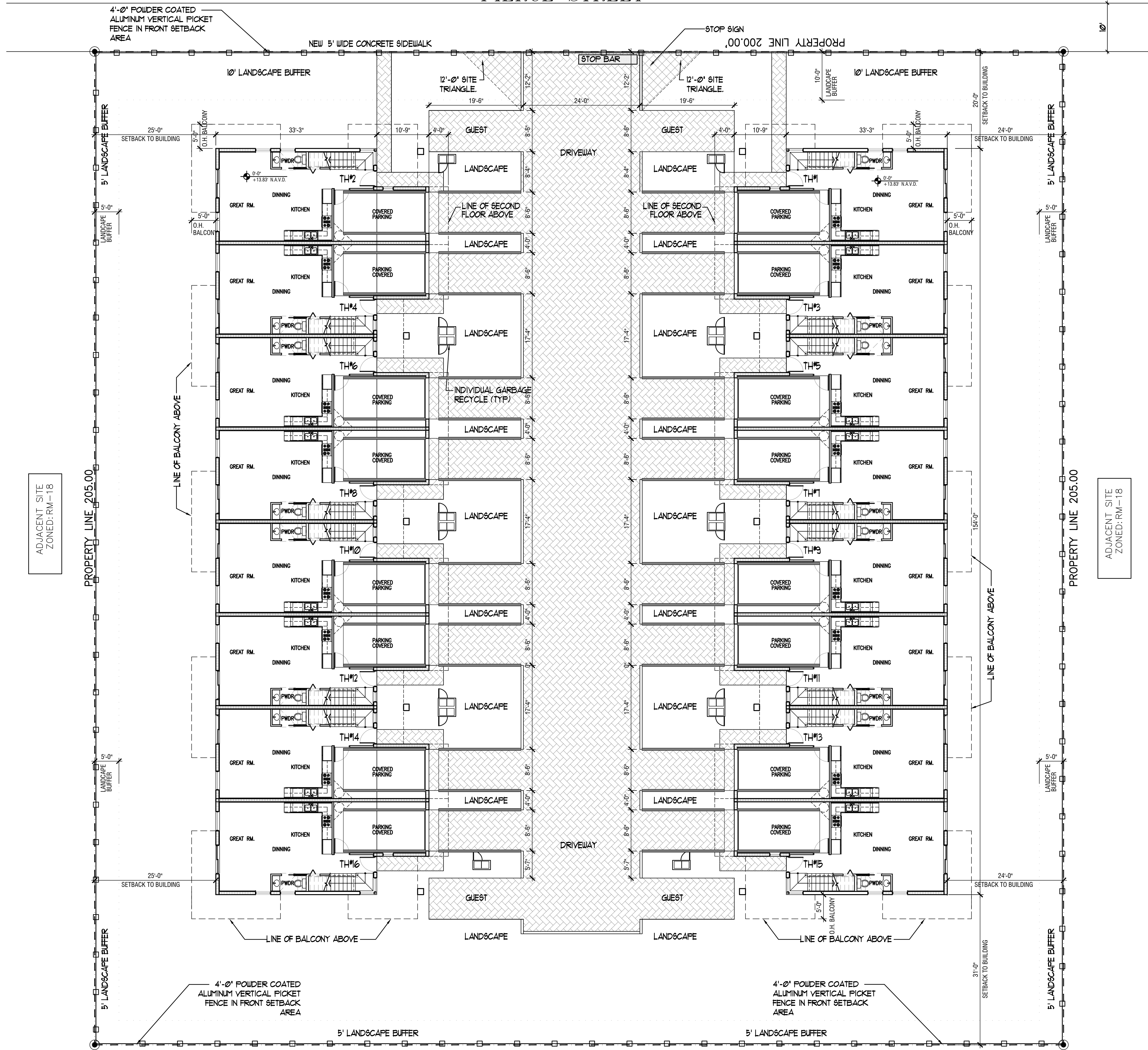
THE FIELD WORK WAS COMPLETED ON AUGUST 01, 2019.

FOR THE FIRM BY: \_\_\_\_\_

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 4188.

| R E V I S I O N S           |  | DATE     | FB/PG  | DWN | CKD |
|-----------------------------|--|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY |  | 08/01/19 | SKETCH | AM  | REC |
|                             |  |          |        |     |     |
|                             |  |          |        |     |     |
|                             |  |          |        |     |     |

PIERCE STREET



ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-18 (RESIDENTIAL MULTI-FAMILY) ZONING DISTRICT.

**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.

**NOTE:**  
PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.

**NOTE:**  
TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER TOWNHOME.

1 SITE PLAN  
SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION:

LOT 19 AND 10, BLOCK 15, OF "HOLLYWOOD LITTLE RANCHES AMENDED" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY

PROPERTY ADDRESS

2526 PIERCE STREET, HOLLYWOOD FL 33020

BASE FLOOD ZONE : X

SITE INFORMATION/ BUILDING SUMMARY  
SITE INFORMATION:

1)- ZONING: RESIDENTIAL MULTI-FAMILY DISTRICT RM-18  
LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

2)- NET LOT AREA: 41,000.0 S.F. (0.94 ACRES)

3)- GROSS LOT AREA: 45,000.0 S.F. (1.03 ACRES)

4)- DENSITY: ALLOWED 18 UNITS PER AC: (16.94 UNITS)  
PROVIDED (16 UNITS)

5)- PARKING REQUIRED 2 PER UNIT 4 GUEST  
PROVIDED 2 PER UNIT 4 GUEST

6)- SETBACKS  
(a) FRONT (PIERCE) 20'-0"  
(b) SIDE INTERIOR (EAST) 7'-6"  
(c) SIDE INTERIOR (WEST) 7'-6"  
(d) REAR 30'-9"

7)- PERVIOUS AREA: REQUIRED  
PROVIDED

- LANDSCAPED AREA AT REQ' BUFFER = 4,462.0 S.F.  
- VEHICULAR PAVED AREA = 7,658.0 S.F.  
- PROVIDED LANDSCAPING = 16,400.0 S.F. 41,000 (40%)  
19,962.0 S.F. (48%)

BUILDING SUMMARY:

1)- BUILDING HEIGHT: ALLOWED 30'-0"  
PROVIDED 27'-6"

2)- BUILDING AREAS:

WEST BUILDING

FIRST FLOOR 6,116 S.F.  
SECOND FLOOR 6,552 S.F.  
TOTAL 12,668 S.F.

EAST BUILDING

FIRST FLOOR 6,116 S.F.  
SECOND FLOOR 6,552 S.F.  
TOTAL 12,668 S.F.

GREEN BUILDING PRACTICES  
FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06

- RADIANT BARRIER  
ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE.  
WALLS - AL-FOIL REFLECTIVE
- WINDOWS AND GLAZING  
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56,  
SHGC 0.25
- DOORS  
INSULATED AND FIRE RATED
- ENERGY STAR ROOFING  
SEALOFLEX COOL ROOF - REFLECTO WHITE.
- PROGRAMMABLE THERMOSTATS
- OCCUPANCY SENSORS
- DUAL FLUSH TOILETS
- 80% OF PLANT MATERIAL NATIVE
- ENERGY EFFICIENT OUTDOOR LIGHTING
- INSULATED PIPING
- RECYCLING AREA
- ENERGY STAR APPLIANCES
- ONE LOW FLOW SHOWERHEAD
- ENERGY EFFICIENT OUTDOOR LIGHTING  
ESTABLISHED BY ASHRAE.
- MERV 8 AC FILTERS

ADDITIONAL PRACTICES

- 8' REINFORCED CONCRETE ROOF STRUCTURE
- ICYNENE 50Y BASED CLOSED CELL SPRAY INSULATION



KallerArchitecture

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

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
PIERCE TOWNHOMES  
2526 PIERCE STREET  
HOLLYWOOD, FL 33020

SHEET TITLE  
SITE PLAN

REVISIONS  
No. DATE DESCRIPTION

| No. | DATE | DESCRIPTION | CITY COMMENTS |
|-----|------|-------------|---------------|
| 2   |      |             |               |

PROJECT No.: 19167  
DATE: 08.05.19  
DRAWN BY: GMV  
CHECKED BY: JBK

SHEET

SP-1



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

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

**PIERCE TOWNHOMES**  
**2526 PIERCE STREET**  
HOLLYWOOD, FL 33020

PROJECT TITLE

**GROUND FLOOR PLAN**

SHEET TITLE

**REVISIONS**  
No. DATE DESCRIPTION

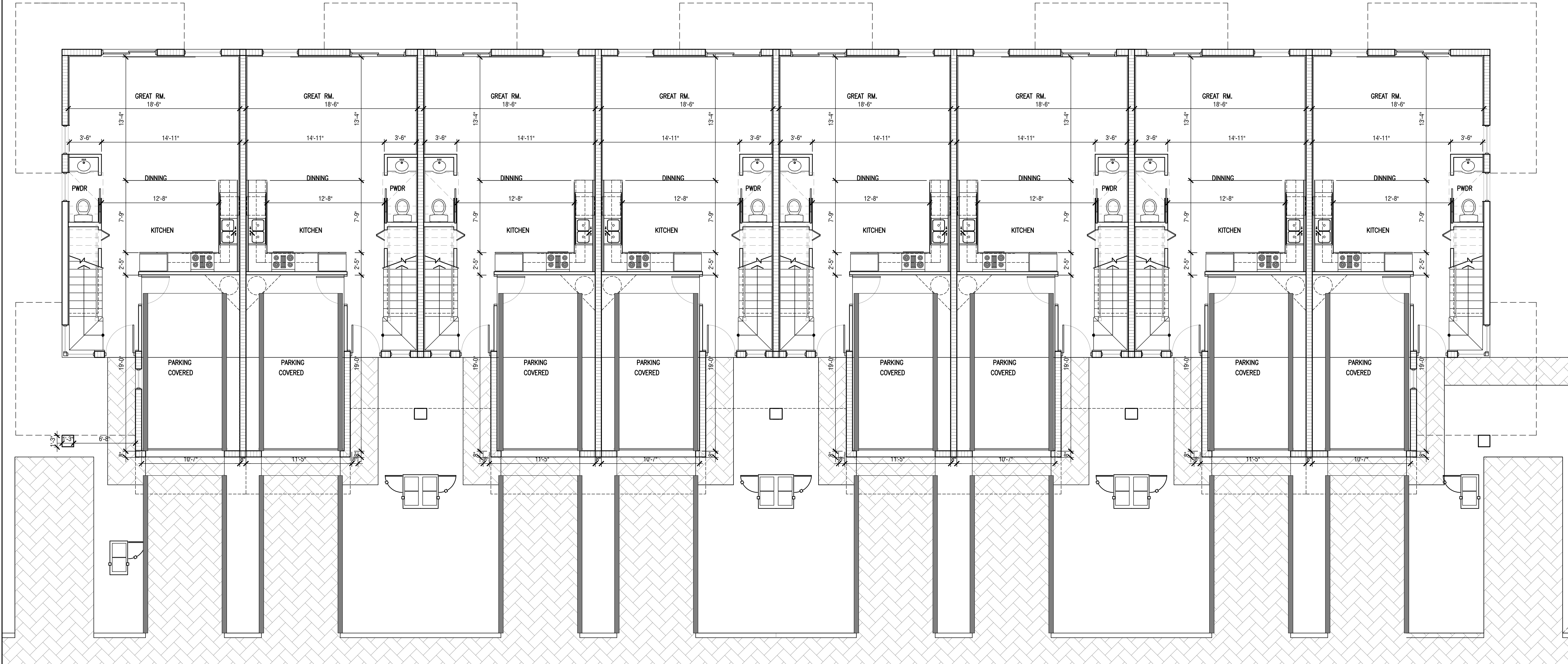
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This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 19167  
DATE: 08.05.19  
DRAWN BY: GMV  
CHECKED BY: JBK

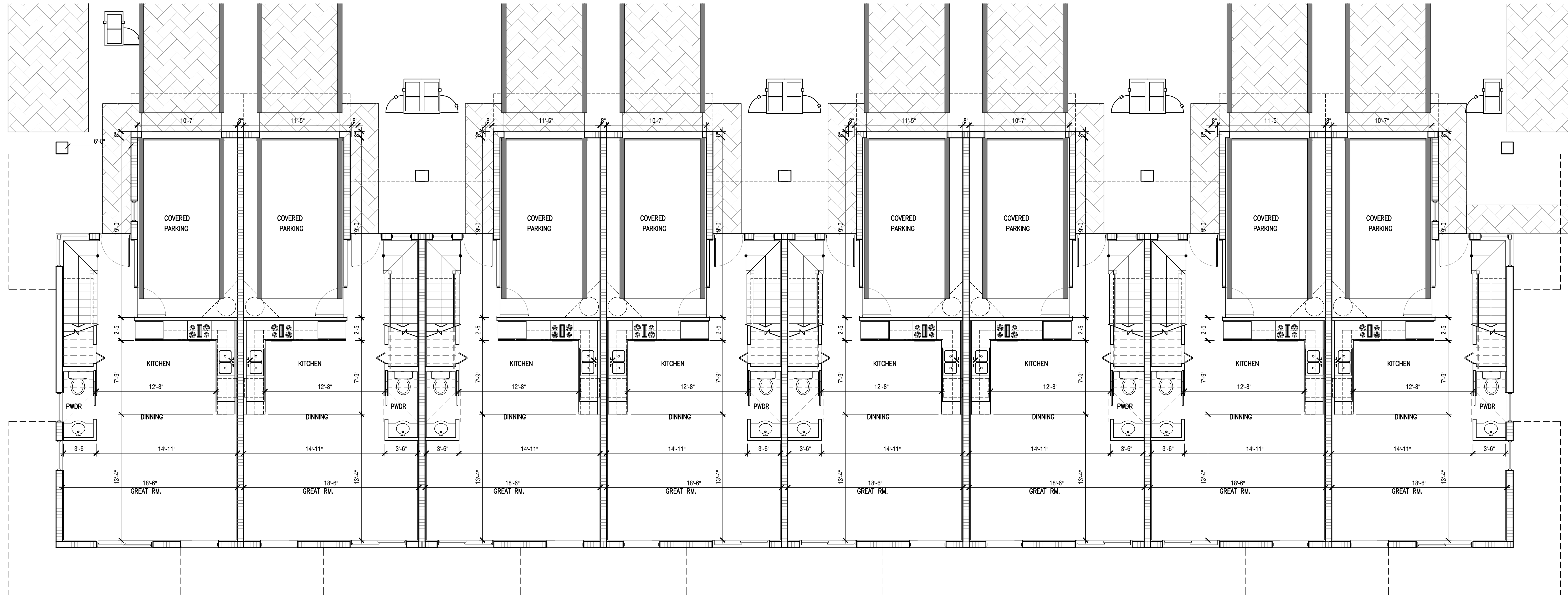
SHEET

**A-1**



**GROUND FLOOR PLAN**  
**WEST BUILDING**

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



**GROUND FLOOR PLAN  
EAST BUILDING**

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



**KallerArchitecture**  
AA# 26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com  
[www.kallerarchitects.com](http://www.kallerarchitects.com)

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

**PROJECT TITLE**  
**PIERCE TOWNHOMES**  
**2526 PIERCE STREET**  
HOLLYWOOD, FL 33020

**SHEET TITLE**  
**GROUND FLOOR PLAN**

| REVISIONS |      |             | CITY COMMENTS |
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PROJECT No.: 19167  
DATE: 08.05.19  
DRAWN BY: GMV  
CHECKED BY: JBK

SHEET

**A-1.1**



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

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

**PIERCE TOWNHOMES**  
**2526 PIERCE STREET**  
HOLLYWOOD, FL 33020

PROJECT TITLE

SECOND FLOOR PLAN

SHEET TITLE

REVISIONS  
No. DATE DESCRIPTION

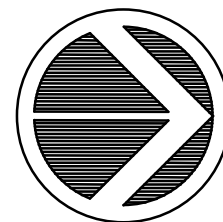
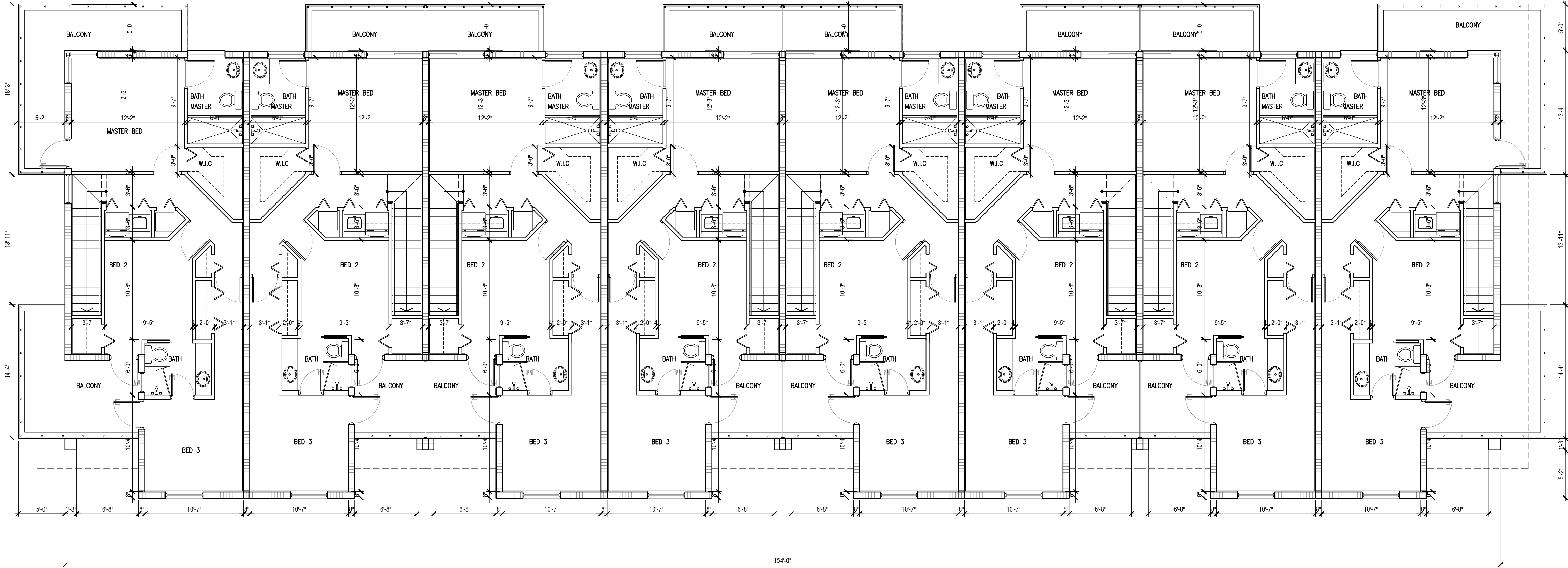
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PROJECT No.: 19167  
DATE: 08.05.19  
DRAWN BY: GMV  
CHECKED BY: JBK

SHEET

A2



NORTH

**SECOND FLOOR PLAN**  
**WEST BUILDING**

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



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SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

**PROJECT TITLE**  
**PIERCE TOWNHOMES**  
**2526 PIERCE STREET**  
HOLLYWOOD, FL 33020

**SHEET TITLE**  
**SECOND FLOOR PLAN**

**REVISIONS**  
No. DATE DESCRIPTION

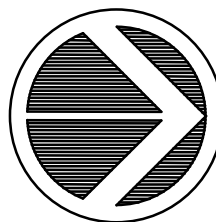
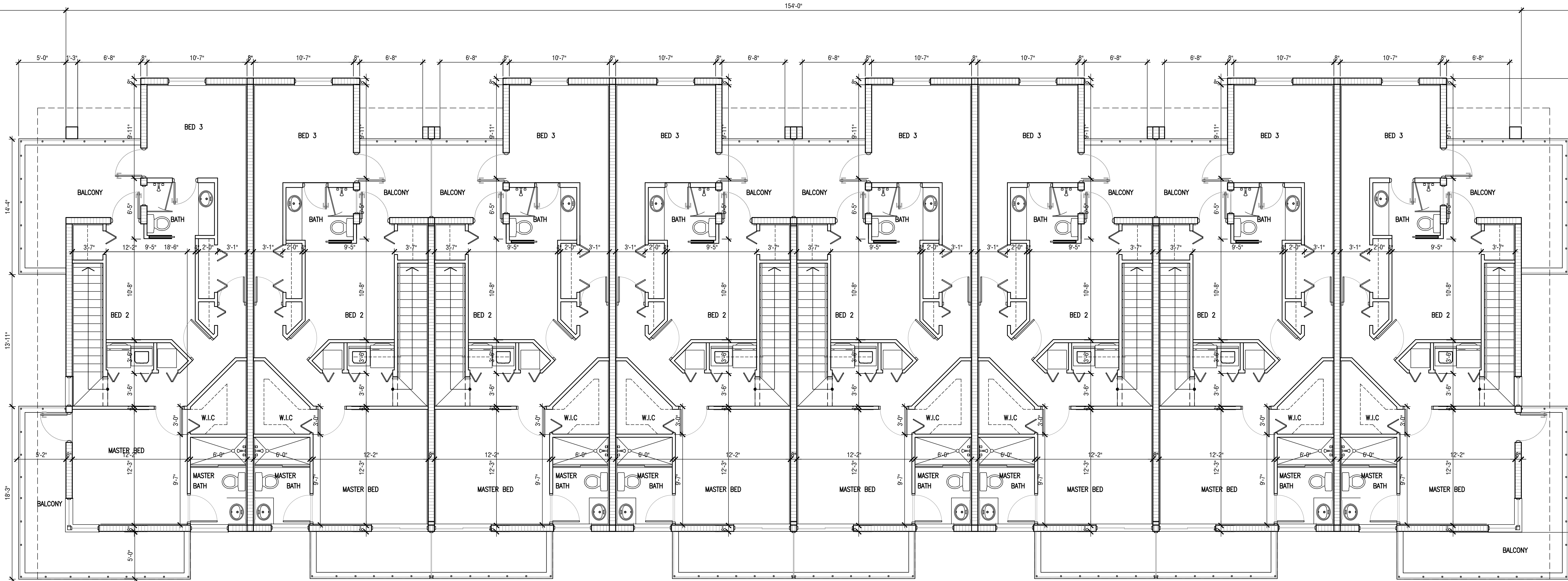
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DATE: 08.05.19  
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CHECKED BY: JBK

SHEET

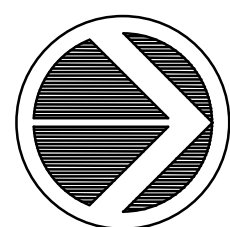
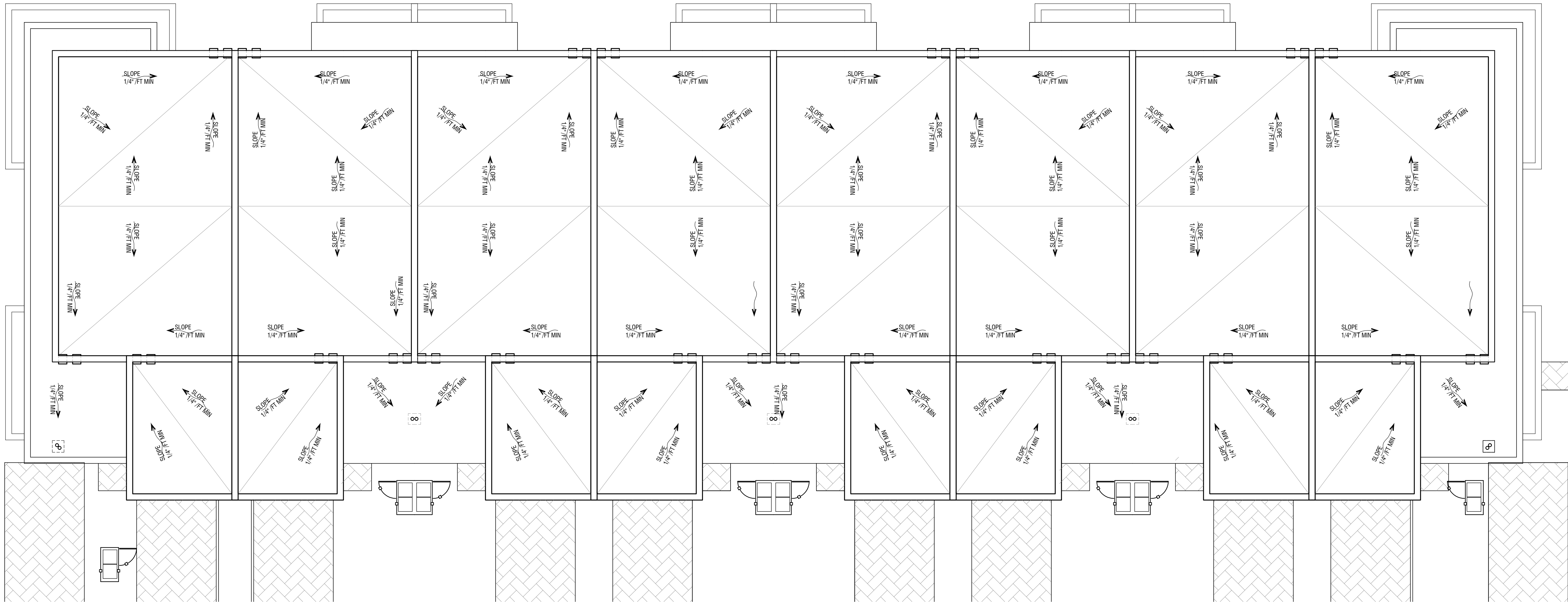
**A2.1**



NORTH

**SECOND FLOOR PLAN**  
**EAST BUILDING**

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



**ROOF PLAN  
WEST BUILDING**

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



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PROJECT TITLE

**PIERCE TOWNHOMES  
2526 PIERCE STREET  
HOLLYWOOD, FL 33020**

SHEET TITLE

**ROOF FLOOR PLAN**

REVISIONS  
No. DATE DESCRIPTION

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DATE: 08.05.19  
DRAWN BY: GMV  
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SHEET

**A3**



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PROJECT TITLE  
**PIERCE TOWNHOMES**  
**2526 PIERCE STREET**  
HOLLYWOOD, FL 33020

SHEET TITLE  
**ROOF FLOOR PLAN**

REVISIONS  
No. DATE DESCRIPTION

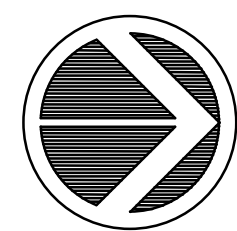
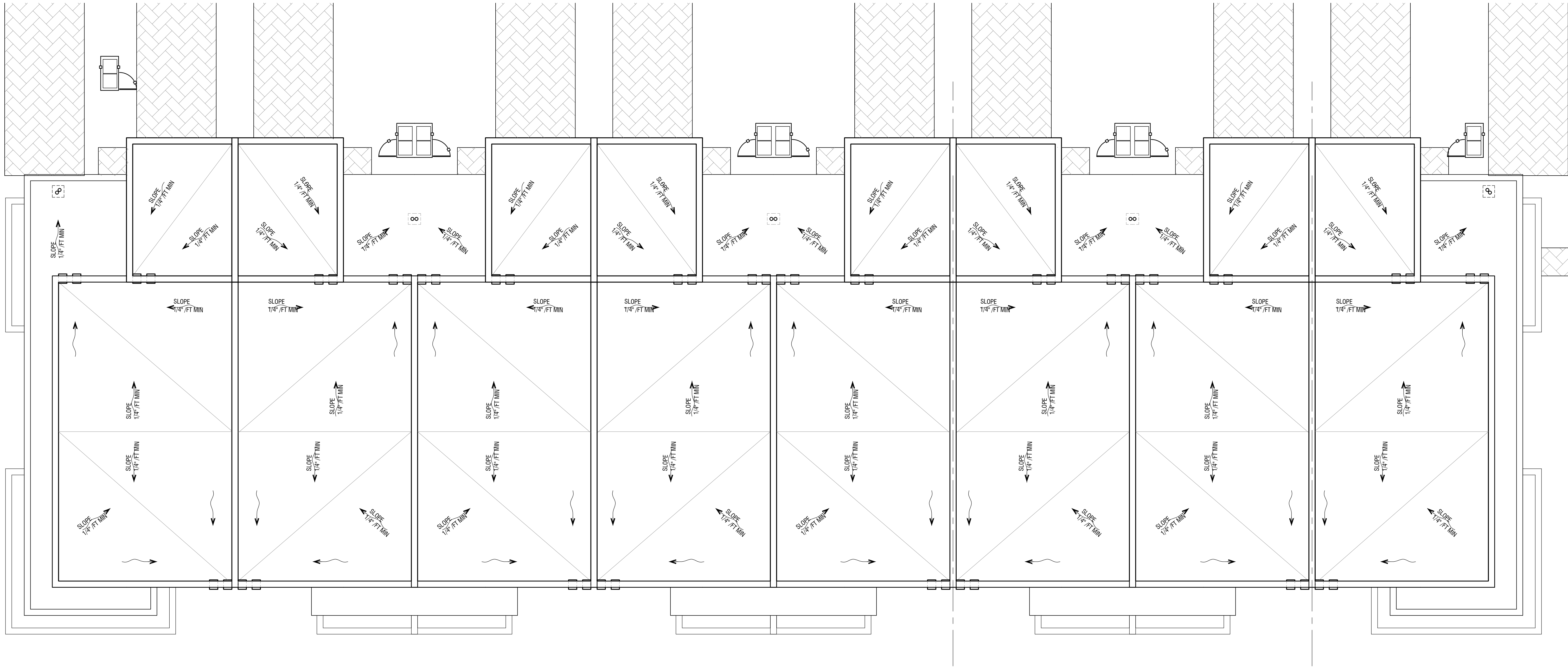
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DATE: 08.05.19  
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SHEET

**A3.1**



NORTH

**ROOF PLAN**  
**EAST BUILDING**

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



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**PIERCE TOWNHOMES**  
**2526 PIERCE STREET**  
HOLLYWOOD, FL 33020

# PROJECT TITLE

SHEET TITLE

EXTERIOR ELEVATIONS

| REVISIONS |      |             |
|-----------|------|-------------|
| No.       | DATE | DESCRIPTION |

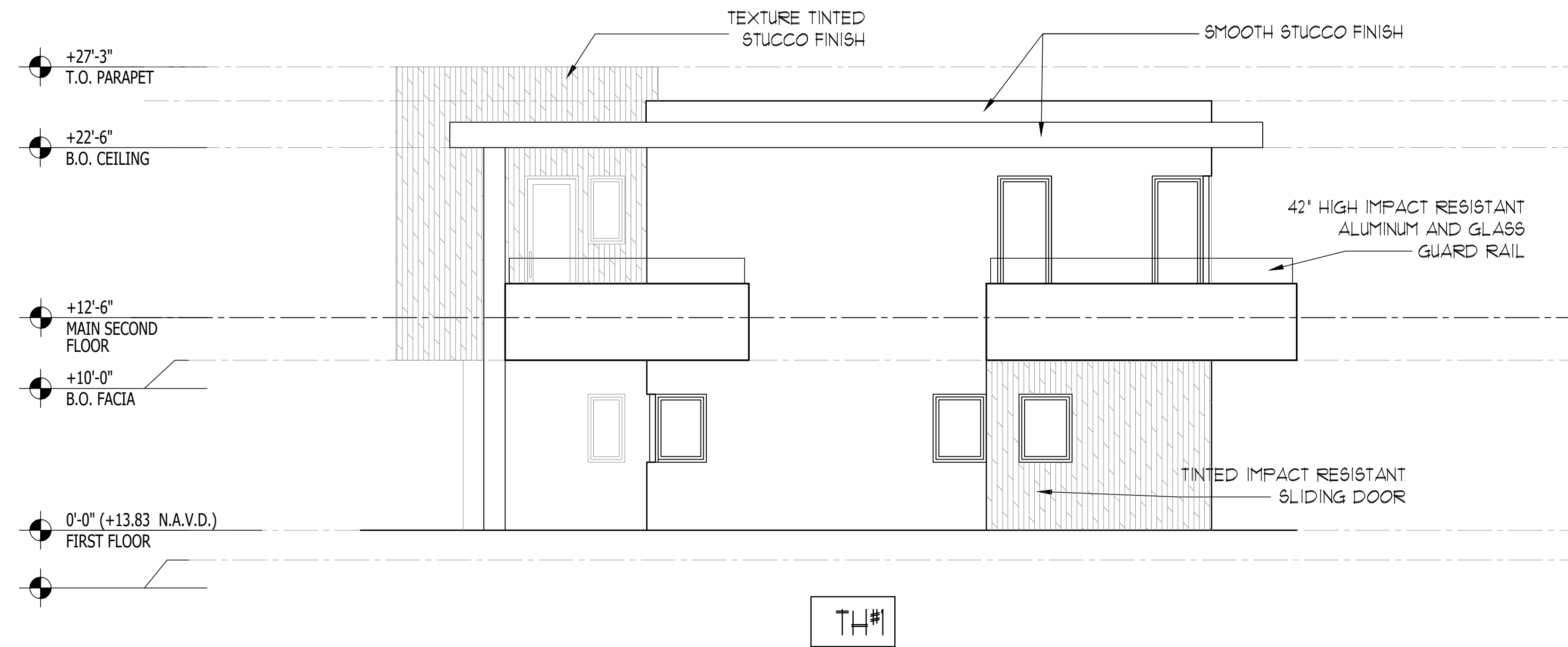
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PROJECT No.: 19167  
DATE: 08.05.19  
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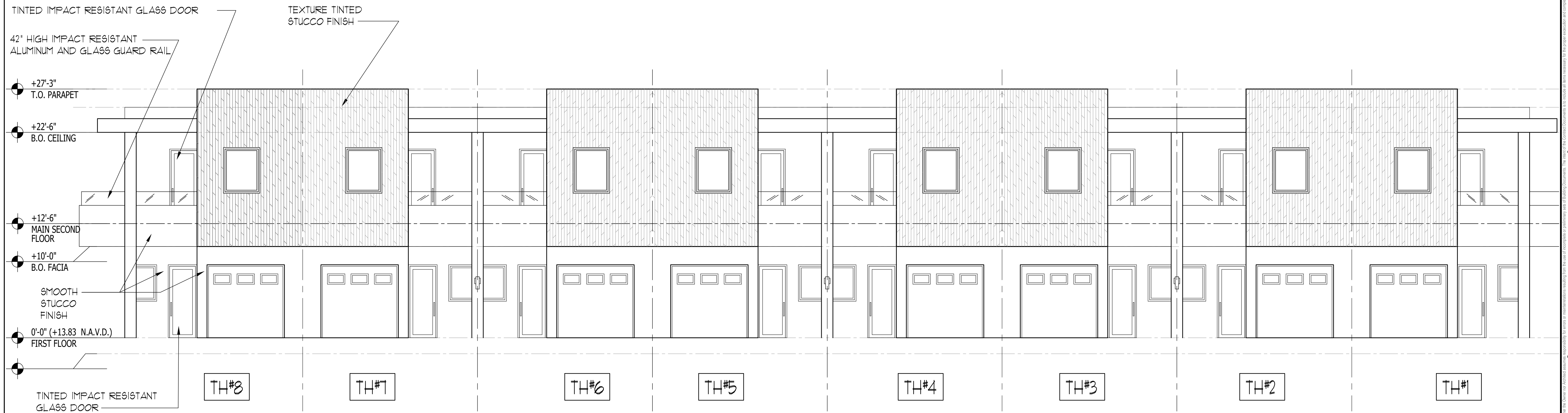
SHEET

A4



## NORTH ELEVATION WEST BUILDING

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



## EAST ELEVATION WEST BUILDING

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

PIERCE TOWNHOMES  
2526 PIERCE STREET  
HOLLYWOOD, FL 33020

PROJECT TITLE

**EXTERIOR ELEVATIONS**

## 3. Model

| REVISIONS |      |             |
|-----------|------|-------------|
| No.       | DATE | DESCRIPTION |

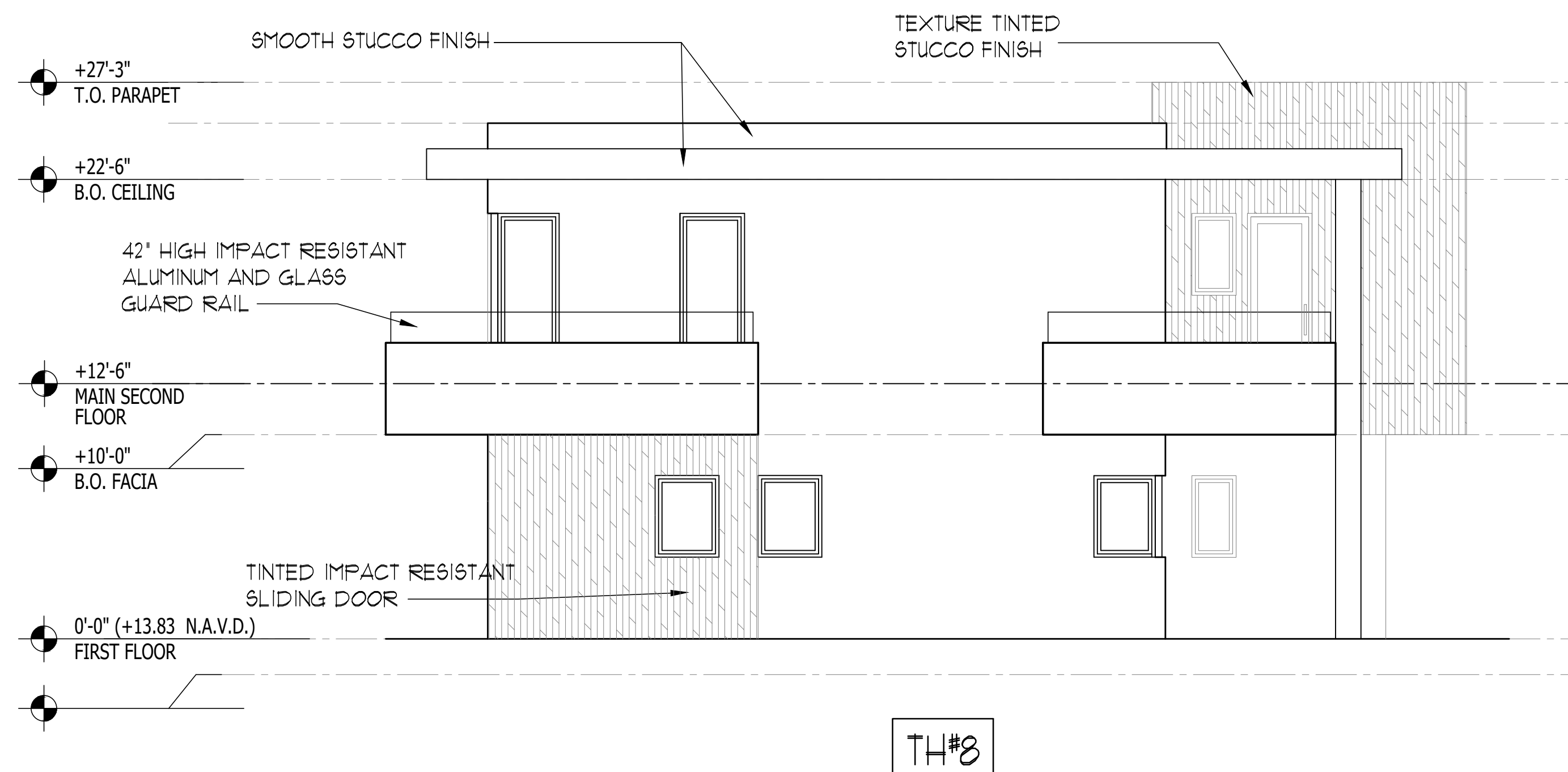
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DATE: 08.05.19  
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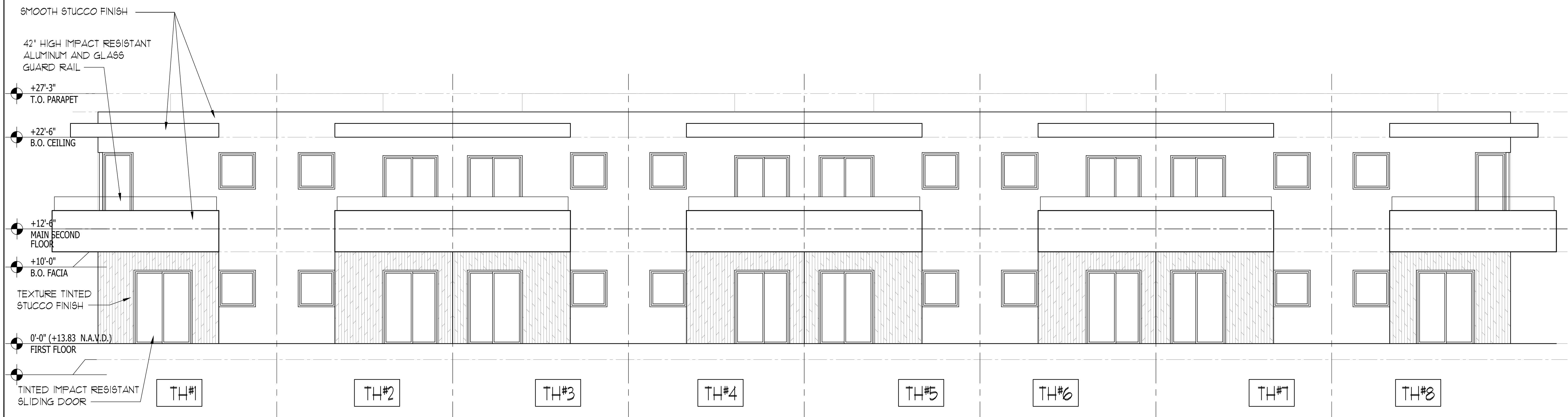
SHEET

## A4.1



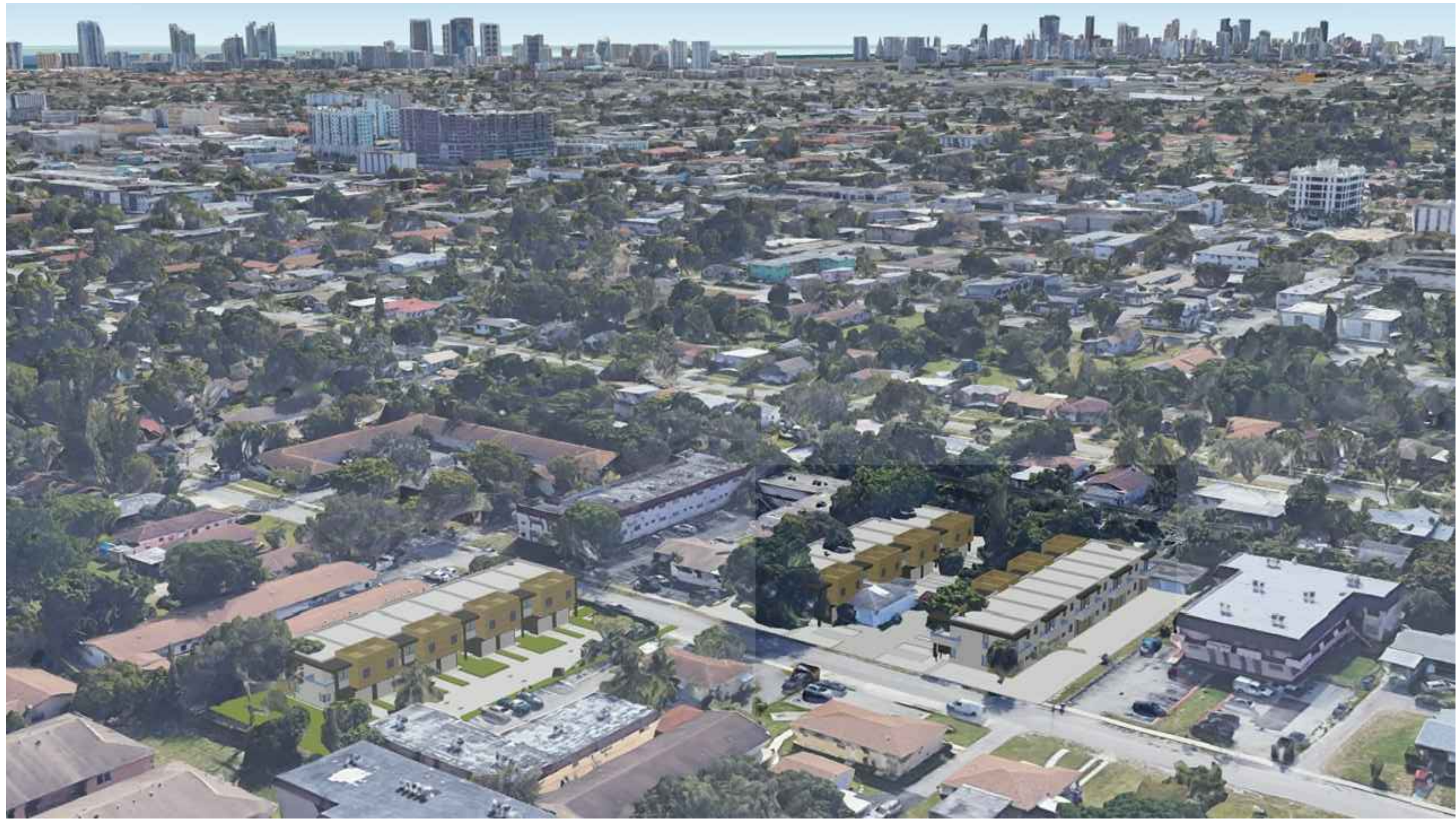
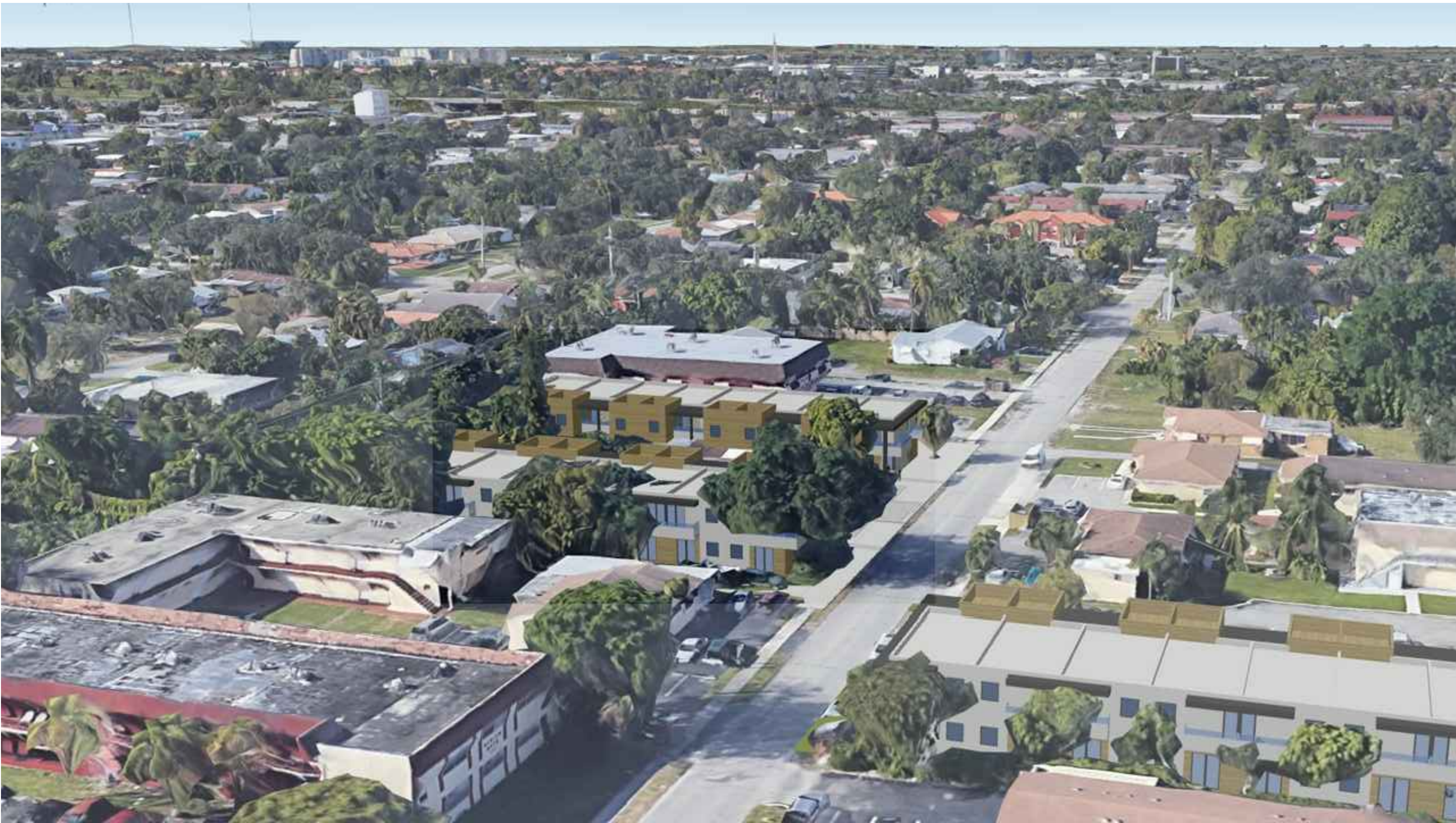
## SOUTH ELEVATION WEST BUILDING

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



## WEST ELEVATION WEST BUILDING

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



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**PROJECT TITLE**  
**PIERCE TOWNHOMES**  
**2526 PIERCE STREET**  
**HOLLYWOOD, FL 33020**

**SHEET TITLE**  
**PERSPECTIVES**

| REVISIONS |      |             | CITY COMMENTS |
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| No.       | DATE | DESCRIPTION |               |
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SHEET

**A5**