

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: April 17, 2018

Location Address: 1618 Polk Street, Hollywood, FL

Lot(s): 19, 20, 21, 22 Block(s): 74 Subdivision: _____

Folio Number(s): 514215023880

Zoning Classification: LT Land Use Classification: _____

Existing Property Use: Convent Sq Ft/Number of Units: 11 Bedrooms

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: Chapel Addition

Number of units/rooms: 11 Bedrooms Sq Ft: 7,445 SF

Value of Improvement: \$1,400,000.00 Estimated Date of Completion: January 2020

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

Name of Current Property Owner: Daughters of Mary Mother of Mercy

Address of Property Owner: 1618 Polk Street, Hollywood, FL 33020

Telephone: 954-895-3005 Fax: _____ Email Address: nneamakachi2003@yahoo.com

Name of Consultant Representative/Tenant (circle one): Kosinski Architecture, Inc.

Address: 300 NE 8th Ave., Fort Lauderdale, FL 33301 Telephone: 954-990-6568

Fax: _____ Email Address: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: Franklyn Date: 3/24/18

PRINT NAME: FRANKLYN OFOMA (SR)
FOR DAUGHTERS OF MARY MOTHER OF MERCY Date: 3/24/18

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 24 day of March 2018



Notary Public

State of Florida

My Commission Expires: 1/28/20 (Check One) ☐ Personally known to me; OR ☒ Produced Identification _____

Franklyn
Signature of Current Owner

LUIS OLIVERA
Print Name

Kosinski

Architecture
Planning
Interior Design
Construction Management

300 NE 8th Ave.
Fort Lauderdale, FL 33301
954-627-6988 phone
954-627-6955 FAX

Daughters of Mary Mother of Mercy
Chapel Addition and Residence Renovations
1618 Polk St., Hollywood, FL
CALCULATIONS SHEET

I. ZONING DESIGNATIONS: LEGAL DESCRIPTION	
ADDRESS	1618 POLK STREET, HOLLYWOOD, FL, 33020
FOLIO	5142
BLOCK	74
LOTS	19, 20, 21, 22
ZONING DISTRICT	LT LAKES TRANSITION DISTRICT
ALLOWABLE USES	MAIN PERMITTED: ART GALLERY, INN, CAFE, LIVE WORK, SINGLE AND MULTI-FAMILY RESIDENTIAL, OFFICE
	ACCESSORY: PARKING LOT AS ACCESSORY TO PRIMARY USE, OTHER USES ASSOCIATED WITH PRIMARY
	SPECIAL EXCEPTION: DAY CARE, PERSONAL SERVICE, PLACE OF WORKSHIP, SCHOOLS

II. SITE DATA BASIS: BUILDINGS (IMPERVIOUS)	
CONVENT FIRST FLOOR	3,020 SF
CONVENT SECOND FLOOR	2,750 SF
CONVENT COVERED PORCH	327 SF
CHAPEL ADDITION	1,465 SF
TOTAL BUILDING FOOTPRINT	4,812 SF
TOTAL BUILDING SF (1ST AND 2ND FLRS)	7,568 SF
(TOTAL BUILDINGS IMPERVIOUS - SEE VIII BELOW: 26%)	

III. SITE DATA: LANDSCAPED AREAS (PERVIOUS)	
LANDSCAPED AREA 1	2,224.5 SF
LANDSCAPED AREA 2	412 SF
LANDSCAPED AREA 3	418 SF
LANDSCAPED AREA 4	710 SF
LANDSCAPED AREA 5	2,065 SF
LANDSCAPED AREA 6	197 SF
LANDSCAPED AREA 7	1,791 SF
TOTAL LANDSCAPED AREAS	7,817.5 SF

(TOTAL LANDSCAPED PERVIOUS - SEE VIII BELOW: 41.83%)

IV. SITE DATA BASIS: WALKWAYS (IMPERVIOUS)	
WALKWAY 1	42 SF
WALKWAY 2	1,980 SF
TOTAL WALKWAYS	2,022 SF

(TOTAL WALKWAYS IMPERVIOUS - SEE VIII BELOW: 10.82%)

V. SITE BASIS: DRIVES AND PARKING (IMPERVIOUS)	
NORTH SIDE (POLK STREET) DRIVES/PARKING	2,650 SF
SOUTH SIDE (ALLEY) DRIVES AND PARKING	1,145 SF
TOTAL DRIVES AND PARKING	3,795 SF

(DRIVES AND PARKING IMPERVIOUS - #VIII BELOW: 20.31%)

VI. SITE DATA BASIS: MISCELLANEOUS (IMPERVIOUS)	
WALL 1	34.5 SF
WALL 2	34 SF
WALL 3	30 SF
WALL 4	29 SF
AC PAD	31 SF
NEIGHBOR'S CONCRETE APRON CORNER AT ALLEY	35 SF
MISCELLANEOUS SITE ITEMS	48 SF
TOTAL MISCELLANEOUS SITE	241.5 SF

(TOTAL MISC. SITE IMPERVIOUS - SEE VIII BELOW: 1.29%)

VII. ORDINANCE CALCULATIONS - COVERAGE AND SETBACKS (PER CITY OF HOLLYWOOD CODE OF ORDINANCES, ARTICLE 4.6.H MULTIPLE FAMILY DISTRICTS)		
ITEM:	DISTRICT MIN. / MAX. REQ.:	PROVIDED:
A. GROSS LOT AREA:	-	23,433 SF, 0.543 ACRES
B. NET LOT AREA:	-	18,688 SF, 0.43 ACRES
C. LOT COVERAGE	X% (VERIFY)	25%
D. FAR (MAX.)	1.25	0.40
E. UNIT SIZE:	(VERIFY INTERPRETATION)	(VERIFY)
F. DENSITY: 100 PER ACRE (25X4 FOR CONVENT)	43 BRS (.43 ACRES X 100)	11 BRS
G. FRONT YARD SETBACK (NORTH)	20 LF MINIMUM	40'-1" EXIST. BLDG.
H. INTERIOR SIDE YARD SETBACK (EAST)	10 LF MINIMUM	EXISTING: 31'-9", PROPOSED: 73'-3"
I. INTERIOR SIDE YARD SETBACK (WEST)	10 LF MINIMUM	EXISTING: 5'-1", PROPOSED: 10'-6"
J. REAR YARD SETBACK (SOUTH)	20 LF MIN.	EXISTING: 39'1", PROPOSED: 23'-2"
K. MAX BUILDING STORIES	3	EXISTING: 2 STORIES, ADDITION: 1 STORY
L. MAX BUILDING HEIGHT	35'	EXISTING 24'-4", ADDITION 21'-0"

VIII. PERVIOUS IMPERVIOUS	
PERVIOUS: LANDSCAPED AREAS (LANDSCAPED AREAS 1-7)	7,817.50 SF
IMPERVIOUS: BUILDINGS (CONVENT AND CHAPEL FOOTPRINTS)	4,821.00 SF
IMPERVIOUS: WALKWAYS (WALKWAYS 1 AND 2)	2,006.00 SF
IMPERVIOUS: DRIVES AND PARKING (PAVED OFF OF POLK STREETS AND ALLEY)	3,795.00 SF
IMPERVIOUS: MISCELLANEOUS SITE ITEMS (WALLS, AC PAD, ETC.)	306.50 SF
TOTAL PERVIOUS	7,817.50 SF
TOTAL IMPERVIOUS	10,870.50 SF
PERCENTAGE PERVIOUS	42%
PERCENTAGE IMPERVIOUS	58%

IX. PARKING		
	MINIMUM	PROPOSED PROVIDED:
OFF-STREET PARKING DIMS	8'-6" X 18'-0"	8'-6" X 18'-0"
CONVENT PARKING (N SIDE)	1.5 SPACE / 1.0 BR = 16.5 SPACES	9 PROVIDED (1 ADA) (5 GRASS, 4 PAVED)
CHAPEL PARKING (S SIDE)	697 SF / 60 = 11.5 SPACES	11 PROVIDED (1 ADA) (6 GRASS, 5 PAVED)
TOTAL PARKING	28 SPACES	20 PROVIDED - VARIANCE REQUIRED FOR 8 SPACES
FRONT SETBACK	10 LF	10' TO EDGE OF DRIVE, 21' TO PARKING
INTERIOR SETBACK - (E SIDE)	5 LF	5'-5"
INTERIOR SETBACK - (W SIDE)	5 LF	15'-8"
ALLEY SETBACK	5 LF	0'-0"

X. VARIANCE NOTES	
VARIANCE OBTAINED:	- STREET PARKING ALLOWS FOR 18 SPACES - OBTAINING NEED FOR VARIANCE FOR 8 SPACES.
VARIANCES REQUIRED:	- WHEEL STOPS USED INSTEAD OF CURBS.
	- BACKING INTO ALLEY.

PROJECT

CHAPEL ADDITIONS AND CONVENT RENOVATIONS
CONVENT RENOVATIONS AND CHAPEL ADDITION
DAUGHTERS OF MARY, MOTHER OF MERCY
1618 POLK STREET
HOLLYWOOD, FL

OWNER

DAUGHTERS OF MARY, MOTHER OF MERCY
1618 POLK STREET
HOLLYWOOD, FL

ARCHITECT

KOSINSKI ARCHITECTURE, INC.
300 NORTH EAST 8TH AVENUE
FORT LAUDERDALE, FL 33301
PHONE: 305-793-2648
EMAIL: keiarch@aol.com

CONSULTANTS

SURVEYOR
SPENCER MENDEL
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING ROAD, SUITE 2
DAVIE, FL 33314

LANDSCAPE ARCHITECT
KIMBERLY MOYER
5200 NORTH FEDERAL HIGHWAY, SUITE 2
FORT LAUDERDALE, FL 33308

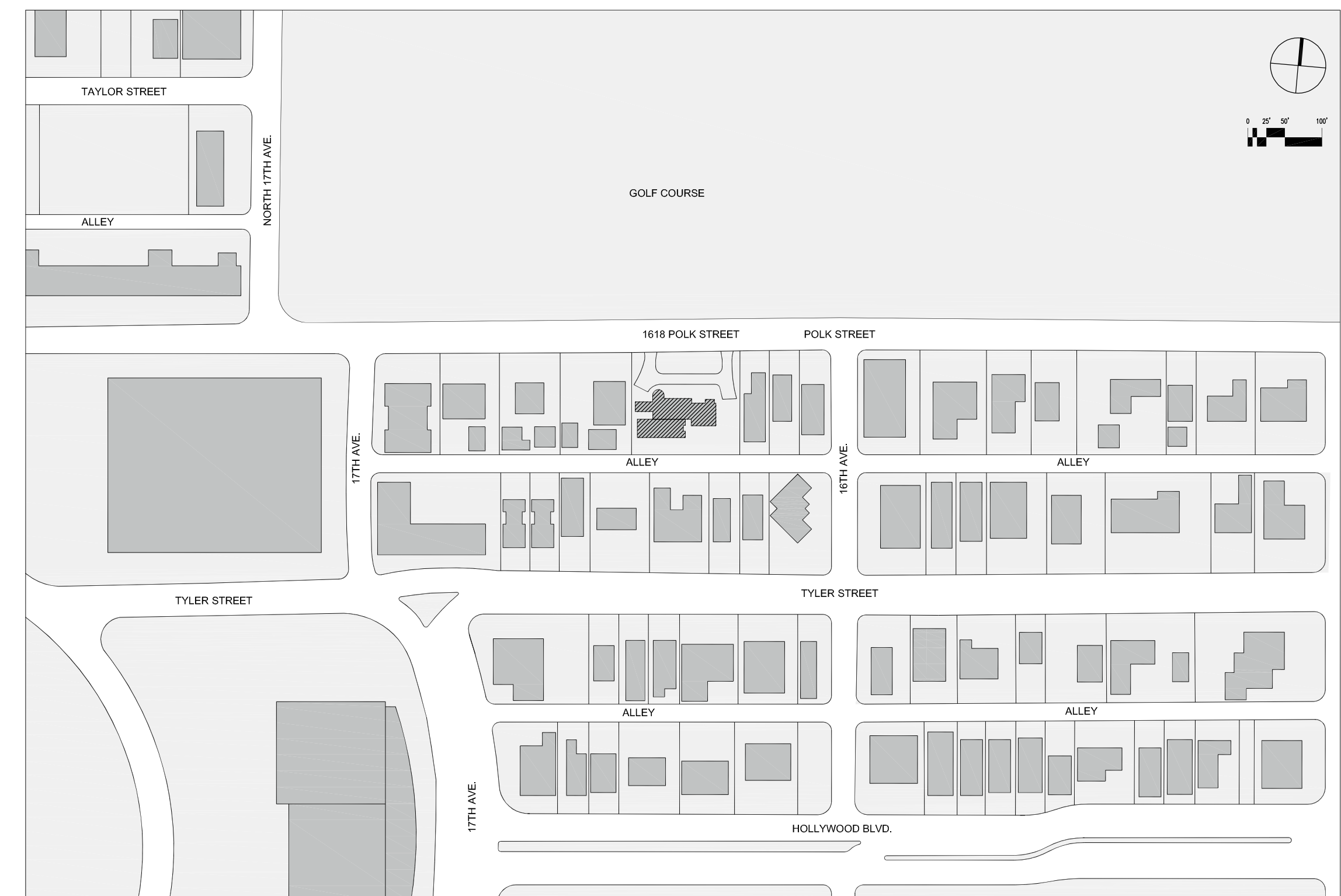
DRAWING LIST

C1	COVER SHEET/NEIGHBORHOOD PLAN
V1	SURVEY
A1.01	ARCHITECT'S EXISTING SITE PLAN - EXISTING PARKING DIAGRAM
A1.02	ARCHITECT'S PROPOSED SITE PLAN - BLACK AND WHITE
A1.03	ARCHITECT'S PROPOSED SITE PLAN - COLOR
A1.04	EXISTING GROUND FLOOR PLAN
A1.05	EXISTING SECOND FLOOR PLAN
A1.06	ADDITION RENOVATION GROUND FLOOR PLAN
A1.07	2ND FLOOR ADDITION RENOVATION PLAN
A2.01	EXISTING NORTH, SOUTH ELEVATIONS
A2.02	EXISTING EAST, WEST ELEVATIONS
A2.03	PROPOSED SOUTH, EAST, WEST ELEVATIONS
A8.01	TAC APPLICATION FORMS (TAC GEN APP, AFFIDAVIT NO LIEN)
A9.01	PERSPECTIVES

DISTRIBUTION:

FOR PRELIMINARY TAC HEARING DATE 05-21-2018

NEIGHBORHOOD PLAN:



Kosinski

Architecture
Planning
Interior Design
Construction Management
100 N.E. 8th Ave.
Fort Lauderdale, FL 33301

05-793-2648 phone
elarch@aol.comemail

CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND APPROVED BY MYSELF, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA.

SENSE NUMBER:
00217615

PRELIMINARY

Approved by:

Daughters of Mary, Mother of Mercy
Chapel Addition and Convent Renovation
1618 Polk St., Hollywood, FL

COVER SHEET

THIS DRAWING AND THE DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT AND MAY BE USED FOR THIS PROJECT ONLY, AND SHALL NOT BE LOANED, COPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE CONSENT OF THE ARCHITECT.

Project No.: _____
 Scale: NA
 Drawn By: PEK, STAFF
 Date: 03/13/2018
 Revision: _____

Drawing Number

C1

Scale: NA

LEGEND

- ☐ CABLE JUNCTION BOX
- ☐ CATCH BASIN
- CLEAN OUT
- ☒ CONTROL VALVE
- ☒ ELECTRIC SERVICE
- ☒ FIRE HYDRANT
- ☐ FP&L PAD
- GUY ANCHOR
- ⊙ MANHOLE
- ☐ POOL EQUIPMENT
- ☒ POWER/LIGHT POLE
- ☒ SPRINKLER SYSTEM
- ☒ WATER METER
- ☒ WATER VALVE
- ☒ WELL

- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE

ABBREVIATIONS

- BC BUILDING CORNER
- BW BACK OF WALK
- C CALCULATED
- M MEASURED
- N.T.S. NOT TO SCALE
- OP OPEN PORCH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- E/F END OF FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE CORNER
- F/L FENCE LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FP&L FLORIDA POWER AND LIGHT
- R RECORD
- RAD RADIAL
- SN&D SET NAIL & DISC # 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP # 5495

LEGAL DESCRIPTION

LOT 19, 20, 21 AND 22, BLOCK 74, LESS THE WEST 14.00' THEREOF, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
KOSINSKI ARCHITECTURE INC.

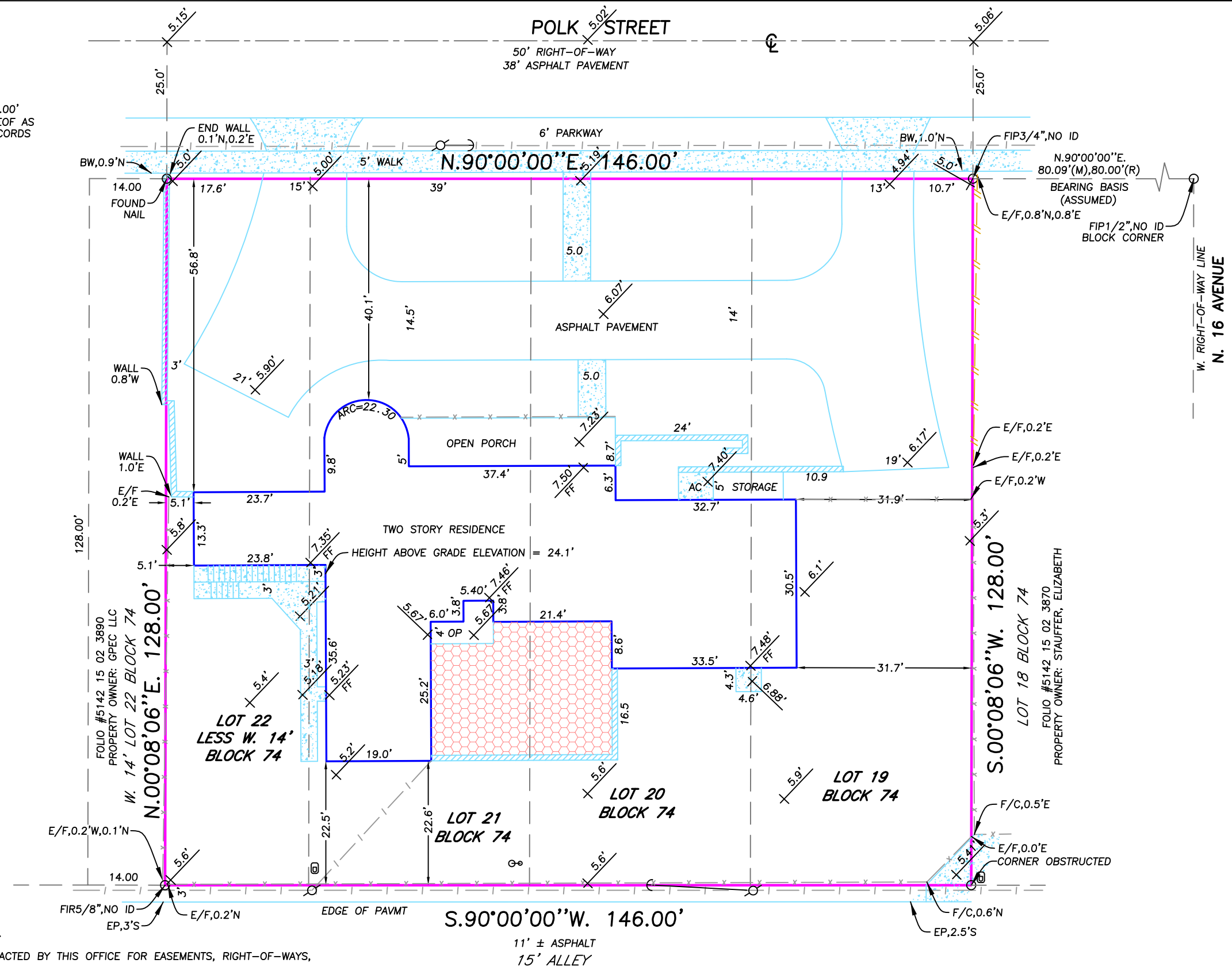
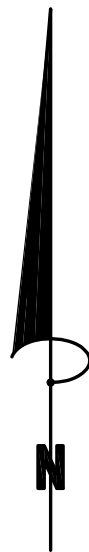
PROPERTY ADDRESS
1618 POLK STREET
HOLLYWOOD, FL 33020

BOUNDARY SURVEY
INVOICE #40916U
SURVEY DATE 11/27/17
UPDATED SURVEY DATE 05/09/18

FLOOD ZONE X 0.2% / AE-5
MAP DATE 08/18/14
MAP NUMBER 125113 0569H

GROSS LAND AREA = ±18688 SQUARE FEET
(± 0.429 ACRES)

PROPERTY FALLS IN CITY ZONING CODE: LT



SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.
13. PORTION OF NORTH SIDE OF PROPERTY IS IN AN AE-5 FLOOD ZONE.



Paul J. Stowell

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418



Scale 1" = 20'

PRELIMINARY

Approved by:

Daughters of Mary, Mother of Mercy
Chapel and Residence Addition
1618 Polk St., Hollywood, FL

EXISTING SITE PLAN
PARKING DIAGRAM

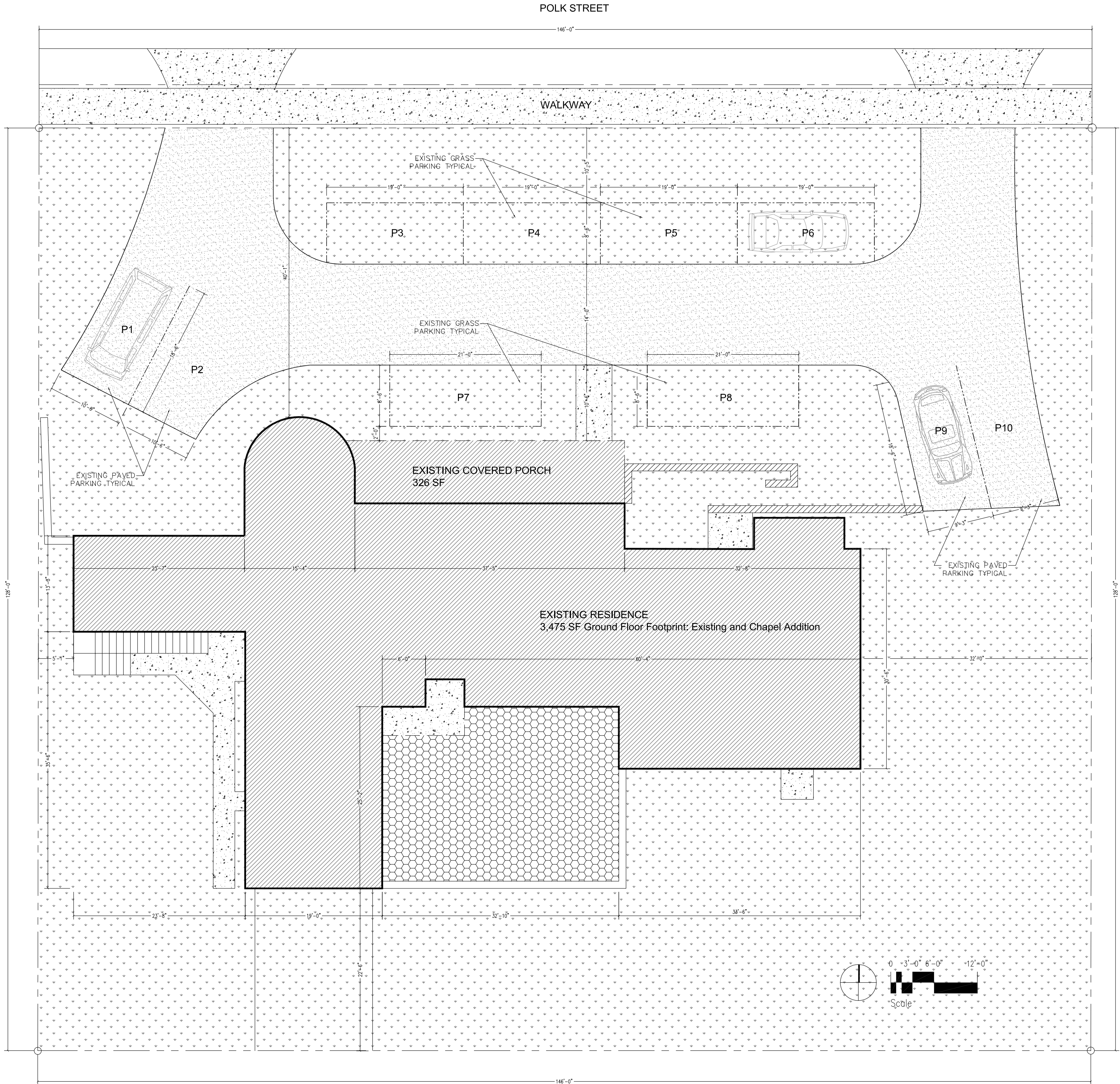
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Project No.:
Scale: 1/8"=1'-0"
Drawn By: PEK
Date: 02/07/2018
Revision:

Drawing Number

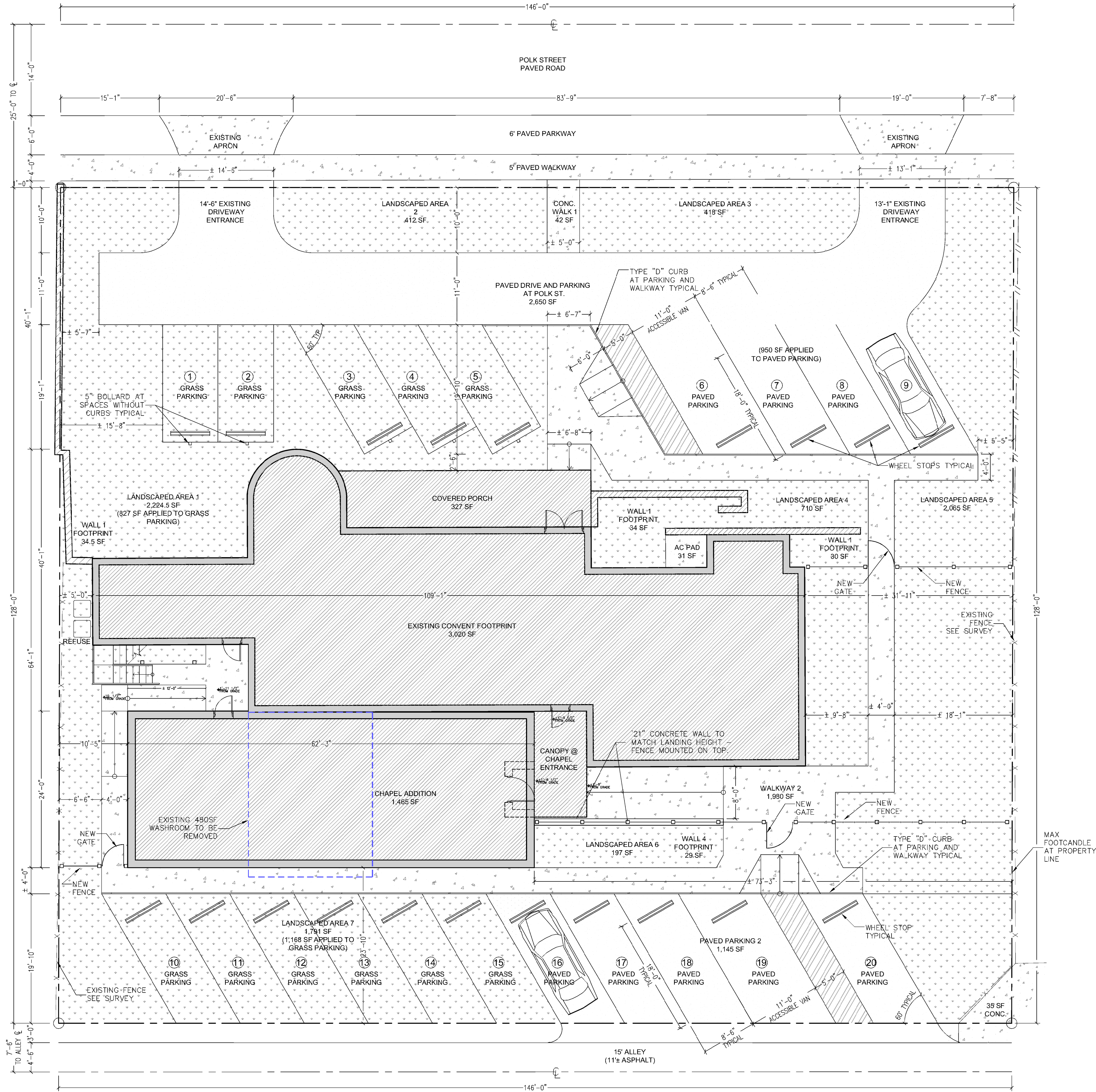
A1.01

Scale: 1/8" = 1'



LEGEND

- Indicates Building
- Indicates Walkway
- Indicates Grass
- Indicates Paved Drive



I. ZONING DESIGNATIONS: LEGAL DESCRIPTION	
ADDRESS	1618 POLK STREET, HOLLYWOOD, FL, 33020
FOLIO	5142
BLOCK	74
LOTS	19, 20, 21, 22
ZONING DISTRICT	LT LAKES TRANSITION DISTRICT
ALLOWABLE USES	MAIN PERMITTED: ART GALLERY, INN, CAFE, LIVE WORK, SINGLE AND MULTI-FAMILY RESIDENTIAL, OFFICE ACCESSORY: PARKING LOT AS ACCESSORY TO PRIMARY USE, OTHER USES ASSOCIATED WITH PRIMARY SPECIAL EXCEPTION: DAY CARE, PERSONAL SERVICE, PLACE OF WORKSHIP, SCHOOLS

II. SITE DATA BASIS: BUILDINGS (IMPERVIOUS)	
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CONVENT COVERED PORCH	327 SF
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IV. SITE DATA BASIS: WALKWAYS (IMPERVIOUS)	
WALKWAY 1	42 SF
WALKWAY 2	1,980 SF
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(TOTAL WALKWAYS IMPERVIOUS - SEE VIII BELOW: 10.82%)	

V. SITE DATA BASIS: DRIVES AND PARKING (IMPERVIOUS)	
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SOUTH SIDE (ALLEY) DRIVES AND PARKING	1,145 SF
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(TOTAL DRIVES AND PARKING IMPERVIOUS - SEE VIII BELOW: 20.31%)	

VI. SITE DATA BASIS: MISCELLANEOUS (IMPERVIOUS)	
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NEIGHBOR'S CONCRETE APRON AT CORNER AT ALLEY	35 SF
MISCELLANEOUS SITE ITEMS	48 SF
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(TOTAL MISC. SITE IMPERVIOUS - SEE VIII BELOW: 1.29%)	

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D. FAR (MAX.)	1.25	0.40
E. UNIT SIZE:	(VERIFY INTERPRETATION)	(VERIFY)
F. DENSITY: 100 PER ACRE (25X4 FOR CONVENT)	43 BRS (43 ACRES X 100)	11 BRS
G. FRONT YARD SETBACK (NORTH)	20 LF MINIMUM	40'-1" EXIST. BLDG.
H. INTERIOR SIDE YARD SETBACK (EAST)	10 LF MINIMUM	EXISTING: 31'-9", PROPOSED: 73'-3"
I. INTERIOR SIDE YARD SETBACK (WEST)	10 LF MINIMUM	EXISTING: 5'-1", PROPOSED: 10'-6"
J. REAR YARD SETBACK (SOUTH)	20 LF MIN.	EXISTING: 39'-1", PROPOSED: 23'-2"
K. MAX BUILDING STORIES	3	EXISTING: 2 STORIES, ADDITION: 1 STORY
L. MAX BUILDING HEIGHT	35'	EXISTING 24'-4", ADDITION 21'-0"

VIII. PERVIOUS IMPERVIOUS	
PERVIOUS: LANDSCAPED AREAS (LANDSCAPED AREAS 1-7)	7,817.50 SF
IMPERVIOUS: BUILDINGS (CONVENT AND CHAPEL FOOTPRINTS)	4,821.00 SF
IMPERVIOUS: WALKWAYS (WALKWAYS 1 AND 2)	2,006.00 SF
IMPERVIOUS: DRIVES AND PARKING (PAVED OFF OF POLK STREETS AND ALLEY)	3,795.00 SF
IMPERVIOUS: MISCELLANEOUS SITE ITEMS (WALLS, AC PAD, ETC.)	306.50 SF
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TOTAL IMPERVIOUS	10,870.50 SF
PERCENTAGE PERVIOUS	42%
PERCENTAGE IMPERVIOUS	58%

IX. PARKING		
	MINIMUM	PROPOSED PROVIDED:
OFF-STREET PARKING DIMS	8'-6" X 18'-0"	8'-6" X 18'-0"
CONVENT PARKING (N SIDE)	1.5 SPACE / 1.0 BR = 16.5 SPACES	9 PROVIDED (1 ADA) (5 GRASS, 4 PAVED)
CHAPEL PARKING (S SIDE)	697 SF / 60 = 11.5 SPACES	11 PROVIDED (1 ADA) (6 GRASS, 5 PAVED)
TOTAL PARKING	28 SPACES	20 PROVIDED - VARIANCE REQUIRED FOR FOR 8 SPACES
FRONT SETBACK	10 LF	10' TO EDGE OF DRIVE, 21' TO PARKING
INTERIOR SETBACK - (E SIDE)	5 LF	5'-5"
INTERIOR SETBACK - (W SIDE)	5 LF	15'-8"
ALLEY SETBACK	5 LF	0'-0"

X. VARIANCE NOTES	
VARIANCE OBTIATED:	- STREET PARKING ALLOWS FOR 18 SPACES - OBTIATING THE NEED FOR A VARIANCE FOR 8 SPACES.
VARIANCES REQUIRED:	- WHEEL STOPS USED INSTEAD OF CURBS. - BACKING INTO ALLEY.

Kosinski

Architecture
Planning
Interior Design
Construction Management
300 NE 8th Ave.
FT. Lauderdale, FL 33301

954-627-6988 phone
954-627-6955 FAX

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND APPROVED BY ME AS A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA.

LICENSE NUMBER: AR007616

PRELIMINARY

Approved by:

Daughters of Mary, Mother of Mercy
Chapel and Residence Addition
1618 Polk St., Hollywood, FL

ARCHITECT'S SITE PLAN
BLACK AND WHITE

THIS DRAWING AND THE DETAILS CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND MAY BE USED FOR THE PROJECT ONLY AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE CONSENT OF THE ARCHITECT.

Project No.: 1/8"=1'-0"
Scale: PEK
Date: 02/07/2018
Revision:

Drawing Number

A1.02

Scale: 1/8" = 1'

1 BLACK AND WHITE SITE PLAN W DIMENSIONS

A1.02 SCALE: 1/8" = 1'