

EXHIBIT "B"

AMENDED DESIGN AND SITE PLAN

EXHIBIT "B" AMENDED DESIGN AND SITE PLAN



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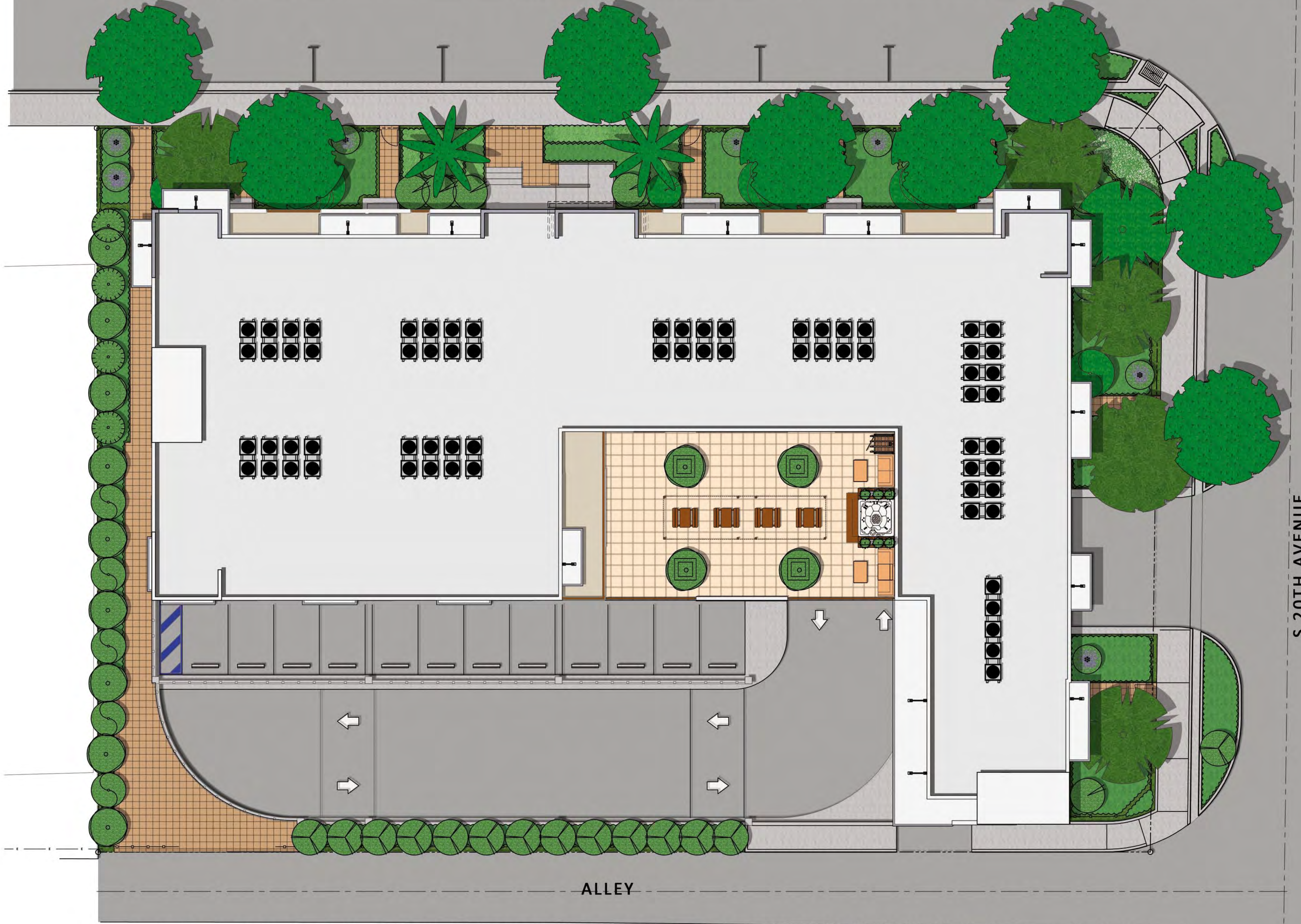


EXHIBIT "B" AMENDED DESIGN AND SITE PLAN

VAN BUREN STREET

SOL VAN BUREN - COLOR SITE PLAN

APPLICAITON #15-DPV-72a



S 20TH AVENUE

ALLEY

EXHIBIT "B" AMENDED DESIGN AND SITE PLAN

SITE INFORMATION

LEGAL DESCRIPTION

LOTS 18, 19, 20, 21 AND 22, BLOCK 6 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

2000 VAN BUREN STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

ZONING (ALL LOTS):	PS-3 (PARKSIDE HIGH INTENSITY MIXED-USE)	
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER (RAC)	
EXISTING USE:	VACANT/RESIDENTIAL	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (APARTMENTS)	
NET LOT AREA:	26,497 SQUARE FEET (0.6083 AC)	
GROSS LOT AREA:	36,983 SQUARE FEET (0.8490 AC)	
FAR:	<u>ALLOWED</u> 3.0 26,497 X 3.0 = 79,491 S.F.	<u>PROVIDED</u> 2.79 74,031 S.F.
PARKING	<u>REQUIRED</u>	<u>PROVIDED</u>
UNITS	1 PER UNIT (x62 UNITS)	62 SPACES (INCL. 3 HC SPACES) FOR UNITS
TOTAL	= 62 SPACES	
QUEST PARKING	1 PER 10 UNITS (62/10 UNITS)	7 SPACES (INCL. 1 HC SPACES) FOR GUESTS
TOTAL	= 7 SPACES	

TOTAL PARKING PROVIDED = 69 SPACES (INCL. 4 HC SPACES)

SETBACKS:

	REQUIRED	PROVIDED
(a) FRONT (NORTH) VAN BUREN ST	15'-0"	15'-0"
(b) SIDE/STREET (EAST) S 20TH AVENUE	15'-0"	15'-0"
(c) SIDE/INTERIOR (WEST)	0'-0"	10'-0"
(d) REAR (SOUTH) ALLEY	5'-0"	5'-0"

BUILDING SUMMARY

BUILDING HEIGHT:	<u>ALLOWED</u> 10-STORIES ≤ 140'-0"	<u>PROVIDED</u> 80'-6" (8-STORIES) - FROM GROUND FLOOR [82'-6" (FROM ESTABLISHED GRADE)]
------------------	--	--

BUILDING AREAS:

	INTERIOR	COVERED TERRACES/ BALCONIES
FIRST FLOOR	5268 S.F.	1630 S.F.
SECOND FLOOR	2841 S.F.	660 S.F.
THIRD FLOOR	6361 S.F.	1042 S.F.
FOURTH FLOOR	11294 S.F.	2637 S.F.
FIFTH FLOOR	11294 S.F.	1237 S.F.
SIXTH FLOOR	11294 S.F.	1237 S.F.
SEVENTH FLOOR	11294 S.F.	1237 S.F.
EIGHTH FLOOR	10650 S.F.	1789 S.F.
TOTAL	70296 S.F.	11469 S.F.

BUILDING FOOTPRINT: 6,567.5 S.F. (24.79%)

IMPERVIOUS AREA: BUILDING, SIDEWALKS & DRIVES 19,843.7 S.F. (74.9%)

PERVIOUS AREA: 26,497 S.F. - 19,843.7 S.F. = 6,653.3 S.F. (25.1%) NOT INCLUDING PAVERS, DECKING ETC.

TOTAL SITE AREA: IMPERVIOUS + PERVIOUS = TOTAL NET LOT AREA
19,843.7 SF (74.9%) + 6,653.3 SF (25.1%) = 26,497 (100%)

FLOOD CLASSIFICATION

FLOOD INFORMATION:

- INFORMATION PROVIDED IS BASED ON NEW FIRM MAPS DATED 08/18/2014
- REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- PROPERTY IS LOCATED IN FIRM PANEL 12513C0509H UNDER ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LOADING SPACE INFORMATION

ZONING AND LAND DEVELOPMENT REGULATIONS

ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

SECTION 4.6.G: REGIONAL ACTIVITY CENTER DISTRICTS

- General Development Regulations Applicable to All districts
- General Parking Regulations
 - Loading and maneuvering shall be pursuant to Article 7 of the Zoning and Land Development Regulations and to the following requirements:
 - Loading for all proposed developments shall occur internal to the building footprint or from the alley and shall be visually screened from public view.
 - Public rights-of-way, excluding alleys, shall not be utilized for maneuvering associated with building loading access.

ZONING AND LAND DEVELOPMENT REGULATIONS

- ARTICLE 7: OFF-STREET PARKING AND LOADING
- Off-Street loading spaces; general provisions.
 - Multi-storied residential developments containing a minimum of 50 units: designated temporary loading spaces for loading and unloading of furniture shall be illustrated on submitted plans with good relationship to the building entrance in a manner which does not restrict the free movement of traffic during their utilization.
 - Off-street loading spaces shall be provided as follows
 - Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

UNIT DATA

LOCATION	UNIT NAME	AREA		TOTAL AREA		BEDS /BATHS	UNIT COUNT		
		AC	ROOM BALCONY	AC	BALCONY				
1ST/2ND FLOOR	101	1109	28	7531	201 (PORCH)	1/1	1		
	102	1090	28			1/1	2		
	103	1071	29			1/1	3		
	104	1108	29			1/1	4		
	105	1049	29			1/1	5		
	106	1058	30			1/1	6		
	107	1046	28			1/1	7		
3RD FLOOR	301	553	102	5085	524	1/1	8		
	302	560	51			1/1	9		
	303	560	29			1/1	10		
	304	571	51			1/1	11		
	305	653	51			1/1	12		
	306	938	155			1/1	13		
	307	625	30			1/1	14		
	308	625	55			1/1	15		
	401	1077	74			8790	426	2/2	16
	402	1088	71					2/2	17
403	902	6	1/1	18					
404	898	3	1/1	19					
406	955	42	1/1	20					
407	906	42	1/1	21					
408	1025	74	2/2	22					
409	874	72	1/1	23					
410	1065	42	2/2	24					
5TH FLOOR	501	1077	74	9863	432			2/2	25
	502	1088	71			2/2	26		
	503	902	6			1/1	27		
	504	898	3			1/1	28		
	505	1073	6			2/2	29		
	506	955	42			1/1	30		
	507	906	42			1/1	31		
	508	1025	74			2/2	32		
	509	874	72			1/1	33		
	510	1065	42			2/2	34		
6TH FLOOR	601	1077	74	9863	432	2/2	35		
	602	1088	71			2/2	36		
	603	902	6			1/1	37		
	604	898	3			1/1	38		
	605	1073	6			2/2	39		
	606	955	42			1/1	40		
	607	906	42			1/1	41		
	608	1025	74			2/2	42		
	609	874	72			1/1	43		
	610	1065	42			2/2	44		
7TH FLOOR	701	1077	74	9863	432	2/2	45		
	702	1088	71			2/2	46		
	703	902	6			1/1	47		
	704	898	3			1/1	48		
	705	1073	6			2/2	49		
	706	955	42			1/1	50		
	707	906	42			1/1	51		
	708	1025	74			2/2	52		
	708	874	72			1/1	53		
	710	1065	42			2/2	54		
8TH FLOOR	801	1190	197	9002	984	2/2	55		
	802	1100	107			2/2	56		
	803	1185	9			2/2	57		
	804	1203	254			2/2	58		
	807	1147	120			2/2	59		
	808	1230	183			2/2	60		
	809	874	72			1/1	61		
	810	1065	42			2/2	62		
TOTAL NET AREA				59997	3431				

GREEN BUILDING PRACTICES

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE NO. 2015-06

§1616 LARGE DEVELOPMENTS

NEW CONSTRUCTION OF A STAND-ALONE BUILDING (OTHER THAN SINGLE FAMILY DETACHED DWELLING OR DUPLEX) WITH MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA SHALL BE CERTIFIED UNDER THE LATEST APPLICABLE VERSION OF THE "LEED" GREEN BUILDING RATING SYSTEM OF THE USGBC OR UNDER ANOTHER RECOGNIZED CERTIFICATION PROGRAM APPROVED BY THE CITY MANAGER OF HISHER DISSEE AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.

GREEN CERTIFICATION NOTE

PROJECT TO ACHIEVE NATIONAL GREEN BUILDING STANDARD CERTIFICATION - SILVER LEVEL (2ND TIER CERTIFICATION). DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT.

ELEMENTS TO BE INCLUDED IN NGBC CERTIFICATION ARE AS FOLLOWS, BUT NOT LIMITED TO:

ENERGY EFFICIENCY 9% OVER FLORIDA BUILDING CODE
ENERGY STAR CERTIFIED COOL ROOF
LIGHT POLLUTION CONTROL
ELECTRIC CAR CHARGING INFRASTRUCTURE
USE OF REGIONAL AND RECYCLED MATERIALS
MOISTURE CONTROL MEASURES
ENERGY STAR APPLIANCES + LIGHTING
ENERGY EFFICIENT HVAC SYSTEM DESIGN AND BUILDING ENVELOPE
WATER-EFFICIENT FIXTURES
PROGRAMMABLE THERMOSTATS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RYORA-16 ZONING DISTRICT.

NOTE: ZONING DISTRICT IS CURRENTLY UNDERGOING REVIEW FOR ZONING MODIFICATIONS, EXISTING ZONING REQUIREMENTS MAY CHANGE. ZONING-IN-TRANSITION

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

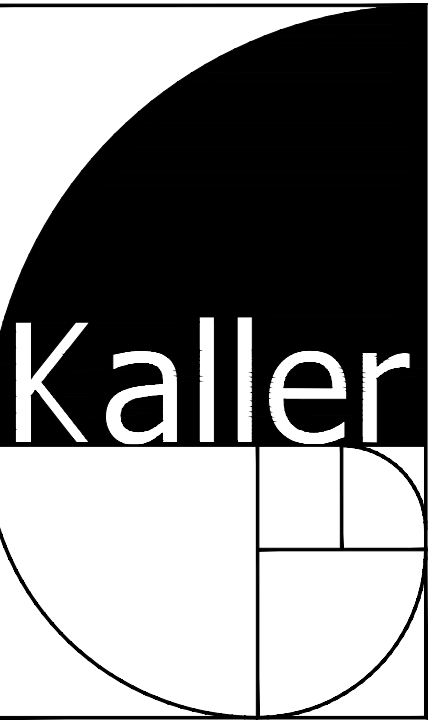
SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER F.P.C. 5TH EDITION - NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

FLOOR AREAS

LOCATION	SPACE	AREA		TOTAL AREA	
		AC	NON AC	AC	NON AC
1ST FLOOR	LOBBY	578		5268	1630
	UNITS	4690			
	ELEVATOR LANDING		133		
	UNIT PORCH		201		
	ELECT/FPL/F. PUMP		657		
	ELEVATORS		145		
	STAIRWELLS		321		
TRASH ROOMS		173			
2ND FLOOR	ELEVATOR LANDING		133	2841	660
	UNITS	2841			
	ELEVATORS		151		
	STAIRWELLS		317		
3RD FLOOR	UNITS	5085		6361	1042
	INT. COORIDORS	1276			
	BALCONIES		524		
	ELEVATORS		154		
	STAIRWELLS		317		
4TH FLOOR	UNITS	8790		11294	2637
	GYM	1073			
	TERRACE		1687		
	INT. COORIDORS	1431			
	EXT. COORIDORS		294		
	BALCONIES		426		
	ELEVATORS		154		
STAIRWELLS		312			
TRASH ROOM		45			
5TH FLOOR	UNITS	9863		11294	1237
	INT. COORIDORS	1431			
	EXT. COORIDORS		294		
	BALCONIES		432		
	ELEVATORS		154		
	STAIRWELLS		312		
TRASH ROOM		45			
6TH FLOOR	UNITS	9863		11294	1237
	INT. COORIDORS	1431			
	EXT. COORIDORS		294		
	BALCONIES		432		
	ELEVATORS		154		
	STAIRWELLS		312		
TRASH ROOM		45			
7TH FLOOR	UNITS	9863		11294	1237
	INT. COORIDORS	1431			
	EXT. COORIDORS		294		
	BALCONIES		432		
	ELEVATORS		154		
	STAIRWELLS		312		
TRASH ROOM		45			
8TH FLOOR	UNITS	9002		10650	1789
	INT. COORIDORS	1648			
	EXT. COORIDORS		294		
	BALCONIES		984		
	ELEVATORS		154		
	STAIRWELLS		312		
TRASH ROOM		45			
TOTAL NET AREA				70296	11469
TOTAL FLOOR AREA - FOR F.A.R. CALC'S (PER ZONING & LAND USE REGULATIONS, ARTICLE 2)		70296	3735	74031	



JOSEPH B. KALLER & ASSOCIATES, P.A.
A# 9001212
2417 Hollywood Blvd, Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
COVER SHEET

REVISIONS		
No.	DATE	DESCRIPTION
1	02/14/17	TAC COMMENTS

PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

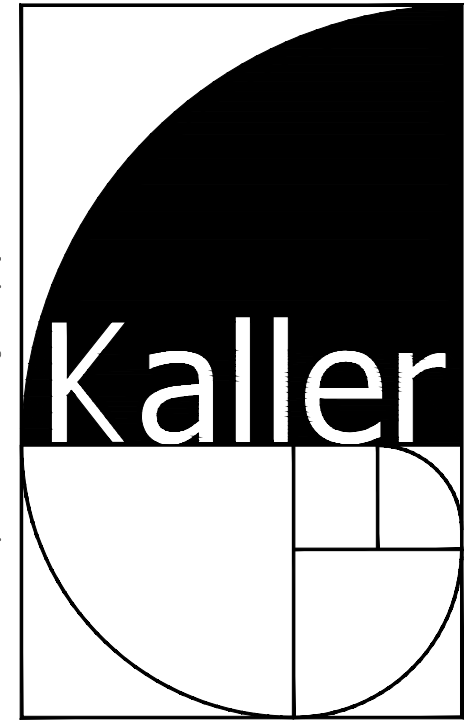
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SP-0

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EXHIBIT "B" AMENDED DESIGN AND SITE PLAN



JOSEPH B. KALLER & ASSOCIATES, P.A.
 AIA# 90001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 P 954.920.5746 F 954.926.2841
 joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
**2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA**

SHEET TITLE
SITE PLAN

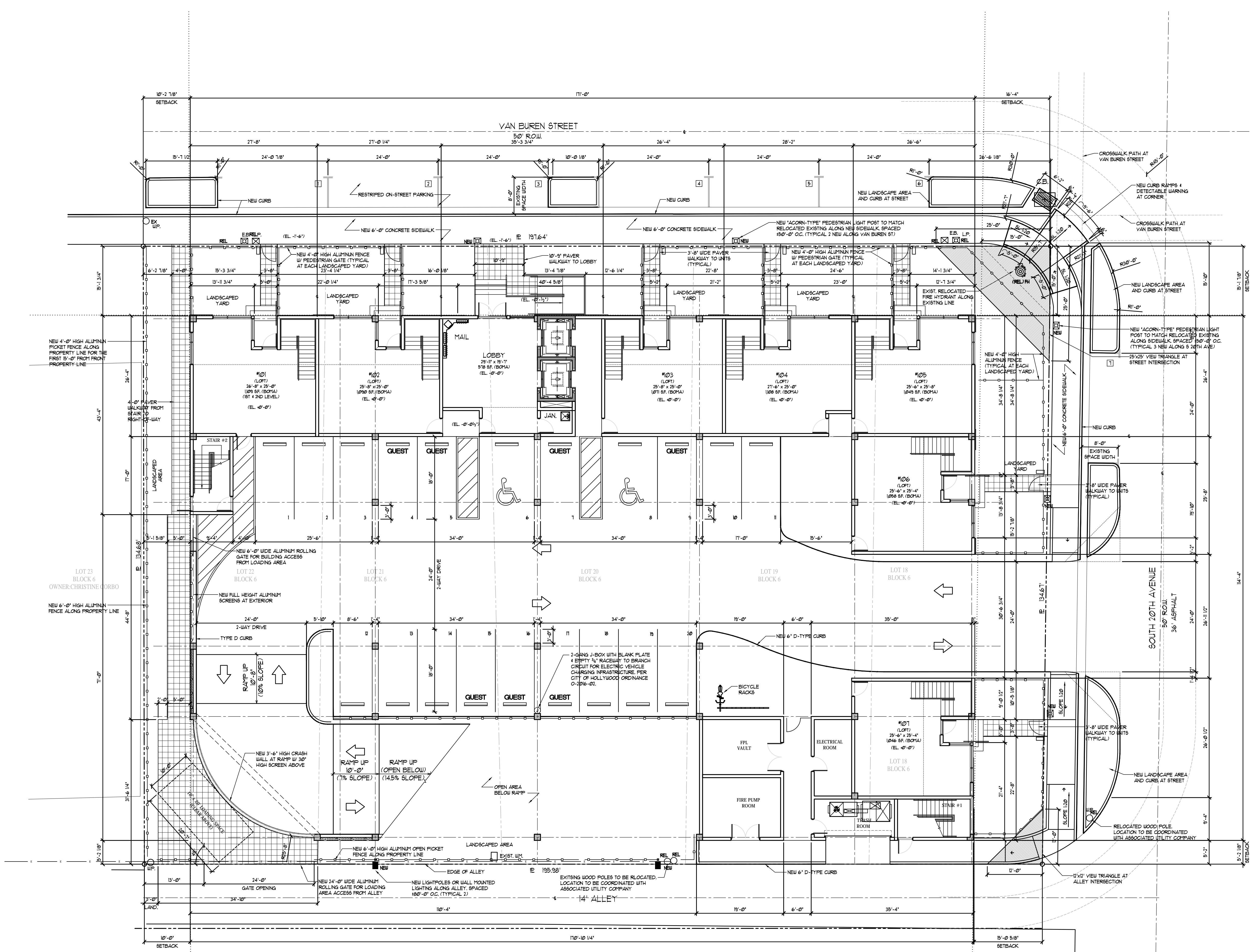
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No.	DATE	DESCRIPTION
1	02/14/17	TAC COMMENTS

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SHEET

SP-1



ELECTRIC VEHICLE NOTE:
 CITY OF HOLLYWOOD ORDINANCE
 O-2016-02

§ 151.154 INSTALLATION OF ELECTRIC VEHICLE-CHARGING INFRASTRUCTURE REQUIRED.

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.

(Ord. O-2011-06, passed 2-16-11; Am. Ord. O1016-02, passed 1-20-16)

POINTS OF IMPACT NOTE:
 ALL VEHICLE BARRIERS 4 WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 6000 LBS (26.70KN) IN ACCORDANCE WITH SECTION 45.3 OF ASCE 7 (FEB FEB 5TH ED. 1601.2.3 - VEHICLE BARRIERS)

ACCENT COLOR NOTE:
 ACCENT COLORS SHALL NOT EXCEED 30% OF EACH WALL AREA.

CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE REGULATIONS -

SECTION 3.22
 G. REVIEW CRITERIA
 2. COLOR INTENSITIES GREATER THAN THOSE REPRESENTED ON THE COLOR CHART MAY BE UTILIZED ONLY FOR PURPOSES OF EMPHASIZING TRIM AND ACCENTING ARCHITECTURAL FEATURES OF A BUILDING OR STRUCTURE AND SHALL NOT EXCEED 30% OF EACH WALL AREA.



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JOSEPH B. KALLER & ASSOCIATES, P.A.
 AA# 28001212
 2417 Hollywood Blvd. Hollywood, Florida 33020
 P 954.920.5746 F 954.926.2841
 joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 SECOND FLOOR PLAN

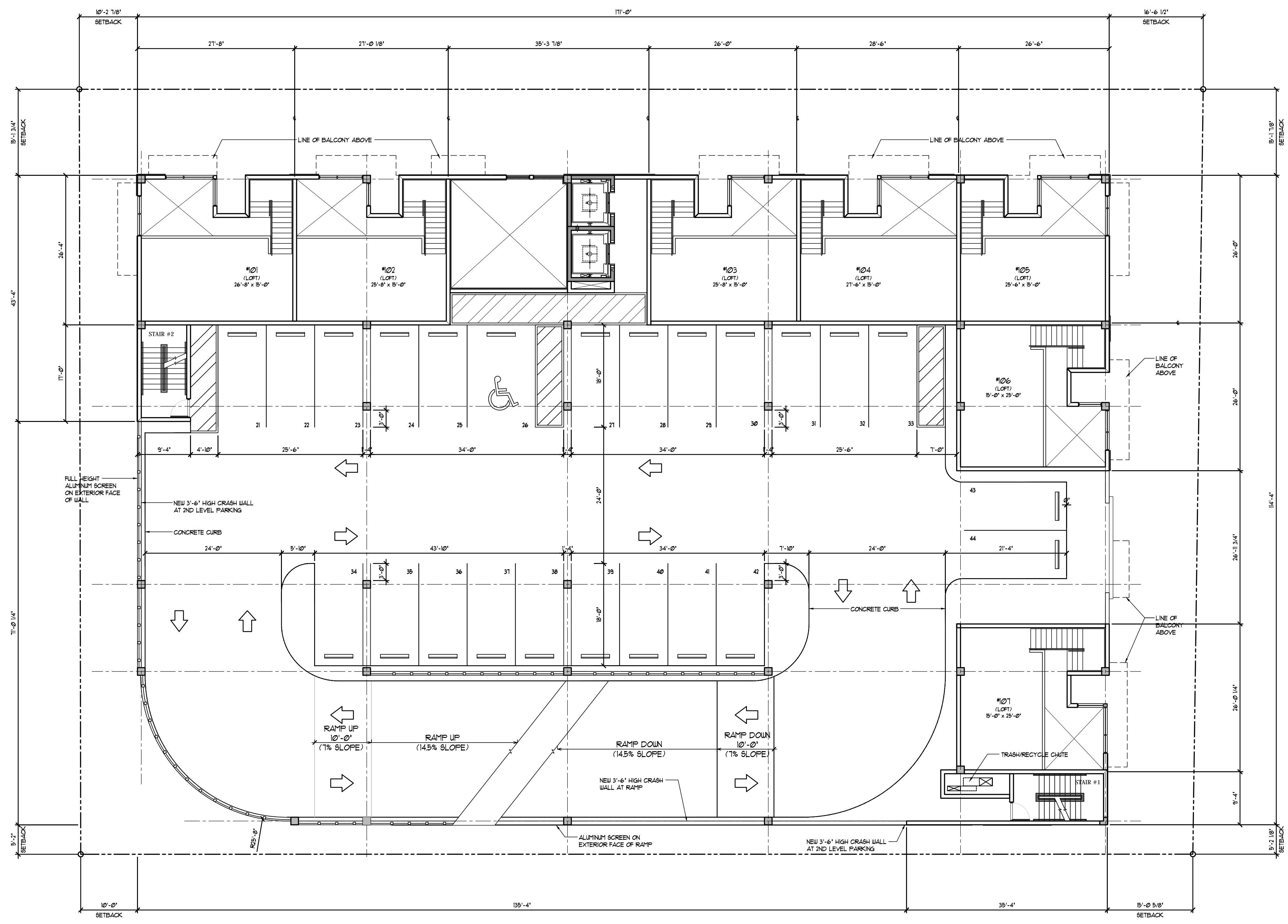
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 CHECKED BY: JBK

SHEET

A-2



POINTS OF IMPACT NOTE:
 ALL VEHICLE BARRIERS & WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 6,000 LBS (26,700N) IN ACCORDANCE WITH SECTION 4.5.3 OF ASCE 7 (PER NBC 5TH ED. 1607.8.3 - VEHICLE BARRIERS)

ACCENT COLOR NOTE:
 ACCENT COLORS SHALL NOT EXCEED 30% OF EACH WALL AREA.

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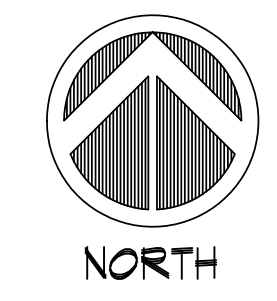


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JOSEPH B. KALLER & ASSOCIATES, P.A.
 AA# 28001212
 2417 Hollywood Blvd. Hollywood, Florida 33020
 P 954.920.5746 F 954.926.2841
 joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 2000 VAN BUREN STREET
 HOLLYWOOD, FLORIDA

SHEET TITLE
 THIRD FLOOR PLAN

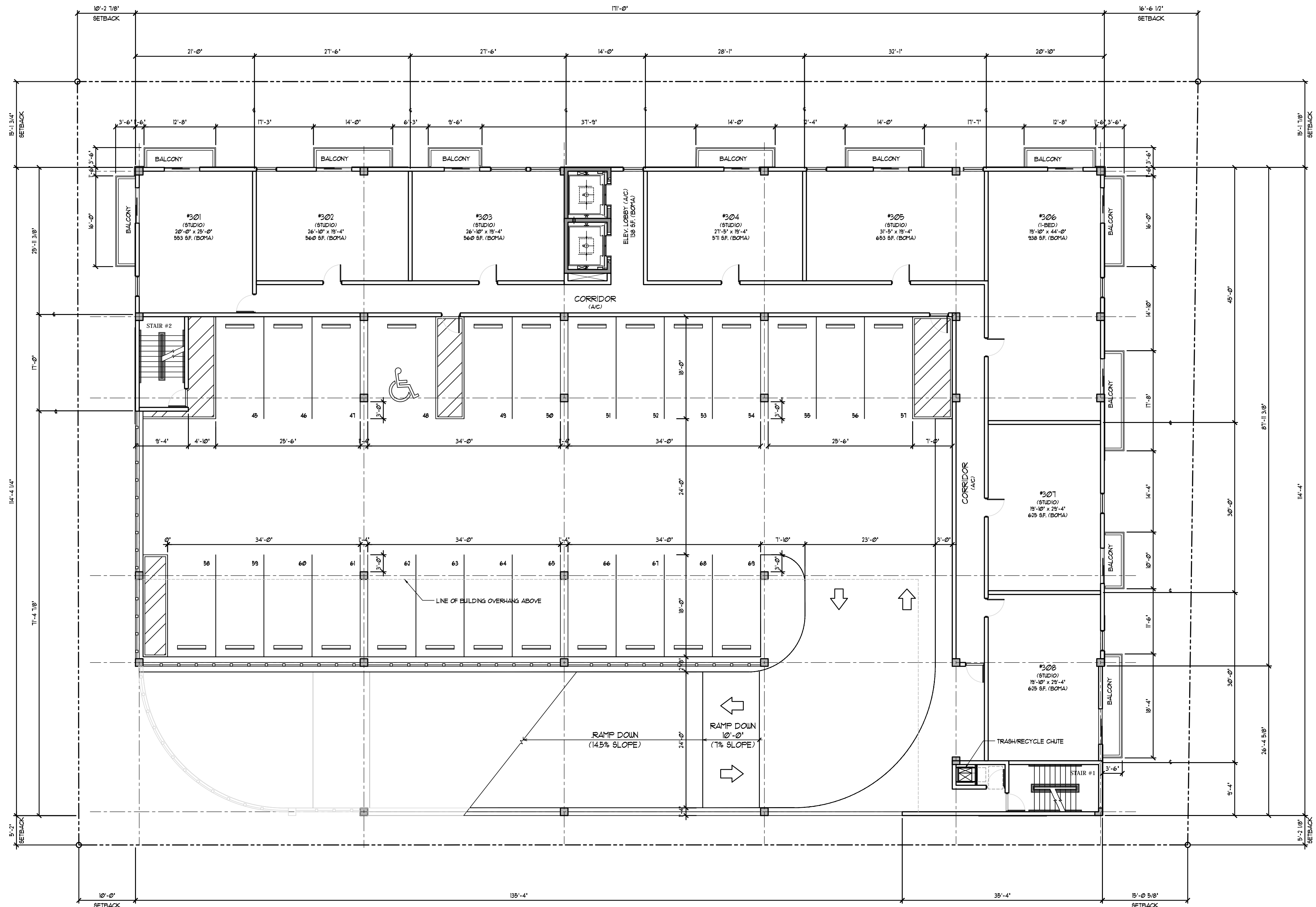
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SHEET

A-3



POINTS OF IMPACT NOTE:
 ALL VEHICLE BARRIERS 4 WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD FT 6,000 LBS (26,700N) IN ACCORDANCE WITH SECTION 4.5.3 OF ASCE 7 (PER FBC 5TH ED. 1607.8.3 - VEHICLE BARRIERS)

ACCENT COLOR NOTE:
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CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE REGULATIONS -

SECTION 3.22
 G. REVIEW CRITERIA
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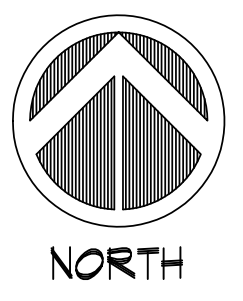


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JOSEPH B. KALLER
&
ASSOCIATES, P.A.
AA# 28001212
2417 Hollywood Blvd. Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
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HOLLYWOOD, FLORIDA

SHEET TITLE
FOURTH FLOOR PLAN

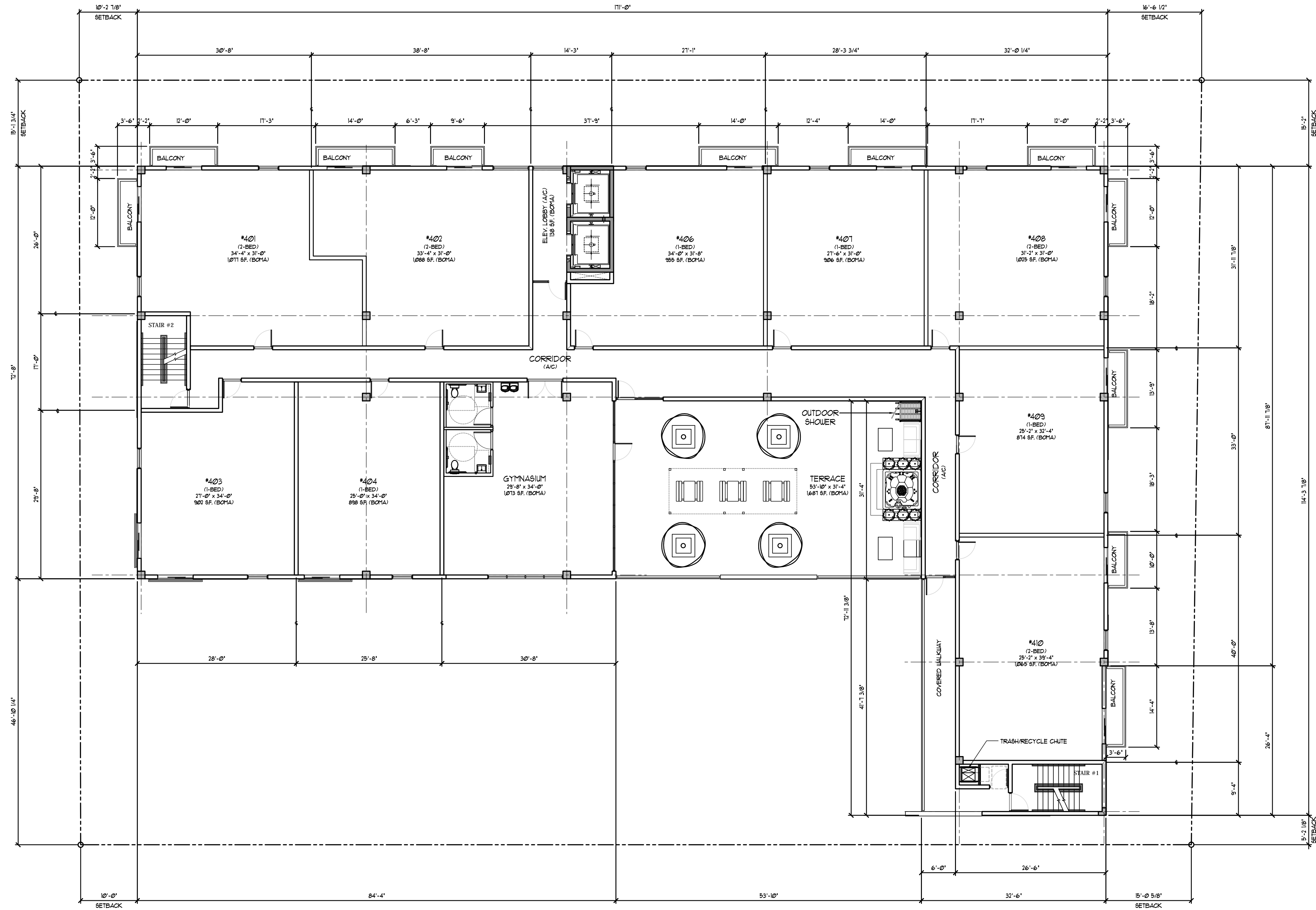
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SHEET

A-4



ACCENT COLOR NOTE:
ACCENT COLORS SHALL NOT EXCEED 30%
OF EACH WALL AREA.

CITY OF HOLLYWOOD ZONING AND LAND
DEVELOPMENT CODE REGULATIONS -

SECTION 3.22
G. REVIEW CRITERIA
2. COLOR INTENSITIES GREATER
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EXCEED 30% OF EACH WALL
AREA.



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JOSEPH B. KALLER
&
ASSOCIATES, P.A.
A/E 28001212
2417 Hollywood Blvd. Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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HOLLYWOOD, FLORIDA

SHEET TITLE
FIFTH-THRU-SEVENTH
FLOOR PLAN

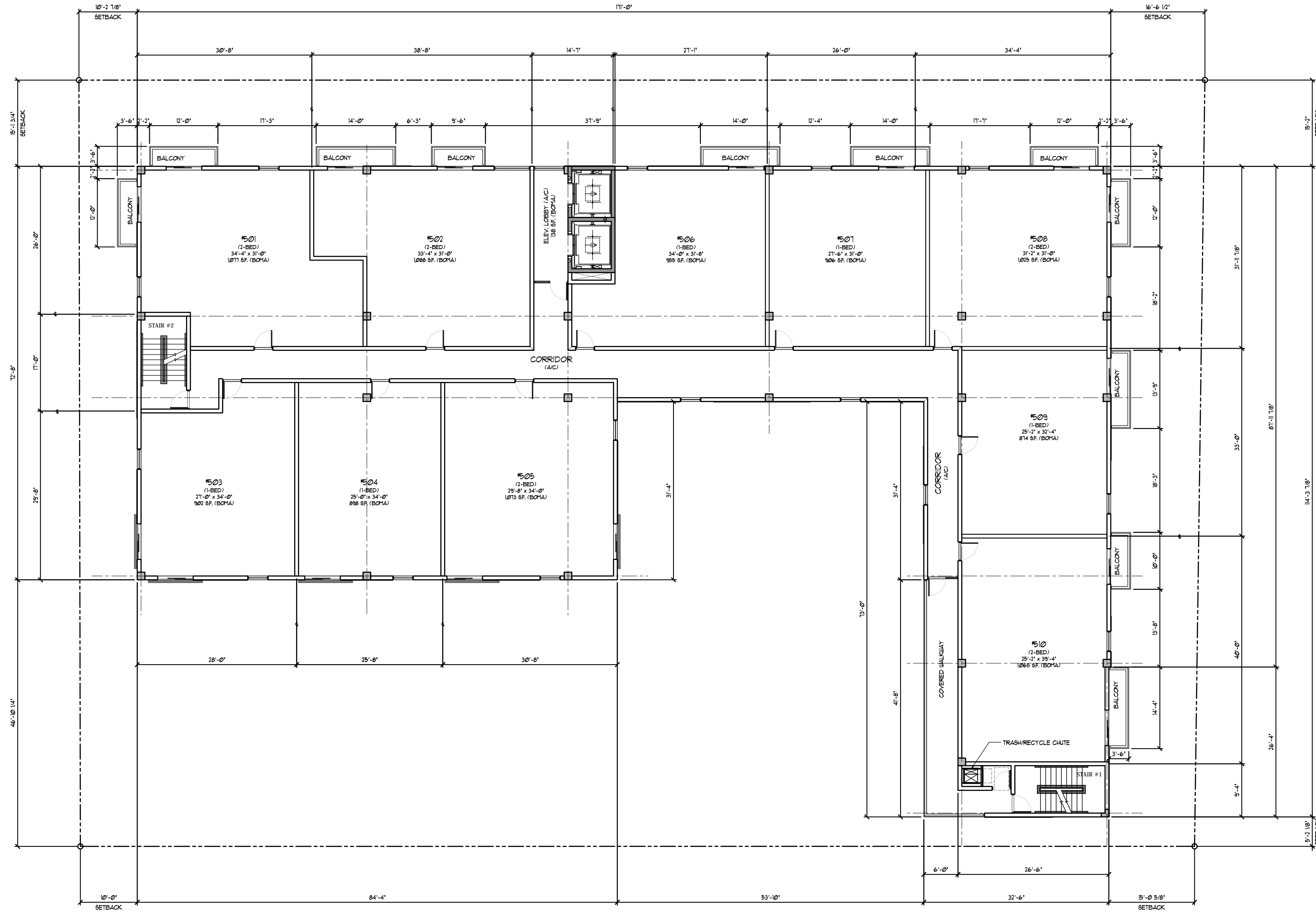
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SHEET

A-5



ACCENT COLOR NOTE:
ACCENT COLORS SHALL NOT EXCEED 30%
OF EACH WALL AREA.

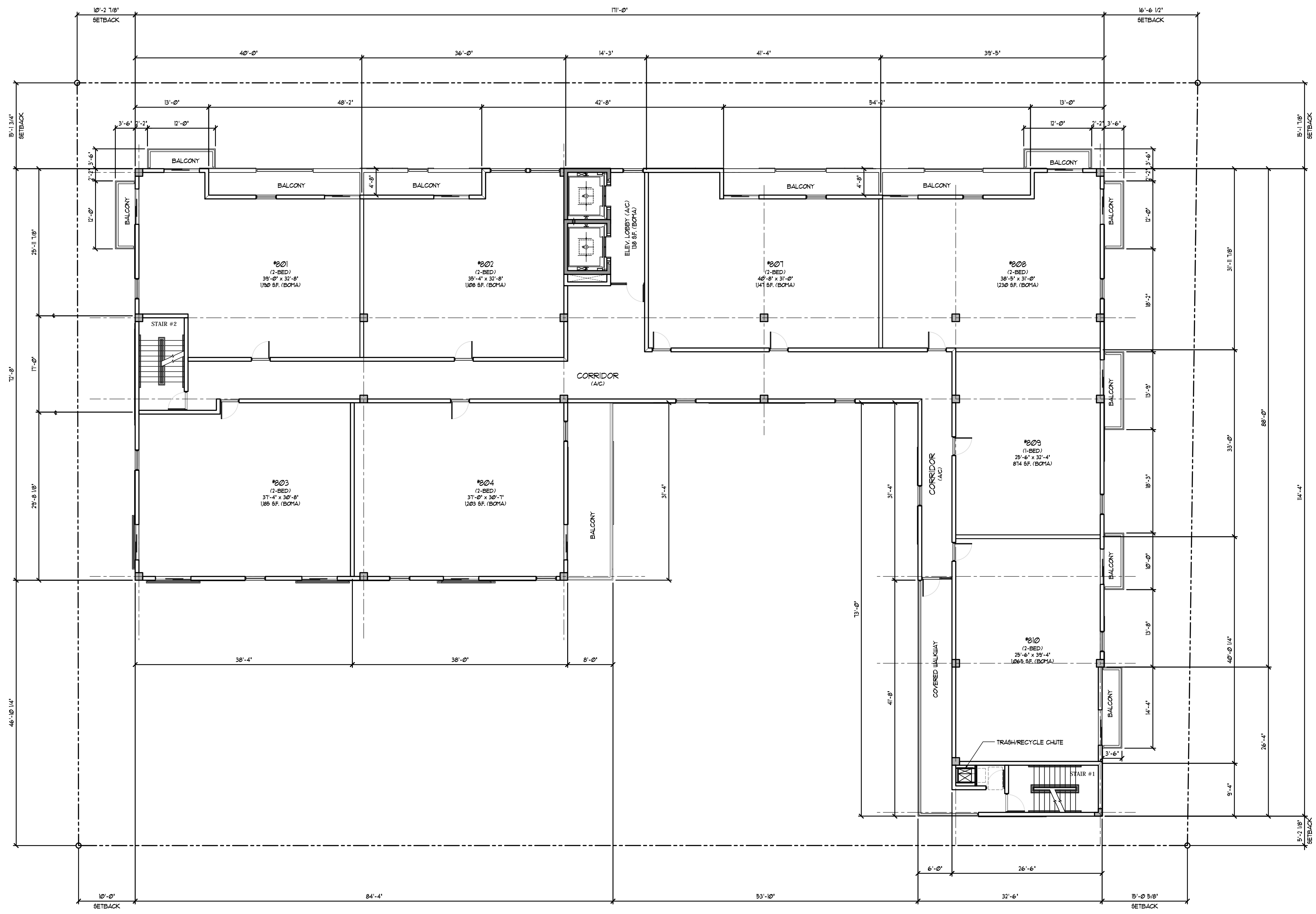
CITY OF HOLLYWOOD ZONING AND LAND
DEVELOPMENT CODE REGULATIONS -
SECTION 3.22
G. REVIEW CRITERIA
2. COLOR INTENSITIES GREATER
THAN THOSE REPRESENTED ON
THE COLOR CHART MAY BE
UTILIZED ONLY FOR PURPOSES
OF EMPHASIZING TRIM AND
ACCENTING ARCHITECTURAL
FEATURES OF A BUILDING OR
STRUCTURE AND SHALL NOT
EXCEED 30% OF EACH WALL
AREA.



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EXHIBIT "B" AMENDED DESIGN AND SITE PLAN



ACCENT COLOR NOTE:
ACCENT COLORS SHALL NOT EXCEED 30%
OF EACH WALL AREA.

CITY OF HOLLYWOOD ZONING AND LAND
DEVELOPMENT CODE REGULATIONS -
SECTION 3.22
G. REVIEW CRITERIA
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JOSEPH B. KALLER
&
ASSOCIATES, P.A.
AA# 28001212
2417 Hollywood Blvd. Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
EIGHTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	02/14/17	TAC COMMENTS

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PROJECT No.: 12093
DATE: 09/15/15
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SHEET

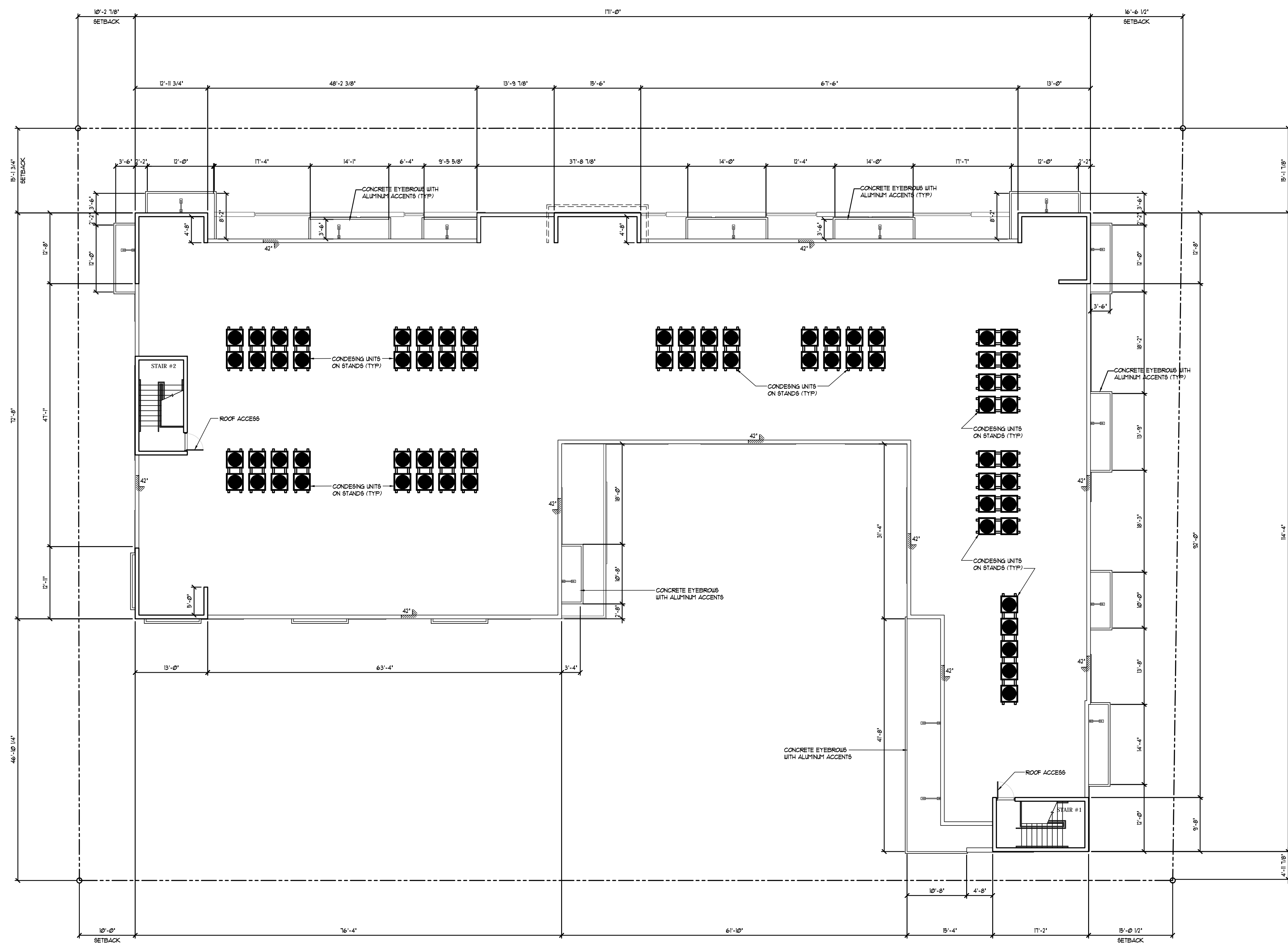
A-6



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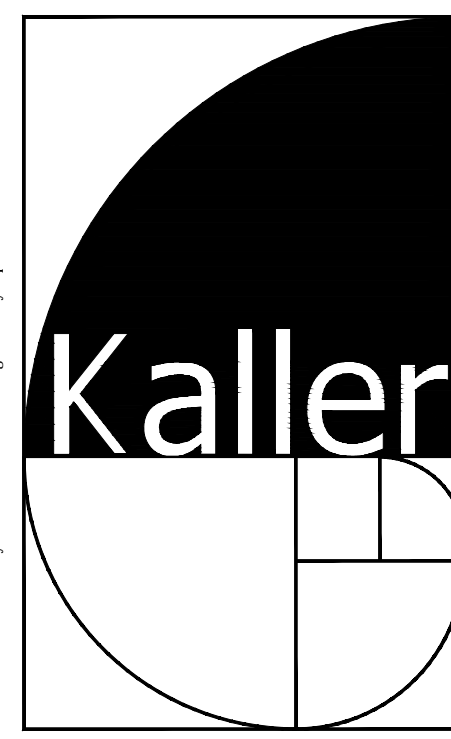
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EXHIBIT "B" AMENDED DESIGN AND SITE PLAN



1 ROOF PLAN

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



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
AA# 28001212
2417 Hollywood Blvd. Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
ROOF PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	02/14/17	TAC COMMENTS

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