

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: April 13, 2017 **FILE:** 16-DPS-80
TO: Planning and Development Board
VIA: Leslie A. Del Monte, Planning Manager 
FROM: Deandrea Moise, Associate Planner 
SUBJECT: Binish Jacob and Live-In Properties requests Special Exception, Design and Site Plan for 44 bed Assisted Living Facility (Mi Casa) located at 6021 and 6031 Duval Street.

REQUEST:

Special Exception, Design and Site Plan for 44 bed Assisted Living Facility (Mi Casa)

RECOMMENDATION:

Special Exception: Approval

Design: Approval, if Special Exception is granted.

Site Plan: Approval, if Special Exception and Design is granted with the condition a Unity of Title or Unity of Control, in the form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

REQUEST

The subject property is comprised of two lots approximately 0.5 acres in size. The Applicant proposes to demolish the existing building containing a 10 bed Assisted Living Facility (ALF), to construct a 44 bed ALF. The proposed is a considerable improvement to the neighborhood as it brings an enhanced design, and lush landscaping. The ALF will consist of 22 rooms evenly distributed between the second and third floor, while the first floor is the main hub for the amenities and essential functions of the facility. Consistent with the vision for State Road 7, the design is pushed towards the street, parking facilities are located on the side of the building, and direct pedestrian access to the main entrance from the sidewalk is available. Furthermore, the proposed Porte-Cochere, which is an amenity for the use, is integrated seamlessly into the design. The implementation of the Porte-Cochere allows those temporary servicing the site, such as mail persons, or those picking up and dropping off, to avoid parking in the street causing unnecessary traffic delays, and avoid disrupting pedestrian circulation, and traffic circulation occurring within the parking facilities.

The proposed development enhances the neighborhood with the introduction of a fresh new design while remaining in line with surrounding properties by sharing similar materials. Approximately 35 feet in height, the proposed ALF demonstrates a design with Contemporary Florida Vernacular elements, consisting of archways created through decorative porch brackets, square columns, standing seam metal roof, and eave support brackets. Additionally, design elements such as the large verandah in the rear of the building enhance the quality of life for residents as well as the sustainability of the development. The

neutral paint palette and varying materials, such as smooth stucco, stone accent wall finish, and aluminum railings are used to further emphasize the geometric language. The proposed landscape helps articulate the property and enhances the design of the proposed building.

Pursuant to the Zoning and Land Development Regulations a Special Exception is defined as *a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions*. The code identifies multiple family districts as the appropriate zoning district for the consideration of ALF's of any size. Regardless of location, an ALF of this size requires a Special Exception. The Applicant has worked with Staff extensively with regards to design, landscaping, setbacks, pedestrian connectivity, signs, etc. The proposed development meets the Zoning and Land Development requirements pertaining to sign, design, height, setbacks, parking, vehicular use area landscaping, etc. The proposed design does not require any variances and meets code requirements.

As the site consists of multiple lots, Staff recommends **a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

SITE INFORMATION

Owner/Applicant:	Binish Jacob and Live-In Properties
Address/Location:	6021 and 6031 Duval Street
Net Size of Property:	22, 346 sq. ft. (0.5130 acres)
Land Use:	Transit Oriented Development (TOC)
Zoning:	Medium-High Multiple Family District (RM-18)
Existing Use of Land:	Assisted Living Facility and Multiple Family Residential.

ADJACENT LAND USE

North:	Transit Oriented Development (TOC)
South:	Transit Oriented Development (TOC)
East:	Transit Oriented Development (TOC)
West:	Transit Oriented Development (TOC)

ADJACENT ZONING

North:	Medium-High Multiple Family District (RM-18)
South:	Medium-High Multiple Family District (RM-18)
East:	Medium-High Multiple Family District (RM-18)
West:	Medium-High Multiple Family District (RM-18)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit Oriented Corridor, the project is surrounded by commercial, single family, and multi-family residential uses. The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.

Policy 3.1.1: *Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future plans.*

Policy 3.1.4: *Promote land assembly along the US 441/SR 7 Corridor to create larger development parcels for economic sustainability to offset the physical and economic loss from Florida Department of Transportation right-of-way acquisition.*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The subject property is located in Sub-Area 1, the US 441/SR 7 Corridor, geographically defined by 56th Avenue to the east (including that portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. The area includes the residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the undefined residential areas east and west of US 441/SR 7 north of Hollywood Boulevard.

The City of Hollywood recognizes State Road 7 as a major transportation corridor and one which is crucial to the success of the western portion of the City. Being established as the first sub-area in the Plan, it is clear the City and its residents are committed to the revitalization of this corridor.

The following City-Wide Master Plan Policies are applicable to this project:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 1.1: *Place a priority on the US 441/SR 7 Corridor for redevelopment opportunities, influence FDOT on design of the highway, and create innovative zoning to implement future plans.*

Policy 1.27: *Assist FDOT regarding the redesign of the US 441/SR 7 Corridor through the City of Hollywood to ensure that FDOT's redesign plans complement and support the City's plans as well as accommodate FDOT's construction needs.*

Policy 1.47: *Promote the development of US 441/SR 7 as a major transit corridor.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Special Exception as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: The Proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The intent of the Comprehensive Plan's Land Use element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The redevelopment of the site allows for assembly of land along the State Road 7 Corridor while enhancing the design of the existing ALF and neighborhood. Consistent with the vision for State Road 7, the design is pushed towards the street, parking facilities are located on the side of the building, and direct pedestrian access to the main entrance from the sidewalk is available. The proposed is a considerable improvement to the neighborhood as it brings an enhanced design, and lush landscaping. The Applicant has maximized the use of the property while meeting development regulations, without the request for a variance.

FINDING: Consistent.

CRITERION 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The subject property is zoned Medium-High Multiple Family (RM-18), with a Land Use designation of Transit Oriented Corridor. With a residential zoning and a land use that promotes redevelopment, the proposed design would be compatible with the zoning and in line with the goals of the land use. The proposed development enhances the neighborhood with the introduction of a fresh new design while

remaining in line with surrounding properties by sharing similar materials and meets the Zoning and Land Development requirements pertaining to sign, design, height, setbacks, parking, vehicular use area landscaping, etc. The proposed design does not require any variances and meets code requirements.

FINDING: Consistent.

CRITERION 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: The Applicant has worked with staff to provide vehicular and pedestrian access that allows for safe traffic movement. The implementation of the Porte-Cochere allows those temporary servicing the site, such as mail persons, or those picking up and dropping off, to avoid parking in the street causing unnecessary traffic delays, and avoid disrupting pedestrian circulation, and traffic circulation occurring within the parking facilities. The Applicant has worked with Staff to incorporate elements of the design that promote a positive relationship between pedestrians and the subject property.

FINDING: Consistent.

CRITERION 4: That there are setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: The proposed setbacks meets code requirements that have been deemed appropriate for this zoning district, including setbacks, height, parking and open space. As illustrated on the site plan, the Applicant is proposing a pick-up and drop off area to aid in traffic circulation on the site. Furthermore, the Applicant has worked with the City Landscape Architect to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. By meeting the applicable code regulations the proposed development is not creating any adverse effects.

FINDING: Consistent, with the imposition of Staff's condition.

CRITERION 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The Applicant has worked with Staff extensively with regards to design, landscaping, setbacks, pedestrian connectivity, height, etc. The proposed use enhances the character of the neighborhood. The development conforms to the Zoning and Land Development requirements and does not pose to be detrimental to the health, safety, and appearance of the surround community.

FINDING: Consistent.

CRITERION 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The Zoning and Land Development Regulations determines that a buildable shall be a minimum of 6000 sq. ft and 60 ft. wide; with the assembly of two lots, the parcel exceeds minimum requirements. The size of the lot accommodates the Applicants request without the need for any variances.

FINDING: Consistent.

CRITERION 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the Zoning Classification in which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the City Commission.

ANALYSIS: Pursuant to the Zoning and Land Development Regulations a Special Exception is defined as *a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions*. The code identifies multiple family districts as the appropriate zoning district for the consideration of ALF's of any size. Regardless of location, an ALF of this size requires a Special Exception. The Applicant has worked with Staff extensively with regards to design, landscaping, setbacks, pedestrian connectivity, signs, etc. The proposed development meets the Zoning and Land Development requirements pertaining to sign, design, height, setbacks, parking, vehicular use area landscaping, etc. The proposed design does not require any variances and meets code requirements.

FINDING: Consistent.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The proposed development offers a design that demonstrates elements of Contemporary Florida Vernacular Architecture consisting of archways created through decorative porch brackets, square columns, standing seam metal roof, and eave support brackets. Additionally, design elements such as the large verandah in the rear of the building enhance the quality of life for residents as well as the sustainability of the development. The neutral paint palette and varying materials, such as smooth stucco, stone accent wall finish, and aluminum railings are used to further emphasize the geometric language and create a design that is not intrusive to the neighborhood. The Applicant has worked with Staff to include elements of the design that promote a positive relationship between pedestrians and the subject property. As stated by the Applicant "there is a homey quality to this style of architecture that will help make the facility more welcoming for the residents, visitors, as opposed to institutional."

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: As stated in Criteria 1, the architectural styles and elements of the proposed development do not exhibit architectural features that are insensitive and incompatible to the surrounding neighborhood. The proposed development

enhances the neighborhood with the introduction of a fresh new design while remaining in line with surrounding properties by sharing similar materials. As stated by the Applicant "There are some features [in the neighborhood] like brick and stone veneer, stucco banding, and wood framing around openings." These are elements and features incorporated into the project. New elements like the standing seam metal roof and decorative brackets introduce favorable design elements not seen in the neighborhood.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to density, height, setbacks, and pervious requirements. The development neither exceeds height limitations as set forth in the Zoning and Land Development regulations nor exceeds the height typically found throughout the neighborhood. The overall proposal for the subject property is compatible with the scale and massing of the surrounding neighborhood and is designed in a way that maximizes the property without overdeveloping.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The Applicant has worked with the City Landscape Architect to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on March 1, 2017. Therefore, staff recommends approval, if Special Exception, and Design is granted **with Staff condition for a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 2-27-17

Location Address: 6021 & 6031 DUVAL STREET, HOLLYWOOD FL

Lot(s) 6, 7, 8 & (E) 10' of 9 Block(s): _____ Subdivision: GRACENWOOD #3

Folio Number(s): 514113070060 & 0070

Zoning Classification: RM-18 Land Use Classification: TOC

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: -

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): 16-DPS-8

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

Explanation of Request: SITE PLAN & SPECIAL EXCEPTION APPROVAL FROM P+D BOARD.

Number of units/rooms: 22 ROOMS Sq Ft: 158-172 sf / RM

Value of Improvement: 2 MIL Estimated Date of Completion: 12/17

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

Name of Current Property Owner: BINISH JACOB / LIVE-IN PROPERTIES LLC

Address of Property Owner: 6031 DUVAL ST. / 6021 DUVAL ST.

Telephone: 954 205 5730 (B) Fax: 954 646 1212 (4P) Email Address: _____

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Address: 2417 HOLLYWOOD BLVD. Telephone: 954 920 5746

Fax: 954 926 2841 Email Address: Joseph@kallerarchitects.com

Date of Purchase: 3/10/16 contract Is there an option to purchase the Property? Yes () No ()

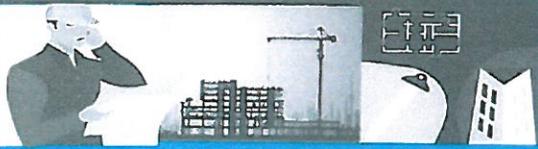
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

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: B. J. Jacob Date: 2/16/17

PRINT NAME: B. J. Jacob Date: 2/16/17

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

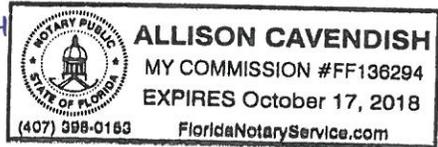
Current Owner Power of Attorney

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 16 day of February

[Signature]

Notary Public
State of Florida

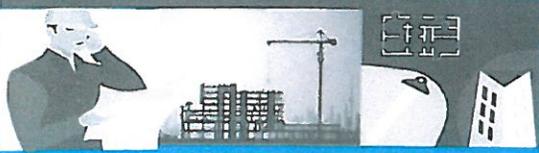


B. J. Jacob
Signature of Current Owner

B. J. Jacob
Print Name

My Commission Expires: 10/17/18 (Check One) Personally known to me; OR Produced Identification _____

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: 2.16.17

PRINT NAME: Michael Rozenberg Date: 2.16.17

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

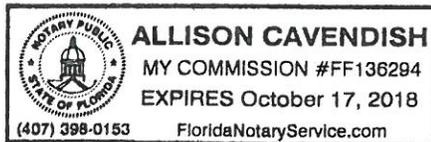
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning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

Sworn to and subscribed before me this 16 day of February

Notary Public

State of Florida

My Commission Expires: 10/17/18 (Check One) Personally known to me; OR Produced Identification _____



Signature of Current Owner

Signature of Current Owner

Michael Rozenberg
Print Name

Print Name

Mi Casa

Assisted Living Facility

HOLLYWOOD

FLORIDA

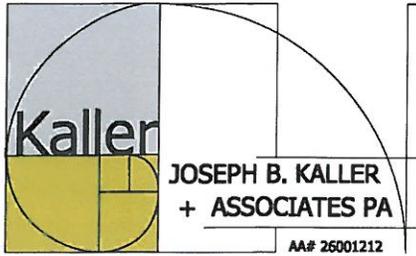
PROJECT INFO:

3 STORY 44 BED ASSISTED LIVING FACILITY.

LEGAL DESCRIPTION

LOTS 6 AND 7, "GRACEWOOD NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 AT PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 8 AND THE EAST 10.00 FEET OF LOT 9, "GRACEWOOD NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 AT PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



architecture - interiors - planning

**MICASA ASSISTED LIVING FACILITY
#16-DP-8
SPECIAL EXCEPTION CRITERIA**

CRITERIA 1:

The Proposed use must be consistent with the principals of the City's Comprehensive Plan.

ANALYSIS: The Site is located at 6021 and 6031 Duval Street. It is located in the Residential Multi-Family District of RM-18. This Area is adjacent to the major artery of State Road 7 with the Transit Oriented Corridor (TOC). This TOC is a District that promotes Mixed Use developments, higher density living units, easy access to public transportation and pedestrian movement. The Adult Living Facility being proposed fits within the intent of the District. It provided a living and care residential space where the elderly members of the Community get to live within the Community and can be easily accessed by their loved ones that want to visit. These loved ones may even live in the Community themselves, but are unable to care for their elderly family members at home.

These conveniences allow for a Community to care for their elderly citizens within the District. There is easy access to Medical and Emergency Institutions. Students from schools nearby can volunteer at this facility, which becomes mutually beneficial. All of these examples of opportunities, access and care are consistent with the principals of the City Comprehensive Plan.

CRITERIA 2:

The Proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The proposed use of this facility is consistent with the existing and future land use patterns. This Residential Facility provides a place that is safe, easily accessed, close to transportation and medical care. The State Road 7 Corridor and the Mixed-Use development would provide units where the care givers could live close to the facility where they work. Pedestrian friendly right-of-ways allow the residents of the ALF venture out supervised in order to enjoy the energy of the corridor with its shops, restaurants and small parks. This type of interaction improves and prolongs the quality of life for our elderly residents. This is the very definition of what a Community is and should strive to be.

CRITERIA 3:

That there will be provisions for save traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: All provisions for ease of pedestrian and vehicular movement to and from and within the site itself have been made. Areas for accessible parking, van drop off and one-way ingress/egress have been incorporated into the revisions made to the existing parking areas. New sidewalks lead pedestrians safely from the street to the buildings entry. A fence and gates safely separates residents from vehicular movement.

CRITERIA 4:

That there are setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: The Proposed Adult Living Facility sits directly adjacent to multi-family residential units to the south and west of the property. Along these property lines in particular is a proposed 10'-0" landscape buffer with a proposed 6'-0" high opaque fence, hedges and trees. This will help buffer noise and sight between the differing uses. The proposed outdoor recreational area for the residents is located on the north side of the building closer to commercial uses, away from the residential units. Lighting will not exceed 0.5 foot-candle at the property line adjacent to the residentially zoned properties.

CRITERIA 5: The Proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

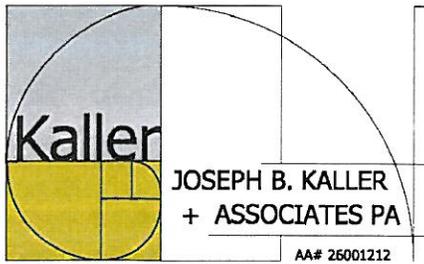
ANALYSIS: The Proposed Use of an Adult Living Facility will not be detrimental to the neighborhood. Such a facility in such a location provides peace of mind to family members, ease of access for care givers that work there and emergency responders that are needed. Visits are easily facilitated; young people can go and interact by volunteering and visiting with the residents. This is mutually beneficial and only serves to make the residents happy and the young people build character and promote what true Community interaction is about.

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The size, location and shape of the proposed Site perfectly suits the proposed use. The size accommodates perfectly the number of residential units proposed as well as the parking and required outdoor recreational space required for this use. There are no variances being requested as all required spaces and the required square footages needed for bedrooms, dining areas, living areas, recreational areas, as well as service areas fit perfectly into the required footprint of the Building.

CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the Zoning Classification in which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the City Commission.

ANALYSIS: The proposed use is consistent with the definition of a Special Exception. The reuse of an existing assembly building with open land adjacent works perfectly as a school. Located on a dead-end street, it is perfect in terms of safety, surveillance and traffic control.



architecture - interiors - planning

December 15, 2016

City of Hollywood
Planning Department
2600 Hollywood Blvd
Hollywood FL 33020

Re: **Mi Casa Assisted Living Facility**
6021 and 6031 Duval Street
Hollywood FL 33024
Architect's Project #: 16084
TAC# 16-DP-8

DESIGN CRITERIA STATEMENT

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Assisted Living Facility is located at 6021 and 6031 Duval Street on the west side of the newly renovated 441 corridor. It is a facility that will house 44 beds in 22 rooms in a 3 story building.

The Main Entry Lobby/ Reception is connected to the public sidewalk in two areas, making pedestrian connectivity a priority. A pedestrian walkway also connects to the rear of the building where residents have a large outdoor verandah and garden area to enjoy. Vehicular Use Areas are on one side of the site separating the pedestrian movement from the movement of cars.

The Building will be built of traditional materials and details used throughout will also be made of traditional materials, for example, the trellis and railing will be made from wood. This creates a more residential, warm feel to the Building.

The style of architecture is Modern Key West. Stone veneer, standing seam metal roof, wrap around verandah, trellises and decorative brackets and only a few of the elements

that provide the look and feel of a style so loved in South Florida. There is a homey quality to this style of architecture that will help to make the facility more welcoming for the residents and visitors, as opposed to institutional.

2. **Compatibility.** The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The proposed style of architecture is modern Key West or Caribbean style. This is shown through the use of standing seam metal on the roofs, large wrap around verandahs, trellises and decorative railings and brackets.

The surrounding buildings are a mixture of Florida Vernacular, Ranch and Modern styles of architecture. The surrounding homes are modest with traditional size fenestration, eaves and entry porches. There are features like brick and stone veneer, stucco banding and wood framing around openings. These are the elements and ideas incorporated into the project.

3. **Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The structures along Duval street are one and two stories on height. The proposed project is three stories, but does not overpower the neighboring structures because of it being sited in a wide lot it works proportionally. The building itself is located closer to the adjacent commercially zoned site along State Road 7, which is allowed much higher structures based on the Land Development code.

4. **Landscaping.** Landscaped area should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

The proposed landscaping features a variety of native trees, shrubs and ground cover. Live Oaks surround the site at its perimeter and Pink Tabebuia provide a cheerful pop of color between the Oaks. A privacy hedge is provided for using Red Tip cocoplum. Natives also screen mechanical equipment and surround the Trash Enclosure.

Existing mature trees on site are mainly Mango and Coconut, and they will be apart of the overall landscape of the site where possible.



CITY of HOLLYWOOD, FLORIDA

Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

Thomas Barnett
Director

TECHNICAL ADVISORY COMMITTEE REPORT

RECEIVED

February 6, 2017

Mi Casa
6021 Duval Street
Hollywood, FL 33024

FEB 16 2017

CITY OF HOLLYWOOD
OFFICE OF PLANNING

FILE NUMBER: 16-DPS-80

SUBJECT: Site Plan Review for an approximate 14,000 sq. ft. Assisted Living Facility (Mi Casa).

SITE DATA

Owner/Applicant: Binish Jacob and Live-In Properties
Address/Location: 6021 and 6031 Duval Street
Net Area of Property: 22,344 sq. ft. (0.51 acres)
Gross Area of Property: 26,344 sq. ft. (0.60 acres)
Land Use: Transportation Oriented Corridor (TOC)
Zoning: Multiple Family District (RM-18)
Existing Use of Land: Assisted Living Facility (Legal Non-Conforming)

ADJACENT LAND USE

North: Transportation Oriented Corridor (TOC)
South: Transportation Oriented Corridor (TOC)
East: Transportation Oriented Corridor (TOC)
West: Transportation Oriented Corridor (TOC)

ADJACENT ZONING

North: Multiple Family District (RM-18)
South: Multiple Family District (RM-18)
East: Multiple Family District (RM-18)
West: Multiple Family District (RM-18)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

A. APPLICATION SUBMITTALS

Deandrea Moise, Assistant Planner 954-921-3471

1. Title Block should include all addresses.
2. A Distance Separation Survey maybe required.
3. Work with the Engineering Division to ensure the Survey is accurate and reflects easements and dedications as described on O&E
4. ALTA Survey:
 - a. Shall be based on O&E with a note indicating as such and vice versa. Work with the Engineering Division to ensure the Survey is accurate.
 - b. Shall list all encumbrances as identified by the O&E.
 - c. Shall be revised to include Net and Gross Lot Size in square feet and acreage.
 - d. Site Plan shall be revised; Survey and Site Plan shall match for review accuracy.
4. Staff encourages Applicant to meet with surrounding civic associations prior to submitting for any Board.
5. Provide written responses to all comments with next submittal.

B. ZONING

Deandrea Moise, Assistant Planner 954-921-3471

1. Provide dimensions for all building setbacks including interior, and rear.
2. Revise Sign Details to reflect correct dimensions.
3. Landscaping is required at the base of each permitted freestanding sign and shall be equal in area to the length of the sign by a width of two feet. Provide note on plans stating such.
4. Provide dimensions of all upper level setback encroachments, as well as awnings or any architectural ornamentation beyond building footprint

C. ARCHITECTURE AND URBAN DESIGN

Deandrea Moise, Assistant Planner 954-921-3471

1. None at this time.

Terrence Comiskey, Architect, 954-921-3900

1. Application is substantially compliant.

D. LANDSCAPING

Dale Bryant, Landscape Architect 954-921-3997

1. No comments received.

— See attached sheets at back.

*WJL ✓
2-16-17*

E. SIGNAGE

Deandrea Moise, Assistant Planner 954-921-3471

1. Revise Sign Details to reflect correct dimensions.
2. Provide clarification on proposed "Pin Mounted" reverse channel letters.

F. LIGHTING

Deandrea Moise, Assistant Planner 954-921-3471

1. Application is substantially compliant.

G. GREEN BUILDING

Deandrea Moise, Assistant Planner 954-921-3471

1. Application is substantially compliant.

H. ENVIRONMENTAL SUSTAINABILITY

Lindsey Nieratka, Environmental Sustainability Coordinator 954-921-3201

1. Application is substantially compliant.

I. UTILITIES

James Rusnak, Engineer 954-921-3302

Wilford Zephyr, Engineer 954-924-2985 *W.Z. 2-22-17*

Water, Sewer and Drainage final plan review comments and recommendations based on the following documents:

- ALTA Survey, prepared by Cousins Land Surveyors & Asso. , Inc., dated 1/4/17
- Flood Zone AH 10 FT NAVD, Panel No. 0564 H, effective date 8/18/14
- Civil Plans, Charles O. Buckalew, Consulting Engineering Services, Inc. dated Dec. 2016
- Architectural Plans prepared by Joseph B. Kaller & Associates, updated 12/5/16

COMMENTS:

1. Applicant is required to provide an acknowledgement letter that states they understand that future timing and coordination are necessary prior to making a sewer connection to the new SR-7 sewer currently being installed by the City of Hollywood under the FDOT SR 7 project.
2. Plans specify two existing 2 inch water meters. Update plans to provide their serial numbers and confirm their size and location.
3. Verify proposed sewer rim elevations along Duval Street with the ALTA survey roadway elevations.
4. Update and coordinate proposed landscaping plans with the civil perimeter sitegrading plans to show that landscaping plantings will not change any of the finish grades. Suggestion, transpose civil grading elevations and profiles to the landscaping plans and then show plantings in association with the grades. Also filling swale retention areas with bark chips should not be in the design, rather some sod or alternative approved ground cover.
5. Provide Water and sewer demand calculations for review and approval prior to sign off.

*PROVIDED
OH
T&R
2-22-17*

*ALL
A-11*

ALL

The following comments are provided as a courtesy:

NPDES – Up to 1 Ac.

The construction activity on this site is regulated by City Code Chapter 54. Failure to maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required. The SWPPP must be maintained at the job site at all times. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all demolition, construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection
2600 Blair Stone Road, MS #2500
Tallahassee, FL 32399-2400
(850) 245-7522
Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes/

RECOMMENDATION:

Revise and address utility comments prior to final site plan sign off approval.

J. BUILDING

Philip Sauer, Chief Building Official 954-921-3025

1. Application is substantially compliant.

K. ENGINEERING

Luis Lopez, City Engineer 954-921-3251
Clarissa Ip, Engineering Support Services Manager 954-921-3915

1. Unity of Title required.
To be provided.
2. All broken sidewalks shall be replaced.
Please add note on plans.
3. Provide all vehicle turning radii, pavement marking and signage on plans.
Complied.
4. Provide civil plans to show any utility work within City rights-of-way for utility connection, indicate any pavement restoration. Full road width pavement restoration required, provide updated City Engineering pavement restoration detail.
Complied. On Sheet C-1 and Sheet C-2, Superpave 9.5 shall be used instead of Type S-3 within City rights-of-way, please revise.
5. Indicate location of detectable warning on Sheet SP-1.



Handwritten signature and date: 2/22/12

Complied.

6. On Sheet C-3, Typical Parking Space Detail does not meet City code.
Complied.
7. Sight triangle should be 6'x12' with 6' along the property line at drive opening.
Complied.
8. Provide City sidewalk detail. Minimum 6" thick concrete required thru drive openings.
Complied.
9. All outside agency permits must be obtained prior to issuance of building permit.
To be provided prior to issuance of City Building Permit.

✓ **L. FIRE**

Janet A. Washburn, Fire Prevention Officer III 954-921-3263

Jaw 2-21-2017

1. Previous comment number #3 was not addressed. Please show on the pg. C-2 plan on the next submittal: "Provide a note on the civil drawings the underground fire main must be done by Contractor I, II, or V per Florida Statute 633.102."

M. COMMUNITY DEVELOPMENT

Clay Milan, Special Projects Manager 954-921-3271

1. Application is substantially compliant.

N. ECONOMIC DEVELOPMENT

Brian Rademacher, Corridor Redevelopment Manager 954-924-2922

1. Application is substantially compliant.

O. PARKS, RECREATION AND CULTURAL ARTS

Eric Brown, Recreation Supervisor 954-921-3404
David Vazquez, Assistant Director 954-921-3404

1. Application is substantially compliant.

✓ **P. POLICE DEPARTMENT**

Tracey Thomas, Police 954-967-4549
Doreen Avitabile, Police 954-967-4371

1. No comments received.

Q. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor 954-967-4207
Karen Arndt, Assistant Director 954-967-4264

2. Application is substantially compliant.

R. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director 954-924-2980
Susan Goldberg, Deputy Director 954-924-2980

1. Not applicable.

S. PARKING

Harold King, Parking Administrator 954-921-3535

1. Application is substantially compliant.

T. ADDITIONAL COMMENTS

Deandrea Moise, Assistant Planner 954-921-3471

1. None at this time.

The Technical Advisory Committee does not find this application substantially compliant with the requirements of Final Review; therefore the Applicant must obtain the signature of any members with outstanding comments.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,



Leslie A. Del Monte
Planning Manager

C: Joseph B. Kaller via email: Joseph@kallerarchitects.com

Second TAC

6021 Duval St. – Mi Casa ALF

General

1. A City of Hollywood Tree Removal/Relocation Permit will be required for any existing trees proposed for removal or relocation according to Article 9 of the Land Development Regulations.

Second submittal: Informational comment, no action required during TAC.

2. Provide complete Landscape Plan set including a Tree Disposition Plan with location and proposed action of each affected tree in a numbered format, and include information on species nomenclature, trunk DBH, estimated height and spread. List any required mitigation for proposed removals in accordance with Article 9 of the LDR.

Second submittal: Tree Disposition Plan provided as sheet LE-1 titled "Existing Landscape Plan." Correct mitigation calculations to reflect that the trees specified for removal require 68" DBH mitigation and two (2) palms (palms counted at a 1:1 basis for mitigation).

3. Provide a Landscape Plan with planting details signed and sealed by a Florida Registered Landscape Architect. Landscape Plan should provide for shade, preserve existing canopy where possible, create an attractive design and arrangement that complements and enhances site features and opportunities/constraints, provides buffers where appropriate, enhances the neighborhood character, creates microclimate cooling effects, mitigates stormwater runoff and detention (possible through passive bio-retention design), and follows the landscape requirements and intent of the Code including Florida State Statutes and current acceptable profession practices. Landscape Plan should also provide calculations for any required tree mitigation plantings.

Second submittal: Provided as sheet LP-1 titled "Landscape Plan." Correct mitigation calculations to reflect that in accordance with Article 9 of the LDR, the trees specified for removal require 68" DBH mitigation and two (2) palms (palms counted at a 1:1 basis for mitigation). This is in addition to any trees required as part of Site Plan development.

4. There appear to be overhead power lines at the rear (north) of the property. The building setback area would be an ideal place to specify tree species that aren't held to the stringent species approved beneath power lines.

Second submittal: Additional trees can be added between but backset from those proposed to better buffer the development from adjacent existing properties, as well

to reduce the amount of turfgrass. Silver Buttonwood as 2" standard or Orange Geiger in a back row at same spacing as Cassia but offset to the south 8' or so would help accomplish this.

5. Irrigation plans will be required at time of Building Permit. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

Second submittal: Informational comment, no action required during TAC.

6. Additional comments may be forthcoming.

Second submittal: Informational comment.

Additional Review Comments

7. Calculation indicate there are 28 required trees for the Site Plan development landscape requirements. In addition, there is 68" of DBH and two palms that need to be mitigated for what is being removed. Increase in DBH from 2" to 3" as depicted on the plant list (or 4" for some species) is an approved way to gain additional mitigation inches but they specifications must not be exaggerated and readily-available. Cassia at 3" DBH may not be available in that size and would be best specified at 2". Crape Myrtle Standards at 4" are known to be available and in stock at one particular supplier in central Florida. Please only specify trees that would be available in the sizes specified without collecting, and add a note on the landscape plan to the effect that DBH sizes listed are absolute minimums and that any tree not meeting the DBH specification at time of inspection will be immediately rejected and landscape inspection failed.
8. Landscape buffers have ample root space. Specify *Simarouba glauca* or a similar spreading-habit species along east and west perimeters. West perimeter trees can be staggered to better allow future canopy development.
9. Increase size of shrub and groundcover detail so text is legible.
10. Add landscape notes consistent with professional standards...FL #1 grade materials, type of mulch, utility locate information, 1 year warranty on materials, etc.

Comments provided by Dale Bryant, Landscape Architect, Development Services
Architecture and Urban Design



DISTANCE LETTER

TO WHOM THIS MAY CONCERN:

Property: 6021 DUVAL STREET, HOLLYWOOD, FL 33024

This letter indicates that there are no ASSISTED LIVING FACILITYS with in a 1200 foot radius of said property, and there are no RS zoned propertys with in a 500 foot radius.

Work perform on 08/1/2016

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATION NO. 5241
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
p.954.587.2100 f.954.587.5418
© 2010 ATLANTIC COAST SURVEYING INC.



DISTANCE LETTER AND SKETCH

TO WHOM THIS MAY CONCERN:

Property: 6021 DUVAL STREET, HOLLYWOOD, FL 33024

This letter indicates that there are no ASSISTED LIVING FACILITIES with in a 1200 foot radius of said property. and there are no RS ZONED PROPERTYS with in a 500 foot radius
Work perform on 08/1/2016



Paul J. Stowell

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
p.954.587.2100 f.954.587.5418
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LIVE-IN PROPERTIES, LLC

James Rusnak, Engineer
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

Re: Assisted Living Facility Project, Duval Landings

Dear James:

Regarding the project at 6021 Duval Street, Hollywood, it is understood that the sewer is not ready to be connected at this time, and will most likely not be ready until around June, 2018 as scheduled.

I, Michael Rozenberg, as owner of this project, and my company, Live-In Properties, LLC agree to hold the city of Hollywood harmless in the event this project is delayed or cannot proceed due to the fact that the State Rd 7 sewer project is not ready for hookup.

Yours Sincerely,



Michael Rozenberg, Owner, Manager
Live-In Properties, LLC

Notary State of Florida at large.



02/08/2017

**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 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: LIVE - IN PROPERTIES LLC
2. Project Name: MI CASA ASSISTED LIVING FACILITY
3. Project Address: 6021 & 6031 DUVAL ST. HOLLYWOOD FL 33024
4. Contact person: MICHAEL ROZENBERG
5. Contact number: 954 646 1212
6. Type of unit(s): Single Family Multi-Family Hotel/Motel
7. Total number of residential and/or hotel/motel units: 22 ROOMS (11 UNITS)
8. Unit Fee per residential dwelling based on sq. ft.: \$1650.00
9. Unit Fee per hotel/motel room: _____
10. Total Park Impact Fee: \$18,150.00 Date: 12-19-16

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.

Charles O. Buckalew

Consulting Engineering Services, Inc.

801 S. Ocean Drive, Suite 201

Hollywood, Florida 33019

Phone (954) 927-0561 Mobile: 558-1189

DRAINAGE CALCULATIONS FOR:

Mi Casa - -6021 Duval Street, Hollywood, Florida

I. Given:

A. Acreages

1. Total =	22,342.00	sq. ft.	0.513	ac.
2. Impervious:				
a. Pavement / Walks =	7,934.00	sq. ft.	0.182	ac.
Building	5,362.00	sq. ft.	0.123	ac.
3. Green=	9,046.00	sq. ft.	0.208	ac.

B. Minimum elevations

1. Roads =	NAVD=5.50	7.00	ft.	NGVD
2. Floors =	NAVD= 8.5 FEMA + 1 Foot = 11.00	10.00	ft.	NGVD

C. Water level elevations

1. Wet season water table =	NAVD= 0.50	2.00	ft.	NGVD
-----------------------------	------------	------	-----	------

II. Design Criteria

A. Quality

1. If a wet detention system, then whichever is the greater of:
 - a. The first inch of runoff from the entire site.
 - b. The amount of 2.5 inches times the percentage of imperviousness.

III. Computations

A. Quality

1. Compute the first inch of runoff from the developed project:

$$= 1 \text{ in.} \times 1 \text{ ft} / 12 \text{ in.} \times \text{Total Project}$$

$$\text{Total Project} = 0.513 \text{ ac.}$$

$$= 0.043 \text{ ac.-ft. for the first inch of runoff.}$$

2. Compute 2.5 inches times the percentage of imperviousness:

- a. Site area for water quality pervious/impervious calculations only

$$= \text{Total project} - \text{Roof}$$

$$\text{Total Project} = 0.513 \text{ ac.}$$

$$\text{Roof} = 0.123 \text{ ac.}$$

$$= 0.390 \text{ ac. of site area for water quality pervious/ impervious.}$$

- b. Impervious area for water quality pervious/impervious calculations only

$$= (\text{Site area for water quality pervious/impervious}) - \text{pervious}$$

$$\text{Site area for water quality pervious/ impervious} = 0.390 \text{ ac.}$$

Charles O. Buckalew
 #228842
 12/14/16

	Pervious =	0.21	ac.	
	=	0.182	ac. of impervious area for	
			water quality pervious/ impervious	
	c. Percentage of imperviousness for water quality			
	=	Impervious area for water Quality x 100		
		Site area for water quality		
	Impervious area for water quality =	0.182	ac.	
	Site area for water quality =	0.390	ac.	
	=	46.73%	impervious	
	d. For 2.5 inches times the percentage impervious			
	=	2.5 in. x percentage impervious		
	Percentage impervious =	46.73%		
	=	1.17	in. to be treated	
	e. Compute volume required for quality detention			
	=	Inches to be treated x Total Site x 1 ft. / 12 in.		
	Inches to be treated =	1.17	in.	
	Total Site =	0.51	ac.	
	=	0.050	ac.-ft. required detention storage	
	3. Since the			
		0.050	ac.-ft. is	greater
	than	0.043	ac.-ft. computed for one (1) inch over the site	
	the	0.050	ac.-ft. controls.	
	IV. PROJECT SURFACE STORAGE			
	Volume of Trench (Assuming 50% Voids)			
	Volume of Trench = (Width of Trench x Height of Trench – Area of Pipe) x Length			
		Width & Height of Trench =	4 ft.	x 8 ft.
		=	((W) ft. x (H) ft. - π (0.625 ft.) ²) x 0.50 + π (0.625 ft.) ²	
		=	16.61 ft. ²	
	TOTAL REQUIRED:			
	=	Required detention storage x 43,560 ft. / acre		
	Required detention storage =	0.05	ac.-ft.	
		2,174.88	ft. ³	
	TOTAL PROVIDED:			
	Trench Volume			
	=	Length Provided x Volume of Trench		
	Trench Provided =	60	ft.	
	Volume of trench =	16.61	ft. ²	
		996.82	ft. ³	
	TOTAL REQUIRED :			
	0.050Ac Ft = 43,560 X 0.050 Ac ft = 2,178 Cubic feet			
	TOTAL REQUIRED < TOTAL PROVIDED			
	2,178 Cubic feet < 2,442 Cubic Feet			
	CONCLUSION:			
	The Swales will be Adequate for Water Quality.			

	West Swale= 11 Ft. X 6 Inches Deep X 135 Ft. = 371Cubic Feet				
	East Swale = 10 Ft. X 6 Inches Dep x 130 Ft.= 325 Cubic Feet				
	North Swale = 140 Ft. X 12 Inches Deep x 10 Ft. = 700 Cubic Feet				
	South Swale = 5 Ft. X 6 Inches Deep X 40 Ft. = 50 Cubic feet				
	Trench = 996 Cubic Feet				
	TOTAL = 2,442 Cubic Feet PROVIDED				



ENGINEERING & TESTING, INC.

Phone: (866) 781-6889 • Fax: (866) 784-8550
www.floridaengineeringandtesting.com
250 S.W. 13th Avenue
Pompano Beach, FL 33069

December 20, 2016

Job Order No.: 16-3871

Mi Casa Assisted Living
6021 Duval Street
Hollywood, Florida 33024

RE: HYDRAULIC CONDUCTIVITY USUAL OPEN - HOLE TEST
Proposed Drainage System
6021 Duval Street
Hollywood, Florida 33024

Dear Sir or Madam;

Pursuant to your request, Florida Engineering & Testing, Inc. (FE&T), has a completed hydraulic conductivity (usual open-hole) test on December 15, 2016, at the above referenced site. One (1) hydraulic conductivity test was performed according to South Florida Water Management District (SFWMD), "Management and Storage of Surface Waters Permit Information Manual", "Usual Open-Hole Test" (see attached field sketch for locations).

The test result is specific to the location tested. Variations should be expected between the test locations. The result is time and sample dependent since water table conditions are continuously changing. The above referenced test method is affected by the following: specific soil types encountered and fluctuations in the ground water table. Fluctuation in water levels should be anticipated due to surface runoff, tidal influences, seasonal variations, varying ground elevation, construction dewatering and pumping activities in the area. The discovery of any site or subsurface conditions during construction which substantially deviate from the information obtained from our tests is always a possibility and should be reported to us immediately for our evaluation.

Florida Engineering & Testing, Inc., appreciates the opportunity to be of service to you at this phase of your project. If you have any questions or comments, please give us a call. We would be pleased to help any way we can. It has been a pleasure working with you and look forward to doing so in the near future.

Sincerely,

Mark A. Mesiano, P.E.
Florida Engineering & Testing, Inc.
Florida Reg. No. 48202
Certificate of Authorization No. 6923

Attachments:
Hydraulic Conductivity Test Results
Field Sketch





HYDRAULIC CONDUCTIVITY USUAL OPEN – HOLE TEST

DATE: 12/15/16 ORDER #: 16-3871
CLIENT: Mi Casa Assisted Living
PROJECT: Proposed Drainage System
ADDRESS: 6021 Duval Street Hollywood, Florida 33024
LOCATION: Ex-1 (See Attached Sketch)
DIAMETER OF HOLE: 6 inches DEPTH OF HOLE: 10 feet
TESTED BY: C.G. REPORTED TO: Client

<u>Gallons/Minute</u>	<u>Elapsed Time in Minutes</u>
2.8	1
2.9	2
3.2	3
2.6	4
2.7	5
2.6	10
2.5	15
2.4	20
2.4	25
2.4	30

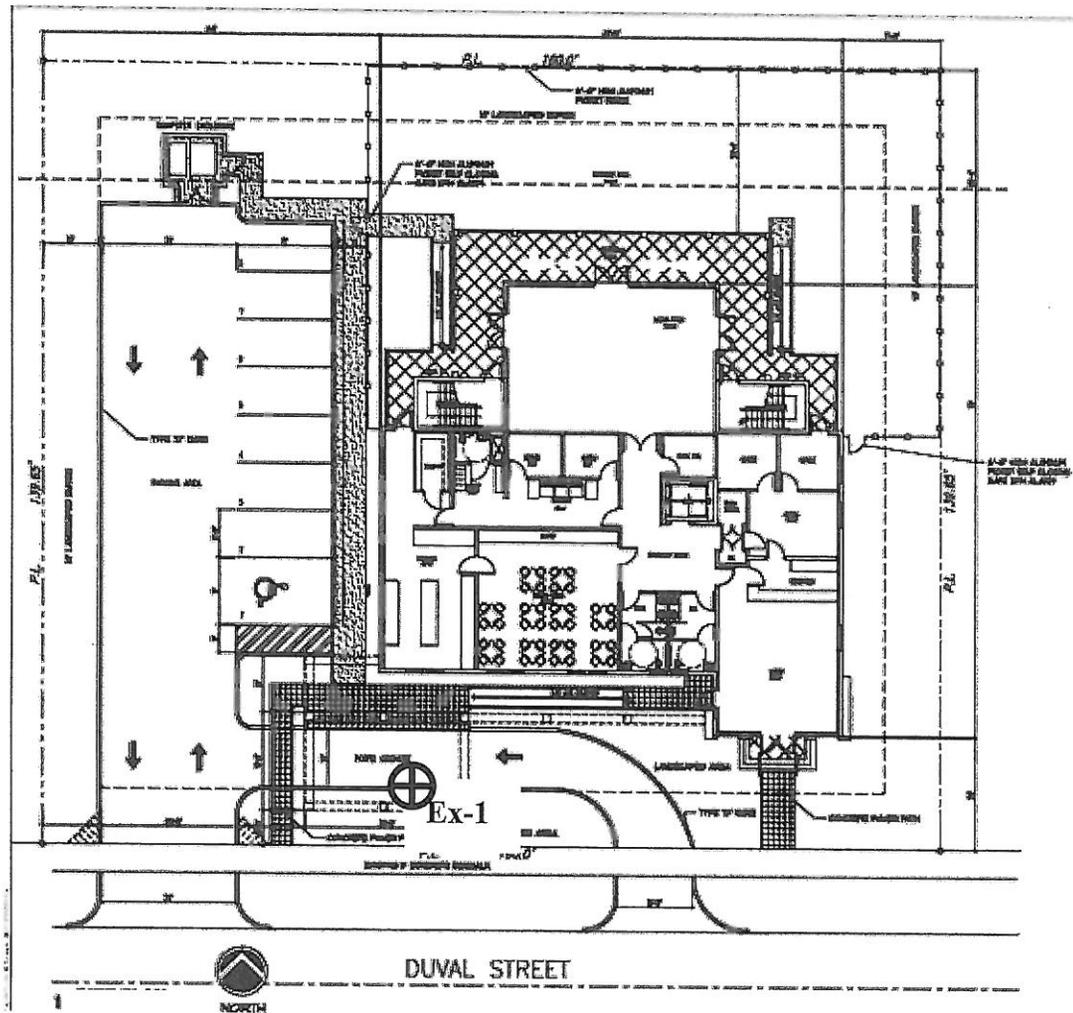
Hydraulic Conductivity: K = 8.3 X 10⁻⁵ CFS/FT² - FT. HEAD

<u>Depth Below Existing Ground Surface (BEGS)</u>	<u>Soil Description</u>
0' - 2'	Light Gray to Gray Slightly Silty Fine Sand
2' - 6'	Brown Fine Sand and Light Orangish Brown Limestone
6' - 10'	Tan to Light Brown Limestone with Trace of Light Grayish Brown Fine Sand

Water table elevation : 5'7" Below Existing Ground Surface

12-21-16
MARK A. MESIANO, P.E.
Florida Engineering & Testing, Inc.
Florida Reg. No. 48202
Certificate of Authorization No. 6923



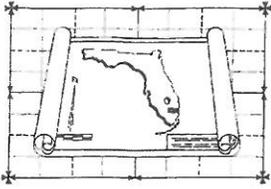


Field Sketch

Not to Scale

6021 Duval Street

Hollywood, Florida



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

January 30, 2017

Joseph B. Kaller, AIA, LEED AP BD+C, President
Joseph B. Kaller & Associates, P.A.
2417 Hollywood Boulevard
Hollywood, Florida 33020

Dear Mr. Kaller:

Re: Platting requirements for a parcel generally described as all of Lots 6-8, and the East 10 feet of Lot 9, "Gracewood No. 3," according to the Plat thereof, as recorded in Plat Book 24, Page 48, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Duval Street, between State Road 7 and North 61 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed assisted living residential development on the above referenced parcel.

Planning Council staff has determined that replatting **is not** required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development. As per the criteria of Section D.2, platting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to an adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 5 acres (approximately 0.51 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Joseph B. Kaller
January 30, 2017
Page Two

Planning Council staff notes that when a specifically delineated parcel (i.e. all of Lots 6-8) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the East 10 feet of Lot 9), or with vacated rights-of-way, Section D.2, Chapter IV, of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Robert Modys, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:RECM

cc: Wazir Ishmael, City Manager
City of Hollywood

Tom Barnett, Director, Planning & Development Services
City of Hollywood

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

6021 DUVAL ST.

Date: 3/3/16	Time: 9:30 am	60								
Residual/Static Hydrant	Address/Location	Residual Pressures								
P - Hydrant FH000528	6001 DUVAL ST.	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">F-1 Only</th> <th style="width: 50%; text-align: center;">F-2 Only</th> </tr> <tr> <td style="text-align: center;">58</td> <td style="text-align: center;">58</td> </tr> <tr> <td colspan="2" style="text-align: center;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%; text-align: center;">F-1& F-2</th> <th style="width: 30%; text-align: center;">50</th> </tr> </table> </td> </tr> </table>	F-1 Only	F-2 Only	58	58	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%; text-align: center;">F-1& F-2</th> <th style="width: 30%; text-align: center;">50</th> </tr> </table>		F-1& F-2	50
		F-1 Only	F-2 Only							
		58	58							
<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%; text-align: center;">F-1& F-2</th> <th style="width: 30%; text-align: center;">50</th> </tr> </table>		F-1& F-2	50							
F-1& F-2	50									
Flow Hydrants	Address/Location	Flow Rate								
F-1 Hydrant (Individual) FH000527	300 N. 60 AVE.	GPM 1090								
F-2 Hydrant (Individual) FH000532	ACROSS FROM 211 N 61 AVE.	GPM 1030								
F-1 Hydrant (Both Flowing)		GPM 1060								
F-2 Hydrant (Both Flowing)		GPM 1030								



EAST OF SITE

6001 DUAL



WEST OF SITE

6035 DOVAL



SOUTH OF SITE

6032 DOVAL



WEST OF SITE

6045 DUVAL



WEST OF SITE

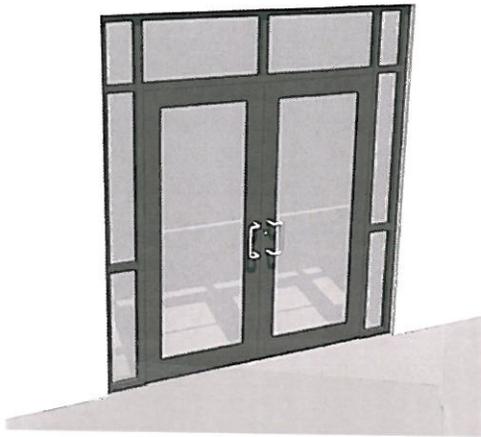
6041 DUVAL

Mi Casa

Assisted Living Facility

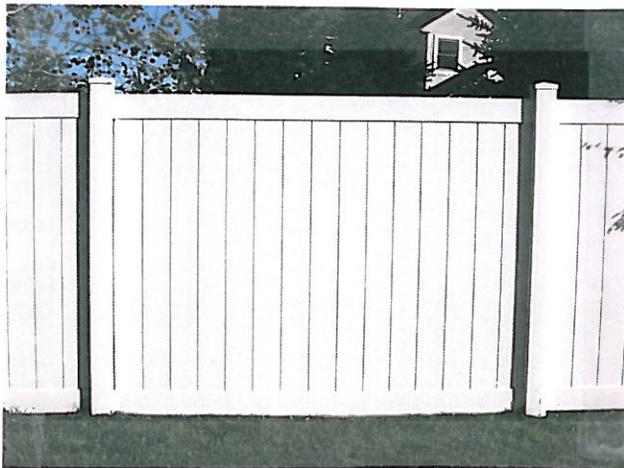
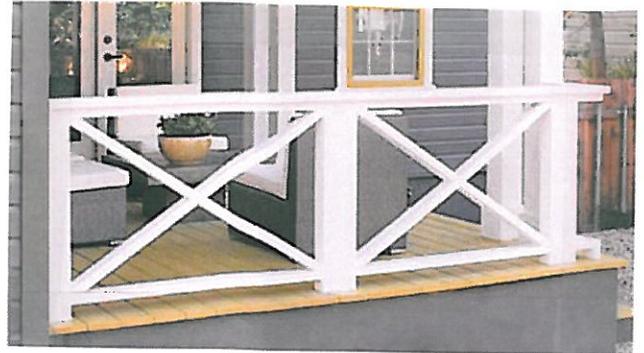
HOLLYWOOD

FLORIDA



bronze storefront door

railing



opaque vinyl fence

Mi Casa

Assisted Living Facility

HOLLYWOOD

FLORIDA

main building color

benjamin moore 527

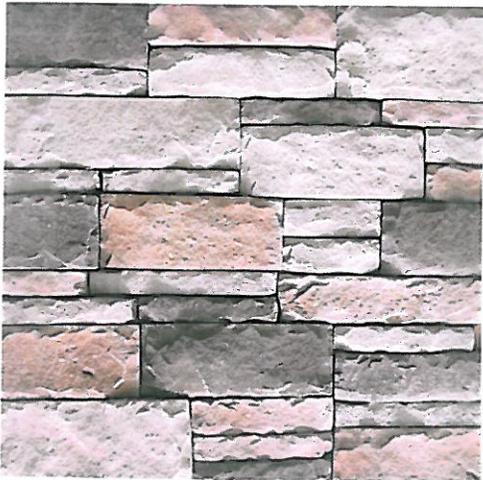
warren acres



accent color

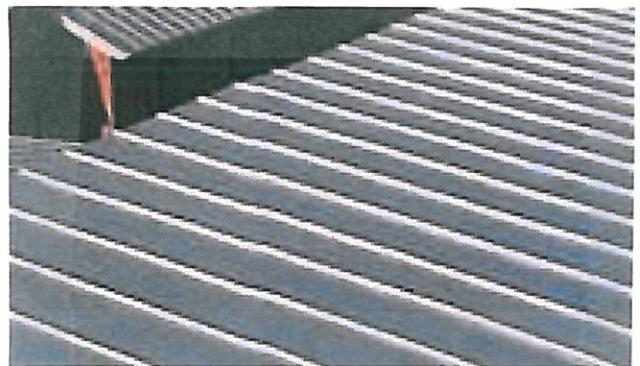
benjamin moore 0C-120

seashell



roof

standing seam metal



accent wall finish

lonestar stone

ledge stone - tahoe



6021 DOVAL STREET

40'

5' U.E.



PROPERTY LINE

OUTDOOR GARDEN AREA

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

100.00'

LOT 9

LOT 8

LOT 6

LOT 5

TYLER STREET

Mi CASA

MI CASA

ASSISTED LIVING FACILITY

HOLLYWOOD FLORIDA



JOSEPH B. KALLER
+
ASSOCIATES PA

Architectural Firm
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920-5746 phone - (954) 926-2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
MI CASA ALF
6021 AND 6031 DUVAL STREET
HOLLYWOOD FL 33024



MEETING DATES

- PRE APPLICATION - AUGUST 15, 2016
- P.A.C.O. - SEPTEMBER 12, 2016
- PRELIMINARY T.A.C. MEETING - DECEMBER 5, 2016
- FINAL T.A.C. MEETING - FEBRUARY 6, 2017
- PLANNING AND DEVELOPMENT MEETING - APRIL 13, 2017

PROJECT DATA

CODES:
FLORIDA BUILDING CODE, 5TH EDITION 2014
5TH EDITION FLORIDA FIRE PREVENTION CODE, 2016 BROWARD FIRE AMENDMENTS
FLORIDA ADMINISTRATIVE CODE 69A-40

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

OWNER
MI CASA ASSISTED LIVING
CONTACT: MICHAEL ROZENBERG
ADDRESS: 6021 DUVAL STREET
HOLLYWOOD, FL 33024
CELL: (954) 646-1212
EMAIL: mike@micasaalf.com

SURVEYOR
JOHNSTON AND JOHNSTON LAND SURVEYING
CONTACT: HENRY JOHNSTON
ADDRESS: 1081 TAFT STREET 160
HOLLYWOOD, FL 33024
PHONE: (954) 796-9516
EMAIL: jjohnstonsurveying@gmail.com

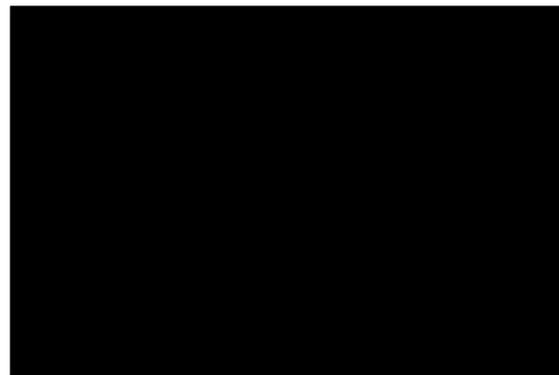
LANDSCAPE ARCHITECT
TONNING AND ASSOCIATES INC.
CONTACT: MR. WAYNE TONNING
ADDRESS: 199 JEFFREY STREET
BOCA RATON, FL 33487
PHONE: (561) 414-8263
FAX: (561) 892-8911
EMAIL: tonning18@aol.com

CIVIL ENGINEER
CHARLES O. BUCKALEW
CONTACT: CHARLES BUCKALEW
ADDRESS: 801 SOUTH OCEAN DRIVE
HOLLYWOOD, FL 33024
PHONE: (954) 921-0516
EMAIL: cbuck1661@aol.com

DRAWING INDEX

- T-1 COVER SHEET
- SURVEY
- SP-1 SITE PLAN AND SITE DATA
- SP-2 SITE DETAILS
- SP-3 SIGN, FENCE AND MALTESE PLACARD
- C-1 PAVING AND DRAINAGE PLANS
- C-2 WATER AND SEWER PLANS
- C-3 CIVIL DETAILS
- C-4 CIVIL DETAILS
- EC-2 EROSION CONTROL
- LE-1 LANDSCAPE EXISTING PLAN
- LP-1 LANDSCAPE PLANTING PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 ROOF PLAN
- A-5 BUILDING ELEVATIONS
- A-6 BUILDING ELEVATIONS
- A-7 CONTEXTUAL STREET ELEVATION

LOCATION MAP

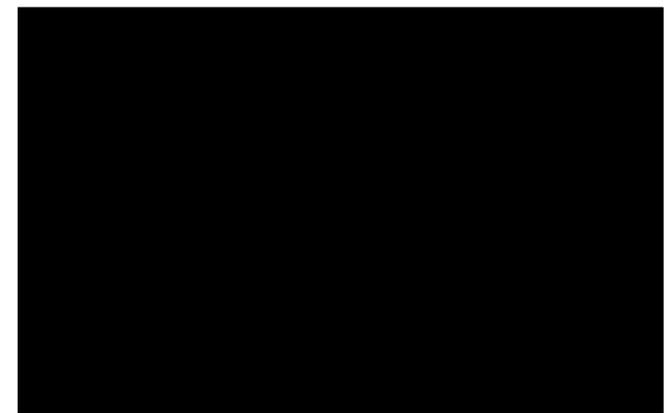


SITE



NORTH

AERIAL



SITE



NORTH

SHEET TITLE

TITLE PAGE
P AND D

REVISIONS		
No.	DATE	DESCRIPTION
1	12-5-16	PRELIM TAC
2		

PROJECT NO.: 16084
DATE: 8-15-16
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

1 OF 1

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SITE DATA

LEGAL DESCRIPTIONS:

LOTS 6 AND 7, "GRACEWOOD NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 AT PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 8 AND THE EAST 10.00 FEET OF LOT 9, "GRACEWOOD NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 AT PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS

6021 and 6031 DUVAL ST
HOLLYWOOD, FL 33024

SITE INFORMATION / BUILDING SUMMARY

SITE INFORMATION:

- ZONING: RESIDENTIAL MULTI-FAMILY DISTRICT RM-18
LAND USE DESIGNATION: TRANSIT ORIENTED CORRIDOR (TOC)
- NET LOT AREA: 22,346 S.F. (0.5130 ACRES)
- GROSS LOT AREA: 26,346 S.F. (0.6048 ACRES)
- DENSITY:

ALLOWED	PROVIDED
2 ROOMS = 1 UNIT	
2 BEDS = 1 ROOM	
18 UNITS PER AC (36 ROOMS PER AC)	
36 ROOMS X 0.6048 = 21.77 ROOMS	22 ROOMS
22 ROOMS X 2 BEDS = 44 BEDS	44 BEDS
- PARKING:

REQUIRED	PROVIDED
LEVEL 3 CRF	
2 SPACES + 1 PER 10 BEDS	8 SPACES (incl. 1 HC space)
= 7 SPACES	
- SETBACKS:

REQUIRED	PROVIDED
(a) FRONT: 20'-0"	20'-0"
(b) SIDE INTERIOR: SUM OF 20% OF LOT WIDTH = 32'-0" (7'-6" MIN.)	13'-2" (EAST) / 62'-5" (WEST) SUM = 75'-6"
(c) REAR: 15% OF LOT DEPTH = 21'-0"	36'-0"
- PERVIOUS AREA:

REQUIRED	PROVIDED
- LANDSCAPED AREA AT 10' BUFFER =	5104.0 S.F.
- 25% OF VEHICULAR PAVED AREA	
4999.0 S.F. X 25% = 1249.75 S.F. (NOT INCLUDING 10' BUFFER)	3942.0 S.F.
- TOTAL LANDSCAPING =	22344.0 X 40% = 8937.6 S.F. 9046.0 S.F. (40.48%)

BUILDING SUMMARY:

- BUILDING HEIGHT:

ALLOWED	PROVIDED
4 STORIES 45'-0"	3 STORIES 35'-0" (MID PT. OF HIP ROOF)
- BUILDING AREAS:

	INTERIOR	TERRACE	GROSS AREA
FIRST FLOOR	5362.0 S.F.	1228.0 S.F.	
SECOND FLOOR	4223.5 S.F.		
THIRD FLOOR	4223.5 S.F.		
TOTAL	13809.0 S.F.	1228.0 S.F.	15037.0 S.F.
- LIVING AREAS:

BEDROOMS	60-80 S.F. / PERSON	68.5-114.5 S.F. / PERSON
SITTING ROOMS		168 S.F.
DINING	15 S.F. / PERSON = 660 S.F.	665 S.F.
INDOOR LIVING	25 S.F. / PERSON = 1100 S.F.	1122 S.F.
OUTDOOR LIVING	30 S.F. / PERSON = 1320 S.F.	1224 S.F. COVERED VERANDAH 1092 S.F. GARDEN

CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:

PER ASCE 24-09:

STRUCTURE CATEGORY	CATEGORY II
ELEVATION BELOW WHICH FLOOD-DAMAGE-RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)	BFE +1 OR DFE +10'0" NAVD, WHICHEVER IS HIGHER
DRY FLOOD PROOFING OF NON-RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE +10'0" NAVD, WHICHEVER IS HIGHER

NOTE: NOTWITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE (NFPA), THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

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

NOTE: ALL MACHINE ROOMS ELECTRICAL, MECHANICAL, AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD +10'0" NAVD.

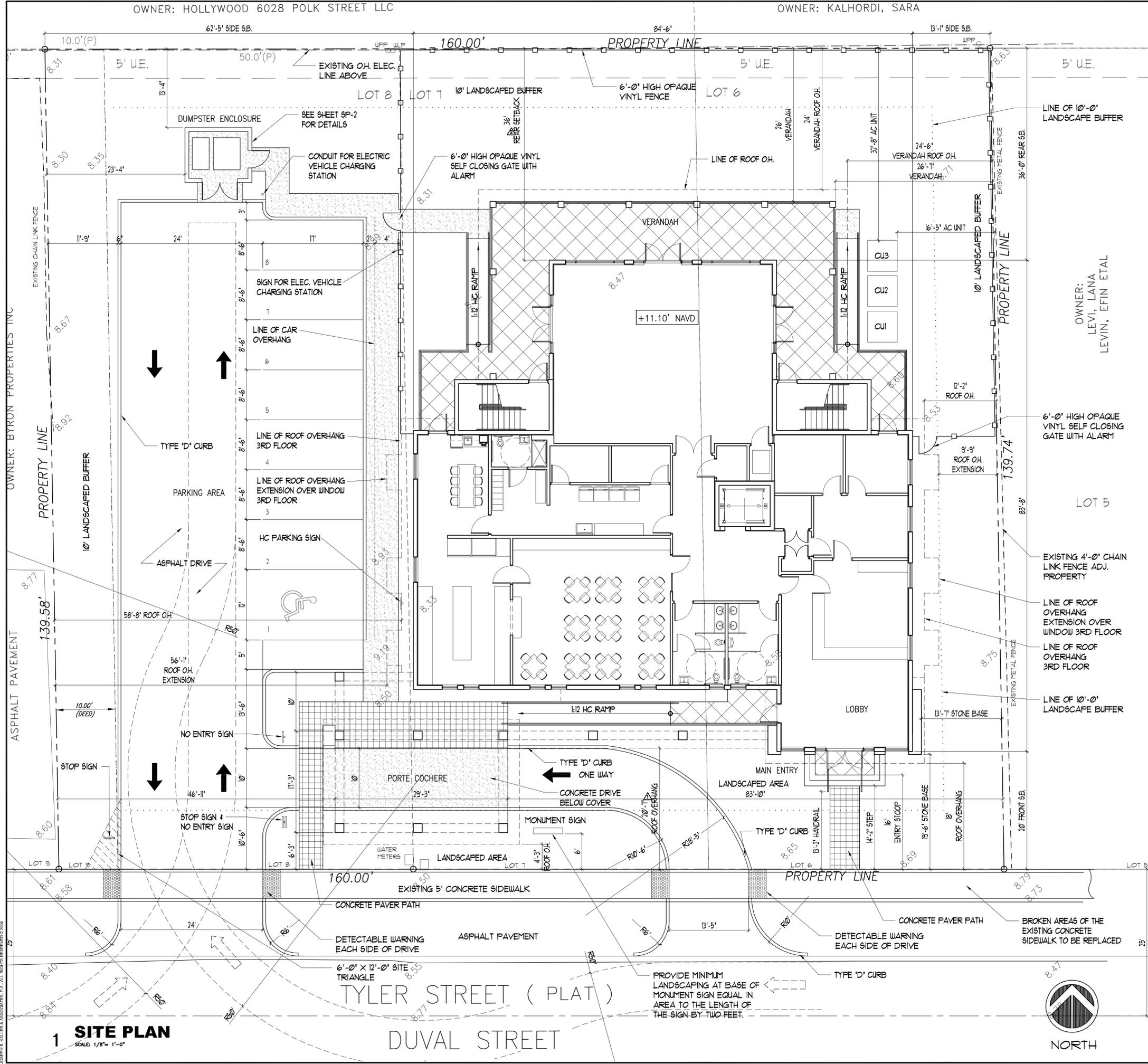
FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT THE TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

FIRE ALARM NOTE: A FIRE ALARM SYSTEM IS REQUIRED AS PER FFPC, 30% BROWARD AMENDMENTS, NFPA 101 SECTION 3233.4

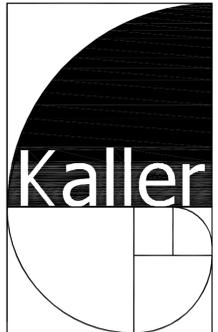
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

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.



1 SITE PLAN

SCALE: 1/8" = 1'-0"



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

MI CASA ALF
6021 AND 6031 DUVAL STREET
HOLLYWOOD FL 33024

PROJECT TITLE
MI CASA ALF
6021 AND 6031 DUVAL STREET
HOLLYWOOD FL 33024

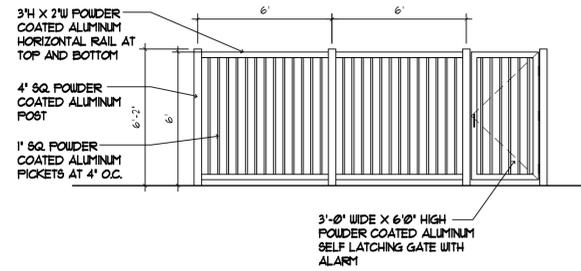
SHEET TITLE
SITE PLAN AND DATA
P AND D

No.	DATE	DESCRIPTION
1	12-5-16	PRELIM TAC
2	2-7-17	FINAL TAC

PROJECT NO.: 16084
DATE: 8-15-16
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

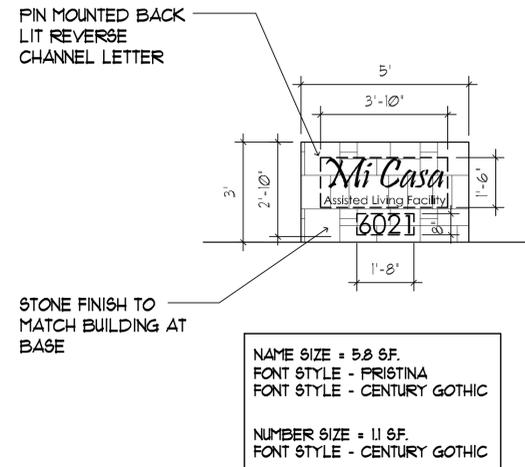
SP-1



ALUMINUM PICKET

1 SITE FENCE DETAILS

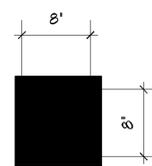
SCALE: 1/4" = 1'-0"



MONUMENT SIGN

2 SIGN DETAILS

SCALE: 3/8" = 1'-0"



MALTESE PLACARD
WEATHER PROOF 8'X8' PLACARD INDICATING LIGHT FRAME ROOF TRUSS CONSTRUCTION. BRIGHT RED SYMBOL ON WHITE BACKGROUND SECURELY FIXED TO WALL. (BEHIND COLUMN NEXT TO ENTRY DOOR ABOVE INTERCOM 5'-0" AFF.) FLORIDA STATUTE 69A-60.002(1)

3 MALTESE PLACARD

SCALE: 1" = 1'-0"

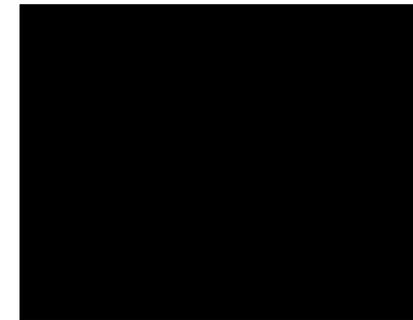
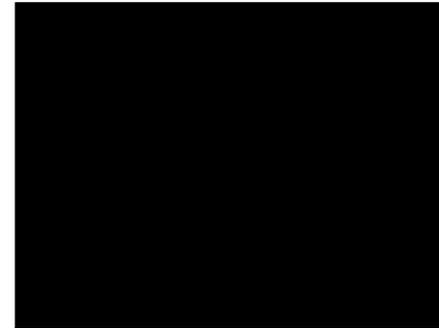
GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE 12-2011-06

- (1) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
- (2) RADIANT BARRIER - ENERGY STAR QUALIFIED
- (3) SOLAR ATTIC VENT FANS
- (4) ENERGY EFFICIENT LOW E WINDOWS - ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
- (5) ENERGY EFFICIENT DOORS - ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
- (6) PROGRAMMABLE THERMOSTATS
- (7) OCCUPANCY/VACANCY SENSORS
- (8) DUAL FLUSH TOILETS
- (9) 80% OF PLANTS AND TREES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS
- (10) ALL ENERGY EFFICIENT OUTDOOR LIGHTING (SHIELDED)
- (11) ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE
- (12) ALL HOT WATER PIPES INSULATED
- (13) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT.

ADDITIONAL PRACTICES

1. ICI/NEI SOY BASED CLOSED CELL SPRAY INSULATION
2. DEEP OVERHANGS AT ROOF
3. ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

4 GREEN BUILDING PRACTICES



REVERSE CHANNEL LETTER

ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

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.

SIGN NOTES



JOSEPH B. KALLER
+
ASSOCIATES PA

Address: 2417 Hollywood Blvd. Hollywood, Florida 33020
Phone: (954) 920 5746
Fax: (954) 926 2841
Email: kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
MI CASA ALF
6021 AND 6031 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
SIGN DETAILS
P AND D

No.	DATE	DESCRIPTION
1	12-5-16	PRELIM TAC
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PROJECT No.: 16084
DATE: 8-15-16
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-3

3 OF 3

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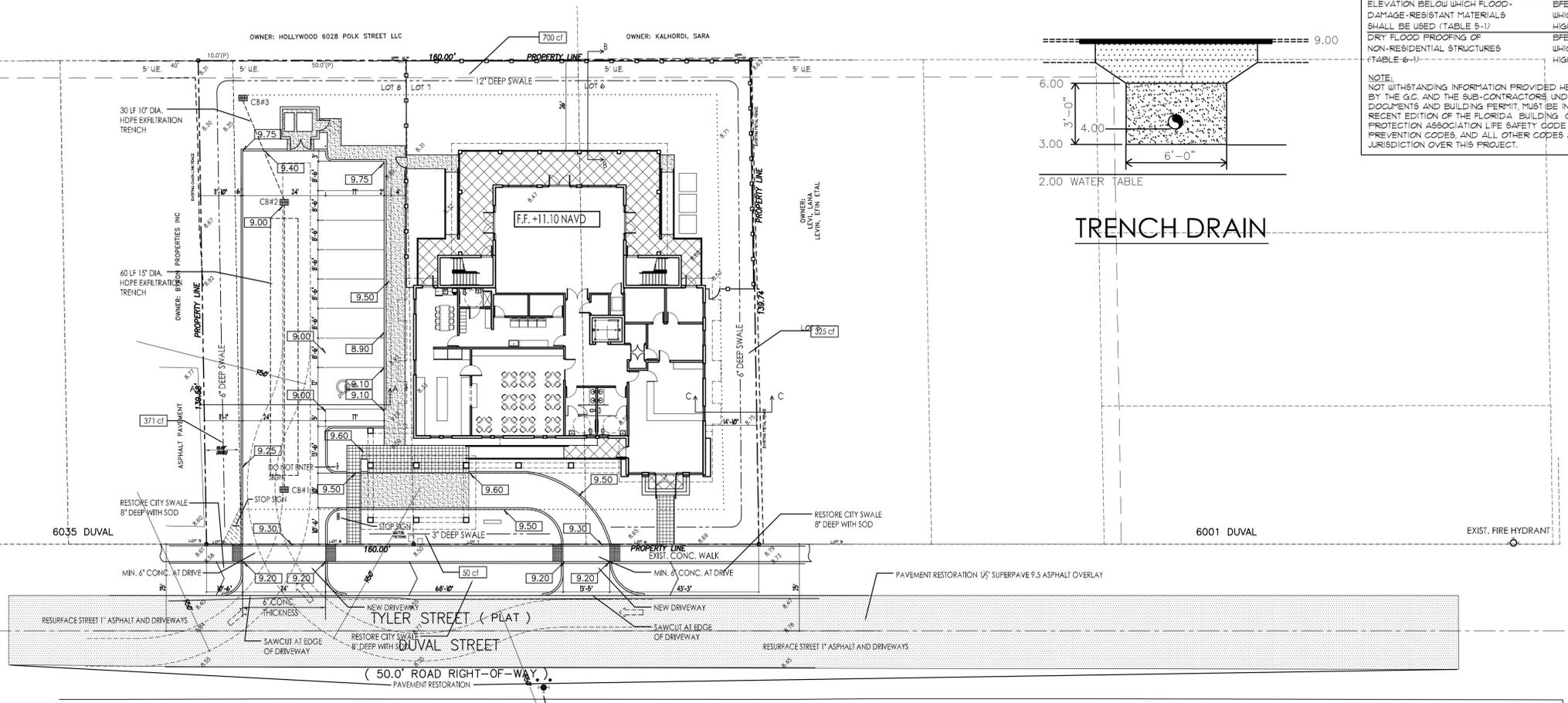
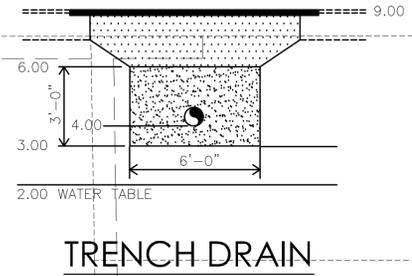


CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:
 PER ASCE 24-05:

STRUCTURE CATEGORY	CATEGORY II	ELEVATION BELOW WHICH FLOOD-DAMAGE-RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)
DRY FLOOD FLOODING OF NON-RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE HIGHER	+1.00' N.A.V.D.
	BFE +1 OR DFE HIGHER	+1.00' N.A.V.D.

NOTE:
 NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE (LSC), THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

- LEGEND :**
- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
 - LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
 - EXIST. PROPERTY LINE, SITE BOUNDARY
 - CENTERLINE
 - EXIST. EDGE OF PAVEMENT
 - EXIST. GRADE ELEVATION
 - PROPOSED ELEVATION
 - SURFACE DRAINAGE FLOW ARROW
 - TYPE "D" CONC. CURB (AS APPLICABLE)
 - CATCH BASIN W/ EXFILTRATION TRENCH
- GENERAL NOTES :**
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) AND ARE INDICATED AS SHOWN.
 - CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE.
 - IN AREAS WHERE ASPHALT PAVEMENT ABUTS EXIST. ASPHALT, CONTRACTOR TO SAWCUT EXIST. PAVEMENT & SLOPE PAVEMENT TO MATCH EXIST. ELEVATIONS.
 - CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN FRAME & GRATES, CLEANOUTS, ETC., TO FINISHED GRADE W/IN ASPHALT LIMITS.
- GENERAL CONDITION NOTES -**
- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
 FLORIDA POWER & LIGHT CO., CONSTRUCTION
 SOUTHERN BELL TELEPHONE & TEL. CO.
 CABLE CONSTRUCTION BUREAU
 LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
 UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)
- PAVING, GRADING & DRAINAGE NOTES -**
- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
 - ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
 - FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
 - ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
 - WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
 - ALL PROPOSED GRADES (ELEVATIONS) REFER TO FINISHED GRADES (SEE PLAN DWG.).
 - SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
 - ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
 - ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
 - CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
 - PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
 - CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
 - PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS :
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
 CMP = CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
 CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
 PVC = POLYVINYLCHLORIDE PIPE
 POMP = PERFORATED CMP, FDOT SECTION 945
 DIP = DUCTILE IRON PIPE
 HDPE = HIGH DENSITY POLYETHYLENE PIPE
 - ASPHALT - BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
 PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-61-75 (1982), RATE - 0.10 GALS./S.Y.
 TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82, RATE - 0.02 TO 0.08 GALS./S.Y.
 DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.
- PAVEMENT MARKING & SIGNING STANDARD NOTES :**
- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, UNLESS SPECIFIED OTHERWISE.



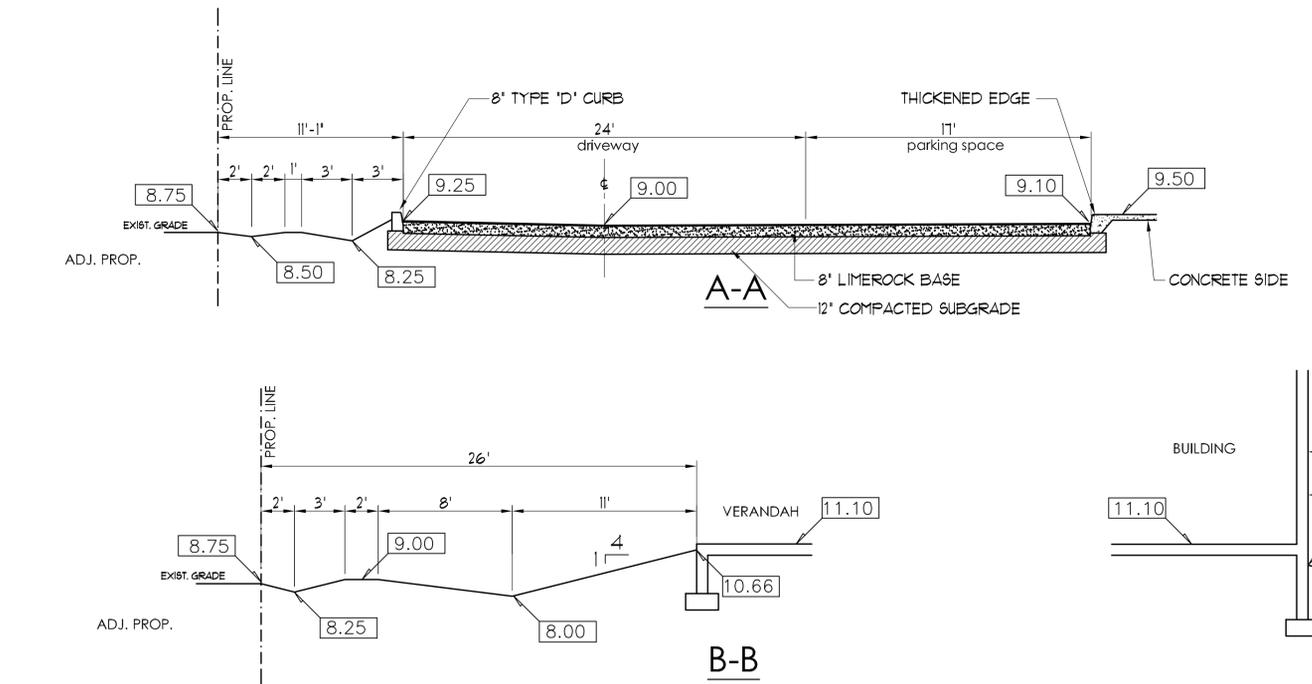
PAVING AND DRAINAGE PLAN
 SCALE: 1" = 20'-0"

CATCH BASIN SCHEDULE

CB#	RIM. EL.	INV. EL.	DIAMETER
#1	9.00	4.00	36" dia. WITH PRB
#2	9.00	4.00	36" dia. WITH PRB
#3	8.50	4.00	36" dia. WITH PRB

NOTE:
 ALL ELEVATIONS SHOWN ARE BASED ON NAVD DATUM OF 1988

NOTE:
 ALL BROKEN SIDEWALK FROM CONSTRUCTION ARE TO BE REPLACED



SECTIONS
 SCALE: 1" = 10'-0"

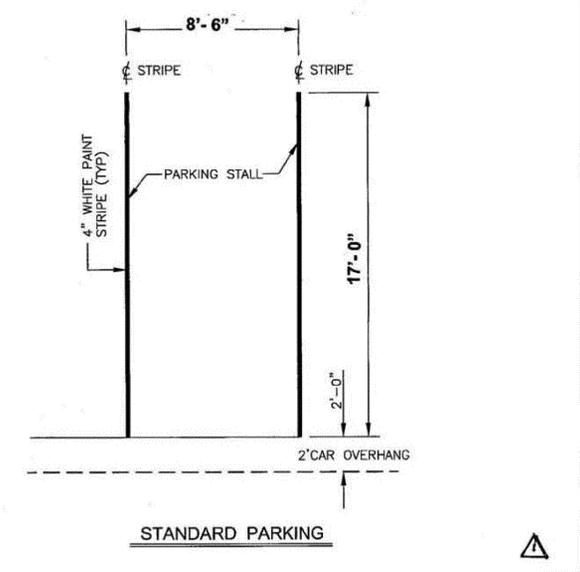


PROJECT:

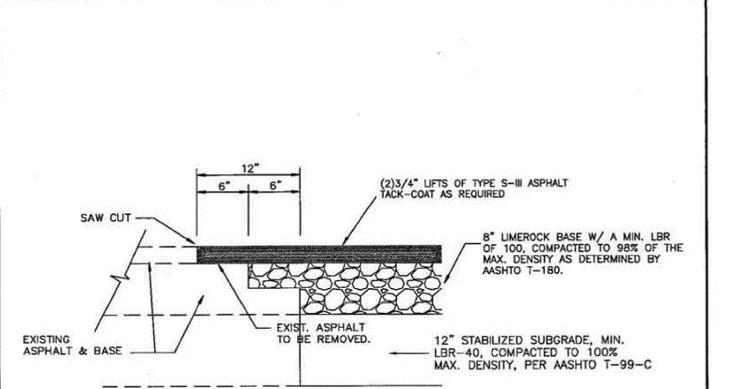
CONSTRUCTION DETAILS

DRWG. TITLE:

DATE: DEC 2016
 SCALE: 1"=20'-0"
 DWG. BY: C.R.W.
 CHK'D. BY: C.O.B.
 JOB NO.: 16-
 SHEET NO.

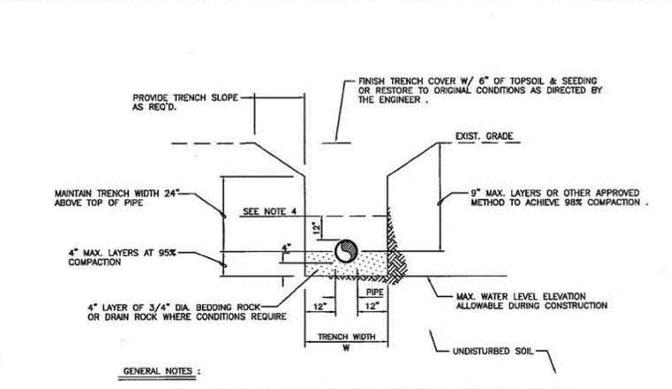


TYP. PARKING SPACE DETAIL



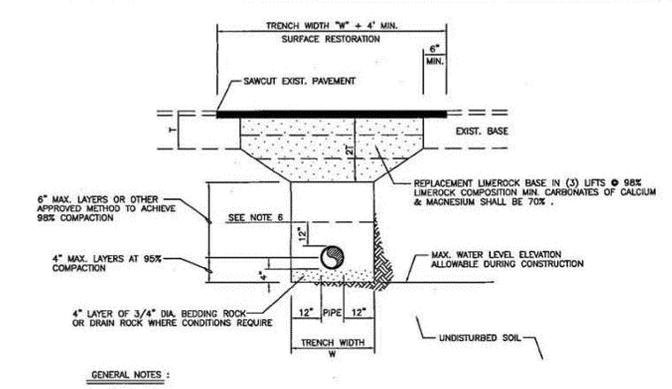
NOTE:
 THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

ASPHALT CONNECTION DETAIL



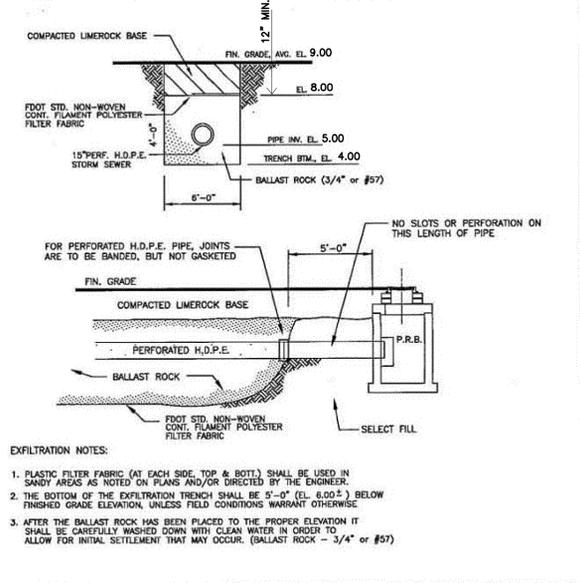
GENERAL NOTES:
 1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
 2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
 3. NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2" MIN. THK.).
 4. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
 5. ALL ROADWAY RESTORATION SHALL COMPLY W/ THE RESPECTIVE GOVERNING AUTHORITY HAVING JURISDICTION.
 6. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
 7. DENSITY TESTS - MIN. 2 PER SUB-BASE, MIN. 2 PER LIMEROCK, PER CUT. CITY ENGINEERING DEPT. RECEIVES 2 COPIES OF RESULTS.

STANDARD TRENCH DETAIL

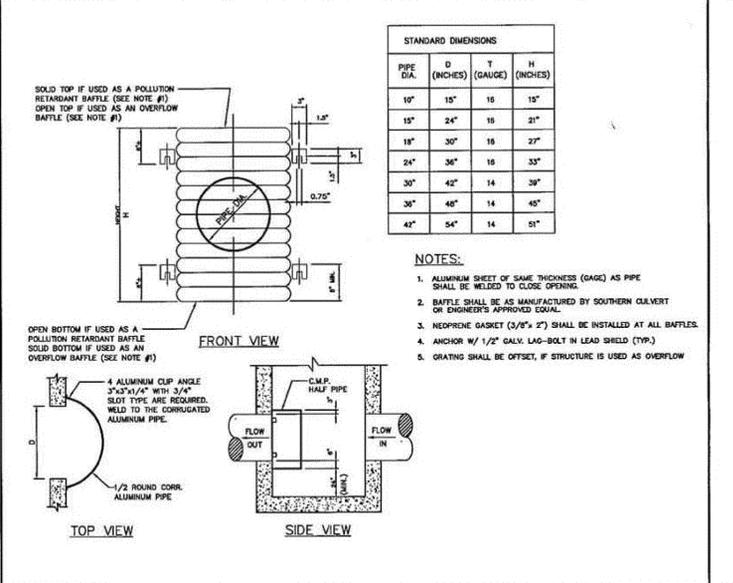


GENERAL NOTES:
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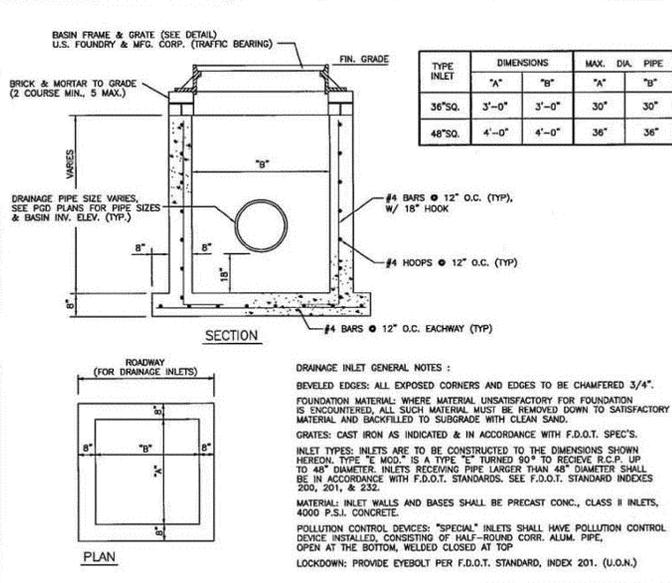
ASPHALT RESTORATION DETAIL



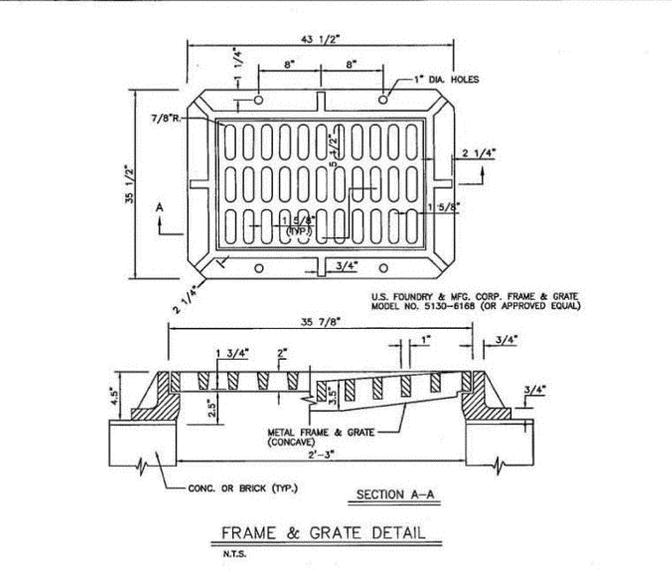
EXFILTRATION TRENCH DETAIL



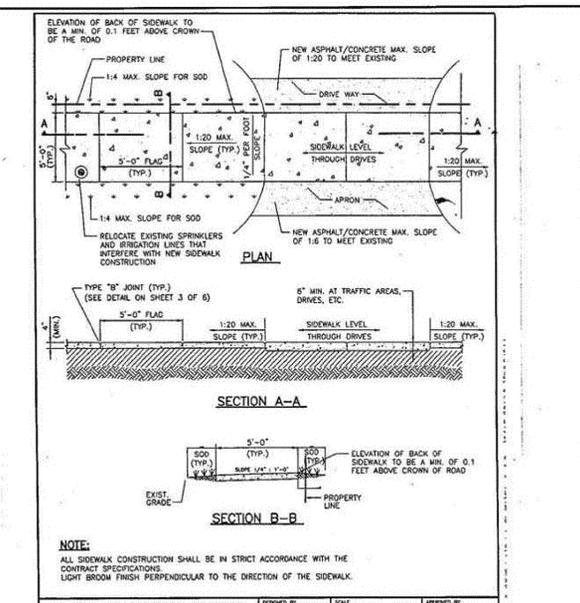
POLLUTION RETARDANT BAFFLE



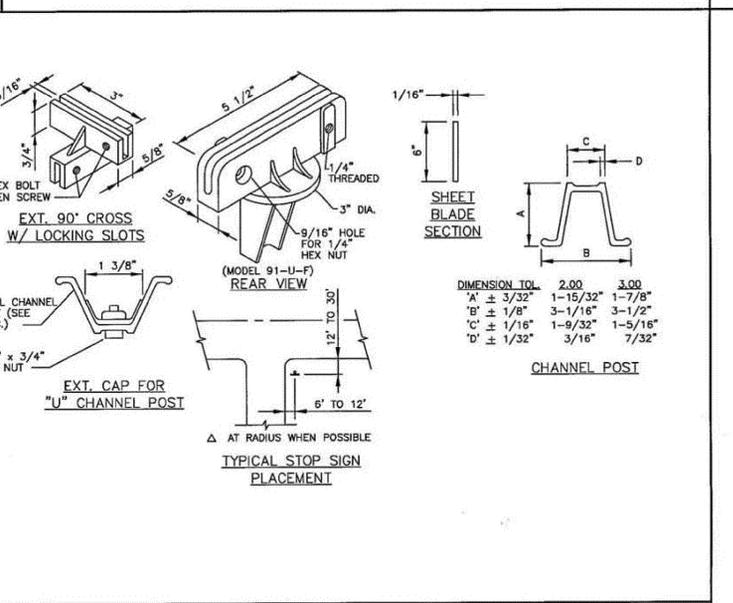
CATCH BASIN DETAIL



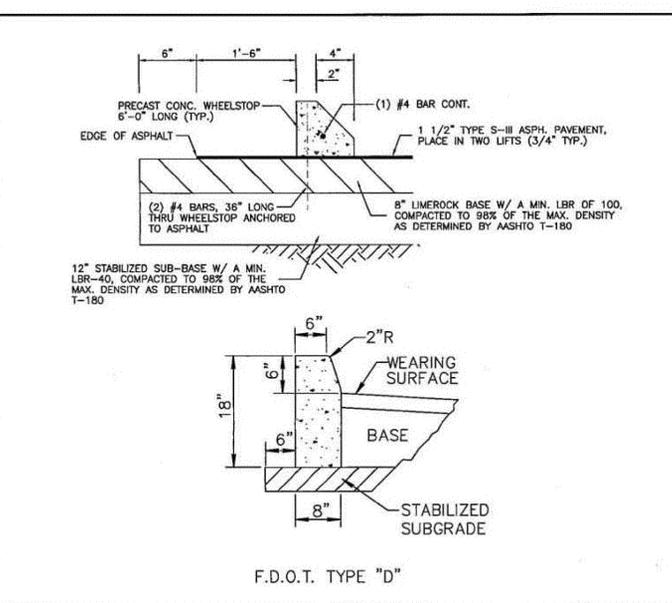
FRAME/GRATE DETAIL



STANDARD DETAIL SIDEWALK CONSTRUCTION DETAIL



SITE SIGNAGE DETAILS



"D" CURB - WHEELSTOP DETAIL

CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842



WATER NOTES:

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NIBCO-SCOTT T-113 LF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 16" IN DIAMETER, MUST BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN DARLING, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. W-01
APPROVED: XXX		

WATER NOTES CONTINUED:

- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
- FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 200 5/2" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-84-B 5/2" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE TYLER UNION, CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-133 LF. NO SUBSTITUTIONS.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURER'S RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.), TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. W-01.1
APPROVED: XXX		

WATER NOTES CONTINUED:

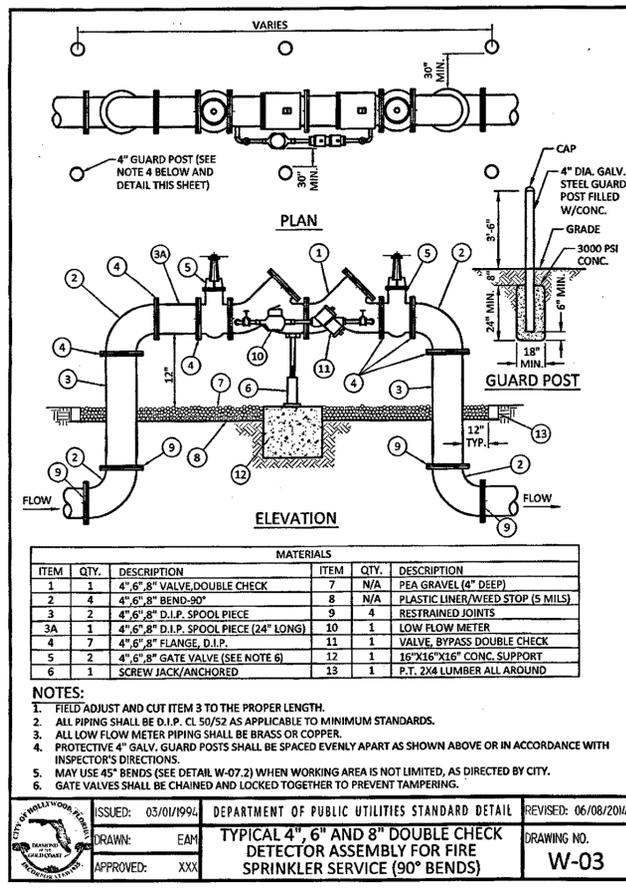
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2-1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. W-02
APPROVED: XXX		

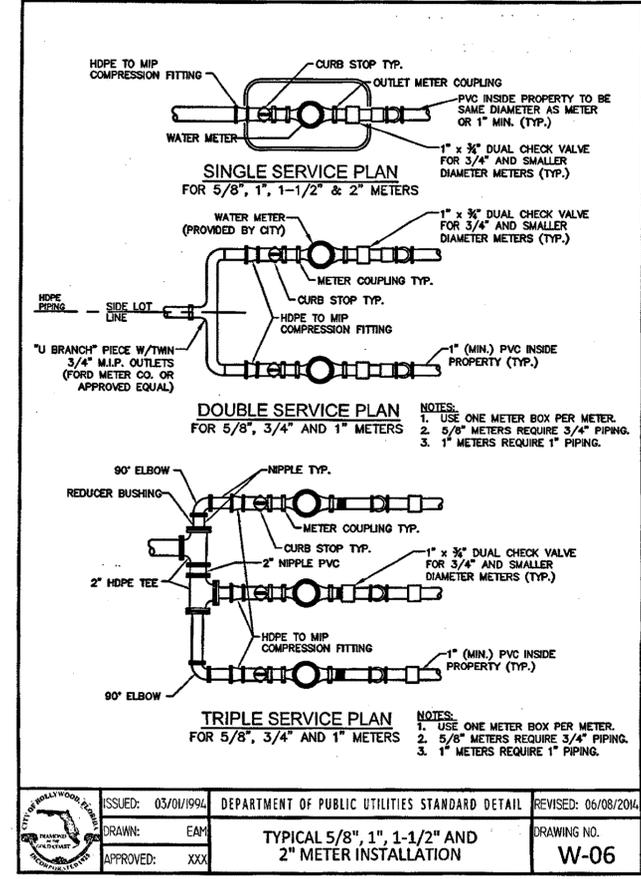
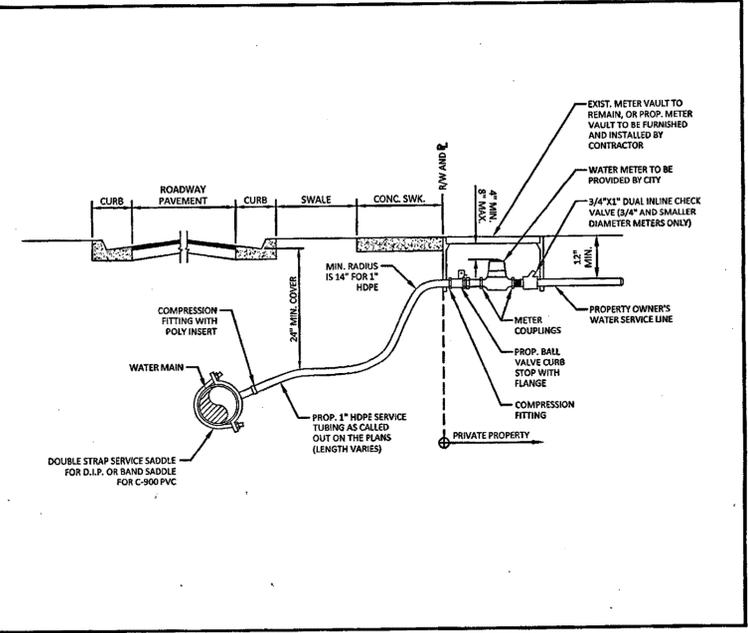
WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1" DIAMETER.
- SERVICE PIPE CROSSING UNDER THE ENTIRE WIDTH OF A ROADWAY PAVEMENT MUST BE 2" MINIMUM UNLESS OTHERWISE DIRECTED BY THE CITY.
- THE 3" CASING UNDER THE ROAD IS TO BE USED ONLY WHEN THE WATER MAIN RUNS WITHIN THE SWALE ON THE OPPOSITE SIDE OF THE ROAD FROM THE METER SERVICE. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
- APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR.
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. W-07
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. W-08
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. W-06
APPROVED: XXX		

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 801 South Ocean Drive, Suite 33019
 Hollywood, Florida 33019
 C.O.A. Number: 6285
 Tele.: (954) 558-1189 Fax.: (954) 929-8988



MI CASA
ASSISTED LIVING FACILITY
 6021 AND 6031 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

CONSTRUCTION DETAILS

DATE: DEC 2016
 SCALE: 1"=20'-0"
 DWG. BY: C.R.W.
 CHK'D. BY: C.O.B.
 JOB NO.: 16-
 SHEET NO.

NOTES:
GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tinning, R.L.A.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive *Stenotaphrum secundatum*, St. Augustine "Floratum" solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

PROPOSED PLANT LIST
TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CB	V	5	Calliphylum brasiliense / Brazilian Beauty Leaf	B&B Field Crown, 3" cal, 14-16' OA
CES (N)	V	11	Conocarpus erectus var. sericeus / Silver Buttonwood	B&B Field Crown, 3" cal, 12-14' OA
LI	V	8	Laegerstroemia indica / Cape Myrtle	B&B Field Crown, 4" cal, 14-16' OA
PE	V	6	Ptychosperma elegans / Solitaire Palm	B&B Field Crown, 12-14-16' OA, Staggered Heights
WB	V	4	Wodyetia bifurcata / Foxtail Palm	B&B Field Crown, 12-14-16' OA, Staggered Heights
SG (N)	V	14	Simarouba glauca / Paradise Tree	B&B Field Crown, 4" cal, 12-14' OA
SS	V	12	Senna surratensis / Glaucous Cassia	B&B Field Crown, 2" cal, 14-16' OA
TH	V	3	Tabebuia heterophylla / Pink Tab	B&B Field Crown, 4" cal, 15-16' OA

ACCENTS / SHRUBS / GROUND COVERS

ANN	V	54	Annual / Seasonal	6" Pot., 12" OC
ADM	V	34	Asparagus densiflorus 'Myers' / Foxtail Fern	3 Gal., 24" OC
CR (N)	V	22	Clusea rosea / Clusia	7 Gal., 48" OA, 2' OC
CIR (N)	V	250	Chrysoballus icaco / Red Tip Cocoplum	3 Gal., 24" OA, 2' OC
FMG	V	34	Ficus macrocarpa Green Island / Green Island Ficus	3 Gal., 24" OA, 2' OC
HL (N)	V	32	Hymenocallis latifolia / Spider Lily	3 Gal., 24" OA, 2' OC
IVD (N)	V	32	Ilex vomitoria Schillings Dwarf / Dwarf Ilex	3 Gal., 18" OA, 2' OC
JNC	V	60	Juniperus carlota / Shore Juniper	3 Gal., 24" OA, 2' OC
LM (N)	V	110	Liriope muscari / Liriope	1 Gal., 12" OC
PM	V	131	Podocarpus macrophyllus / Podocarpus	3 Gal., 24" OA, 2' OC
PTV	V	30	Pittosporum tobira variegata / Variegated Pittosporum	3 Gal., 24" OA, 2' OC
SAV	V	23	Scheffera arboricola / Trinetta	3 Gal., 24" OA, 2' OC

MISCELLANEOUS

SOD			St Augustine Sod	Solid application - no gaps between seams
	(N)		Florida Native Plant Species	
	L		Low Drought Tolerance	
	M		Moderate Drought Tolerance	
	V		Very Drought Tolerant	

NOTES:

DBH sizes are absolute minimums and any tree not meeting the DBH specification at time of inspection will be immediately rejected and landscape inspection failed.

LANDSCAPE CODES

CITY OF HOLLYWOOD - Residential Multi-Family District RM-18 Transit Oriented Corridor (TOC)

REQUIRED

Perimeter Landscape

- One 12' street tree per 50 linear feet of street frontage
- For at grade parking lots, a perimeter landscape buffer must be included within the required setback area.

Interior Landscape for Vehicular Use Area

- Terminal Islands must be installed at each end of rows VUA. 1 tree and 190 SF
- Lots with width of 50 ft or less: 15% of total SF VUA shall be landscaped
- Lots with a width of more than 50 ft: 25% of total SF of VUA shall be landscaped

Open Space

- A minimum of 40% of the entire site area must be landscaped open space
- Minimum of one tree per 1,000 SF of pervious area of property. This is in addition to tree requirement for parking lots and paved VUA

PROPOSED

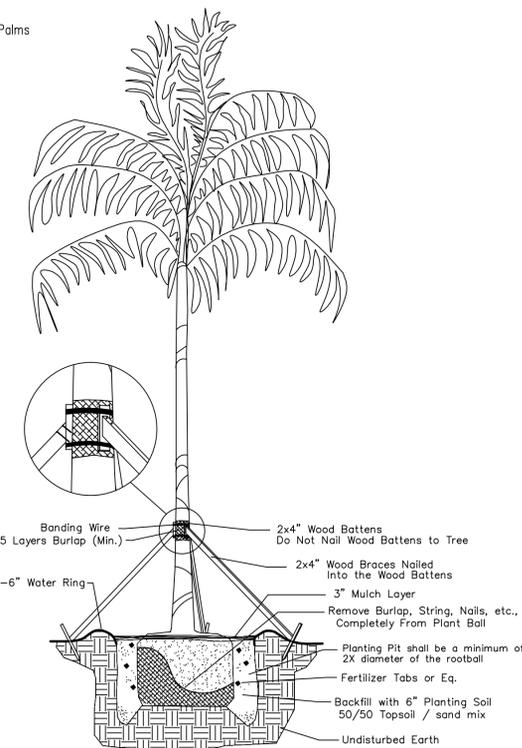
- 5 Trees (160 Linear Feet / 50 = 4 Trees Required)
- 26 Trees (492 Linear Feet / 20 = 25 Trees Required)

- 2 islands = 2 trees
- N/A
- Complies. See Site Plan for calcs

- Complies
- 8,937 SF Required 9,046 SF Provided = 9 Trees (provided)

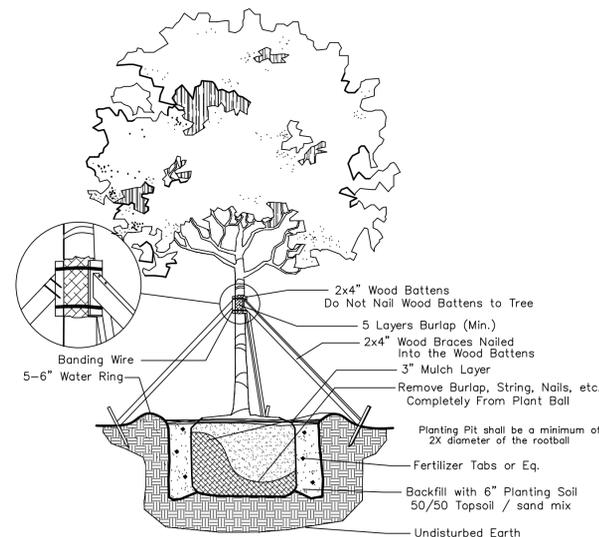
TREE MITIGATION

To Be Removed	Quantity	DBH Removed	To Be Mitigated	PROPOSED TREES/PALMS
Canopy Trees - Native	2	14"	14"	89"
Canopy Trees - Non-Native	9	54"	54"	83"
Coconut Palms - 1:1	2	12"	2 Palms	10 Palms



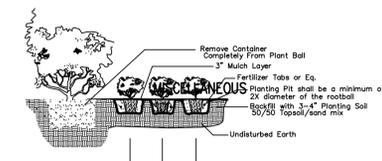
Palm Planting Detail

Not to Scale



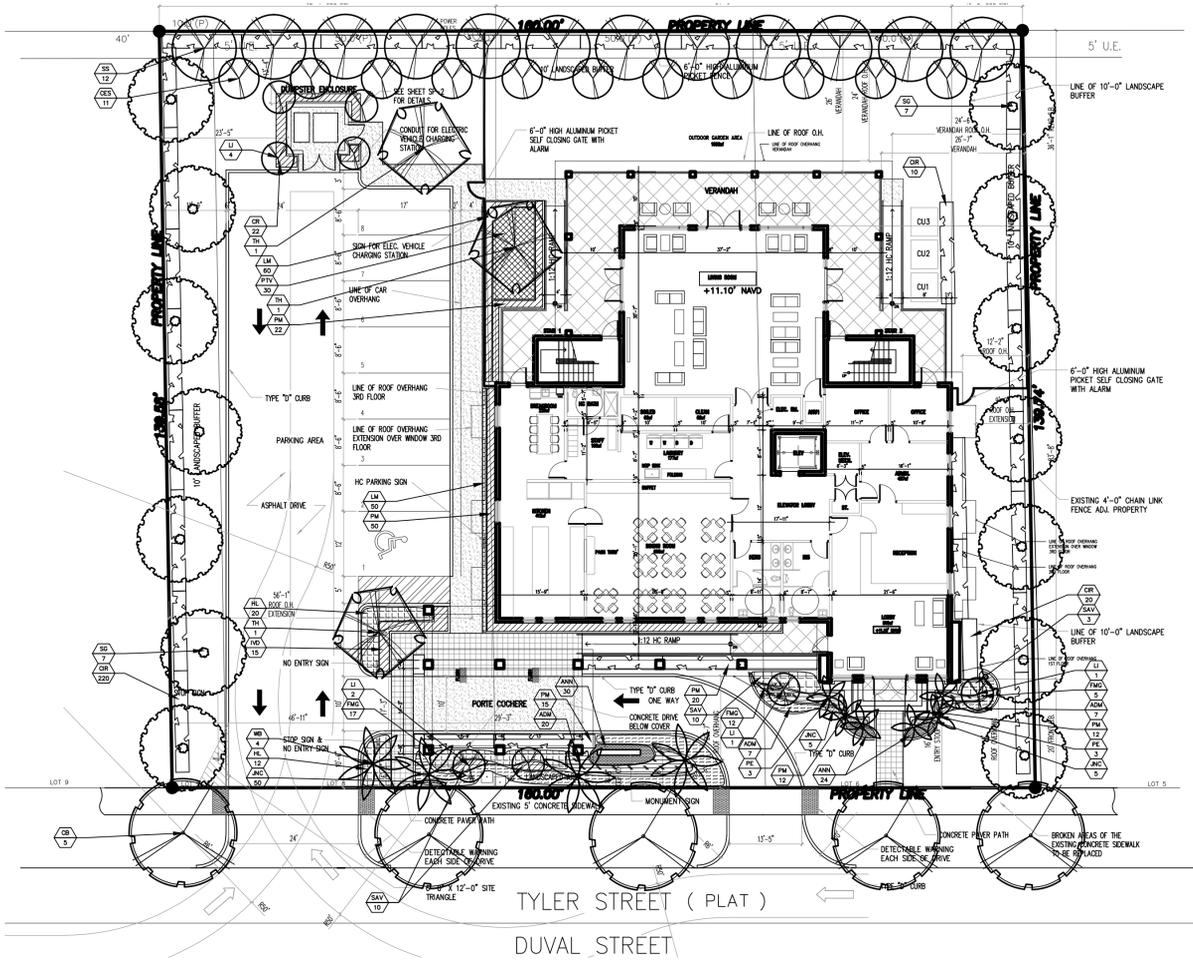
Large Tree Planting Detail

NTS



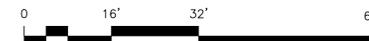
Shrub & Ground Cover Planting Detail

NTS



LANDSCAPE PLAN

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



DRWG. TITLE : LANDSCAPE PLAN

PROJECT : MI CASA ALF
6021 and 6031 DUVAL STREET
HOLLYWOOD, FLORIDA 33024

CLIENT : JOSEPH B KALLER AND ASSOCIATES

SEAL

PROJECT NO. 17-101

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 01-11-17

DWG. NO. LP-1

SHT. NO. 1 of 1

REVISIONS : 02-15-17

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PROJECT TITLE
MI CASA ALF
6021 AND 6031 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
FLOOR PLAN
P AND D

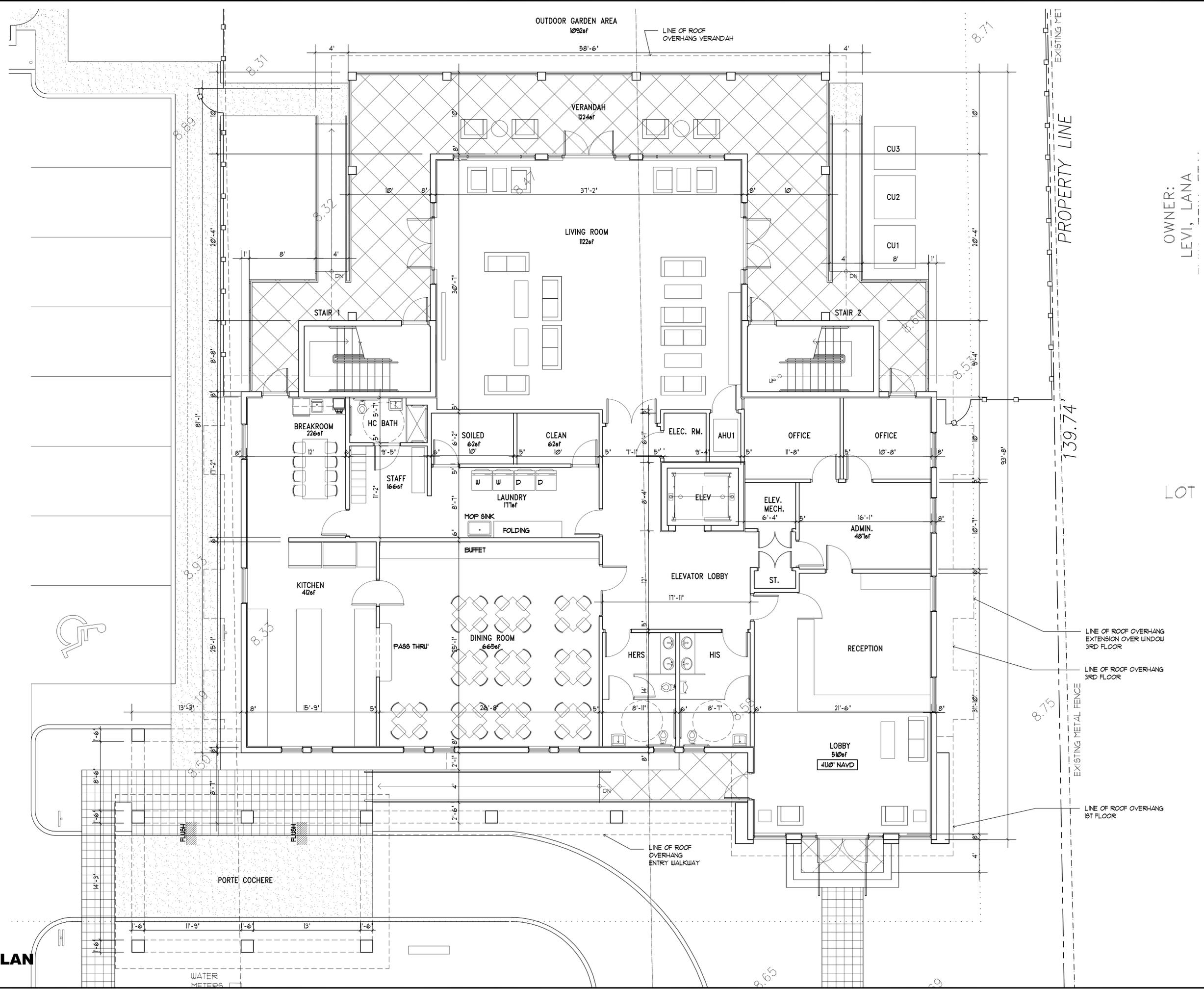
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CHECKED BY: JBK

SHEET

A-1

1 OF 7



OWNER:
LEVI, LANA

LOT

PROPERTY LINE

139.74

8.75

LINE OF ROOF OVERHANG
EXTENSION OVER WINDOW
3RD FLOOR

LINE OF ROOF OVERHANG
3RD FLOOR

LINE OF ROOF OVERHANG
1ST FLOOR



NORTH

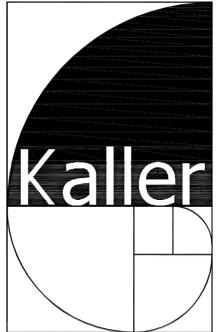
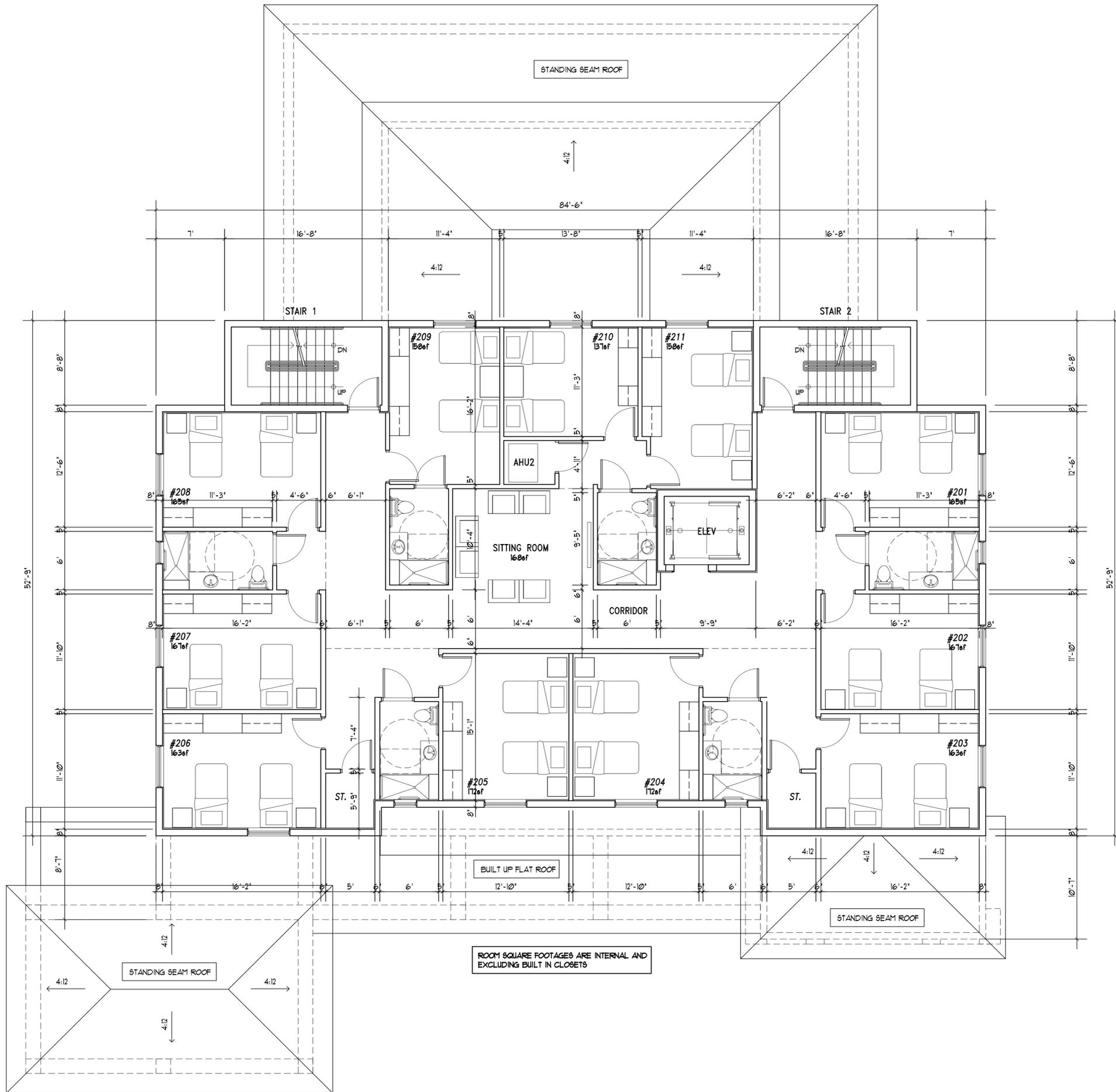
1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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1 SECOND FLOOR PLAN

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



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FLOOR PLAN
P AND D

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A-2
2 OF 7

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PROJECT TITLE

SHEET TITLE

FLOOR PLAN
P AND D

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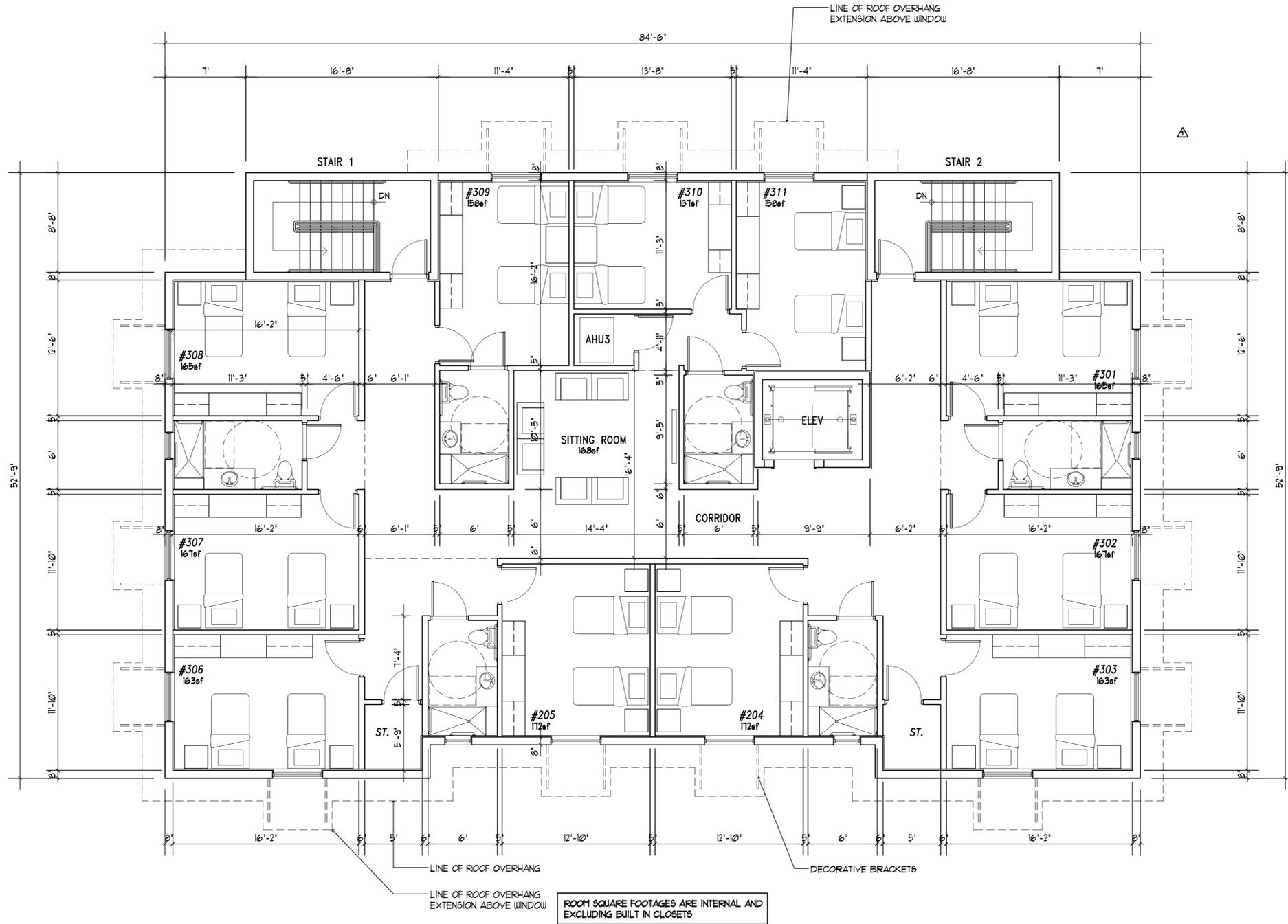
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SHEET

A-3

3 OF 7



1 THIRD FLOOR PLAN

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



NORTH

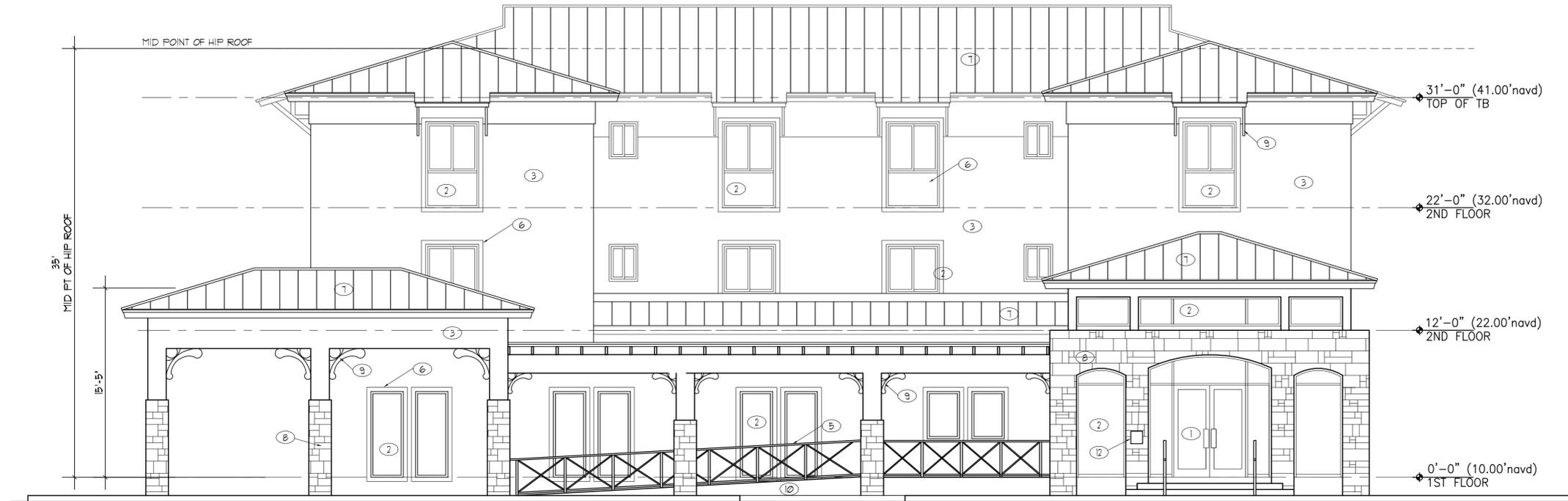
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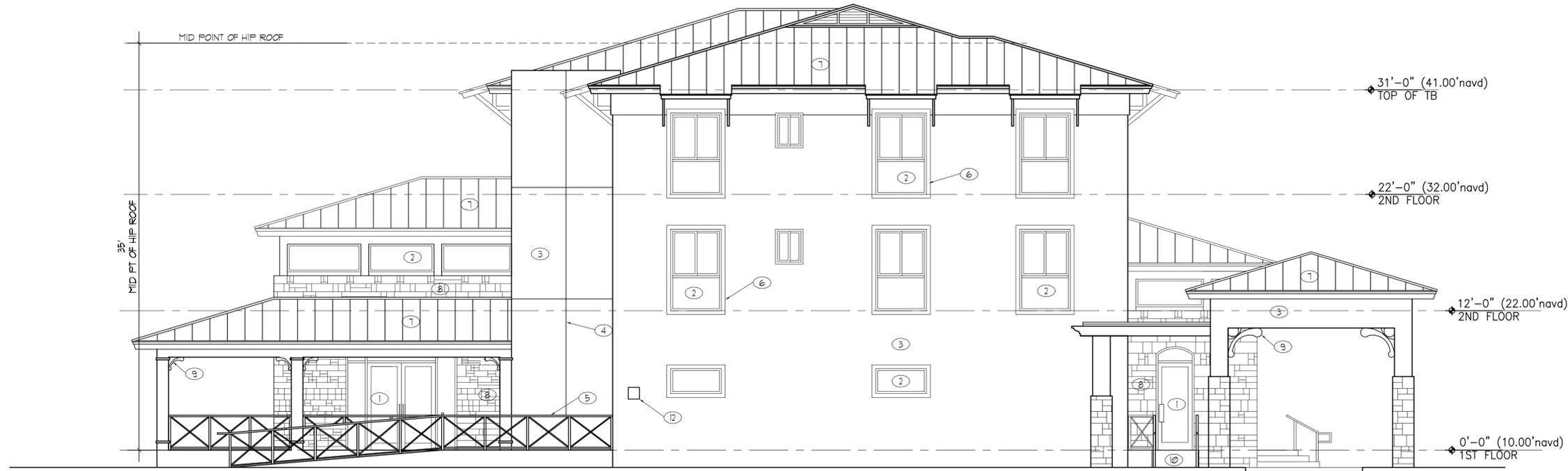
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SOUTH ELEVATION



WEST ELEVATION

- 1. TINTED IMPACT RESISTANT STOREFRONT DOORS.
- 2. TINTED IMPACT RESISTANT WINDOWS
- 3. SMOOTH STUCCO WALL FINISH
- 4. 1" WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
- 5. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
- 6. 4" WIDE STUCCO BANDING
- 7. STANDING BEAM METAL SHINGLE ROOF -ENERGY STAR CERTIFIED
- 8. STONE VENEER
- 9. DECORATIVE WOOD TRIM
- 10. 1:12 (MAX) HANDICAP RAMP
- 11. FIRE DEPARTMENT MALTESE PLACARD



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HOLLYWOOD FL 33024

SHEET TITLE
ELEVATIONS
P AND D

REVISIONS		
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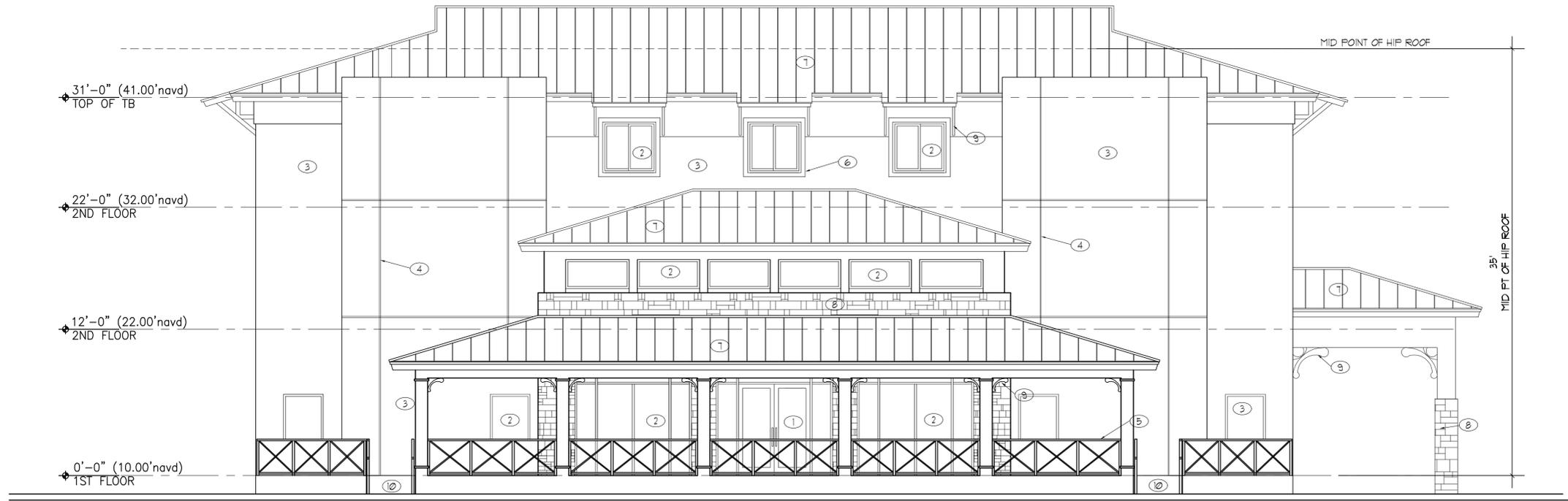
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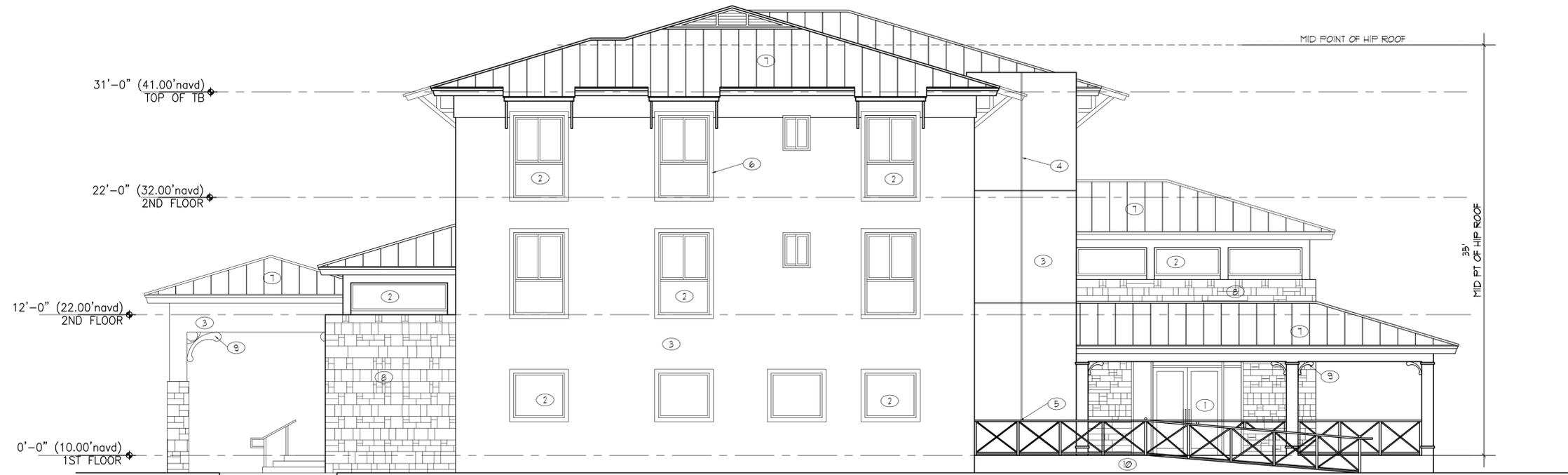
SHEET

A-6

6 OF 7



NORTH ELEVATION



EAST ELEVATION

1 ELEVATIONS

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

- 1. TINTED IMPACT RESISTANT STOREFRONT DOORS.
- 2. TINTED IMPACT RESISTANT WINDOWS
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SHEET TITLE
CONTEXTUAL STREET
ELEVATION

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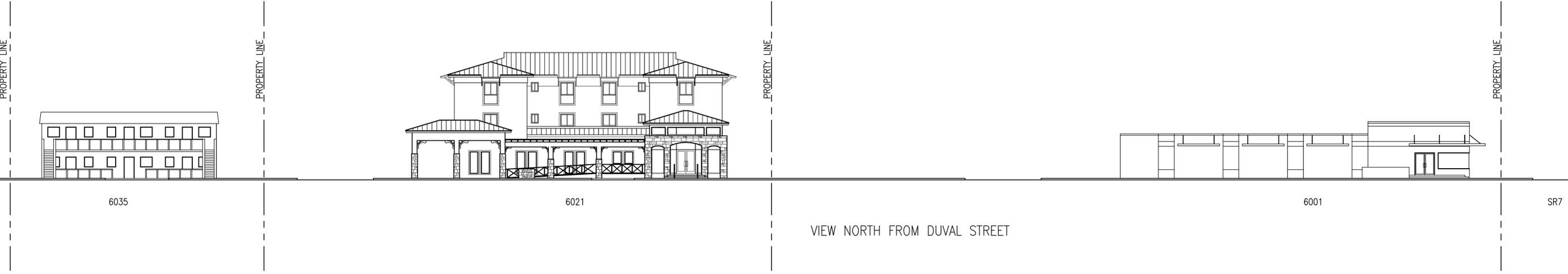
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SHEET

A-7

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1 CONTEXTUAL STREET ELEVATION

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

ATTACHMENT B
Land Use and Zoning Map



**DEVELOPMENT SERVICES
PLANNING**

Legend

 Subject Property

 Streets

 Major Roads

LAND USE

 TOC

ZONING

 C-4

 RM-18

 SR7 CCD-LHC

