

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 12-16-16

Location Address: 6021 & 6031 DUAL STREET, HOLLYWOOD FL
Lot(s): 6, 7, 8 & (E) 10' OF 9 Block(s): _____ Subdivision: GRACWOOD # 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-DP-8

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

Explanation of Request: _____

Number of units/rooms: 22 ROOMS Sq Ft: 158 - 172 sq / 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 DUAL ST. / 6021 DUAL ST.

Telephone: 954 205 5130 (BJ) 954 646 1212 (MR) Email Address: _____

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

Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5146

Fax: 954 926 2841 Email Address: joseph@kalerarchitects.com

Date of Purchase: 8/10/16 contact 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. 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: Brian Jacob

Date: 12/14/16

PRINT NAME: Brian Jacob

Date: 12/16/16

Signature of Consultant/Representative: Joseph B. Fuller

Date: 12-20-16

PRINT NAME: JOSEPH B. FULLER

Date: 12-20-16

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) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ 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 December, 2016

[Signature]

Notary Public State of Florida

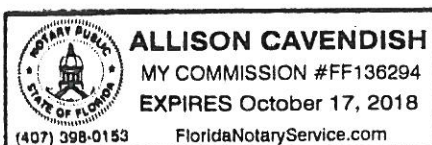
Brian Jacob

SIGNATURE OF CURRENT OWNER

Brian Jacob

PRINT NAME

My Commission Expires: 10/17/2018 (Check One) ☒ Personally known to me; OR _____



DEPARTMENT OF PLANNING



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Hollywood, FL 33022

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Signature of Current Owner: _____

Date: 12.16.16

PRINT NAME: Michael Rozenberg

Date: 12.16.16

Signature of Consultant Representative: _____

Date: 12-20-16

PRINT NAME: JOSEPH B. KAUFER

Date: 12-20-16

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) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ 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 December, 2016

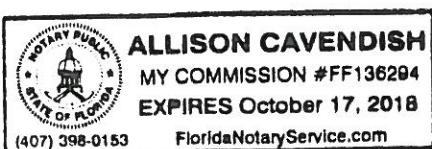
Notary Public State of Florida

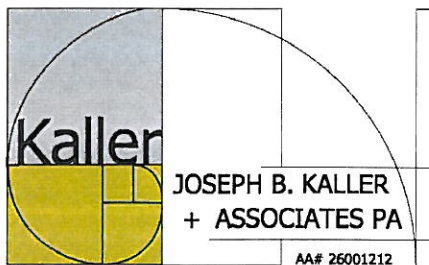
SIGNATURE OF CURRENT OWNER

Michael Rozenberg

PRINT NAME

My Commission Expires: 10/17/2018 (Check One) ☒ Personally known to me; OR _____





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

RESPONSES TO PRELIMINARY TAC COMMENTS

A. APPLICATION – Karina da Luz

1. Ownership and Encumbrance Report
 - a. Noted.
2. ALTA Survey
 - a. Size of survey now to scale and properly signed and sealed.
 - b. Note acknowledging the O and E Report now on the survey.
 - c. Noted.
 - d. Gross and net area now on survey.
 - e. Site Plan and survey now match.
4. A Unity of Title note has been added to the Site Plan, sheet SP-1.
5. General Application has been revised to show all addresses and lot numbers.
6. Noted.
7. The Landscape designation has been updated on the SP-1 Tabular Data.
8. The 20% of the lot width is 32'-0". This has been revised.
9. Scale on plans has been revised.
10. Landscape are breakdown revised including the VUA percentage required.
11. The Legal Descriptions in the Site Data has been updated.
12. A dashed line has been included on the Site Plan indicating the roof overhang and overhang extension above the windows\on the Third Floor. Setbacks of those items now shown on Site Plan.
13. Room internal dimensions shown on all floor plans A-1, A-2 and A-3.
14. The dates on the Cover sheet are meeting dates that have already been attended. Future meeting date for Final TAC now included.

15. There is no Home Owner's or Civic Association representing this area.
16. Noted.

B. ZONING – Karina da Luz

1. Mail Carrier would park temporarily below the Porte Cochere and deliver the mail to the Reception desk.
2. There are no balconies in this Project. The windows have a fixed pane at the bottom and operable above. All other projections have been dimensioned on the Site Plan.
3. Landscape plans are now a part of the Final TAC submission.
4. Charging Station for Electric cars now shown on the Site Plan.
5. Porte Cocheres are not allowed for Townhomes and Single family homes. Multi- Family dwellings throughout Hollywood have Porte Cocheres..... these included Trump Hollywood, The Residences on Hollywood Beach, Ocean Palms and Alexander Towers.
6. The locations of the Condensing Units now shown on the Site Plan and First Floor Plan.

C. ARCHITECTURE AND URBAN DESIGN – Karina da Luz

1. Colored Renderings and sample sheets attached.

- Terence Comiskey

1. The Kitchen has not been designed yet. It will be a full commercial kitchen designed by professional Kitchen Designers. At time of Construction Documents the Owner will hire a Commercial Kitchen designer to layout to code.
2. All of these items will be incorporated in the Construction Documents.

D. LANDSCAPING – Dale Bryant

1. See attached Landscape Architect's responses.

E. SIGNAGE – Karina da Luz

1. There will only be one monument sign (illuminated). It is shown on sheet SP-3. It is also shown on the Contextual Street Elevation. It is also now included on the colored elevation.

F. LIGHTING – Karina da Luz

2. Substantially compliant.

G. GREEN BUILDING – Karina da Luz

1. Number of Green Practices has been revised to match the numbering of the Green Ordinance list.

H. ENVIRONMENTAL SUSTAINABILITY – Lindsey Nieratka

1. Noted.
2. “Shielded” has been added to the green Practices list at “Energy Efficient Outdoor Lighting”.
3. This has been noted on the elevation legend. (Sheets A-5 and A-6).

I. UTILITIES – James Rusnak and Wilford Zephyr

1. Civil Plans are now a part of the Final TAC submission.

J. BUILDING – Philip Sauer

1. No comments received.

K. ENGINEERING – Luis Lopez and Clarissa Ip

1. Noted. The Unity of Title will be provided prior to issuance of Certificate of Completion or Certificate of Occupancy.
2. See Civil Plans now a part of the Final TAC submission.
3. Noted.
4. Noted.
5. Detectable warnings now shown at driveway entry/ exits.
6. Civil Plans attached.
7. Civil plans attached.
8. Noted.
9. 6’-0” x 12’-0” site triangle added to outbound lane of driveway.

L. FIRE – Janet Washburn

1. Code references on Sheet SP-1 have been revised.
2. Civil drawings now a part of this submission.
3. Noted.
4. Fire flow attached in this submission.
5. Note. See Civil Sheets.

M. COMMUNITY DEVELOPMENT – Clay Milan

N. ECONOMIC DEVELOPMENT – Brian Rademacher

1. Substantially Compliant.

Note:

Porte Cocheres fall under a separate section of the city of Hollywood Land Development Code. In section 4.23 Supplemental Setback regulations for Allowable Encroachments in Front, Side and Rear yards; Under section B.12, Porte Cochere is allowed to extend to within 18” from the back of the sidewalk.

O. PARKS, RECREATION AND CULTURAL ARTS – Eric Brown

2. Impact Fee application attached.

P. POLICE DEPARTMENT – Tracey Thomas and Doreen Avitable

1. No comments received.

Q. PUBLIC WORKS – Karen Arndt and Charles Lassiter

1. Substantially Compliant.

R. DOWNTOWN AND BEACH CRA – Jorge Camejo and Susan Goldberg

1. Not Applicable.

S. PARKING – Harold King

1. Substantially Compliant.

T. ADDITIONAL COMMENTS – Karina da Luz

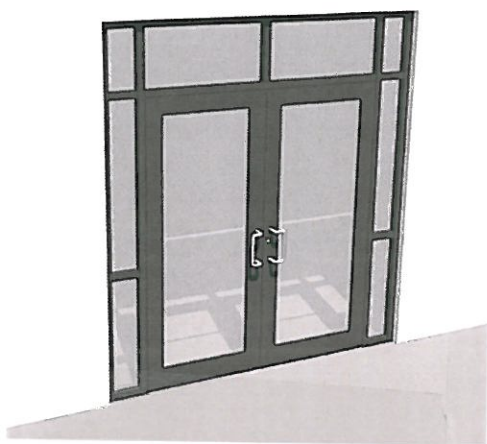
1. Noted.

Shall you have any further questions or comments please don't hesitate to contact us at our office.

Sincerely,
Michele Sherlock, Senior Associate
Joseph B. Kaller & Associates, P.A.

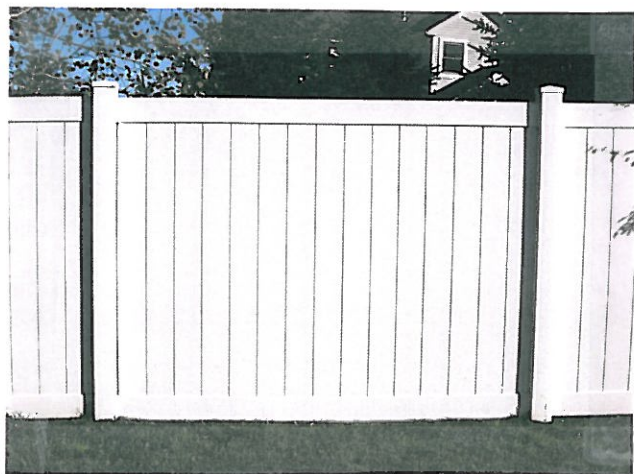
Mi Casa

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 OC-120

seashell



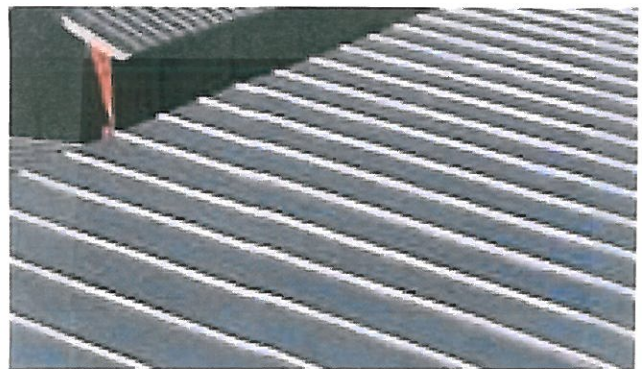
accent wall finish

lonestar stone

ledge stone – tahoe

roof

standing seam metal



LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



| | | | |
|-----------------|------------------------------|---------|-----------------|
| Site Address | 6021 DUVAL STREET, HOLLYWOOD | ID # | 5141 13 07 0060 |
| Property Owner | LIVE- IN PROPERTIES LLC | Millage | 0513 |
| Mailing Address | 6920 SW 56 CT DAVIE FL 33314 | Use | 74 |

| | |
|-------------------------------|--------------------------------|
| Abbreviated Legal Description | GRACEWOOD NO 3 24-48 B LOT 6,7 |
|-------------------------------|--------------------------------|

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values | | | | | |
|----------------------------------------------------------------------------------------------------|----------|-----------|---------------------|----------------------|------------|
| Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2017 | \$83,130 | \$102,990 | \$186,120 | \$186,120 | |
| 2016 | \$83,130 | \$102,990 | \$186,120 | \$184,400 | \$5,623.02 |
| 2015 | \$83,130 | \$102,990 | \$186,120 | \$167,640 | \$5,641.27 |

IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

| 2017 Exemptions and Taxable Values by Taxing Authority | | | | |
|--------------------------------------------------------|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$186,120 | \$186,120 | \$186,120 | \$186,120 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$186,120 | \$186,120 | \$186,120 | \$186,120 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$186,120 | \$186,120 | \$186,120 | \$186,120 |

| Sales History | | | |
|---------------|-------|-----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 3/10/2016 | WD-D | \$170,000 | 113567815 |
| 3/10/2016 | DRR-T | \$100 | 113567814 |
| 11/14/2006 | QCD | \$100 | 43191 / 1104 |
| 10/9/1997 | WD | \$120,000 | 27140 / 650 |
| 5/1/1992 | QCD | \$100 | 19470 / 792 |

| Land Calculations | | |
|--------------------------------|--------|------|
| Price | Factor | Type |
| \$6.00 | 13,855 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 2069 |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 05 | | | | | | | | |

[Florida Department of State](#)

DIVISION OF CORPORATIONS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

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Detail by Entity Name

Florida Limited Liability Company
LIVE-IN PROPERTIES, LLC

Filing Information

Document Number L15000171071
FEI/EIN Number 47-5266069
Date Filed 10/07/2015
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/18/2016

Principal Address

6021 DUVAL STREET
HOLLYWOOD, FL 33024

Mailing Address

6920 SW 56 CT
DAVIE, FL 33314

Registered Agent Name & Address

ROZENBERG, MICHAEL
6920 SW 56 CT
DAVIE, FL 33314

Name Changed: 10/18/2016

Authorized Person(s) Detail**Name & Address**

Title MGR

ROZENBERG, MICHAEL
6920 SW 56 CT
DAVIE, FL 33314

Title MGR

ROZENBERG, NIR
9220 CHELSEA DRIVE NORTH
PLANTATION, FL 33324

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2016 | 10/18/2016 |

Document Images

[10/18/2016 – REINSTATEMENT](#)

[View image in PDF format](#)

[10/07/2015 – Florida Limited Liability](#)

[View image in PDF format](#)



| | | | |
|-----------------|---------------------------------------|---------|-----------------|
| Site Address | 6031 DUVAL STREET, HOLLYWOOD | ID # | 5141 13 07 0070 |
| Property Owner | JACOB,BINISH K | Millage | 0513 |
| Mailing Address | 6031 DUVAL ST HOLLYWOOD FL 33024-7961 | Use | 01 |

| | |
|-------------------------------|-------------------------------------|
| Abbreviated Legal Description | GRACEWOOD NO 3 24-48 B LOT 8,9 E 10 |
|-------------------------------|-------------------------------------|

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

| Property Assessment Values | | | | | |
|----------------------------------------------------------------------------------------------------|----------|-----------|---------------------|----------------------|------------|
| Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill. | | | | | |
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2017 | \$49,940 | \$117,620 | \$167,560 | \$131,950 | |
| 2016 | \$49,940 | \$117,620 | \$167,560 | \$131,950 | \$2,142.15 |
| 2015 | \$49,940 | \$101,340 | \$151,280 | \$131,040 | \$2,158.63 |

IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

| 2017 Exemptions and Taxable Values by Taxing Authority | | | | |
|--------------------------------------------------------|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$167,560 | \$167,560 | \$167,560 | \$167,560 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH 05 | \$131,950 | \$131,950 | \$131,950 | \$131,950 |
| Homestead 100% | \$25,000 | \$25,000 | \$25,000 | \$25,000 |
| Add. Homestead | \$25,000 | 0 | \$25,000 | \$25,000 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$81,950 | \$106,950 | \$81,950 | \$81,950 |

| Sales History | | | | Land Calculations | | |
|---------------|-------|----------|------------------|--------------------------------|--------|---------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 11/13/2012 | DRR-T | \$100 | 49251 / 1673 | \$6.00 | 8,323 | SF |
| 10/31/2012 | DRR-T | \$100 | 49207 / 198 | | | |
| 1/5/2004 | QCD | \$100 | 36687 / 886 | | | |
| 1/8/1999 | D | \$69,000 | 29225 / 1188 | | | |
| 4/10/1998 | SWD | \$100 | 28078 / 906 | | | |
| | | | | Adj. Bldg. S.F. (Card, Sketch) | | 2320 |
| | | | | Units/Beds/Baths | | 2/4/3.5 |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 05 | | | | | | | | |

| | | |
|---------------------------------------|--|---------------------------------------|
| Charles O. Buckalew | | 801 S. Ocean Drive, Suite 201 |
| Consulting Engineering Services, Inc. | | 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 | 10.00 | ft. NGVD |
| | FEMA + 1 Foot = 11.00 | | |
| 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 in. x 1 ft/ 12 in.x Total Project | | |
| Total Project = | 0.513 | ac. | |
| | = 0.043 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 | | | |
| | = Total project - Roof | | |
| Total Project = | 0.513 | ac. | |
| Roof = | 0.123 | ac. | |
| | = 0.390 ac. of site area for | | |
| | water quality pervious/ impervious. | | |
| b. Impervious area for water quality pervious/impervious calculations only | | | |
| | = (Site area for water quality pervious/impervious) - pervious | | |
| Site area for water quality pervious/ impervious = | 0.390 | 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,


12-21-16

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





ENGINEERING & TESTING, INC.

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

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: $K = 8.3 \times 10^{-5}$ CFS/FT² - FT. HEAD

Depth Below Existing Ground Surface (BEGL)

0' - 2'

2' - 6'

6' - 10'

Soil Description

Light Gray to Gray Slightly Silty Fine Sand

Brown Fine Sand and Light Orangish Brown

Limestone

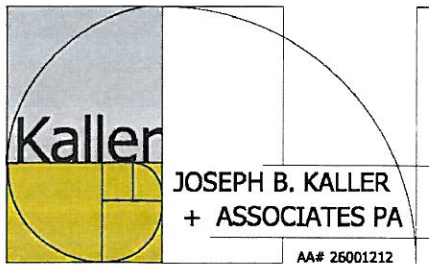
Tan to Light Brown Limestone with Trace of Light
Grayish Brown Fine Sand

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







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.

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 | |

**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.

"AS IS" Residential Contract

For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY

THE FLORIDA REALTORS AND THE FLORIDA BAR

SIMON & SIGALOS, LLP

3839 NW BOCA RATON BLVD. #100

BOCA RATON, FLORIDA 33431

561-447-0017

PARTIES: Binish K. Jacob

and Live-in Properties LLC

("Seller")

("Buyer")

agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and any riders and addenda ("Contract")

1. PROPERTY DESCRIPTION:

(a) Street address city zip 6031 Duval Street, Hollywood, Florida 33024

(b) Property is located in Broward County Florida Real Property Tax ID No 5141-13-07-0070

(c) Real Property The legal description is Lot 8, and the East Ten (10) Feet of Lot 9, of GRACEWOOD NO. 3, according to the plat thereof, recorded in Plat Book 24, Page 48, of the Public Records of Broward County, Florida

together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms of this Contract

(d) Personal Property Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s), oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access devices, and storm shutters, panels ("Personal Property")
Other Personal Property items included in this purchase are _____

Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

(e) The following items are excluded from the purchase _____

PURCHASE PRICE AND CLOSING

2. PURCHASE PRICE (U.S. currency)

\$ 315,000.00

(a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) \$ 15,000.00

The initial deposit made payable and delivered to "Escrow Agent" named below

(CHECK ONE): (i) ☐ accompanies offer or (ii) ☒ is to be made within 3 (if left blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN

OPTION (ii) SHALL BE DEEMED SELECTED

Escrow Agent Information Name Simon & Sigalos, LLP

Address 3839 NW Boca Raton Blvd, Ste 100, Boca Raton FL 33431

Phone 561-447-0017 E-mail msimon@simonsigalos.com Fax 561-447-0018

(b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10) days after Effective Date

\$ _____

(All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

(c) Financing Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8

(d) Other _____

\$ _____

(e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire transfer or other COLLECTED funds

\$ 300,000.00

NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

(a) If not signed by Buyer and Seller and an executed copy delivered to all parties on or before October 24, 2016, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the counter-offer is delivered.

(b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or initialed and delivered this offer or final counter-offer ("Effective Date")

4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered ("Closing") on April 25, 2017 ("Closing Date") at the time established by the Closing Agent

Buyer's Initials BS

Page 1 of 12

Seller's Initials BKJ

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5. EXTENSION OF CLOSING DATE:

- (a) If Paragraph 8(b) is checked and Closing funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements ("CFPB Requirements"), then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days
- (b) If extreme weather or other condition or event constituting "Force Majeure" (see STANDARD G) causes: (i) disruption of utilities or other services essential for Closing or (ii) Hazard, Wind, Flood or Homeowners' insurance to become unavailable prior to Closing, Closing shall be extended a reasonable time up to 3 days after restoration of utilities and other services essential to Closing and availability of applicable Hazard, Wind, Flood or Homeowners' insurance. If restoration of such utilities or services and availability of insurance has not occurred within _____ (if left blank, then 14) days after Closing Date, then either party may terminate this Contract by delivering written notice to the other party, and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract

6. OCCUPANCY AND POSSESSION:

- (a) Unless the box in Paragraph 6(b) is checked, Seller shall at Closing deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at Closing, Seller shall have removed all personal items and trash from the Property and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to the Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted the Property in its existing condition as of time of taking occupancy
- (b) ☐ CHECK IF PROPERTY IS SUBJECT TO LEASE(S) OR OCCUPANCY AFTER CLOSING. If Property is subject to a lease(s) after Closing or is intended to be rented or occupied by third parties beyond Closing, the facts and terms thereof shall be disclosed in writing by Seller to Buyer and copies of the written lease(s) shall be delivered to Buyer, all within 5 days after Effective Date. If Buyer determines, in Buyer's sole discretion, that the lease(s) or terms of occupancy are not acceptable to Buyer, Buyer may terminate this Contract by delivery of written notice of such election to Seller within 5 days after receipt of the above items from Seller, and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. Estoppel Letter(s) and Seller's affidavit shall be provided pursuant to STANDARD D. If Property is intended to be occupied by Seller after Closing, see Rider U, POST-CLOSING OCCUPANCY BY SELLER.

7. ASSIGNABILITY: (CHECK ONE): Buyer ☐ may assign and thereby be released from any further liability under this Contract, ☒ may assign but not be released from liability under this Contract, or ☐ may not assign this Contract

FINANCING

8. FINANCING:

- ☒ (a) Buyer will pay cash for the purchase of the Property at Closing. There is no financing contingency to Buyer's obligation to close. If Buyer obtains a loan for any part of the Purchase Price of the Property, Buyer acknowledges that any terms and conditions imposed by Buyer's lender(s) or by CFPB Requirements shall not affect or extend the Buyer's obligation to close or otherwise affect any terms or conditions of this Contract
- ☐ (b) This Contract is contingent upon Buyer obtaining a written loan commitment for a ☐ conventional, ☐ FHA, ☐ VA or ☐ other _____ (describe) loan on the following terms within _____ (if left blank, then 45) days after Effective Date ("Loan Commitment Date") for (CHECK ONE): ☐ fixed, ☐ adjustable, ☐ fixed or adjustable rate loan in the Loan Amount (See Paragraph 2(c)) at an initial interest rate not to exceed _____ % (if left blank, then prevailing rate based upon Buyer's creditworthiness), and for a term of _____ (if left blank, then 30) years ("Financing")

Buyer shall make mortgage loan application for the Financing within _____ (if left blank, then 5) days after Effective Date and use good faith and diligent effort to obtain a written loan commitment for the Financing ("Loan Commitment") and thereafter to close this Contract. Buyer shall keep Seller and Broker fully informed about the status of mortgage loan application and Loan Commitment and authorizes Buyer's mortgage broker and Buyer's lender to disclose such status and progress to Seller and Broker

Upon Buyer's receipt of Loan Commitment, Buyer shall provide written notice of same to Seller. If Buyer does not receive Loan Commitment by Loan Commitment Date, then thereafter either party may cancel this Contract up to the earlier of:

- (i) Buyer's delivery of written notice to Seller that Buyer has either received Loan Commitment or elected to waive the financing contingency of this Contract; or
- (ii) 7 days prior to the Closing Date specified in Paragraph 4, which date, for purposes of this Paragraph 8(b), (ii) shall not be modified by Paragraph 5(a).

If either party timely cancels this Contract pursuant to this Paragraph 8 and Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. If neither party has timely canceled this Contract pursuant to this Paragraph 8, then this financing contingency shall be deemed waived by Buyer.

If Buyer delivers written notice of receipt of Loan Commitment to Seller and this Contract does not thereafter close, the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default; (2) Property related conditions of the Loan Commitment have not been met (except when such conditions are waived by other provisions of this Contract); (3) appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Commitment; or (4) the loan is not funded due to financial failure of Buyer's lender. In which event(s) the Deposit shall be returned to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

- ☐ (c) Assumption of existing mortgage (see rider for terms)
- ☐ (d) Purchase money note and mortgage to Seller (see riders, addenda, or special clauses for terms)

CLOSING COSTS, FEES AND CHARGES

9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:

(a) COSTS TO BE PAID BY SELLER:

- Documentary stamp taxes and surtax on deed, if any
- HOA/Condominium Association estoppel fees
- Owner's Policy and Charges (if Paragraph 9(c) (i) is checked)
- Recording and other fees needed to cure title
- Title search charges (if Paragraph 9(c) (iii) is checked)
- Seller's attorneys' fees
- Municipal lien search (if Paragraph 9(c) (i) or (iii) is checked)
- Other _____

If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11, a sum equal to 125% of estimated costs to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual costs. Any unused portion of escrowed amount(s) shall be returned to Seller.

(b) COSTS TO BE PAID BY BUYER:

- Taxes and recording fees on notes and mortgages
- Loan expenses
- Recording fees for deed and financing statements
- Appraisal fees
- Owner's Policy and Charges (if Paragraph 9(c)(iii) is checked)
- Buyer's Inspections
- Survey (and elevation certification, if required)
- Buyer's attorneys' fees
- Lender's title policy and endorsements
- All property related insurance
- HOA/Condominium Association application/transfer fees
- Owner's Policy Premium (if Paragraph 9(c) (iii) is checked)
- Municipal lien search (if Paragraph 9(c) (iii) is checked)
- Other _____

(c) **TITLE EVIDENCE AND INSURANCE:** At least 5 _____ (if left blank, then 15, or if Paragraph 8(a) is checked, then 5) days prior to Closing Date ("Title Evidence Deadline"), a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date. The owner's title policy premium, title search and closing services (collectively, "Owner's Policy and Charges") shall be paid, as set forth below. The title insurance premium charges for the owner's policy and any lender's policy will be calculated and allocated in accordance with Florida law, but may be reported differently on certain federally mandated closing disclosures and other closing documents.

(CHECK ONE):

- ☐ (i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges, and Buyer shall pay the premium for Buyer's lender's policy and charges for closing services related to the lender's policy, endorsements and loan closing, which amounts shall be paid by Buyer to Closing Agent or such other provider(s) as Buyer may select; or
- ☐ (ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and charges for closing services related to Buyer's lender's policy, endorsements and loan closing; or
- ☒ (iii) **[MIAMI-DADE/BROWARD REGIONAL PROVISION]:** Seller shall furnish a copy of a prior owner's policy of title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title

evidence, which is acceptable to Buyer's title insurance underwriter for reissue of coverage (B) tax search and (C) municipal lien search. Buyer shall obtain and pay for post-Closing continuation and premium for Buyer's owner's policy and if applicable, Buyer's lender's policy. Seller shall not be obligated to pay more than \$_____ (if left blank, then \$200.00) for abstract continuation or title search ordered or performed by Closing Agent.

(d) **SURVEY:** On or before Title Evidence Deadline, Buyer may, at Buyer's expense, have the Real Property surveyed and certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.

(e) **HOME WARRANTY:** At Closing ☐ Buyer ☐ Seller ☒ N/A shall pay for a home warranty plan issued by _____ at a cost not to exceed \$_____. A home warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.

(f) **SPECIAL ASSESSMENTS:** At Closing, Seller shall pay: (i) the full amount of liens imposed by a public body ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being imposed on the Property before Closing. Buyer shall pay all other assessments. If special assessments may be paid in installments (**CHECK ONE**):

☒ (a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing. Installments prepaid or due for the year of Closing shall be prorated.

☐ (b) Seller shall pay the assessment(s) in full prior to or at the time of Closing.

IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED.

This Paragraph 9(f) shall not apply to a special benefit tax lien imposed by a community development district (CDD) pursuant to Chapter 190, F.S., which lien shall be prorated pursuant to STANDARD K.

DISCLOSURES

10. DISCLOSURES:

(a) **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

(b) **PERMITS DISCLOSURE:** Except as may have been disclosed by Seller to Buyer in a written disclosure, Seller does not know of any improvements made to the Property which were made without required permits or made pursuant to permits which have not been properly closed.

(c) **MOLD:** Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

(d) **FLOOD ZONE: ELEVATION CERTIFICATION:** Buyer is advised to verify by elevation certificate which flood zone the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to improving the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area" or "Coastal Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and Wildlife Service under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and/or flood insurance rating purposes is below minimum flood elevation or is ineligible for flood insurance coverage through the National Flood Insurance Program or private flood insurance as defined in 42 U.S.C. §4012a, Buyer may terminate this Contract by delivering written notice to Seller within _____ (if left blank, then 20) days after Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract, failing which Buyer accepts existing elevation of buildings and flood zone designation of Property. The National Flood Insurance Program may assess additional fees or adjust premiums for pre-Flood Insurance Rate Map (pre-FIRM) non-primary structures (residential structures in which the insured or spouse does not reside for at least 50% of the year) and an elevation certificate may be required for actuarial rating.

(e) **ENERGY BROCHURE:** Buyer acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.

(f) **LEAD-BASED PAINT:** If Property includes pre-1978 residential housing, a lead-based paint disclosure is mandatory.

(g) **HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE:** BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE, IF APPLICABLE.

(h) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

(i) **FIRPTA TAX WITHHOLDING:** Seller shall inform Buyer in writing if Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer and Seller shall comply with FIRPTA, which may require Seller to provide additional cash at Closing. If Seller is not a "foreign person", Seller can provide Buyer, at or prior to Closing, a certification of non-foreign status, under penalties of perjury, to inform Buyer and Closing Agent that no withholding is required. See STANDARD V for further information pertaining to FIRPTA. Buyer and Seller are advised to seek legal counsel and tax advice regarding their respective rights, obligations, reporting and withholding requirements pursuant to FIRPTA.

(j) **SELLER DISCLOSURE:** Seller knows of no facts materially affecting the value of the Real Property which are not readily observable and which have not been disclosed to Buyer. Except as provided for in the preceding sentence, Seller extends and intends no warranty and makes no representation of any type, either express or implied, as to the physical condition or history of the Property. Except as otherwise disclosed in writing, Seller has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected building, environmental or safety code violation.

PROPERTY MAINTENANCE, CONDITION, INSPECTIONS AND EXAMINATIONS

11. **PROPERTY MAINTENANCE:** Except for ordinary wear and tear and Casualty Loss, Seller shall maintain the Property, including, but not limited to, lawn, shrubbery, and pool, in the condition existing as of Effective Date ("AS IS Maintenance Requirement").

12. PROPERTY INSPECTION; RIGHT TO CANCEL:

(a) **PROPERTY INSPECTIONS AND RIGHT TO CANCEL:** Buyer shall have 45 (if left blank, then 15) days after Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire during the Inspection Period. If Buyer determines, in Buyer's sole discretion, that the Property is not acceptable to Buyer, Buyer may terminate this Contract by delivering written notice of such election to Seller prior to expiration of Inspection Period. If Buyer timely terminates this Contract, the Deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall be released of all further obligations under this Contract; however, Buyer shall be responsible for prompt payment for such inspections, for repair of damage to, and restoration of, the Property resulting from such inspections, and shall provide Seller with paid receipts for all work done on the Property (the preceding provision shall survive termination of this Contract). Unless Buyer exercises the right to terminate granted herein, Buyer accepts the physical condition of the Property and any violation of governmental, building, environmental, and safety codes, restrictions, or requirements, but subject to Seller's continuing AS IS Maintenance Requirement, and Buyer shall be responsible for any and all repairs and improvements required by Buyer's lender.

(b) **WALK-THROUGH INSPECTION/RE-INSPECTION:** On the day prior to Closing Date, or on Closing Date prior to time of Closing, as specified by Buyer, Buyer or Buyer's representative may perform a walk-through (and follow-up walk-through, if necessary) inspection of the Property solely to confirm that all items of Personal Property are on the Property and to verify that Seller has maintained the Property as required by the AS IS Maintenance Requirement and has met all other contractual obligations.

(c) **SELLER ASSISTANCE AND COOPERATION IN CLOSE-OUT OF BUILDING PERMITS:** If Buyer's inspection of the Property identifies open or needed building permits, then Seller shall promptly deliver to Buyer all plans, written documentation or other information in Seller's possession, knowledge, or control relating to improvements to the Property which are the subject of such open or needed Permits, and shall promptly cooperate in good faith with Buyer's efforts to obtain estimates of repairs or other work necessary to resolve such Permit issues. Seller's obligation to cooperate shall include Seller's execution of necessary authorizations, consents, or other documents necessary for Buyer to conduct inspections and have estimates of such repairs or work prepared, but in fulfilling such obligation, Seller shall not be required to expend or become obligated to expend any money.

Buyer's Initials

BR

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Seller's Initials

BKJ

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- (d) **ASSIGNMENT OF REPAIR AND TREATMENT CONTRACTS AND WARRANTIES:** At Buyer's option and cost, Seller will, at Closing, assign all assignable repair, treatment and maintenance contracts and warranties to Buyer.

ESCROW AGENT AND BROKER

- 13. ESCROW AGENT:** Any Closing Agent or Escrow Agent (collectively "Agent") receiving the Deposit, other funds and other items is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow within the State of Florida and, subject to **COLLECTION**, disburse them in accordance with terms and conditions of this Contract. Failure of funds to become **COLLECTED** shall not excuse Buyer's performance. When conflicting demands for the Deposit are received, or Agent has a good faith doubt as to entitlement to the Deposit, Agent may take such actions permitted by this Paragraph 13, as Agent deems advisable. If in doubt as to Agent's duties or liabilities under this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties agree to its disbursement or until a final judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as amended and FREC rules to timely resolve escrow disputes through mediation, arbitration, interpleader or an escrow disbursement order.
- Any proceeding between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in any proceeding where Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's fees and costs incurred, to be paid pursuant to court order out of the escrowed funds or equivalent. Agent shall not be liable to any party or person for mis-delivery of any escrowed items, unless such mis-delivery is due to Agent's willful breach of this Contract or Agent's gross negligence. This Paragraph 13 shall survive Closing or termination of this Contract.
- 14. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify Property condition, square footage, and all other facts and representations made pursuant to this Contract and to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated by this Contract. Broker represents to Buyer that Broker does not reside on the Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or public records. **BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE AND NOT ON THE REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) OF BROKER.** Buyer and Seller (individually, the "Indemnifying Party") each individually indemnifies, holds harmless, and releases Broker and Broker's officers, directors, agents and employees from all liability for loss or damage, including all costs and expenses, and reasonable attorney's fees at all levels, suffered or incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from claims, demands or causes of action instituted by Buyer or Seller based on: (i) inaccuracy of information provided by the Indemnifying Party or from public records; (ii) Indemnifying Party's misstatement(s) or failure to perform contractual obligations; (iii) Broker's performance, at Indemnifying Party's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor for, or on behalf of Indemnifying Party; (iv) products or services provided by any such vendor for, or on behalf of, Indemnifying Party; and (v) expenses incurred by any such vendor. Buyer and Seller each assumes full responsibility for selecting and compensating their respective vendors and paying their other costs under this Contract whether or not this transaction closes. This Paragraph 14 will not relieve Broker of statutory obligations under Chapter 475, F.S., as amended. For purposes of this Paragraph 14, Broker will be treated as a party to this Contract. This Paragraph 14 shall survive Closing or termination of this Contract.

DEFAULT AND DISPUTE RESOLUTION

- 15. DEFAULT:**
- (a) **BUYER DEFAULT:** If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract including payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit for the account of Seller as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon Buyer and Seller shall be relieved from all further obligations under this Contract, or Seller, at Seller's option, may pursuant to Paragraph 16, proceed in equity to enforce Seller's rights under this Contract. The portion of the Deposit, if any, paid to Listing Broker upon

default by Buyer, shall be split equally between Listing Broker and Cooperating Broker, provided however, Cooperating Broker's share shall not be greater than the commission amount Listing Broker had agreed to pay to Cooperating Broker.

- (b) **SELLER DEFAULT:** If for any reason other than failure of Seller to make Seller's title marketable after reasonable diligent effort, Seller fails, neglects or refuses to perform Seller's obligations under this Contract, Buyer may elect to receive return of Buyer's Deposit without thereby waiving any action for damages resulting from Seller's breach, and, pursuant to Paragraph 16, may seek to recover such damages or seek specific performance.

This Paragraph 15 shall survive Closing or termination of this Contract.

16. **DISPUTE RESOLUTION:** Unresolved controversies, claims and other matters in question between Buyer and Seller arising out of, or relating to, this Contract or its breach, enforcement or interpretation ("Dispute") will be settled as follows:

- (a) Buyer and Seller will have 10 days after the date conflicting demands for the Deposit are made to attempt to resolve such Dispute; failing which, Buyer and Seller shall submit such Dispute to mediation under Paragraph 16(b).

- (b) Buyer and Seller shall attempt to settle Disputes in an amicable manner through mediation pursuant to Florida Rules for Certified and Court-Appointed Mediators and Chapter 44, F.S., as amended (the "Mediation Rules"). The mediator must be certified or must have experience in the real estate industry. Injunctive relief may be sought without first complying with this Paragraph 16(b). Disputes not settled pursuant to this Paragraph 16 may be resolved by instituting action in the appropriate court having jurisdiction of the matter. This Paragraph 16 shall survive Closing or termination of this Contract.

17. **ATTORNEY'S FEES; COSTS:** The parties will split equally any mediation fee incurred in any mediation permitted by this Contract, and each party will pay their own costs, expenses and fees, including attorney's fees, incurred in conducting the mediation. In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")

18. **STANDARDS:**

A. TITLE:

(i) **TITLE EVIDENCE; RESTRICTIONS; EASEMENTS; LIMITATIONS:** Within the time period provided in Paragraph 9(c), the Title Commitment with legible copies of instruments listed as exceptions attached thereto shall be issued and delivered to Buyer. The Title Commitment shall set forth those matters to be discharged by Seller at or before Closing and shall provide that, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the Purchase Price, shall be issued to Buyer insuring Buyer's marketable title to the Real Property, subject only to the following matters: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines); (e) taxes for year of Closing and subsequent years; and (f) assumed mortgages and purchase money mortgages, if any (if additional items, attach addendum), provided that, none prevent use of Property for **RESIDENTIAL PURPOSES**. If there exists at Closing any violation of items identified in (b) - (f) above, then the same shall be deemed a title defect. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law.

(ii) **TITLE EXAMINATION:** Buyer shall have 5 days after receipt of Title Commitment to examine it and notify Seller in writing specifying defect(s), if any, that render title unmarketable. If Seller provides Title Commitment and it is delivered to Buyer less than 5 days prior to Closing Date, Buyer may extend Closing for up to 5 days after date of receipt to examine same in accordance with this STANDARD A. Seller shall have 30 days ("Cure Period") after receipt of Buyer's notice to take reasonable diligent efforts to remove defects; if Buyer fails to so notify Seller, Buyer shall be deemed to have accepted title as it then is. If Seller cures defects within Cure Period, Seller will deliver written notice to Buyer (with proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this Contract on Closing Date (or if Closing Date has passed, within 10 days after Buyer's receipt of Seller's notice); if Seller is unable to cure defects within Cure Period, then Buyer may, within 5 days after expiration of Cure Period, deliver written notice to Seller: (a) extending Cure Period for a specified period not to exceed 120 days within which Seller shall continue to use reasonable diligent effort to remove or cure the defects ("Extended Cure Period") or (b) electing to accept title with existing defects and close this Contract on Closing

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

Date (or if Closing Date has passed, within the earlier of 10 days after end of Extended Cure Period or Buyer's receipt of Seller's notice), or (c) electing to terminate this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. If after reasonable diligent effort, Seller is unable to timely cure defects, and Buyer does not waive the defects, this Contract shall terminate, and Buyer shall receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

B. SURVEY: If Survey discloses encroachments on the Real Property or that improvements located thereon encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental regulations described in STANDARD A (i)(a), (b) or (d) above, Buyer shall deliver written notice of such matters, together with a copy of Survey, to Seller within 5 days after Buyer's receipt of Survey, but no later than Closing. If Buyer timely delivers such notice and Survey to Seller, such matters identified in the notice and Survey shall constitute a title defect, subject to cure obligations of STANDARD A above. If Seller has delivered a prior survey, Seller shall, at Buyer's request, execute an affidavit of "no change" to the Real Property since the preparation of such prior survey, to the extent the affirmations therein are true and correct.

C. INGRESS AND EGRESS: Seller represents that there is ingress and egress to the Real Property and title to the Real Property is insurable in accordance with STANDARD A without exception for lack of legal right of access.

D. LEASE INFORMATION: Seller shall, at least 10 days prior to Closing, furnish to Buyer estoppel letters from tenant(s)/occupant(s) specifying nature and duration of occupancy, rental rates, advanced rent and security deposits paid by tenant(s) or occupant(s) ("Estoppel Letter(s)"). If Seller is unable to obtain such Estoppel Letter(s), the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit and Buyer may thereafter contact tenant(s) or occupant(s) to confirm such information. If Estoppel Letter(s) or Seller's affidavit, if any, differ materially from Seller's representations and lease(s) provided pursuant to Paragraph 6, or if tenant(s)/occupant(s) fail or refuse to confirm Seller's affidavit, Buyer may deliver written notice to Seller within 5 days after receipt of such information, but no later than 5 days prior to Closing Date, terminating this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. Seller shall, at Closing, deliver and assign all leases to Buyer who shall assume Seller's obligations thereunder.

E. LIENS: Seller shall furnish to Buyer at Closing an affidavit attesting (i) to the absence of any financing statement, claims of lien or potential lienors known to Seller and (ii) that there have been no improvements or repairs to the Real Property for 90 days immediately preceding Closing Date. If the Real Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at Closing.

F. TIME: Calendar days shall be used in computing time periods. **Time is of the essence in this Contract.** Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or a national legal holiday (see 5 U.S.C. 6103) shall extend to 5:00 p.m. (where the Property is located) of the next business day.

G. FORCE MAJEURE: Buyer or Seller shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation is delayed, caused or prevented by Force Majeure. "Force Majeure" means hurricanes, earthquakes, floods, fire, acts of God, unusual transportation delays, wars, insurrections, and acts of terrorism, and which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the Force Majeure prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 14 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

H. CONVEYANCE: Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters described in STANDARD A and those accepted by Buyer. Personal Property shall, at request of Buyer, be transferred by absolute bill of sale with warranty of title, subject only to such matters as may be provided for in this Contract.

I. CLOSING LOCATION; DOCUMENTS; AND PROCEDURE:

Buyer's Initials BR

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Seller's Initials BKJ

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

(i) **LOCATION:** Closing will take place in the county where the Real Property is located at the office of the attorney or other closing agent ("Closing Agent") designated by the party paying for the owner's policy of title insurance or if no title insurance designated by Seller. Closing may be conducted by mail or electronic means.

(ii) **CLOSING DOCUMENTS:** Seller shall at or prior to Closing execute and deliver as applicable, deed, bill of sale, certificate(s) of title or other documents necessary to transfer title to the Property, construction lien affidavit(s), owner's possession and no lien affidavit(s), and assignment(s) of leases. Seller shall provide Buyer with paid receipts for all work done on the Property pursuant to this Contract. Buyer shall furnish and pay for as applicable the survey, flood elevation certification, and documents required by Buyer's lender.

(iii) **PROCEDURE:** The deed shall be recorded upon **COLLECTION** of all closing funds. If the Title Commitment provides insurance against adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow closing procedure required by STANDARD J shall be waived, and Closing Agent shall, **subject to COLLECTION of all closing funds**, disburse at Closing the brokerage fees to Broker and the net sale proceeds to Seller.

J. ESCROW CLOSING PROCEDURE: If Title Commitment issued pursuant to Paragraph 9(c) does not provide for insurance against adverse matters as permitted under Section 627.7841, F.S., as amended, the following escrow and closing procedures shall apply: (1) all Closing proceeds shall be held in escrow by the Closing Agent for a period of not more than 10 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 10 day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, the Deposit and all Closing funds paid by Buyer shall, within 5 days after written demand by Buyer, be refunded to Buyer and simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and re-convey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund of the Deposit, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

K. PRORATIONS; CREDITS: The following recurring items will be made current (if applicable) and prorated as of the day prior to Closing Date, or date of occupancy if occupancy occurs before Closing Date: real estate taxes (including special benefit tax assessments imposed by a CDD), interest, bonds, association fees, insurance, rents and other expenses of Property. Buyer shall have option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be made through day prior to Closing. Advance rent and security deposits, if any, will be credited to Buyer. Escrow deposits held by Seller's mortgagee will be paid to Seller. Taxes shall be prorated based on current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If Closing occurs on a date when current year's millage is not fixed but current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration based on an estimate shall, at either party's request, be readjusted upon receipt of current year's tax bill. This STANDARD K shall survive Closing.

L. ACCESS TO PROPERTY TO CONDUCT APPRAISALS, INSPECTIONS, AND WALK-THROUGH: Seller shall, upon reasonable notice, provide utilities service and access to Property for appraisals and inspections, including a walk-through (or follow-up walk-through if necessary) prior to Closing.

M. RISK OF LOSS: If, after Effective Date, but before Closing, Property is damaged by fire or other casualty ("Casualty Loss") and cost of restoration (which shall include cost of pruning or removing damaged trees) does not exceed 1.5% of Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed pursuant to terms of this Contract. If restoration is not completed as of Closing, a sum equal to 125% of estimated cost to complete restoration (not to exceed 1.5% of Purchase Price) will be escrowed at Closing. If actual cost of restoration exceeds escrowed amount, Seller shall pay such actual costs (but not in excess of 1.5% of Purchase Price). Any unused portion of escrowed amount shall be returned to Seller. If cost of restoration exceeds 1.5% of Purchase Price, Buyer shall elect to either take Property "as is" together with the 1.5%, or receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. Seller's sole obligation with respect to tree damage by casualty or other natural occurrence shall be cost of pruning or removal.

N. 1031 EXCHANGE: If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in all reasonable respects to effectuate the Exchange, including execution of documents, provided

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

however, cooperating party shall incur no liability or expense related to the Exchange, and Closing shall not be contingent upon, nor extended or delayed by, such Exchange.

O. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; DELIVERY; COPIES; CONTRACT EXECUTION: Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall be binding on, and inure to the benefit of, the parties and their respective heirs or successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the attorney or broker (including such broker's real estate licensee) representing any party shall be as effective as if given by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic (including "pdf") media. A facsimile or electronic (including "pdf") copy of this Contract and any signatures hereon shall be considered for all purposes as an original. This Contract may be executed by use of electronic signatures, as determined by Florida's Electronic Signature Act and other applicable laws.

P. INTEGRATION; MODIFICATION: This Contract contains the full and complete understanding and agreement of Buyer and Seller with respect to the transaction contemplated by this Contract and no prior agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon Buyer or Seller unless in writing and executed by the parties intended to be bound by it.

Q. WAIVER: Failure of Buyer or Seller to insist on compliance with, or strict performance of, any provision of this Contract, or to take advantage of any right under this Contract, shall not constitute a waiver of other provisions or rights.

R. RIDERS; ADDENDA; TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Riders, addenda, and typewritten or handwritten provisions shall control all printed provisions of this Contract in conflict with them.

S. COLLECTION OR COLLECTED: "COLLECTION" or "COLLECTED" means any checks tendered or received, including Deposits, have become actually and finally collected and deposited in the account of Escrow Agent or Closing Agent. Closing and disbursement of funds and delivery of closing documents may be delayed by Closing Agent until such amounts have been COLLECTED in Closing Agent's accounts.

T. LOAN COMMITMENT: "Loan Commitment" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular borrower. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Commitment for purposes of this Contract.

U. APPLICABLE LAW AND VENUE: This Contract shall be construed in accordance with the laws of the State of Florida and venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in the county where the Real Property is located.

V. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): If a seller of U.S. real property is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code requires the buyer of the real property to withhold up to 15% of the amount realized by the seller on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless an exemption to the required withholding applies or the seller has obtained a Withholding Certificate from the IRS authorizing a reduced amount of withholding. Due to the complexity and potential risks of FIRPTA, Buyer and Seller should seek legal and tax advice regarding compliance, particularly if an "exemption" is claimed on the sale of residential property for \$300,000 or less.

(i) No withholding is required under Section 1445 if the Seller is not a "foreign person," provided Buyer accepts proof of same from Seller, which may include Buyer's receipt of certification of non-foreign status from Seller signed under penalties of perjury, stating that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification number and home address (or office address, in the case of an entity), as provided for in 26 CFR 1.1445-2(b). Otherwise, Buyer shall withhold the applicable percentage of the amount realized by Seller on the transfer and timely remit said funds to the IRS.

(ii) If Seller has received a Withholding Certificate from the IRS which provides for reduced or eliminated withholding in this transaction and provides same to Buyer by Closing, then Buyer shall withhold the reduced sum, if any required, and timely remit said funds to the IRS.

(iii) If prior to Closing Seller has submitted a completed application to the IRS for a Withholding Certificate and has provided to Buyer the notice required by 26 CFR 1.1445-1(c)(2)(i)(B) but no Withholding Certificate has been received as of Closing, Buyer shall, at Closing, withhold the applicable percentage of the amount realized by Seller on the transfer and, at Buyer's option, either (a) timely remit the withheld funds to the IRS or (b) place the funds in escrow, at Seller's expense, with an escrow agent selected by Buyer and pursuant to terms negotiated by the parties, to be subsequently disbursed in accordance with the Withholding Certificate issued by the IRS or remitted directly to the IRS if the Seller's application is rejected or upon terms set forth in the escrow agreement.

(iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this transaction, Seller shall deliver to Buyer, at Closing, the additional COLLECTED funds necessary to satisfy the

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

applicable requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for disbursement in accordance with the final determination of the IRS as applicable.
(v) Upon remitting funds to the IRS pursuant to this STANDARD Buyer shall provide Seller copies of IRS Forms 8288 and 8288-A as filed.

W. RESERVED

X. **BUYER WAIVER OF CLAIMS:** *To the extent permitted by law, Buyer waives any claims against Seller and against any real estate licensee involved in the negotiation of this Contract for any damage or defects pertaining to the physical condition of the Property that may exist at Closing of this Contract and be subsequently discovered by the Buyer or anyone claiming by, through, under or against the Buyer. This provision does not relieve Seller's obligation to comply with Paragraph 10(j). This Standard X shall survive Closing.*

ADDENDA AND ADDITIONAL TERMS

19. **ADDENDA:** The following additional terms are included in the attached addenda or riders and incorporated into this Contract (**Check if applicable**)

- | | | |
|--------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> A Condominium Rider | <input type="checkbox"/> K RESERVED | <input type="checkbox"/> T Pre-Closing Occupancy |
| <input type="checkbox"/> B Homeowners' Assn | <input type="checkbox"/> L RESERVED | <input type="checkbox"/> U Post-Closing Occupancy |
| <input type="checkbox"/> C Seller Financing | <input type="checkbox"/> M Defective Drywall | <input type="checkbox"/> V Sale of Buyer's Property |
| <input type="checkbox"/> D Mortgage Assumption | <input type="checkbox"/> N Coastal Construction Control Line | <input type="checkbox"/> W Back-up Contract |
| <input type="checkbox"/> E FHA/VA Financing | <input type="checkbox"/> O Insulation Disclosure | <input type="checkbox"/> X Kick-out Clause |
| <input type="checkbox"/> F Appraisal Contingency | <input type="checkbox"/> P Lead Paint Disclosure (Pre-1978) | <input type="checkbox"/> Y Seller's Attorney Approval |
| <input type="checkbox"/> G Short Sale | <input type="checkbox"/> Q Housing for Older Persons | <input type="checkbox"/> Z Buyer's Attorney Approval |
| <input type="checkbox"/> H Homeowners/Flood Ins | <input type="checkbox"/> R Rezoning | <input type="checkbox"/> AA Licensee Property Interest |
| <input type="checkbox"/> J Interest-Bearing Acct | <input type="checkbox"/> S Lease Purchase Lease Option | <input type="checkbox"/> BB Binding Arbitration |

20. **ADDITIONAL TERMS:**

See Addendum attached hereto

COUNTER-OFFER/REJECTION

- ☐ Seller counters Buyer's offer (to accept the counter-offer Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller)
☐ Seller rejects Buyer's offer

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.

Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions

Buyer's initials

Page 11 of 12

Seller's initials

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590 should be negotiated based upon the respective interests, objectives and bargaining positions of all interested
591 persons

592 AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO
593 BE COMPLETED.
594

Live-in Properties LLC

597 Buyer Michael Rozenberg
598

Date 11/24/16

599 Buyer _____
600

Date _____

601 Seller Binish K. Jacob
602

Date 10/24/16

603 Seller _____
604

Date _____

605 Buyer's address for purposes of notice
606 Simon & Sigalos, LLP
607 3839 NW Boca Raton Blvd, Ste 100, Boca Raton, FL 33431
608 msimon@simonsigalos.com

Seller's address for purposes of notice

609 **BROKER:** Listing and Cooperating Brokers, if any, named below (collectively "Broker"), are the only Brokers entitled
610 to compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct Closing Agent
611 to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the
612 parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the
613 escrowed funds. This Contract shall not modify any MLS or other offer of compensation made by Seller or Listing
614 Broker to Cooperating Brokers.

615 Cooperating Sales Associate, if any _____

Listing Sales Associate _____

616 Cooperating Broker, if any _____

Listing Broker _____

ADDENDUM TO CONTRACT

SIMON & SIGALOS, LLP
3839 NW BOCA RATON BLVD #100
BOCA RATON, FLORIDA 33431
561-447-0017

Seller Binish K. Jacob

Buyer Live-in Properties LLC

Property
Address 6031 Duval Street, Hollywood, Florida 33024

This addendum is made part of the Contract concerning the property referenced above

The Parties acknowledge that Simon & Sigalos, LLP shall act as Escrow Agent, Title and Closing Agent and as the attorney for the Buyer, and the parties waive any and all objections thereto and consent to Simon & Sigalos, LLP acting in such multiple capacities and in the capacity as counsel for the Buyer in any litigation rising out of this Contract.

On Effective Date, Buyer shall proceed to take such action as Buyer deems necessary to obtain Site Plan Approval for Buyer's desired development of the Property, on terms acceptable to Buyer, in Buyer's sole discretion. Seller shall cooperate with Buyer, at no cost to Seller, in Buyer's efforts to obtain the Site Plan Approval, and which may include seeking a change in existing zoning and other Legal Requirements to effectuate same (collectively, the "Development Approvals"). Buyer shall use its good faith and diligent efforts to pursue and obtain the Development Approvals and shall upon request allow Seller or Seller's counsel to attend any hearing or meeting related thereto. If Buyer requires Seller to execute, consent or join in any application or petition, Buyer shall deliver to Seller such application or petition at least five (5) days prior to the date that Buyer expects to receive the application or petition executed and/or approved by Seller.

The time period for Buyer to obtain the Development Approvals, which time period shall end at 5:00 p.m. Eastern Standard Time on April 18, 2017 ("Approval Period"). In the event Buyer has not received the Development Approvals by the expiration of the Approval Period, Buyer shall have the right, at Buyer's option, to extend the Approval Period for one successive period of thirty (30) days by providing written notice thereof to Seller prior to expiration of the Approval Period. No additional deposit shall be required for any extension of the Approval Period.

In the event that prior to the expiration of the Approval Period, as may be extended, Buyer either fails to obtain the Development Approvals or Buyer determines that the Buyer will be unable to obtain the Development Approvals, Buyer shall have the right, at Buyer's sole discretion, (a) to terminate this Agreement by written notice to Seller and receive a return of all Buyer's Deposits, whereupon Buyer's and Seller's obligations under this Contract shall immediately terminate, or (b) Buyer may waive the contingency and consummate the purchase and sale of the Property in the manner contemplated by this Agreement.

Notwithstanding anything to the contrary, Closing shall occur on April 25, 2017, or fifteen (15) days after Site Plan Approval, whichever is later, subject to the termination provisions herein.

Date 10/24/16

Seller Binish K. Jacob
Binish K. Jacob

Date _____

Seller _____

Live-in Properties LLC

Date 11/1/16

Buyer Michael Rozenberg
Michael Rozenberg

Date _____

Buyer _____



EAST OF SITE

6001 DUVAL



WEST OF SITE

6035 DUVAL



SOUTH OF SITE

6032 DUVAL



WEST OF SITE

6045 DUVAL



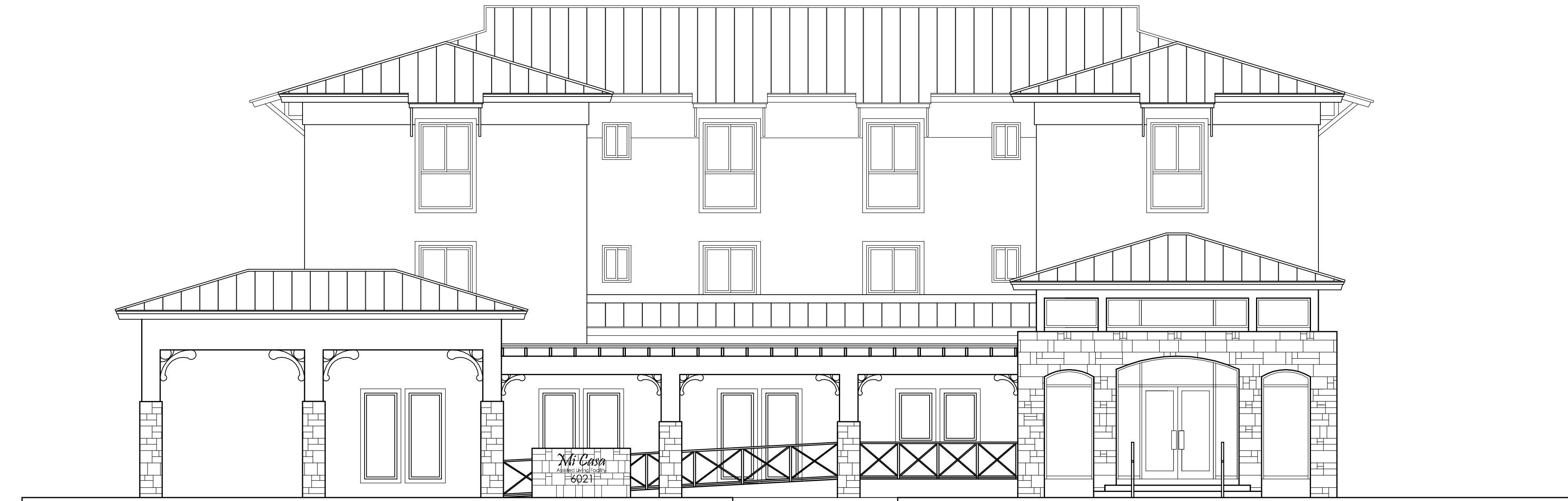
WEST OF SITE

6041 DUVAL

MI CASA

ASSISTED LIVING FACILITY

HOLLYWOOD FLORIDA



MEETING DATES

P.R.E. 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

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) 520-5146
FAX: (954) 520-2841
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

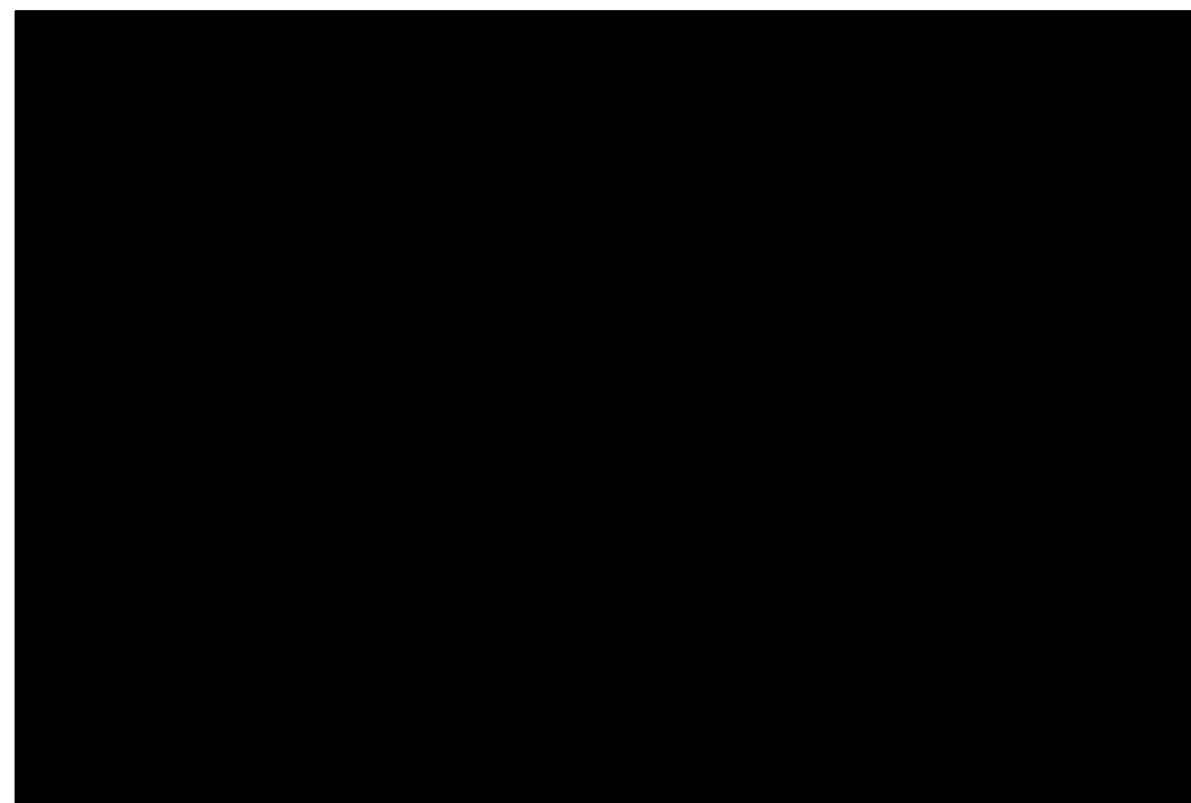
SURVEYOR

JOHNSTON AND JOHNSTON LAND SURVEYING
CONTACT: HENRY JOHNSTON
ADDRESS: 1081 TAFT STREET #160
HOLLYWOOD, FL 33024
PHONE: (954) 796-9916
EMAIL: jjohnstonsurveying@gmail.com

DRAWING INDEX

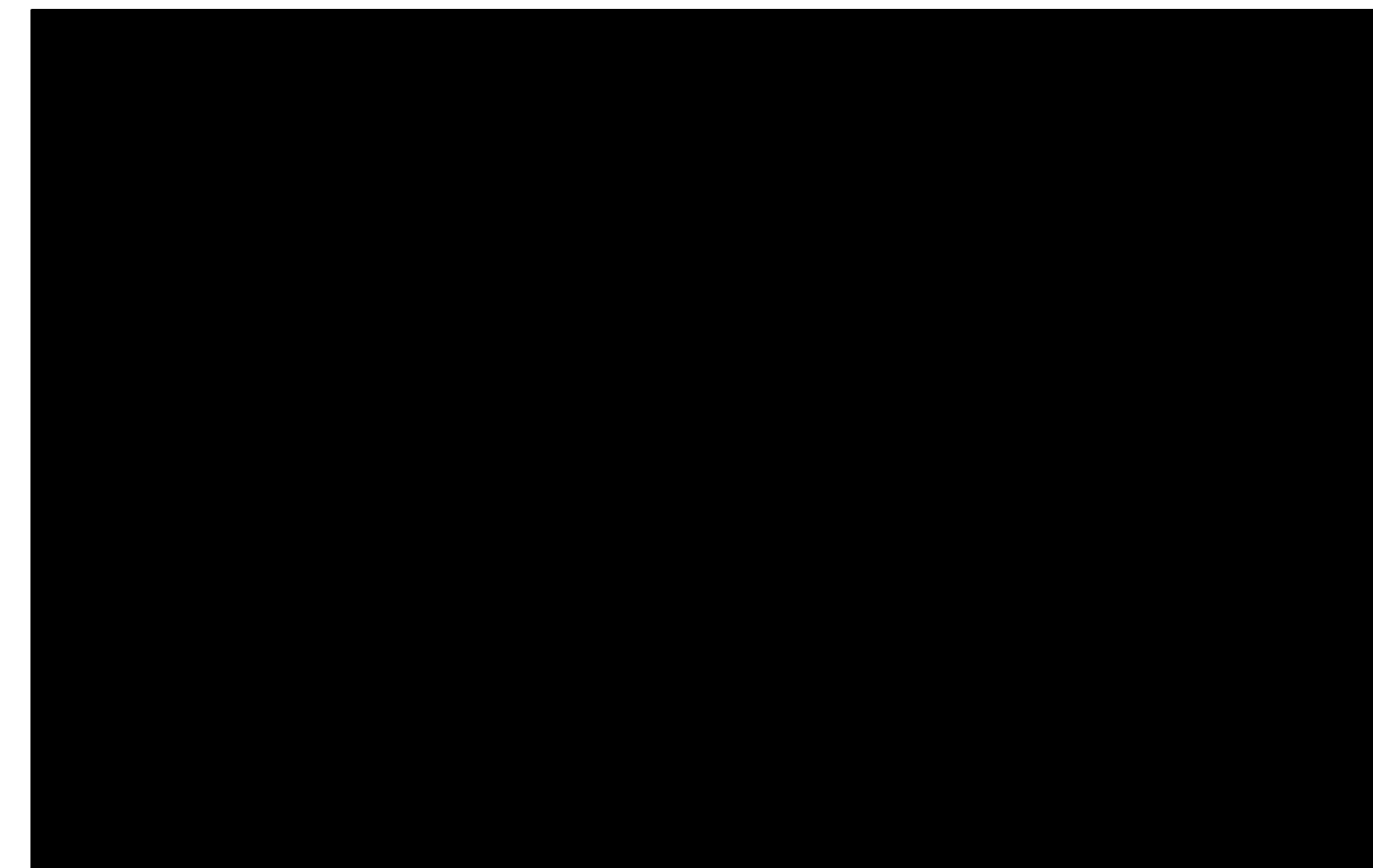
- T-1 COVER SHEET
- SURVEY
- SP-1 SITE PLAN AND SITE DATA
- SP-2 SITE DETAILS
- SP-3 SIGN, FENCE AND MALTESE PLACARD
- C-1 PAVING AND DRAINAGE PLANS
- C-2 WATER AND SEWER PLANS
- C-3 CIVIL DETAILS
- C-4 CIVIL DETAILS
- EC-2 EROSION CONTROL
- LP-1 LANDSCAPE PLANTING PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND 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

AERIAL



SITE



JOSEPH B. KALLER

ASSOCIATES PA

AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 520 5146 phone
(954) 520 5146 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

MI CASA ALF
6021 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

TITLE PAGE
FINAL TAC

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | 12-5-16 | PRELIM TAC |
| 2 | | |

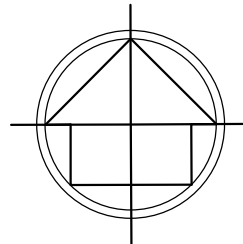
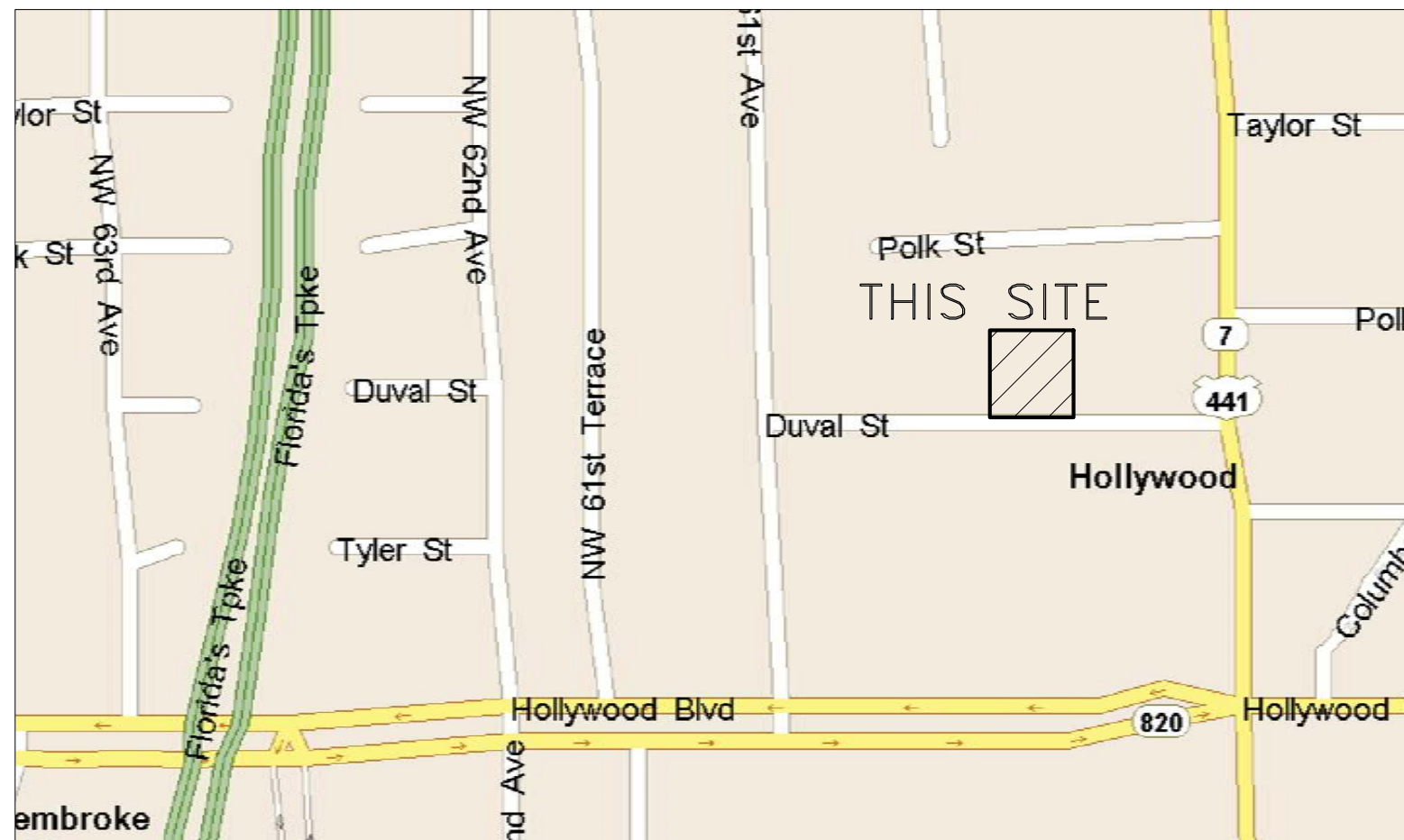
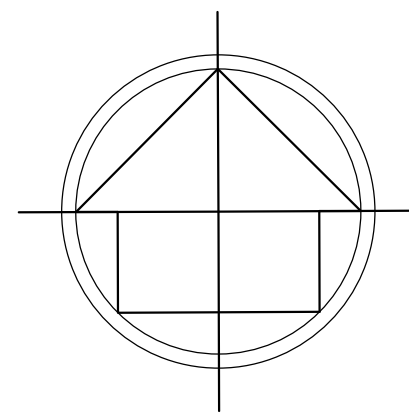
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

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

SHEET

T-1

1 OF 1



LOCATION MAP (NTS)

NOTES

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON CHAIN OF TITLE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY SIMON & SIGALOS, LLP, DATED NOVEMBER 7, 2016.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # BC 22 ELEVATION=10.19' (NAVD88)

REVIEW OF CHAIN OF TITLE OWNERSHIP AND ENCUMBRANCE REPORT

PARCEL 1: ALL MATTERS PER P.B. 24, PG. 48, B.C.R. (AFFECTS/PLOTTED)

PARCEL 2: ALL MATTERS PER P.B. 24, PG. 48, B.C.R. (AFFECTS/PLOTTED)

LAND DESCRIPTION:

PARCEL 1:

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

PARCEL 2:

LOT 8, AND THE EAST 10 FEET OF LOT 9, "GRACEWOOD NO. 3",
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 48,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 16, (NONE DISCLOSED), (NONE DISCLOSED), (NONE DISCLOSED), 13, 14, 15, 16, (NONE DISCLOSED) AND 20 OF THE SAME, HEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THE FOLLOWING:

THE FIELD WORK WAS COMPLETED ON JANUARY 04, 2017.

FOR THE FIRM BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

OWNER:
HOLLYWOOD 6028 POLK STREET LLC

OWNER: KALHORDI, SARA

| FLOOD_ZONE_INFORMATION | |
|------------------------|----------|
| COMMUNITY NUMBER | 125113 |
| PANEL NUMBER | 0564 H |
| ZONE | AH |
| BASE FLOOD ELEV | 10 |
| EFFECTIVE DATE | 08/18/14 |

OWNER:
LEVI, LANA
LEVIN, EFIN ETAL

LOT 5

ZONING: RM-18 MEDIUM HIGH DENSITY MULTIPLE FAMILY

| FRONT (FT.) | INTERIOR SIDE (FT.) | STREET SIDE (FT.) | REAR (FT.) |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------|
| 20 FT. FOR STRUCTURES; 5 FT. FOR AT-GRADE PARKING LOTS. | THE SUM OF THE SIDE YARD SETBACKS SHALL BE AT LEAST 20% OF THE LOT WIDTH, BUT NOT NO EXCEED 50 FT. WITH NO SIDE YARD LESS THAN 7.5 FT.; EXCEPT - PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK. WHEN AN EXISTING BUILDING HAS A 5 FT. SIDE YARD SETBACK, THE SETBACK OF NEW CONSTRUCTION MAY ALSO BE 5 FT. THIS APPLIES TO THE LINEAR OR VERTICAL EXTENSION OF A SINGLE STORY BUILDING. | 15 FT.; EXCEPT AT- GRADE LOT 5 FT. | 1 STORY BLDG. - 20 FT. 2 STORY BLDG. OR HIGHER - 15% OF THE LOT DEPTH; 20 FT. MIN. |

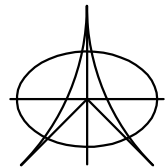
LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS
—X— CHAIN LINK/ WOOD FENCE
CBS CONCRETE BLOCK STRUCTURE
A/C AIR CONDITIONER
—E— OVERHEAD WIRES
WFP WOOD POWER POLE
(P) PLAT
(D) DEED
ALTA AMERICAN LAND TITLE ASSOCIATION
NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB OFFICIAL RECORDS BOOK

TYLER STREET (PLAT)

DUVAL STREET

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 680-9885 FAX (954) 680-0213

CLIENT :

MI CASA ASSISTED
LIVING FACILITY

6021 & 6031 DUVAL STREET
HOLLYWOOD, FLORIDA 33024

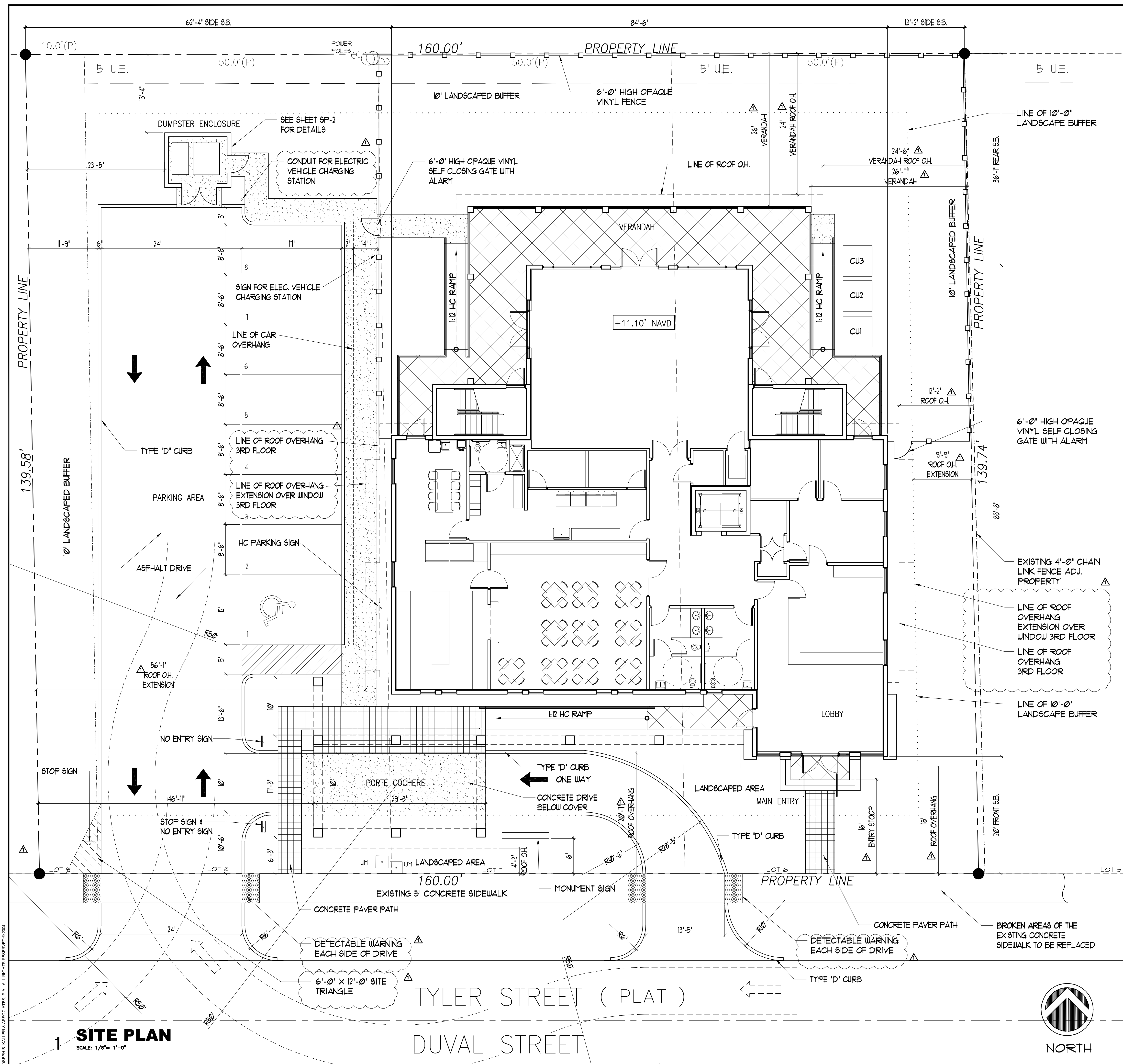
ALTA/NSPS LAND TITLE SURVEY

| R E V I S I O N S | | DATE | FB/PG | DWN | CKD |
|-----------------------------|--|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY | | 01/04/17 | SKETCH | AM | REC |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PROJECT NUMBER : 8238-16

SCALE : 1" = 10'

SHEET
1 OF 1
SHEET



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.

PROPERTY ADDRESS
6021 and 6031 DUVAL ST
HOLLYWOOD, FL 33024

- | | | |
|-------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------|
| 1) - ZONING: | RESIDENTIAL MULTI-FAMILY DISTRICT RM-18 | |
| LAND USE DESIGNATION: TRANSIT ORIENTED CORRIDOR (TOC) | | |
| 2) - NET LOT AREA: | 22342.7 S.F. (0.51 ACRES) | |
| 3) - GROSS LOT AREA: | 26342.7 S.F. (0.60 ACRES) | |
| 4) - DENSITY: | <u>ALLOWED</u> | <u>PROVIDED</u> |
| | 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 | <u>REQUIRED</u> | <u>PROVIDED</u> |
| | LEVEL 3 CRP | |
| | 2 SPACES + 1 PER 10 BEDS | |
| | = 7 SPACES | 8 SPACES (incl. 1 HC space) |
| 6) - SETBACKS | <u>REQUIRED</u> | <u>PROVIDED</u> |
| (a) FRONT | 20'-0" | 20'-0" |
| | | 6'-3" PORTE COCHERE |
| (b) SIDE INTERIOR | SUM OF 20% OF LOT WIDTH = 32'-0" (7'-6" MIN.) | 13'-2" (EAST)/ 62'-4" (WEST) SUM = 75'-6" |
| (c) REAR | 15% OF LOT DEPTH = 21'-0" | 36'-1" |
| 7) - PERVIOUS AREA: | <u>REQUIRED</u> | <u>PROVIDED</u> |
| - 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%) |

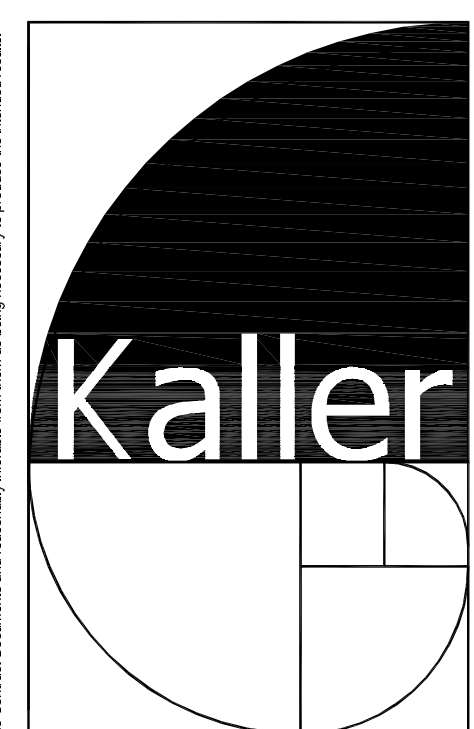
- | | | | |
|----------------------|----------------------------|------------------------------------------------|--------------|
| 1)- BUILDING HEIGHT: | <u>ALLOWED</u> | <u>PROVIDED</u> | |
| | 4 STORIES 45'-0" | 3 STORIES 35'-0" (MID PT. OF HIP ROOF) | |
| 2)-BUILDING AREAS: | | | |
| | INTERIOR | 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: | <u>ALLOWED</u> | <u>PROVIDED</u> | |
| 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 | |

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:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND
OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED
FEMA BASE FLOOD +10.0' NAVD.

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.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

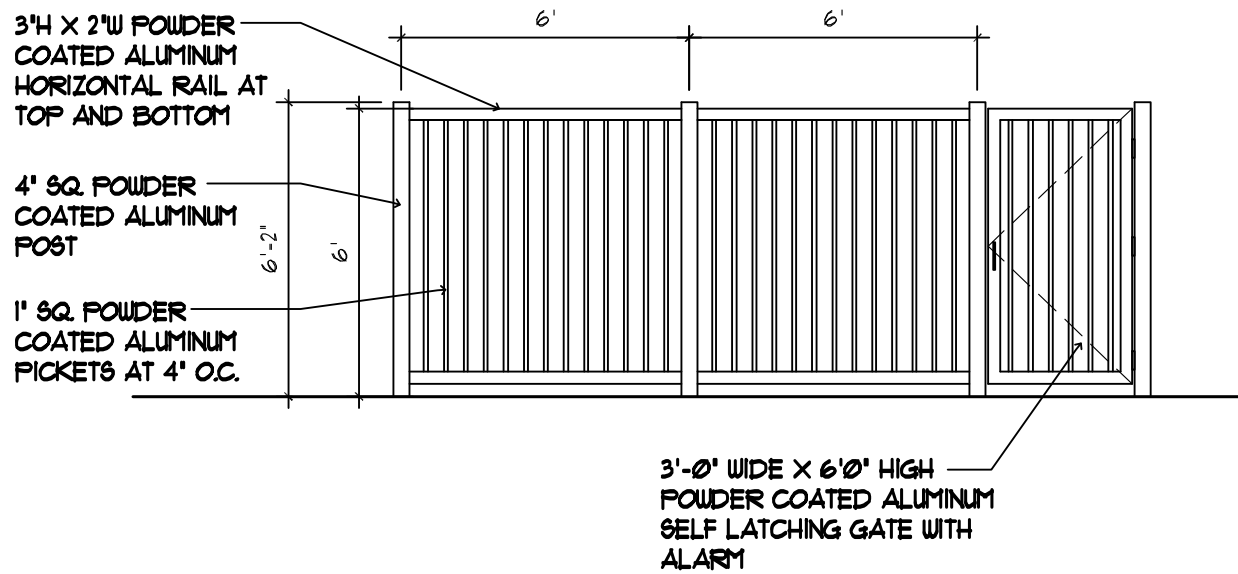


SEAL

| PROJECT TITLE |
|--------------------|
| MI CASA ALF |
| 6021 DUVAL STREET |
| HOLLYWOOD FL 33024 |

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

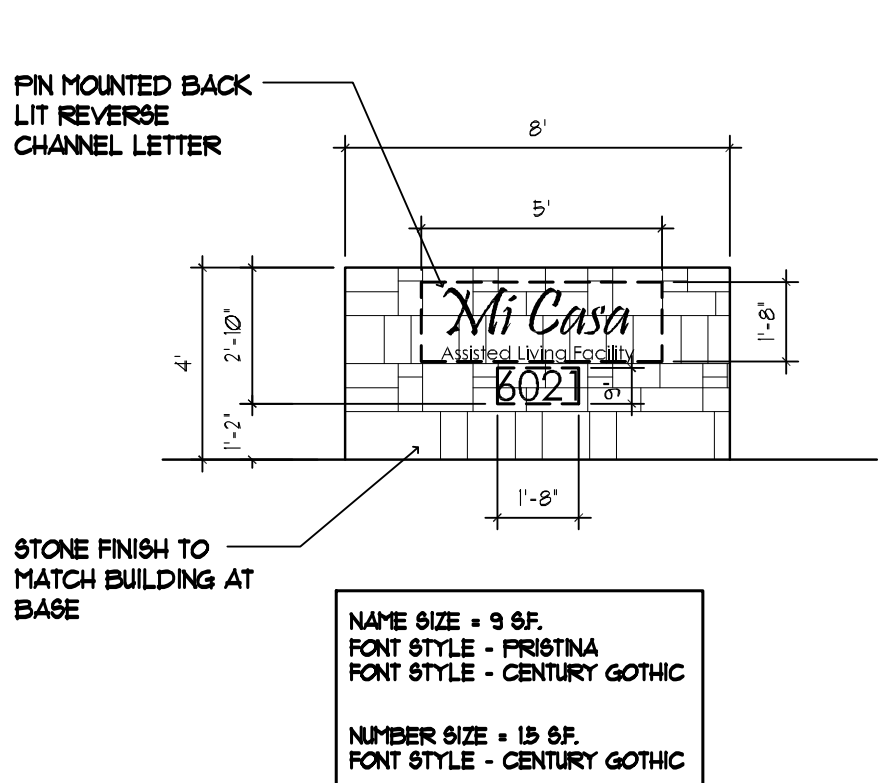
SHEET



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.

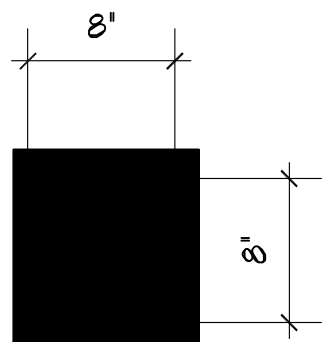
NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

SIGN NOTES

NAME SIZE - 9 SF.
FONT STYLE - PRISTINA
FONT STYLE - CENTURY GOTHIC
NUMBER SIZE - 13 SF.
FONT STYLE - CENTURY GOTHIC

2 SIGN DETAILS

SCALE: 1/4"= 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 STATUE 69A-6000281

3 MALTESE PLACARD

SCALE: 1"= 1'-0"

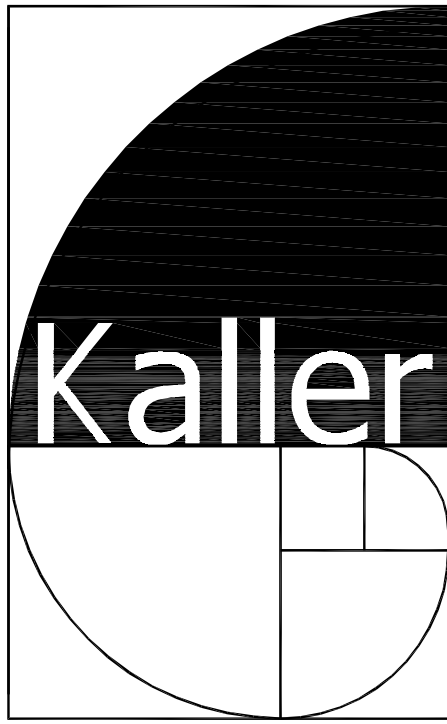
GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #2-2011-06

- (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. IGYENE 50Y BASED CLOSED CELL SPRAY INSULATION
2. DEEP OVERHANGS AT ROOF.
3. ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

4 GREEN BUILDING PRACTICES



JOSEPH B. KALLER

ASSOCIATES PA

AA# 26001212

2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 520 3746 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 | 12-5-16 | PRELIM TAC |
| 2 | | |

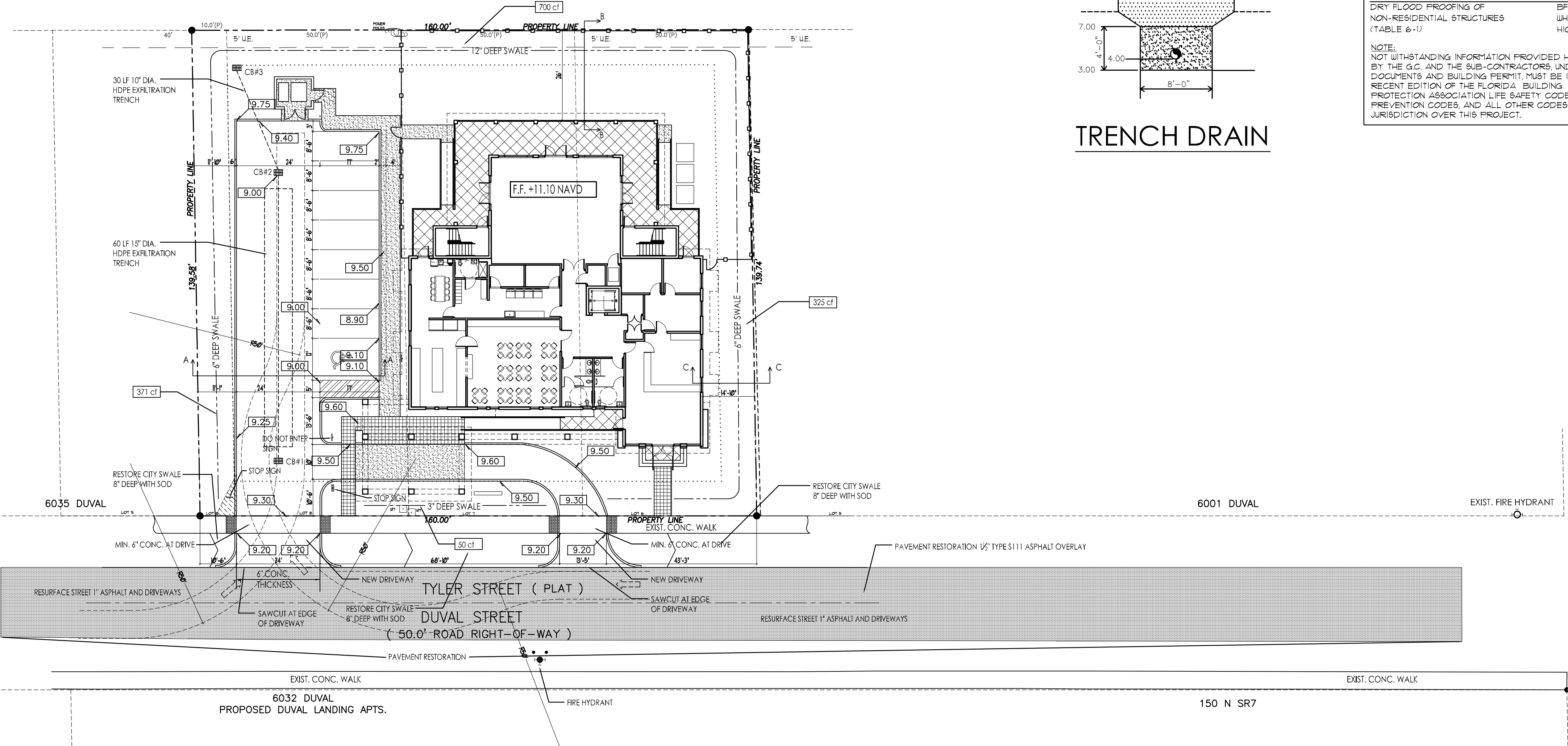
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PROJECT No.: 16084
DATE: 8-15-16
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CHECKED BY: JBK

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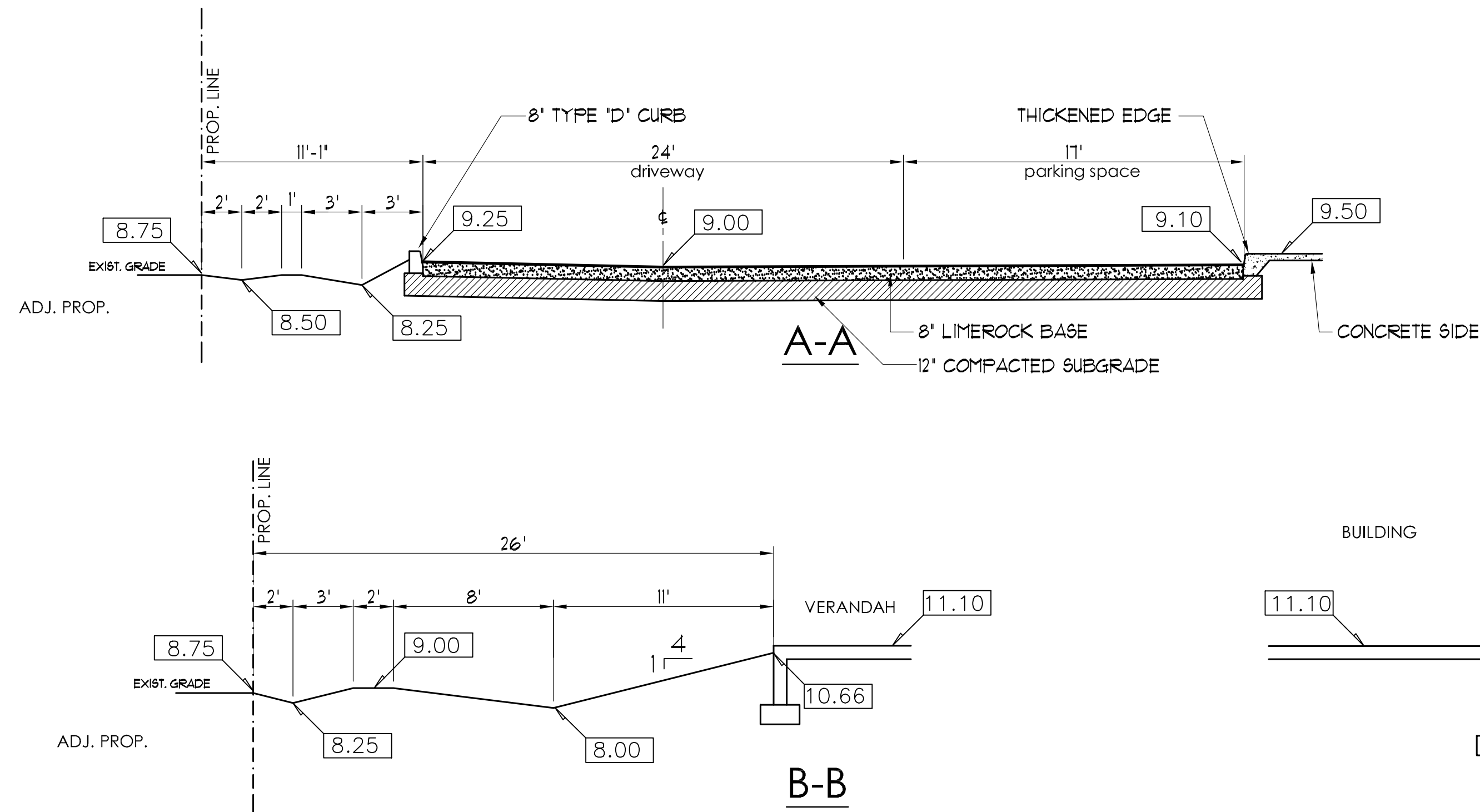
SP-3

3 OF 3



PAVING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"



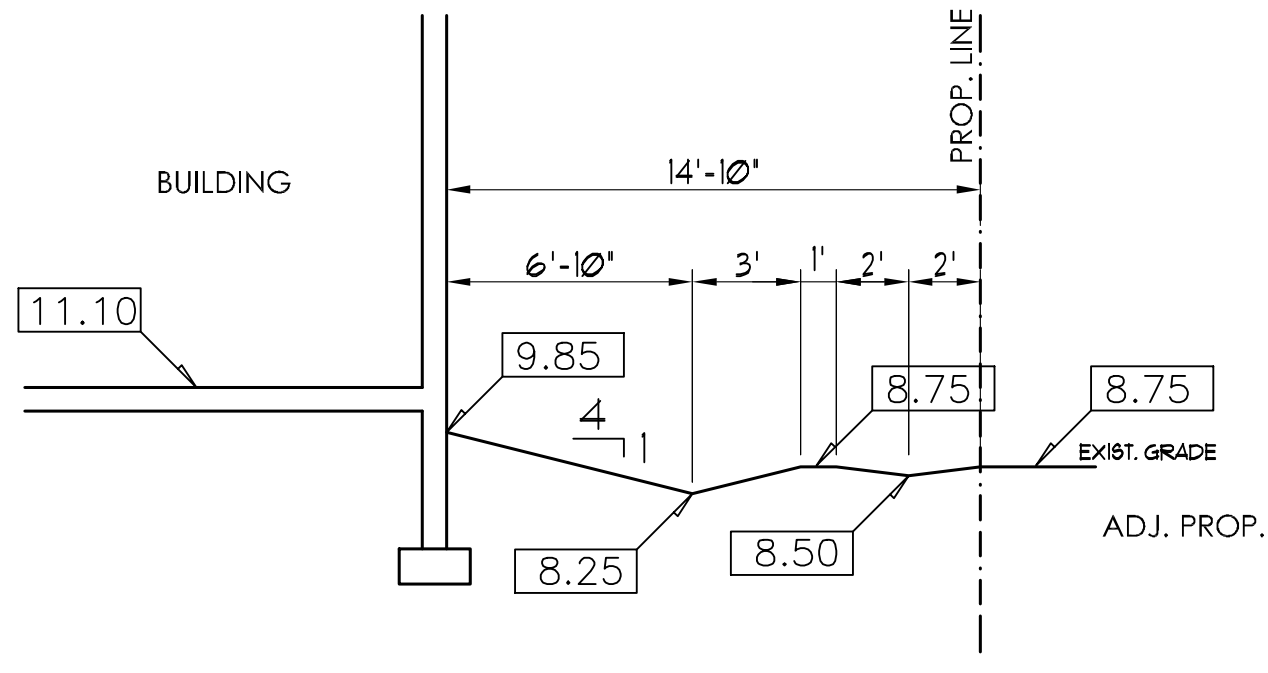
SECTIONS

SCALE: 1" = 10'-0"

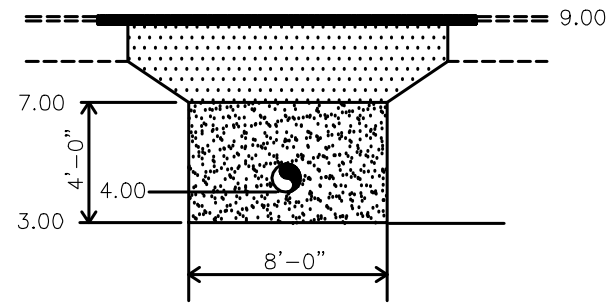
CATCH BASIN SCHEDULE

| CB# | RIM EL. | INV. EL. |
|-----|---------|----------|
| #1 | 9.00 | 4.00 |
| #2 | 9.00 | 4.00 |
| #3 | 8.50 | 4.00 |

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



C-C



TRENCH DRAIN

| 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 WHICHEVER IS HIGHER | +1100' N.A.V.D. |
| DRY FLOOD FLOODING OF NON-RESIDENTIAL STRUCTURES (TABLE 6-1) | BFE +1 OR DFE WHICHEVER IS HIGHER | +1100' 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 (NFPA 101), THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

| LEGEND : | |
|----------|----------------------------------------------------|
| [Symbol] | LIMITS OF CONC. SIDEWALKS, PORCHES & PADS |
| [Symbol] | LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE |
| [Symbol] | EXIST. PROPERTY LINE, SITE BOUNDARY |
| [Symbol] | CENTERLINE |
| [Symbol] | EXIST. EDGE OF PAVEMENT |
| [Symbol] | EXIST. GRADE ELEVATION |
| [Symbol] | PROPOSED ELEVATIONS |
| [Symbol] | SURFACE DRAINAGE FLOW ARROW |
| [Symbol] | TYPE "D" CONC. CURB (AS APPLICABLE) |
| [Symbol] | 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
PCMP = 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-81-75 (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.

REVISIONS :

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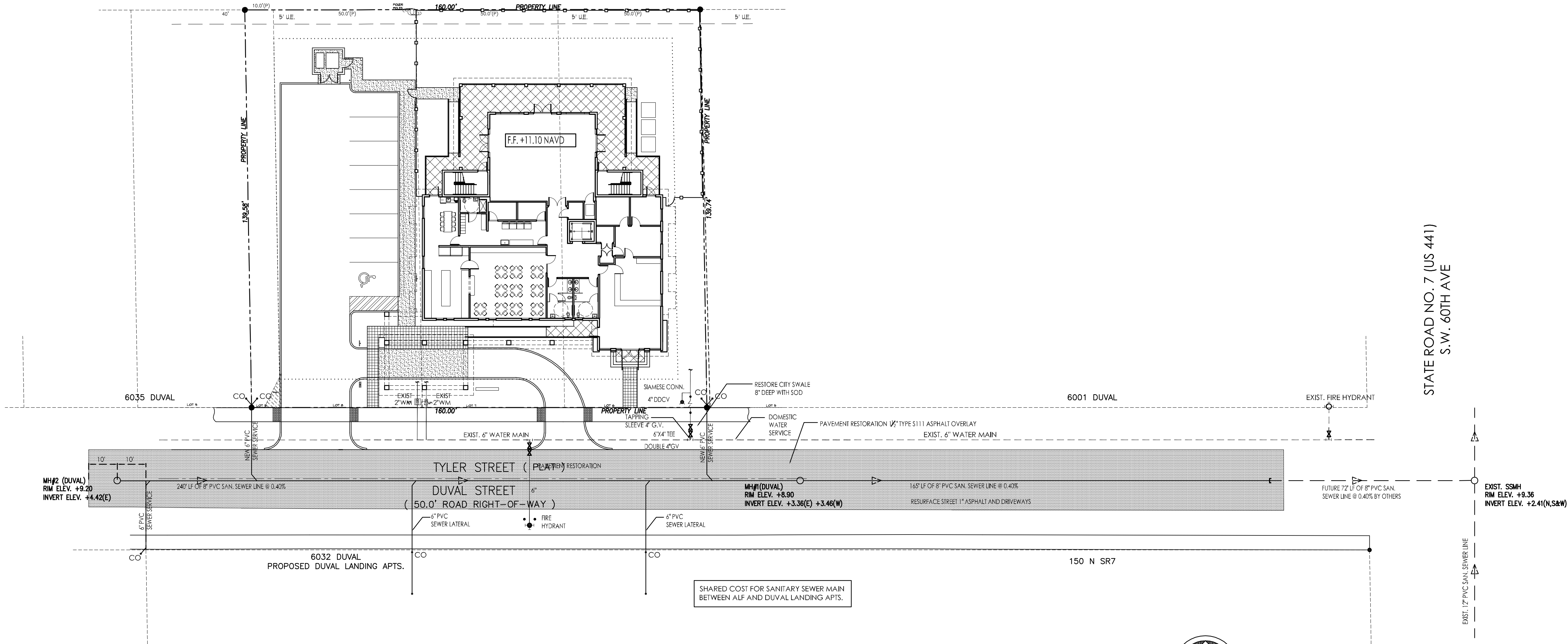
MI CASA
ASSISTED LIVING FACILITY
6021 ANS 6031 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

PROJECT :

PAVING, GRADING
& DRAINAGE PLAN

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. | |



WATER AND SEWER PLAN

SCALE: 1" = 20'-0"

- NOTES
- FOR WATER SERVICE USE
 - 2" NBCCO-SCOTT T113 LF VALVES FOR (2) 2" CONN.
 - WATER AND SEWER DEMAND
 - 24 APT UNITS @250 GAL/ UNIT = 6000 GPD
 - COMMERCIAL - # OF WASHERS
 - NIDES PERMIT REQUIRED
 - ALL UNDERGROUND FIRE MAIN WORK FROM THE POINT OF SERVICE WILL BE CONDUCTED BY A LICENSED CONTRACTOR 1, 11 OR V PER FS 633.102

NOTES

WATER AND SEWER DEMAND
44 BEDS @ 210 GALLONS/ BED EACH = 9240 GAL PER DAY

NOTE:

RESTORE ALL EXISTING PAVEMENT MARKINGS ALONG
DUVAL STREET IN PROJECT AREA

NOTE:

ALL BROKEN SIDEWALK FROM CONSTRUCTION
ARE TO BE REPLACED

NOTE:

ALL ELEVATIONS SHOWN ARE BASED ON
NAVD DATUM OF 1988

WATER AND SEWER NOTES



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| REVISIONS : |
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CB

PROJECT :

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

DRWG. TITLE :

WATER AND SEWER


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

C-2

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



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| REVISIONS : |
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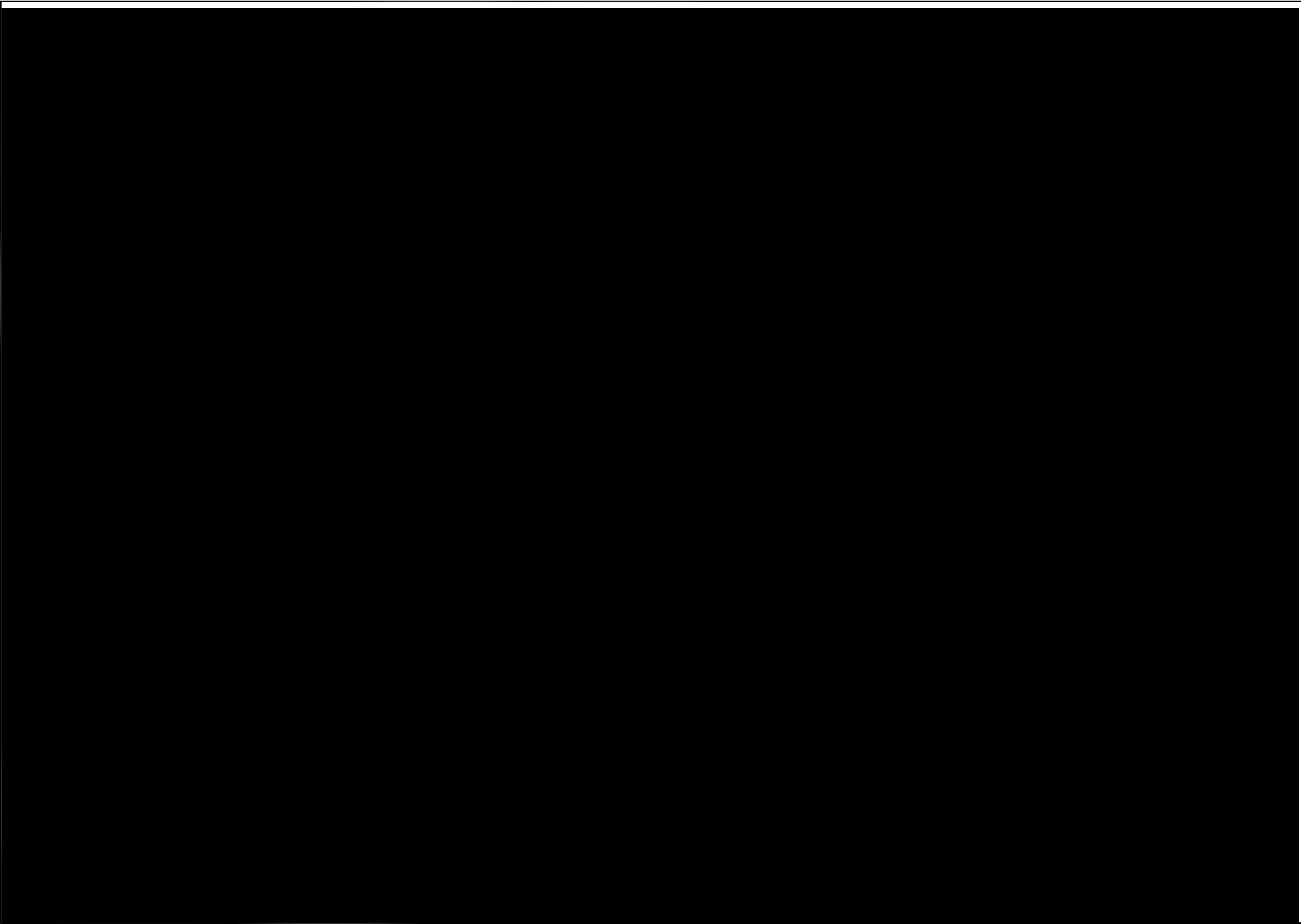
PROJECT :

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

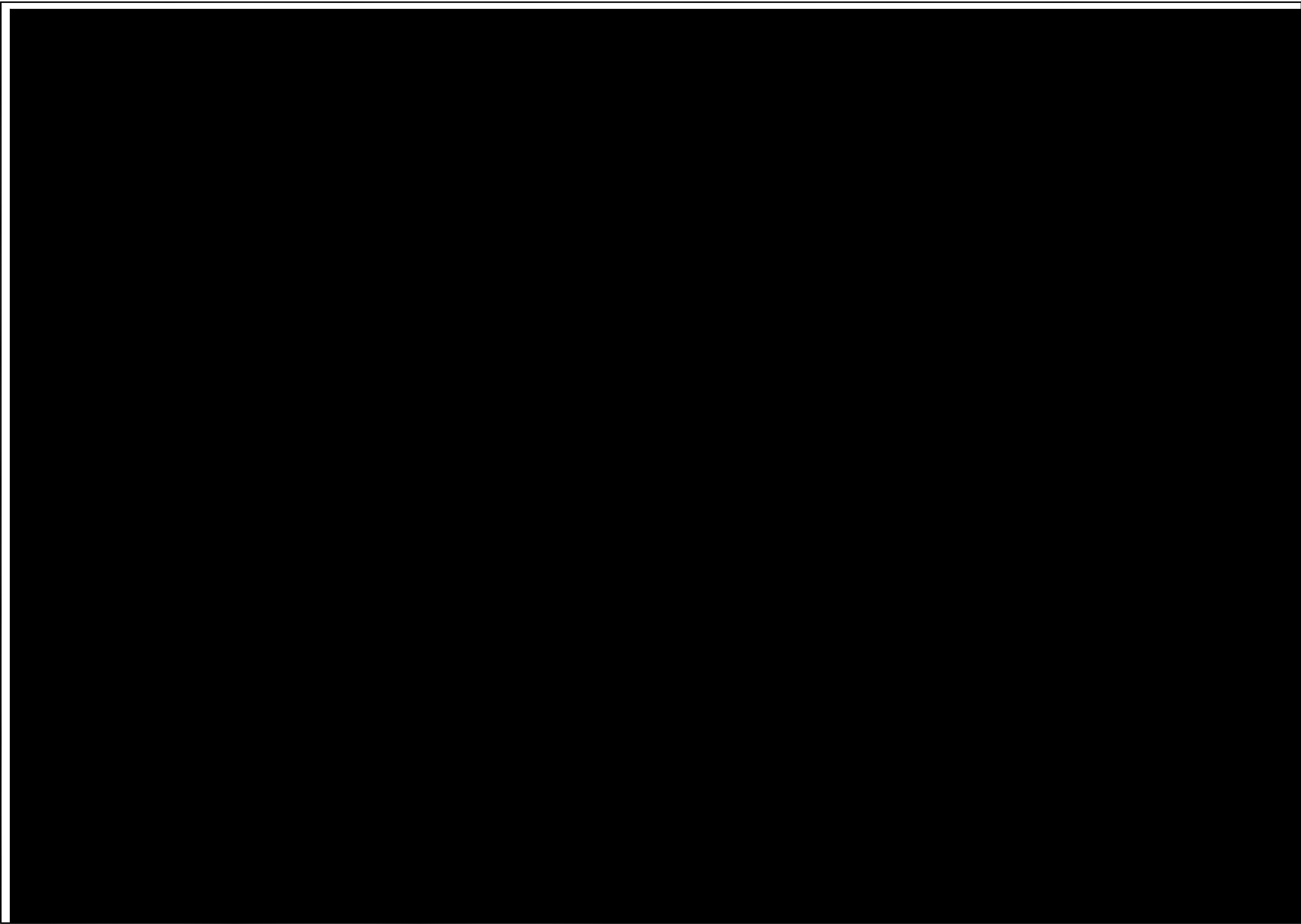
DRWG. TITLE :

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. | |



| | | | |
|----------------------|--|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DRWG. TITLE : | | PROJECT : | <div>Charles O. Buckalew Consulting Engineering Services, Inc. 801 South Ocean Drive, Suite 201 Hollywood , Florido 33019 C.O.A. Number: 62255 Tele. : (954) 558-1189 Fax. : (954) 929-8988</div> <div>CB</div> |
| CONSTRUCTION DETAILS | | MI CASA ASSISTED LIVING FACILITY 6021 ANS 6031 DUVAL STREET, HOLLYWOOD, FLORIDA 33024 | |
| DATE: DEC 2016 | | | |
| SCALE: 1"=20'-0" | | | |
| DWG. BY: C.R.W. | | | |
| CHK'D. BY: C.O.B. | | | |
| JOB NO.: 16-_____ | | | |
| SHEET NO. | | | |
| C-4 | | | |



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PROJECT :

MI CASA

ASSISTED LIVING FACILITY

6021 ANS 6031 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

DRWG. TITLE :

EROSION CONTROL

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

EC-2

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 warrantied 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 plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

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. Tanning,RLA.

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 |
|--------|---------|------|--------------------------------------------------|
| CB | V | 5 | Callaphyllum brasiliense / Brazilian Beauty Leaf |
| CD (N) | V | 14 | Coccoloba diversifolia / Pigeon Plum |
| LI | V | 8 | Laegerstroemia indica / Grape Myrtle |
| PE | V | 6 | Ptychosperma elegans / Solitaire Palm |
| WB | V | 4 | Wodyetia bifurcata / Foxtail Palm |
| SS | V | 12 | Senna surratensis / Glaucous Cassia |
| TH | V | 3 | Tabebuia heterophylla / Pink Tab |

ACCENTS / SHRUBS / GROUND COVERS

| | | | |
|---------|---|-----|-------------------------------------------------------|
| ANN | V | 54 | Annual / Seasonal |
| ADM | V | 34 | Asparagus densiflorus 'Myers' / Foxtail Fern |
| CR (N) | V | 22 | Clusia rosea / Clusia |
| QIR (N) | V | 250 | Chrysoballus toaca / Red Tip Cocoplum |
| FMG | V | 34 | Ficus macrocarpa Green Island / Green Island Ficus |
| HL (N) | V | 32 | Hymenocallis latifolia / Spider Lilly |
| IWD (N) | V | 32 | Ilex vomitoria Schillings Dwarf / Dwarf Ilex |
| JNC | V | 60 | Juniperus carlerta / Shore Juniper |
| LM (N) | V | 110 | Liriope muscari / Liriope |
| PM | V | 139 | Podocarpus macrophyllus / Podocarpus |
| PTV | V | 30 | Pittosporum tobira variegata / Variegated Pittosporum |
| SAV | V | 23 | Schefflera arboricola / Trinetta |

MISCELLANEOUS

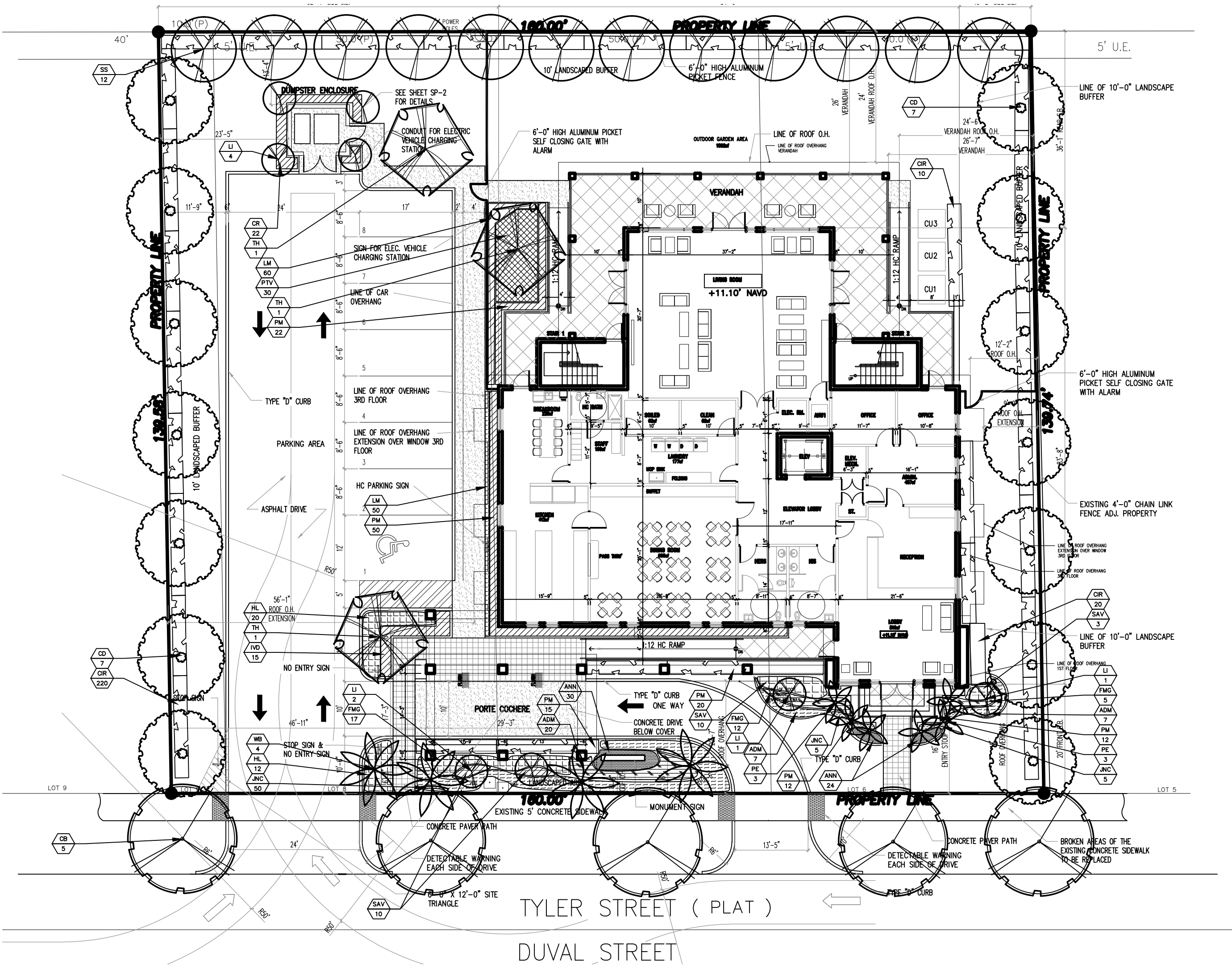
| | | | |
|-----|-----|--|------------------------------|
| SOD | | | St Augustine Sod |
| | (N) | | Florida Native Plant Species |
| | L | | Low Drought Tolerance |
| | M | | Moderate Drought Tolerance |
| | V | | Very Drought Tolerant |

Specifications

B&B Field Crown, 3" cal, 14-16' OA
B&B Field Crown, 3" cal, 12-14' OA
B&B Field Crown, 3" cal, 14-16' OA
B&B Field Crown, 12-14-16' OA, Staggered Heights
B&B Field Crown, 12-14-16' OA, Staggered Heights
B&B Field Crown, 3" cal, 14-16' OA
B&B Field Crown, 3" cal, 15-16' OA

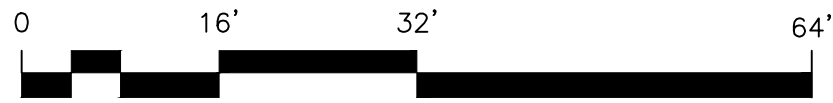
6" Pot., 12" OC
3 Gal., 24" OC
7 Gal., 48" OA, 2' OC
3 Gal., 24" OA, 2' OC
3 Gal., 24" OA, 2' OC
3 Gal., 18" OA, 2' OC
3 Gal., 24" OA, 2' OC
1 Gal., 12" OC
3 Gal., 24" OA, 2' OC
3 Gal., 24" OA, 2' OC
3 Gal., 24" OA, 2' OC

Solid application - no gaps between seams



LANDSCAPE PLAN

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

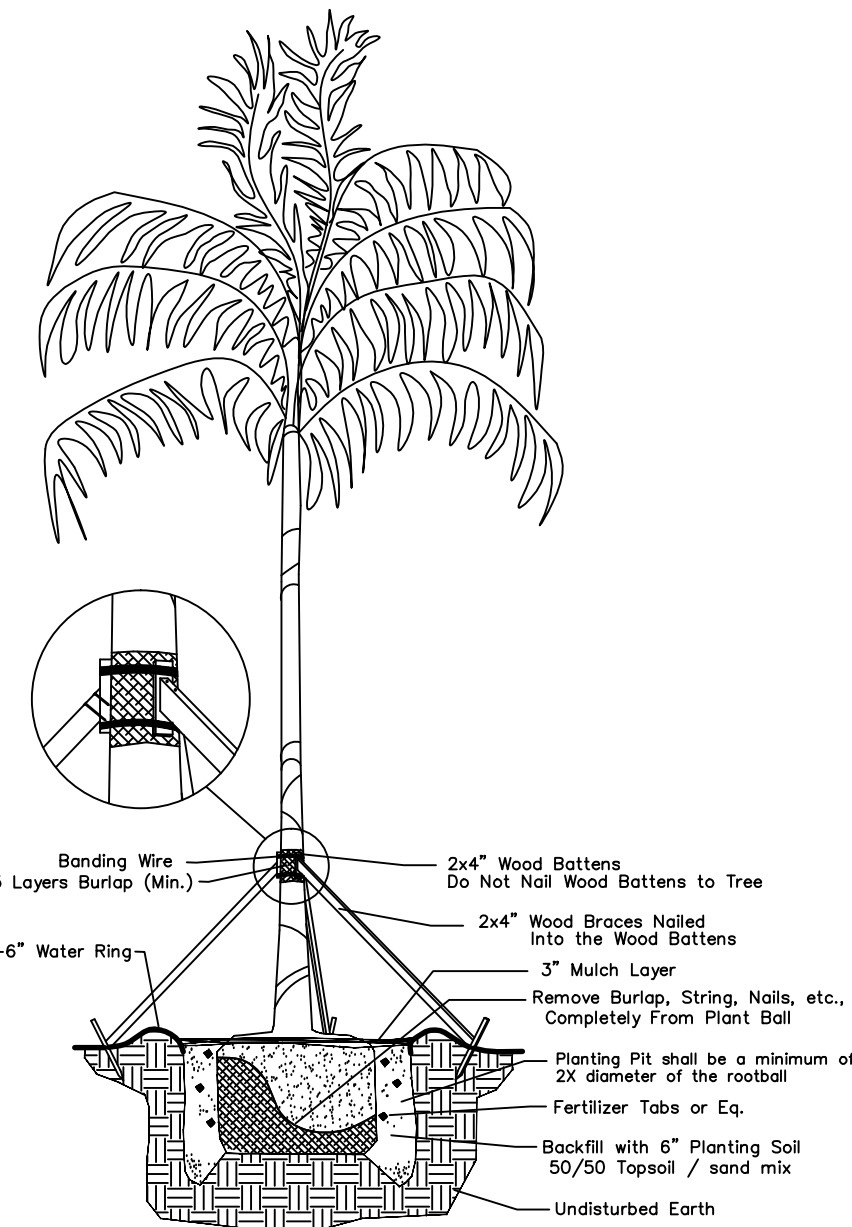


TREE MITIGATION

| To Be Removed | Quantity | DBH Removed | To Be Mitigated |
|---------------------------|----------|-------------|-----------------|
| Canopy Trees - Native | 2 | 14" | 14" |
| Canopy Trees - Non-Native | 9 | 54" | 0" |
| Coconut Palms | 2 | 12" | 0 Palms |

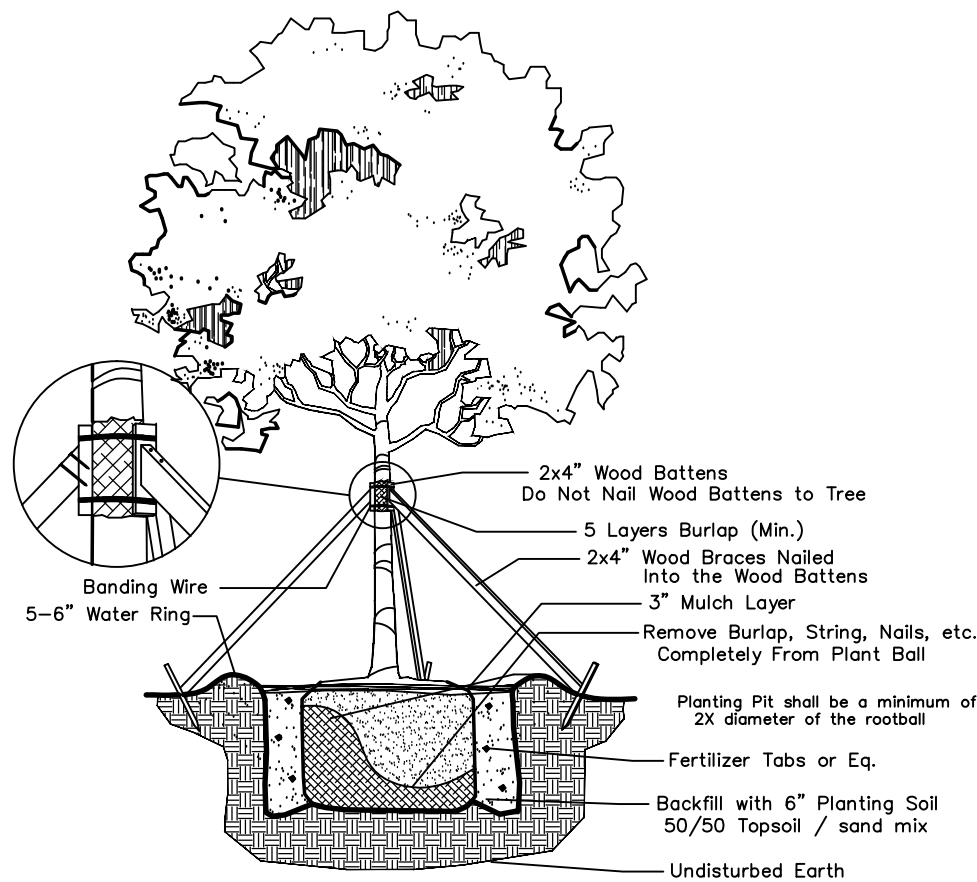
PROPOSED TREES/PALMS

42"
84"
0 Palms
10 Palms



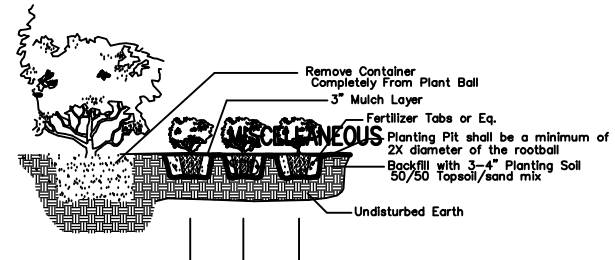
Palm Planting Detail

Not to Scale



Large Tree Planting Detail

NTS



Shrub & Ground Cover Planting Detail

NTS

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 :

DRWG. TITLE : LANDSCAPE PLAN

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

CLIENT :

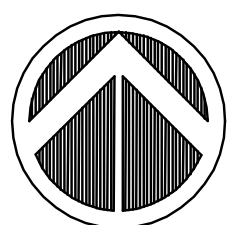
JOSEPH B KALLER AND ASSOCIATES



Landscape Architect - Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel. 561-414-8269

WAYNE K. TONNING, RLA
RLA #6666709

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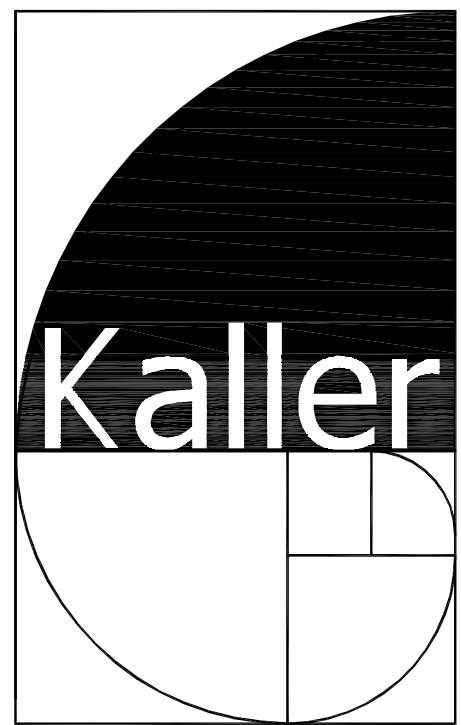
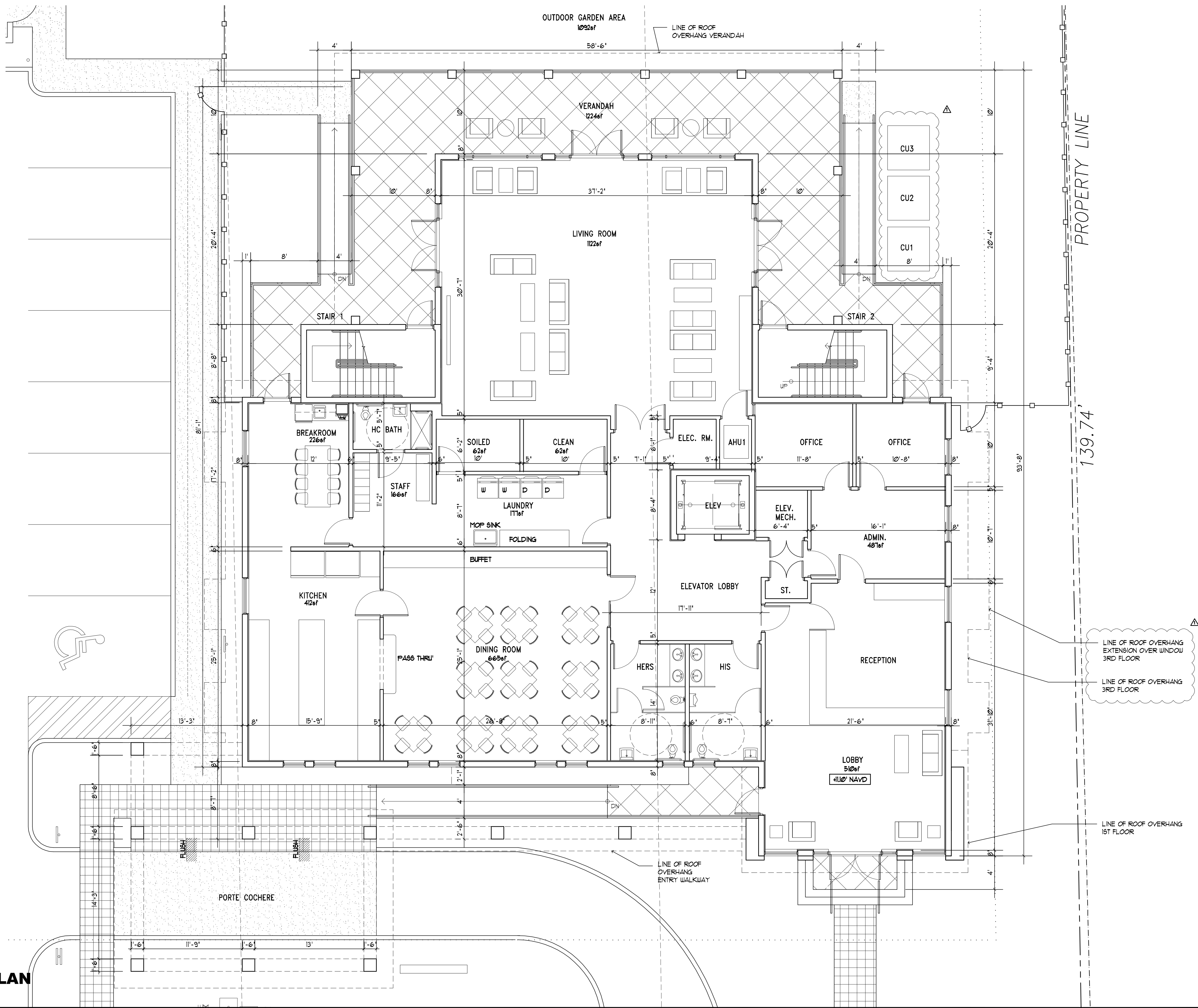


NORTH

1

FIRST FLOOR PLAN

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



JOSEPH B. KALLER

ASSOCIATES PA

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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 | 12-5-16 | PRELIM TAC |
| 2 | | |

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

SHEET

A-1

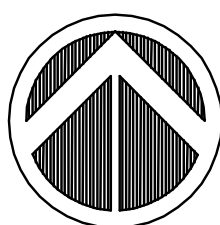
1 OF 7

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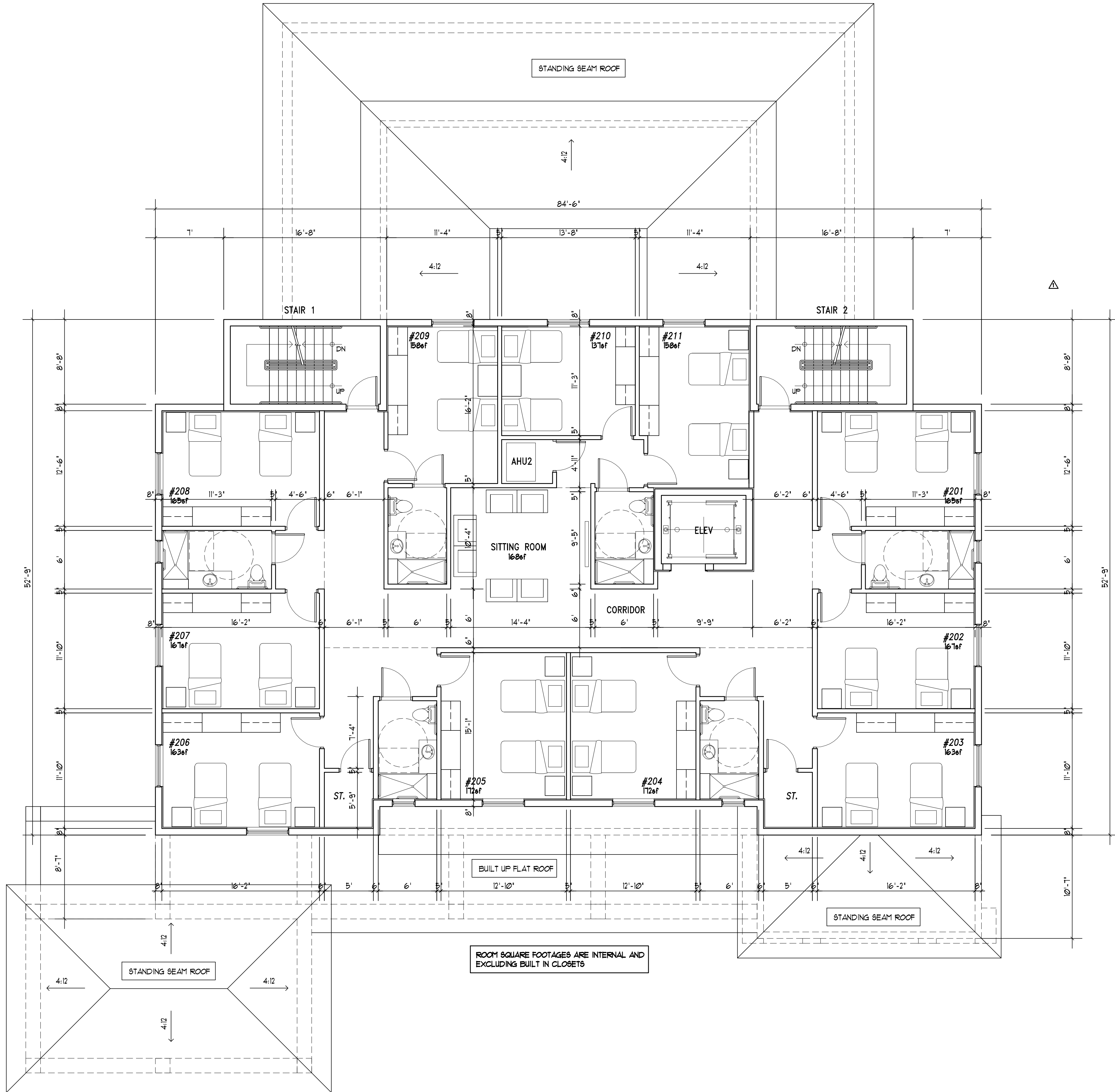
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SECOND FLOOR PLAN

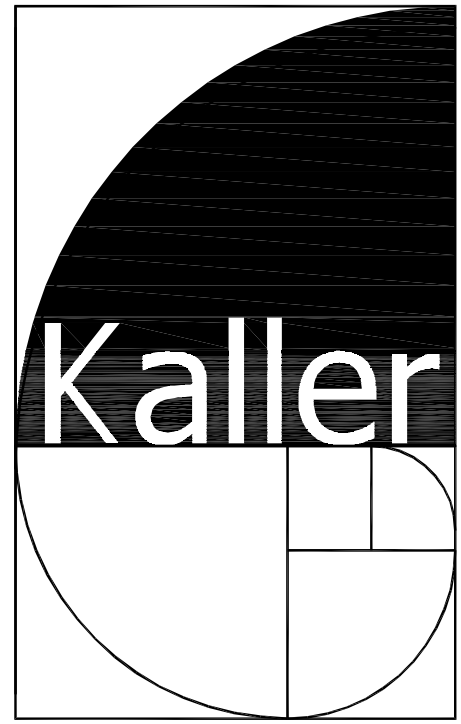
SCALE: 3/16" = 1'-0"



NORTH



ROOM SQUARE FOOTAGES ARE INTERNAL AND EXCLUDING BUILT IN CLOSETS



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PROJECT TITLE

MI CASA ALF
6021 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

FLOOR PLAN
PRELIM. TAC

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | 12-5-16 | PRELIM TAC |
| 2 | | |

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DATE: 8-15-16
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CHECKED BY: JBK

SHEET

A-2

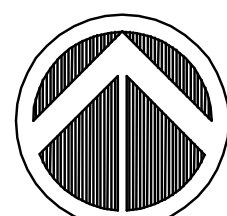
2 OF 7

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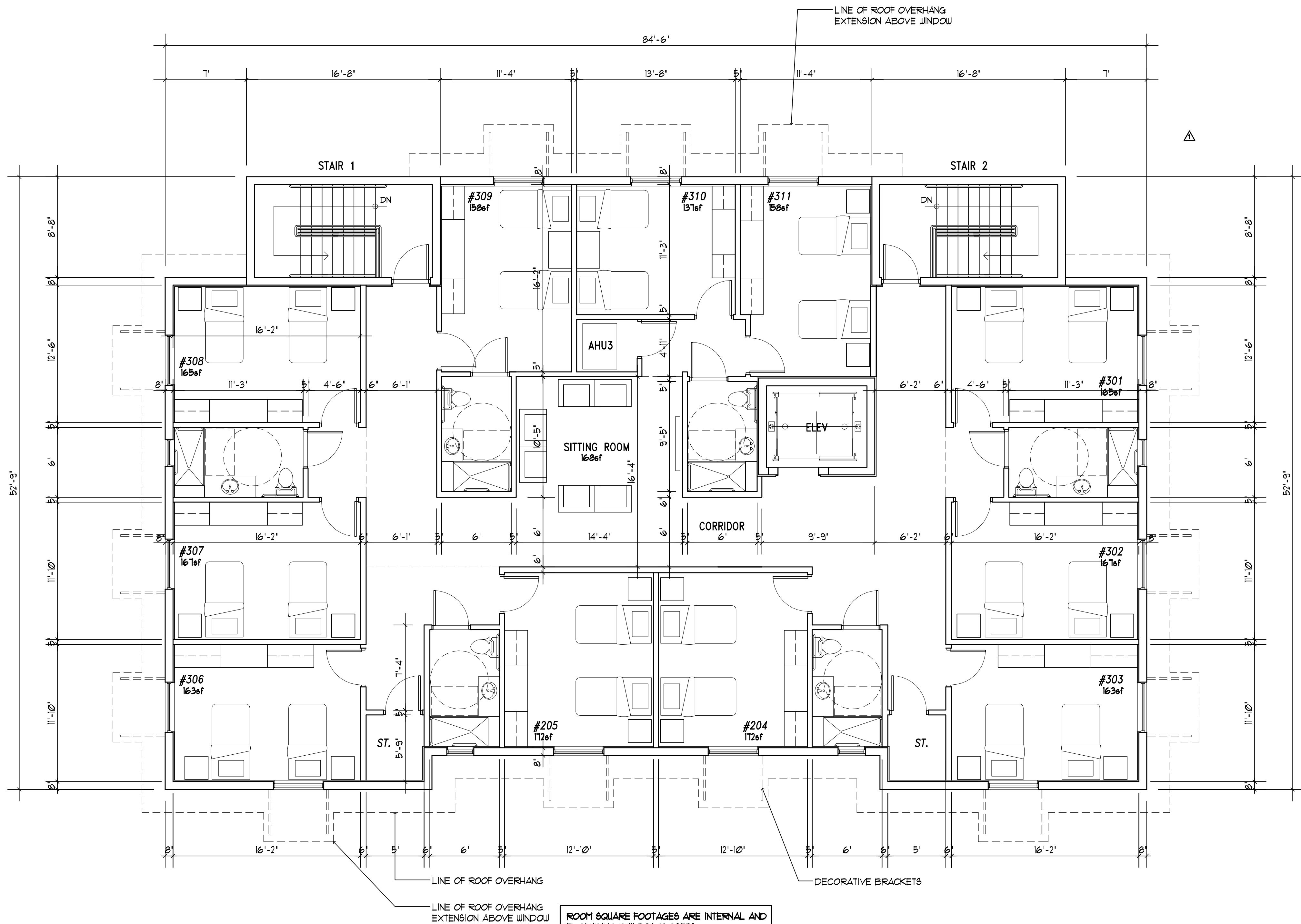
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THIRD FLOOR PLAN

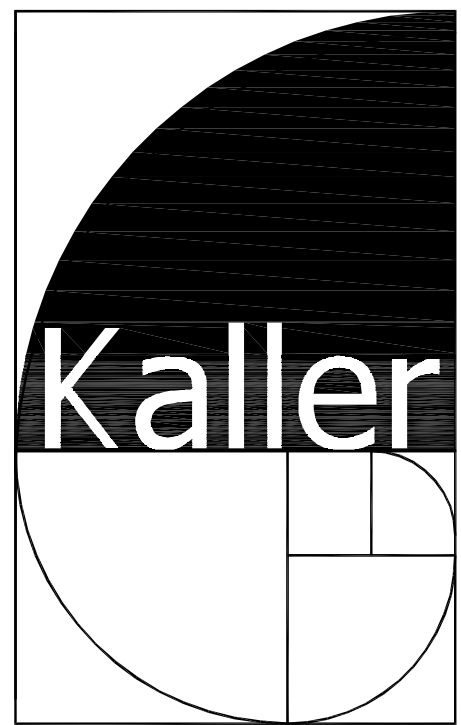
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PROJECT TITLE

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SHEET TITLE

FLOOR PLAN
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SHEET

A-3

3 OF 7

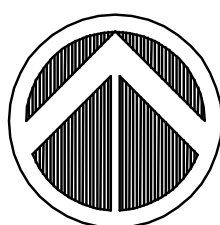
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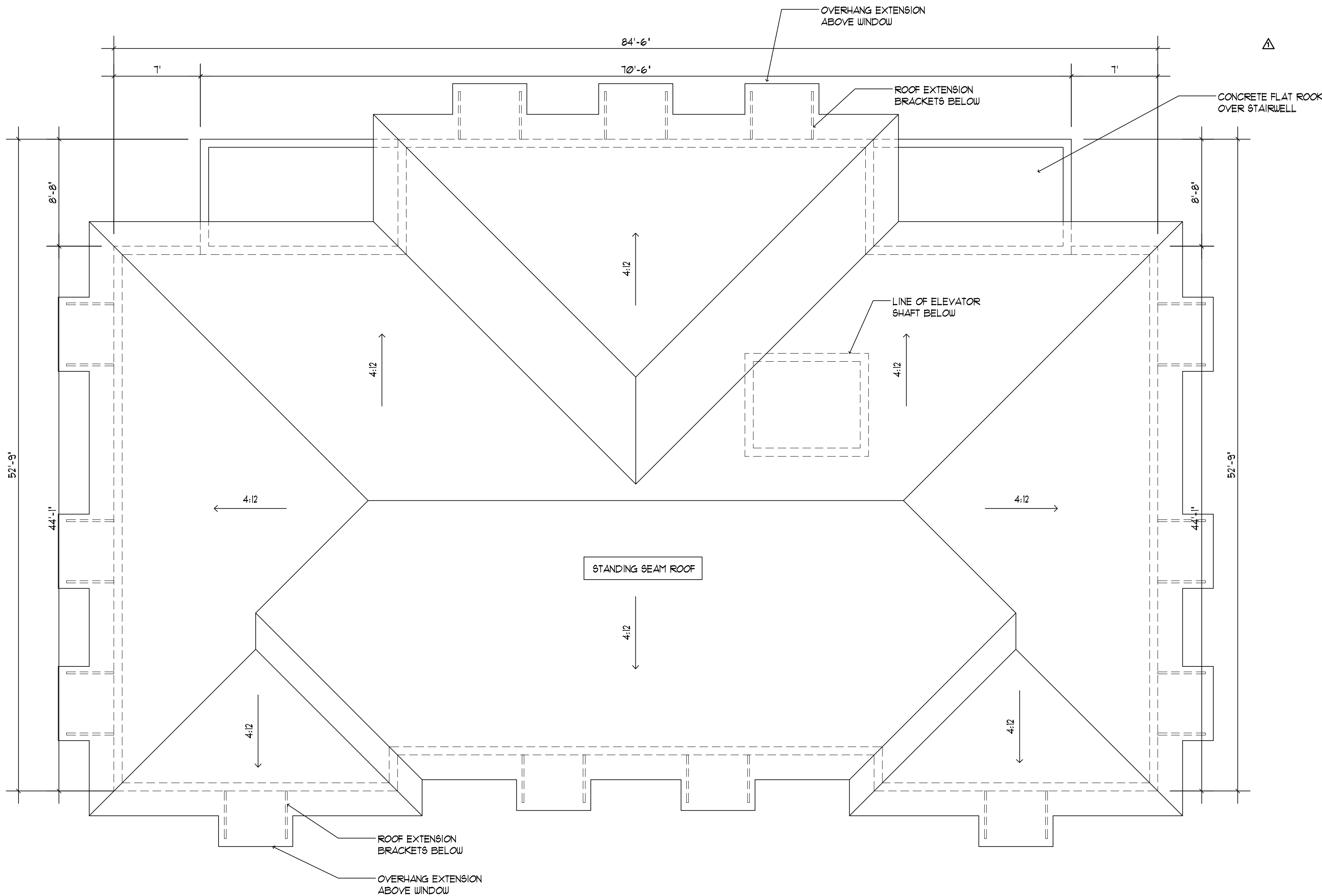
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ROOF PLAN

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



NORTH



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SHEET TITLE

FLOOR PLAN
PRELIM. TAC

REVISIONS

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SHEET

A-4

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PROJECT TITLE
MI CASA ALF
6021 DUVAL STREET
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SHEET TITLE
ELEVATIONS
PRELIM. TAC

| REVISIONS | | |
|-----------|---------|-------------|
| NO. | DATE | DESCRIPTION |
| 1 | 12-5-16 | PRELIM TAC |

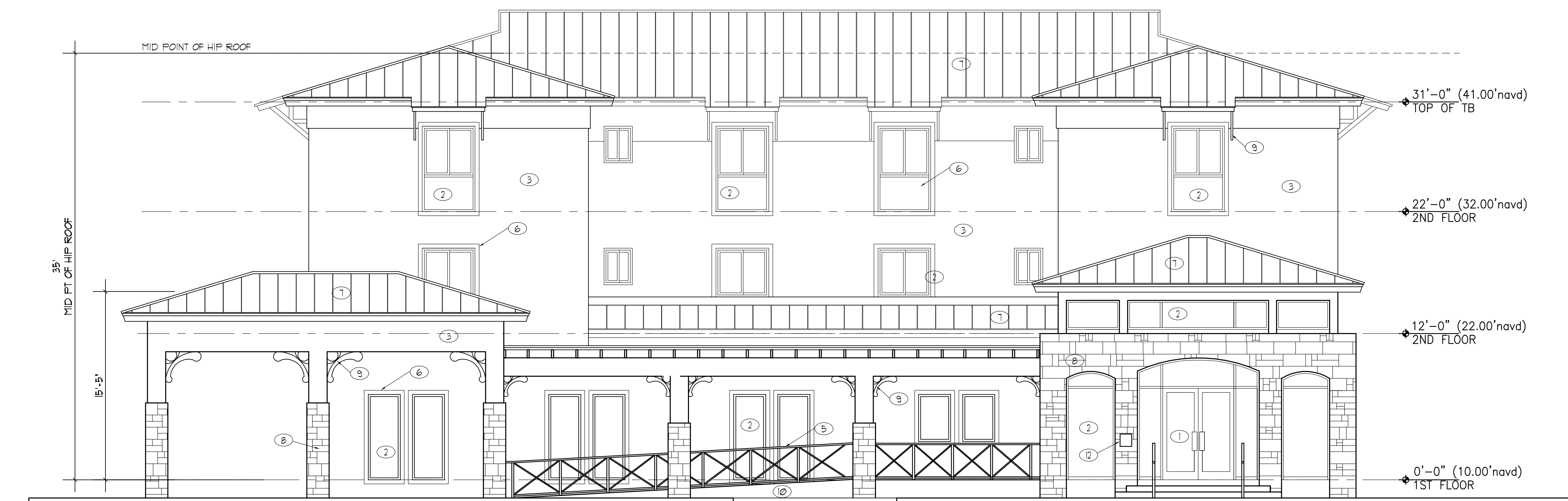
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SHEET

A-5

5 OF 7



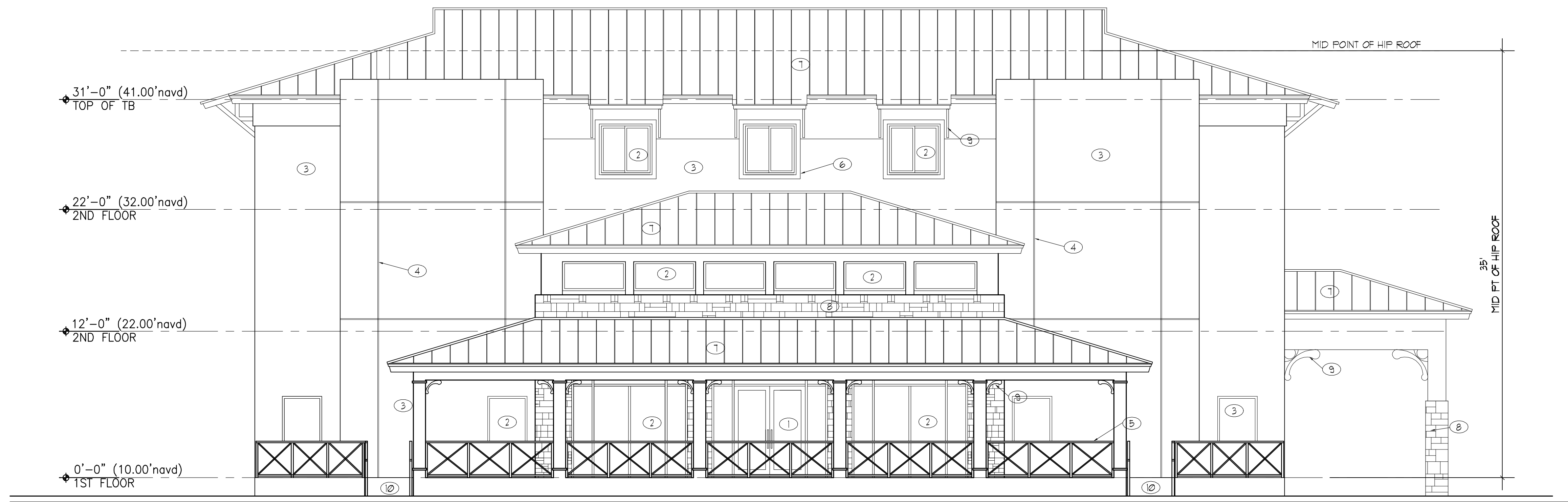
SOUTH ELEVATION



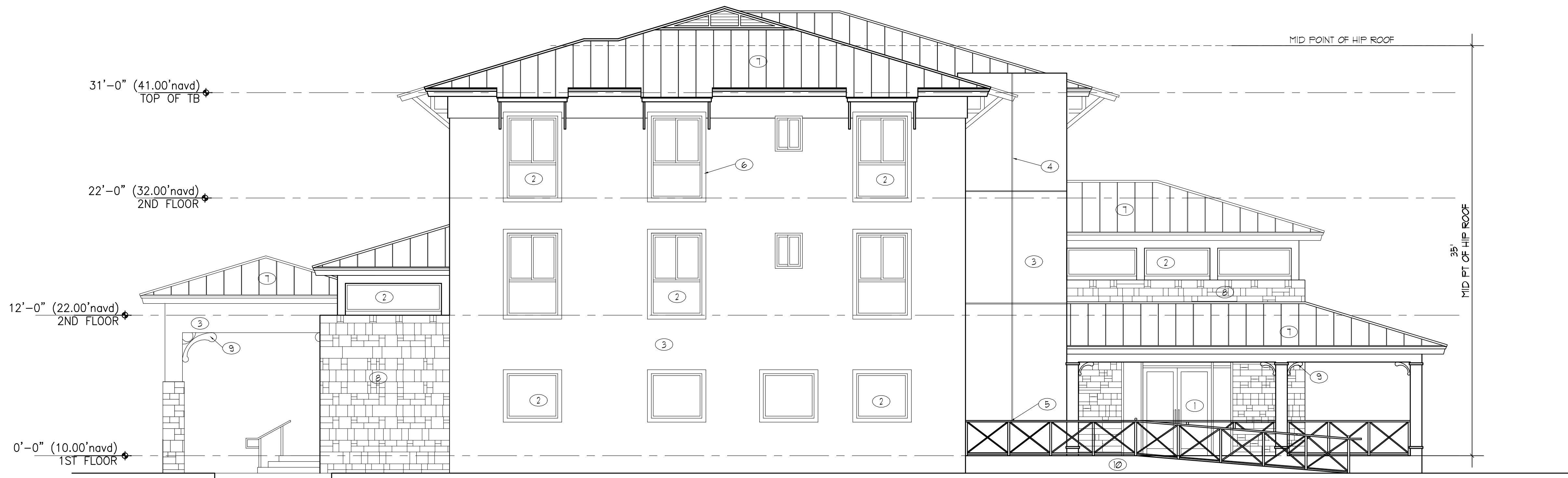
WEST ELEVATION

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 -ENERGY STAR CERTIFIED
8. STONE VENEER
9. DECORATIVE WOOD TRIM
10. 1:12 (MAX) HANDICAP RAMP
11. FIRE DEPARTMENT MALTESE PLACARD

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



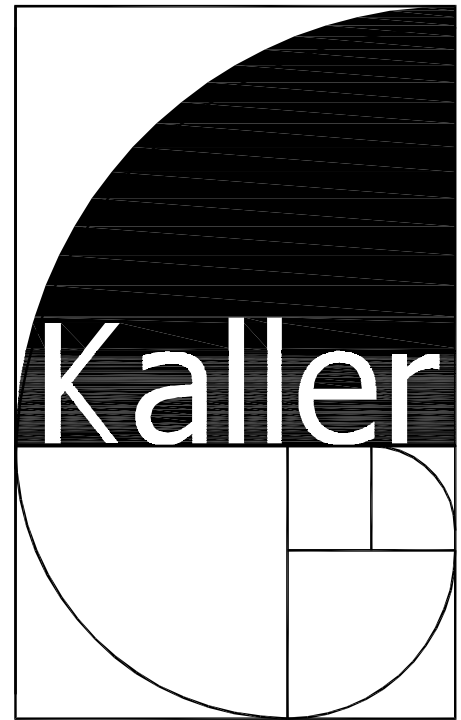
NORTH ELEVATION



EAST ELEVATION

1 ELEVATIONS
SCALE: 3/16" = 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 -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
PRELIM. TAC

| REVISIONS | | |
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| NO. | DATE | DESCRIPTION |
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| 2 | | |

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DATE: 8-15-16
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SHEET

A-6

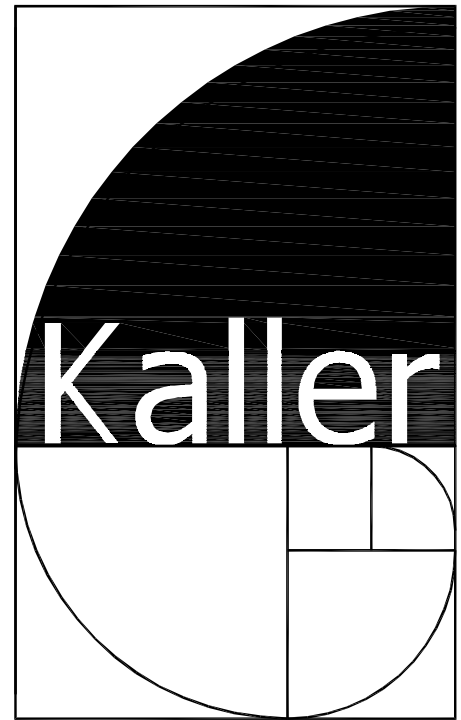
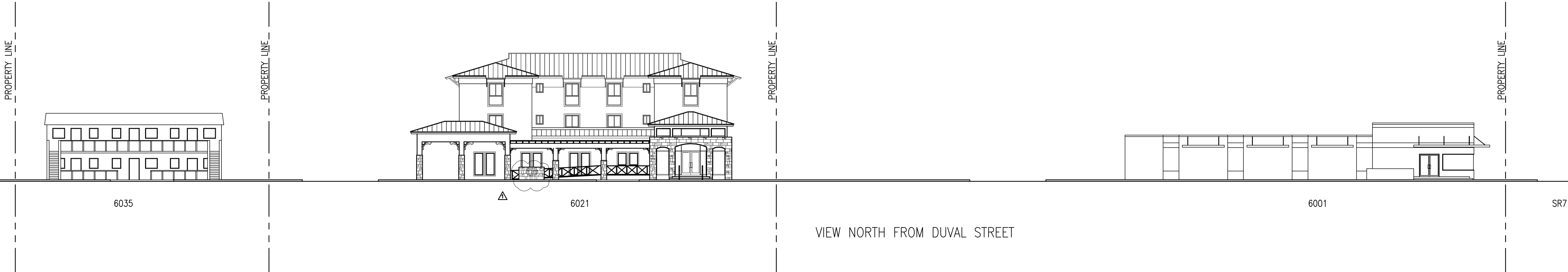
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1

CONTEXTUAL STREET ELEVATION

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



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PROJECT TITLE

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SHEET TITLE

CONTEXTUAL STREET
ELEVATION

REVISIONS

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SHEET

A-7

7 OF 7

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6021 DOVAL STREET