

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: 2511 PIERCE STREET
Lot(s): LOT 10 Block(s): 14 Subdivision: HOLLYWOOD RANCHES
Folio Number(s): 5142 16 01 5240
Zoning Classification: RM-18 Land Use Classification: RESIDEN. MULTIFAM.
Existing Property Use: VACANT Sq Ft/Number of Units: 8 UNITS X 1,583 SQFT
Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check 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: 8 UNITS Sq Ft: 12,668 SQFT TOTAL
Value of Improvement: 1.2 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: INFINITY R E INVESTMENTS II LLC
Address of Property Owner: 268 W MASHTA DR, 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: 11.16.2017 Is there an option to purchase the Property? Yes () No (X)
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/A

Address: _____

Email Address: _____
_____ N/A

PLANNING DIVISION



File No. (internal use only): _____

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. 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

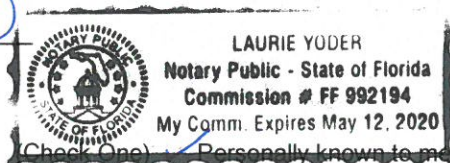
I am the current owner of the described real property and that I am aware of the nature and effect the request for Preliminary TAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee)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

Prepared by and return to:

Jesus F. Bujan
Attorney at Law
Jesus F. Bujan, P.A.
782 Northwest 42 Avenue Suite 537
Miami, FL 33126
305-442-1439
File Number: 17-18735
Will Call No.:

Parcel Identification No. 514216015240

_____[Space Above This Line For Recording Data]_____

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of November, 2017 between **2511 Pierce LLC, a Florida Limited Liability Company** whose post office address is **21150 Point Place, Unit 2702, Aventura, FL 33180** of the County of **Miami-Dade**, State of **Florida**, grantor*, and **INFINITY R.E. INVESTMENTS II, LLC, a Florida limited liability company** whose post office address is **268 W. Mashta Drive, Key Biscayne, FL 33149** of the County of **Miami-Dade**, State of **Florida**, grantee*,

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:

Lot 10, Block 14, HOLLYWOOD LITTLE RANCHES AMENDED according to Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: Jesus F. Bujan
Marta Bujan
Witness Name: MARTA BUJAN

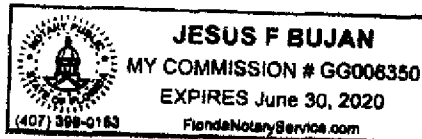
2511 Pierce LLC, a Florida Limited Liability Company

By: Alex Gohman
Alex Gohman, Managing Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of November, 2017 by Alex Goihman, Managing Member of 2511 Pierce LLC, a Florida Limited Liability Company, on behalf of said firm. He/she ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

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: 2511 Pierce Street townhomes
3. Project Address: 2511 Pierce Street
4. Contact person: Joseph B. Kauer - Architect.
5. Contact number: 954-950-2841
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 8 (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: \$19,000.00 Date: 5/28/20

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 should there be any questions.

PIERCE ST. TOWNHOMES

2511 PIERCE STREET
HOLLYWOOD, FLORIDA
33020

PRE - TECHNICAL ADVISORY COMMITTEE



PACO - JULY 9TH, 2019
PRELIMINARY T.A.C. MEETING MARCH 16TH, 2020

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5146
FAX: (954) 920-2841
EMAIL: joseph@kallerarchitects.com

OWNER

INFINITY RE INVESTMENTS II LLC
OWNER: INFINITY RE INVESTMENTS II LLC
CONTACT: ALEX BERNAL
ADDRESS: 268 W MASHTA DR.
KEY BISCAYNE, FL 33149
TEL: (786) 534-9388
EMAIL: abernal@keyplatinum.com

SURVEYOR

COUSINS SURVEYORS AND ASSOCIATES, INC.
CONTACT: RICHARD COUSINS
ADDRESS: 3921 SW 4TH AVENUE, SUITE 1011
DAVIE, FL 33314
PHONE: (954) 680-9885
EMAIL: RECSurvey@aol.com

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 5TH EDITION 2014
5TH EDITION FLORIDA FIRE PREVENTION CODE, 2016 BROWARD FIRE AMENDMENTS
FLORIDA ADMINISTRATIVE CODE 63A-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 GROUND FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 ROOF PLAN
A-4 EXTERIOR ELEVATIONS
A-5 EXTERIOR ELEVATIONS
A-6 CONTEXTUAL VIEWS

LOCATION MAP



SITE

AERIAL

Property Id: 514216015240 **Please see map disclaimer



SITE

KA

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
2511 PIERCE STREET
HOLLYWOOD, FL 33020

SHEET TITLE

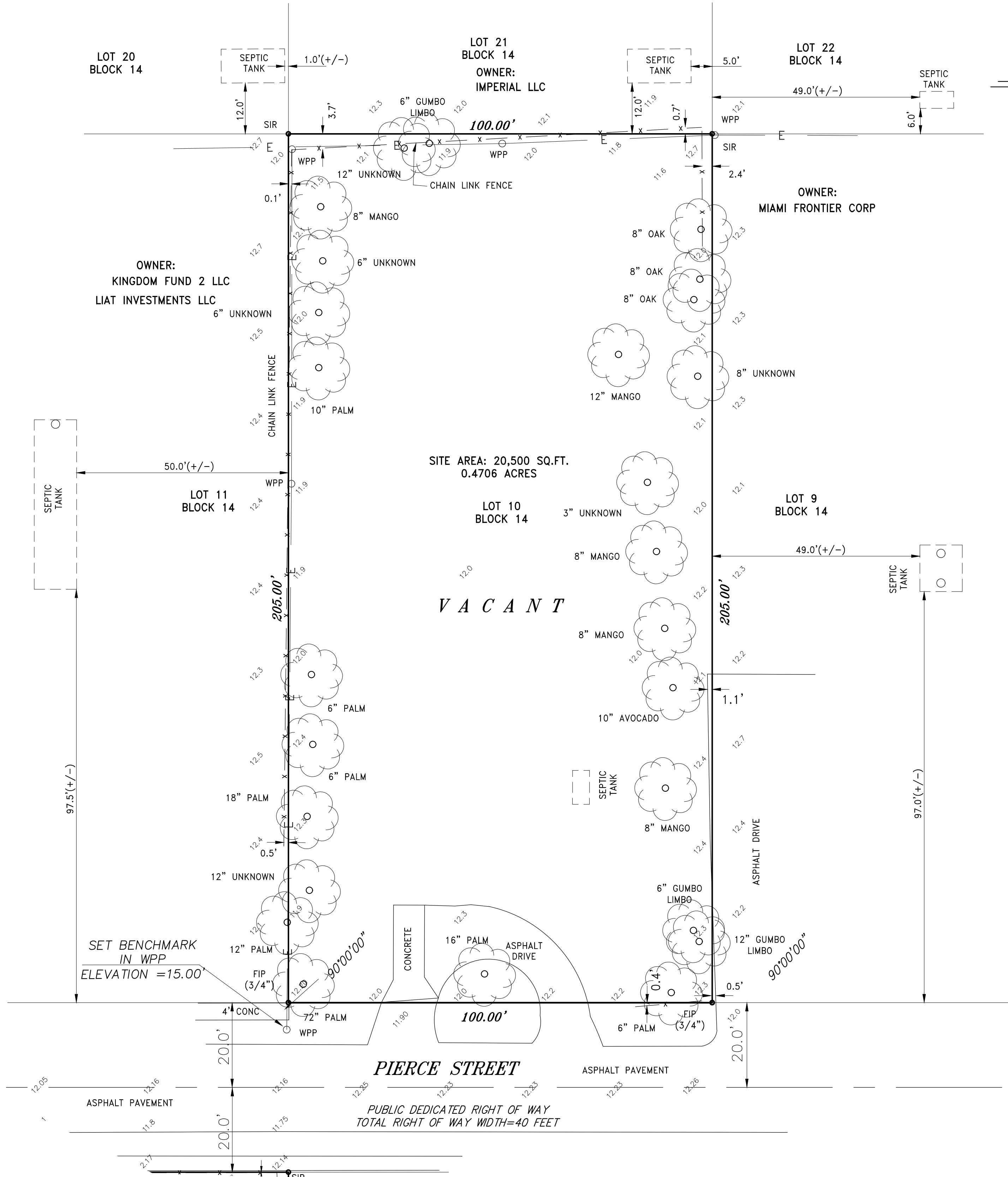
COVER SHEET

REVISIONS			CITY COMMENTS
No.	DATE	DESCRIPTION	
2			

PROJECT No.: 18101
DATE: 07.09.19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

T-1.0



SURVEYOR'S CERTIFICATION

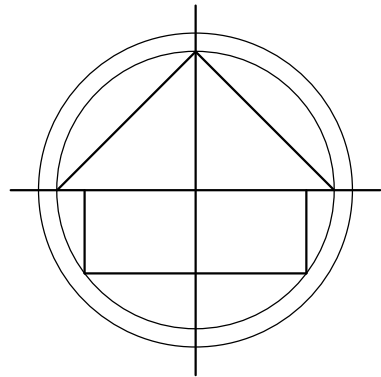
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 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.

ALTA/NSPS LAND TITLE SURVEY



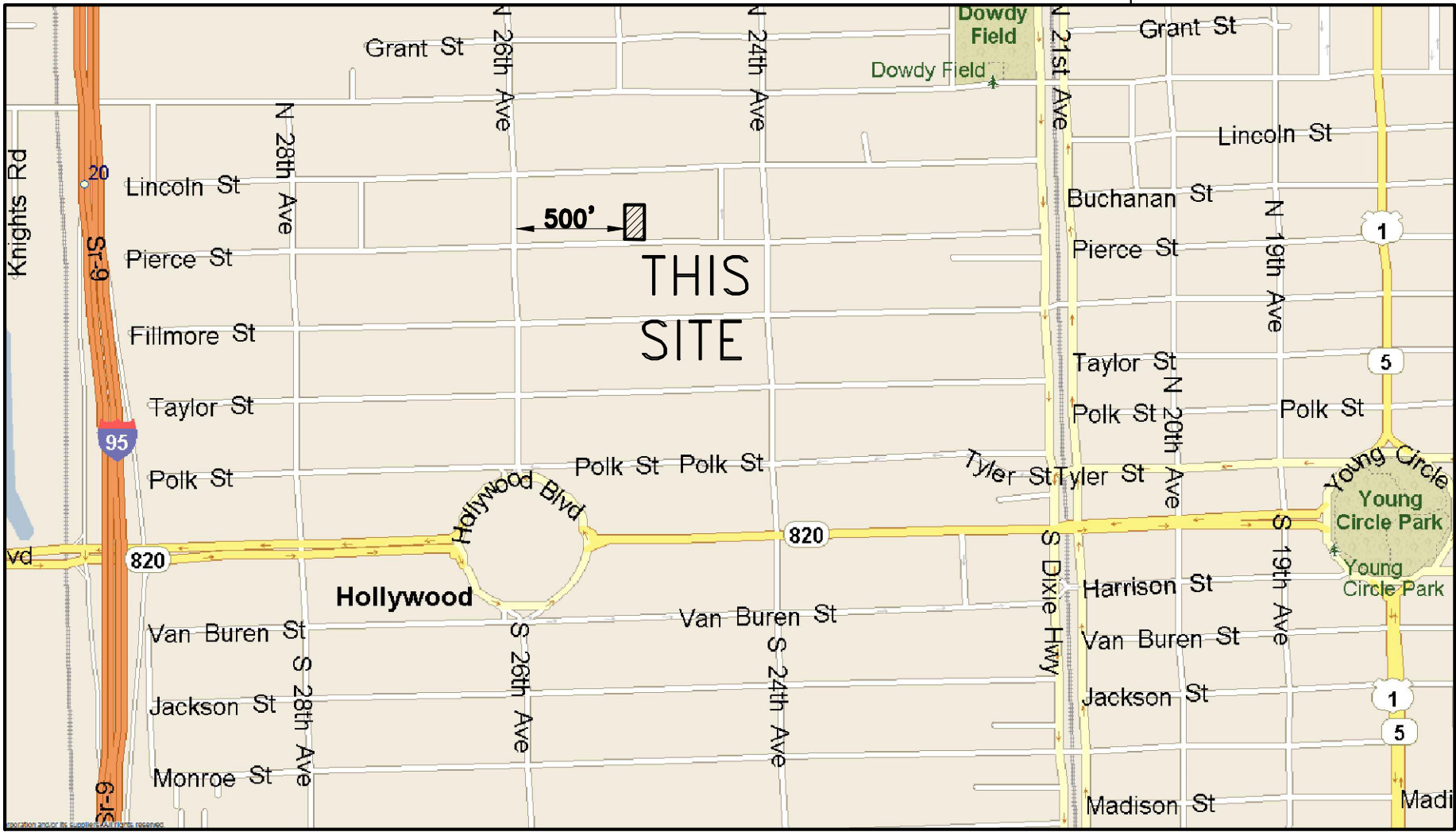
LAND DESCRIPTION:

LOT 10, BLOCK 14, 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

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.

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

CLIENT :

ALEJANDRO BERNAL

2511 PIERCE STREET
HOLLYOOD, FLORIDA 33020

ALTA/NSPS LAND TITLE SURVEY

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

PROJECT NUMBER : 9015-19

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET



www.kallerarchitects.com



PROJECT TITLE

REVISIONS		
No.	DATE	DESCRIPTION

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

SHEET

SP-1



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

NOTE:
ROOFING IS REQUIRED TO HAVE SEPERATE PERMIT APPLICATION AND A HIGH VELOCITY ROOFING FORM FILLED OUT.

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

- ## ADDITIONAL PRACTICES

1. 8" REINFORCED CONCRETE ROOF STRUCTURE
2. ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION

LEGAL DESCRIPTION:

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 10 BLK 14

PROPERTY ADDRESS

2511 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: | 20,500.0 S.F. (0.47 ACRES) | |
| 3)- GROSS LOT AREA: | 22,500.0 S.F. (0.51 ACRES) | |
| 4)- DENSITY: | <u>ALLOWED</u> | <u>PROVIDED</u> |
| | 18 UNITS PER AC: | |
| | 0.50X18=9.2 UNITS | 8 UNITS |
| 5)- PARKING | <u>REQUIRED</u> | <u>PROVIDED</u> |
| | 2 PER UNIT | 2 PER UNIT |
| | 2 GUEST | 2 GUEST |
| 6)- SETBACKS | <u>REQUIRED</u> | <u>PROVIDED</u> |
| (a) FRONT (PIERCE) | 20'-0" | 20'-0" |
| (b) SIDE INTERIOR (EAST) | 7'-6" | 7'-6" |
| (c) SIDE INTERIOR (WEST) | 12'-6" | 44'-6" |
| (d) REAR | 30'-9" | 31'-0" |
| 7)- PERVIOUS AREA: | <u>REQUIRED</u> | <u>PROVIDED</u> |
| - LANDSCAPED AREA AT REQ' BUFFER = | | 3,013.0 S.F. |
| - VEHICULAR PAVED AREA = | | 5,996.0 S.F. |
| - PROVIDED LANDSCAPING = | 8,200.0 S.F. | 7,864.0 S.F. (75.8%) |

BUILDING SUMMARY:

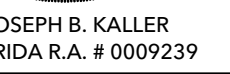
- | | | |
|-----------------------------|-------------------|-----------------|
| 1)- <u>BUILDING HEIGHT:</u> | <u>ALLOWED</u> | <u>PROVIDED</u> |
| | 45'-0" | 30'-0" |
| 2)- <u>BUILDING AREAS:</u> | | |
| FIRST FLOOR | 6,116 S.F. | |
| SECOND FLOOR | 6,552 S.F. | |
| <hr/> TOTAL | <hr/> 12,668 S.F. | |

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.



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

www.kallerarchitects.com



PIERCE TOWNHOMES
2511 PIERCE STREET
HOLLYWOOD, FL 33020

PROJECT TITLE

SHEET TITLE

GROUND FLOOR PLAN

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

PROJECT No.: 18101
DATE: 07.09.19
DRAWN BY: GMV
CHECKED BY: JBK

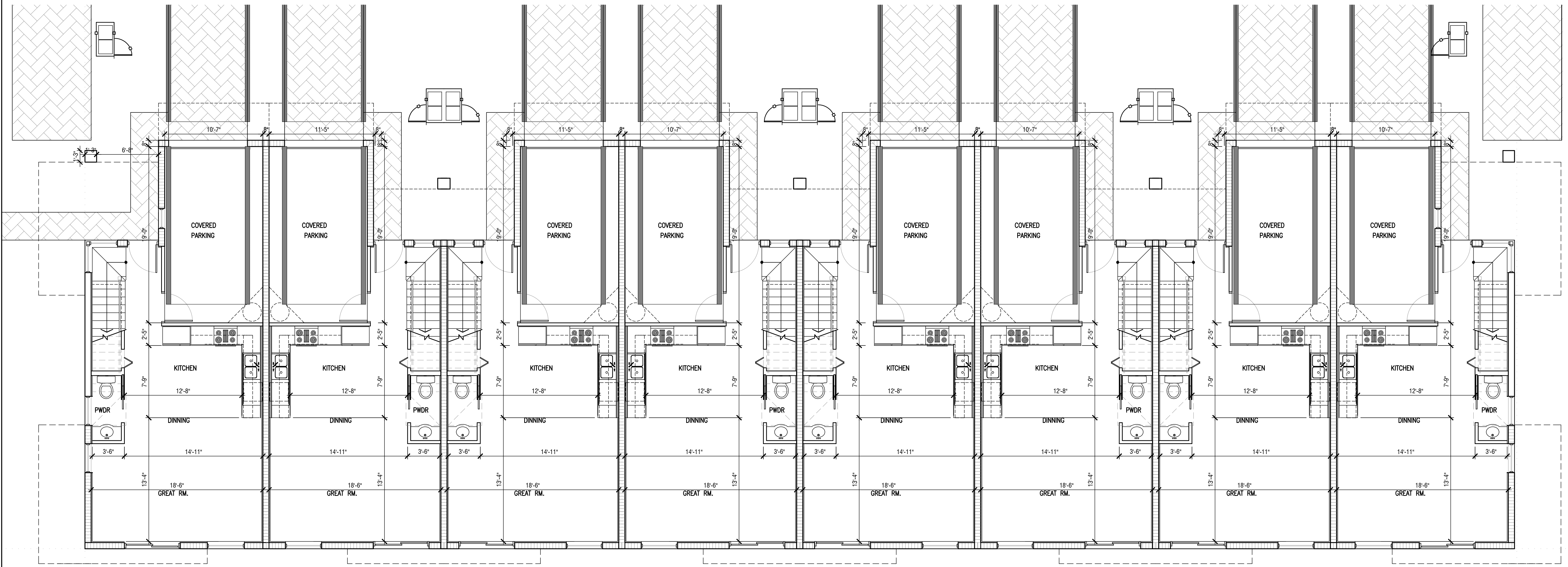
HEET

A-1



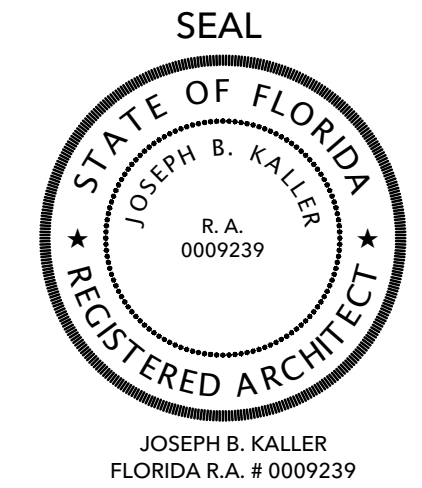
GROUND FLOOR PLAN

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





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



PROJECT TITLE
PIERCE TOWNHOMES
2511 PIERCE STREET
HOLLYWOOD, FL 33020

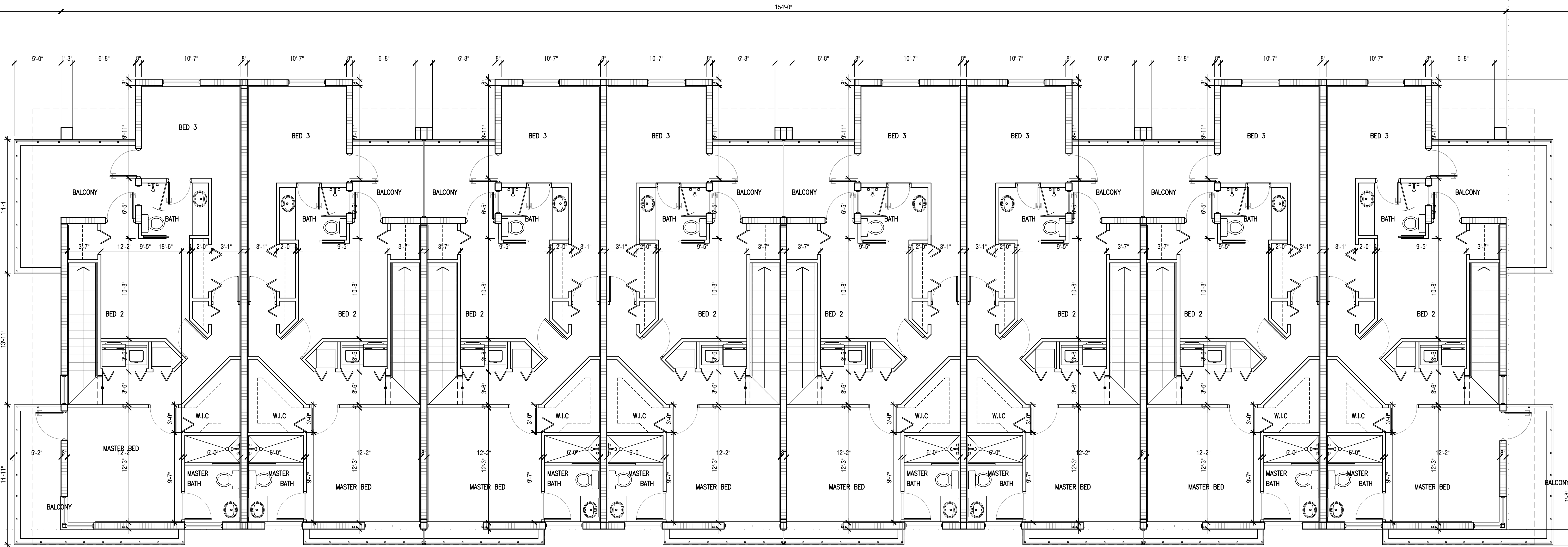
SHEET TITLE
SECOND FLOOR PLAN

REVISIONS			CITY COMMENTS
No.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

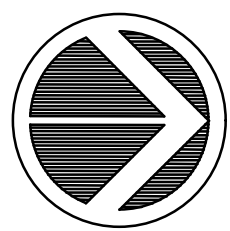
PROJECT No.: 18101
DATE: 07.09.19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

A2

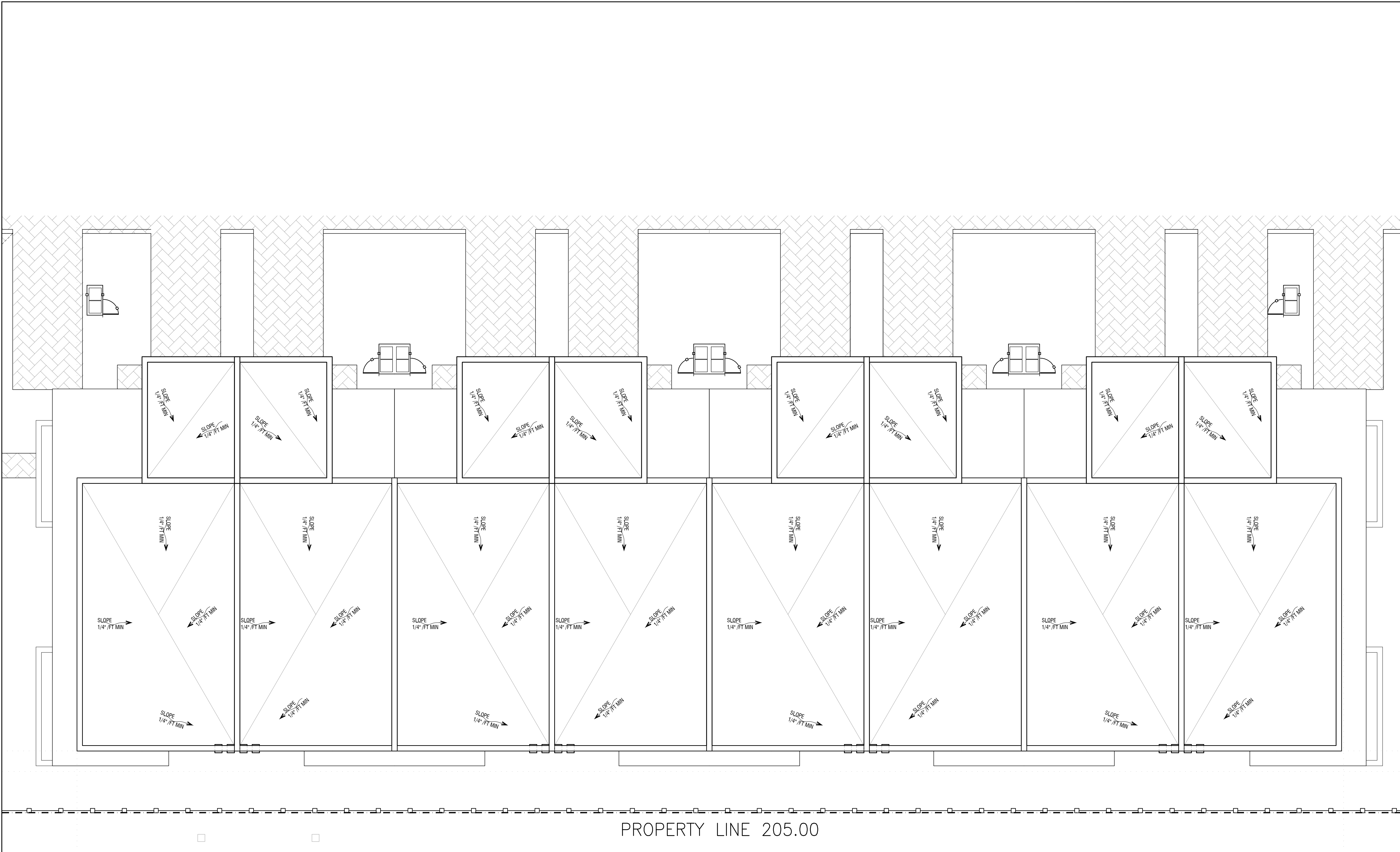


PROPERTY LINE 205.00

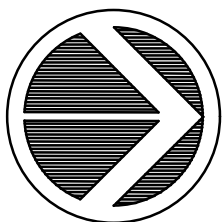


NORTH

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPERTY LINE 205.00



NORTH

ROOF PLAN

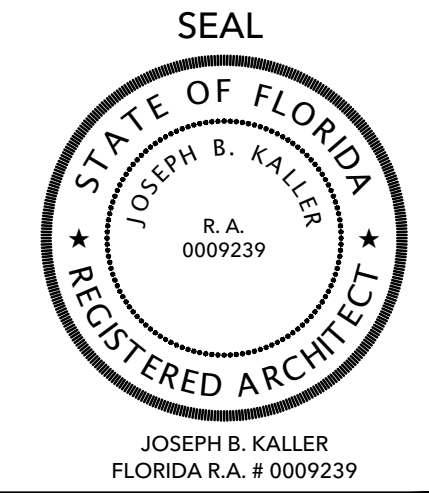
SCALE: 3/16" = 1'-0"



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE
PIERCE TOWNHOMES
2511 PIERCE STREET
HOLLYWOOD, FL 33020

SHEET TITLE
ROOF FLOOR PLAN

REVISIONS

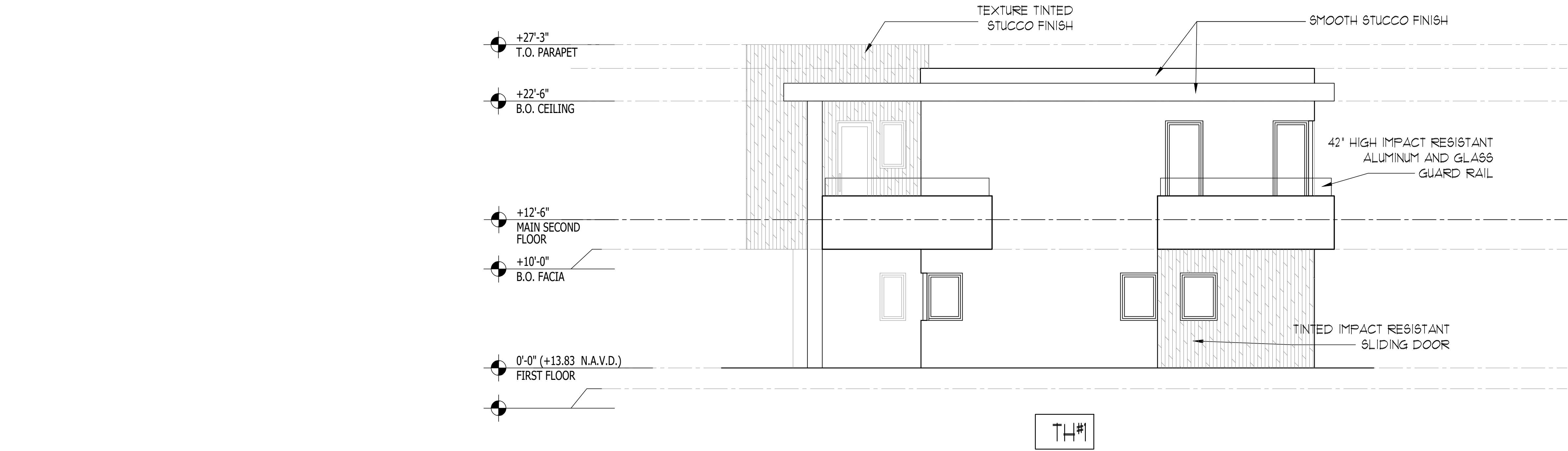
No.	DATE	DESCRIPTION	CITY COMMENTS
2			

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.: 18101
DATE: 07.09.19
DRAWN BY: GMV
CHECKED BY: JBK

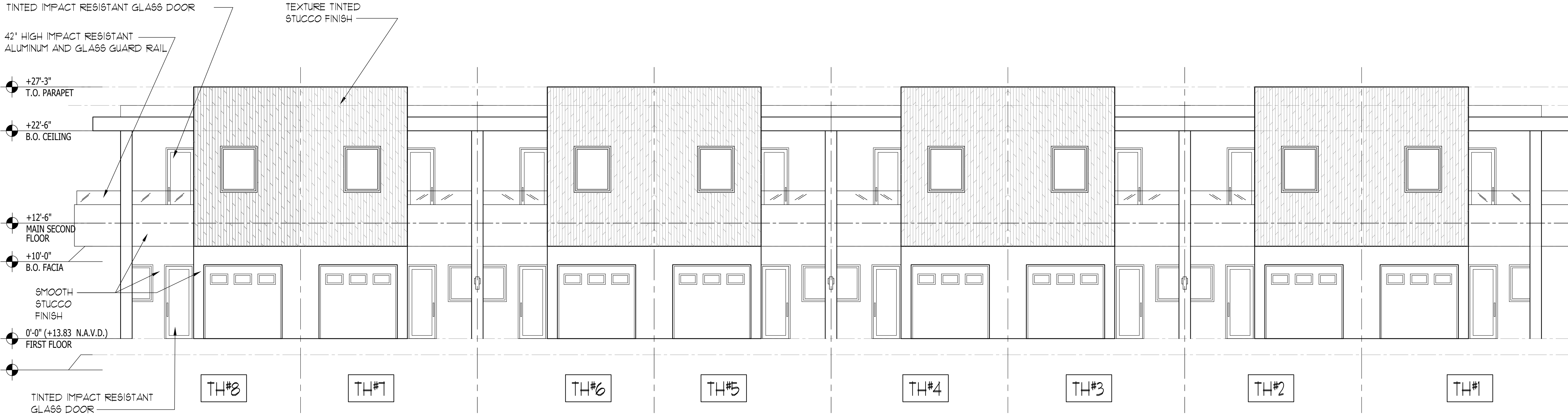
SHEET

A3



SOUTH ELEVATION

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



WEST ELEVATION

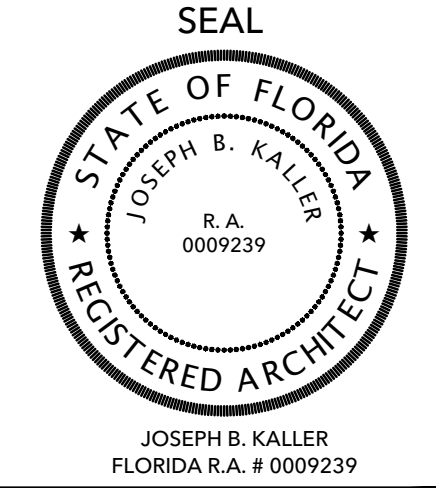
SCALE: 3/16" = 1'-0"



KallerArchitecture

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

www.kallerarchitects.com



PROJECT TITLE
PIERCE TOWNHOMES
2511 PIERCE STREET
HOLLYWOOD, FL 33020

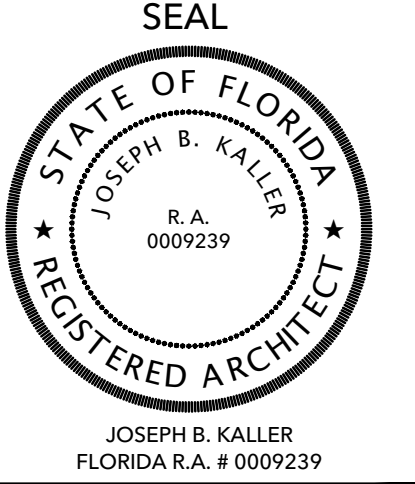
SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS			CITY COMMENTS
No.	DATE	DESCRIPTION	
2			

PROJECT No.: 18101
DATE: 07.09.19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

A4



PROJECT TITLE
PIERCE TOWNHOMES
2511 PIERCE STREET
HOLLYWOOD, FL 33020

STREET TITLE

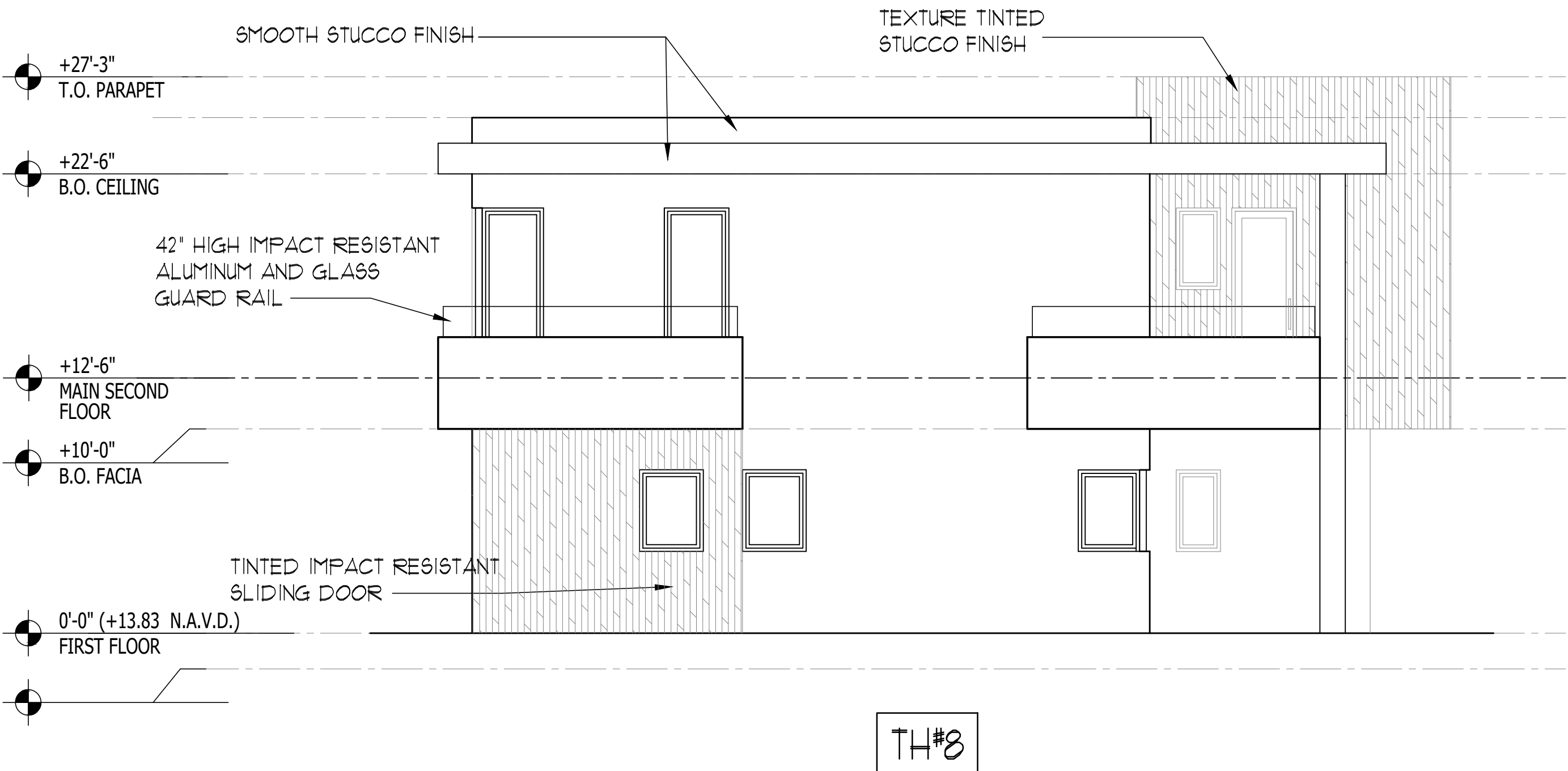
EXTERIOR ELEVATIONS

[illegible]

PROJECT No.: 18101
DATE: 07.09.19
DRAWN BY: GMV
CHECKED BY: JBK

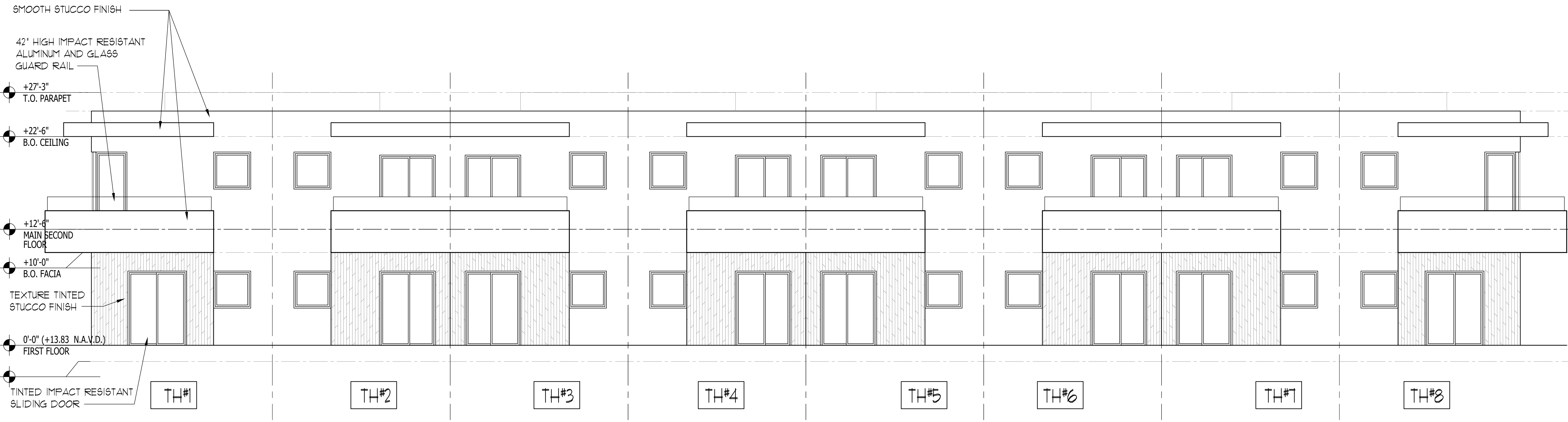
SHEET

A5



NORTH ELEVATION

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



EAST ELEVATION

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

KA

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

PROJECT TITLE
PIERCE TOWNHOMES
2511 PIERCE STREET
HOLLYWOOD, FL 33020

STREET TITLE

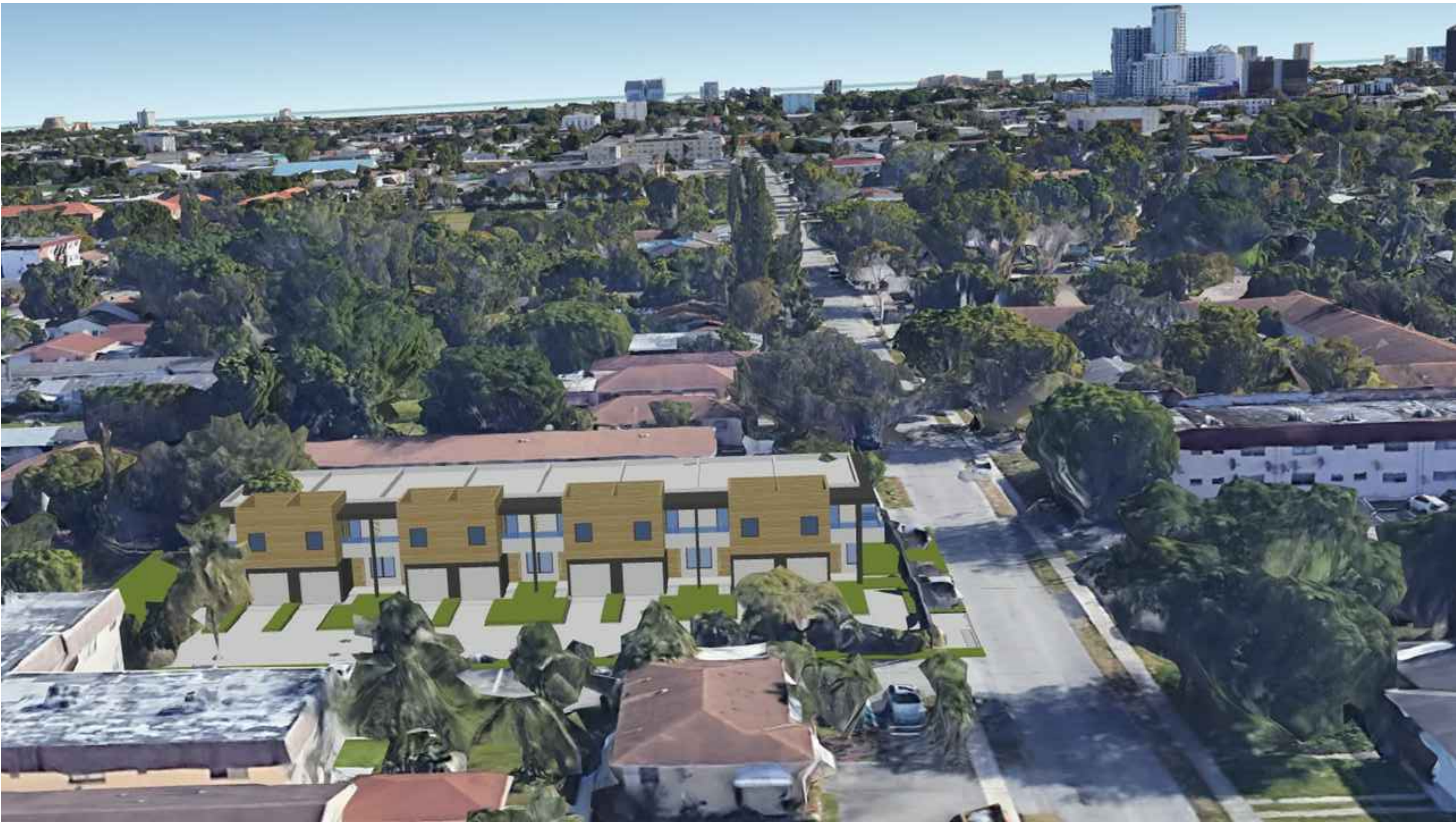
EXTERIOR ELEVATIONS

[illegible]

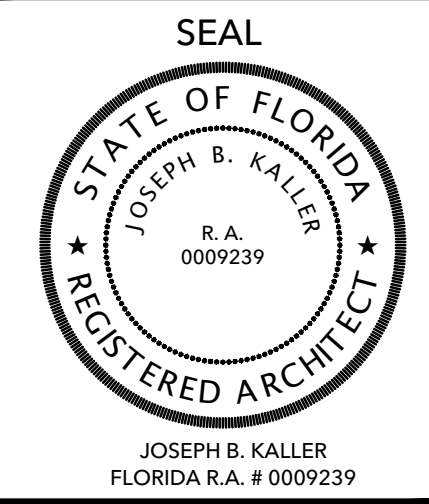
PROJECT No.: 18101
DATE: 07.09.19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

A5



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



PROJECT TITLE
PIERCE TOWNHOMES
2511 PIERCE STREET
HOLLYWOOD, FL 33020

SHEET TITLE
PERSPECTIVES

REVISIONS			CITY COMMENTS
No.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

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.: 18101
DATE: 07.09.19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

A6