

EXHIBIT B

PROPOSED DEVELOPMENT:

"HOLLYWOOD CHARTER ACADEMY"

2025 MCKINLEY STREET

HOLLYWOOD, FLORIDA

3/12/2014 M.J.G.

4/29/2014 M.J.G.

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LOCATION MAP



PROJECT TEAM

DEVELOPER:



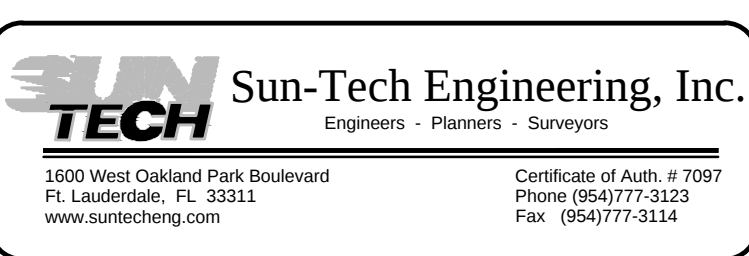
1915 Harrison Street
Hollywood, FL 33020
Ph: 954-929-5229
Fax: 954-929-5226
www.mg3developer.com

ARCHITECT:



Maritza J. Gil
Architectural Project Manager
Phone: (954) 462-6565 Ext. 24
E-mail: mgil@gjcarc.com

CIVIL ENGINEER:



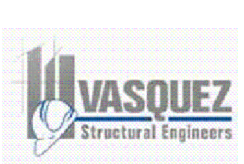
1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311
www.suntecheng.com
Certificate of Auth. # 7097
Phone (954) 777-3123 Fax
(954) 777-3114

LANDSCAPE ARCHITECT:

JFS DESIGN INC.

1833 NW 140th TERR.
PEMBROKE PINES, FL, 33028
Phone (954) 447-1852
Fax (954) 442-8225

STRUCTURAL:



6635 W. Commercial Blvd.
Suite 215
Tamarac, FL 33319
Ph. 954-726-7500
Fax. 954-726-7501

CONSULTING ENGINEERS:



LEONARDO NAVEIRAS, INC.
"CONSULTING ENGINEERS"
Leonardo Naveiras P.E. CA# 25830
Julio C. Vidal P.E. PE# 52732
1918 Harrison St. # 207 Hollywood, FL 33020
Phone: 954-270-4822 Fax: 954-241-8850
E-mail: lnaveira@aol.com

MEETING DATES

PDB	CITY COMMISSION
02/13/2014	02/19/2014 03/19/2014

APPROVED RESOLUTION : R-2014-069

ORDINANCE : O-2014-04

PLUMBING

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P-9	PLUMBING NOTES & DETAIL

1/15/2015 M.J.G.

4/03/11/2015 M.J.G.

ALTA/ACSM LAND TITLE SURVEY

LOCATION MAP (NTS)



OUR SITE

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0309 F, 308 F & 316 F
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	10/02/97

LEGEND:

CKD
CONC
DWN
FB/PG
SIR
SNC
FIR
FIP
FNC
FND
P.B.
B.C.R.
-X-
ENCH
(C)

CHECKED BY
CONCRETE
DRAWN BY
FIELD BOOK AND PAGE
SET 5/8" IRON ROD & CAP #6448
SET NAIL AND CAP #6448
FOUND IRON ROD
FOUND IRON PIPE
FOUND NAIL AND CAP
FOUND NAIL & DISC
PLAT BOOK
BROWARD COUNTY RECORDS
CHAIN LINK/ WOOD FENCE
ENCROACHMENT
CLEAR

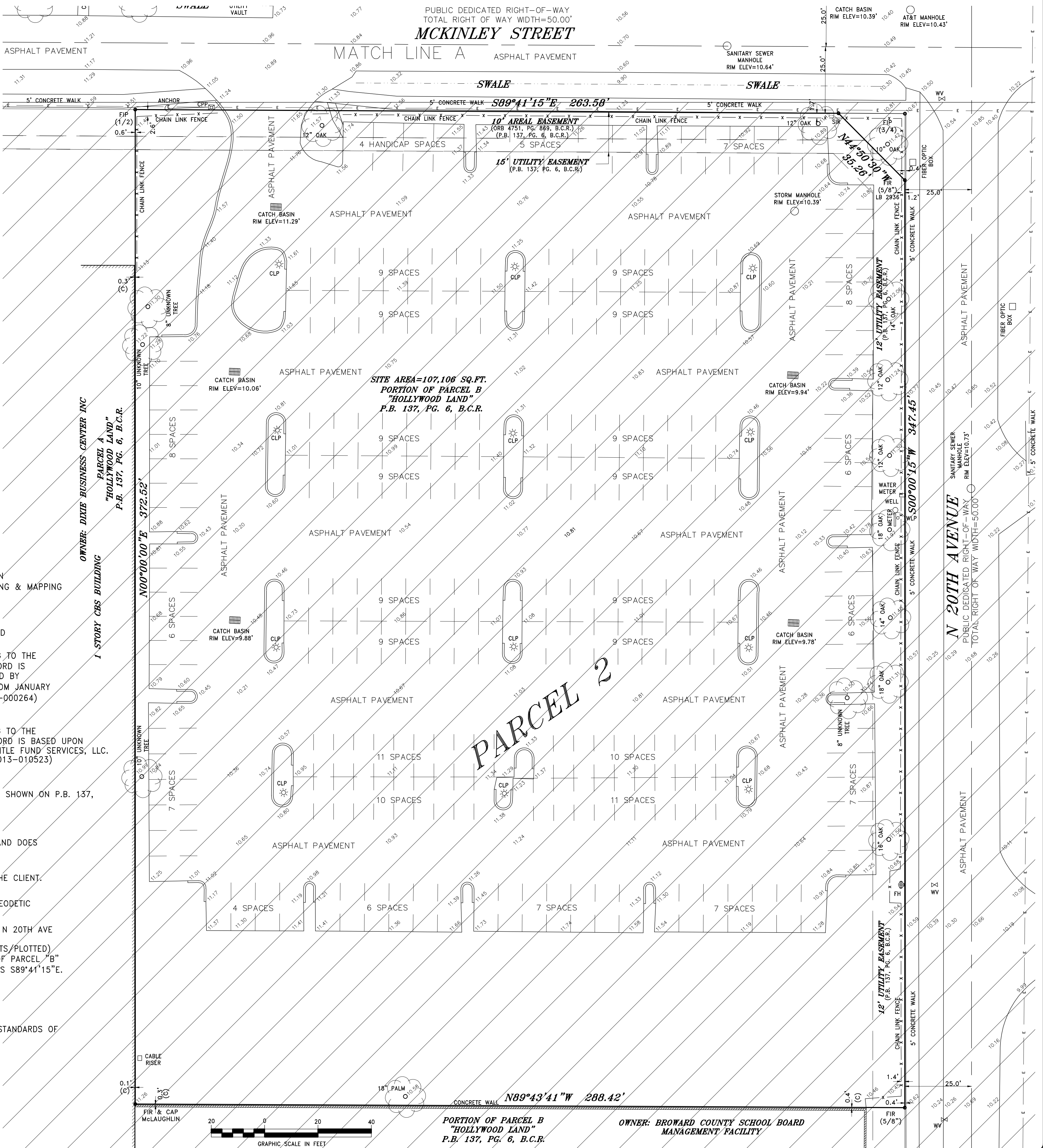
SSMH
WMH
MW
CO
CPP
WV
CLP
FH
BFP
-E-
WM
4.47
-/-
CLP
EB
o
FDC
ALTA
ACSM
ORB

SANITARY SEWER MANHOLE
WATER MANHOLE
MONITORING WELL
CLEAN OUT
CONCRETE POWER POLE
WATER VALVE
CONCRETE LIGHT POLE
FIRE HYDRANT
BACK FLOW PREVENTER
OVERHEAD UTILITY LINES
WATER METER
NGVD 1929 ELEVATION
NON-VEHICULAR ACCESS LINE
CONCRETE LIGHT POLE
ELECTRIC BOX
BOLLARD
FIRE DEPARTMENT CONNECTION
AMERICAN LAND TITLE ASSOCIATION
AMERICAN CONGRESS ON SURVEYING & MAPPING
OFFICIAL RECORDS BOOK

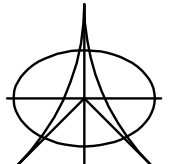
NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- (a) THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCES REPORT ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC., EFFECTIVE DATE FROM JANUARY 27, 2009 TO JUNE 2, 2013. (FUND FILE NUMBER: 10-2013-000264) NO PLOTTABLE EXCEPTIONS
- (b) THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC. EFFECTIVE DATE JULY 24, 2013. (FUND FILE NUMBER: 10-2013-010523)
- ITEM # 1 - EASEMENTS PER P.B. 137, PG. 6, B.C.R.
- ITEM # 2 - ARIAL EASEMENT PER ORB 4751, PG. 869, ALSO SHOWN ON P.B. 137, PG. 6, B.C.R. (AFFECTS/PLOTTED)
- NO OTHER PLOTTABLE EXCEPTIONS
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK @ N 20TH AVE AND TAFT STREET. ELEVATION=11.43' (AFFECTS/PLOTTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL "B" "HOLLYWOOD LAND", P.B. 137, PG. 6, B.C.R. SAID LINE BEARS S89°41'15"E.
- ZONING : IM-1 INDUSTRIAL AND MANUFACTURING DISTRICT
- SET BACKS REQUIREMENTS:
FRONT OR STREET SIDE - PURSUANT TO THE PERFORMANCE STANDARDS OF THE INDUSTRIAL STREET LANDSCAPE BUFFERS (§ 4.4E).
SIDE INTERIOR AND REAR - 0 FEET
MAXIMUM HEIGHT = 35 FEET

11. PARKING SPACES:	254	REGULAR SPACES
	4	HANDICAP SPACES
	258	TOTAL PARKING SPACES



COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MG3 DEVELOPERS GROUP

ALTA/ACSM LAND TITLE SURVEY

2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	01/14/13	DATA/COLL	AM	REC
ADDED CERTIFICATION, REVIEW TITLE COMMITMENT	02/11/13	-----	AM	REC
REVISED CERTIFICATION	07/08/13	-----	REC	REC
REVISED TO REFLECT OWNERSHIP & ENCUMBRANCES REPORT	07/09/13	-----	REC	REC
UPDATE SURVEY TO ALTA/ACSM STANDARDS	08/08/13	-----	AM	REC
ADDITIONAL RIGHT-OF-WAY LOCATION N 21ST AVENUE	10/08/13	-----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
ADDITIONAL RIGHT-OF-WAY LOCATION TAFT STREET	10/22/13	-----	AM	REC
ADDITIONAL RIGHT-OF-WAY LOCATION SOUTH BOUND LANE OF DIXIE HIGHWAY	11/08/13	SKETCH	JD	REC
ADDED HATCH ON S SIDE OF MCKINLEY AND WATER METERS CONNECTED TO BFP	11/08/13	SKETCH	JD	REC

PROJECT NO: 6938-13

SCALE : 1" = 20'

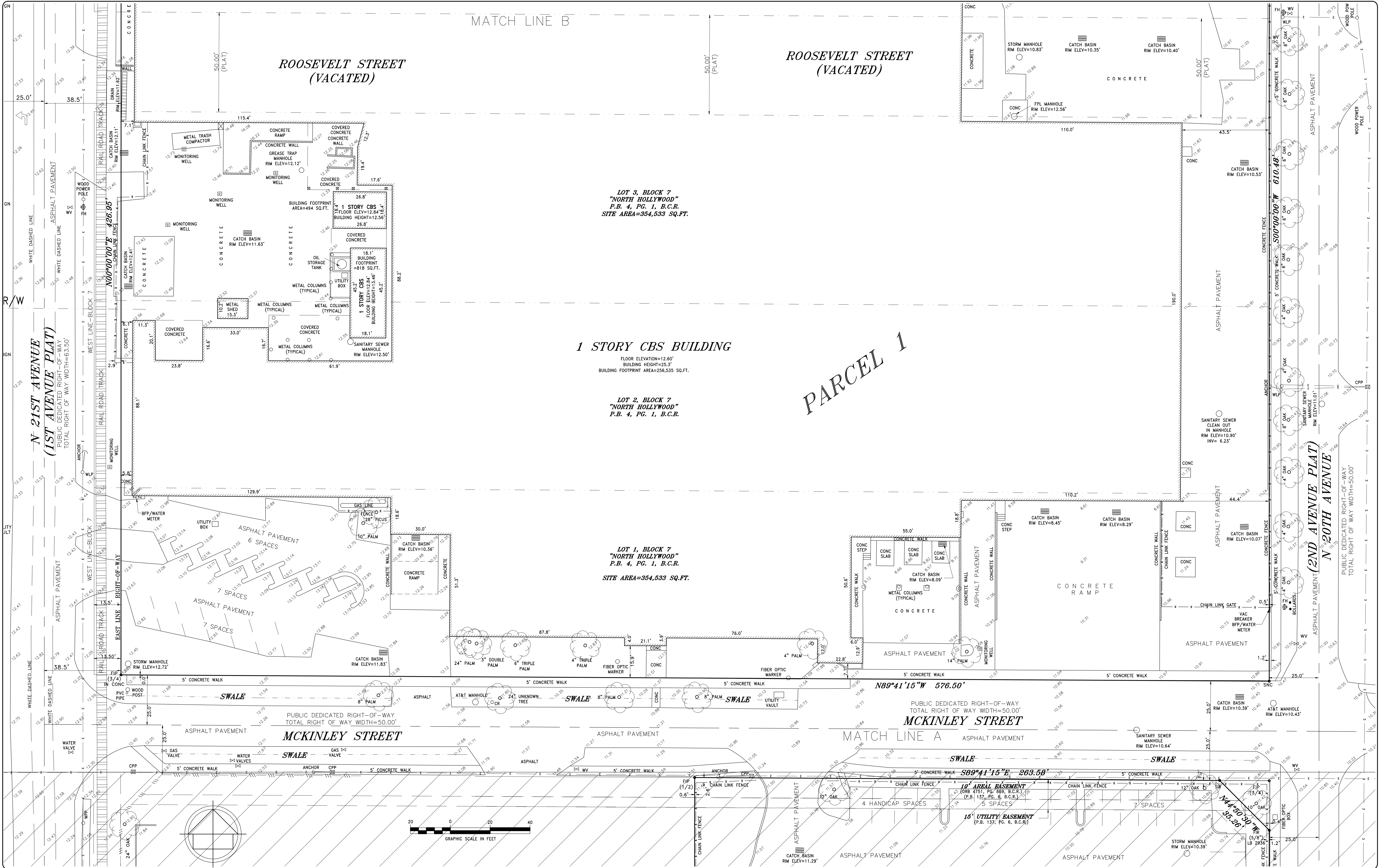
SHEET

1

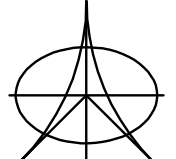
OF

5

SHEETS



COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MG3 DEVELOPERS GROUP

ALTA/ACSM LAND TITLE SURVEY

2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	01/14/13	DATA/COLL	AM	REC
ADDED CERTIFICATION, REVIEW TITLE COMMITMENT	02/11/13	-----	AM	REC
REVISED CERTIFICATION	07/08/13	-----	REC	REC
REVISED TO REFLECT OWNERSHIP & ENCUMBRANCES REPORT	07/09/13	-----	REC	REC
UPDATE SURVEY TO ALTA/ACSM STANDARDS	08/08/13	-----	AM	REC
ADDITIONAL RIGHT-OF-WAY LOCATION N 21ST AVENUE	10/09/13	-----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
ADDITIONAL RIGHT-OF-WAY LOCATION TAFT STREET	10/22/13	-----	AM	REC
ADDITIONAL RIGHT-OF-WAY LOCATION SOUTH BOUND LANE OF DIXIE HIGHWAY	11/08/13	SKETCH	JD	REC
ADDED HATCH ON S SIDE OF MCKINLEY AND WATER METERS CONNECTED TO BFP	11/08/13	SKETCH	JD	REC

PROJECT NO: 6938-13

SCALE : 1" = 20'

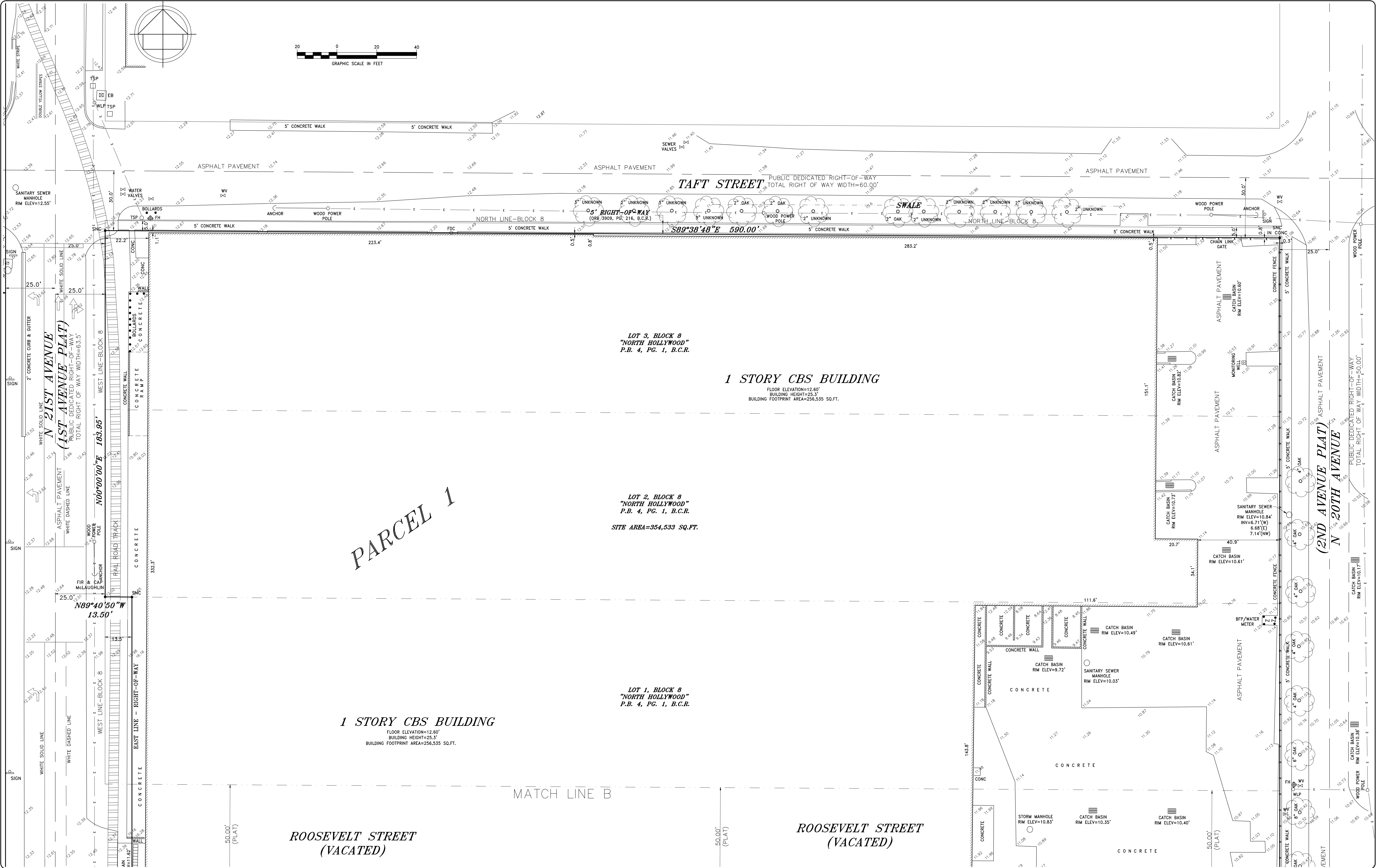
SHEET

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OF

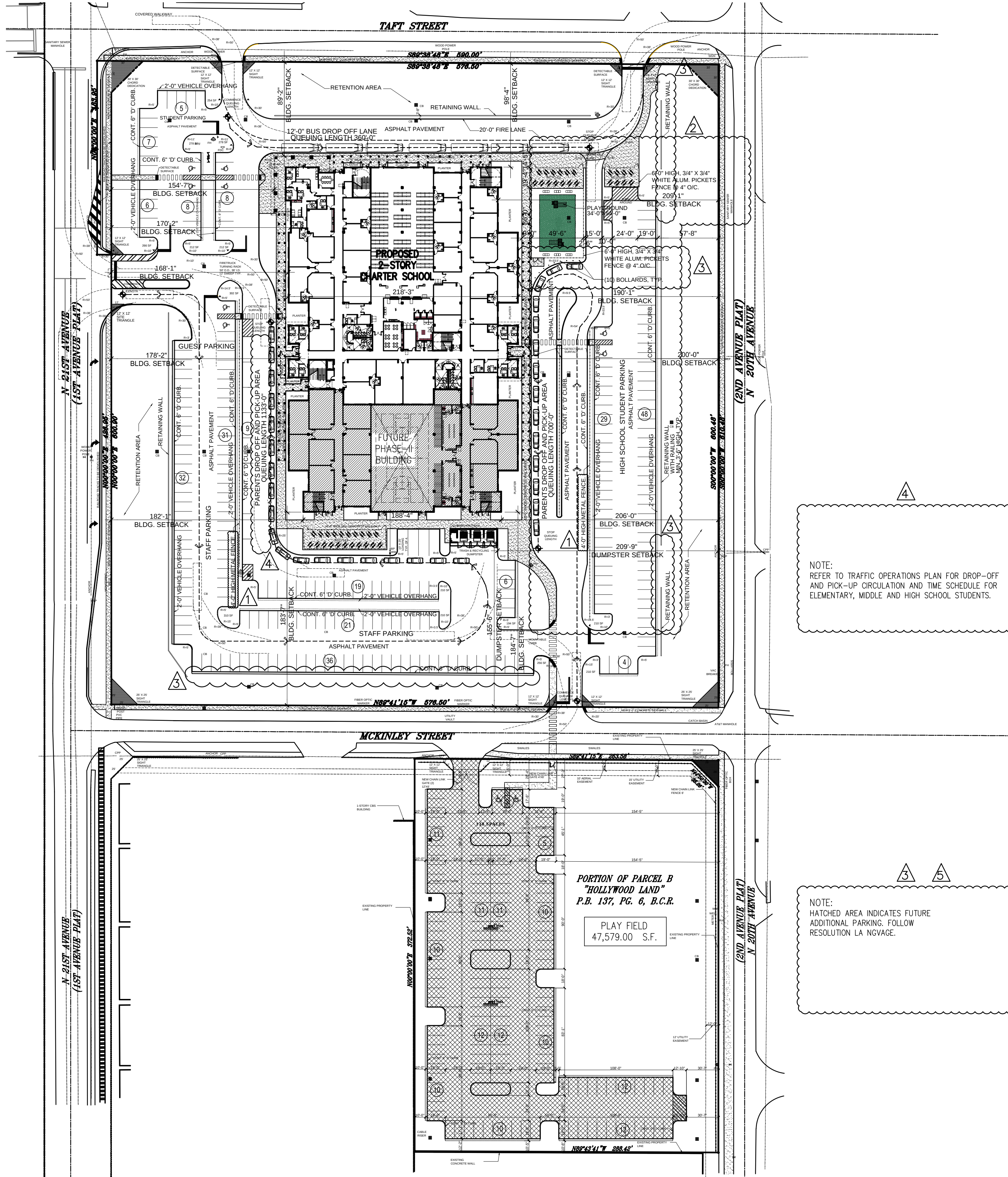
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SHEETS



1 MASTER DEVELOPMENT PLAN

SCALE: 1"= 60'-0"



6 SITE PLAN & BUILDING DATA

SCALE:

2 LEGAL DESCRIPTION

SCALE: N.T.S.

LEGAL DESCRIPTION:
PARCEL 1:
LOTS ONE (1), TWO (2), AND THREE (3), LESS THE WEST 13.50 FEET THEREOF, OF BLOCK SEVEN (7); AND LOT ONE (1), LESS THE WEST 13.50 FEET THEREOF, AND ALL OF LOTS TWO (2) AND THREE (3), IN BLOCK EIGHT (8); ALL IN "NORTH HOLLYWOOD", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE NORTH 5 FEET OF LOT 3, BLOCK 8, "NORTH HOLLYWOOD", DEEDED TO THE CITY OF HOLLYWOOD BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3909, AT PAGE 216, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THAT PART OF ROOSEVELT STREET LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 2ND AVENUE (NOW 20TH AVENUE), AND THE EAST RIGHT OF WAY LINE OF 1ST AVENUE (NOW 21ST AVENUE), EXCEPTING THEREFROM THE WEST 13.5 FEET OF SAID ROOSEVELT STREET, AS SHOWN ON THE PLAT OF "NORTH HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
PARCEL "B", LESS THE SOUTHERLY 102 FEET THEREOF, OF "HOLLYWOOD LAND", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 137, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3 LOCATION MAP

SCALE: N.T.S.



4 CHARTER SCHOOL DATA

SCALE: N.T.S.

PROJECT DESCRIPTION - MAIN SITE DATA TABLE

NEW K TO 12TH GRADE CHARTER SCHOOL

PROPERTY ADDRESS: 2025 MCKINLEY STREET, HOLLYWOOD, FL.

SITE DATA - SCHOOL

EXIST. ZONING DESIGNATION: — I M - 1
PROPOSED ZONING DESIGNATION: — PD
EXIST. LAND USE DESIGNATION: — RAC
WATER / WASTEWATER SERVICE PROVIDER: CITY OF HOLLYWOOD

NON RESIDENTIAL DEVELOPMENT:

PROPOSED USE: — ELEMENTARY SCHOOL
— MIDDLE SCHOOL
— HIGH SCHOOL

TOTAL SITE AREA:

SITE AREA (GROSS): — 550,671.36 S.F. 12.64 AC.
SITE AREA (NET): — 458,260.21 S.F. 10.52 AC.
EXCLUDING DEDICATED ROW

PARCEL #1

SITE AREA (GROSS): — 426,123.38 S.F. 9.78 AC.
SITE AREA (NET): — 351,154.64 S.F. 8.06 AC.
EXCLUDING DEDICATED ROW

PARCEL #2

SITE AREA (GROSS): — 124,547.98 S.F. 2.86 AC.
SITE AREA (NET): — 107,105.57 S.F. 2.46 AC.
EXCLUDING DEDICATED ROW

BUILDING AREA (PARCEL #1):

TOTAL BUILDING AREA: — 122,177.66 SQ. FT.
GROUND FLOOR AREA: — 66,575.13 SQ. FT.
SECOND FLOOR AREA: — 55,602.53 SQ. FT.

PHASE I

TOTAL BUILDING AREA: — 86,249.46 SQ. FT.
GROUND FLOOR AREA: — 45,009.49 SQ. FT.
SECOND FLOOR AREA: — 41,239.97 SQ. FT.

PHASE II

TOTAL BUILDING AREA: — 35,928.20 SQ. FT.
GROUND FLOOR AREA: — 21,565.64 SQ. FT.
SECOND FLOOR AREA: — 14,362.56 SQ. FT.

BUILDING HEIGHT ALLOWED: — N/A

BUILDING HEIGHT PROVIDED: — 33'-2" A.F.F. (TOP OF MANSARD WALL)

NUMBER OF STORIES: — (2) STORY BUILDING

PERVIOUS / IMPERVIOUS AREAS:

PHASE I & PHASE II

BUILDING FOOTPRINT: — 66,575.13 SQ. FT.
VEHICULAR USE AREA: — 184,530.80 SQ. FT.
(INCLUDING PARCEL #2 VEHICULAR USE AREA IF REQUIRED - 45,180.80 SQ. FT.)

CONC. SIDEWALK AREA: — 20,587.82 SQ. FT.
(INCLUDING PARCEL #2 CONC. SIDEWALK AREA - 468.82 SQ. FT.)

DUMPSTER: — 600.00 SQ. FT.

TOTAL OPEN SPACE PROVIDED: — 185,966.46 SQ. FT.

SITE AREA (NET): 458,260.21 SQ. FT.

PHASE I

BUILDING FOOTPRINT: — 45,009.49 SQ. FT.
VEHICULAR USE AREA: — 139,350.00 SQ. FT.

CONC. SIDEWALK AREA: — 20,119.30 SQ. FT.

DUMPSTER: — 600.00 SQ. FT.

TOTAL OPEN SPACE PROVIDED: — 253,181.42 SQ. FT.
(INCLUDING 3,789 S.F. VEHICLE OVERHANG)

(INCLUDING PARCEL #2 SITE AREA (NET): 107,105.57 SQ. FT.)

SITE AREA (NET): 458,260.21 SQ. FT.

LANDSCAPING WITHIN VEHICULAR USE AREA PHASE I & PHASE II (25% REQUIRED):

VUA: — 184,530.80 SQ. FT.

GREEN AREA ADJACENT TO VUA: — 123,606.35 SQ. FT. OR 66.98% OF VUA
(EXCLUDING PARCEL #1 - 25' BUFFER AREA - 13,638.81 SQ. FT.)
(EXCLUDING PARCEL #2 - 25' BUFFER AREA - 15,638.88 SQ. FT.)

BUILDING DATA

TYPE OF CONSTRUCTION: TYPE III-B (SPRINKLERED)

OCCUPANCY GROUP: GROUP "E" (EDUCATIONAL)

5 SETBACK DATA

PARKING DATA:

CONSTRUCTION OF PHASE II IS NOT CONTINGENT UPON STUDENT COUNT OR CONSTRUCTION OF ADDITIONAL PARKING.
PHASE II MAY BE CONSTRUCTED AT ANY TIME.

PARKING AS REQUIRED BY SECTION 423.10.0.7 FBC 2010:

BASED UPON 2,200 STUDENTS / 13 GRADES (K TO 12TH) = 170 STUDENTS PER GRADE.
130 STAFF AT 1 / PER EACH STAFF = 130
1 PER 100 STUDENTS FOR VISITORS = 22
1 PER 10 STUDENTS 11TH AND 12TH GRADES = 340 / 10 = 34

TOTAL REQUIRED = 186
(OF WHICH 6 SPACES TO BE HANDICAPPED SPACES, AS PER TABLE 208.2 FBC 2010)

PARKING REQUIRED AS REQUESTED BY THE CITY OF HOLLYWOOD
BASED UPON EXISTING ACTUAL CHARTER SCHOOL EXPERIENCE.

1,700 STUDENTS = 269 SPACES
(OF WHICH 7 ARE REQUIRED TO BE HANDICAPPED SPACES AS PER TABLE 208.2 FBC 2010)

PARKING REQUIRED FOR 1,701 + STUDENT DRIVERS = 352 PLUS STUDENT DRIVERS
FUTURE PARKING SPACES = 138 SPACES
(INCLUDING 2 H.C. SPACES)

TOTAL PARKING SPACES PROVIDED = 269 + 138 FUTURE = 407 SPACES
(OF WHICH 10 ARE HANDICAPPED)

LOADING ZONE

LOADING ZONE: — (4) 10'-0" x 25'-0" (REQUIRED)
LOADING ZONE: — (4) 10'-0" x 25'-0" (PROVIDED)

AT THE TIME OF THIS APPROVAL CITY ENGINEERING HAS APPROVED THIS FUTURE
ADDITIONAL PARKING AREA FOR UP TO 2,200 STUDENTS.

PROPOSED DEVELOPMENT:
Hollywood Charter Academy
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957

AA26001131

DRAWN M.J.G.

CHECKED G.J.C.

DATE 01/21/13

SCALE AS NOTED

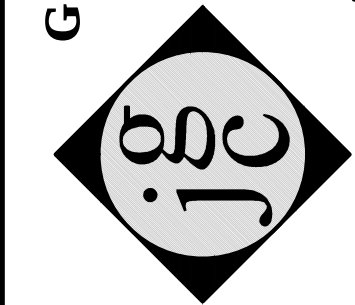
JOB NO. 13-011

SHEET

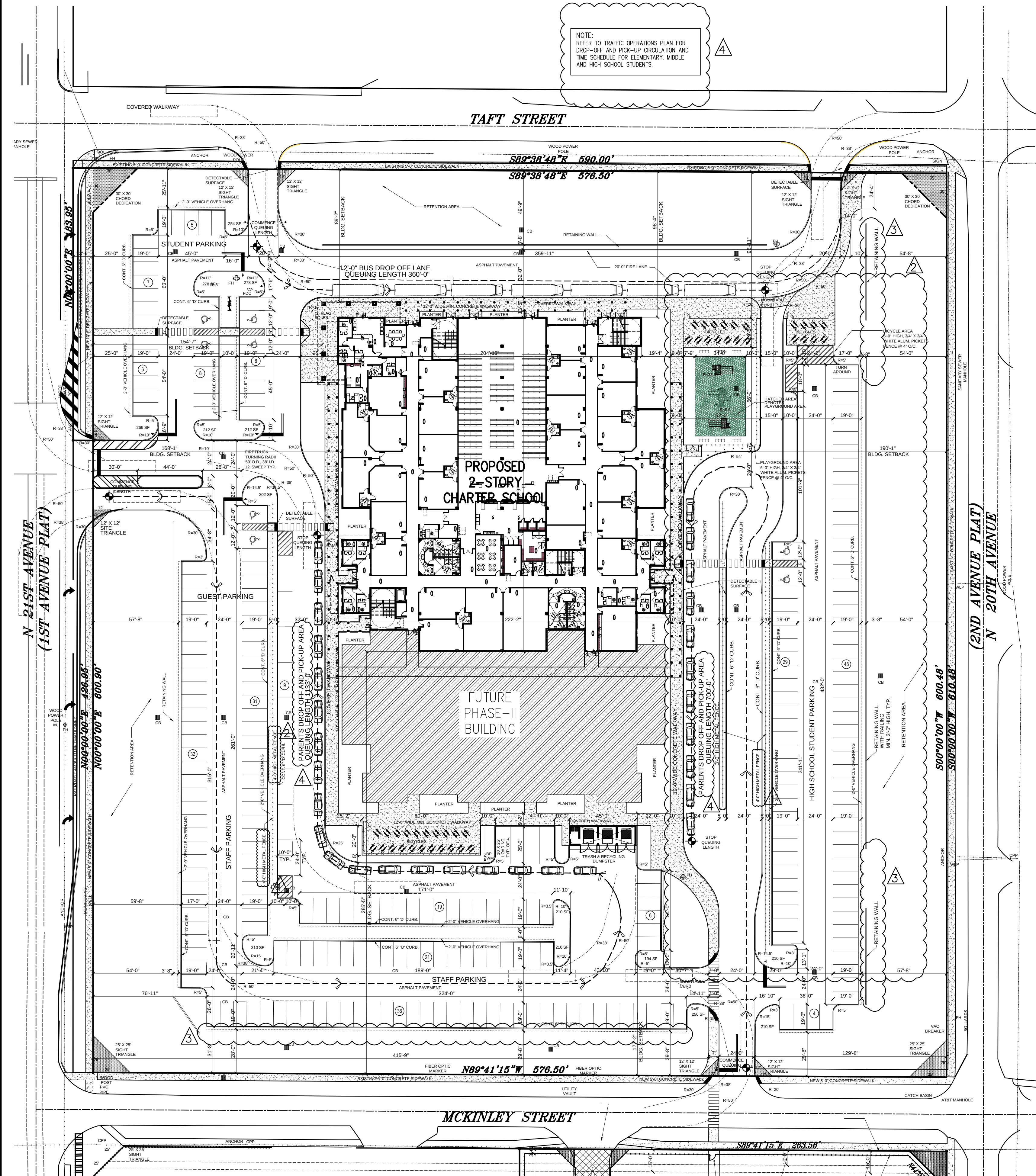
SP-1

OF SHEETS

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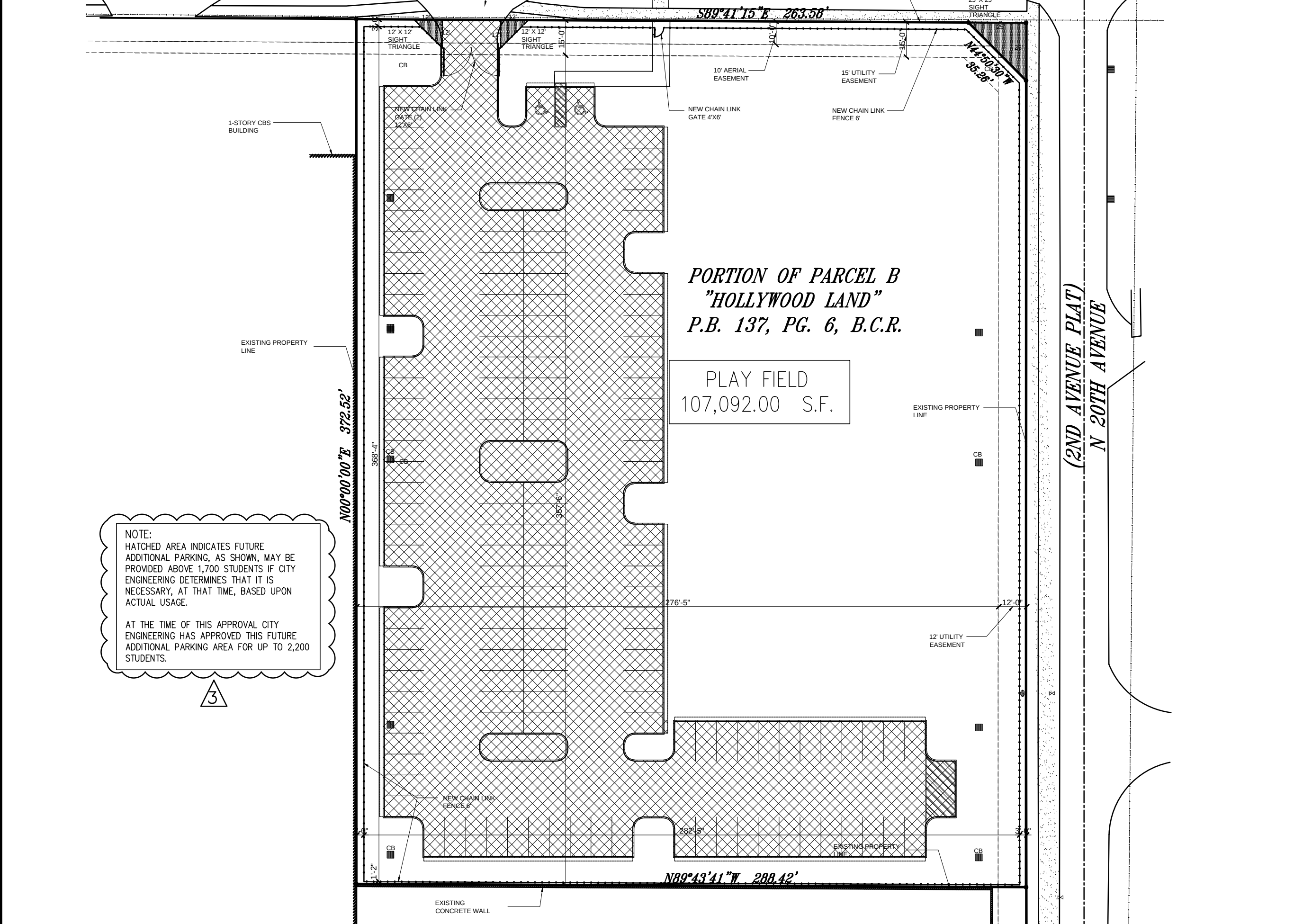
REVISION	BY:
3/12/2014	M.J.G.
1/15/2015	M.J.G.
3/11/2015	M.J.G.
3/23/2015	M.J.G.



REFER TO SHEETS SP-1 FOR MASTER DEVELOPMENT PLAN & BUILDING DATA

1 SITE PLAN - SCHOOL (PHASE I)

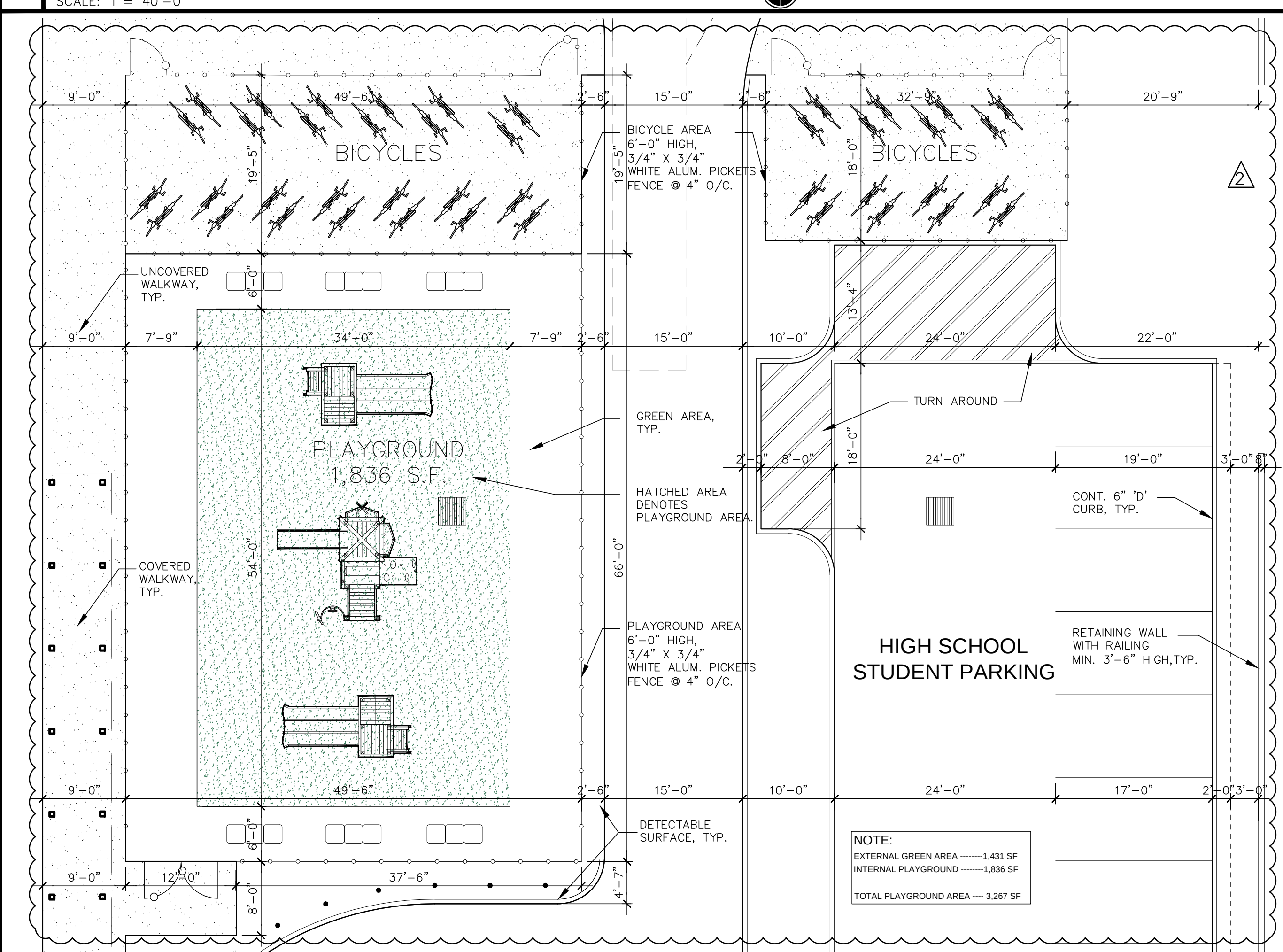
SCALE: 1" = 40'-0"



REFER TO SHEETS SP-1 FOR MASTER DEVELOPMENT PLAN & BUILDING DATA

2 PROPOSED PLAY FIELD

SCALE: 1" = 40'-0"

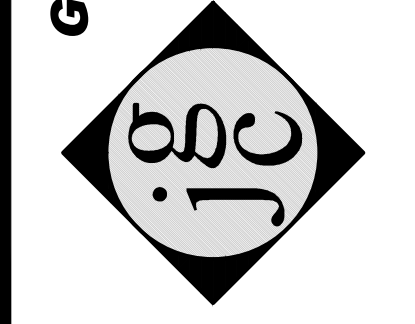


3 ENLARGED PLAYGROUND AREA (PHASE I)

SCALE: 1" = 10'-0"

REVISION	BY
3/12/2014	M.J.G.
1/15/2015	M.J.G.
3/11/2015	M.J.G.
3/23/2015	M.J.G.

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PROPOSED DEVELOPMENT:
Hollywood Charter Academy
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

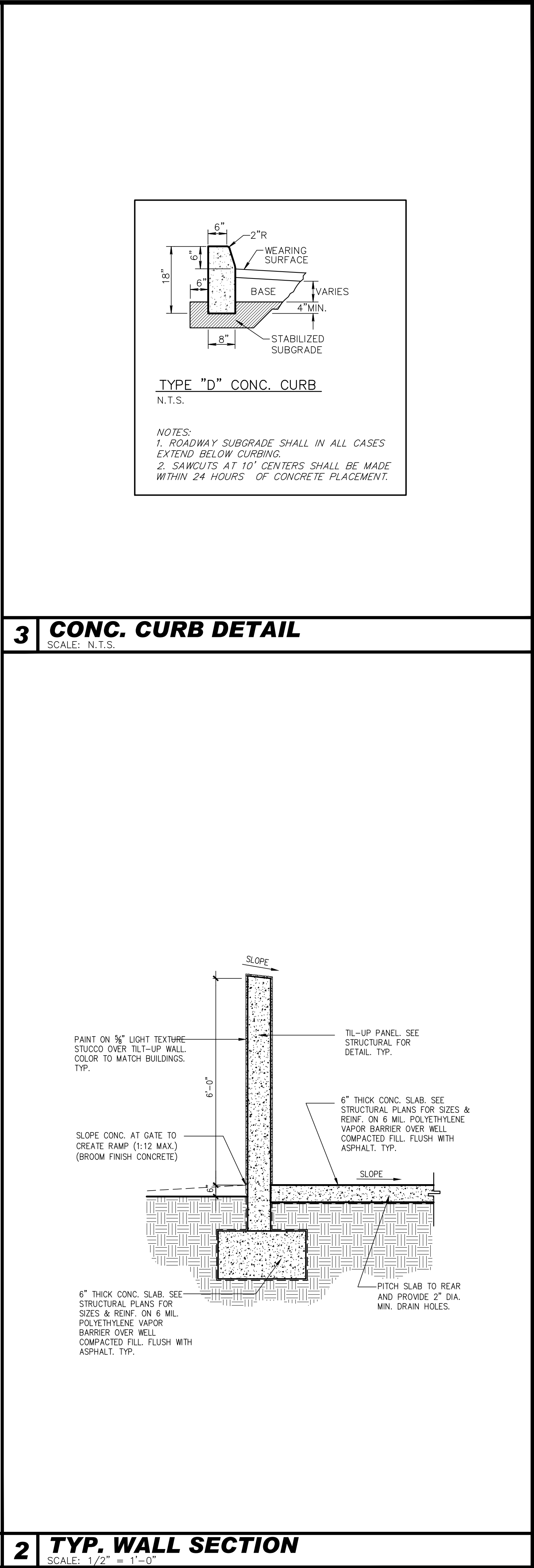
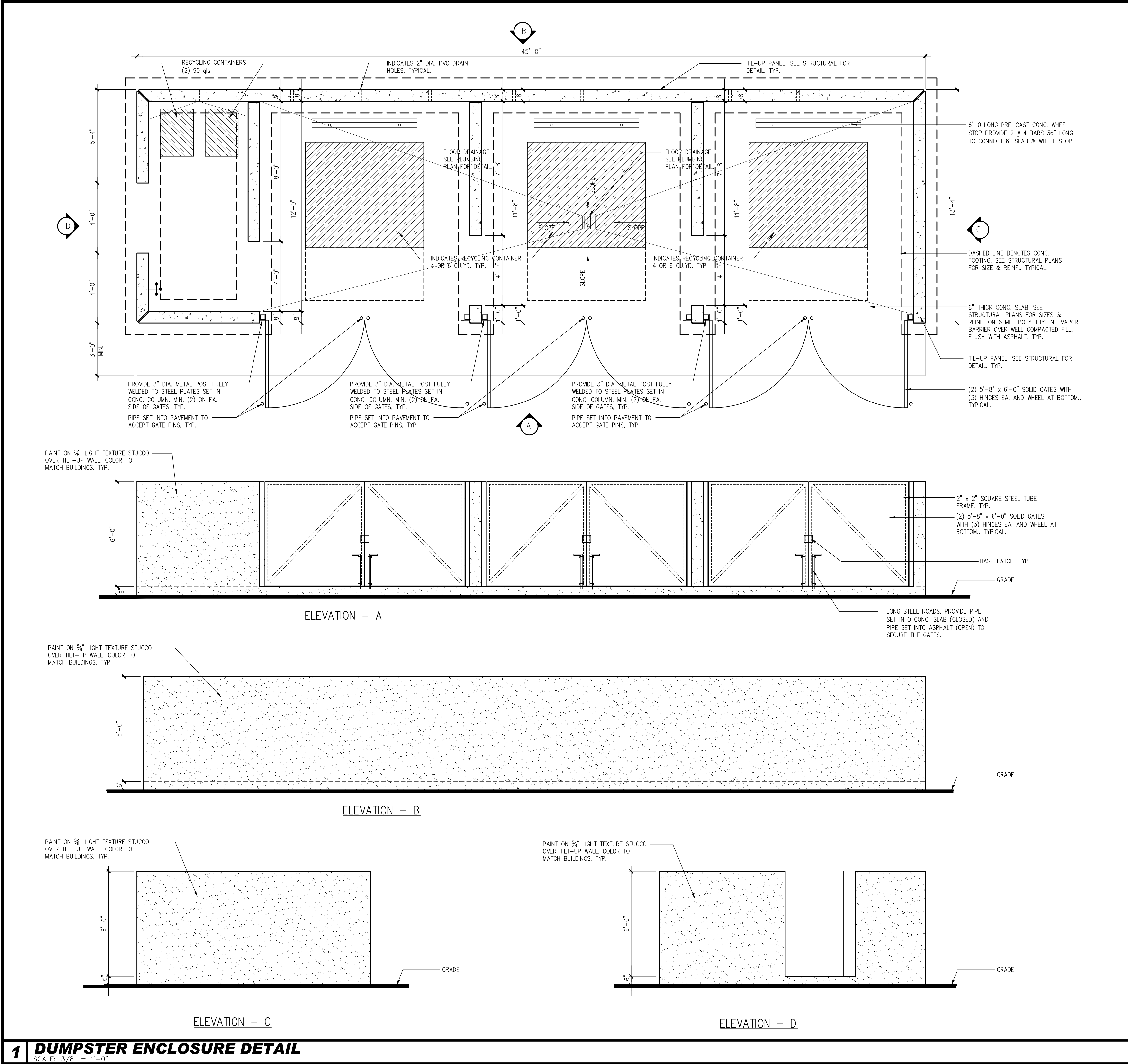
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AA26001131

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	01/21/13
SCALE	AS NOTED
JOB NO.	13-011
SHEET	

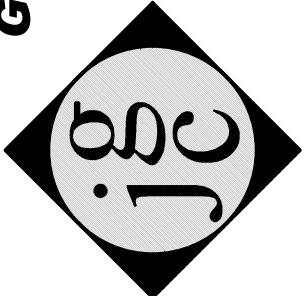
SP-2

OF SHEETS



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PROPOSED DEVELOPMENT:
Hollywood Charter Academy
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

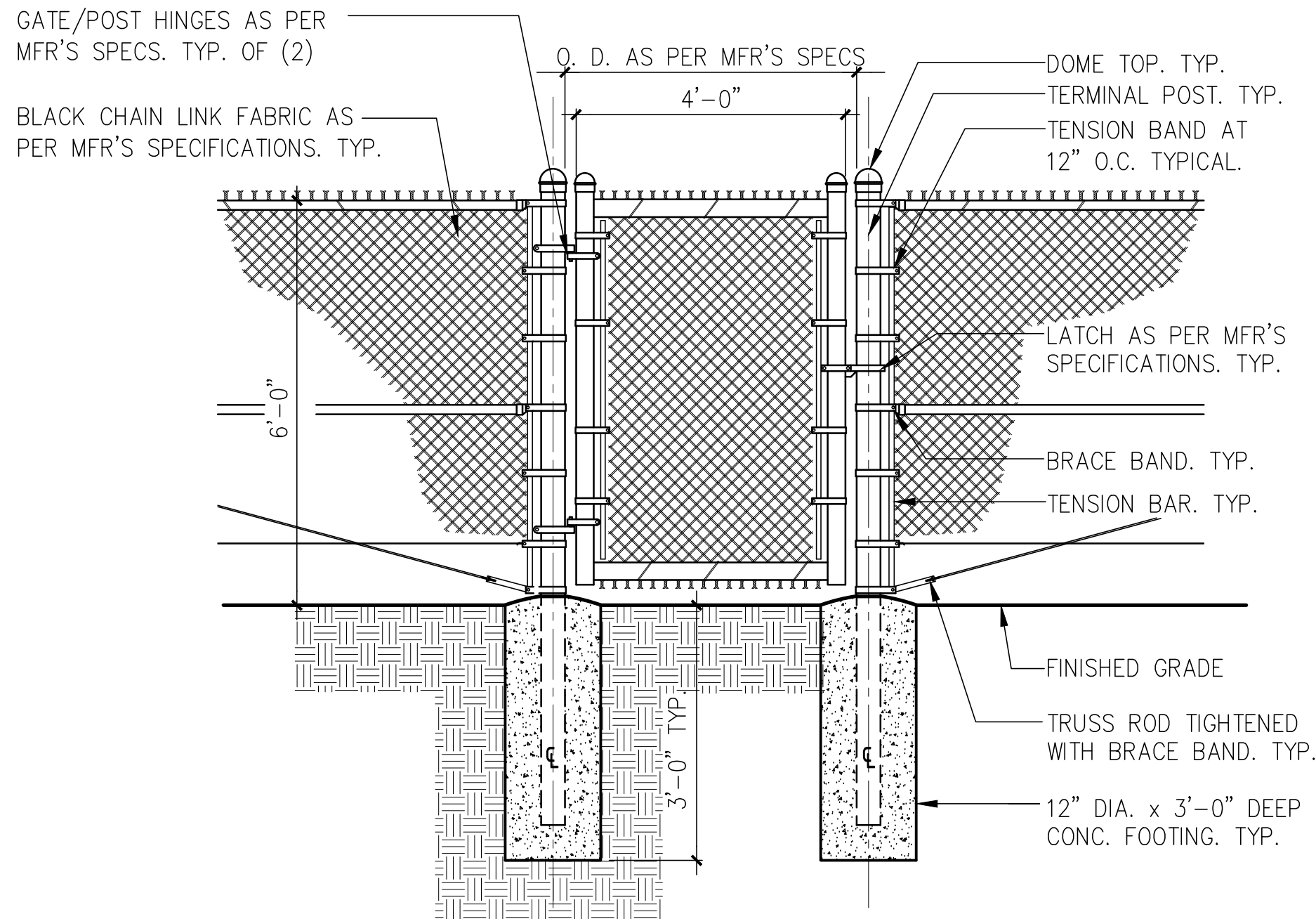
SEAL: AR NO. 0007957

SITE DETAILS
AA2600131

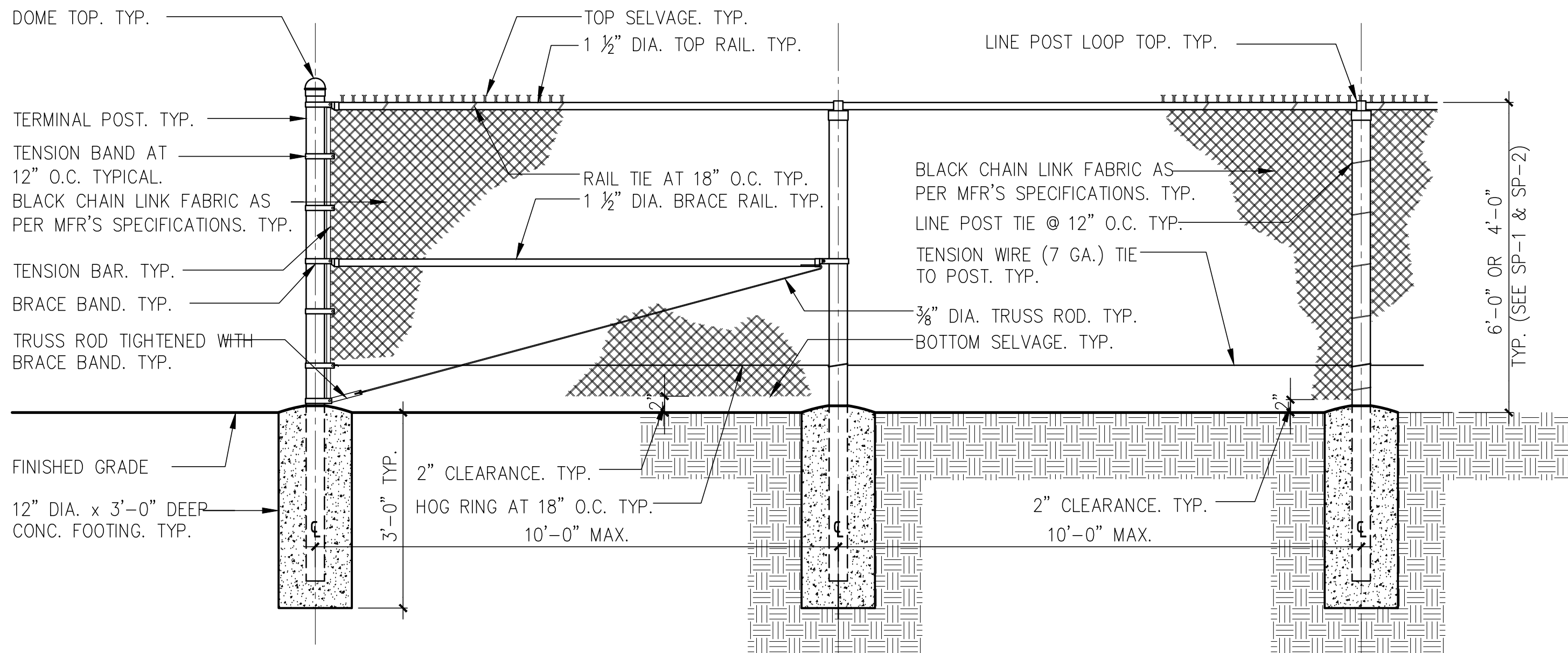
DRAWN **M.J.G.**
CHECKED **G.J.C.**
DATE **01/21/13**
SCALE **AS NOTED**
JOB NO. **13-011**
SHEET

SP-3

OF 1 SHEETS



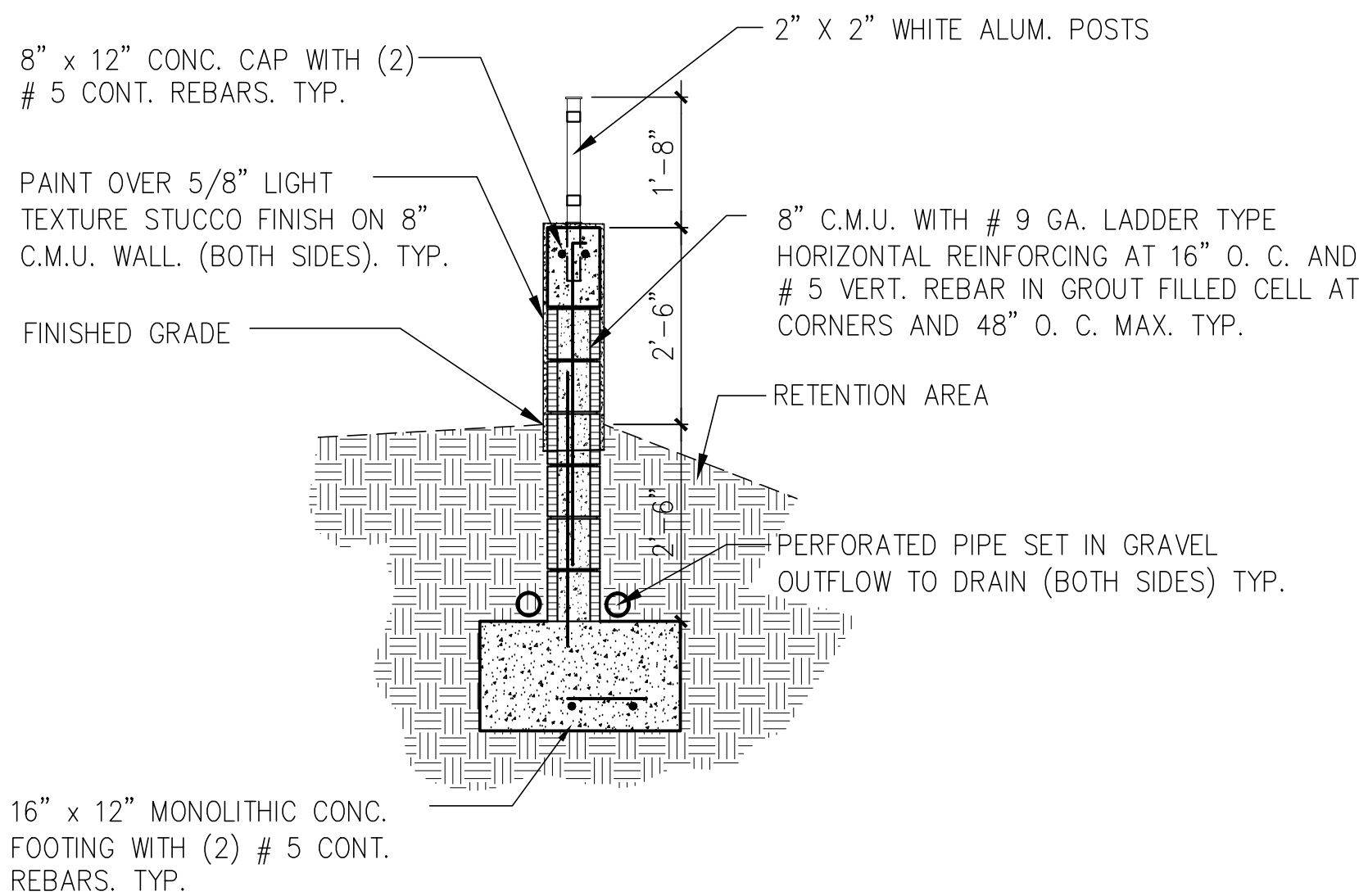
CHAIN LINK PEDESTRIAN GATE



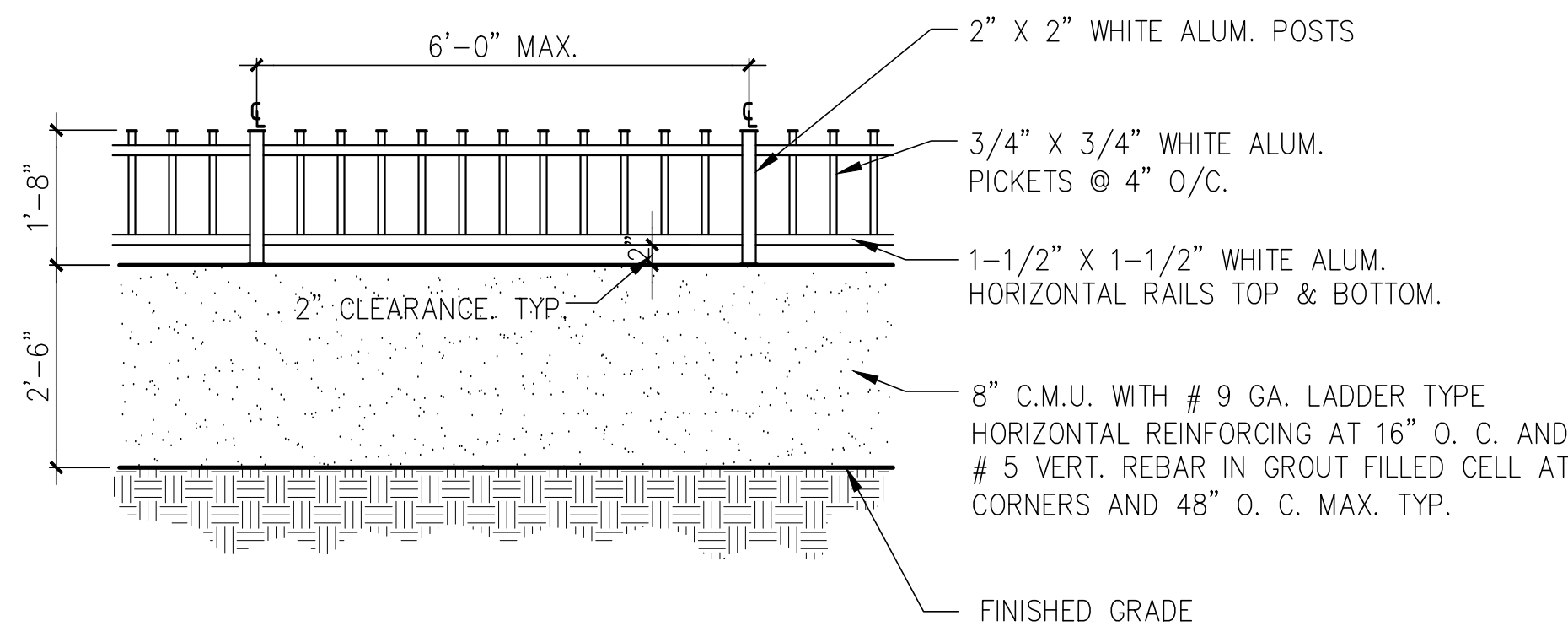
CHAIN LINK FENCE ELEVATION

2 TYPICAL CHAIN LINK FENCE DETAILS

SCALE: 1/2" = 1'-0"

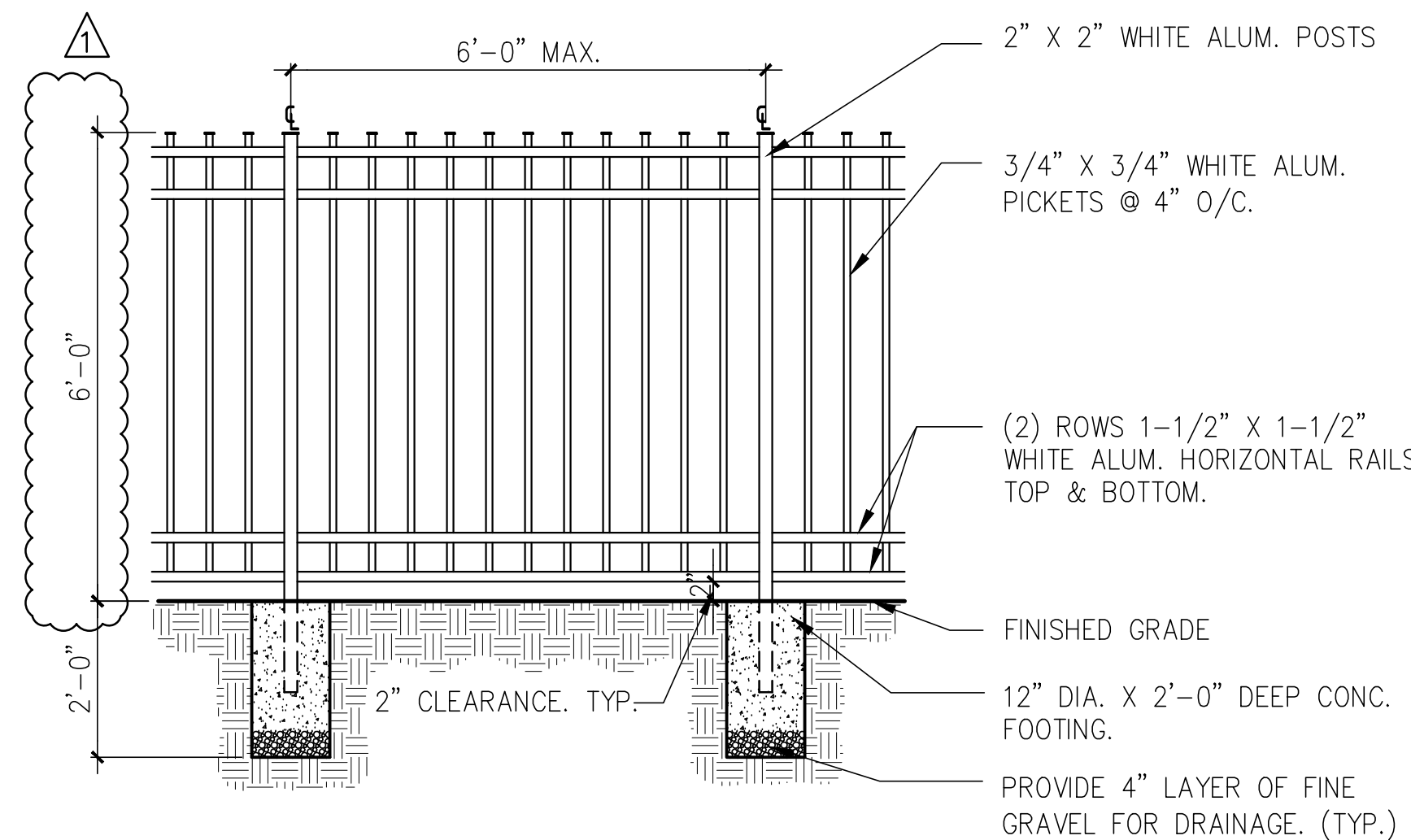


TYP. RETAINING WALL SECTION



RETAINING WALL

PICKETS FENCE DETAIL



PLAYGROUND & BICYCLES AREA

PICKETS FENCE DETAIL

1 TYPICAL RETAINING WALL DETAILS

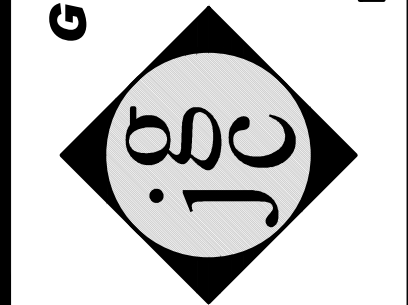
SCALE: 1/2" = 1'-0"

2 TYPICAL PICKETS FENCE DETAIL

SCALE: 1/2" = 1'-0"

REVISION	BY:
1/15/2015	M.J.G.

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PROPOSED DEVELOPMENT:
Hollywood Charter Academy
 2025 MCKINLEY STREET
 HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957

FENCE DETAILS
 AR2600131

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	01/21/13
SCALE	AS NOTED
JOB. NO.	13-011
SHEET	

SP-4

OF 1 SHEETS

NORTH PROPERTY PLANTLIST

SYM.	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES ON-SITE				
17-EXISTING TREES ON-SITE TO REMAIN, SEE TREE DISPOSITION PLAN				
PROPOSED TREES				
AR	YES	22 RED MAPLE	Acer rubrum	8'-10', x 5' spr, 2 1/2 cal.
BS	YES	2 GUMBO LIMBO	Bursera simaruba	12' x 6'spr, 2 1/2' cal.
CD	YES	25 PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr, 2 1/2' cal.
CE	YES	1 SILVER BUTTWOOD	Conocarpus erect. 'Sericeus'	12' x 6', STANDARD
CS	YES	52 ORANGE GEIGER	Cordia sebestena	FG, 8' x 5', 2' cal.
IC	YES	3 DAHOON HOLLY	Ilex cassine	10' x 5'spr, 2' cal.
TL	YES	13 TREE LIGUSTRUM	Ligustrum japonicum	8' x 8' full crown
LB	YES	39 WILD TAMARIND	Lyalloma latissilqua	12' x 6'spr, 2 1/2' cal.
QV	YES	35 LIVE OAKS	Quercus virginiana	12' x 6'spr, 2 1/2' cal.
TD	YES	29 BALD CYPRESS	Taxodium distichum	8'-10', x 5' spr, 2 1/2 cal.
PALMS				
BIS	2	BISMARCK PALMS	Bismarkia nobilis 'Silver'	8' x 8', full head, specimen
RE	YES	12 ROYAL PALMS	Roystonea elata	4' GW, 25' o.a. full head
VM	31	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 12' o.a., full head
VM2	1	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 12' o.a., DOUBLE full head
VM3	1	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 12' o.a., TRIFLE full head
WB	32	FOXTAIL PALMS	Wodyetia bifurcata	10' o.a., 5' @ dbh, full hd
SHRUBS				
C13	YES	2/11 COCOPLUM	Chrysobalanus icaco	3 gal, 24' x 18', 24' o.c., full
CR3	YES	698 PITCH APPLE	Clusia rosea	3 gal, 24' x 18', 24' o.c., full
HPD	YES	335 DWARF FIREBUSH	Hamelia nodosa	3 gal, 18' x 18', 24' o.c.
VIB	666	SANDANKWA VIBURNUM	Viburnum suspensum	3 gal, 24' x 18', 24' o.c., full
ACCENTS, GROUNDCOVERS, NATIVE GRASSES				
BL1	2,163	BLUEBERRY FLAX LILY	Dianella tasmanica	1 gal, 12' x 12', 18' o.c., full
FG1	148	'GREEN ISLAND' FICUS	Ficus 'Green Island'	1 gal, 12' x 12', 18' o.c., full
BUR	105	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal, 18' x 18', 18' o.c., full
MUH	YES	900 MUHLY GRASS	Muhlenbergia capillaris	1 gal, 12' x 12', 18' o.c., full
FAK	YES	450 FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal, 24' x 24', 30' o.c., full
SOD				
BAH	15300 s.f.	'ARGENTINE' BAHIA SOD	Paspalum notatum	SOLID SOD, price per s.f.
FLO	11200 s.f.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:				
220 C.Y.	TOPSOIL: SAND MIX	50:50 TOPSOIL: SAND MIX, SPREAD IN PLACE		
500 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS			
500 C.Y.	AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL SPREAD IN PLACE			
MULCHING:				
250 C.Y.-	'DECO BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL		

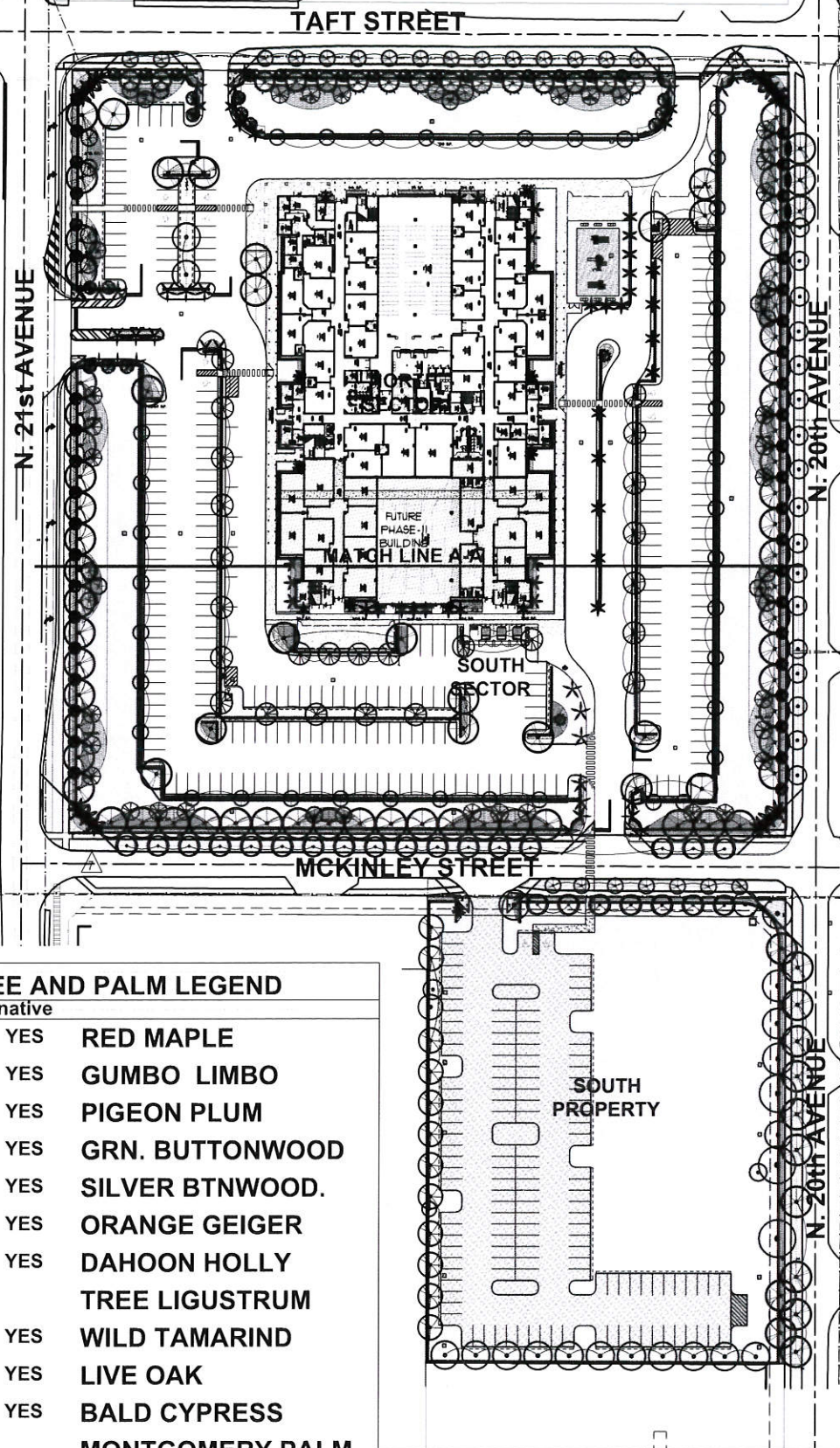
SOUTH PROPERTY PLANTLIST

SYM.	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES ON-SITE				
14-EXISTING TREES ON-SITE TO REMAIN, SEE TREE DISPOSITION PLAN				
PROPOSED TREES				
BS	YES	11 GUMBO LIMBO	Bursera simaruba	12' x 6'spr, 2 1/2' cal.
CE	YES	12 GREEN BUTTWOOD	Conocarpus erectus	12' x 6'spr, 2 1/2' cal.
CE	YES	1 SILVER BUTTWOOD	Conocarpus erect. 'Sericeus'	12' x 6', STANDARD
CS	YES	1 ORANGE GEIGER	Cordia sebestena	FG, 8' x 5', 2' cal.
QV	YES	13 LIVE OAKS	Quercus virginiana	12' x 6'spr, 2 1/2' cal.
PALMS				
VM3	1	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 12' o.a., TRIPLE full head
SHRUBS				
C13	YES	3/2 COCOPLUM	Chrysobalanus icaco	3 gal, 24' x 18', 24' o.c., full
CEH	YES	335 GREEN BUTTWOOD	Conocarpus erectus	3 gal, 24' x 24', 24' o.c., full
ACCENTS, GROUNDCOVERS, NATIVE GRASSES				
BL1	420	BLUEBERRY FLAX LILY	Dianella tasmanica	1 gal, 12' x 12', 18' o.c., full
FG1	30	'GREEN ISLAND' FICUS	Ficus 'Green Island'	1 gal, 12' x 12', 18' o.c., full
BUR	30	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal, 18' x 18', 18' o.c., full
SOD				
BAH	100000 SF.	'ARGENTINE' BAHIA SOD	Paspalum notatum	SOLID SOD, price per s.f.
TOPSOIL:				
30 C.Y.	TOPSOIL: SAND MIX	50:50 TOPSOIL: SAND MIX, SPREAD IN PLACE		
600 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS			
600 C.Y.	AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL SPREAD IN PLACE			
MULCHING:				
30 C.Y.-	'DECO BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL		
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				

TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.				

TREE AND PALM LEGEND

symbol	native
○	YES RED MAPLE
○	YES GUMBO LIMBO
○	YES PIGEON PLUM
○	YES GRN. BUTTWOOD
○	YES SILVER BTNWOOD.
○	YES ORANGE GEIGER
○	YES DAHOON HOLLY
○	YES TREE LIGUSTRUM
○	YES WILD TAMARIND
○	YES LIVE OAK
○	YES BALD CYPRESS
○	YES MONTGOMERY PALM
○	YES BISMARCK PALM
○	YES ROYAL PALM
○	YES MONTGOMERY PALM
○	YES FOXTAIL PALM



MCKINLEY CHARTER SCHOOL			
LANDSCAPE SITE CALCULATIONS			
4/28/2014			
TOTAL SITE AREA	GROSS SITE AREA	12.64 AC	550,671.36 S.F.
	NET SITE AREA	10.52 AC	458,260.21 S.F.
	PARCEL 1: GROSS SITE AREA	9.78 AC	426,123.38 S.F.
	PARCEL 1: NET SITE AREA	8.06 AC	351,164.64 S.F.
	PARCEL 2: GROSS SITE AREA	2.86 AC	124,547.98 S.F.
	PARCEL 2: NET SITE AREA	2.46 AC	107,105.57 S.F.
LANDSCAPE REQUIREMENTS			
GREEN AREA ADJACENT TO VUA 118,439.11 S.F. 83.43% OF VUA			
LANDSCAPING COMPLIES WITH CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 9.			
STREET TREES			
1 tree/ 50 l.f.			
MCKINLEY ST, 576 l.f./ 50 l.f. = 12 TREES	12	17	
		17 CD	
TAFT ST, 591 l.f./ 50 l.f. = 12 TREES	12	16	
EXISTING OVERHEAD POWERLINE ALONG TAFT STREET		16 CET	
N. 20th AVENUE, 611 l.f./ 50 l.f. = 13 TREES	13	20	
		17 EXISTING QV + 3 PROPOSED QV8	
N. 21st AVENUE, 611 l.f./ 50 l.f. = 13 TREES	13	18	
		18 QV8	
Pervious Area	120	249	
1/1000 s.f.			
120,453 S.F. @ 1/1000 s.f.			
TOTAL	170	320	
NATIVE REQUIREMENT			
TREES-60% NATIVE	102	307	
170 REQUIRED TREES X 60% = 102 NATIVE TREES/PALMS			
SHRUBS-50% NATIVE	1045	1,580 (75.6%)	
2,090 X 50% = 1,045 NATIVE SHRUBS			

SOUTH PROPERTY (PARCEL 2)			
LANDSCAPE SITE CALCULATIONS			
1/27/2014			
PARCEL 2: GROSS SITE AREA	2.86 AC	124,547.98 S.F.	
PARCEL 2: NET SITE AREA	2.46 AC	107,105.57 S.F.	
PERVIOUS AREA			
as measured on CAD file	ALLOWED	PROVIDED	
		107,105.57 S.F.	
		100.0%	
LANDSCAPE REQUIREMENTS			
LANDSCAPING COMPLIES WITH CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 9.			
STREET TREES			
1 tree/ 50 l.f.			
MCKINLEY ST, 288 l.f./ 50 l.f. = 6 TREES	6	6	
		6 CD	
N. 20th AVENUE, 372 l.f./ 50 l.f. = 13 TREES	8	8	
		8 EXISTING QV	
Pervious Area		52	
TOTAL	14	66	
NATIVE REQUIREMENT			
TREES-60% NATIVE	12	66	
14 REQUIRED TREES X 80% = 9 NATIVE TREES/PALMS			
SHRUBS-50% NATIVE	324	648 (100%)	
648 X 50% = 324 NATIVE SHRUBS			

0' 60' 120'
SCALE: 1" = 60'



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY TREES OR PALMS.

PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS PER THE CITY OF HOLLYWOOD (TYPICAL).

THERE SHALL BE NO SUBSTITUTIONS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF HOLLYWOOD PLANNING DEPARTMENT.

SEE NORTH AND SOUTH SECTOR LANDSCAPE PLANS.

SITE LANDSCAPE PLAN

REVISION	BY:
11/07/13	R E T
01/14/2014	M.J.G.
02/26/2014	JFS
05/14/2014	JFS

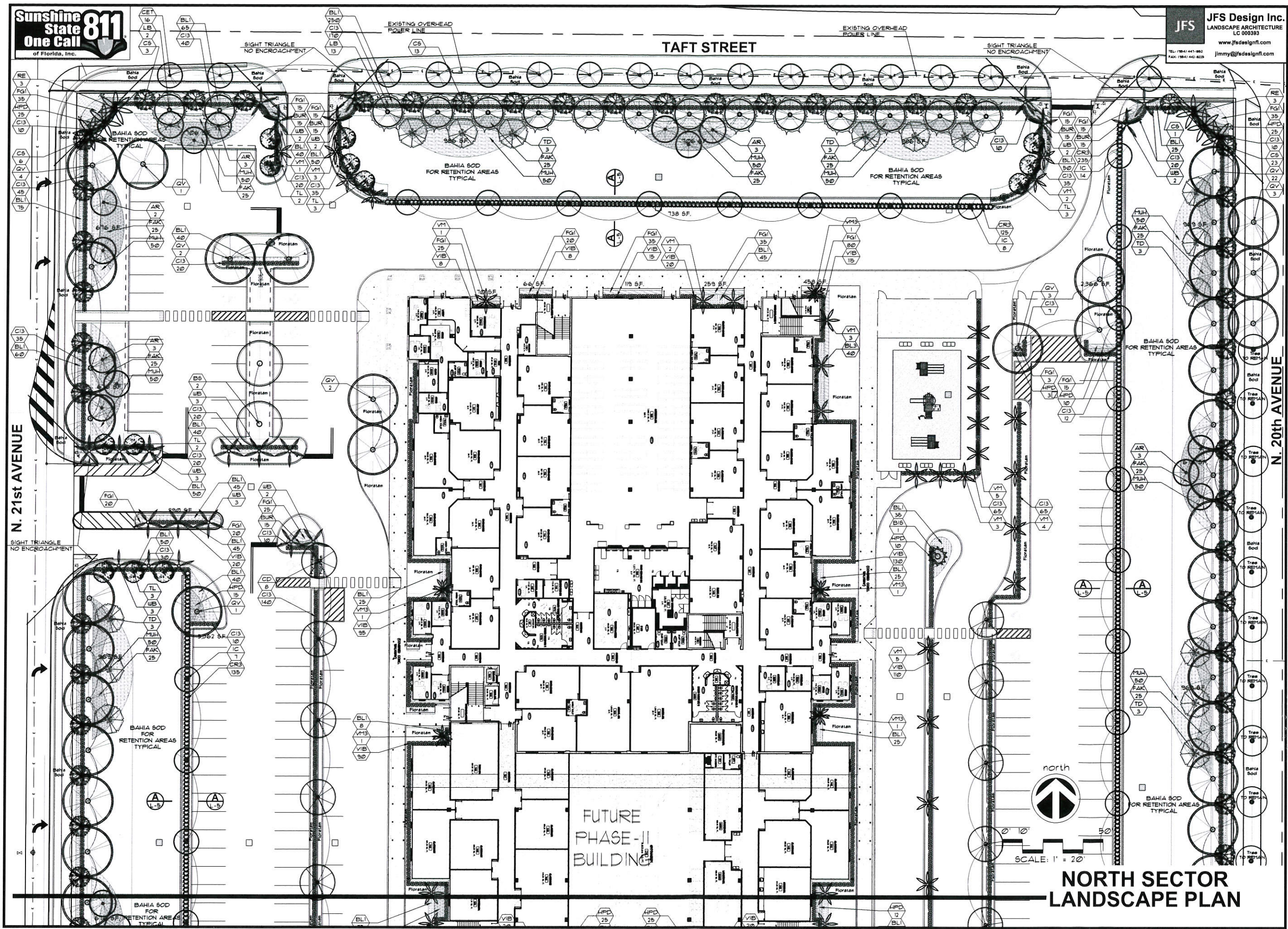
11/24/14	JFS
01/22/2015	JFS
03/06/2015	JFS

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PROPOSED DEVELOPMENT: HOLLYWOOD CHARTER ACADEMY 2025 MCKINLEY STREET HOLLYWOOD, FLORIDA

JAMES R. SCOTT
P.E. 000032

DRAWN	
CHECKED	G.J.C.
DATE	01/21/13
SCALE	
JOB NO.	13-011
SHEET	



Sunshine
State 811
One Call
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05/14/2014	JFS

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03/06/2015	JFS

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PROPOSED DEVELOPMENT:
HOLLYWOOD CHARTER ACADEMY
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

JAMES F. SOGASH
P.L.A. # 20018

DRAWN	
CHECKED	G.J.C.
DATE	01/21/13
SCALE	
JOB NO.	13-011
SHEET	L-2

REVISION	BY:
1	11/07/13 R.E.T.
2	01/14/2014 M.J.G.
3	02/26/2014 JFS
4	05/14/2014 JFS

5	11/24/14 JFS
6	01/22/2015 JFS
7	03/06/2015 JFS

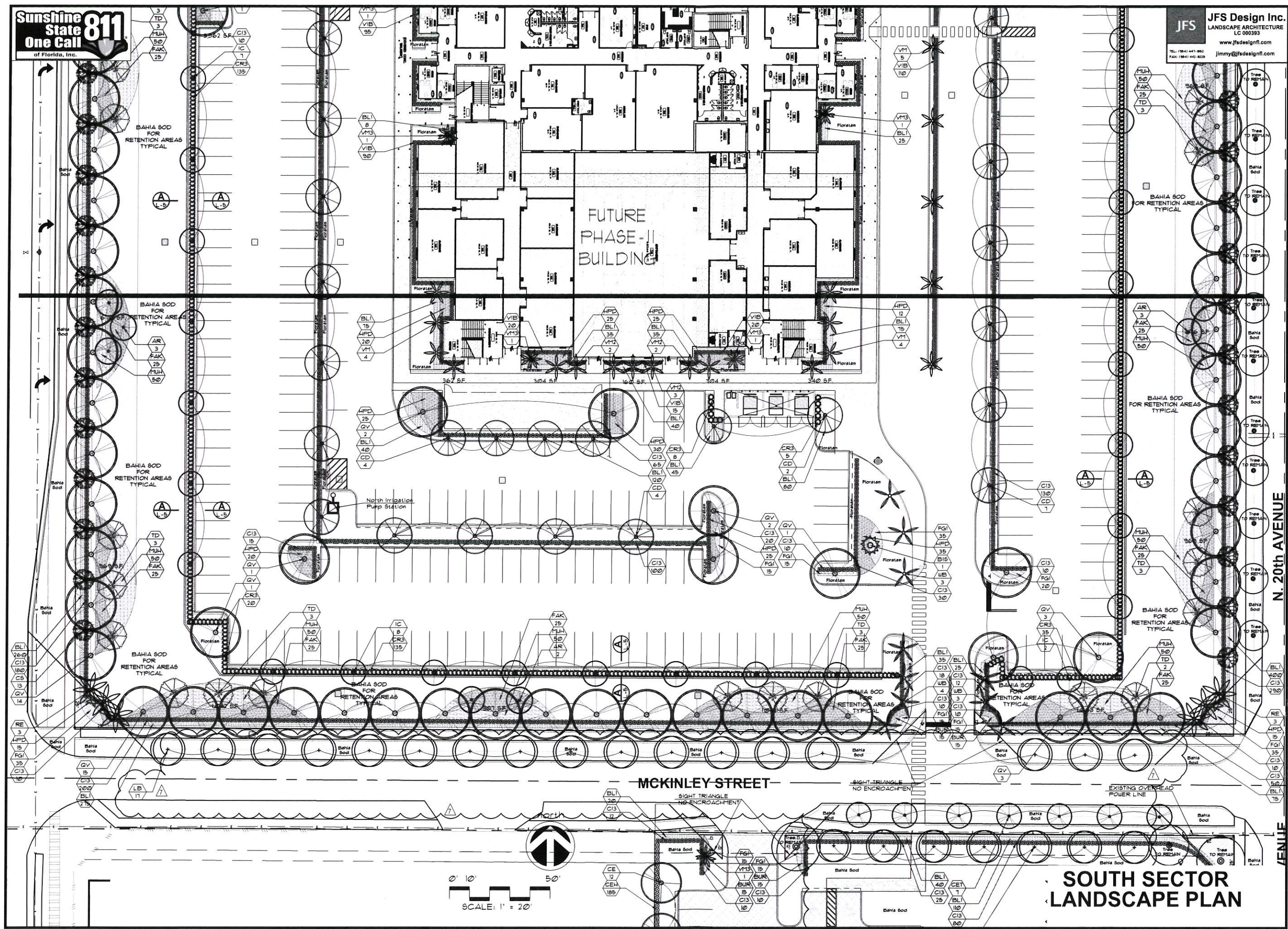
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PROPOSED DEVELOPMENT:
HOLLYWOOD CHARTER ACADEMY
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

[Signature]
JAMES F. MCCASH
R.L.A. #000132

DRAWN	
CHECKED	G.J.C.
DATE	01/21/13
SCALE	
JOB NO.	13-011
SHEET	L-3



**SOUTH SECTOR
LANDSCAPE PLAN**