

DEPARTMENT OF PLANNING



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 ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development Board  
Date of Application: 11/7/14

Location Address: 6021 Duval Street  
Lot(s): 6.7 + 8 Block(s): \_\_\_\_\_ Subdivision: Gracewood No #3  
Folio Number(s): 51413070000 + 0070  
Zoning Classification: Bm-18 Land Use Classification: Res. multi Family  
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): Pre-Application + P.A.C.D.

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

Explanation of Request: Preliminary Technical Advisory Review of a new 22 Room Assisted Living facility.

Number of units/rooms: 22 rooms Sq Ft: 15037 including Terraces  
Value of Improvement: 2 million 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 / Michael Rozenberg  
Address of Property Owner: 6031 Duval St. Hollywood / 6021 Duval St. Hollywood  
Telephone: 954.205.5730 Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller Architect  
Address: 2417 Hollywood Blvd Hollywood Telephone: 954-920-5746  
Fax: 954-920-2841 Email Address: Joseph@kallerarchitects.com  
Date of Purchase: 3/10/10 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: \_\_\_\_\_



# DEPARTMENT OF PLANNING



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](http://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: Binish Jacobs Date: 10/27/16  
 PRINT NAME: Binish Jacobs Date: 10/27/16  
 Signature of Consultant/Representative: Joseph B. Kaller Date: 11/7/16  
 PRINT NAME: JOSEPH B. KALLER Date: 11/7/16  
 Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### CURRENT OWNER POWER OF ATTORNEY

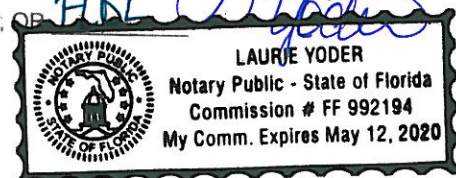
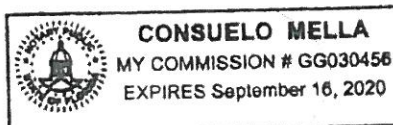
I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Assisted Living Facility to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph Kaller to be my legal representative before the Hollywood City (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 27th day of October

Notary Public State of Florida

Binish Jacobs  
SIGNATURE OF CURRENT OWNER  
Binish Jacobs  
PRINT NAME  
Michael Roseberg  
11/7/16

My Commission Expires: 9/16/20 (Check One) \_\_\_\_\_ Personally known to me: FIN



## 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.	F-1 Only 	F-2 Only 
		58	58
		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 DUVAL





WEST OF SITE

6035 DUVAL



SOUTH OF SITE

6032 DUVAL





WEST OF SITE

6045 DUVAL



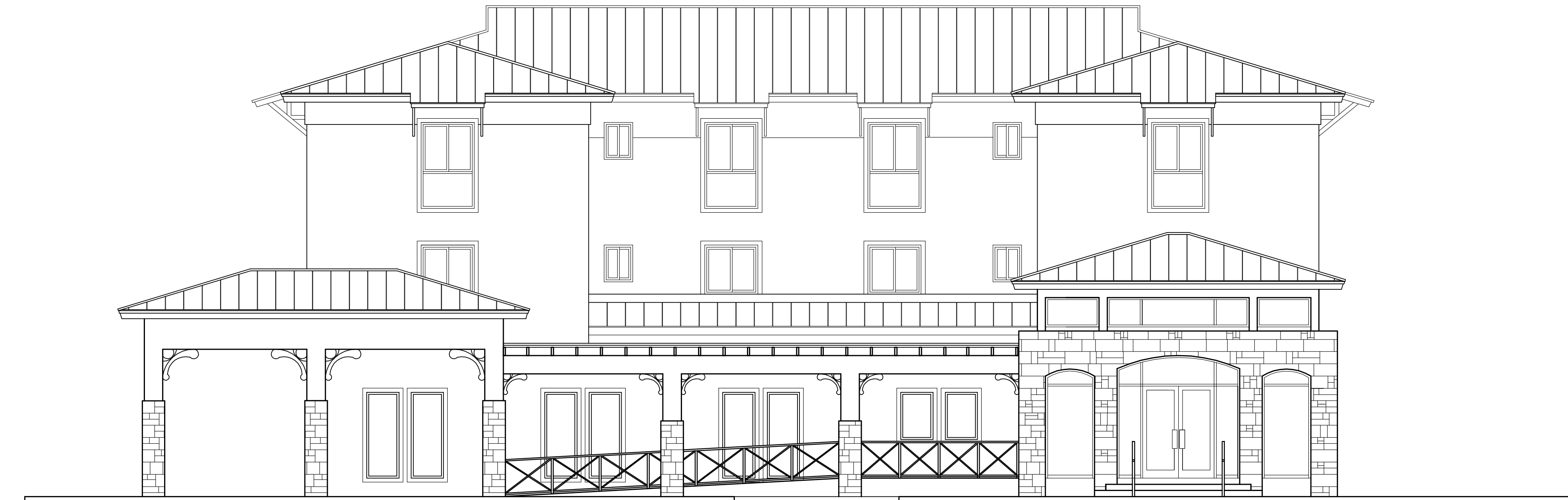
WEST OF SITE

6041 DUVAL



# MI CASA

## ASSISTED LIVING FACILITY HOLLYWOOD FLORIDA



### MEETING DATES

PRE APPLICATION - AUGUST 15, 2016  
P.A.C.O. - SEPTEMBER 12, 2016  
PRELIMINARY T.A.C. MEETING -  
FINAL T.A.C. MEETING -

### PROJECT DATA

**CODES:**  
FLORIDA BUILDING CODE, 5TH EDITION 2014  
5TH EDITION FLORIDA FIRE PREVENTION CODE WITH NFPA I AND 101, 2012 REFERENCES  
BROWARD FIRE AMENDMENTS 2015

**JURISDICTION:**  
CITY OF HOLLYWOOD  
BROWARD COUNTY  
STATE OF FLORIDA

### PROJECT TEAM

<b>ARCHITECT</b> JOSEPH B. KALLER AND ASSOCIATES, P.A. CONTACT: MR. JOSEPH B. KALLER ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 520-5146 FAX: (954) 520-2841 EMAIL: joseph@kallerarchitects.com	<b>OWNER</b> MI CASA ASSISTED LIVING CONTACT: MICHAEL ROZENBERG ADDRESS: 6021 DUVAL STREET HOLLYWOOD, FL 33024 CELL: (954) 646-1212 EMAIL: mike@micasaalf.com
<b>SURVEYOR</b> JOHNSTON AND JOHNSTON LAND SURVEYING CONTACT: HENRY JOHNSTON ADDRESS: 1081 TAFT STREET #60 HOLLYWOOD, FL 33024 PHONE: (954) 796-9516 EMAIL: jlsurveying@gmail.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 |
|        |                                 |
| 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

### AERIAL



SITE



JOSEPH B. KALLER  
ASSOCIATES PA  
AIA# 26001212  
2417 Hollywood Blvd., Hollywood, Florida 33020  
(954) 520-5146 phone  
(954) 520-5146 fax  
kaller@kellersouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

SHEET TITLE

TITLE PAGE  
PRELIM. TAC

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

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

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

SHEET

# T-1

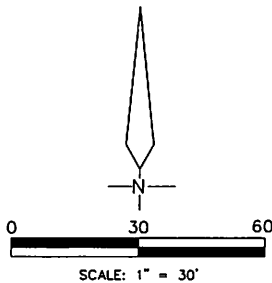
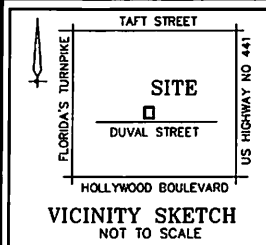
1 OF 1

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2014

**LEGAL DESCRIPTION FOR 6021 DUVAL STREET, HOLLYWOOD:**  
**LOT 6 AND 7, "GRACEWOOD NO. 3", ACCORDING TO THE PLAT**  
**THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 48, OF THE PUBLIC**  
**RECORDS OF BROWARD COUNTY, FLORIDA.**

**LEGAL DESCRIPTION OF 6031 DUVAL STREET, HOLLYWOOD:**  
**LOT 8 AND THE EAST 10.00 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.**





#### LEGEND:

CONC. = CONCRETE  
MEAS = MEASURED  
CALC = CALCULATED  
WM = WATER METER

**CERTIFIED TO**  
LIVE-IN PROPERTIES, LLC  
COMMONWEALTH LAND TITLE  
INSURANCE COMPANY  
SIMON & SIGALOS, LLP

**PREPARED FOR**  
SIMON & SIGALOS, LLP  
3839 NW BOCA RATON BLVD  
STE. 100  
BOCA RATON,  
FLORIDA 33431

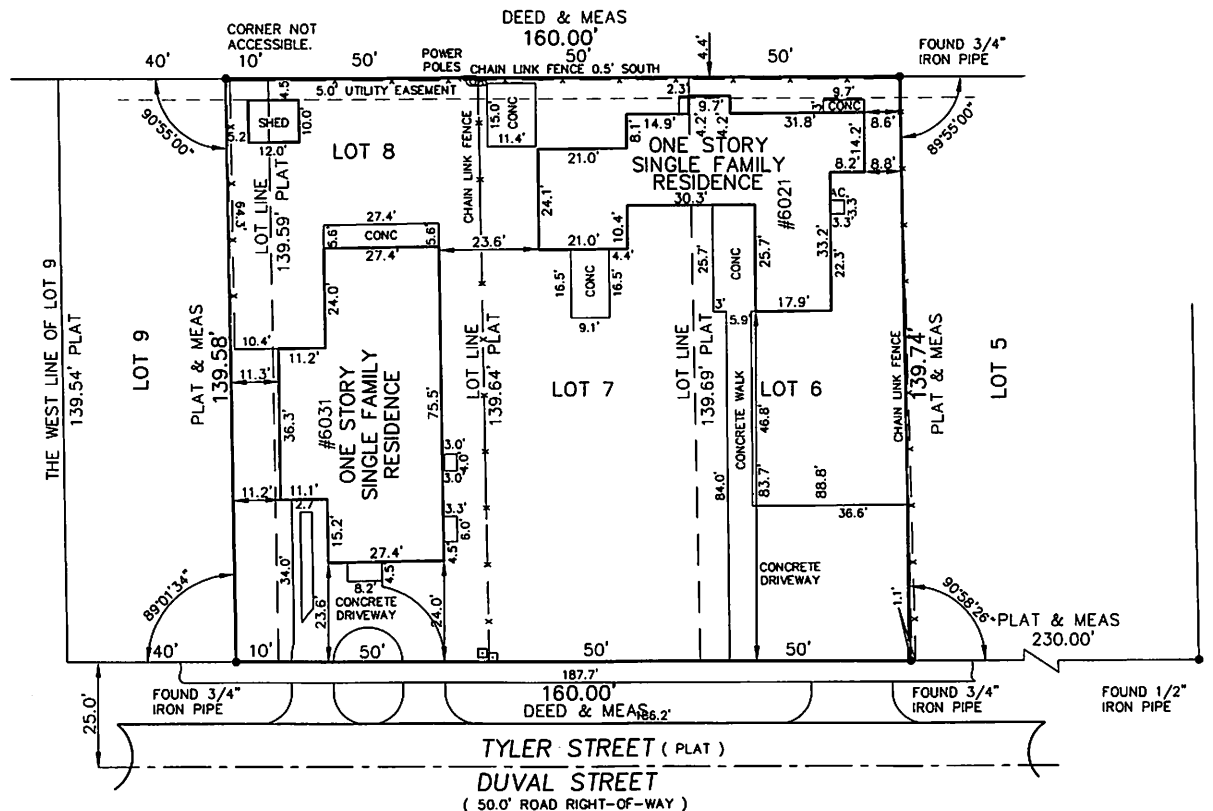
#### FLOOD ZONE

FLOOD ZONE AH  
BASE FLOOD ELEVATION OF 10  
COMMUNITY NUMBER 120110 0564 H  
EFFECTIVE DATE: 08-18-14

#### PROPERTY ADDRESS

6021 DUVAL STREET  
AND  
6031 DUVAL STREET  
HOLLYWOOD, FL 33024

PINE RIDGE PARK PLAT BOOK 26. PAGE 8.  
TRACT 7, BLOCK 1



## BOUNDARY SURVEY

for  
**LIVE-IN PROPERTIES, LLC**

#### SURVEYOR'S NOTES

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BUILDING #6021 ENCROACHES REAR UTILITY EASEMENT. CONCRETE PAD ENCROACHES REAR UTILITY EASEMENT.

#### LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 6021 DUVAL STREET, HOLLYWOOD:

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

LEGAL DESCRIPTION OF 6031 DUVAL STREET, HOLLYWOOD:

LOT 8 AND THE EAST 10.00 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.

#### CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF PRACTICE 5J-17 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

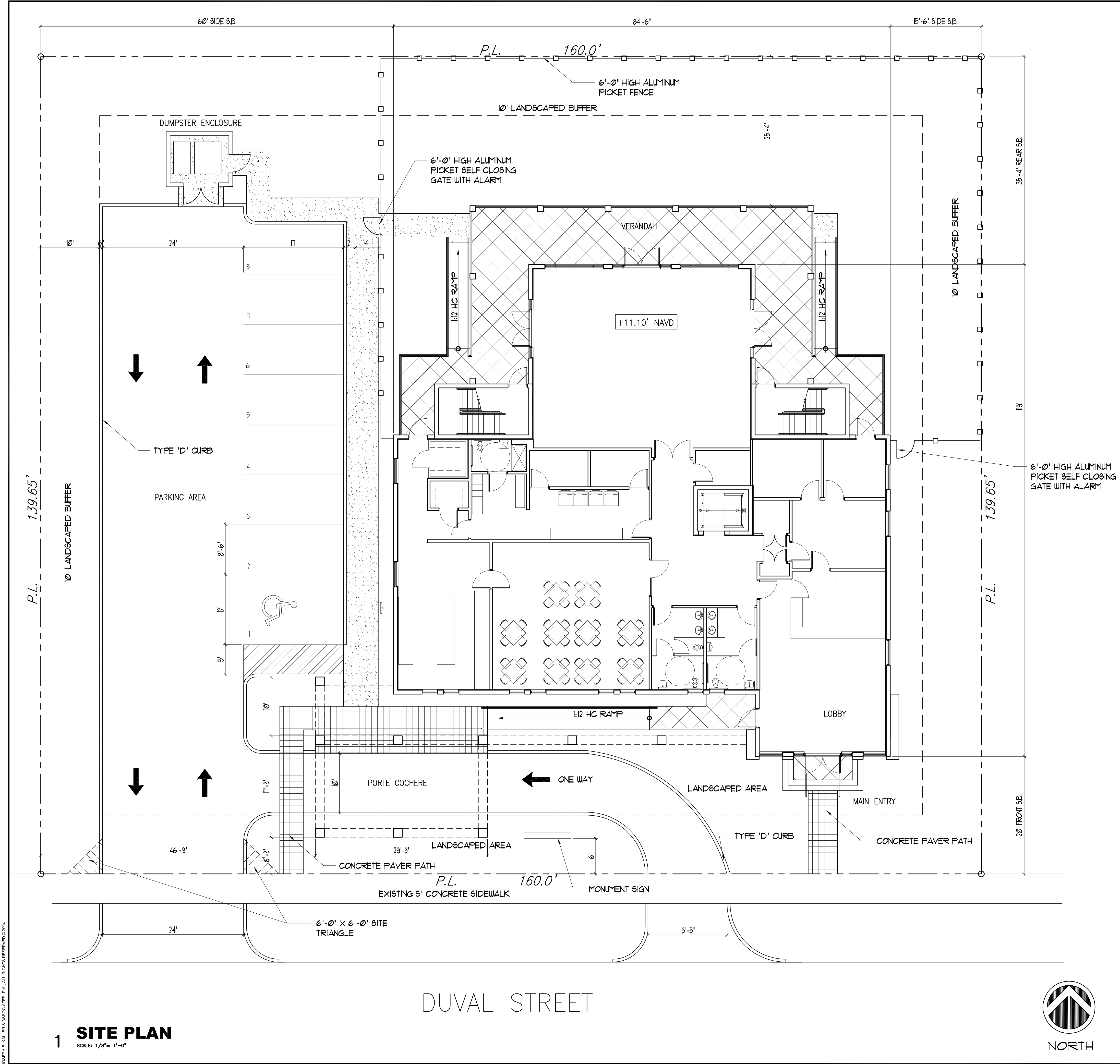
BY:  
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302  
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
DATE OF FIELD SURVEY: 10/31/16

PREPARED BY:

**Bob Buggie, Inc.**  
the "SURVEYOR"

P.O. BOX 3887  
BOYNTON BEACH, FLORIDA, 33426  
SURVEY & MAPPING BUSINESS #7890  
561-732-7877

JOSEPH B. KALLER ASSOCIATES P.A. ALL RIGHTS RESERVED © 2004



# 1 SITE PLAN

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



## SITE DATA

### LEGAL DESCRIPTION:

LOTS 6, 7 AND 8, "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 DUVAL ST  
HOLLYWOOD, FL 33024

### SITE INFORMATION/ BUILDING SUMMARY SITE INFORMATION:

1)- ZONING: RESIDENTIAL MULTI-FAMILY DISTRICT RM-18  
LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

2)- NET LOT AREA: 22344.0 S.F. (0.51 ACRES)

3)- GROSS LOT AREA: 26344.0 S.F. (0.60 ACRES)

4)- DENSITY: ALLOWED PROVIDED

2 ROOMS = 1 UNIT  
2 BEDS = 1 ROOM  
18 UNITS PER AC (36 ROOMS PER AC)  
36 ROOMS X 0.60 = 21.7 ROOMS 22 ROOMS  
22 ROOMS X 2 BEDS = 44 BEDS 44 BEDS

5)- PARKING REQUIRED PROVIDED

LEVEL 3 CRP  
2 SPACES + 1 PER 10 BEDS  
= 7 SPACES 8 SPACES (incl. 1 HC space)

6)- SETBACKS REQUIRED PROVIDED

(a) FRONT 20'-0" 20'-0"  
6'-3" PORTE COCHERE  
(b) SIDE INTERIOR SUM OF 20% OF LOT WIDTH  
= 30'-0" (7'-6" MIN.) 15'-6" (EAST)/ 60'-0" (WEST)  
(c) REAR 15% OF LOT DEPTH  
= 21'-0" 35'-4"

7)- PVIOUS AREA: REQUIRED PROVIDED

22344.0 X 40% = 8937.6 S.F. 8944.0 S.F. (40.02%)  
- LANDSCAPED AREA AT 10' BUFFER = 5091.0 S.F.  
- VEHICULAR PAVED AREA = 4999.0 S.F.  
- PROVIDED LANDSCAPING = 3853.0 S.F.  
(NOT INCLUDING 10' BUFFER)

### BUILDING SUMMARY:

1)- BUILDING HEIGHT: ALLOWED PROVIDED

4 STORIES 45'-0" 3 STORIES 35'-0"  
(MID PT. OF HIP ROOF)

### 2)- 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.

### 3)- LIVING AREAS:

	ALLOWED	PROVIDED
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 24-05:

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

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 (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 SUPERVED FIRE SPRINKLER SYSTEM.

NOTE:  
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD: +10' N.A.V.D.

FEMA NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT THE 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 .05 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, 2014 NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.



JOSEPH B. KALLER  
ASSOCIATES PA

AAA# 26001212  
2417 Hollywood Blvd, Hollywood, Florida 33020  
(954) 920 5746 phone  
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

SHEET TITLE

SITE PLAN AND DATA  
PRELIM TAC

### REVISIONS

No.	DATE	DESCRIPTION
1		
2		

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

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

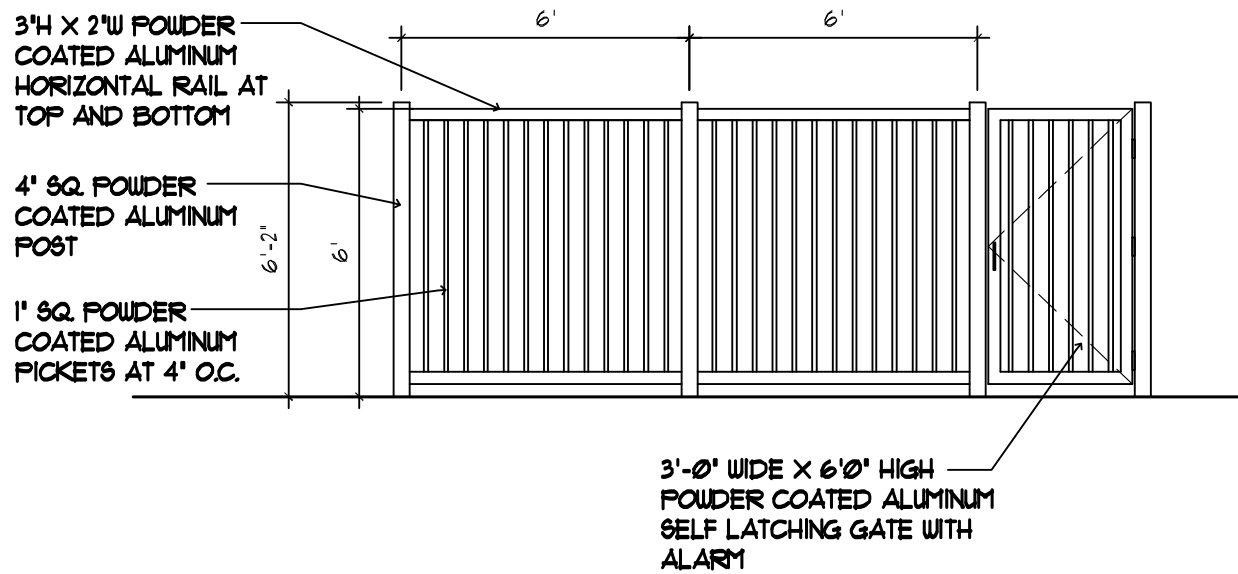
SHEET

SP-1

1 OF 3



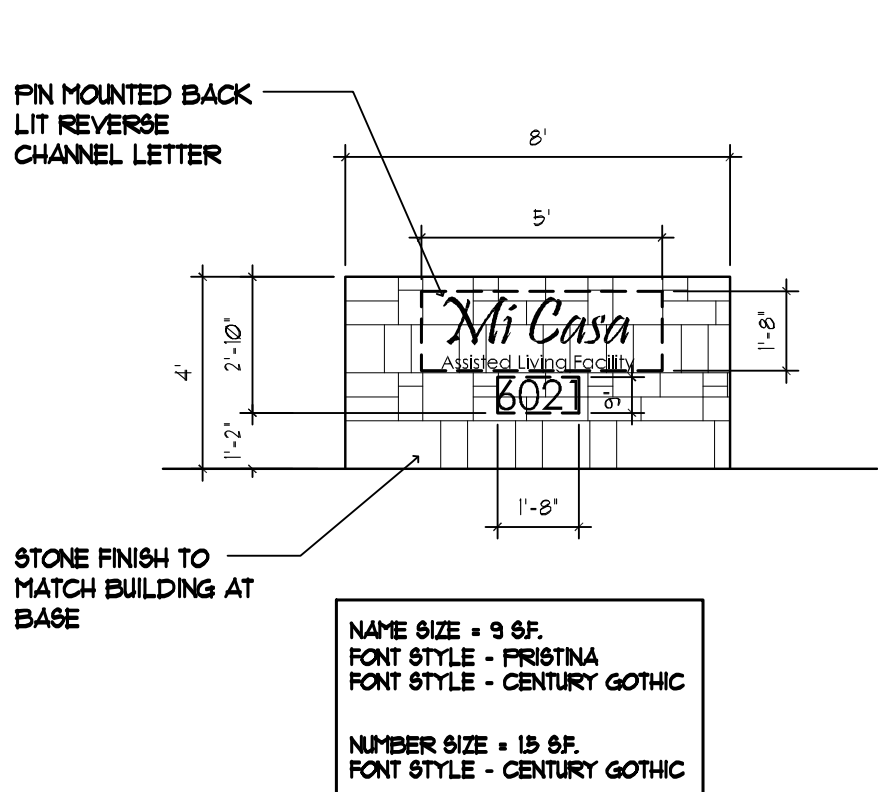




## ALUMINUM PICKET

### 1 SITE FENCE DETAILS

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



## MONUMENT SIGN

ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

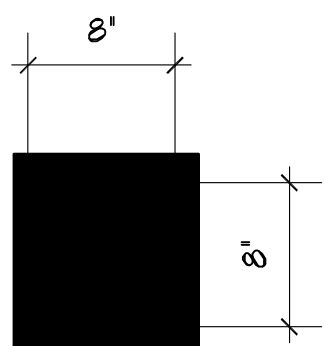
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-18 ZONING DISTRICT.

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

## SIGN NOTES

### 2 SIGN DETAILS

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



#### MALTESE PLACARD

WEATHER PROOF 8"X6" 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 STATUE 69A-6000201

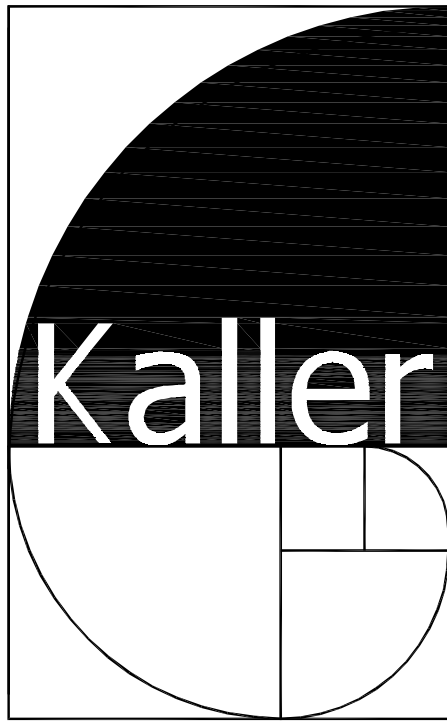
### 3 MALTESE PLACARD

SCALE: 1"= 1'-0"

#### GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #2-2011-06

1. WINDOWS AND GLAZING  
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
  2. DOORS  
INSULATED AND FIRE RATED
  3. PROGRAMMABLE THERMOSTATS
  4. OCCUPANCY SENSORS
  5. DUAL FLUSH TOILETS
  6. ENERGY EFFICIENT OUTDOOR LIGHTING
  7. INSULATED PIPING
  8. RECYCLING AREA
  9. ENERGY STAR APPLIANCES
  10. ONE LOW FLOW SHOWER HEAD
  11. 80% OF PLANTS AND TREES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS
  12. ENERGY EFFICIENT OUTDOOR LIGHTING
  13. ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
  14. MERV 8 AC FILTERS
  15. ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE
- ADDITIONAL PRACTICES
15. ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION
  16. DEEP OVERHANGS AT ROOF AND BALCONY LEVELS.

### 4 GREEN BUILDING PRACTICES



JOSEPH B. KALLER

ASSOCIATES PA

AA# 26001212

2417 Hollywood Blvd. Hollywood, Florida 33020  
(954) 920 5746 phone  
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

SHEET TITLE

SIGN DETAILS  
PRELIM TAC

#### REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

1		
2		

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

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

SHEET

SP-3

3 OF 3



JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

MI CASA ALF

6021 DUVAL STREET

HOLLYWOOD FL 33024

SHEET TITLE

FLOOR PLAN

PRELIM. TAC

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

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

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

**A-1**

OF 7



# 1 FIRST FLOOR PLAN

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

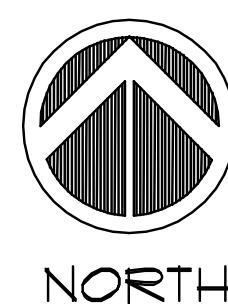
MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

FLOOR PLAN  
PRELIM. TAC

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

SHEET

2 OF 7







JOSEPH B. KALLER  
ASSOCIATES PA  
AIA# 26001212  
2417 Hollywood Blvd, Hollywood, Florida 33020  
(954) 920 5746 phone  
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

SHEET TITLE  
ELEVATIONS  
PRELIM. TAC

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

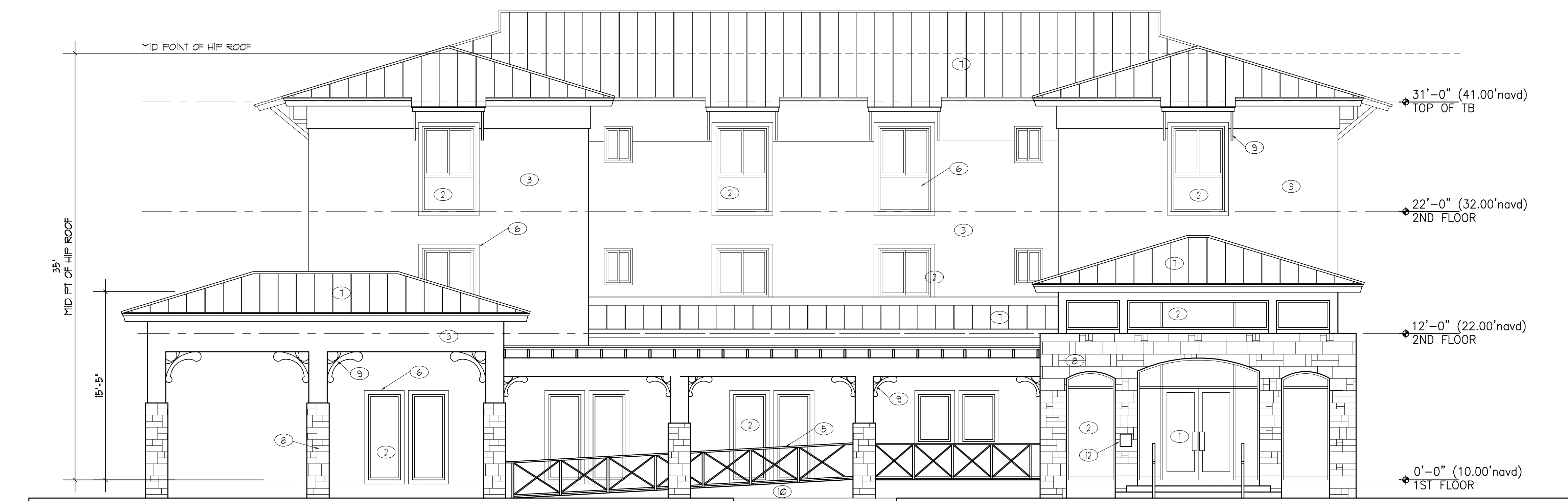
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET

A-5

5 OF 7



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 SEAM METAL SHINGLE ROOF
8. STONE VENEER
9. DECORATIVE WOOD TRIM
10. 1:12 (MAX) HANDICAP RAMP
11. FIRE DEPARTMENT MALTESE PLACARD

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004

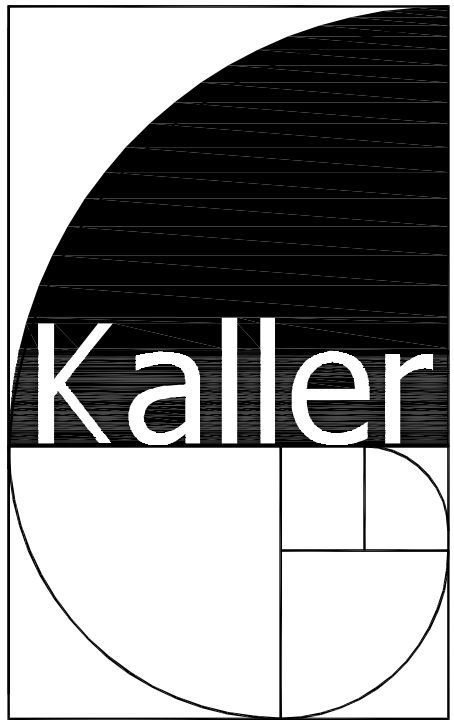
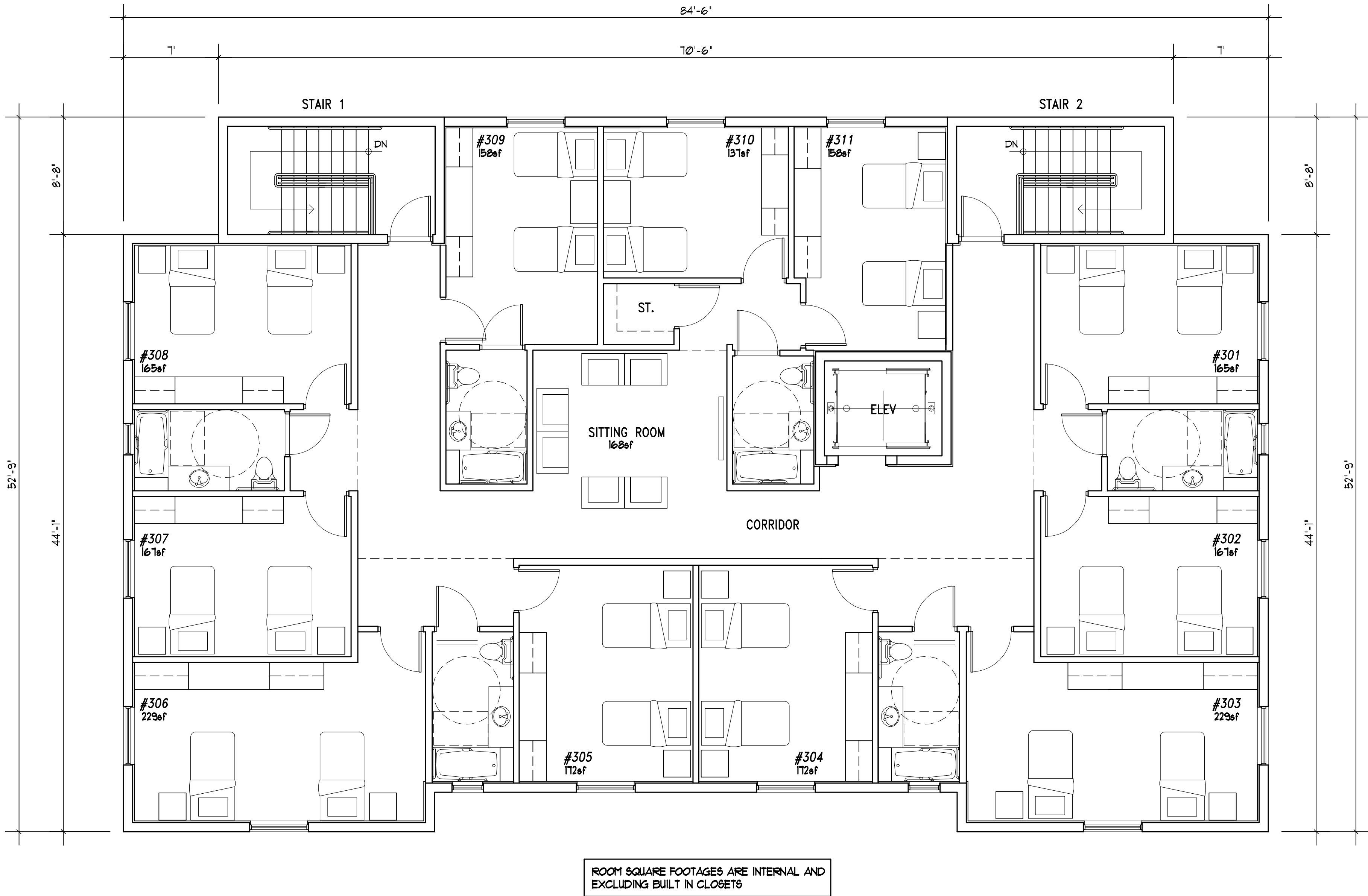
1

THIRD FLOOR PLAN

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



NORTH



JOSEPH B. KALLER

ASSOCIATES PA

AAA# 26001212

2417 Hollywood Blvd., Hollywood, Florida 33020  
(954) 920 5746 phone  
(954) 920 5746 phone  
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

SHEET TITLE

FLOOR PLAN  
PRELIM. TAC

REVISIONS

No. DATE DESCRIPTION

1  
2

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

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

SHEET

A-3

3 OF 7



JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

SHEET TITLE  
FLOOR PLAN  
PRELIM. TAC

[illegible]

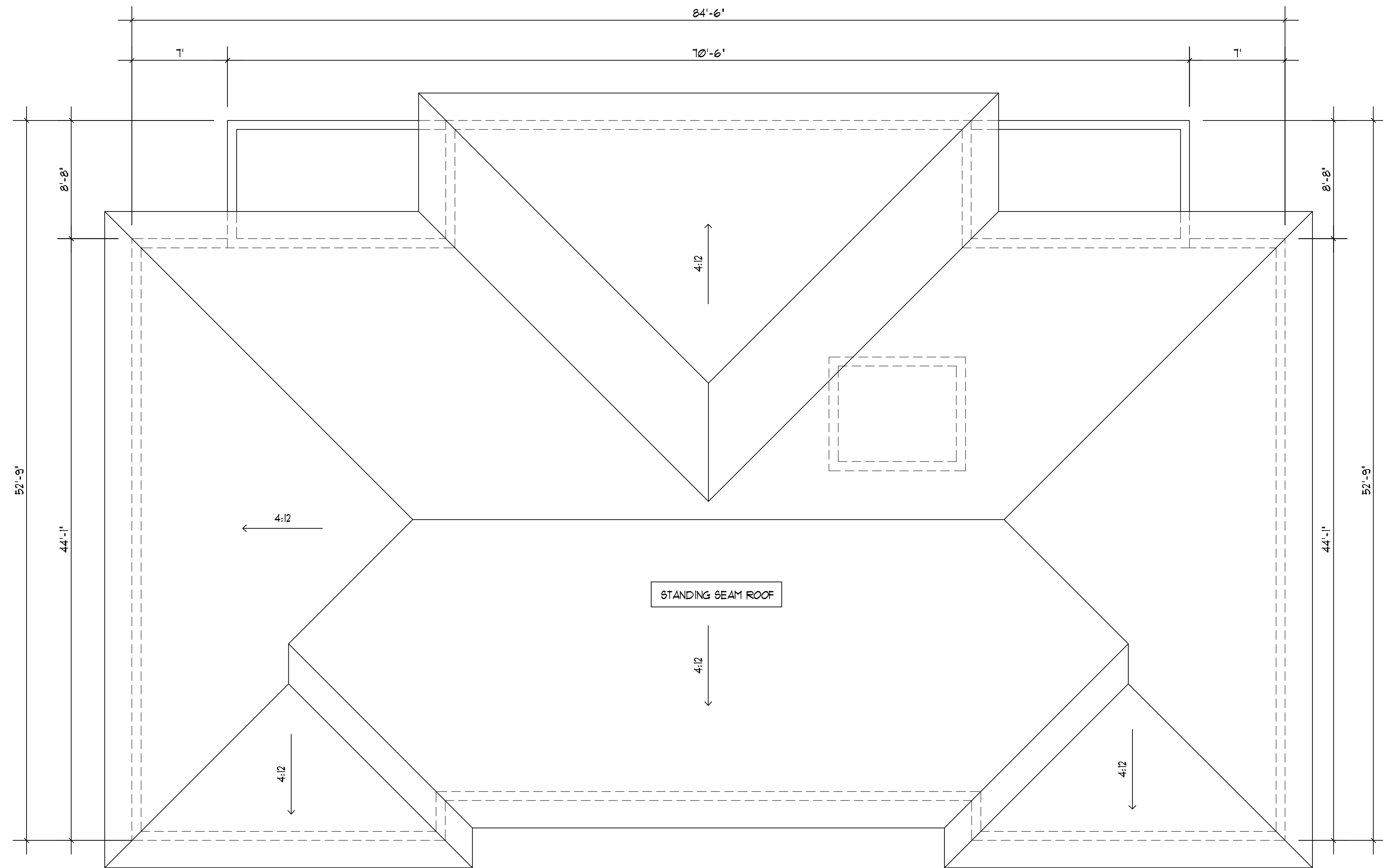
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

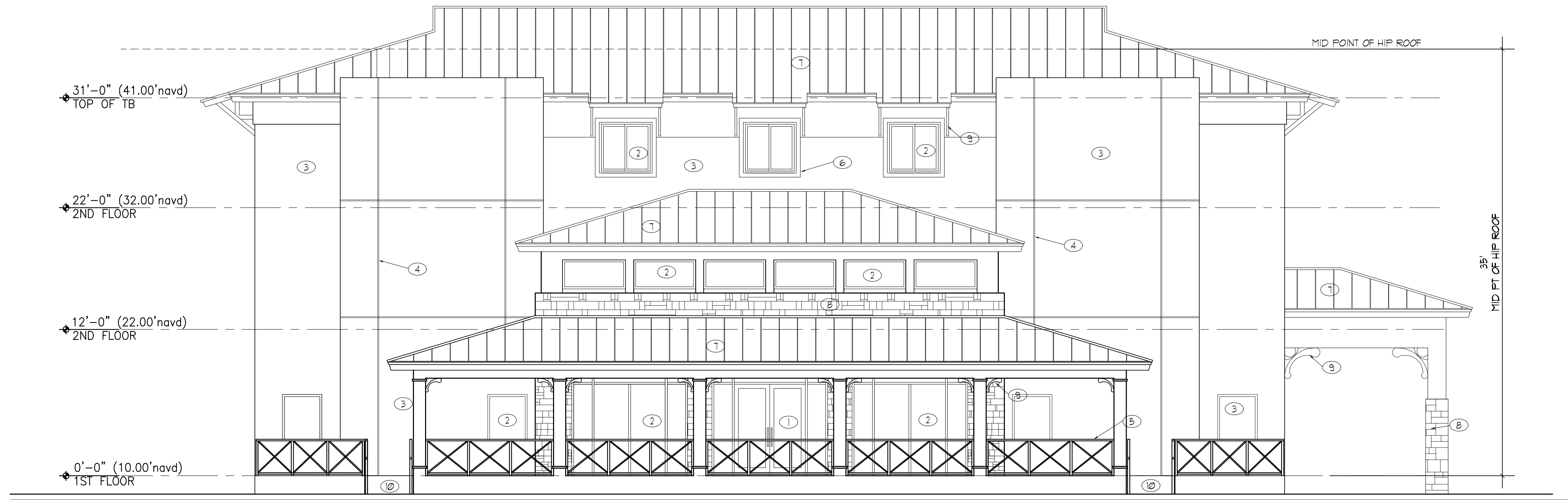
PROJECT No.: 16084  
DATE: 8-15-16  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

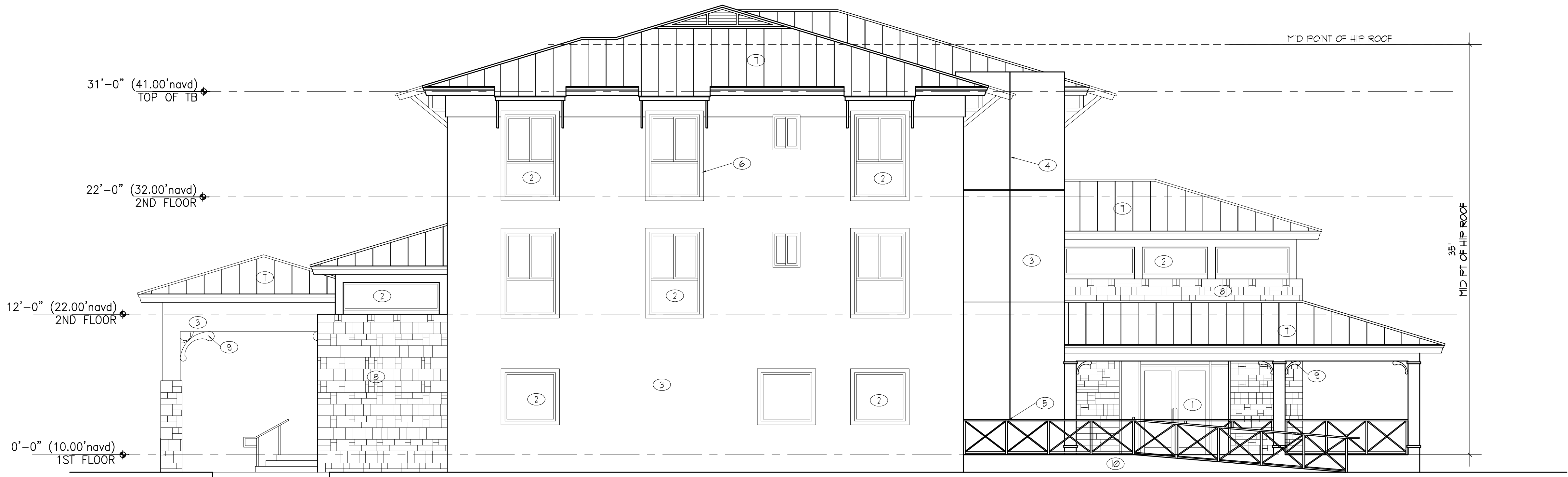
**A-4**

4 OF 7





NORTH ELEVATION

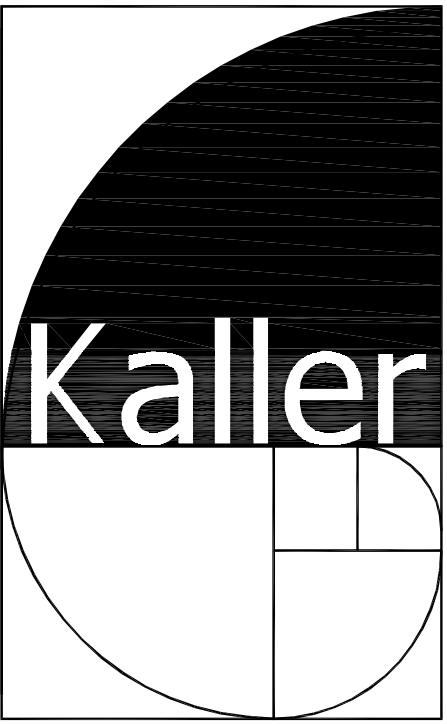


EAST ELEVATION

1 ELEVATIONS

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

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 SEAM METAL SHINGLE ROOF  
8. STONE VENEER  
9. DECORATIVE WOOD TRIM  
10. 1:12 (MAX) HANDICAP RAMP  
11. FIRE DEPARTMENT MALTESE PLACARD



JOSEPH B. KALLER  
ASSOCIATES PA  
AIA# 26001212  
2417 Hollywood Blvd. Hollywood, Florida 33020  
(954) 920 5746 phone  
kaller@jellsouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

SHEET TITLE

ELEVATIONS  
PRELIM. TAC

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

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

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

SHEET

A-6

6 OF 7



JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
MI CASA ALF  
6021 DUVAL STREET  
HOLLYWOOD FL 33024

SHEET TITLE

CONTEXTUAL STREET  
ELEVATION

[illegible]

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

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

**A-7**

7 OF 7







6021 DOVAL STREET