

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: _____

Location Address: 2231 FILLMORE ST and 2224 PIERCE ST, HOLLYWOOD FL 33020

Lot(s): LOTS 4 AND 19 Block(s): BLK 10 Subdivision: HOLLYWOOD LITTLE RANCHE

Folio Number(s): 5142 16 01 4020

Zoning Classification: DH-2 (RAC) Land Use Classification: RESIDENTIAL

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 63 UNITS

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): _____

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

Explanation of Request: NEW CONSTRUCTION, 63 UNIT, RENTAL APARTMENT BUILDING

Number of units/rooms: 63 UNITS Sq Ft: 69,088 SQ. FT. (FAR)

Value of Improvement: \$15,000,0000 Estimated Date of Completion: 2026

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

Name of Current Property Owner: DTD 190 LLC

Address of Property Owner: 2719 HOLLYWOOD BLVD, HOLLYWOOD FL 33020

Telephone: 954-920-5746 Fax: _____ Email Address: ROY@DREAMTEAMDEVELOPER.CO

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER, AIA, BD+C

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD FL 33020 Telephone: 954-920-5746

Fax: _____ Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: 2/9/2021 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: ROY HAUSMANN

Address: 2719 HOLLYWOOD BLVD HOLLYWOOD FL 33020

Email Address: ROY@DREAMTEAMDEVELOPER.COM

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 04/17/23

PRINT NAME: _____

LEON ROY HAUSMAN

Date: 04/17/23

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

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

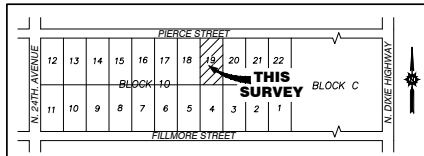
Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

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



CURRENT ZONING CLASSIFICATIONS AND APPLICABLE REQUIREMENTS AND RESTRICTIONS:

A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT. ALL INFORMATION RELATING TO ZONING AND LAND USE SHOULD BE CONFIRMED BY CONTACTING THE APPROPRIATE CITY OF HOLLYWOOD, FLORIDA GOVERNMENTAL DEPARTMENT.

PARKING SPACES:

REGULAR: NO STRIPED SPACES
HANDICAP: NO STRIPED SPACES

SURVEYORS REFERENCES:

- THE PLAT OF HOLLYWOOD LITTLE RANCHES, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- WFS NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT NO. 17261391-A, COMMITMENT DATE: NOVEMBER 18, 2020 AT 8:00 A.M.

MISCELLANEOUS NOTES:

- (P) DENOTES DATA BASED ON THE PLAT OF RECORD.
- (M) DENOTES DATA BASED ON FIELD MEASUREMENTS.
- (C) DENOTES DATA BASED ON COMPUTATIONS AND/OR CALCULATIONS.
- (N) DENOTES DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS.

AREA TABLE NOTE:

- RIGHT-OF-WAY AREA IS DEFINED AS THE AREA BOUNDED ON THE SOUTH BY THE S. RIGHT-OF-WAY LINE OF PIERCE STREET, ON THE NORTH BY THE CENTERLINE OF PIERCE STREET AND ON THE EAST AND WEST BY THE LOT SIDE LINES EXTENDED TO THE CENTERLINE OF PIERCE STREET.
- AREA FIGURES ON FIELD MEASUREMENTS ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.

| IDENTIFICATION (SQ. FT./ACRES) |
|--------------------------------|
| PANEL AREA 20,518 (0.471) |
| 17.9 ACRES = 2,002 (0.596) |
| GROSS AREA 22,520 (0.517) |

UNITS TO BE REMOVED:

THE TWO EXISTING ONE STORY APARTMENT BUILDINGS AND THE ASSOCIATED WOOD SHED, WHICH COMPOSE THE UNITS ARE TO BE DEMOLISHED AS A PART OF THIS PROJECT.

THIS NOTE IS AT THE REQUEST OF THE CITY OF HOLLYWOOD DEVELOPMENT SERVICE PLANNING DIVISION, FILE NUMBER 21-CP-24.

ENCROACHMENTS:

- THE CONCRETE SEWER/STORM ENCLOSED 0.2' SOUTH OF THE NORTH PROPERTY LINE.
- THE EDGE OF PAVEMENT JUST SOUTH OF THE NORTHEAST PROPERTY CORNER ENCLOSED 0.2' OVER THE EAST BOUNDARY LINE.
- THE FENCED CONCRETE DUMPSTER PAD JUST SOUTH OF THE NORTHEAST PROPERTY CORNER ENCLOSED 0.7' OVER THE EAST BOUNDARY LINE.

TREE NOTES:

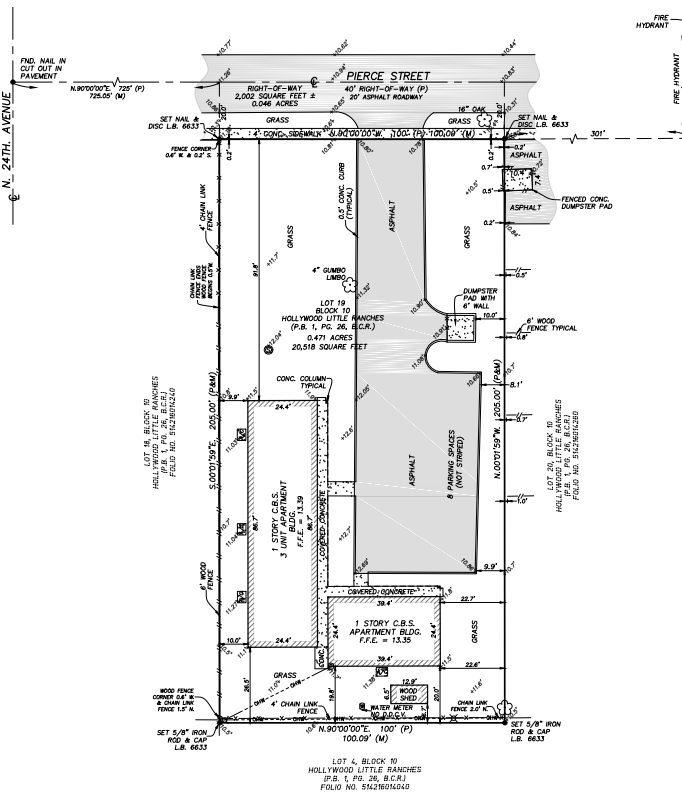
- ONLY TREES 3 CALIPER INCHES AND LARGER WHEN MEASURED AT BREAST HEIGHT ARE SHOWN HEREON.
- HEDGES, GROUND COVER AND TREES LESS THAN 3 CALIPER INCHES ARE NOT SHOWN HEREON.
- TREE SPECIES NAMES ARE BASED ON THE COMMON NAME FOR THE TREE SPECIES AND SIZES.

EASEMENTS OF RECORD:

THERE ARE NO EASEMENTS OF RECORD REFERENCED IN SCHEDULE B, PART 8 OF WFS NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT NO. 17261391-A, COMMITMENT DATE: NOVEMBER 18, 2020 AT 8:00 A.M.

| WFS NATIONAL TITLE INSURANCE COMPANY, FILE NO. 17261391-A EFFECTIVE DATE 11/18/2020 @ 8:00AM | | | | |
|---|---------------------|---|------------------------|------------------------|
| No. | Instrument Type | Description | Recording Date | Affects |
| 1 | Standard Exceptions | Defects, liens, encumbrances, adverse claims or other matters | Not Available | Not a Matter of Survey |
| 2 | Standard Exceptions | Any rights, interests or claims of parties in possession not shown by the public records | Not Available | Not a Matter of Survey |
| 3 | Standard Exceptions | Statements or claims of encumbrances not shown by the public records | Not Available | Not a Matter of Survey |
| 4 | Standard Exceptions | Any encumbrance, encumbrance, violation, or adverse circumstance affecting the title | Not Available | Not a Matter of Survey |
| 5 | Standard Exceptions | Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements | Not Available | Not a Matter of Survey |
| 6 | Standard Exceptions | Any adverse ownership claim by right of sovereignty | Not Available | Not a Matter of Survey |
| 7 | Standard Exceptions | Any lien provided by Chapter 105, Florida Statutes | Not Available | Not a Matter of Survey |
| 8 | Standard Exceptions | Taxes and assessments for the year 2020 and subsequent years | Not Available | Not a Matter of Survey |
| 9 | Plat | Plat of HOLLYWOOD LITTLE RANCHES, A SUBDIVISION | P.B. 1, Pg. 26 | See Plat of Record |
| 10 | Resolution | Resolution No. 06-DPV-03 | O.R.B. 40294, Pg. 1942 | Yes |
| 11 | Resolution | Resolution No. 06-DPV-03A | O.R.B. 40456, Pg. 308 | Yes |

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



ABBREVIATIONS

A/C AIR CONDITIONER
B.C.R. BROWARD COUNTY RECORDS
B.L.C. BLOCK
C.A.S. CALCULATED
C.B.S. CONCRETE BLOCK STRUCTURE
C.E.R. CENTER LINE
C.C. CONCRETE
D.D.C.V. DOUBLE DETECTOR CHECK VALVE
E.L. ELEVATION
F.F.E. FINISHED FLOOR ELEVATION
F.N.D. FOUND
I.D. IDENTIFICATION
M.B. MEASURED
O.R.B. OFFICIAL RECORDS BOOK
P. PLAT
P.B. PLAT BOOK
P.C. PAGE
P.T. POINT

LEGEND

BACK FLOW PREVENTER
CONCRETE POWER POLE
WOOD POWER POLE
GAS VALVE
SEWER MANHOLE
ELECTRIC WIRE PULL BOX
WATER METER
ELECTRIC METER
SURFACE ELEVATION
CHAIN LINK FENCE
WOOD FENCE
OVERHEAD WIRES
BREAK IN LINE SCALE
GRAPHIC SCALE

LEGAL DESCRIPTION:

LOT 19, BLOCK 10, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 52-17, FLORIDA ADMINISTRATIVE CODES, SUPPLEMENT TO SECTION 472.02, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN IS BASED ON THE LEGAL DESCRIPTION SHOWN IN WFS NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT NO. 17261391-A, COMMITMENT DATE: NOVEMBER 18, 2020 AT 8:00 A.M.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON.
- THE BEARINGS SHOWN HEREON ARE BASED ON N. 100° 00' 00\"/>

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROPRIATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1" = 20 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1') OF A FOOT, PLUS OR MINUS.
- TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR ERECTION CONTACT BY AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE EXISTING BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN BOUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT, BEFORE DESIGN OF IMPROVEMENTS OTHER DIMENSIONS SHOWN BE CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNED SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREON. SBA CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. SBA MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT SBA FOR VERIFICATION OF ACCURACY.
- PROPERTY CORNER, ADDRESS AND PARCEL IDENTIFICATION NUMBERS SHOWN HEREON ARE PER BROWARD COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE SURVEY.

CERTIFIED TO:

OTO 190, LLC; SNYDER INTERNATIONAL LAW GROUP, PA.; WFS NATIONAL TITLE INSURANCE COMPANY.

SURVEYOR'S CERTIFICATE:

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, 5, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/22/2020.

DATE OF PLAT OR MAP: 12/22/2020

DATE OF SIGNATURE: 12/22/2020

JAMES G. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 40319
STATE OF FLORIDA
STONER & ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com

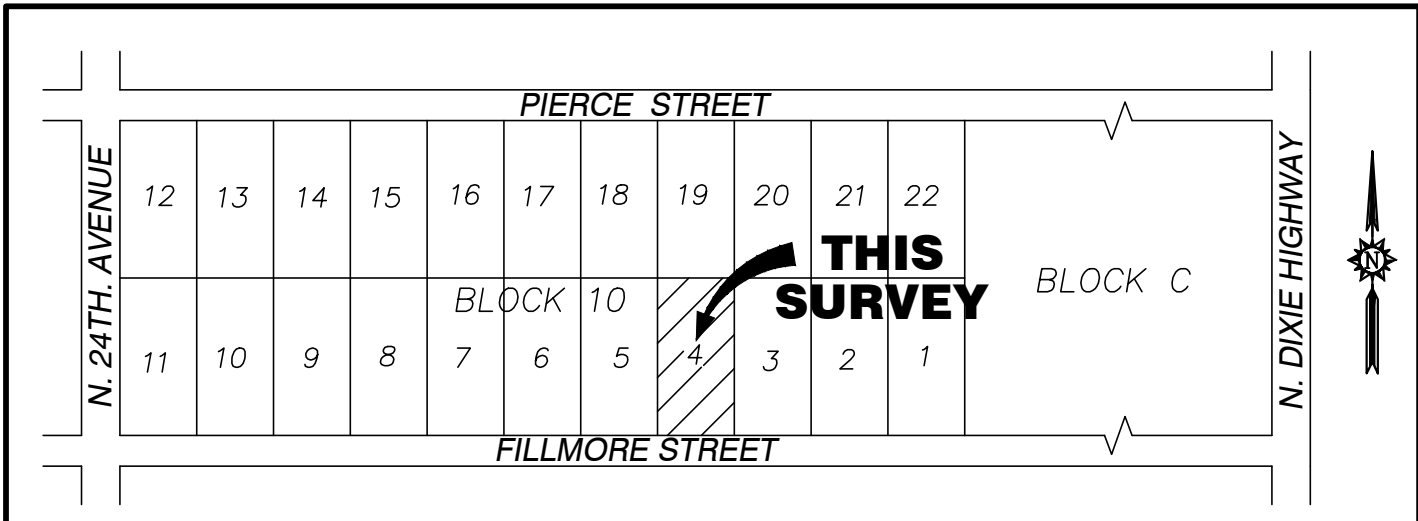
| NO. | REVISION | DATE | BY | JOB |
|-----|-------------------------------|----------|-----|-----|
| 1 | ADD DIMENSIONAL SURVEY REPORT | 05/07/21 | JGS | |
| 2 | ADD DIMENSIONAL SURVEY REPORT | 05/07/21 | JGS | |

STONER & ASSOCIATES, INC.
SURVEYORS & MAPPERS
Florida Licensed Surveying
13401 S.W. 62nd Avenue, Town of Davie, Florida, 33314
TEL: (954) 586-0997
stonerandassociates.com

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
LOT 19, BLOCK 10, HOLLYWOOD LITTLE RANCHES,
PLAT BOOK 1, PAGE 26, B.C.R.
2224 PIERCE STREET, LOT 19, B.C.R.

| FILED BY | DATE | FILED IN | BOOK | PAGE |
|-----------|------------|----------|------|------|
| J. STONER | 12/22/2020 | 190 | 1 | 1 |

PROJECT
20-9116
SHEET NO.
1 OF 1



CURRENT ZONING CLASSIFICATIONS AND APPLICABLE REQUIREMENTS AND RESTRICTIONS:

A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT. ALL INFORMATION RELATING TO ZONING AND LAND USE SHOULD BE CONFIRMED BY CONTACTING THE APPROPRIATE CITY OF HOLLYWOOD, FLORIDA GOVERNMENTAL DEPARTMENT.

PARKING SPACES:

REGULAR: NO STRIPED SPACES
HANDICAP: NO STRIPED SPACES

SURVEYOR'S REFERENCES:

- THE PLAT OF HOLLYWOOD LITTLE RANCHES, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- QUIT CLAIM DEED, OFFICIAL RECORDS BOOK 49680, PAGE 74 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

MISCELLANEOUS NOTES:

- (P) DENOTES DATA BASED ON THE PLAT OF RECORD.
- (M) DENOTES DATA BASED ON FIELD MEASUREMENTS.
- (C) DENOTES DATA BASED ON COMPUTATIONS AND OR CALCULATIONS.
- (R) DENOTES DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS.

SNYDER INTERNATIONAL LAW GROUP
REAL ESTATE CORPORATION (LITIGATION) INNOVATION LAW

**CITY OF HOLLYWOOD
OWNERSHIP & ENCUMBRANCES REPORT**

TO: CITY OF HOLLYWOOD, a municipal corporation

This will serve to certify that First American Title Insurance Company has caused to be made a search of the Public Records of Broward County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from July 1, 1922 through April 12, 2021, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 4, Block 10, LESS the South 10 feet thereof for Road Right-of-Way, HOLLYWOOD LITTLE RANCHES, a subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

1. **PLAT RECORDED ON JULY 3, 1922 AND IS ATTACHED HERETO AS EXHIBIT "A"**

2. **SQUARE FOOTAGE:**
The property has a parcel square footage of approximately 23,532 square feet according to the Broward County Property Appraiser's website.

3. **ENCUMBRANCES AFFECTING THE PROPERTY BOUNDARY NECESSARY FOR LEGAL ACCESS TO THE PROPERTY:**

None

4. **ENCUMBRANCES LYING WITHIN THE PROPERTY BOUNDARIES:**

None

5. **GRANTEES IN LAST DEED OF RECORD:**

DTD 199, LLC, a Florida limited liability company, by virtue of that Warranty Deed recorded under Instrument Number 117062180.

6. **RECORDED MORTGAGES:**

None

7. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

None

8. **GENERAL EXCEPTIONS:**

- Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
- Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including title claims, submerged, filled and artificially exposed lands and lands accreted to such lands or diposed as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.

2100 BISCAYNE BOULEVARD | SUITE 401 Aventura, FL 33103
OFFICE: 784.889.2882 | FAX: 784.889.2399 | WWW.SNYDERINTL.COM

9. **SPECIAL EXCEPTIONS:**

- Easements, dedications, restrictions, covenants and conditions as set forth in the Plat of HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, recorded in Plat Book 1, page 26.
- Reservation No. 06-DPV-42 set forth in O.R. Book 42024, at Page 1542.
- Reservation No. 06-DPV-42 set forth in O.R. Book 42024, at Page 1542.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and I am duly licensed to practice in the State of Florida.

Respectfully submitted this 16th day of April 2021.

Jennifer Snyder, Esquire
Signature
83712
Florida Bar Number

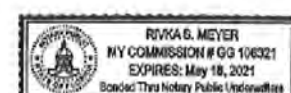
Snyder International Law Group, P.A.
Title Name
21500 Biscayne Blvd., Suite 401
Aventura, FL 33103

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was seen and acknowledged before me by means of physical presence, this 16th day of April 2021, by Jennifer Snyder, who is personally known to me.

Rivka Meyer
Notary Public
Print Name

My Commission Expires:



2100 BISCAYNE BOULEVARD | SUITE 401 Aventura, FL 33103
OFFICE: 784.889.2882 | FAX: 784.889.2399 | WWW.SNYDERINTL.COM

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

ABBREVIATIONS

A/C AIR CONDITIONER
B.C.R. BROWARD COUNTY RECORDS
BLDG. BUILDING
(C) CALCULATED
C.B.S. CONCRETE BLOCK STRUCTURE
C.L. CENTER LINE
CONC. CONCRETE
EL. ELEVATION
F.F.E. FINISHED FLOOR ELEVATION
FND. FOUND
L.B. LICENSED BUSINESS
(M) MEASURED
O.R.B. OFFICIAL RECORDS BOOK
(P) PLAT
P.B. PLAT BOOK
PG. PAGE
PT. POINT

LEGEND

BACK FLOW PREVENTER
CLEANOUT
CONCRETE POWER POLE
WOOD POWER POLE WITH LIGHT
GAS VALVE
SEWER VALVE
SEWER MANHOLE
WATER VALVE
UTILITY MARKER
WATER METER
ELECTRIC METER
SURFACE ELEVATION
TREE
CHAIN LINK FENCE
WOOD FENCE
OVERHEAD WIRES
BREAK IN LINE SCALE

ENCROACHMENTS:

- 5 FOOT WIDE CONCRETE SIDEWALK ALONG THE SOUTH PROPERTY LINE.
- 4' WOOD FENCE AND 6' WOOD FENCE ENCROACHING ONTO OUR PROPERTY, ALONG THE ENTIRE LENGTH OF THE WEST PROPERTY LINE.

FILLMORE STREET RIGHT-OF-WAY NOTE:

FOUND PROPERTY CORNER MONUMENTS ARE LOCATED 10 FEET NORTH OF THE SOUTH LINE OF, BLOCK 10, INDICATING A POSSIBLE 10 FOOT RIGHT-OF-WAY DEDICATION ALONG THE NORTH SIDE OF FILLMORE STREET.

THE SURVEYOR WAS NOT ABLE TO DOCUMENT OR FIND ANY RECORDED INSTRUMENTS SHOWING A RIGHT-OF-WAY DEDICATION AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, COMPANY FILE No. 20177636KS2, COMMITMENT EFFECTIVE DATE: DECEMBER 9, 2020 AT 8:00 A.M. DOES NOT LIST ANY DOCUMENTS SHOWING A RIGHT-OF-WAY DEDICATION.

UNITS TO BE REMOVED:

THE EXISTING ONE STORY RESIDENCE AND THE ASSOCIATED METAL SHED, WHICH COMPRISE ONE UNIT ARE TO BE DEMOLISHED AS A PART OF THIS PROJECT.

THIS NOTE IS AT THE REQUEST OF THE CITY OF HOLLYWOOD DEVELOPMENT SERVICE PLANNING DIVISION, FILE NUMBER 21-25.

WATER SUPPLY NOTE:

NO WATER METER WAS OR DOUBLE DETECTOR CHECK VALVE (D.D.C.V.) WAS FOUND AT THIS SITE.

AREA TABLE NOTE:

- RIGHT-OF-WAY AREA IS DEFINED AS THE AREA BOUNDED ON THE NORTH BY THE N. RIGHT-OF-WAY LINE OF FILLMORE STREET, ON THE SOUTH BY THE CENTERLINE OF FILLMORE STREET AND ON THE EAST AND WEST BY THE LOT SIDE LINES EXTENDED TO THE CENTERLINE OF FILLMORE STREET.
- AREA FIGURES ON FIELD MEASUREMENTS ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.

AREA TABLE

| IDENTIFICATION | SO. FT. | ACRES |
|----------------|---------|-------|
| PARCEL AREA | 20,532 | 0.471 |
| R/W AREA | 2,002 | 0.046 |
| GROSS AREA | 22,534 | 0.517 |

LEGAL DESCRIPTION:

LOT 4, IN BLOCK 10, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS OBTAINED FROM THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND IS NOT BASED ON A TITLE SEARCH. TITLE COMMITMENT NOT AVAILABLE AT THE TIME OF SURVEY.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON.
- THE BEARINGS SHOWN HEREON ARE BASED ON N.90°00'00"E., ALONG THE NORTH LINE OF LOT 16, BLOCK 9, HOLLYWOOD LITTLE RANCHES, RECORDED IN PLAT BOOK 1, AT PAGES 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING BENCHMARK No. 1896, ELEVATION = 9.331'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFIP COMMUNITY NAME & COMMUNITY NUMBER: 125113 CITY OF HOLLYWOOD
 - COUNTY NAME: BROWARD COUNTY
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0569
 - SUFFIX: H
 - FIRM INDEX DATE: 8/18/2014
 - FIRM PANEL EFFECTIVE/REVISED DATE: 8/18/2014
 - FLOOD ZONE: X
 - BASE FLOOD ELEVATION: N/A

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LOCATION OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 20 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS.
- TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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- PROPERTY OWNER, ADDRESS AND PARCEL IDENTIFICATION NUMBERS SHOWN HEREON ARE PER BROWARD COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE SURVEY.

CERTIFIED TO:

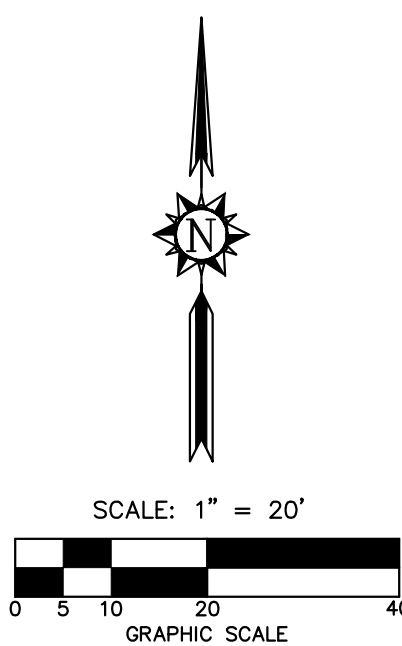
DESARROLLADORES 1111, LLC.
SNYDER INTERNATIONAL LAW GROUP, PA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

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, 5, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 10, 2020.

DATE OF PLAT OR MAP: 12/22/2020
DATE OF SIGNATURE: 12/23/2020

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com



| NO. | REVISION | DATE | BY: |
|-----|--|----------|-----|
| 1. | ADD OWNERSHIP AND ENCUMBRANCE REPORT | 4/28/21 | DWS |
| 2. | ADD FIRE HYD. UNIT COUNT, H2O SUPPLY NOTES | 08/05/21 | JDS |

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4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
LOT 4, BLOCK 10, HOLLYWOOD LITTLE RANCHES
PLAT BOOK 1, PAGE 26, B.C.R.
2231 FILLMORE STREET, HOLLYWOOD, FL 33020

| | |
|---------------------------|-----------|
| LAST DATE OF FIELD SURVEY | 01/15/21 |
| DRAWN: DWS | |
| CHECKED: JDS | |
| BOOK/PAGE(S): | 117/18-41 |
| & DATA COLLECTOR | |

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

PROJECT
21-9134

SHEET NO.
1 OF 1



FILLMORE STREET APARTMENTS

2231 FILLMORE ST.
HOLLYWOOD, FL 33020



2231 FILLMORE ST.
HOLLYWOOD, FL 33020

ZONING INFO

BASIC ZONING

| | |
|-----------------------------|---|
| Municipal Future Land Use: | Regional Activity Center (RAC) |
| Zone: | DH-2 |
| Existing Building Use: | Single Family Residential |
| Existing Land Use: | Residential |
| County Future Land Use: | Regional Activity Center |
| Allowed Use(s) - Primary: | Residential(2), Lodging(1), Office(1), Commercial(1), Civic(2), Educational(1) |
| Allowed Use(s) - Accessory: | N/A |

BUILDING INTENSITY

| | |
|--------------------------------------|---------------|
| Maximum Lot Coverage: | N/A |
| Maximum Building Height: | 45 ft |
| Maximum Height - Stories: | 4 |
| Floor Area Ratio (FAR): | 1.75 |
| Maximum Built Area Allowed: | 69,132.9 ft² |
| Built Area Provided: | 69,087.95 ft² |
| Minimum Open Space: | 20% |
| Maximum Residential Area Allowed: | 69,132.79 ft² |
| Estimated Residential Units Allowed: | Unlimited |
| Maximum Lodging Area Allowed: | 69,132.79 ft² |
| Estimated Lodging Rooms Allowed: | Unlimited |
| Maximum Commercial Area Allowed: | 69,132.79 ft² |
| Maximum Office Area Allowed: | 69,132.79 ft² |

SETBACKS AT GROUND LEVEL

| | |
|-------------------------------------|----------|
| Minimum Primary Frontage Setback: | 15.00 ft |
| Minimum Secondary Frontage Setback: | N/A |
| Minimum Side Setback: | 10.00 ft |
| Minimum Rear Setback: | 20.00 ft |
| Minimum Water Setback: | N/A |

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

| | |
|-----------|---------|
| Front: | 10 feet |
| Interior: | 5 feet |
| Alley: | 5 feet |

Amount of Required Off-Street Parking

Units of one bedroom or less; and Qualifiable Affordable Housing Developments:
1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit;
plus 1 space per 10 units for guest parking

Off-Street loading spaces; general provisions

Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each
additional 100 units or major fraction.

PROJECT INFO

Lot Area:

40,051.00 sf

Maximum Building Height:

| | |
|-----------|-------|
| Allowed: | 45 ft |
| Proposed: | 45 ft |

Floor Area Ratio (FAR) 1.50:

| | |
|-----------|--------------|
| Allowed: | 69,132.9 sf |
| Proposed: | 69,087.95 sf |

Open Space:

| | |
|-----------|---------------------|
| Minimum: | 20% (8,010.20 sf) |
| Proposed: | 24.8% (9,948.66 sf) |

Front Setback (Fillmore ST.):

| | |
|-----------|--------|
| Minimum: | 15'-0" |
| Proposed: | 15'-0" |

Front Setback (Pierce ST.):

| | |
|-----------|--------|
| Minimum: | 15'-0" |
| Proposed: | 15'-0" |

Side Setback:

| | |
|-----------|--------|
| Minimum: | 10'-0" |
| Proposed: | 10'-0" |

Parking Requirement:

| | |
|-----------------------------|------------------------------------|
| One Bed Unit (41un x 1): | 41 spaces |
| One Bed + Den (5un x 1.5): | 08 spaces 5 Tandems (10 spaces) |
| Two Bed + Den (15un x 1.5): | 23 spaces 15 Tandem (20 spaces) |
| Three Bed Unit (2un x 1.5): | 03 spaces 02 Tandem (4 spaces) |
| Visitors (63un / 10): | 07 spaces |

| | |
|-------------------------|-----------|
| Total Parking Required: | 82 spaces |
| Total Parking Proposed: | 98 spaces |

Off-Street loading spaces:

| | |
|-----------|---------|
| Required: | 1 space |
| Proposed: | 1 space |

UNIT MIX PER FLOOR

17 ONE BED (80.9%)
4 TWO BED (19.1%)
21 PER FLOOR

UNIT MIX TOTAL

51 ONE BED (80.9%)
12 TWO BED (19.1%)
63 UNITS

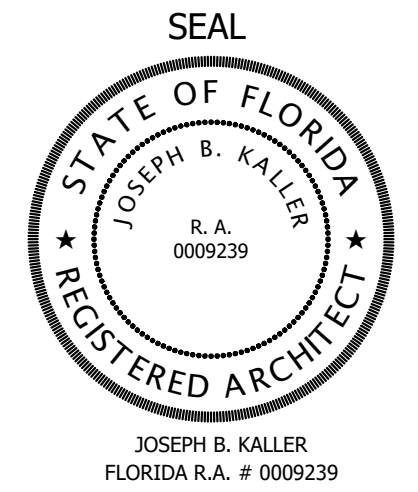
TOTAL LEASABLE AREA

66,952.20 sf



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PROJECT TITLE
2231 FILLMORE ST &
2224 PIERCE ST
HOLLYWOOD, FL. 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
CHARTS

| REVISIONS | | |
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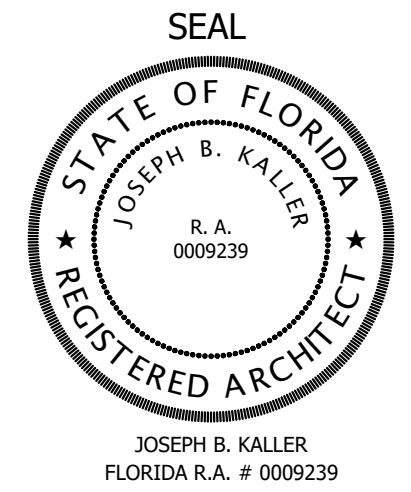
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2231 FILLMORE ST &
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RENDERING 1

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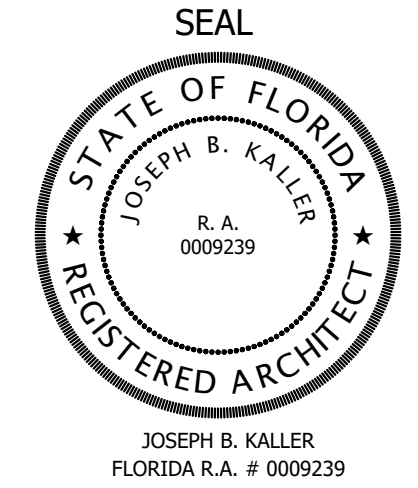
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RENDERING 2
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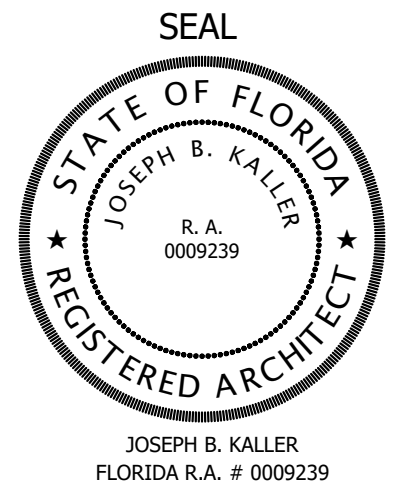
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SHEET TITLE
RENDERING 3
AERIAL RENDERING

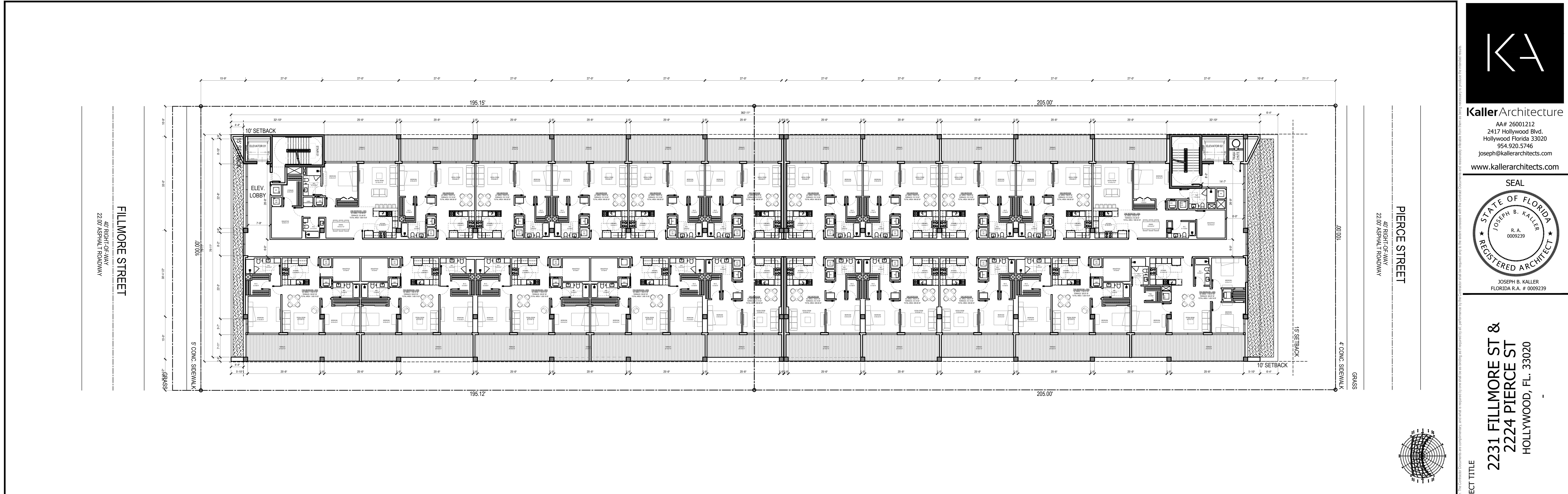
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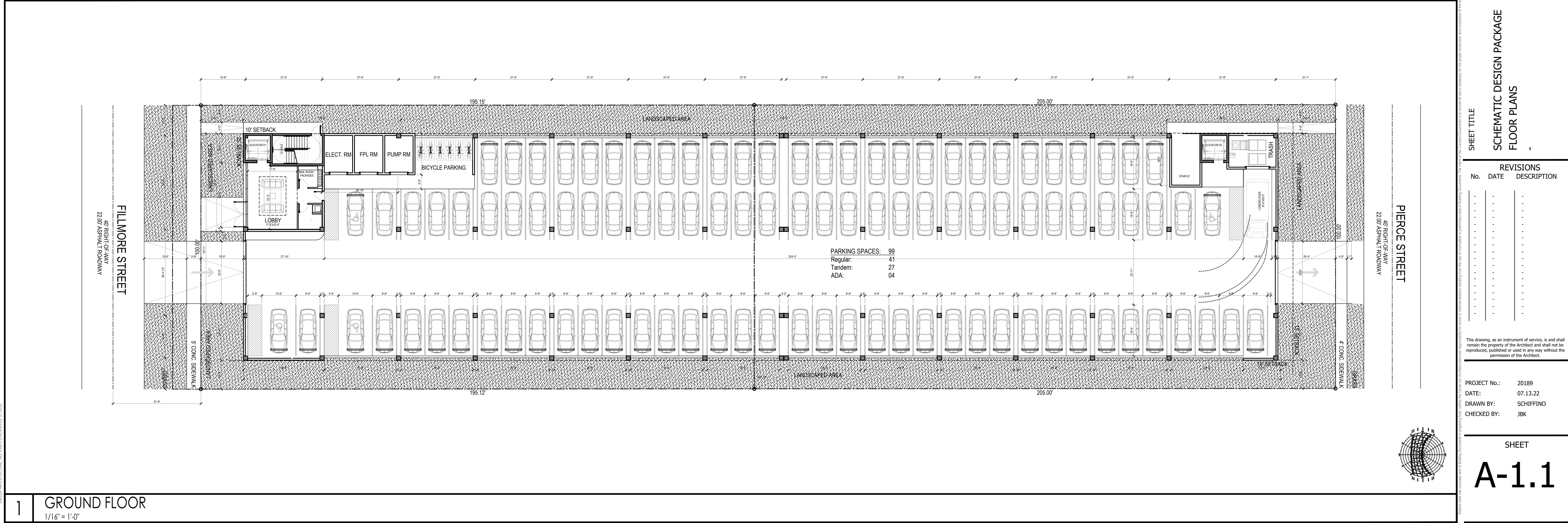
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R-3

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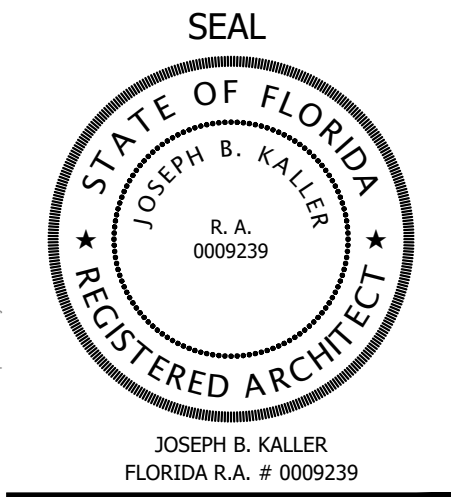
2 SECOND/THIRD FLOOR
1/16" = 1'-0"



1 GROUND FLOOR
1/16" = 1'-0"



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**2231 FILLMORE ST &
2224 PIERCE ST
HOLLYWOOD, FL. 33020**

PROJECT TITLE

**SCHEMATIC DESIGN PACKAGE
FLOOR PLANS**

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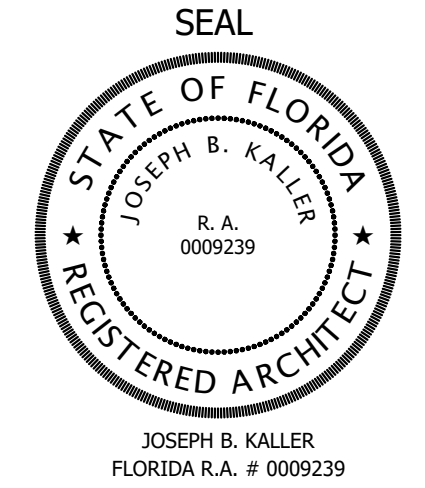
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PROJECT TITLE
231 FILLMORE ST &
224 PIERCE ST
HOLLYWOOD, FL. 33020

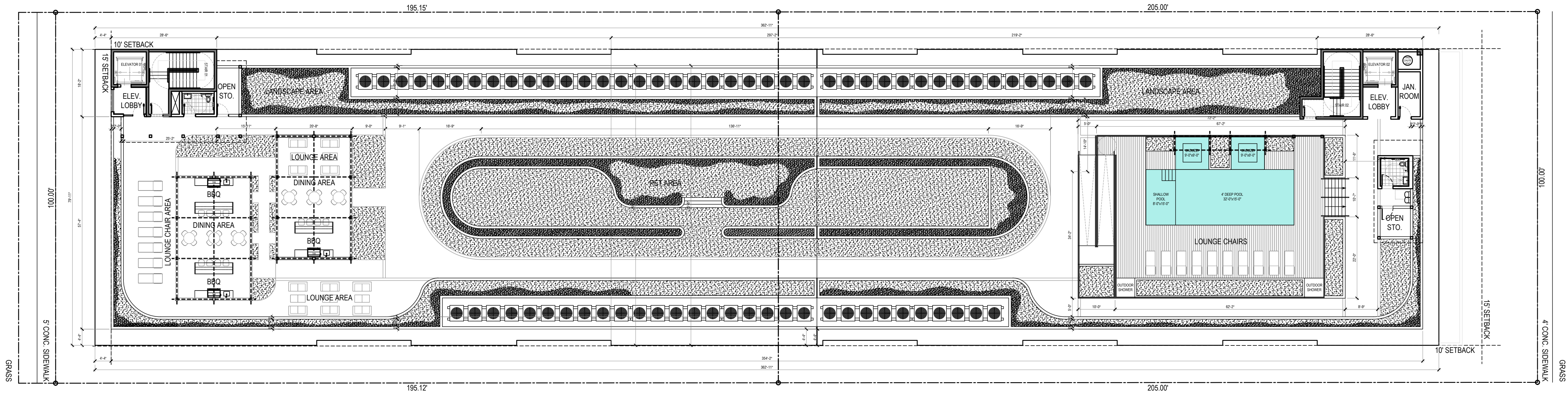
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SCHEMATIC DESIGN PACKAGE
FLOOR PLANS

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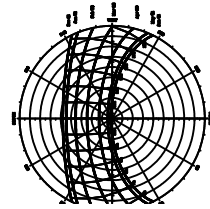
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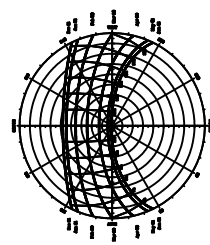
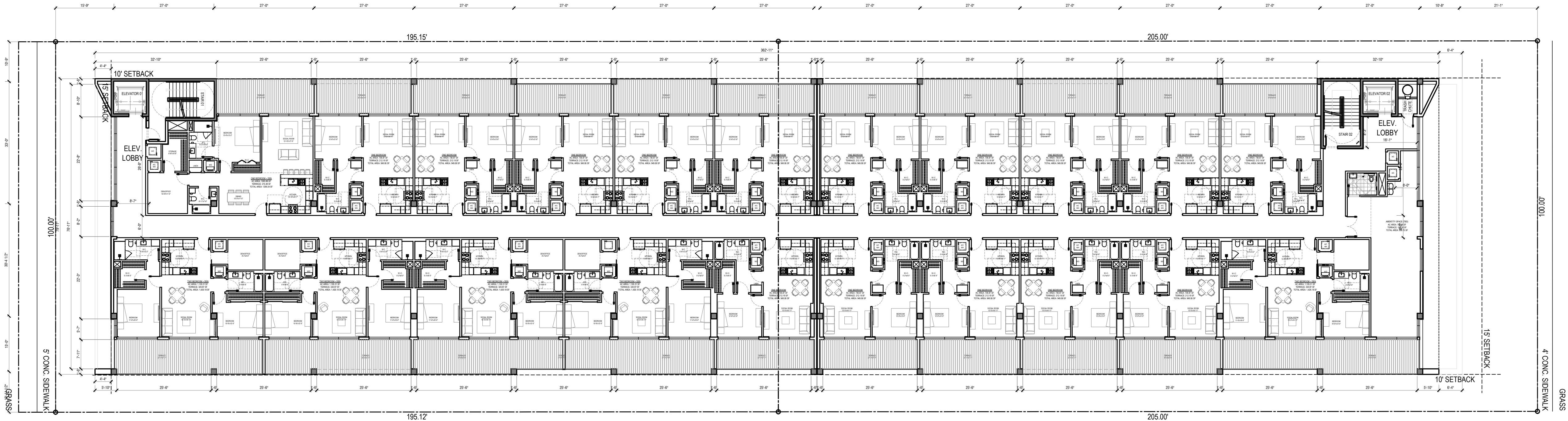
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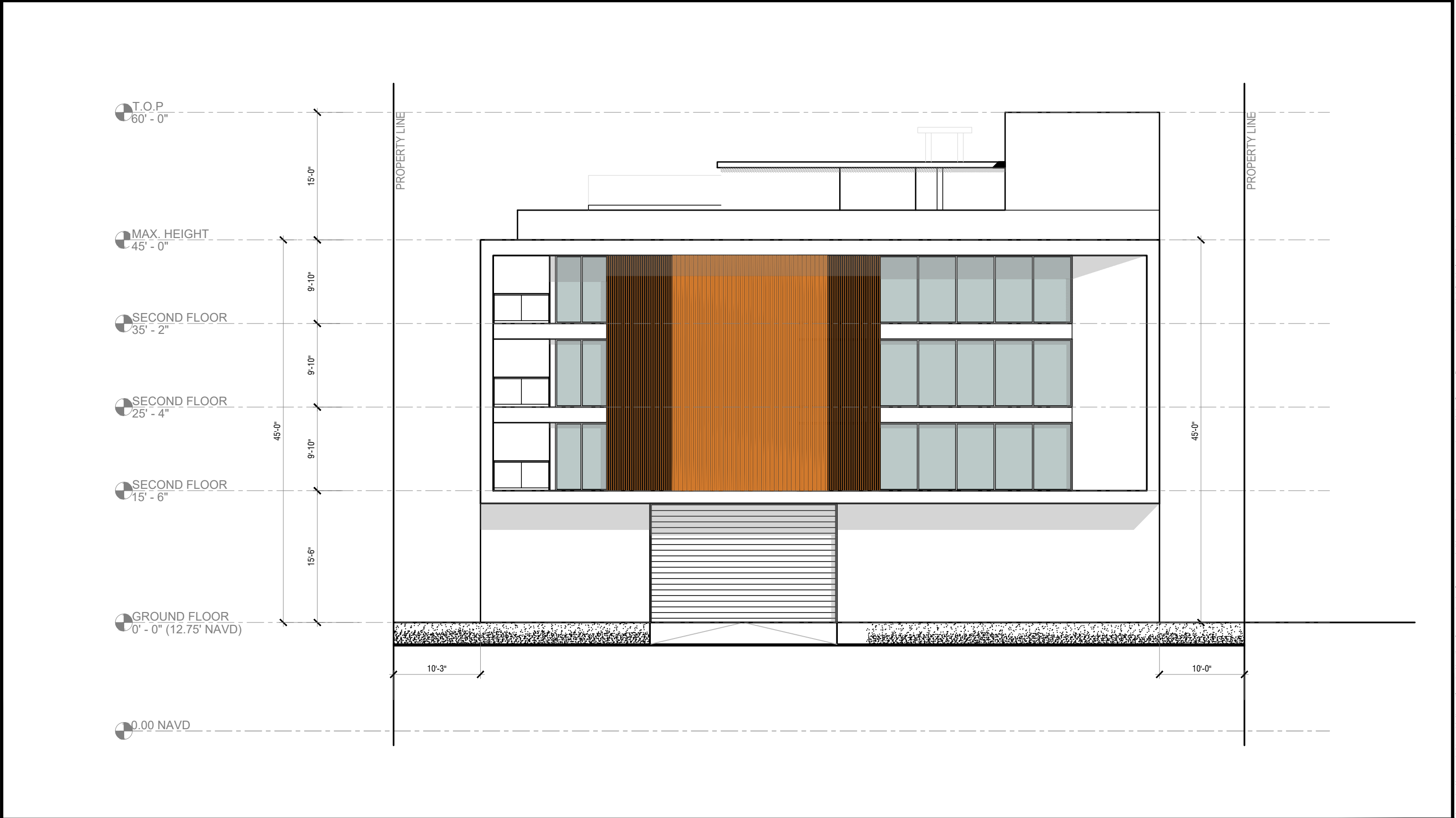
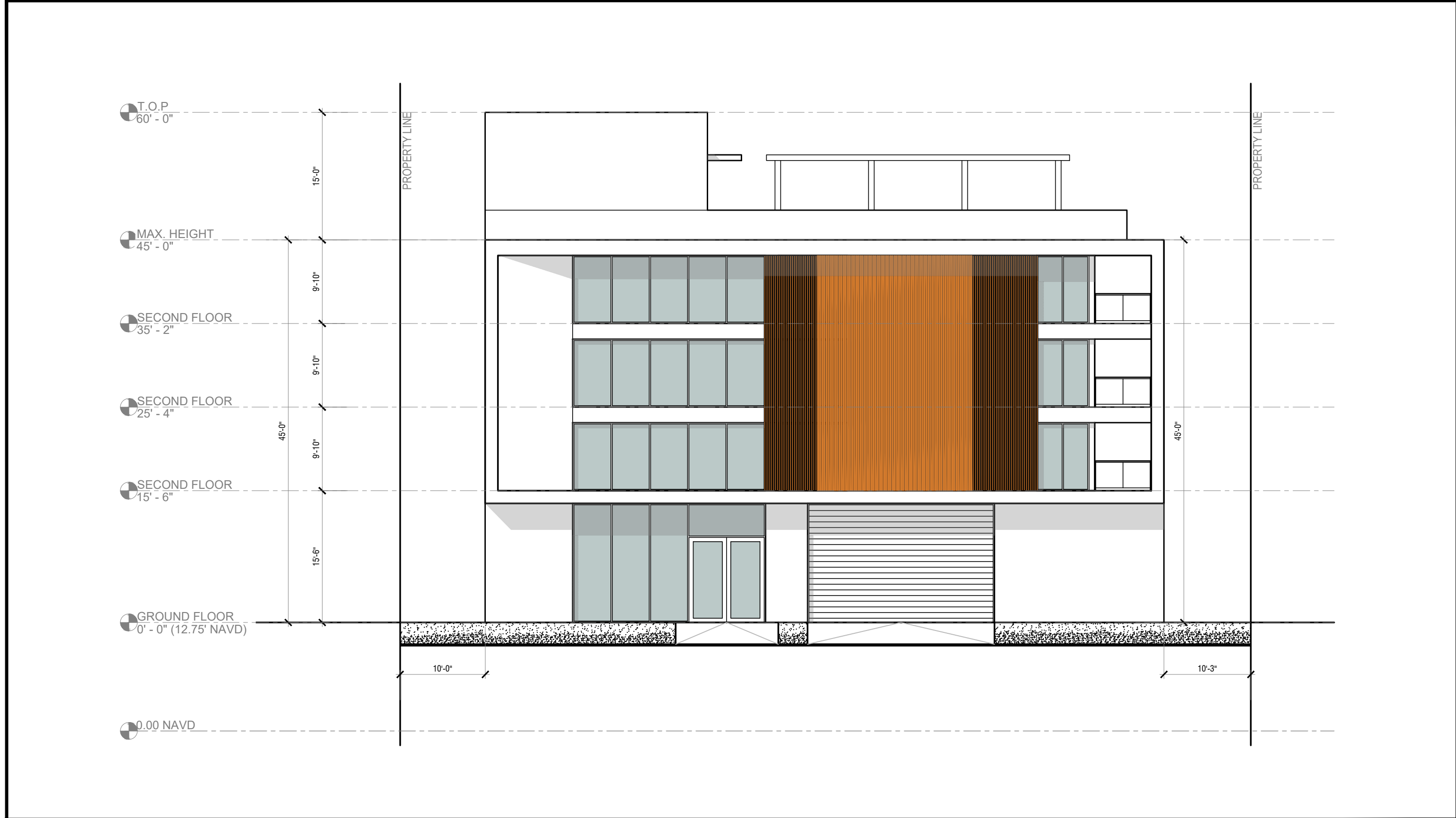
ROOFTOP AMENITIES. Rooftop open-air structures such as cabanas, gazebos, trellises, and other similar structures which accommodate outdoor common areas. It also includes non-habitable enclosed structures such as restrooms, vertical circulation, and storage areas.



2 ROOF TERRACE
1/16" = 1'-0"



1 FOURTH FLOOR
1/16" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

2 NORTH ELEVATION
3/32" = 1'-0"



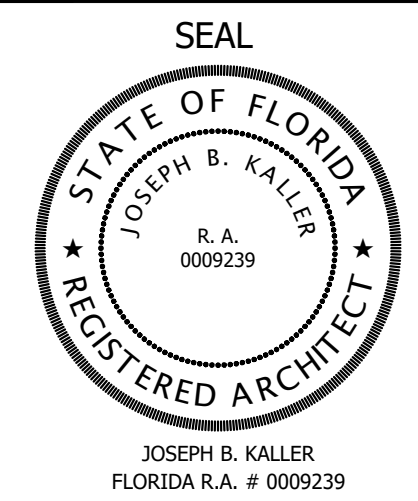
3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"



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**2231 FILLMORE ST &
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HOLLYWOOD, FL. 33020**

PROJECT TITLE

SHEET TITLE
**SCHEMATIC DESIGN PACKAGE
ELEVATIONS**

REVISIONS
No. DATE DESCRIPTION

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