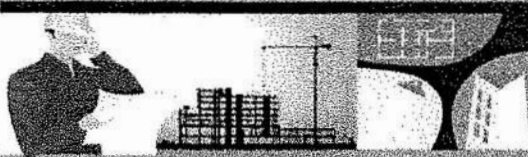


ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2500 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 3081 Taft Street, Hollywood FL 33021

Lot(s): 1 Block(s): 7 Subdivision: _____

Folio Number(s): 51-4208-17-0011

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: 1/2 Adult Home, 1/2 Adult Daycare Sq Ft/Number of Units: _____

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: Special Exception to establish an adult day care

Number of units/rooms: N/A Sq Ft: 4,500 sq.ft

Value of Improvement: \$100,000 Estimated Date of Completion: March 2021

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

Name of Current Property Owner: LAKE DELRAY INVESTORS LP

Address of Property Owner: 15301 VENTURA BLVD BLDG B #570 SHERMAN OAKS CA 91403

Telephone: 818.808.0600 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Ari Sklar - SKLARchitecture

Address: 2310 Hollywood Blvd, Hollywood, FL 33020 Telephone: 954-925-9292

Fax: 954-925-6292 Email Address: arisklar@sklarchitect.com

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



File No. (internal use only): _____

2006 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 12/7/20

PRINT NAME: Gregory F. Perlman - Manager of Federation Plaza Commercial LLC d/b/a

Date: _____

Signature of Consultant/Representative: _____

Date: 11.19.20

PRINT NAME: Ari Sklar

Date: _____

Signature of Tenant: _____

Date: 11/20/20

PRINT NAME: Sylvain Drolet

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 _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

BRIGHT DAY ADULT DAY SERVICES
3081 Taft Street Hollywood, FL

SKLARchitecture



PROJECT DESCRIPTION

THIS IS AN EXISTING 1-STORY ADULT DAY CARE BUILDING, ORIGINALLY CONSTRUCTED & OPERATED AS THE JOSEPH MEYERHOFF SENIOR CENTER AND NOW HAS BEEN VACANT SINCE 2017. THIS SPACE WILL BE BROUGHT BACK TO LIFE AS THE BRIGHT DAY ADULT DAY SERVICES OPERATION WITH MINIMAL RENOVATIONS AS NEEDED TO MEET CURRENT CODE AND COMMUNITY NEEDS.

WORK INCLUDES:

INTERIOR IMPROVEMENT OF EXISTING DAY CARE ACTIVITY ROOMS, DINING AREA, OFFICES AND RESTROOMS AREAS OF APPROXIMATELY 4,350 SQ FT.

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

1 STORY SENIOR CITIZEN CENTER.

PROPERTY OWNERS: LAKE DELRAY INVESTORS LP

PROPERTY ID #: 514208170011

FEDERATION MANOR 127-34 B PORTION OF PARCEL A DESC AS: BEG NE COR PAR A, S 490, W 59.17, NW60, W 29.89, N 54.03, NW 71.85, N 75.29, NW 46.52, NE 34.79, N 18, E 40.68, N 54.25, E 5.50, N 99.35, W 12.35, N 68.86 TO N/L PAR A, E 174.99 TO POB

*ARCHITECTURE
Commercial
& Residential*

*Interior
Architecture
& Design*

*Urban
Renovation*

*Architectural
Design of
Children's
Environments*

*Development
Consulting*

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

*email:
mail@sklarchitect.com*

*WEBSITE:
www.sklarchitect.com*

AA 0002849

IB 0000894

NCARB CERTIFIED



*Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.*

Leslie A. Del Monte
Planning Manager
City of Hollywood
2600 Hollywood Blvd, Room 315
Hollywood, FL 33021

SKLARchitecture



Re: Criteria Statement for 3081 Taft Street Special Exception Application

Dear Mrs. Del Monte:

Please allow this letter to serve as Criteria Statement for the Special Exception application for 3081 Taft Street Hollywood, FL, located in the RM-25 Zoning District. Our application includes one request:

- Special exception for an Adult Day Care facility located at the Federation Plaza in an existing senior center that is presently vacant. The site was formerly Federation Manor Joseph Meyerhoff Senior Center/ Jewish Federation of South Broward constructed in the 80's and has since been sold. The apartment portion of the building is occupied, however the activity center is vacant.

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

- The land use portion of the city's comprehensive plan is to promote uses that will enhance & improve communities. This use will cater to elderly Hollywood residents & bring new jobs to the area to a vacant facility.

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

- The proposed use, will occupy the interior of an existing building and will not have any exterior changes and therefore is compatible with existing land uses and the existing natural environment.

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

- The existing property has adequate driveways and sidewalks which allows for access & mobility for the seniors, the visitors, and employees that will be accessing & using the facility.

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

- The property is beautifully landscaped with oak trees & other planting that will not be changed. The proposed use will not create any noise or nuisances & most surrounding properties are commercial or institutional in nature.

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

ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:
mail@sklarchitect.com

WEBSITE:
www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



- The proposed use will activate the vacant facility and will improve the appearance of the facility. This will be a facility, and neighborhood that operates to protect and improve the health of its clients!

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

- The existing senior activity center is 20,000 Sq.ft. This business will initially be using 5,000 Sq.ft with the goal of expanding. There is more than adequate space to accommodate the use.

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

- Yes, The proposed use will be consistent with and meet al criteria of the zoning classification in which it is proposed, and any other requirements set forth. Again, the facility was originally constructed as a senior facility and has been vacant for nearly 5 years. This proposed Senior Day Care business is the most appropriate and logical use of the vacant space.

Thank you for your time and consideration.

Sincerely,

Ari L. Sklar - AIA, NCARB
President

Operational Plan

Operations

Locations & Facilities

The location we have chosen for this project is no stranger for this type of business model, originally occupied by Joseph Meyerhoff Senior Center. The space has been vacant since 2017. We want to bring this empty space back to life with **Bright Day Adult Day Services** and it can be achieved with minimum impact on the location and certainly create a positive buzz in the community. Our initial footprint (25%) of this 20,000 Sqf space will be a good start to prove that our quality of service is much needed in the area for our seniors and we'll have the space for growth when it become necessary.

Our Hours of operation will be 8:00am-5:00pm, Monday-Friday.

Staff

Per Florida State regulations for Adult daycare, we will keep a ratio of 6-1 (participants-qualified personnel) working at our daycare. When our center is at capacity (48), our total staff will consist of:

Working Hours (8:00am-5:00pm)

- Executive Director (1)
- Registered Nurse (1)
- Certified Nurse Assistants (6)
- Operation Manager (1)
- Receptionist (1)
- Transportation Driver(s) (2)*

After Hours (after 5:00pm)

- Janitor (1)

Total Staff : 12

*We will have 1 driver scheduled daily and will add a secondary driver only when high demand is needed.

Pick-up & Drop-off

We are open from 8:00am to 5:00pm. Our drop off time is between 8:00am-10:00am. We encourage our participants to come in early since most of the activities take place in the morning. Participants can be picked up after 1:30pm but no later than 5:00pm.

Participants will have the option to be dropped off by their caregivers or schedule our own transportation (12 passengers van) to go pick them up. From the many years of experience working in different adult day care facilities by our director, we anticipate that 75% of our participants will be using our transportation.

Participants not utilizing our transportation service may be dropped off at our center at any time after 8:00am. For those choosing to use it, they will benefit of our computerized transportation system that will streamline the pick-up and drop-off for our driver and keep the caregivers/participants informed at all times on the pick up or drop off times at their residences.

Every participants will be spending different amount of time at our center, they may want to come in for the morning only, some leaving right after lunch, but our daycare allows them to stay until 5:00pm if they choose so. By allowing our participants to be in control of time spent at our center, departure traffic at our center will be kept at a minimum.

To help expedite the drop-off at our center, we will have a designated drop off section area within our parking. We'll also have our staff ready to help and assist the participants getting out of the caregivers transportation and welcome them to our center. When our own transportation van is on the way to the center to drop-off participants, because we will be using a live routing system, the center will be notified of the incoming transport to prepare the staff in assisting of the unloading of the participants.

All these measures will help expedite the drop off and the pickups at our center to keep the area clear of traffic.

Visitors

The only visitors we will be getting are the ones that will need to tour/register our facility before sending their loved ones to participate in it. These tours will be scheduled by us to control the number of visitors present at our center at any given times. Walk-in visitors will be given an informational packet and will be given the option to schedule a tour of our center when a date/time is available. We want to have this policy in place to control the amount of guests in our center, to avoid any distractions from our daily activities and for the safety of our participants.

Also visiting our facility will be the companies/services that will be providing entertainment to our center once or twice per week. We will only have one (1) 3rd party coming to our center at any given time with an average visiting duration of one (1) hour.

Technology

A custom database software solution will be created for our center. This will streamline the admissions process and simplify accurate billing from our daily attendance. It will reduce copying expenses, chart and paper storage costs and the cost for paper supplies.

It will also be tied in to our website to give the participant/caregivers an easy way to view and edit if needed their future attendance schedule to the center. Ipad's will be used to sign in and out each participant on a daily basis and another one will be in our transportation van to log every pickup and drop off.

These efficiencies will save time and money, allowing more time for providing quality care.

A day at our center

Participants will come to our center to engage in social stimulation, physical stimulation, and daily fun activities. We also will be providing music therapy, arts & crafts, and movie time. Participants will be served catered food daily from an approved Adult Care Food Program (ACFP) caterer. Catered food will be delivered everyday fresh and be kept in a warmer until it is ready to be served. Our staff will be assisting in serving lunch to our participants.

Covid-19 Safety Guidance

Keeping our clients safe is of paramount importance to us.

100% screening of all persons entering our center and all staff at the beginning of each shift:

- Temperature checks
- Hand-washing station
- Ensure all outside persons entering building have cloth face covering or face mask
- Questionnaire about symptoms and potential exposure
- Observation of any signs or symptoms

All staff to wear appropriate PPE when they are interacting with participants.

Allow entry of limited numbers of non-essential healthcare personnel/contractors as determined necessary by the center, with screening and additional precautions including social distancing, hand hygiene, and cloth face covering or face mask.

Communal dining limited but participants may eat in the same room with social distancing (limited number of people at tables and spaced by at least 6 feet).

Group activities, including outings, allowed with no more than the number of people where social distancing among participants can be maintained as well as appropriate hand hygiene and use of a cloth face covering or face mask.

Cleaning and Disinfecting our center will follow recommendation from the CDC. We will also have a new HVAC system installed with UV air sterilization that will:

- Improves Indoor Air Quality (IAQ) by reducing bacteria, viruses and mold that either grow or pass through the air handling systems
- Reduce the risk of cold, flu, allergies and other illnesses associated with air handling systems

FEDERATION MANOR

HOUSING FOR THE ELDERLY
AND SENIOR CENTER

HOLLYWOOD, FLORIDA

H.U.D. PROJECT NO. 066-EH172-L8-2AH

SPONSOR:

JEWISH FEDERATION

HOLLYWOOD, FLORIDA

ARCHITECT:

WILLIAM DORSKY ASSOCIATES

MIAMI, FLORIDA

STRUCTURAL
ENGINEER:

LEINWEBER & ASSOCIATES

CHESTERLAND, OHIO

MECH./ELECT.
ENGINEER:

VINCE LOMBARDI & ASSOCIATES

CLEVELAND, OHIO

CONTRACTOR:

MYCON CORP.

FT. LAUDERDALE, FLORIDA

INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	GENERAL NOTES	10/1/68	W.D.	W.D.
2	FOUNDATION	10/1/68	W.D.	W.D.
3	STRUCTURAL	10/1/68	W.D.	W.D.
4	MECHANICAL	10/1/68	W.D.	W.D.
5	ELECTRICAL	10/1/68	W.D.	W.D.
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99	ELECTRICAL	10/1/68	W.D.	W.D.
100	MECHANICAL	10/1/68	W.D.	W.D.

TABULATION OF LIVING UNITS

NO.	DESCRIPTION	NO.	DESCRIPTION
90	EFFICIENCIES (4 HANDICAPPED)	95	
91	BEDROOM (10 HANDICAPPED)	96	
92	HANDICAPPED BATH (3 BEDROOMS)	97	
93	TOTAL 124 UNITS (14 HANDICAPPED)	98	

PARKING

REGULAR	HANDICAPPED	EMPLOYEES	TOTAL
85	8	20	113

ARCHITECT	WILLIAM DORSKY ASSOCIATES	SIGNED
CONTRACTOR	MYCON CORPORATION	SIGNED
SPONSOR		SIGNED
BONDING COMPANY		SIGNED
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

RENOVATION OF EXISTING

BRIGHT DAY ADULT DAY SERVICES

3081 Taft Street Hollywood, FL

PROJECT TEAM

ARCHITECT OF RECORD:



2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

CIVIL ENGINEER:
ZEPHYR Engineering
Wilford Zephyr, P.E.

HOLLYWOOD, FL
wzephyr@gmail.com
TEL - (786) 302-7693
C.A#: 31158

PROJECT PHOTO



DRAWING INDEX

ARCHITECTURE

- A0.0 COVER
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A1.2 EXISTING PHOTOS
- A1.3 PICTURES OF SURROUNDING PROPERTIES
- A2.0 EXISTING DEMOLITION GROUND FLOOR PLAN
- A2.1 PROPOSED GROUND FLOOR PLAN
- A2.2 EXISTING ROOF PLAN
- A3.1 PROPOSED REFLECTED CEILING PLAN

CIVIL

- C-1 OVERALL CIVIL SITE PLAN
- C-2 WORK AREA

SCOPE OF WORK

ALTERATION LEVEL 2:

ON A SECTION OF AN EXISTING 1-STORY INSTITUTIONAL ADULT DAY CARE BUILDING.

WORK INCLUDES:

INTERIOR IMPROVEMENT OF EXISTING DAY CARE ACTIVITY ROOMS, DINING, OFFICES AND RESTROOMS AREAS (APPROXIMATELY 4,350 SQ FT).

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514208170011
PROPERTY OWNERS: LAKE DELRAY INVESTORS LP
ADDRESS: 3081 TAFT STREET HOLLYWOOD, 33021
FEDERATION MANOR 127-34 B PORTION OF PARCEL A DESC AS: BEG NE COR PAR A, S 49.9, W 59.17, NW/60, W 29.89, N 54.03, NW 71.85, N 75.29, NW 46.52, NE 34.79, N 18, E 40.68, N 54.25, E 5.50, N 99.35, W 12.35, N 68.86 TO N/L PAR A, E 174.99 TO POB

PROPERTY ID #: 514208170010
PROPERTY OWNERS: FEDERATION PLAZA LP
ADDRESS: 3081 TAFT STREET HOLLYWOOD, 33021-4461
FEDERATION MANOR 127-34 B PORTION OF PARCEL A DESC AS: BEG NW COR PAR A,E 257.14, S 68.86,E 12.35, S 99.35, W 5.50, S 54.25, W 40.68, S 18, SW 34.79, SE 46.52, S 75.29, SE 71.85, S 54.03, W 246.12, SW 40 TO W/L PAR A, N 490 TO POB

KEY PLAN

SCOPE OF WORK



LOCATION MAP

LOCATION OF WORK



CODE ANALYSIS / PROJECT DATA

PLANS SHALL COMPLY WITH THE FOLLOWING:

FLORIDA BUILDING CODE SIXTH EDITION, 2017.
FLORIDA FIRE PREVENTION CODE SIXTH EDITION, 2017.
FLORIDA ACCESSIBILITY CODE SIXTH EDITION, 2017.

REFERENCED NFPA STANDARDS AS ADOPTED BY THE STATE OF FLORIDA:
NFPA 101 - 6th ED.
NFPA 72 - 2013.

INTERIOR RENOVATION -INSTITUTIONAL (THIS PERMIT)

EXISTING 1 STORY CONCRETE STEM WALL FOUNDATION BLDG WITH CONCRTEE BEAMS, 8" C.B.S. REINFORCED MASONRY W/ EXT. STUCCO FINISH AND BAR JOIST CONC ROOF.
ALTERATION LEVEL 2 SECTION 505 (FBC EXISTING)
FIRE SPRINKLERED

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 504.3/504.4)

GROUP	TYPE	ALLOWED		PROVIDED	
		STORIES /HEIGHT	AREA (SQ. FT.)	HEIGHT	AREA (SQ. FT.)
14		N/A	N/A	1/12'-10"	4,351

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)

TYPE II A	
STRUCTURAL FRAME	1 HR
EXTERIOR WALLS	1 HR
NONBEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR

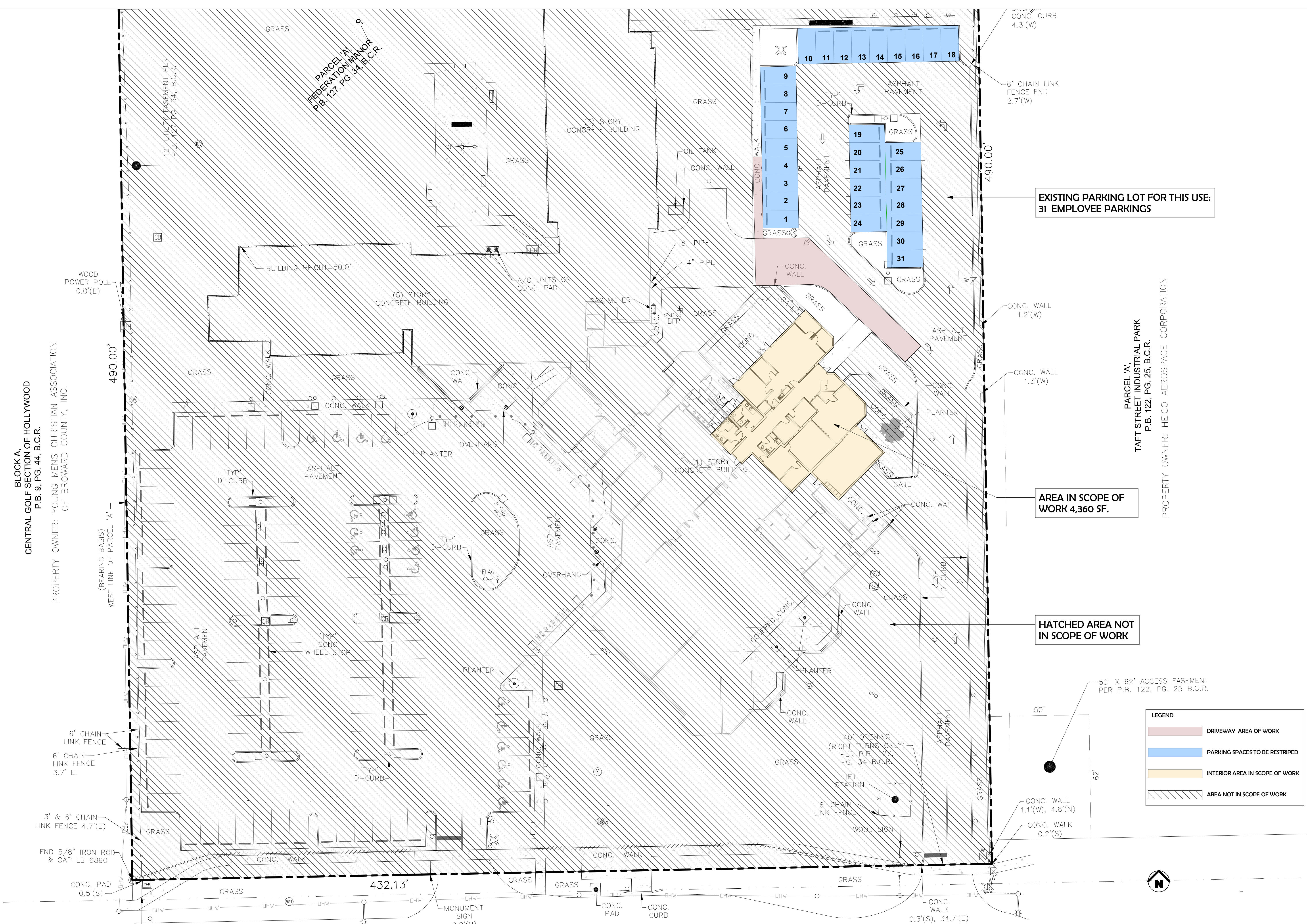
REQUIRED SEPARATION OF OCCUPANCIES B / B = 0 HR (TABLE 302.2)

COVER

20-008

A0.0

RENOVATION OF EXISTING SENIOR DAY CARE CENTER
3081 Taft St.Hollywood, FL 33021



BLOCK A
CENTRAL GOLF SECTION OF HOLLYWOOD
P.B. 9, PG. 44, B.C.R.

PROPERTY OWNER: YOUNG MENS CHRISTIAN ASSOCIATION
OF BROWARD COUNTY, INC.

PARCEL 'A'
FEDERATION MANOR
P.B. 127, PG. 34, B.C.R.

PARCEL 'A'
TAFT STREET INDUSTRIAL PARK
P.B. 122, PG. 25, B.C.R.

PROPERTY OWNER: HEICO AEROSPACE CORPORATION

EXISTING PARKING LOT FOR THIS USE:
31 EMPLOYEE PARKINGS

AREA IN SCOPE OF
WORK 4,360 SF.

HATCHED AREA NOT
IN SCOPE OF WORK

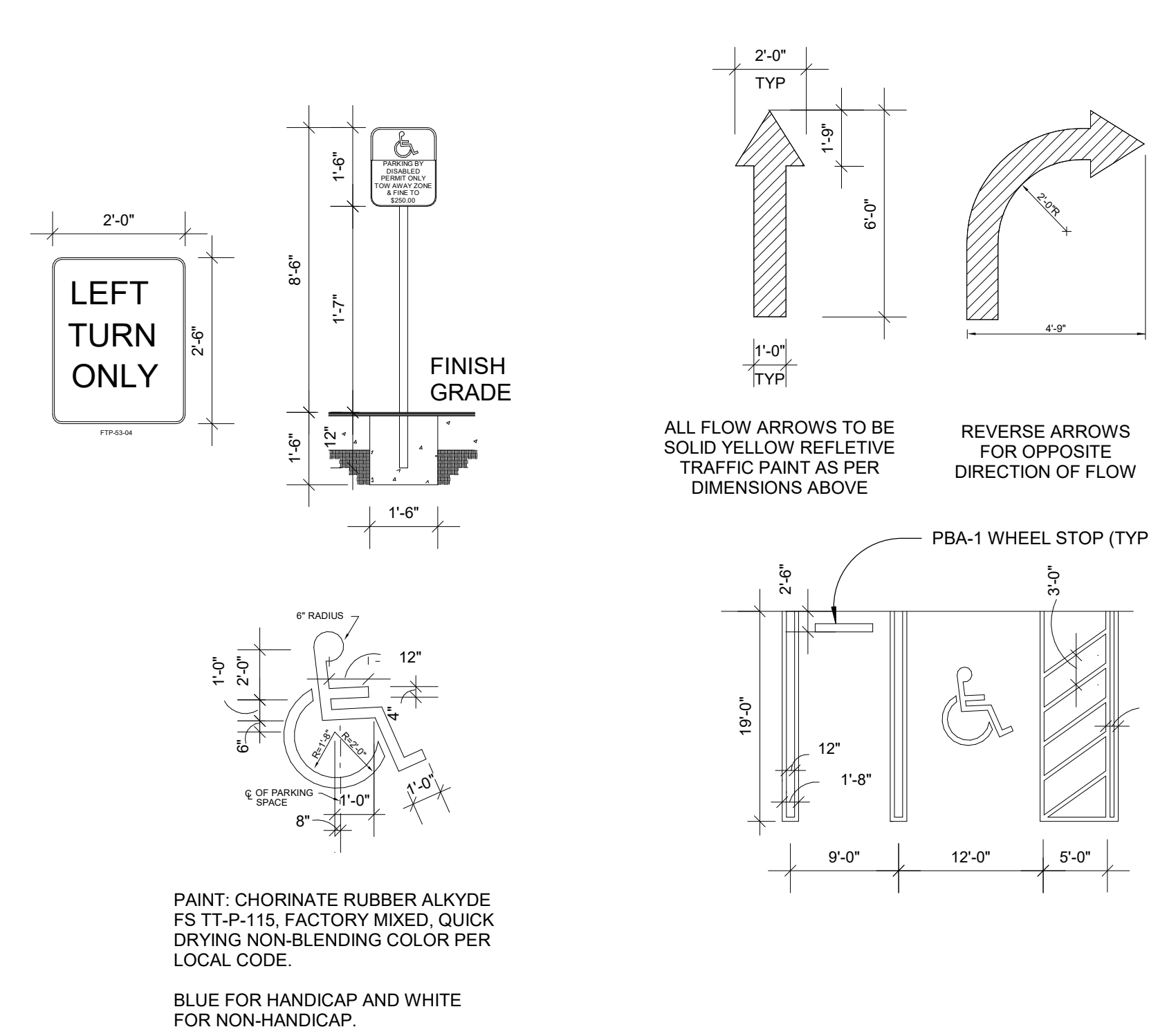
LEGEND	
	DRIVEWAY AREA OF WORK
	PARKING SPACES TO BE RESTRIPTED
	INTERIOR AREA IN SCOPE OF WORK
	AREA NOT IN SCOPE OF WORK

RENOVATION OF EXISTING SENIOR DAY CARE CENTER 3081 Taft St.Hollywood, FL 33021

EXISTING SITE PLAN

20-008

A1.0

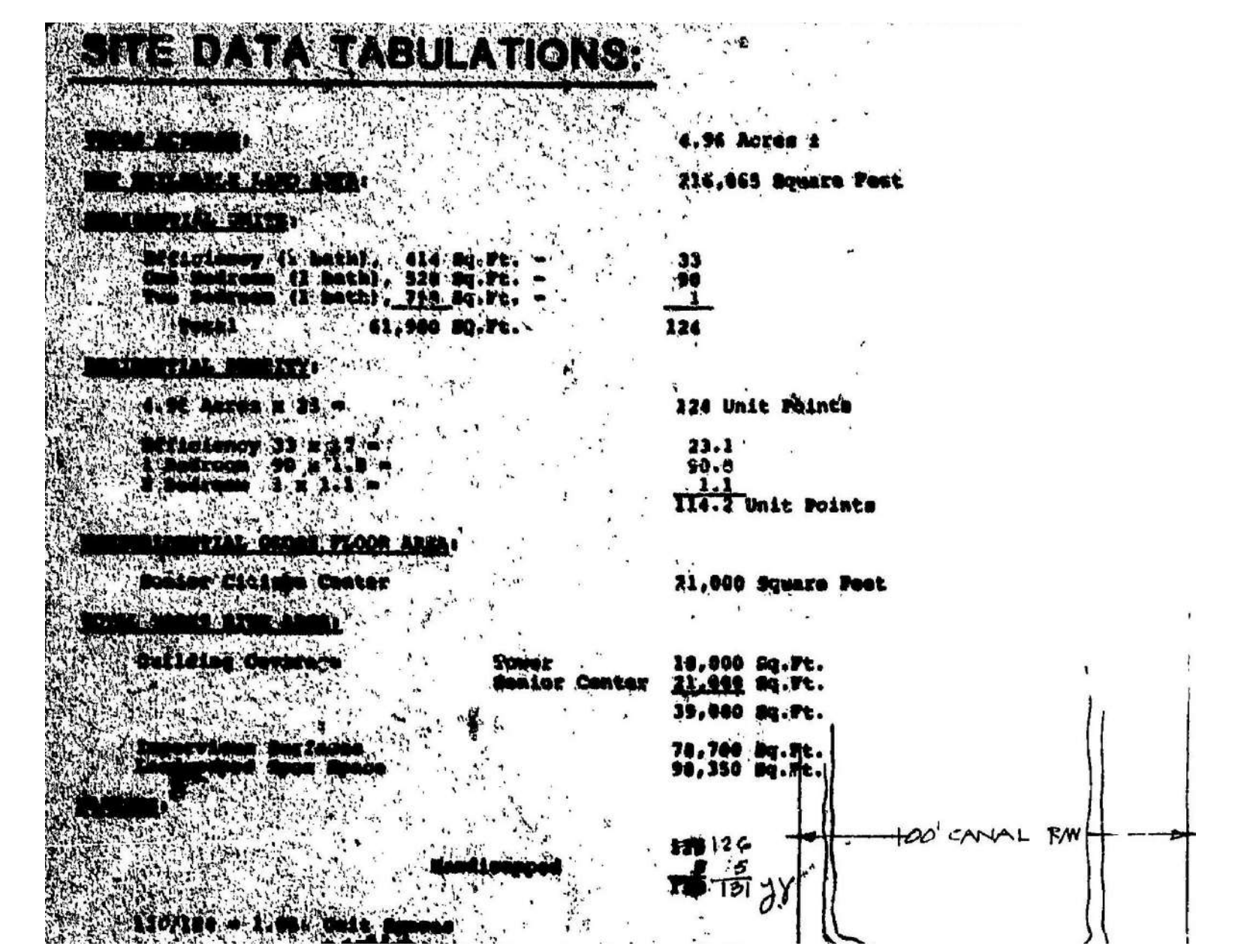


PARKING SPACE MARKING
1" = 1'-0"

DESCRIPTION	EXISTING PREVIOUSLY APPROVED	EXISTING WEST PARCEL	EXISTING EAST PARCEL	PROPOSED AREA IN SCOPE OF WORK
LOT SIZE	4.96 ACRES			
PARCELS		121,552 SF	86,299 SF	
UNITS				
EFFICIENCY UNITS	33 UNITS	33 UNITS		
1 BEDROOM UNITS	90 UNITS	90 UNITS		
2 BEDROOM UNITS	1 UNIT	1 UNIT		
TOTAL # UNITS	124 UNITS	124 UNITS = 19,000 SF		
SENIOR ACTIVITY AREAS				
SENIOR CENTER AREA IN SCOPE OF WORK			4,360.000	4,360 SF
SENIOR CENTER AREA NOT IN SCOPE OF WORK	16,640 SF		16,640.000	
TOWER GROUND FLOOR SENIOR CENTER	18,000 SF	18,000 SF		
TOTAL SENIOR CENTER COMMON AREAS	39,000 SF		21,000.000	
PARKING INFO				
PARKING SPACES	126	90	31	27
ADA PARKING SPACES	5	10	0	2
TOTAL PARKING SPACES (*)	131	100	31	29

(*) - On parking lot to be used for this scope of work, number of spaces was reduced due to adding 2 ADA spaces.

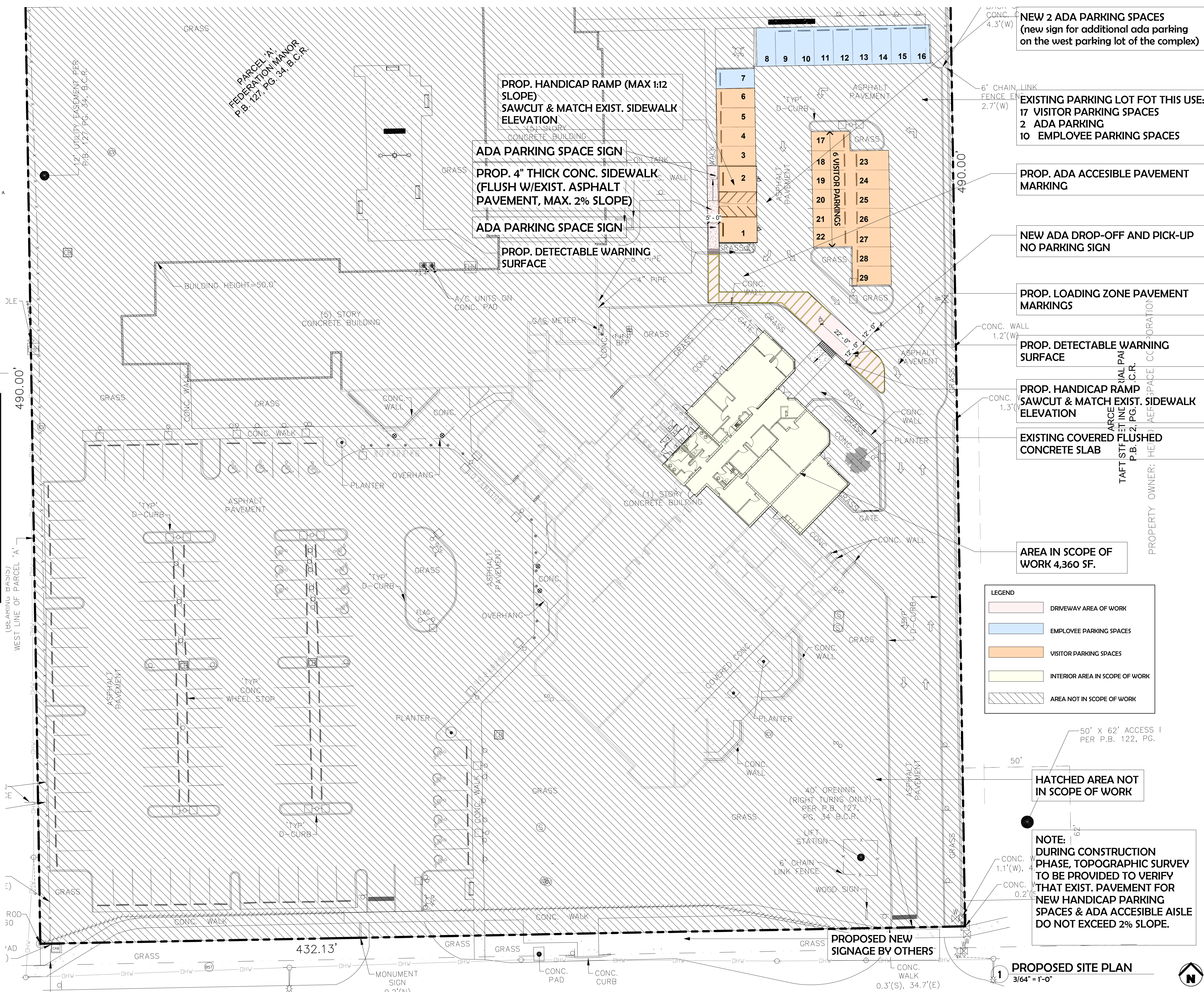
SITE DATA / PARKING
12" = 1'-0"



PREVIOUSLY APPROVED SITE DATA / PARKING
12" = 1'-0"



RENOVATION OF EXISTING SENIOR DAY CARE CENTER
3081 Taft St.Hollywood, FL 33021



PROPOSED SITE PLAN



PHOTO # 11



PHOTO # 12



PHOTO # 13



PHOTO # 14



PHOTO # 15

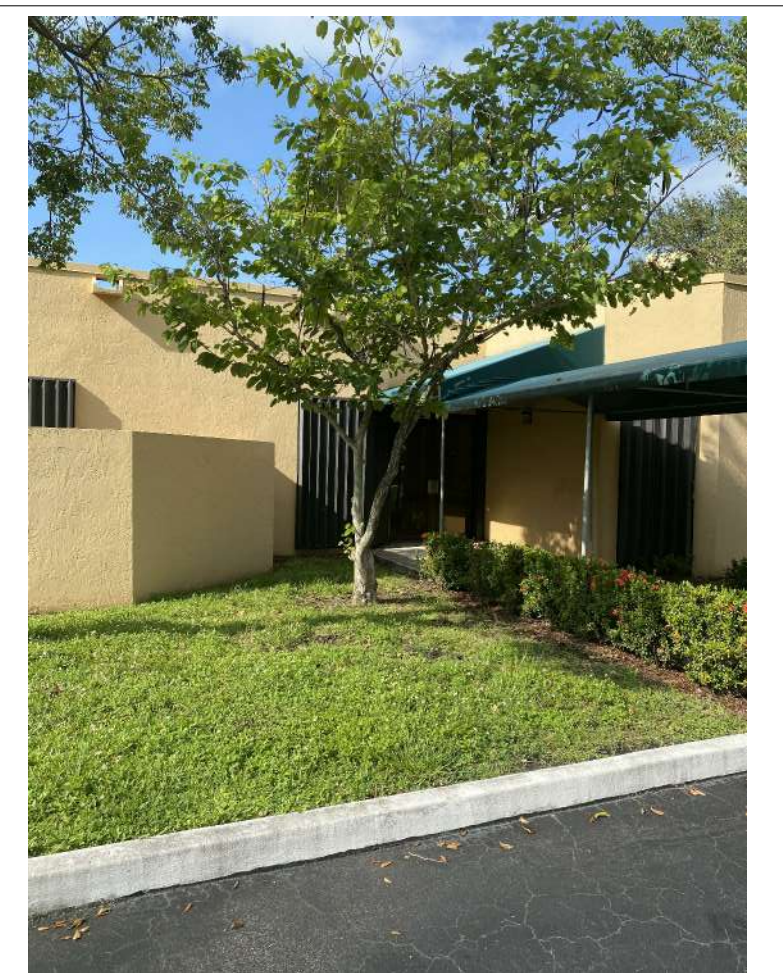


PHOTO # 1



PHOTO # 10

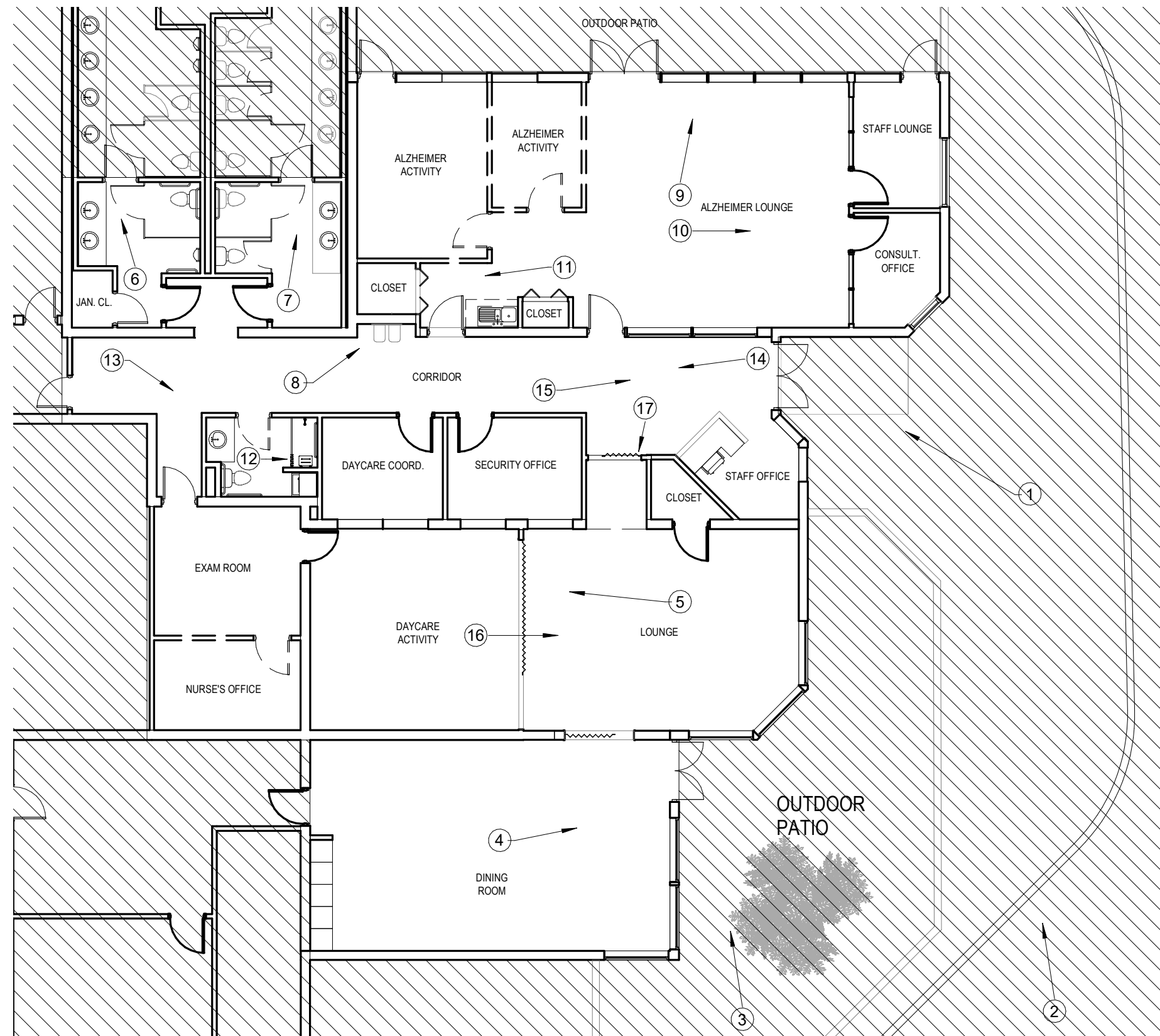


PHOTO PLAN LEGEND

→ View

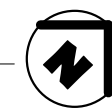


PHOTO # 16



PHOTO # 2



PHOTO # 9



PHOTO # 17



PHOTO # 3



PHOTO # 8



PHOTO # 7



PHOTO # 6



PHOTO # 5



PHOTO # 4



4 1 3



1



LOCATION MAP

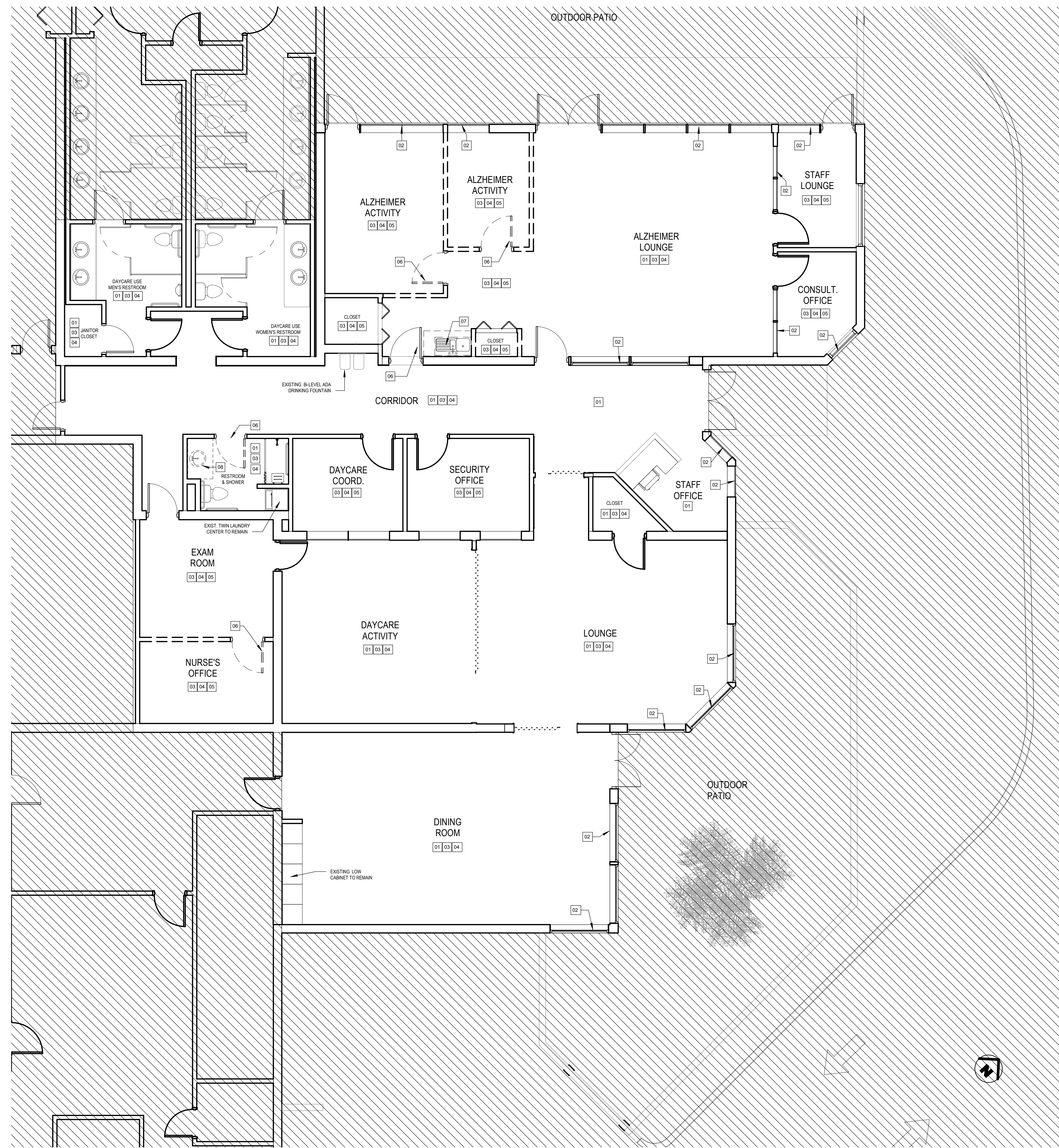


2

1

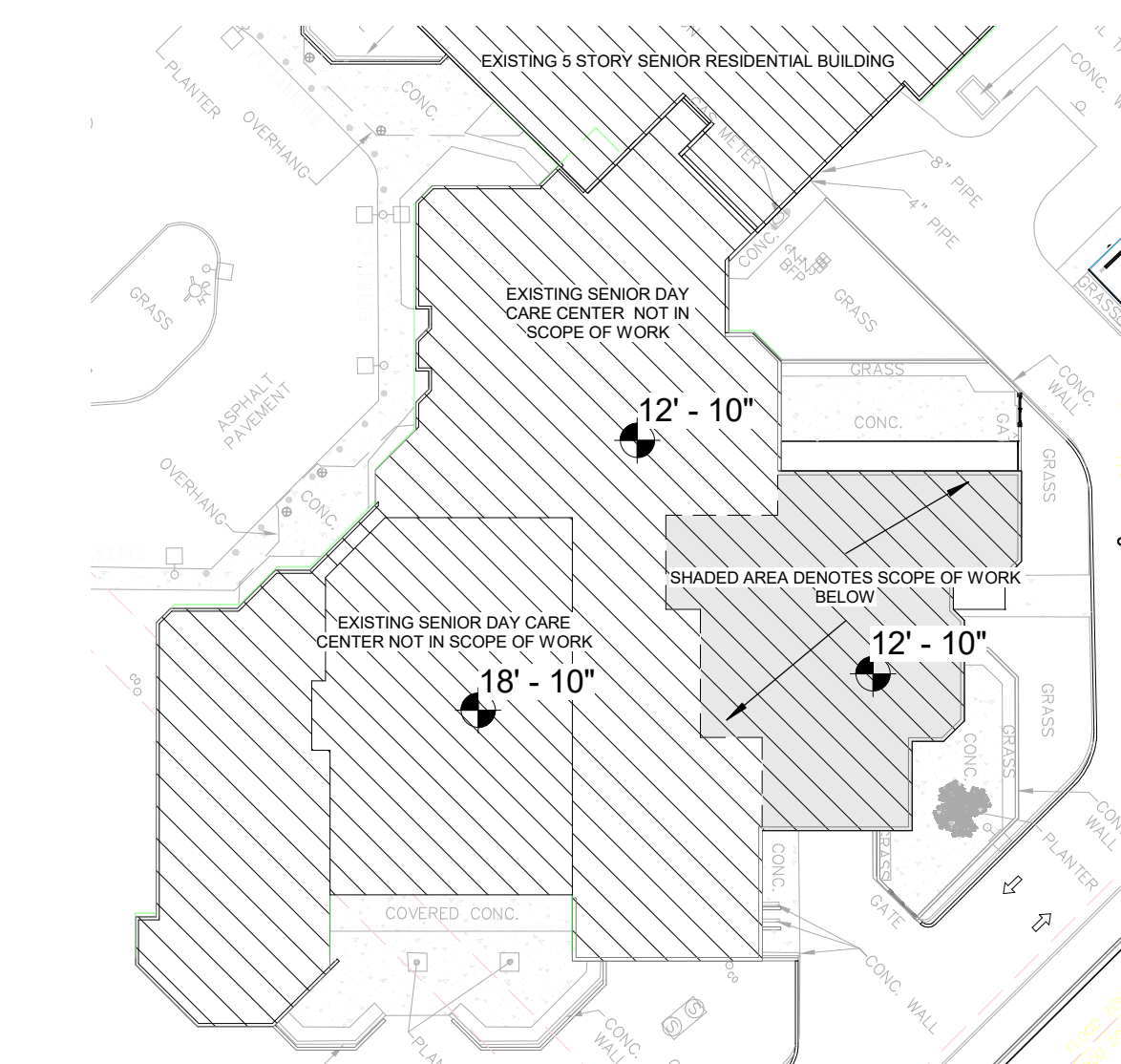
- LEGEND
- 1: **SUBJECT PROPERTY**
 - FEDERATION PLAZA APTS 3081 TAFT ST, HOLLYWOOD, FL 33021**
 - 2: INVICTA WATCH USA 3069 TAFT ST, HOLLYWOOD, FL 33021
 - 3: YELLOW GREEN MARKET 3080 SHERIDAN ST, HOLLYWOOD, FL 33021
 - 4: GREATER HOLLYWOOD YMCA 3161 TAFT ST, HOLLYWOOD, FL 33021
 - 5: ROTARY PARK 3150 TAFT ST, HOLLYWOOD, FL 33021
 - 6: LPI CORPORATION 3000 TAFT ST, HOLLYWOOD, FL 33021
 - 3: STOP N SHOP 2960 TAFT ST, HOLLYWOOD, FL 33021



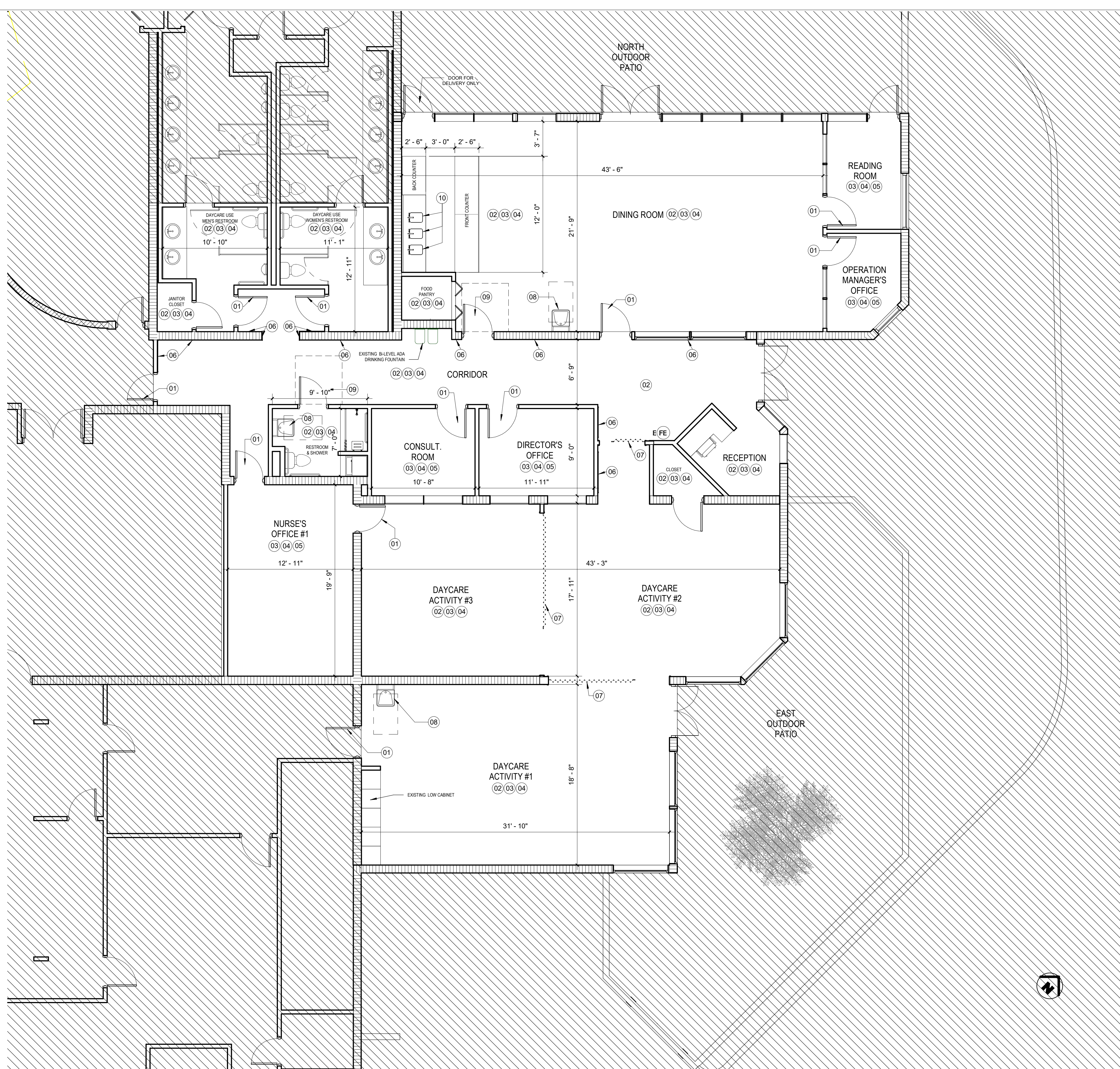


DEMOLITION PLAN LEGEND	
	OUTSIDE THE SCOPE OF WORK- TO REMAIN AS EXISTING
	EXISTING CMU WALLS TO REMAIN
	EXISTING PARTITION TO REMAIN
	DEMOLITION WALLS
	FIRE EXTINGUISHER
E	EXISTING TO REMAIN
N	DENOTES NEW
R	RELOCATE / REMOVE

DEMOLITION NOTES	
	01 Remove all existing flooring
	02 Remove all existing window treatments
	03 Remove existing ceiling tiles.
	04 Remove fluorescent ceiling lights
	05 Remove existing carpet tile flooring
	06 Remove existing door
	07 Remove existing sink, faucet & appliances. Cap pipes.
	08 Remove existing plumbing fixture & millwork



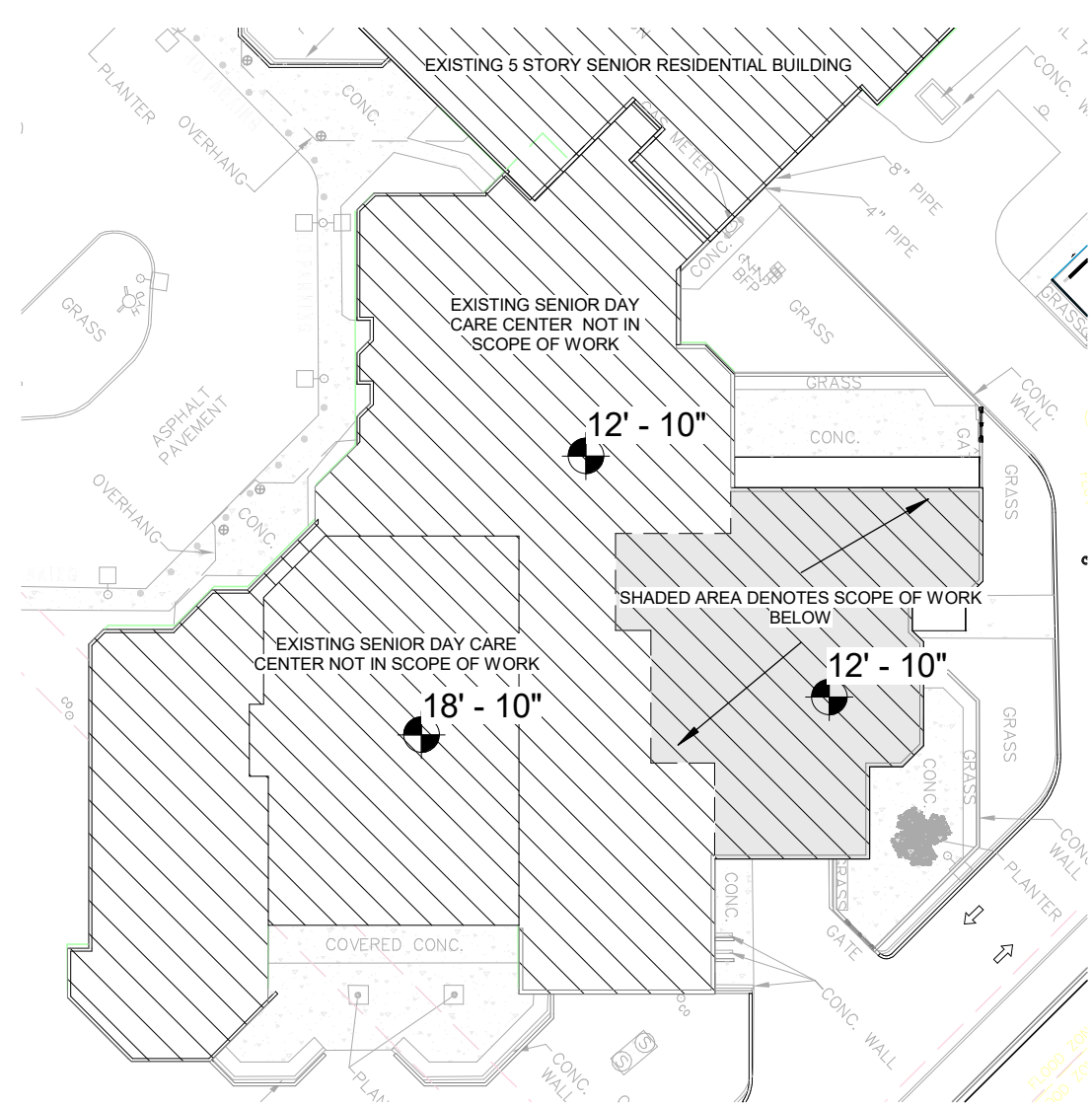
2 KEY PLAN.
1" = 40'-0"



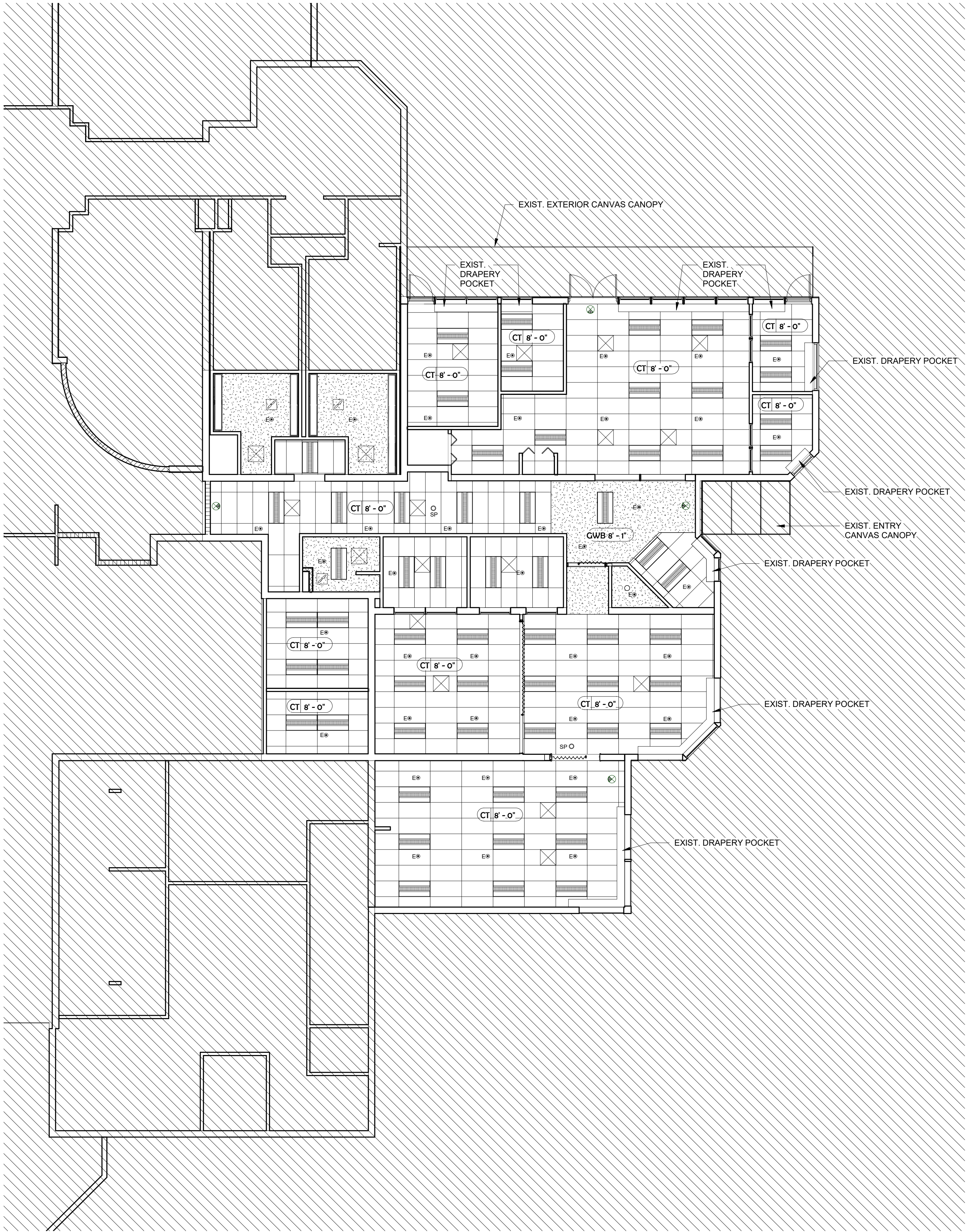
DEMOLITION PLAN LEGEND	
	OUTSIDE THE SCOPE OF WORK- TO REMAIN AS EXISTING
	EXISTING CMU WALLS TO REMAIN
	EXISTING PARTITION TO REMAIN
	DEMOLITION WALLS
	FIRE ESTINGUISHER
	EXISTING TO REMAIN
	DENOTES NEW
	RELOCATE / REMOVE

CONSTRUCTION LEGEND	
	EXISTING DOOR TO REMAIN. CHANGE ALL DOOR KNOBS TO LEVERS
	NEW FLOORING
	NEW 2' X 4' CEILING TILES
	NEW 2' X 4' LED FLUORESCENT LIGHTING FIXTURES
	NEW CARPET TILE
	EXISTING HANDRAILS TO BE CLEANED & REFINISHED
	EXISTING ACCORDION WALL PARTITIONS TO BE CLEANED & REFINISHED
	NEW ADA WALL-HUNG SINK
	NEW ADA REVERSE LEFT DOOR. PROVIDE SCRATCH RESISTANT VISION PANEL AT KITCHEN LOCATION.
	NEW KITCHEN SINK AND FAUCET

NOTE:
COORDINATE CONSTRUCTION PHASING TO ALLOW ACCESS TO THE BUILDING AND THE SITE DURING OPERATING HOURS. ANY WORK DONE BY CG TO ALLOW BUILDING TO FULLY OPERATE WHILE IN CONSTRUCTION. COORDINATE CONSTRUCTION PHASING WITH MEP AS NEEDED.



2 KEY PLAN
1" = 40'-0"



CEILING LEGEND	
	OUTSIDE THE SCOPE OF WORK TO REMAIN AS EXISTING
	NEW 2' x 4' LED LIGHT (TYPE "A")
	A/C SUPPLY VENT
	A/C RETURN VENT
	BATHROOM EXHAUST FAN
	EXIT SIGN
	SMOKE DETECTOR
	EMERGENCY LIGHT
SP O	EXISTING SPEAKER
	EXISTING SPRINKLER
E	EXISTING TO REMAIN
N	DENOTES NEW
R	RELOCATE / REMOVE

GENERAL NOTES
NOTE: *ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING. *ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR. *ALL LIFE SAFETY SYSTEMS, FIRE ALARMS, AND EGRESS, SHALL BE MAINTAINED IN FULL WORKING ORDER DURING CONSTRUCTION. FIRE ALARM & FIRE SPRINKLER CONTRACTORS SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FFPC (2018, 6TH EDITION) 1.- PROVIDE CONTROL JOINTS ON ALL GYPSUM BOARD, STUCCO AND CEMENT PLASTER CEILINGS AS REQUIRED. 2.- SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 3'-0" AWAY FROM AIR CONDITIONING DIFFUSERS. 3.- ALL CEILING FIXTURES AND DEVICES SHALL BE PLACED CENTERED ON THE CEILING PANELS, OR CENTERED ON THE HALF-PANEL WHERE 2'X2' PANELS ARE SPECIFIED . 4.- ALL CEILING FIXTURES AND DEVICES SHALL BE ALIGNED WHERE POSSIBLE IN GYPSUM BOARD OR CEMENT PLASTER CEILING, UNLESS OTHERWISE NOTED. 5.- CEILING ACCESS PANELS SHALL BE PROVIDED AS REQUIRED, COORDINATE LOCATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. 6.- INTERIOR FINISHES: ALL INTERIOR WALL, CEILING, FLOOR, DECORATIONS AND TRIM SHALL COMPLY WITH FBC' 2017 CHAPTER 8 / TABLE 803.11

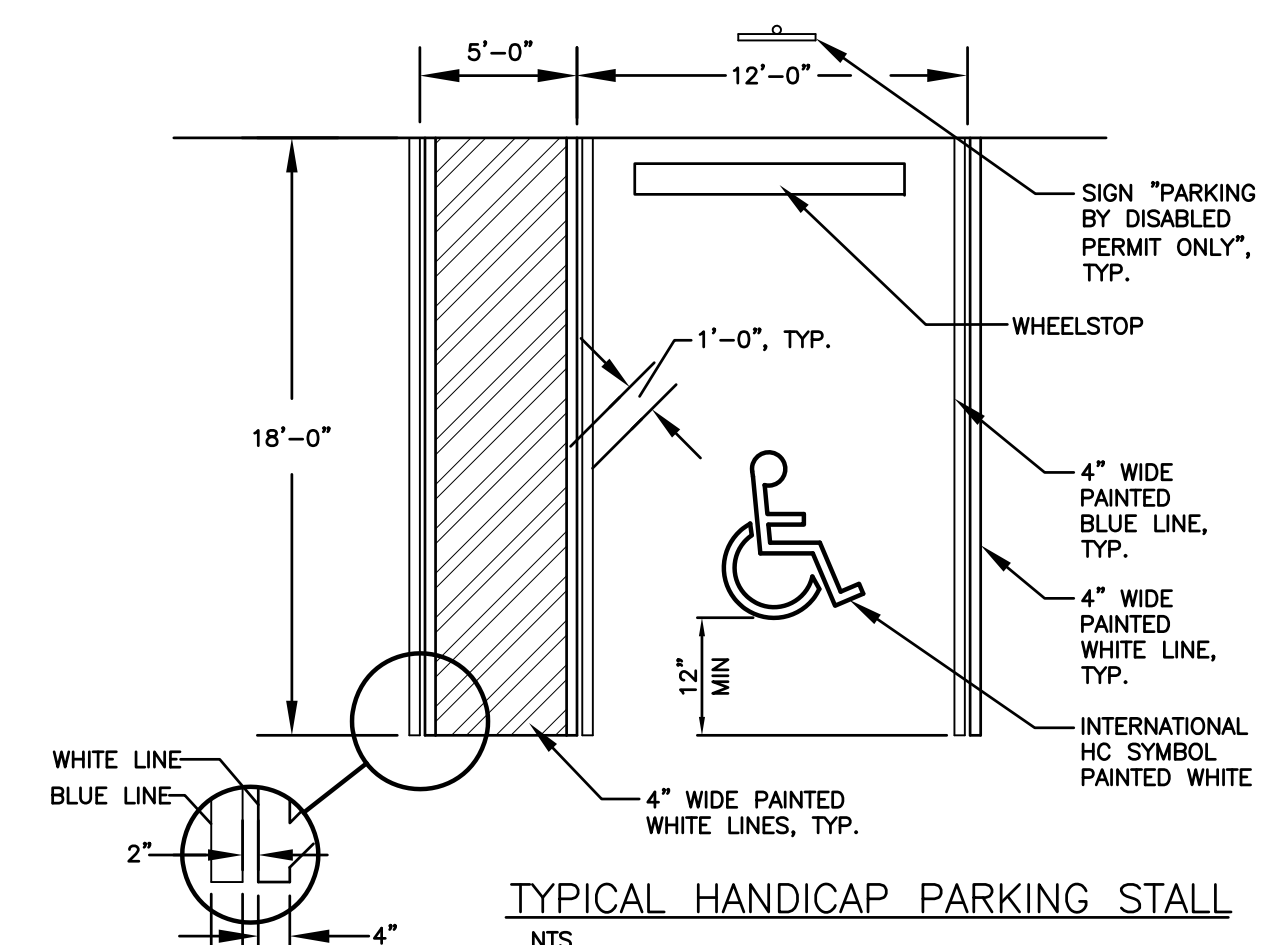
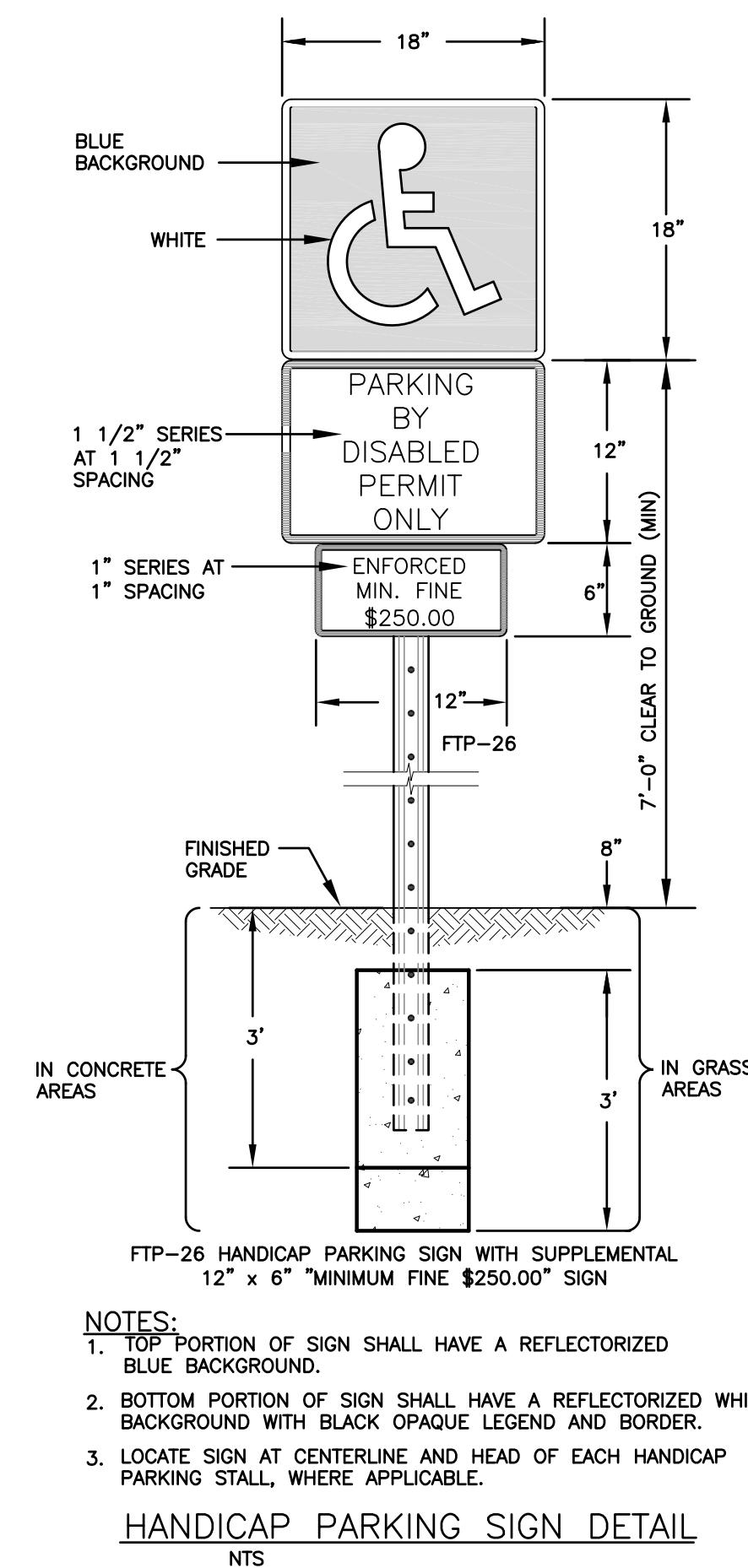
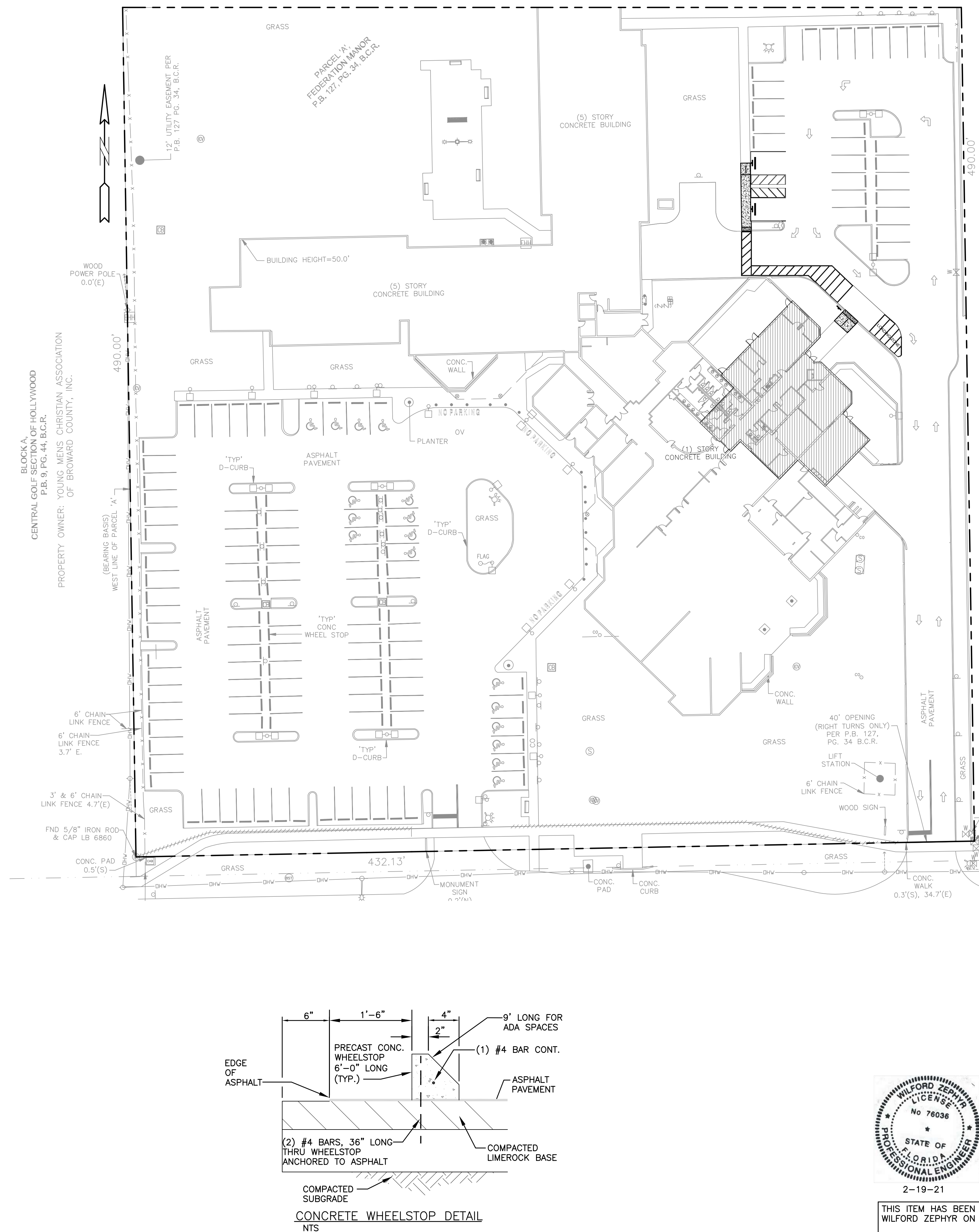
NOTE: 1. ALL EXTERIOR WALLS, WALLS AT EXIT PASSAGE WAYS AND STAIRS TO BE 2HR-FIRE RATED AS PER FBC'17 707.4, AND TABLE 707.3.10. REFER TO SHEETS A9.0, A9.1 & A9.2 FOR ASSEMBLY DETAILS AND UL SPECIFICATIONS. 2. ALL DOORS IN THE PATH OF EGRESS MUST BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION AS PER FBC'17, 1010.1.9.5. 3.ALL DOORS SERVING SPACES REQUIRED TO BE ACCESSIBLE MUST BE EQUIPPED WITH HANDICAPPED-OPERABLE FBC'17- ACCESSIBILITY, 404.2.7 & 309.4. 4. PROVIDE IDENTIFICATION SIGNS "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" FOR ALL FIRE/SMOKE SEPARATION WALLS AS PER FBC'17-BUILDING, 703.7.

NOTE: COORDINATE CONSTRUCTION PHASING TO ALLOW ACCESS TO THE BUILDING AND THE SITE DURING OPERATING HOURS. ANY WORK DONE BY CG TO ALLOW BUILDING TO FULLY OPERATE WHILE IN CONSTRUCTION. COORDINATE CONSTRUCTION PHASING WITH MEP AS NEEDED.
--

CEILING SCHEDULE		
TYPE	DESCRIPTION	COMMENTS
CT	EXISTING SUSPENDED GRID CEILING WITH NEW 2' X 4' STANDARD ACOUSTICAL CEILING TILE	PAINT COLOR WHITE
GWB	EXISTING PTD 5/8" GWB ON 7/8" FURRING CHANNELS	PAINT COLOR WHITE

1 GROUND FLOOR
1/8" = 1'-0"





THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

OVERALL CIVIL SITE PLAN

SCALE: 1"=30'

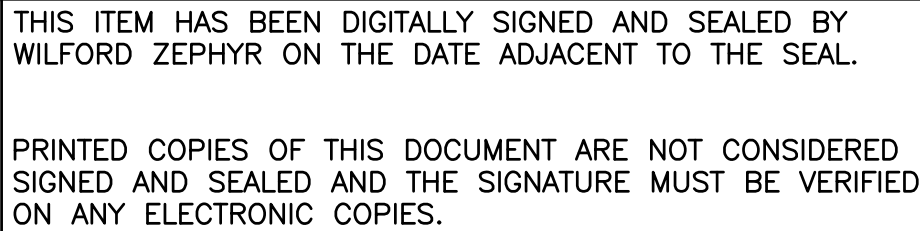
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**W
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**RENOVATION OF EXISTING
SENIOR DAY CARE CENTER**
3081 TAFT STREET
HOLLYWOOD, FL 33021

P.E.#:76036
E: 2/15/21
E: 1"=30'
ET NO.:
C-1
1 OF 2
PROJECT NO.: 21-C



WORK AREA

SCALE: 1"=10'

PROJECT NO.: 21-08