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		
7	Date of Application: 0 18 30		
	2855 Pierre Street		
	Location Address: ORD THERE Subdivision #1014 accept all of the control of the co		
	Lot(s): Subdivision: TO Lucarol Little Folio Number(s): 514316400100		
	Zoning Classification: RM-18 Land Use Classification: Res Multi-Tamily		
	Existing Property Use: Vacort Sq Ft/Number of Units: 13 Lunds		
۱	Is the request the result of a violation notice? () Yes () 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		
1	☐ City Commission ☐ Planning and Development		
	Explanation of Request: Prelimental Fechnical Advisory Review of		
	A 10 h		
ı	arew 13 unit 3-story tourhomeproper.		
	Number of units/rooms: 13 with Sq Ft: 1,850+-50+.		
ı	Value of Improvement: 2 Estimated Date of Completion:		
	Will Project be Phased? () Yes (No If Phased, Estimated Completion of Each Phase		
١			
ı	Name of Current Property Owner: Housing Aronamo Inc.		
	Address of Property Owner: 1499 NE 19th Ave with N.M.B 23160		
	Telephone: 350/8-1305 Fax: 355-168-11000 Email Address: 6000610000 7-10000		
	Name of Consultant/Representative/Tenant (circle one):		
	Address: 347 +0 kcood 300 to to keep Telephone: 954 90 5740		
	Fax 14 920 - 264 Email Address 1060 of Faller or here. Com		
ı	Date of Purchase: 81350 Is there an option to purchase the Property? Yes () No ()		
ı	If Yes, Attach Copy of the Contract.		
	List Anyone Else Who Should Receive Notice of the Hearing:		
1	Address:		
-	Email Address:		

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:,	Date: 9/17/20		
PRINT NAME: 1500C Sumbon	Date: QIMES		
Signature of Consultant/Representative:	Date: 9-11-20		
PRINT NAME: COOP B. Kaller	Date: QIMDO		
Signature of Tenant:	Date:		
PRINT NAME:	Date:		
Current Owner Power of Attorney			
to my property, which is hereby made by me or I am hereby authorizing to be my legal representative before the Committee) relative to all matters concerning this application.			
OWOTH to date outside bottom me			
WART BOSCH-STORM	Signature of Current Owner		
MY COMMISSION # GG060200 EXPIRES January 05, 2021	ISAACSIMHON		
Notary Public	Print Name		
State of Florida			
My Commission Expires: 15/21 (Check One) Personally known to me; OR Produced Identification			

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

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes Vo 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: Housing trograms Inc.			
2. Project Name: Pierce Street Townhomes (2855)			
3. Project Address: 3855 Perce Street			
4. Contact person: Joseph B. Kauler			
5. Contact number: 954-950-5740			
6. Type of unit(s): Single Family Multi-Family Multi-Family			
7. Total number of residential and/or hotel/motel units: 13-touchomes			
8. Unit Fee per residential dwelling based on sq. ft.: #3375.00			
9. Unit Fee per hotel/motel room: \$1,250.00			
10. Total Park Impact Fee: 430,875 Date: 918 30			

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.



A Professional Association

Office: 305-266-9584

Fax: 305-573-6385

E-mail: alfonsopa@aol.com

Certified Family Law Mediator

Certified Circuit Civil Mediator

Foreclosure Mediator

7821 Coral Way Suite 125 Miami, FL 33155 www.arturoalfonsolaw.com

September 23, 2020

The City of Hollywood Planning & Development Department 2600 Hollywood Boulevard Hollywood, FL

Re: 2900 Pierce Street, Hollywood, FL Ownership and Encumbrance Report

Dear Sirs:

Please accept this letter as the Ownership and Encumbrance Report for the following property, which report was conducted from January 1, 1953 or from the date of the plat to September 18, 2020 and applies to the property which is legally described as follows:

The West 5 feet of the North 90 feet of Lot 5: Lot 6, less the West 80 feet of the South 90 feet thereof; Lot 7, less the East 80 feet of the South 90 feet thereof; and the East 5 feet of the North 90 feet of Lot 8, Block 38, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

and

Easement for parking and access over the following described land created and evidences by that certain Grant of Easement recorded in O.R. Book 39650, Page 1227, and by the Declaration of Covenants, Restrictions and Easement for King's Way Master Association, Inc., recorded in O.R. Book 39650, Page 661, of the Public Records of Broward County, Florida; The West 80 feet of

the South 90 feet of Lot 6, and the East 80 feet of the South 90 feet of Lot 7, Block 38, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida

Current owner: HOUSING PROGRAMS INC., A NOT FOR PROFIT CORPORATION

Mortgage Holder: FLORIDA COMMUNITY LOAN FUND INC

Encumbrances: Matters as contained in Plat Book 1, Page 26 of the Public Records of Broward County, FL

Easements on record:

OR Book 39650, Pages 1307, 1302, 1297, 1291, 1282, 1276, 1271, 1265, 1255, 1249, 1234 and 1227 of the Public Records of Broward County, FL

OR Book 42132, Pages 567 and 562 of the Public Records of Broward County, FL

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

Cc: Housing Programs Inc

trully yours,

360° SURVEYING AND MAPPING, LLC

Land Surveyors - Land Planners

LEGAL DESCRIPTION:

THE WEST 5 FEET OF THE NORTH 90 FEET OF LOT 5; LOT 6, LESS THE WEST 80 FEET OF THE SOUTH 90 FEET THEREOF; LOT 7, LESS THE EAST 80 FEET OF THE SOUTH 90 FEET THEREOF; AND THE EAST 5 FEET OF THE NORTH 90 FEET OF LOT 8, BLOCK 38, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AN EASEMENT FOR PARKING AND ACCESS OVER THE FOLLOWING DESCRIBED LAND CREATED AND AND BY THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT FOR KING'S WAY MASTER ASSOCIATION, INC., RECORDED IN O.R. BOOK 39650, PAGE 661, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: THE WEST 80 FEET OF THE SOUTH 90 FEET OF LOT 6, AND THE EAST 80 FEET OF THE SOUTH 90 FEET OF LOT 7, BLOCK 38, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF: ALTA / ACSM LAND TITLE SURVEY ONLY

THIS SURVEY DOES NOT INTEND TO DELINEATES THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

RefID=606,RefLat=N25°57'56.76791",RefLon=W80°10'02.22323",RefHgt=-57.03' . ELEVATION: FEET

SHOWN ELEVATIONS ARE REFERRED TO N.A.V.D. OF 1988.

CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

THE PROPERTY HAS ACCESS TO A 40 FEET PUBLIC RIGHT OF WAY (WEST PIERCE STREET)

THERE'S NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE IS OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

THERE'S NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY

PROPERTY AREA = 27,500 SQ.FT

EXISTING LAND USE AND ZONING: MUILTY FAMILY RM-18

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AH 5, BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 0569, WITH A DATE OF IDENTIFICATION OF 08-18-2014, FOR COMMUNITY NUMBER 125112, IN BROWARD COUNTY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO.: 922796, DATE: AUGUST 7, 2020 AND SUBJECT TO THE FOLLOWING

4. Any lien provided by County Ordinance or by Chapter159,F.S., in favorofany city, town, village or port authority, for unpaid setvice charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. (BLANKET)

Easements, dedications, restrictions, reservations, setback(s) and other matters as stated and shown on the Plat of HOLLYWOOD LITTLE RANCHES recorded in Plat Book 1, Page 26, Public Records of Broward. County, Florida. (BLANKET)

Restrictions contained in Deed recorded in Deed Book 16, Page 23 3, Public Records of Broward County, Florida. (BLANKET)

Restrictions contained in Deed recorded in Deed Book 53, Page 257, Public Records of Broward County, Florida. (BLANKET)

8. Tenns, conditions, provisions and obligations set forth in Easements contained in instruments recorded in O.R. Book 39650, Pages 1307, 1302, 1297, 1291, 1282, 1276, 1271, 1265, 1255; 1249, 1234, and 1227, Public Records of Broward County, Florida. (BLANKET)

Easements contained in instruments recorded in O.R. Book 42132 Pages 567 and 562, Public Records of Broward County, Florida. (BLANKET)

10. Easements, obligations, provisions and conditions contained in Declaration of Covenants, Restrictions and Easements for King's Way Master Association, Inc. recorded in O.R Book 39650. Page 661, Public Records of Broward County, Florida, which contain provisions creating easements and/or assessments. (BLANKET)

11. Provisions and Findings contained in Resolution No. 03-DP-103 of the City of Hollywood recorded in O.R. Book 41780,Page 1939, Public Records of Broward County, Florida. (BLANKET)

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

HOUSING PROGRAMS INC ARTURO R ALFONSO PA FLORIDA COMMUNITY LOAN FUND, INC ISAOA OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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, 8, 9, 10, 11A, 13, 14,16, OF TABLE A THEREOF. AND, IN MY PROFESSIONAL OPINION, THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

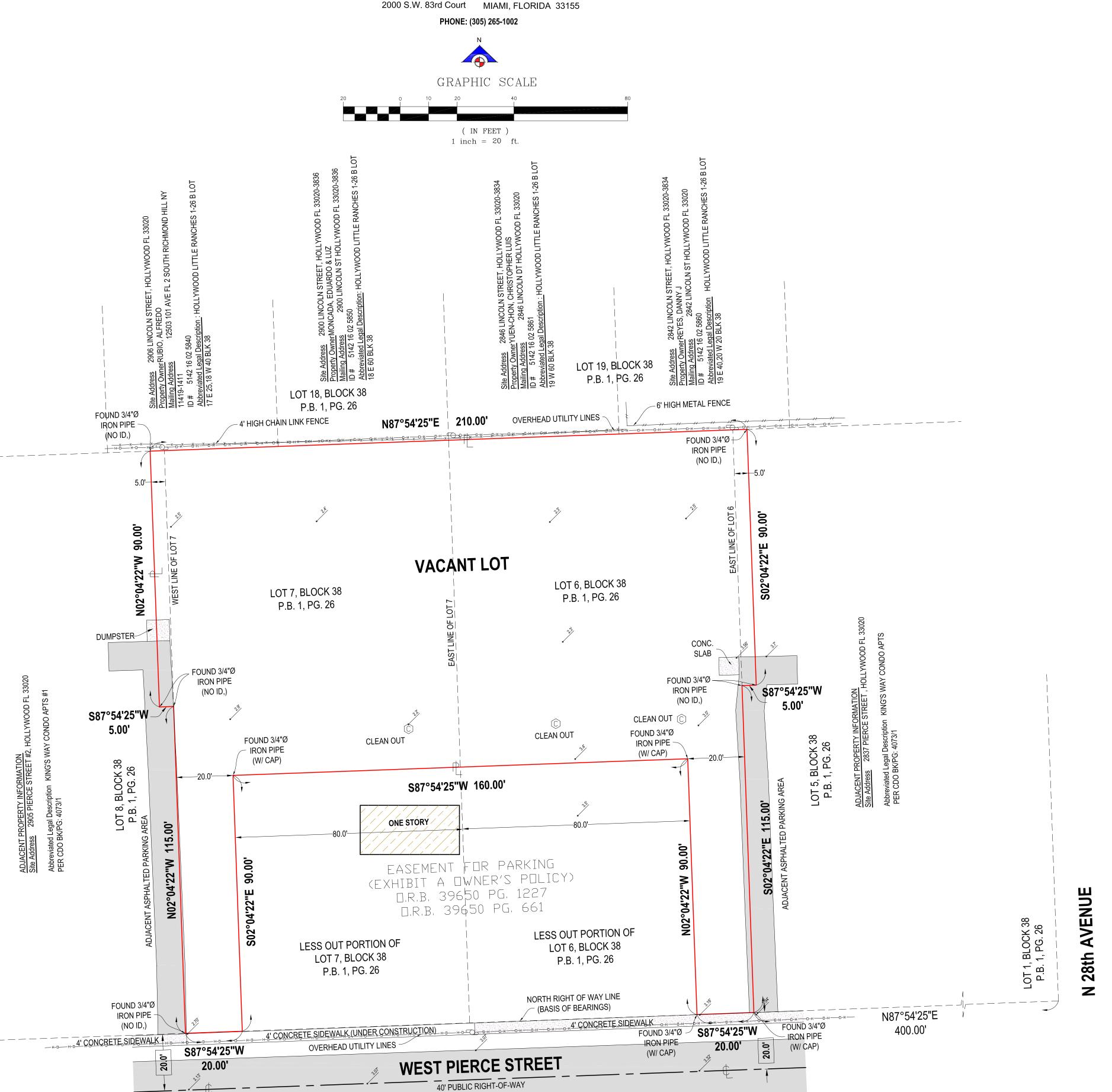
THE FIELDWORK WAS COMPLETED ON 07-10-2020; DATE OF PLAT OR MAP: 10-05-2020

360° SURVEYING AND MAPPING, LLC

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

OSCAR E. BAEZ-CUSIDO, P.L.S. REGISTERED SURVEYOR AND MAPPER NO. 5034 STATE OF FLORIDA.





20' +/- ASPHALT PAVEMENT



(NOT TO SCALE)

P/L RAD S RES S SEC S LP S LP

A AVC AVC BLDG BVC C.B.S C.B.S C.C. C.L. C.L.

10-05--2020 ALTA SURVEY

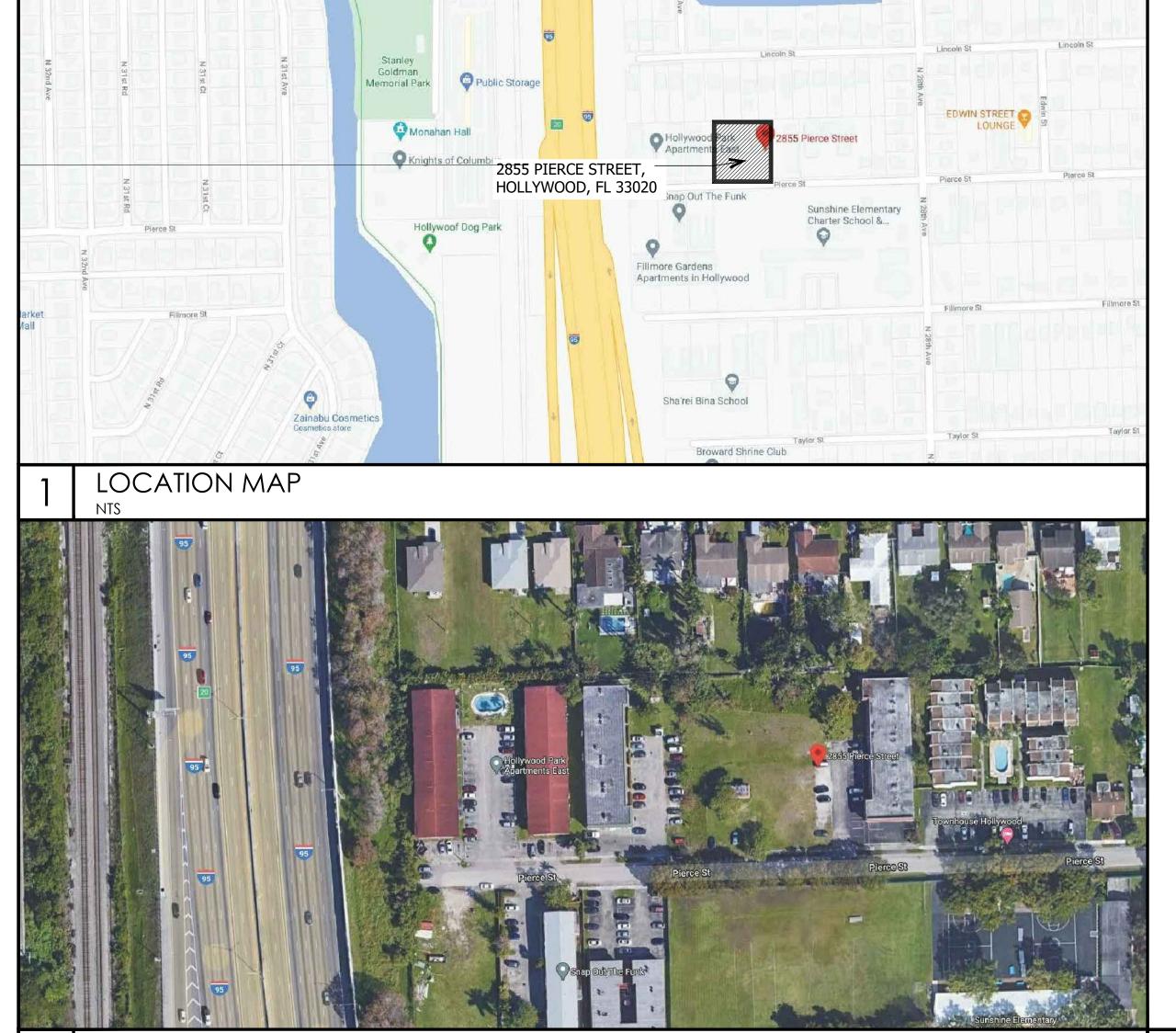
ORIGINAL FIELD DATE 07-10-2020 JOB NO. **2006-0051**

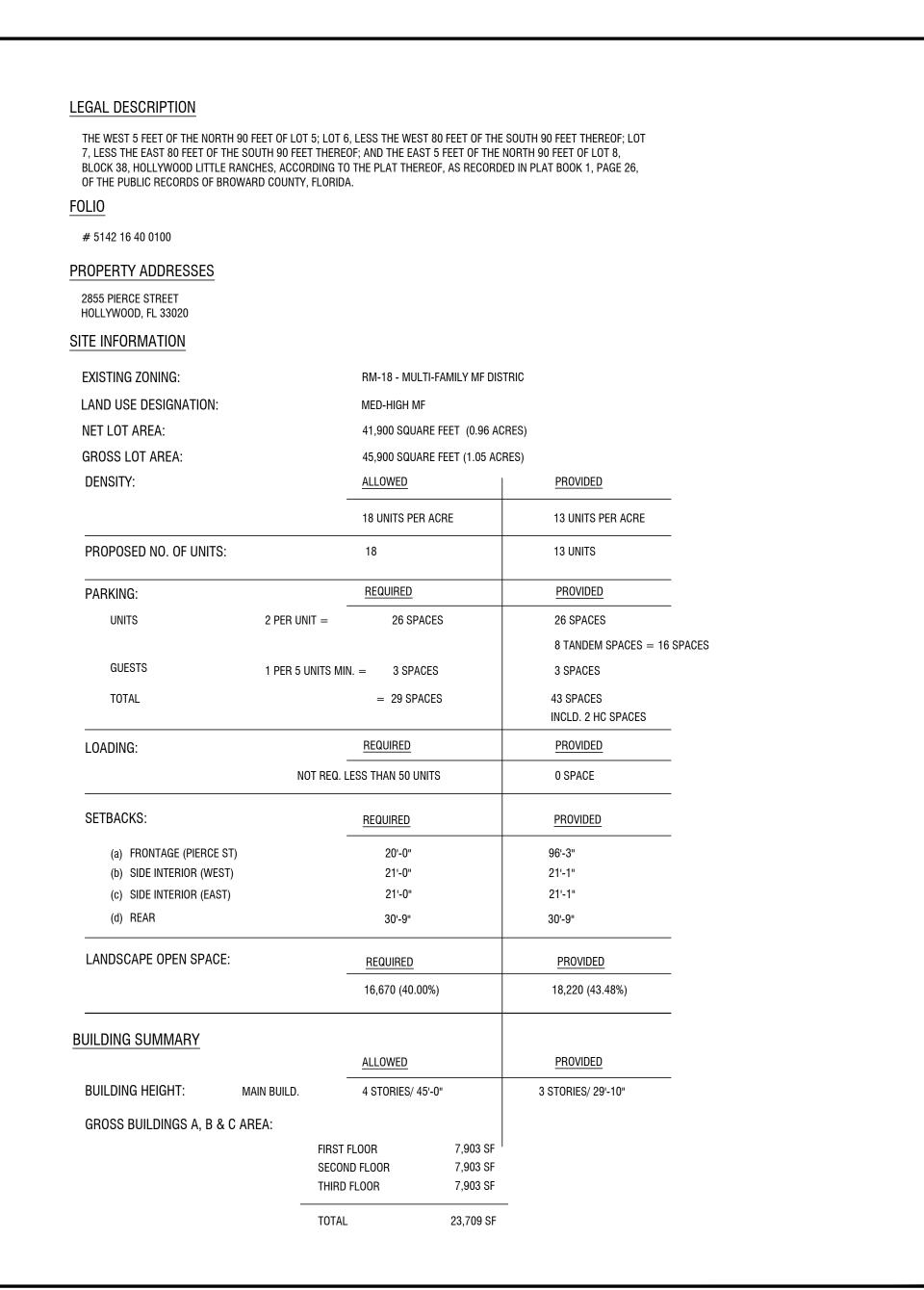
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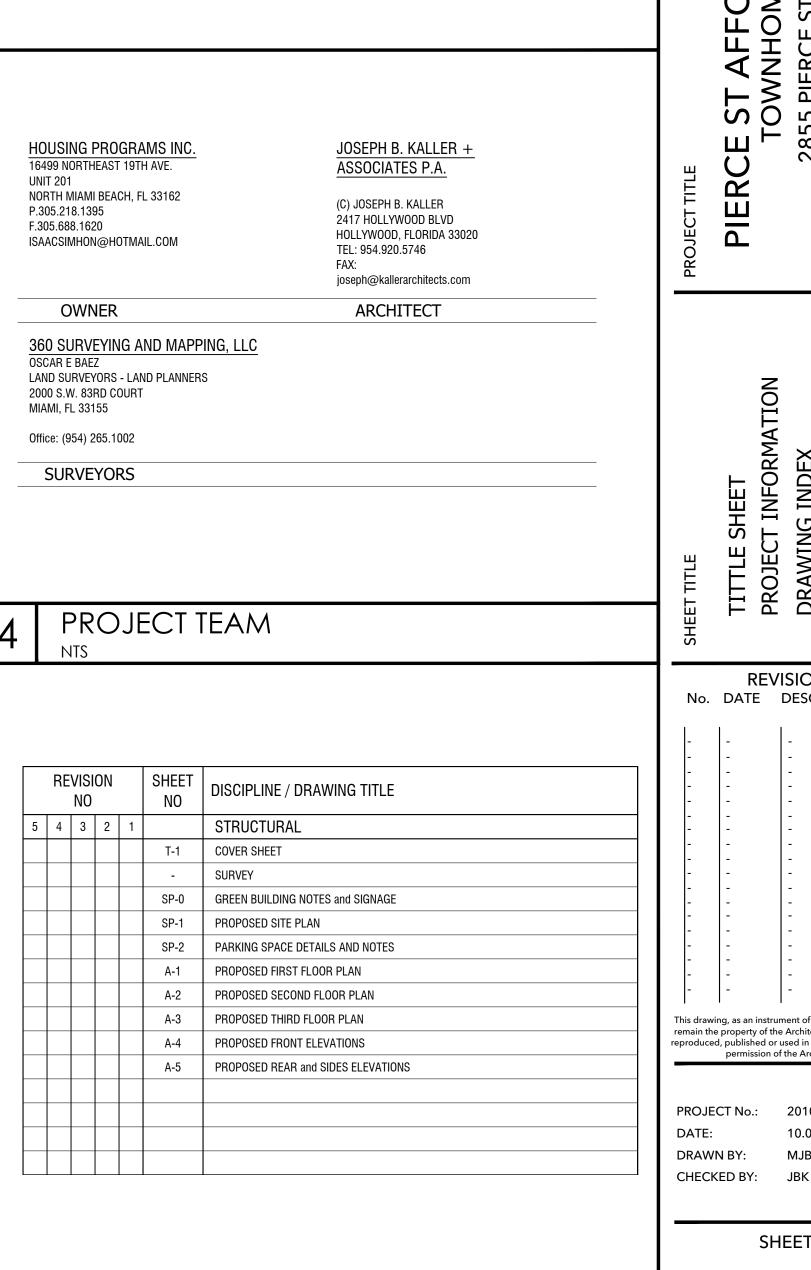
PRELIMINARY TAC

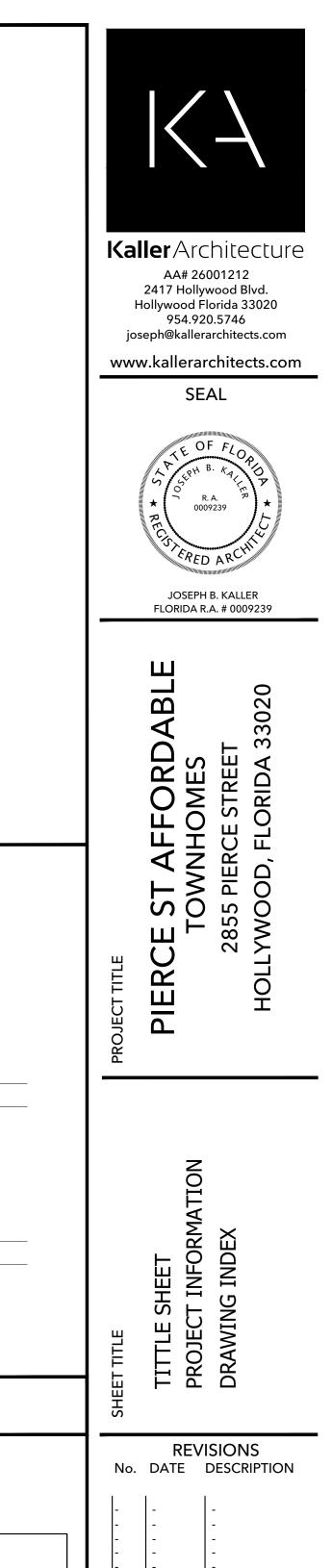
PIERCE STREET AFFORDABLE TOWNHOMES

2855 PIERCE STREET, HOLLYWOOD, FLORIDA 33020









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PROJECT INFORMATION

DRAWING INDEX

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-18 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.

SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT ALL PROPERTY LINES.

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2015 NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

GREEN CERTIFICATION: NATIONAL GREEN BUILDING STANDARD CERTIFICATION SILVER REQUIREMENTS

UNITY OF TITLE: A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GREEN BUILDING AND ENVIRONMENTAL SUSTAINABILITY NOTE:

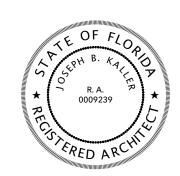
- INSTALL ENERGY EFFICIENT LIGHT FIXTURES. ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES AND PROGRAMMABLE THERMOSTATS.
- ENSURE THAT KITCHENS HAVE SPACE FOR RECYCLING BINS AND WHEREVER RASH BINS ARE PROVIDED.
- USE SUSTAINABLE BUILDING AND FENCING MATERIALS.
- 4. USE LOW YOC MATERIALS.

ALL CHANGES TO THE DESIGN REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

Kaller Architecture 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

ST AFFORDABLE
TOWNHOMES
SE PIERCE STREET
VOOD, FLORIDA 33020 \simeq

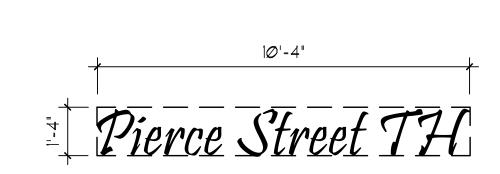
REVISIONS No. DATE DESCRIPTION

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PROJECT No.: DATE: 10.05.2020 DRAWN BY: CHECKED BY: JBK

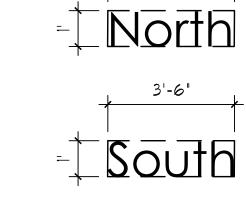
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SP-0



NAME SIZE = 14 S.F.

FONT STYLE - PRISTINA



NAME SIZE = 3.5 S.F.

FONT STYLE - CENTURY GOTHIC

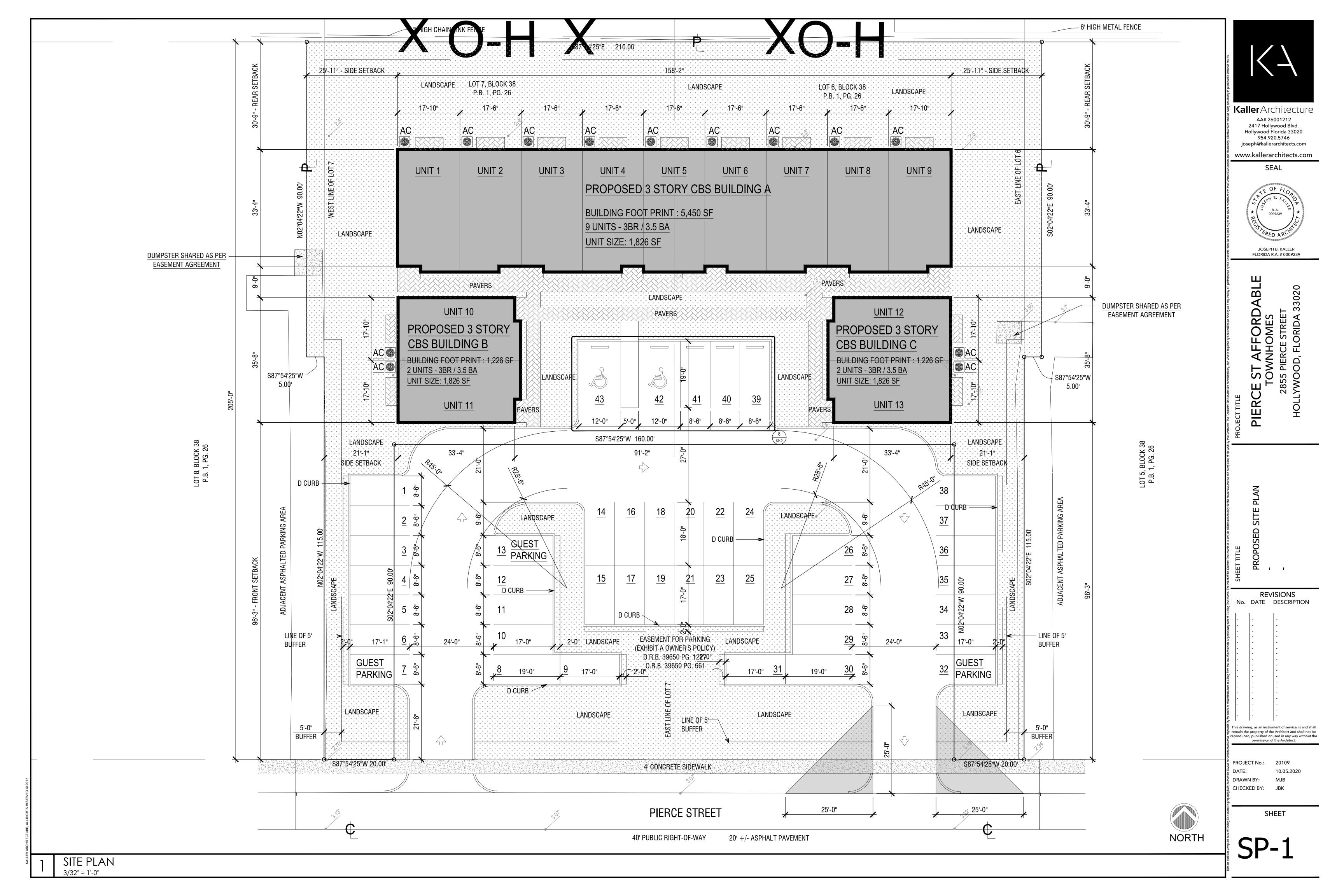
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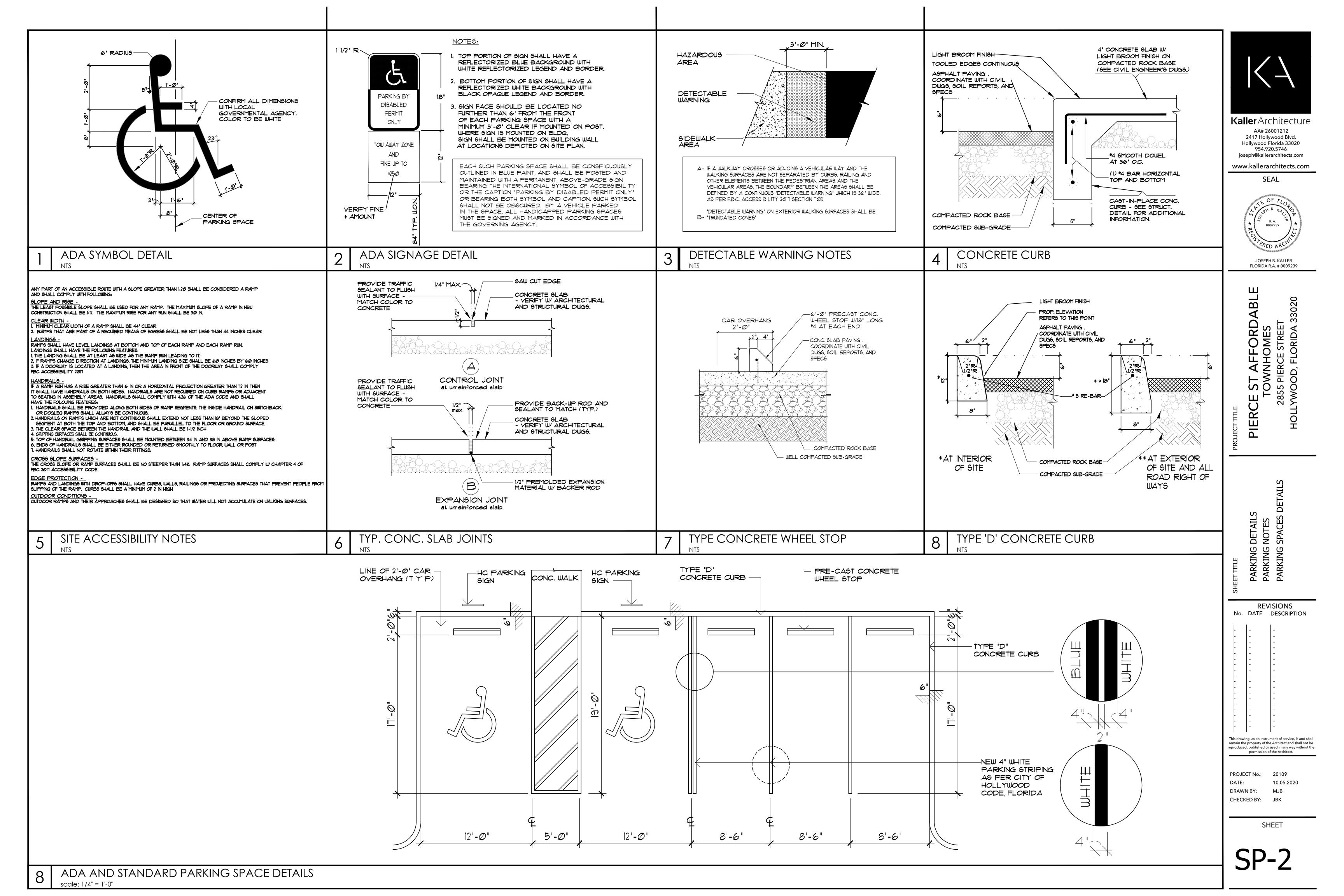
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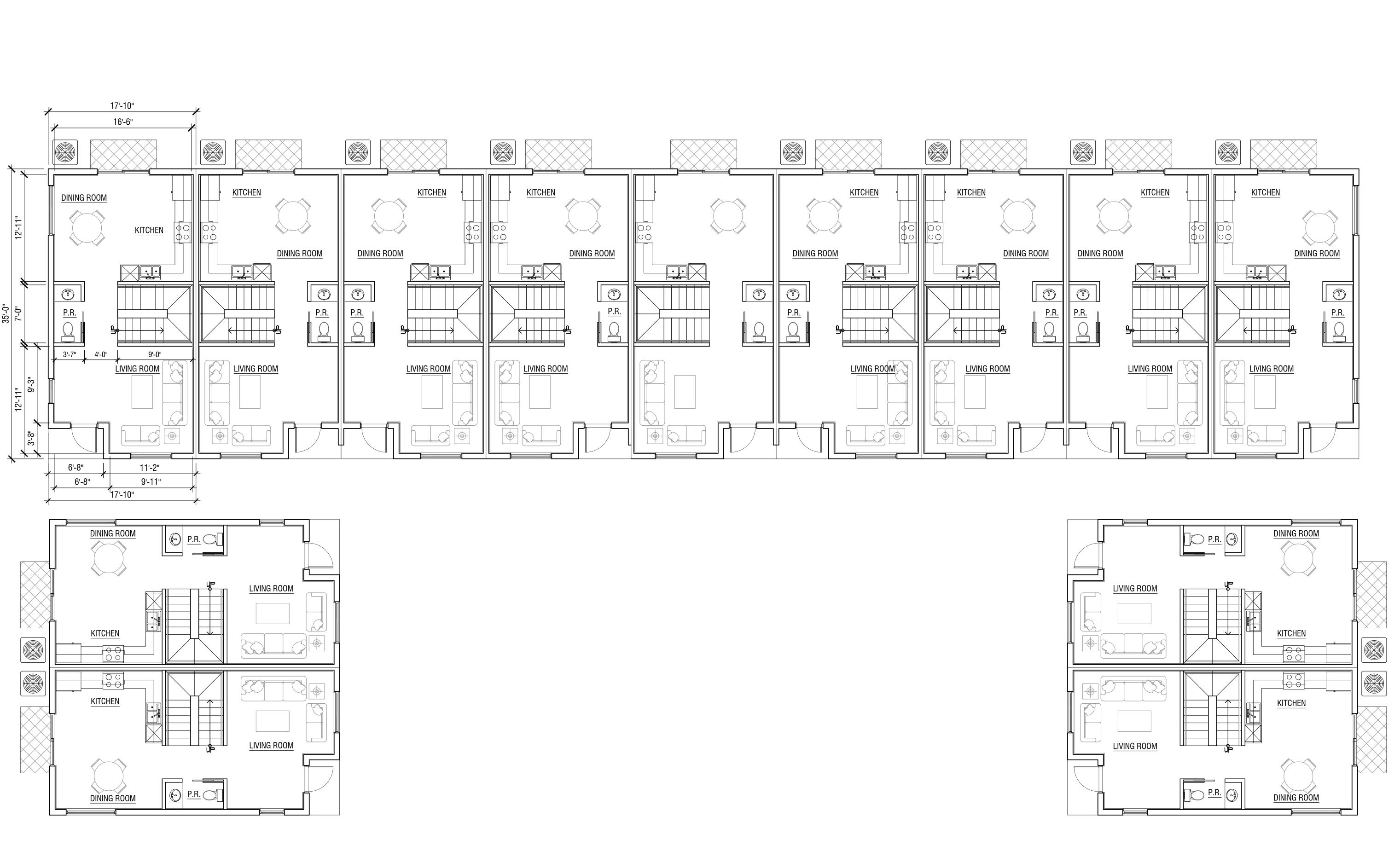
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-18 ZONING DISTRICT.

NOTE:

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





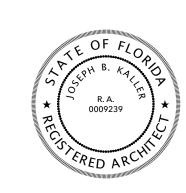




KallerArchitecture

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

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JOSEPH B. KALLER FLORIDA R.A. # 0009239

FLORIDA R.A. # 0009

PIERCE ST AFFORDABLE
TOWNHOMES
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

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PROJECT No.: 20109

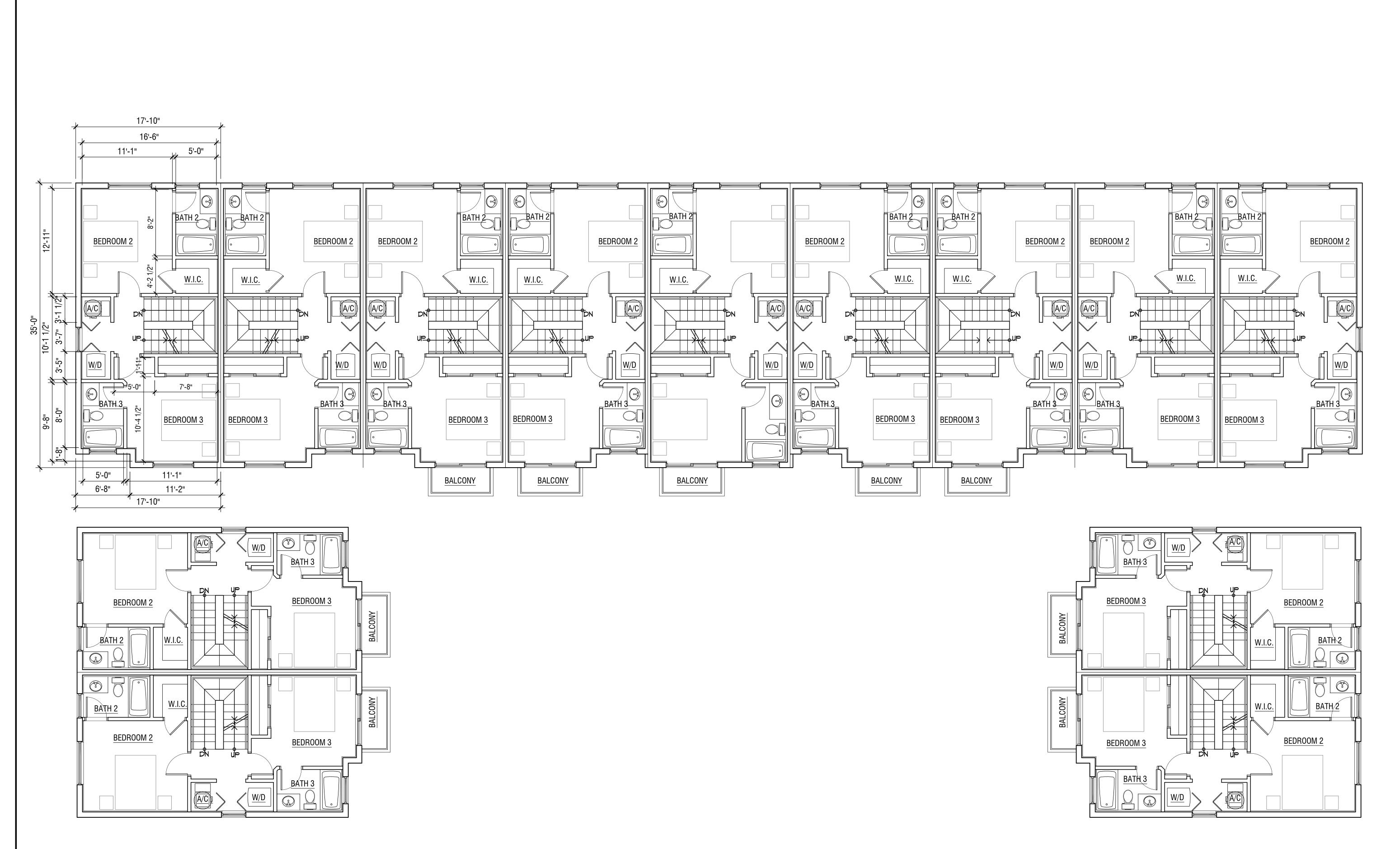
DATE: 10.05.2020

DRAWN BY: MJB

CHECKED BY: JBK

SHEET

A-1





Kaller Architecture

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

www.kallerarchitects.com



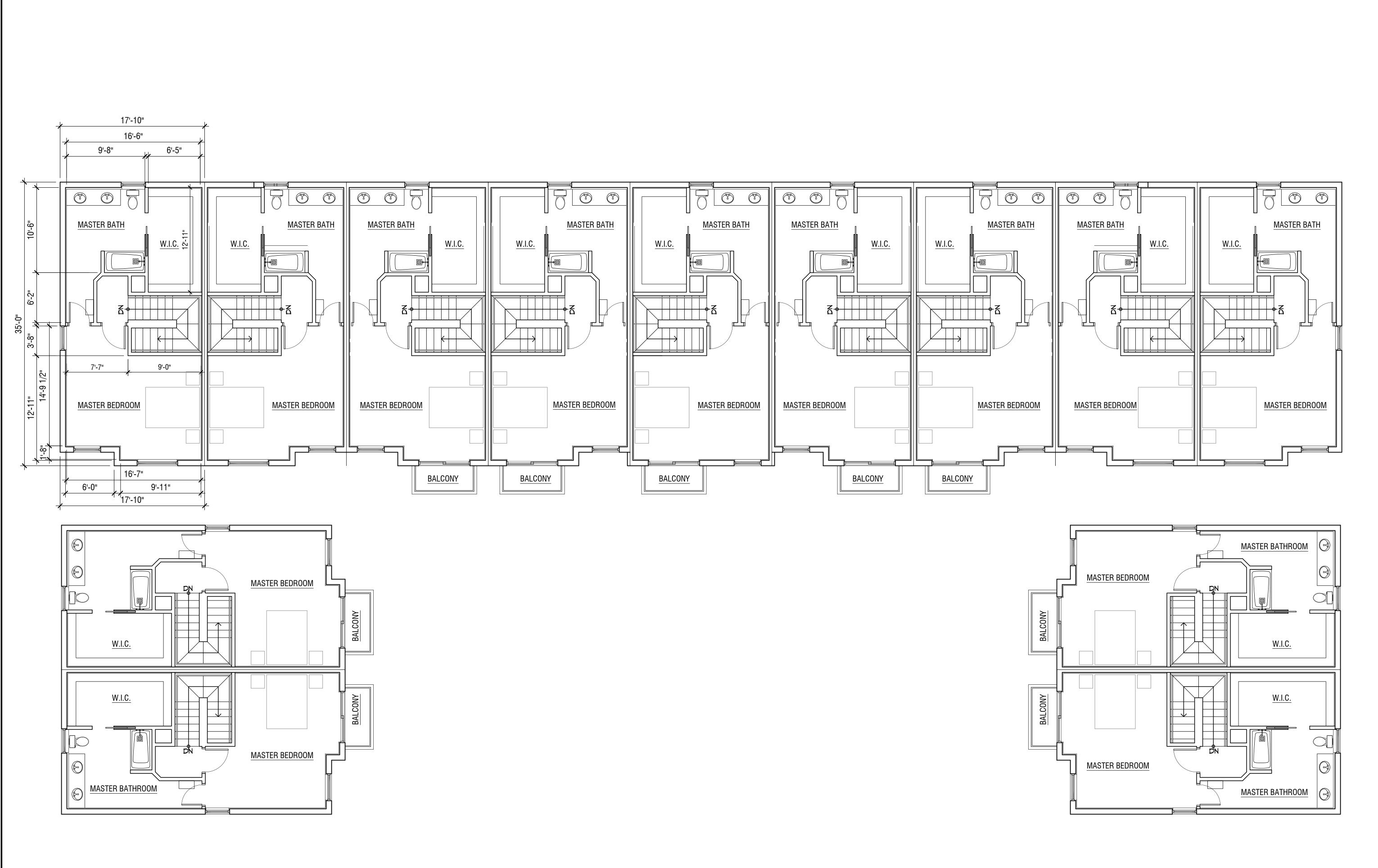
JOSEPH B. KALLER FLORIDA R.A. # 0009239

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TOWNHOMES
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020 PIERCE ST

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Kaller Architecture

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TOWNHOMES
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HOLLYWOOD, FLORIDA 33020 PIERCE ST

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PROJECT No.: 20109 DATE: 10.05.2020 DRAWN BY: CHECKED BY: JBK

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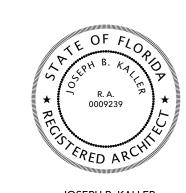
PROPOSED FRONT ELEVATION (9-UNIT) 3/16" = 1'-0"



Kaller Architecture AA# 26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746

joseph@kallerarchitects.com

www.kallerarchitects.com



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