

ATTACHMENT A

Application Package
Part I

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
 ☐ Art in Public Places Committee
 ☐ Variance
☒ Planning and Development Board
 ☐ Historic Preservation Board
 ☒ Special Exception
☐ City Commission
 ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 2300 Hollywood Boulevard

Lot(s): 6,7,16,17 (parts) Block(s): 6 Subdivision: Hollywood Little Ranches

Folio Number(s): 5142-16-01-2940, 5142-16-01-2780, 5142-16-01-2790

Zoning Classification: RC-1 (N 1/2), TC-1 (S 1/2) Land Use Classification: RAC

Existing Property Use: Place of worship Sq Ft/Number of Units: 13,195 sf

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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Special exception to allow a rabbinical high school in the RC-1 and TC-1 districts

Phased Project: Yes ☐ No ☒ Number of Phases:

| Project | Proposal |
|-------------------------------|---|
| Units/rooms (# of units) | # UNITS: <input type="text" value="n/a"/> #Rooms <input type="text" value="n/a"/> |
| Proposed Non-Residential Uses | <input type="text" value="13,195"/> S.F.) |
| Open Space (% and SQ.FT.) | Required %: <input type="text" value="25"/> (Area: <input type="text" value="31.8 % 4051"/> S.F.) |
| Parking (# of spaces) | PARK. SPACES: (# <input type="text" value="33"/>) |
| Height (# of stories) | (# STORIES) <input type="text" value="2"/> (<input type="text" value="25"/> FT.) |
| Gross Floor Area (SQ. FT) | Lot(s) Gross Area (<input type="text" value="54,830"/> FT.) |

Name of Current Property Owner: OHR HATORAH YESHIVA HIGH SCHOOL INC

Address of Property Owner: 3230 STIRLING RD STE 1 HOLLYWOOD FL 33021

Telephone: (954) 327-8570 Email Address: akurlansky@gmail.com

Applicant Keith Poliakoff, Esq.

Consultant ☐ Representative ☒ Tenant ☐

Address: 200 S. Andrews Ave, Ste 601, Ft. Lauderdale, FL 33301 Telephone: (954) 909-0580

Email Address: kpoliakoff@govlawgroup.com

Email Address #2: _____

Date of Purchase: 12/21/23 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Christina Mathews, Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

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: 3/18/24

PRINT NAME: Aaron Kurlansky

Date: _____

Signature of Consultant/Representative: _____

Date: 3/18/24

PRINT NAME: Keith Poliakoff

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 special exception to my property, which is hereby made by me or I am hereby authorizing Keith Poliakoff to be my legal representative before the Planning Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 18th day of March

Signature of Current Owner

Notary Public

State of Florida

Aaron Kurlansky

Print Name

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





W W W . G O V L A W G R O U P . C O M

Keith Poliakoff, Esq. | (954) 909-0590 office | kpoliakoff@govlawgroup.com

March 18, 2024

Sent via Electronic Delivery

Andria Wingett, Assistant Director
City of Hollywood Development Services Department
P.O. Box 229045
Hollywood, FL 33022-9045

SUBJECT: Special Exception Application for Ohr Hatorah Rabbinical School, 2300 Hollywood Boulevard

Dear Ms. Wingett:

I represent Ohr Hatorah Synagogue and Rabbinical School in its application for Special Exception to establish a rabbinical high school program in conjunction with its synagogue at 2300 Hollywood Boulevard. The subject property is approximately 1.26 acres and is currently developed with a 13,195 square foot building that was formerly occupied by the Hollywood Bible Chapel, which similarly contained a school. The subject property includes the synagogue parcel at 2300 Hollywood Boulevard (BCPA ID No. 5142-16-01-2940) and two contiguous parcels on the south side of the alley from the synagogue parcel (BCPA ID Nos. 5142-16-01-2790 and 5142-16-01-2780) that include a parking lot, a 990 square-foot accessory building and a 0.45 acre recreational athletic field. The legal description of the subject property is attached as an exhibit to this letter.

Ohr Hatorah will utilize the existing building and maintain the existing site layout and one-directional traffic flow. The property will be enhanced with new pervious areas and landscaping throughout, in compliance with vehicular use area landscape requirements. The parking lot will be resurfaced and restriped and the portion of the alley bisecting the site will be milled and resurfaced. Additionally, the unused curb cut on Hollywood Boulevard will be eliminated and replaced with additional green area.

The rabbinical program will relocate from its current location in Cooper City. Its operating

200 S. Andrews Avenue, Suite 601
Ft. Lauderdale, FL 33301

Andria Wingett, Assistant Director
Development Services Department
March 18, 2024

characteristics are well established and will be replicated in Hollywood. Up to 85 students will be enrolled in grades 9 through 12. The majority of the students will be transported to and from the school by its van service, as is done at the existing facility. The use of vans as the primary means of transporting students to and from the school minimizes the number of vehicles entering and existing the site, and reduces the need for vehicle queuing and parking. The accompanying traffic, circulation and parking study, which was thoroughly reviewed by the City's consulting traffic engineer and engineering staff, quantifies the site circulation metrics and provides an operational plan for vehicle movements.

The high school will start its school days Monday through Friday at 7:30 AM and conclude at 4:30 PM Monday through Thursday, and 12:30 PM on Friday, so as not to overlap with the 8 AM start and 3 PM end time of the adjacent Guidepost Montessori School program, thereby spreading out the combined traffic movements for the two properties.

The existing parking lots will be restriped to provide 33 parking spaces. This exceeds the 21 spaces required under LDR Sec. 7-2¹ and will result in 12 surplus parking spaces per code requirement, and 13 surplus spaces based upon actual need as demonstrated in the traffic, circulation and parking study. Synagogue services will not overlap with the high school's hours of operation.

REVIEW CRITERIA

Pursuant to LDC Sec. 5.3.A., the Planning and Development Board shall review applications for Special Exceptions based upon the following criteria:

Criterion 1:

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

Response: The proposed use is consistent with primary land use goal to, "Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property." The existing synagogue use is a community facility that has minimal activity during the operating hours of nearby businesses. By activating the property during weekday business hours, the proposed school

¹ The LDC references the DOE SREF parking standard, which for high schools is 1 space per 10 students above 10th grade plus one for each faculty and staff member. The school will have approximately 50 students in grades 11 and 12 and 16 total faculty and staff, for a total requirement of 21 parking spaces (5 student spaces and 16 faculty and staff spaces).

Andria Wingett, Assistant Director
Development Services Department
March 18, 2024

will help support the business district by bringing people into the district.

The proposed use is consistent with the permitted uses in the Downtown Regional Activity Center land use category and is not in conflict with any of the objectives in the City's Comprehensive Plan.

Criterion 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.

Response: The proposed school is compatible with existing adjacent and permitted land uses, noting that neighboring uses include a Montessori school and a general business district. The main building on the subject property has existed since 1967 as a house of worship and school, as have most the other buildings on this block, thus maintaining the existing land use pattern.

The proposed athletic field south of the alley abuts residential lots, and will be used primarily during regular school hours after 9 A.M.

Criterion 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.

Response: The existing circulation drive on the subject property allows for continuous flow of traffic entering the site on Hollywood Boulevard and existing to the south. The school will utilize vans to transport most students to and from the site, minimizing vehicle queuing within the property. The traffic impact and circulation study provided with this application concludes that the queuing area will accommodate the anticipated peak vehicular demand. Additionally, the school's start and end times will not overlap with those of the adjacent Montessori school, thereby spreading out the traffic movements of the two schools.

A walkway between the school building and parking lot will separate pedestrian movements from vehicular movements.

Criterion 4:

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

Andria Wingett, Assistant Director
Development Services Department
March 18, 2024

Response: The proposed use will not produce light, dust or other potential nuisances. The only outdoor activity that will take place is on the proposed athletic field, which will involve physical education and recreation only during daytime hours after 9:00 A.M.

Criterion 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.

Response: The rabbinical high school will harmoniously coexist with the adjacent uses of the neighborhood and business district, noting the following:

- *Limit of 85 students, which is less than the number of seats in the synagogue sanctuary.*
- *Use of passenger vans for the majority of student transportation, thereby resulting in low trip generation and minimal onsite queuing.*
- *Arrival and departure times that are offset from the adjacent Montessori school arrival and departure times.*
- *The high school hours will not overlap with use of the synagogue for religious services and events unrelated to the high school use.*
- *Reuse of the existing building (no expansion).*
- *Onsite and offsite property enhancements, including the addition of landscaped areas, new landscape materials, resurfacing and restriping of the parking facility, milling and resurfacing of the alley between the north and south sides of the site, and interior building renovations.*
- *Unlit athletic field primarily limited to daytime school hours use after 9 AM.*
- *Start and end times outside of the AM and PM peak hours of adjacent traffic.*

Criterion 6:

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

Response: The subject property is adequate in shape and size to accommodate the proposed school use. The rabbinical high school use, with a maximum 85 students and 16 faculty and staff, is lower in intensity than the capacity of the property for religious services, which is already a permitted use. The property will substantially exceed the City's parking requirement² for the

² See footnote on page 1.

Andria Wingett, Assistant Director
Development Services Department
March 18, 2024

school, and has adequate onsite vehicle stacking space, and safe and efficient traffic circulation. The school will occupy only the existing synagogue building, with no expansions proposed. Finally, the property has nearly one-half acre for student recreation.

Criterion 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 forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

Response: A Special Exception use is appropriate if it is consistent with the review criteria in Sec. 5.3., as demonstrated in the above responses. The Special Exception use will share the building already in use by the Ohr Hatora Synagogue (with no overlapping use), and will meet or exceed all applicable LDC standards and criteria for the use, including but not limited to the provision of onsite parking.

In addition to the aforementioned, the intended use is allowed by right in accordance with the federal Religious Land Use and Institutionalized Persons Act, the states Religious Freedom Restoration Act, and House Bill 1285, which was recently adopted and allows this private school without Board approval.

If you have additional questions, please do not hesitate to ask.

Very truly yours,



Keith M. Poliakoff

Exhibit "A"
Legal Description of Subject Property

Parcel 1:

The West 1/2 of Lot 6, less the North 7 1/2 feet for Alley, Block 6, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel 2:

Lot 7, less the North 7.5 feet, Block 6, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel 3:

Lot 16, and The West 1/2 of Lot 17, Block 6, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, LESS the following portion of Lot 16 deeded to the City of Hollywood, Florida by Quit Claim Deed recorded in Official Records Book 2295, Page 94, Public Records of Broward County, Florida, described as follows:

That portion of Lot Sixteen (16), Block Six (6), HOLLYWOOD LITTLE RANCHES AMENDED, according to the Plat thereof as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida, more particularly described by metes and bounds as follows: Beginning at the Southwest corner of said Lot 16, Block 6, thence run Northerly along the West property line for a distance of six feet to a point; thence run Easterly parallel to the South property line a distance of twenty-five feet to a point; thence run Northeasterly for a distance of ten feet one and a quarter inches more or less, to a point which is seven and one-half feet North of the South property line of said Lot 16; thence run Easterly along a line parallel to the South property line a distance of sixty-five feet more or less, to a point on the East property line; thence run Southerly along the East property line of said Lot 16 a distance of seven and one-half feet to the South property line; thence run Westerly along the South property line of said Lot 16, a distance of one hundred feet to the Point of Beginning;

And LESS the following portion of Lot 17 deeded to the City of Hollywood, Florida by Quit Claim Deed recorded in Official Records Book 2295, Page 96, Public Records of Broward County, Florida, described as follows:

The South seven and one-half feet of the West Half of Lot 17, Block 6, HOLLYWOOD LITTLE RANCHES AMENDED, according to the Plat thereof as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida.

Special Exception Application for Ohr Hatorah Yeshiva H.S.
2300 Hollywood Boulevard
Location Map





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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).

* 2024 values are considered "working values" and are subject to change.

2024* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

| | |
|--------------------------------|-------|
| Adj. Bldg. S.F. (Card, Sketch) | 13195 |
|--------------------------------|-------|

Eff./Act. Year Built: 1968/1967

* Denotes Multi-Parcel Sale (See Deed)

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



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

| | | | |
|------------------------|--|---------|-----------------|
| Site Address | VAN BUREN STREET, HOLLYWOOD FL 33020 | ID # | 5142 16 01 2790 |
| Property Owner | OHR HATORAH YESHIVA HIGH SCHOOL INC | Millage | 0513 |
| Mailing Address | 3230 STIRLING RD STE 1 HOLLYWOOD FL 33021 | Use | 00 |
| Abbr Legal Description | HOLLYWOOD LITTLE RANCHES 1-26 B LOT 7 LESS N 7 1/2 FOR ALLEY BLK 6 | | |

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).

* 2024 values are considered "working values" and are subject to change.

| Property Assessment Values | | | | | | |
|---|-----------|------------------------|---------------------|----------------------|-------------|------|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax | |
| 2024* | \$791,040 | | \$791,040 | \$791,040 | | |
| 2023 | \$791,040 | | \$791,040 | \$791,040 | \$16,747.75 | |
| 2022 | \$489,460 | | \$489,460 | \$287,140 | | |
| 2024* Exemptions and Taxable Values by Taxing Authority | | | | | | |
| | County | School Board | Municipal | Independent | | |
| Just Value | \$791,040 | \$791,040 | \$791,040 | \$791,040 | | |
| Portability | 0 | 0 | 0 | 0 | | |
| Assessed/SOH | \$791,040 | \$791,040 | \$791,040 | \$791,040 | | |
| 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 30 | \$791,040 | \$791,040 | \$791,040 | \$791,040 | | |
| Taxable | 0 | 0 | 0 | 0 | | |
| Sales History | | | | Land Calculations | | |
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 10/11/2023 | WD*-D | \$4,000,000 | 119296791 | \$40.00 | 19,776 | SF |
| 6/6/2022 | WD*-E | \$5,000,000 | 118217053 | | | |
| 10/1/1988 | WD | \$125,000 | 15857 / 23 | | | |
| 6/1/1978 | WD | \$65,000 | | | | |
| | | | | Adj. Bldg. S.F. | | |

* Denotes Multi-Parcel Sale (See Deed)

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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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

2024* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
OHR HATORAH YESHIVA HIGH SCHOOL, INC.

Filing Information

| | |
|-------------------------|---------------|
| Document Number | N19000010716 |
| FEI/EIN Number | 84-3414355 |
| Date Filed | 09/27/2019 |
| State | FL |
| Status | ACTIVE |
| Last Event | REINSTATEMENT |
| Event Date Filed | 02/22/2023 |

Principal Address

3230 STIRLING ROAD, STE 1
HOLLYWOOD, FL 33021

Mailing Address

3230 STIRLING ROAD, STE 1
HOLLYWOOD, FL 33021

Registered Agent Name & Address

LEVY, ELY R
3230 STIRLING ROAD, STE 1
HOLLYWOOD, FL 33021

Name Changed: 02/22/2023

Officer/Director Detail

Name & Address

Title P

LEVY, ELY R
3230 STIRLING ROAD, STE 1
HOLLYWOOD, FL 33021

Title S

BENSIMON, DANIEL
22355 GUADELOUPE STREET
BOCA RATON, FL 33433

Title DIR

FELDMAN, PAUL
2750 NE 185TH STREET, STE 203
AVENTURA, FL 33180

Title Director

Zonana, David
3230 STIRLING ROAD, STE 1
HOLLYWOOD, FL 33021

Title Director

Kurlansky , Aaron
4100 Hollywood Blvd
Hollywood, FL 33021

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2022 | 02/22/2023 |
| 2023 | 02/22/2023 |
| 2024 | 03/04/2024 |

Document Images

| | |
|---|--------------------------|
| 03/04/2024 -- ANNUAL REPORT | View image in PDF format |
| 02/22/2023 -- REINSTATEMENT | View image in PDF format |
| 10/04/2021 -- Name Change | View image in PDF format |
| 06/13/2021 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/21/2021 -- ANNUAL REPORT | View image in PDF format |
| 05/22/2020 -- ANNUAL REPORT | View image in PDF format |
| 10/31/2019 -- Amendment | View image in PDF format |
| 09/27/2019 -- Domestic Non-Profit | View image in PDF format |

[illegible]


Renee Aguiar
Florida PSM #4327

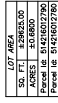
INSTITUTIONS OR SUBSEQUENT OWNERS.²⁰

ALTAIR, THIS SURVEY MEETS THE
BY CERTIFY THAT THE SURVEY MEETS THE
technical standards as set forth by the
NATIONAL BOARD OF SURVEYING AND
MAPPING, INC. (NBSM) AND THE
NATIONAL ASSOCIATION OF STATE
SURVEYORS (NAS) AND THE
NATIONAL SOCIETY OF PROFESSIONAL
SURVEYORS (NSPS).

DATE: 06/23/2023
PERSON: SURVEYOR AND
PROF. 4387, State of Florida

ALTAIR, AGUESIVES AND ASSOCIATES, INC.
SURVEYS, MAPS AND LAND PLANNERS
9789 Sunset Drive, Miami, FL 33173
Ph: 305-385-0385 • 305-220-2424 LB. No. 6867
fastsurvey@aol.com • aassurvey@aol.com

| | | | |
|------------|--------|-----------|----------|
| Field Date | Scale: | Drawn by: | Dwg. No. |
| 03/20/24 | 1"=20' | R.S. | 23-26609 |



Certified to:
Ohr Hatzofeh Yeshiva High School Inc
Saul Ewing Aronstein & Lehr LLP
Old Republic National Title Insurance Company

NOTE:
See attached document to the Survey "Owner & Encumbrance
Property Information Report" provided by Old Republic Title
Insurance Company.

1



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

600 W. Hillsboro Blvd. Ste 450

Deerfield Beach, FL 33441

Phone: 954-421-4599

Fax: 866-621-4839

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.:

File No: 22017705-**Revision F**

Examiner - Jenny Williams
jwilliams1@oldrepublictitle.com

Saul Ewing Arnstein & Lehr LLP
701 Brickell Ave
17th Floor
Miami, FL 33131
Phone: 305-428-4500

ATTN: Georgina A. Mora

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

See Attached Legal Description

Last Record Title Holder:

Ohr Hatorah Yeshiva High School, Inc., a Florida not for profit corporation

Documents of Record (copies attached):

Conveyances:

1. **Warranty Deed recorded December 21, 2023 in Instrument #119296791. (All Lots)**
2. Warranty Deed recorded June 16, 2022 in Instrument #118217053. (All Lots)
3. Warranty Deed recorded March 21, 1978 in Official Records Book 7476, Page 68. (Lot 6)
4. Warranty Deed recorded October 10, 1988 in Official Records Book 15857, Page 23. (Lot 7)
5. Warranty Deed recorded December 30, 1950 in Deed Book 717, Page 397. (Lot 16)

6. Quit Claim Deed recorded May 5, 1960 in Official Records Book 1917, Page 610. (Lot 16)
7. Warranty Deed recorded May 23, 1951 in Deed Book 734, Page 550. (lot 17)
8. Warranty Deed recorded May 23, 1951 in Deed Book 734, Page 548. (lot 17)
9. Warranty Deed recorded May 23, 1951 in Deed Book 734, Page 546. (lot 17)
10. Warranty Deed recorded May 23, 1951 in Deed Book 734, Page 544. (lot 17)
11. Quit Claim Deed recorded May 22, 1951 in Deed Book 734, Page 443. (Lot 17)
12. Quit Claim Deed recorded May 22, 1951 in Deed Book 734, Page 439. (Lot 17)
13. Quit Claim Deed recorded April 9, 1947 in Deed Book 581, Page 213. (Lot 17)
14. Quit Claim Deed recorded April 9, 1947 in Deed Book 581, Page 211. (Lot 17)
15. Warranty Deed recoded June 2, 1944 in Deed Book 447, Page 350. (Lot 17)
16. Warranty Deed recoded April 10, 1942 in Deed Book 403, Page 293. (Lot 17)
17. Warranty Deed recoded April 10, 1942 in Deed Book 403, Page 291. (Lot 17)

Encumbrances:

18. Mortgage recorded June 16, 2022 in Instrument #118217054.
19. Collateral Assignment of Leases, Rents and Income recorded June 16, 2022 in Instrument #118217055.
20. UCC Financing Statement recorded June 16, 2022 in Instrument #118217056.
21. Notice of Commencement recorded June 27, 2022 in Instrument #118236141.
22. Notice of Commencement recorded May 24, 2023 in Instrument #118876771.
23. **Notice of Commencement recorded February 5, 2024 in Instrument #119374611.**

Additional documents provided for informational purposes:

24. All matters contained on the Plat of HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.
25. Reservations in favor of the Board of Commissioners of Everglades Drainage District as contained in Deed No. 3502, recorded in Deed Book 494, Page 22, Public Records of Broward County, Florida. (Lot 17)
26. Terms and conditions as contained in Deeds in favor of the City of Hollywood, Florida recorded in Official Records Book 2295, Page 94 and Official Records Book 2295, Page 96, Public Records of Broward County, Florida.

Period Searched:

From January 10, 1941 to March 15, 2024 @ 11:00 pm.

**Tax
Information:**

2023 Taxes are NOT PAID

Back Taxes: NONE

Note: Taxes for the year **2023** in the amount of **\$11,152.20** are **NOT PAID**. Tax ID Number 514216-01-2780. (Lot 6)

Note: Taxes for the year **2023** in the amount of **\$16,077.84** are **NOT PAID**. Tax ID Number 514216-01-2790. (Lot 7)

Note: Taxes for the year **2023** in the amount of **\$72,428.01** are **NOT PAID**. Tax ID Number 514216-01-2940. (Lots 16 and 17)

NOTE: VAB Petition

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

NOTE: The limit of liability under this certificate for the information furnished herein or for any reason whatsoever, whether based on contract or negligence, shall not exceed \$1,000.00 and shall be confined to the applicant to whom the certificate is addressed.

Date: March 20, 2024

Jenny Williams, Senior Commercial Examiner

Authorized Signatory

EXHIBIT A

Parcel 1:

The West 1/2 of Lot 6, less the North 7 1/2 feet for Alley, Block 6, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel 2:

Lot 7, less the North 7.5 feet, Block 6, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel 3:

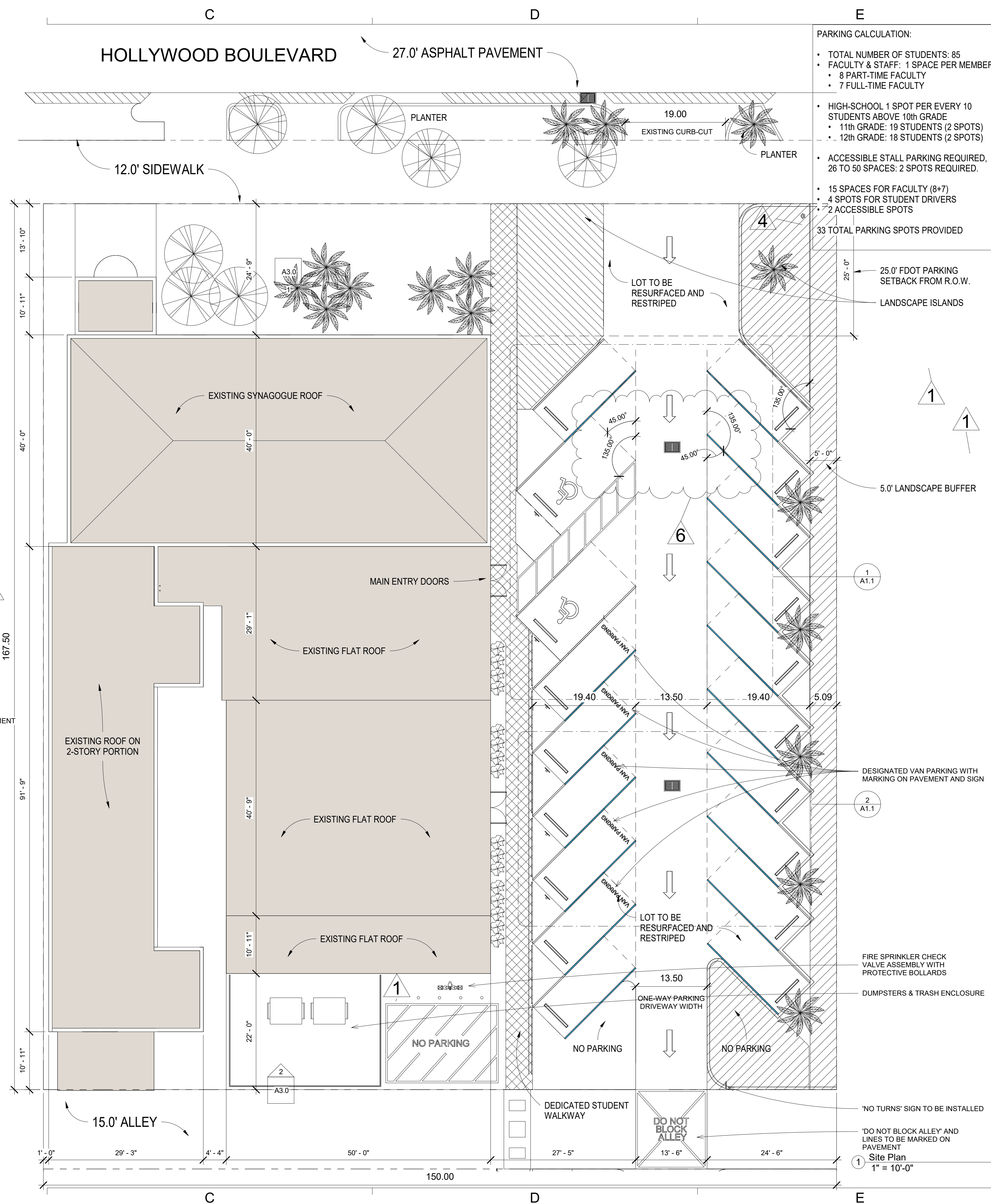
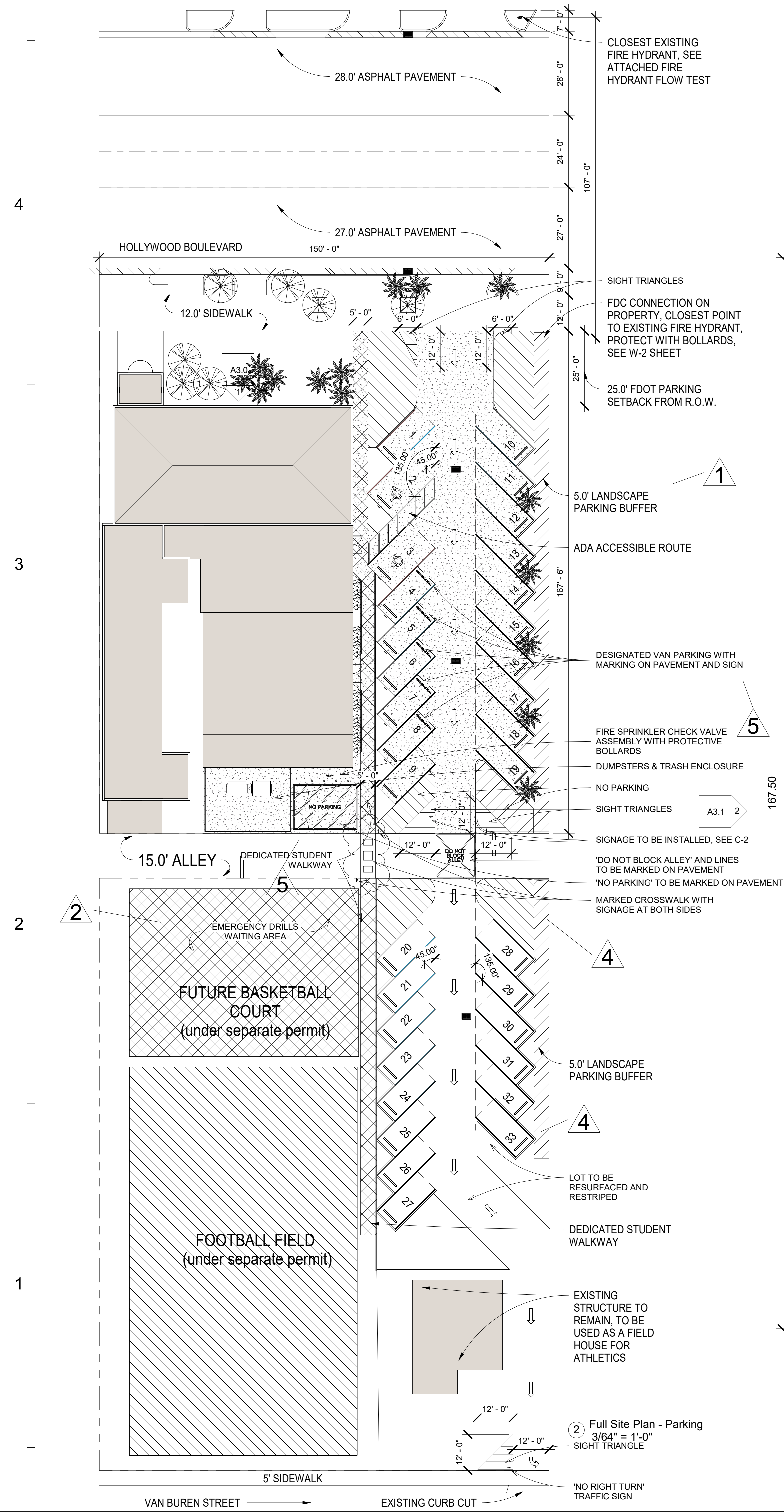
Lot 16, and The West 1/2 of Lot 17, Block 6, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, LESS the following portion of Lot 16 deeded to the City of Hollywood, Florida by Quit Claim Deed recorded in Official Records Book 2295, Page 94, Public Records of Broward County, Florida, described as follows:

That portion of Lot Sixteen (16), Block Six (6), HOLLYWOOD LITTLE RANCHES AMENDED, according to the Plat thereof as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida, more particularly described by metes and bounds as follows: Beginning at the Southwest corner of said Lot 16, Block 6, thence run Northerly along the West property line for a distance of six feet to a point; thence run Easterly parallel to the South property line a distance of twenty-five feet to a point; thence run Northeasterly for a distance of ten feet one and a . quarter inches more or less, to a point which is seven and one-half feet North of the South property line of said Lot 16; thence run Easterly along a line parallel to the South property line a distance of sixty-five feet more or less, to a point on the East property line; thence run Southerly along the East property line of said Lot 16 a distance of seven and one-half feet to the South property line; thence run Westerly along the South property line of said Lot 16, a distance of one hundred feet to the Point of Beginning;

And LESS the following portion of Lot 17 deeded to the City of Hollywood, Florida by Quit Claim Deed recorded in Official Records Book 2295, Page 96, Public Records of Broward County, Florida, described as follows:

The South seven and one-half feet of the West Half of Lot 17, Block 6, HOLLYWOOD LITTLE RANCHES AMENDED, according to the Plat thereof as recorded in Plat Book 1, page 26 of the Public Records of Broward County, Florida.

NOTE: This is a preliminary legal description. The Company reserves the right to amend said legal description upon review of a current survey.



ARCHITECT OF RECORD:
MR. ARCHITECT, LLC
AA 26002308

MIGUEL RIONDA
LIC. # AR 94189
15125 NE 9th CT
NORTH MIAMI BEACH, FLORIDA 33162
o: 786.696.4276
info@mr-architect.com

Drawings are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of MR. Architect, LLC and shall not be sold or reproduced without prior written consent. MR. Architect, LLC shall be notified of any changes required by actual conditions prior to execution of said changes for any phase for construction. 2022, MR. Architect, LLC

SIGN AND SEAL:

ADDRESS:

2300 Hollywood Blvd.
Hollywood, FL 33020

PROJECT:
SYNAGOGUE AND
RABBINICAL HIGH
SCHOOL

TENANT:

DOHR HATORAH

SHEET TITLE:

Site Plan

| No. | Description | Date |
|-----|-------------|----------|
| 2 | Revision 2 | 12/18/23 |
| 4 | Revision 4 | 02/01/24 |
| 5 | Revision 5 | 2/7/24 |
| 6 | Revision 6 | 2/15/24 |

Project Number: 10 2022

Date 07/31/23

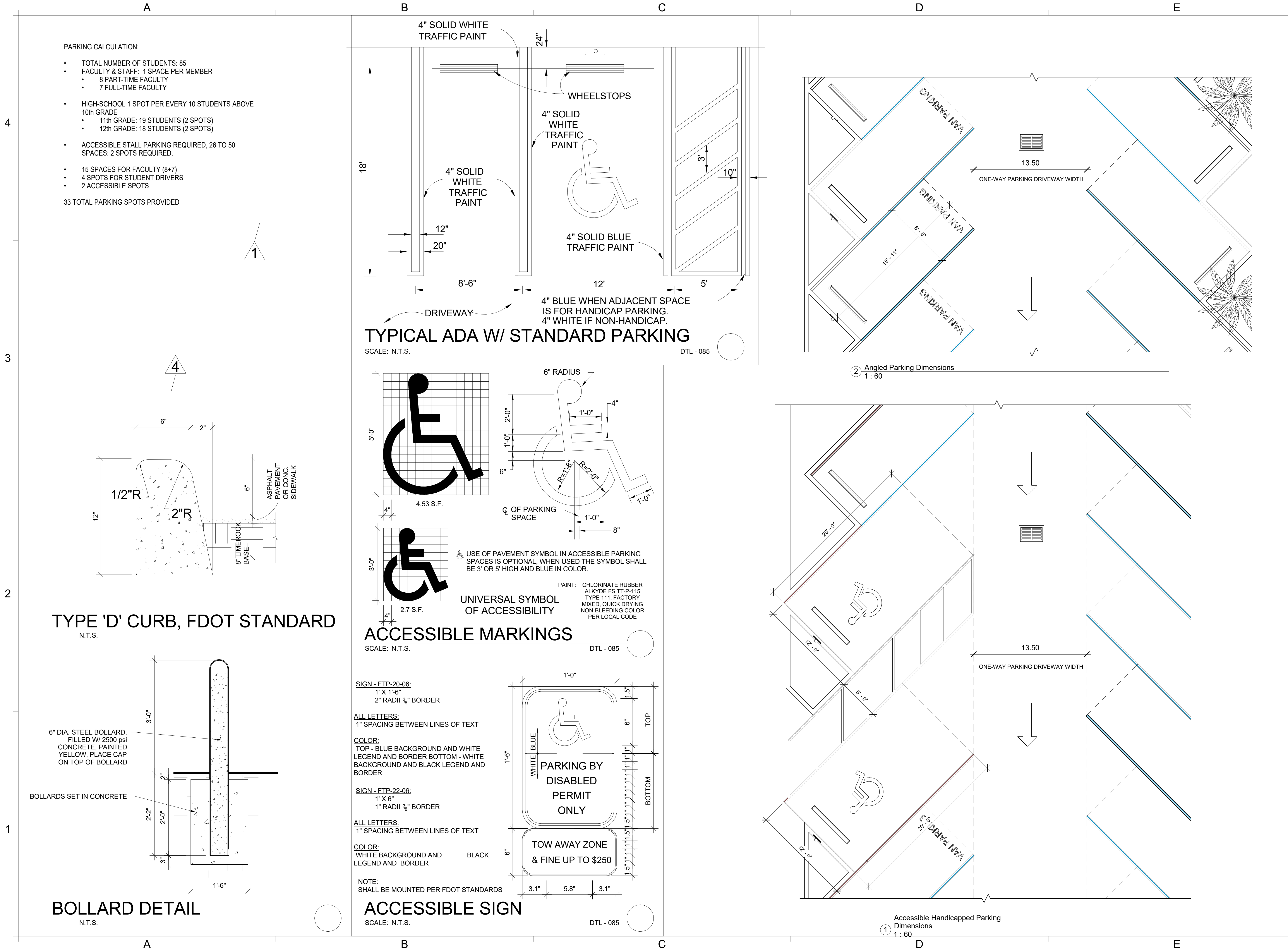
Drawn By: MR

Checked By: MR

Scale: As indicated

A1.0

3/7/2024 12:41:30 PM



ARCHITECT OF RECORD:
MR. ARCHITECT, LLC
AA 26002308
MIGUEL RIONDA
LIC. # AR 94189
15125 NE 9th CT
NORTH MIAMI BEACH, FLORIDA 33162
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SIGN AND SEAL:

ADDRESS:
2300 Hollywood Blvd.
Hollywood, FL 33020

PROJECT:
SYNAGOGUE AND
RABBINICAL HIGH
SCHOOL

TENANT:
OHR HATORAH

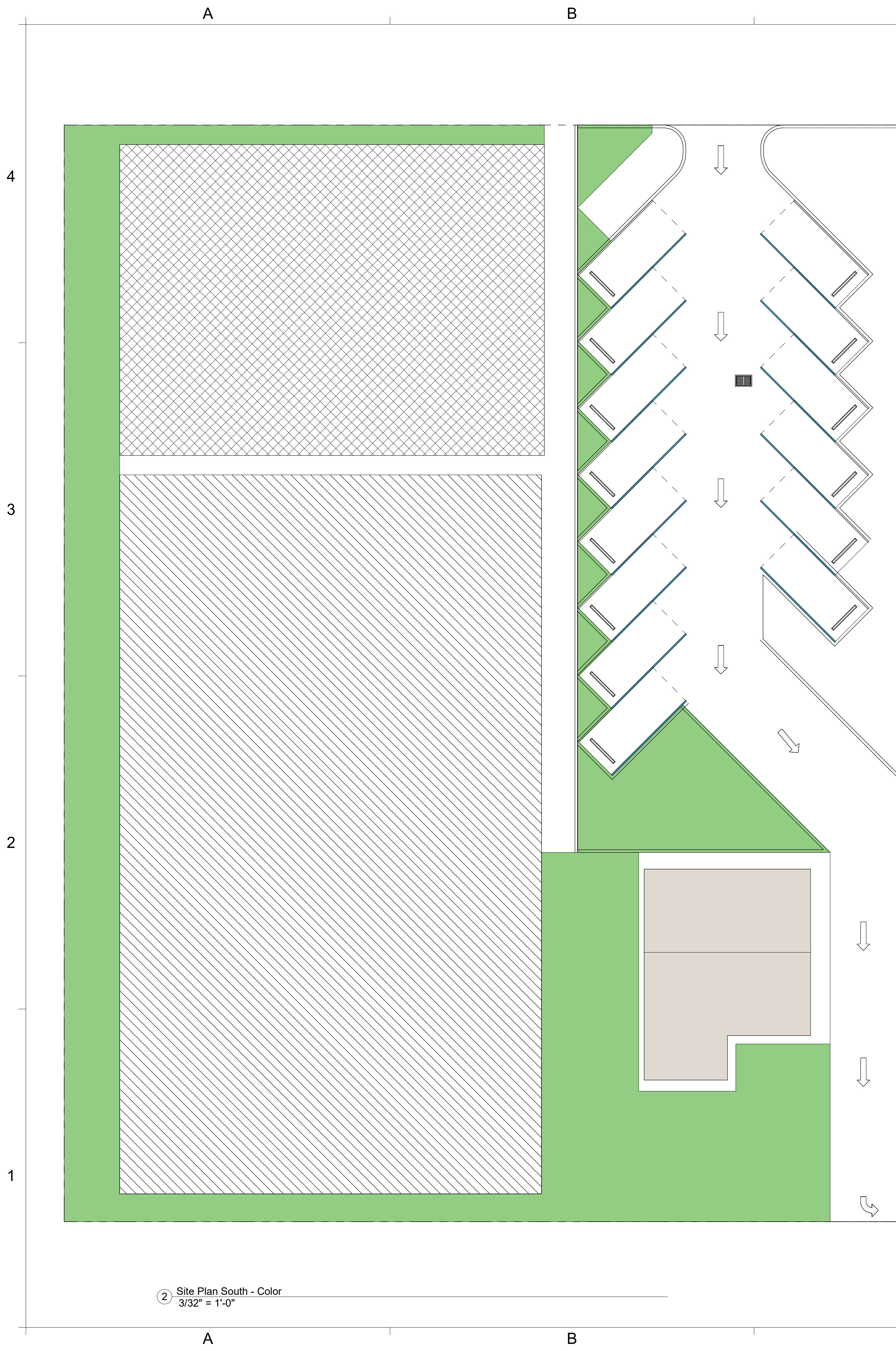
SHEET TITLE:
Parking/Site
Details

| No. | Description | Date |
|-----|-------------|----------|
| 1 | Revision 1 | 12/4/23 |
| 4 | Revision 4 | 02/01/24 |

Project Number: 10_2022
Date: 07/31/23
Drawn By: MR
Checked By: MR
Scale: 1 : 60

A1.1

3/7/2024 12:41:36 PM



② Site Plan South - Color
3/32" = 1'-0"



① Site Plan North - Color
3/32" = 1'-0"



ARCHITECT OF RECORD:
MR. ARCHITECT, LLC
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SIGN AND SEAL:

ADDRESS:
**2300 Hollywood Blvd.
Hollywood, FL 33020**

PROJECT:
**SYNAGOGUE AND
RABBINICAL HIGH
SCHOOL**

TENANT:
OHR HATORAH

SHEET TITLE:
**Site Plan -
Color**

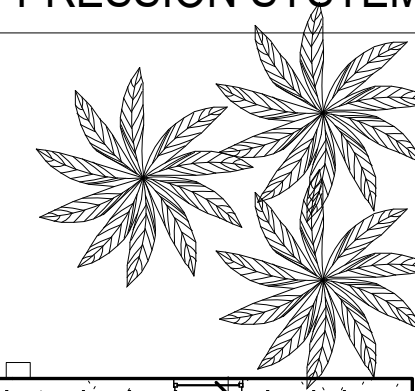
| No. | Description | Date |
|-----|-------------|---------|
| 1 | Revision 1 | 12/4/23 |
| | | |
| | | |

Project Number: **10_2022**
Date: **07/31/23**
Drawn By: **MR**
Checked By: **MR**
Scale: **3/32" = 1'-0"**

A1.2

3/7/2024 12:41:45 PM

NOTE:
NO COOKING WILL BE PERFORMED IN THE
KITCHEN AREA, NO COMMERCIAL HOOD OR
SUPPRESSION SYSTEM TO BE INSTALLED.



③ Synagogue - Mezzanine
1/8" = 1'-0"

CEILING LIGHT WITH
BATTERY BACK-UP
FOR EMER. IN ALL
ROOMS

Prayer

Prayer Room 2 2.4

Talmud Study

100

EXISTING
TO REMAIN

EXISTING 1-HR FIRE
SEPARATION WALL, WALL
EXTENDS TO UNDERSIDE OF
SLAB ABOVE, ALL
PENETRATIONS FIRE
CAULKED TO UL STANDARDS

EXISTING
TO REMAIN

② Second Floor - Rooms
1/8" = 1'-0"

1 Floor Plan
1/8" = 1'-0"

1 A3.1

A3.1 2

NOTES:

- DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A KEY FOR OPERATION FROM THE INSIDE OF THE BUILDING.
- ALL GLASS IN DOORS, AND GLASS ADJACENT TO DOORS TO BE TEMPERED SAFETY GLASS, GLAZING TO MEET CATEGORY II REQUIREMENTS.

FIRE ALARM/FIRE SPRINKLER:

FIRE SPRINKLER SYSTEM IS NOT EXISTING.
NEW FIRE SPRINKLER SYSTEM TO BE INSTALLED.
FIRE SPRINKLER COMPANY TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY E.O.R.

Existing 8" CMU Wall
 Existing 8" CMU Wall - 1 HR Fire Rated
 Existing 5" Wood Stud Gypsum
 New 5" Metal Stud Gypsum
 Existing 5" 1-Hr Gypsum Wall

○ Wall Legend
1/4" = 1'-0"

ARCHITECT OF RECORD:
MR. ARCHITECT, LLC
AA 26002308

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15125 NE 9th CT
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o: 786.696.4276
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SIGN AND SEAL:

2300 Hollywood Blvd.
Hollywood, FL 33020

PROJECT:
SYNAGOGUE AND
RABBINICAL HIGH
SCHOOL

TENANT:

OHR HATORAH

SHEET TITLE:

Floor Plan

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

| | |
|-----------------|--------------|
| Project Number: | 10_2022 |
| Date | 07/31/23 |
| Drawn By: | MR |
| Checked By: | DZ |
| Scale: | As indicated |

A2.0

3/7/2024 12:42:03 PM



ARCHITECT OF RECORD:
MR. ARCHITECT, LLC
AA 26002308
MIGUEL RIONDA
LIC. # AR 94189
15125 NE 9th CT
NORTH MIAMI BEACH, FLORIDA 33162
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SIGN AND SEAL:

ADDRESS:

2300 Hollywood Blvd.
Hollywood, FL 33020

PROJECT:

SYNAGOGUE AND
RABBINICAL HIGH
SCHOOL

TENANT:

OHR HATORAH

SHEET TITLE:

Elevations 1

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Project Number: 10_2022

Date 07/31/23

Drawn By: MRA

Checked By: MR

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

A3.0

3/7/2024 12:42:20 PM



ARCHITECT OF RECORD:
MR. ARCHITECT, LLC
AA 26002308
MIGUEL RIONDA
LIC. # AR 94189
15125 NE 9th CT
NORTH MIAMI BEACH, FLORIDA 33162
o: 786.696.4276
info@mr-architect.com

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SIGN AND SEAL:

ADDRESS:
2300 Hollywood Blvd.
Hollywood, FL 33020

PROJECT:
SYNAGOGUE AND
RABBINICAL HIGH
SCHOOL

TENANT:
OHR HATORAH

Elevations 2

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Project Number: 10_2022
Date 07/31/23
Drawn By: MRA
Checked By: MR
Scale: 3/16" = 1'-0"

A3.1

3/7/2024 12:43:10 PM



HOLLYWOOD BLVD PROFILE 1

2230 HOLLYWOOD BLVD 2300 HOLLYWOOD BLVD 2310 HOLLYWOOD BLVD



HOLLYWOOD BLVD PROFILE 2

2300 HOLLYWOOD BLVD 2310 HOLLYWOOD BLVD 2312 HOLLYWOOD BLVD 2316-2322 HOLLYWOOD BLVD 2328 HOLLYWOOD BLVD



ARCHITECT OF RECORD:
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AA 26002308
MIGUEL RIONDA
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SIGN AND SEAL:

ADDRESS:
2300 Hollywood Blvd.
Hollywood, FL 33020

PROJECT:
SYNAGOGUE AND
RABBINICAL HIGH
SCHOOL

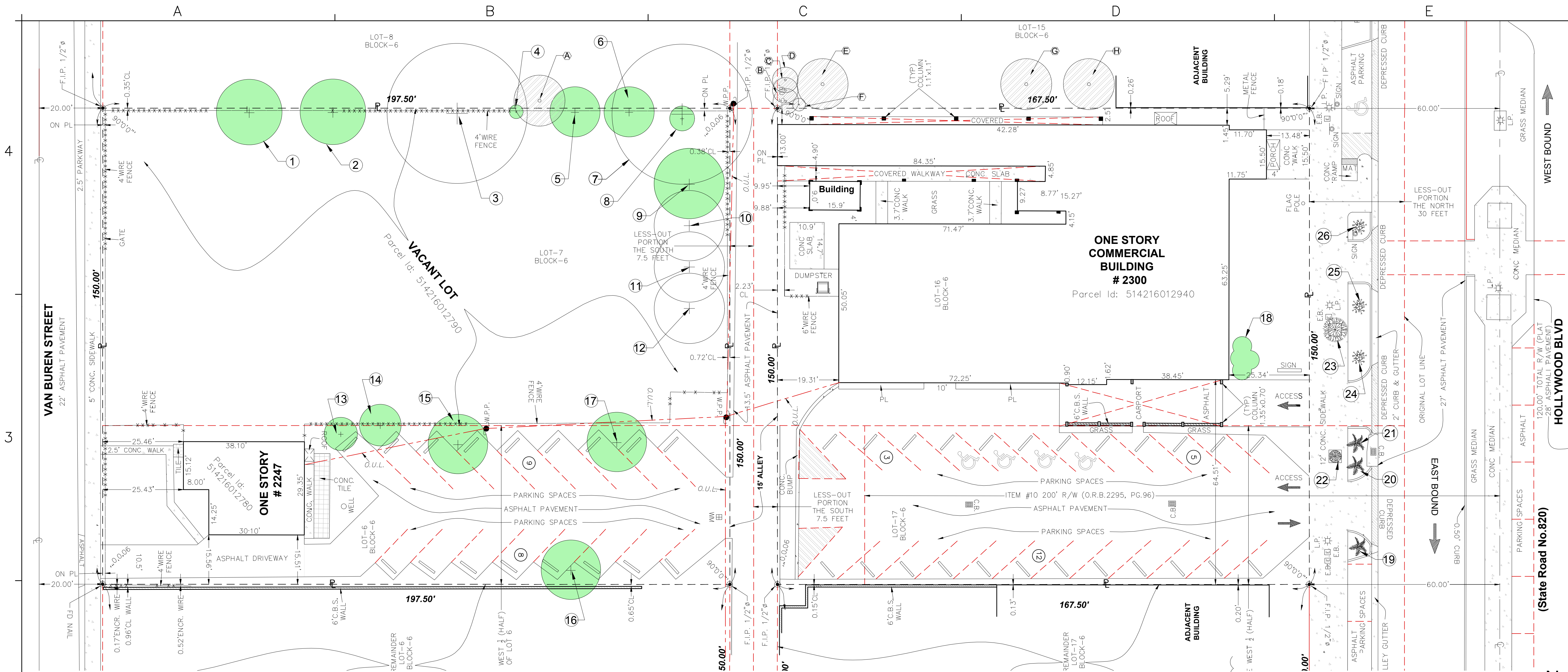
TENANT:
OHR HATORAH

SHEET TITLE:
Street Profile

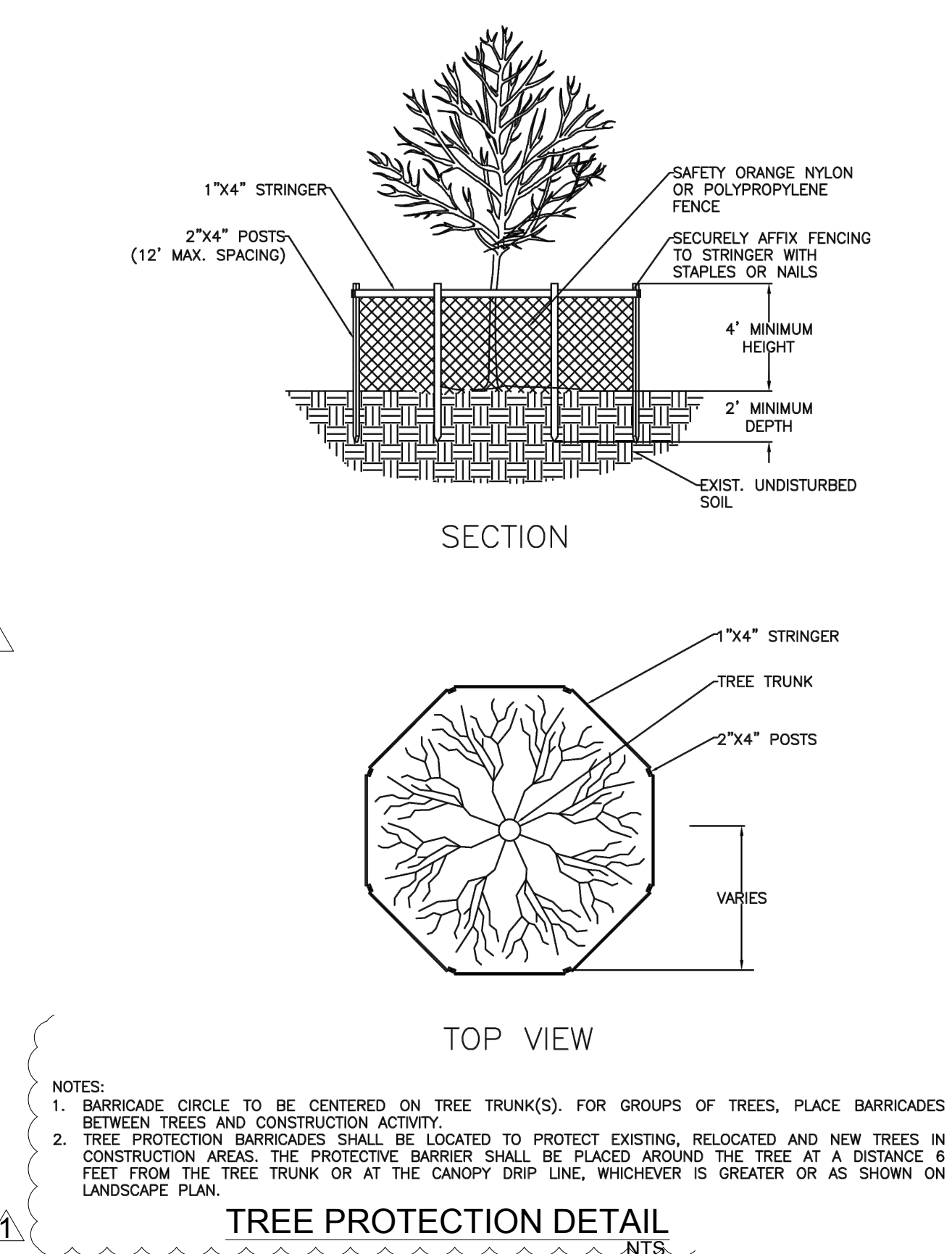
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Project Number: 10_2022
Date 07/31/23
Drawn By: MR
Checked By: MR
Scale:

A3.2



| LANDSCAPE LEGEND / EXISTING TREE | | | | | | | | |
|----------------------------------|----------------------------|--------------------------|------------|-------------|-------------|-----------|--------------|---------------|
| No. | BOTANICAL NAME | COMMON NAME | DBH (Inch) | HEIGHT (Ft) | CANOPY (Ft) | CONDITION | CRZ/TPZ (Ft) | NATIVE STATUS |
| 1 | Cupaniopsis anacardioides | beach tamarind | 9 | 24 | 20 | Good | 9 | NO REMOVE |
| 2 | Cupaniopsis anacardioides | beach tamarind | 10 | 24 | 20 | Good | 10 | NO REMOVE |
| 3 | Quercus virginiana | live oak | 16 | 35 | 44 | Fair-Good | 16 | YES REMAIN |
| 4 | Cocos nucifera | coconut palm | 3 | 9 | 8 | Poor | 3 | NO REMOVE |
| 5 | Cupaniopsis anacardioides | beach tamarind | 4 | 32 | 16 | Good | 4 | NO REMOVE |
| 6 | Cupaniopsis anacardioides | beach tamarind | 5 | 32 | 16 | Good | 5 | NO REMOVE |
| 7 | Quercus virginiana | live oak | 14+16 | 39 | 56 | Fair-Good | 16 | YES REMAIN |
| 8 | Heptapleurum actinophyllum | Australian umbrella tree | 9 | 30 | 8 | Good | 9 | NO REMOVE |
| 9 | Cocos nucifera | coconut palm | 12 | 23 | 22 | Fair-Good | 12 | NO REMOVE |
| 10 | Cocos nucifera | coconut palm | 11 | 23 | 22 | Fair-Good | 11 | NO REMAIN |
| 11 | Cocos nucifera | coconut palm | 9 | 23 | 22 | Fair-Good | 9 | NO REMAIN |
| 12 | Cocos nucifera | coconut palm | 13 | 22 | 22 | Fair-Good | 13 | NO REMAIN |
| 13 | Tabebuia heterophylla | pink trumpet tree | 6 | 18 | 6 | Poor | 6 | NO REMOVE |
| 14 | Rhaphiolepis bibas | loquat | 12 | 30 | 14 | Fair-Poor | 12 | NO REMOVE |
| 15 | Ficus aurea | Florida strangler fig | 22 | 22 | 18 | Good | 22 | YES REMOVE |
| 16 | Tabebuia heterophylla | pink trumpet tree | 8 | 23 | 20 | Fair-Poor | 8 | NO REMOVE |
| 17 | Tabebuia heterophylla | pink trumpet tree | 7 | 23 | 20 | Fair-Poor | 7 | NO REMOVE |
| 18 | Dypsis lutescens | areca palm | cluster | 15 | 3 | Fair-Poor | -- | NO REMOVE |
| 19 | Thrinax radiata | Florida thatch palm | 7 | 10 | 6 | Good | 7 | YES REMAIN |
| 20 | Thrinax radiata | Florida thatch palm | 7 | 10 | 6 | Good | 7 | YES REMAIN |
| 21 | Thrinax radiata | Florida thatch palm | 7 | 10 | 6 | Good | 7 | YES REMAIN |
| 22 | Erythrostemon mexicanus | Mexican holdback | 2 | 13 | 4 | Good | 2 | YES REMAIN |
| 23 | Erythrostemon mexicanus | Mexican holdback | 2 | 14 | 8 | Good | 2 | YES REMAIN |
| 24 | Eugenia foetida | box leaf stopper | 2 | 15 | 5 | Good | 2 | YES REMAIN |
| 25 | Eugenia foetida | box leaf stopper | 2 | 14 | 5 | Good | 2 | YES REMAIN |
| 26 | Eugenia foetida | box leaf stopper | 2 | 14 | 5 | Good | 2 | YES REMAIN |



| TREE MITIGATION TABLE | | | | |
|---------------------------------|----------------------------------|-----------------------|--------------------------|---------------------|
| TREE BEING REMOVED | | | | |
| No. | BOTANICAL NAME | COMMON NAME | DBH (INCH) BEING REMOVED | |
| 1 | Cupaniopsis anacardioides | beach tamarind | 9 | |
| 2 | Cupaniopsis anacardioides | beach tamarind | 10 | |
| 3 | Cupaniopsis anacardioides | beach tamarind | 4 | |
| 6 | Cupaniopsis anacardioides | beach tamarind | 5 | |
| 13 | Tabebuia heterophylla | pink trumpet tree | 6 | |
| 14 | Rhaphiolepis bibas | loquat | 12 | |
| 15 | Ficus aurea | Florida strangler fig | 22 | |
| 16 | Tabebuia heterophylla | pink trumpet tree | 8 | |
| 17 | Tabebuia heterophylla | pink trumpet tree | 7 | |
| TOTAL TREES DBH BEING REMOVED | | | 83 | |
| NEW TREES TO MITIGATE | | | | |
| CODE | BOTANICAL NAME | COMMON NAME | QTY | DBH (INCH) PROPOSED |
| CES | Conocarpus erectus var. sericeus | silver buttonwood | 17 | 85 |
| TOTAL MITIGATION PER DBH (INCH) | | | 85 | |

| PALM MITIGATION TABLE | | | | |
|----------------------------------|-------------------------|-----------------|--------------------------|----------------------|
| PALM BEING REMOVED | | | | |
| No. | BOTANICAL NAME | COMMON NAME | DBH (INCH) BEING REMOVED | PALM REMOVAL AMOUNTS |
| 4 | Cocos nucifera | coconut palm | 3 | 1 |
| 9 | Cocos nucifera | coconut palm | 12 | 1 |
| 18 | Dypsis lutescens | areca palm | 15 (CLUSTER) | 15 |
| TOTAL PALM REMOVAL AMOUNTS | | | | 17 |
| NEW PALMS TO MITIGATE | | | | |
| CODE | BOTANICAL NAME | COMMON NAME | QTY | |
| AW | Acoelorrhaphes wrightii | everglades palm | 68 | 17 |
| TOTAL MITIGATION PER PALM AMOUNT | | | | 17 |

| LANDSCAPE LEGEND / EXISTING TREES IN ADJACENT LOTS | | | | | | | |
|--|-----------------|---------------|------------|-------------|-------------|-----------|--------|
| No. | BOTANICAL NAME | COMMON NAME | DBH (Inch) | HEIGHT (Ft) | CANOPY (Ft) | CONDITION | NATIVE |
| A | Cocos nucifera | coconut palm | 12 | 40 | 16 | Good | NO |
| B | Caryota mitis | fishtail palm | 8 | 10 | 6 | Good | NO |
| C | Caryota mitis | fishtail palm | 8 | 10 | 6 | Good | NO |
| D | Caryota mitis | fishtail palm | 8 | 10 | 6 | Good | NO |
| E | Roystonea regia | royal palm | 12 | 40 | 16 | Good | YES |
| F | Serenoa repens | saw palmetto | cluster | 5 | 8 | Good | YES |
| G | Roystonea regia | royal palm | 12 | 40 | 16 | Good | YES |
| H | Roystonea regia | royal palm | 12 | 40 | 16 | Good | YES |

MR.
ARCHITECT

ARCHITECT OF RECORD:
MR. ARCHITECT, LLC
AA 26002308
MIGUEL RIONDA
LIC. # AR 94189
15125 NE 9th CT
NORTH MIAMI BEACH, FL 33162
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SIGN AND SEAL:

ADDRESS:
2300 Hollywood Blvd.
Hollywood, FL 33020

PROJECT:
SYNAGOGUE

TENANT:
OHR HATORAH

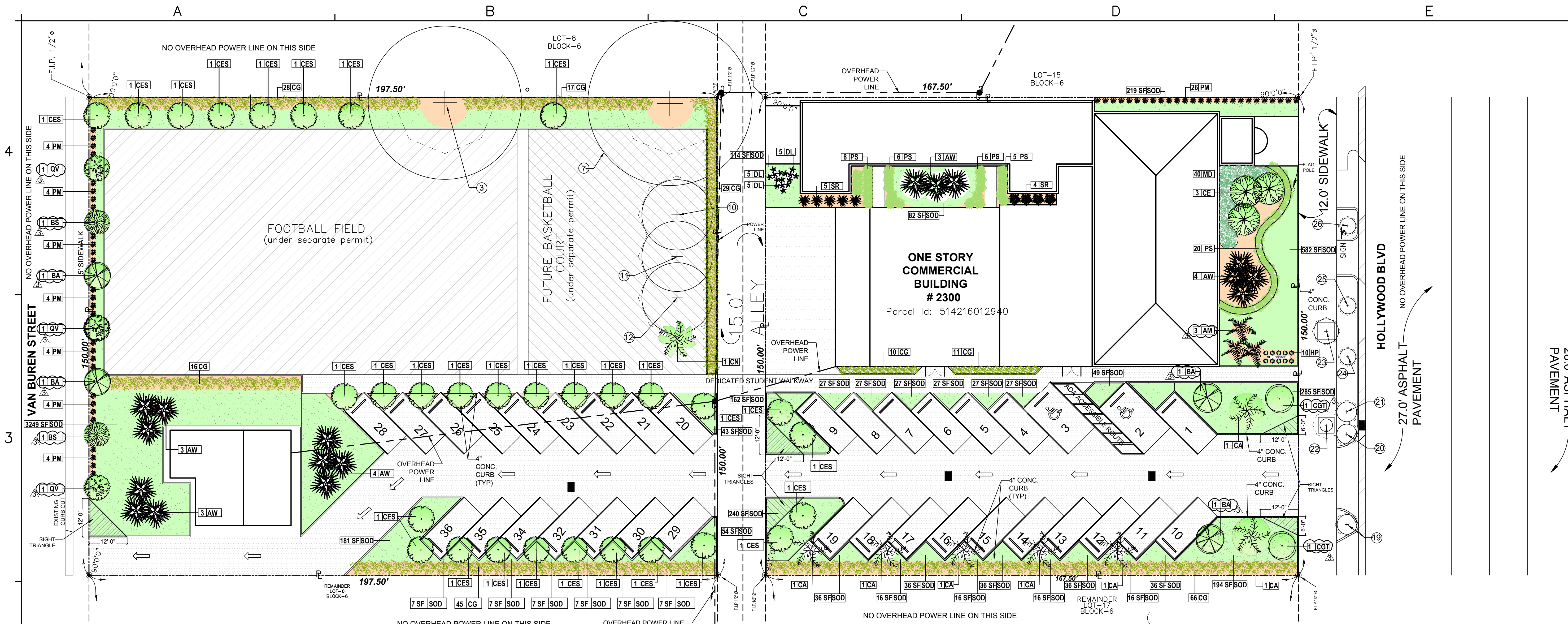
SHEET TITLE:
LANDSCAPE PLAN

| No. | Description | Date |
|-----|-------------|------------|
| 1 | Revision #1 | 01/02/2024 |
| 2 | Revision #2 | 01/26/2024 |

Project Number: 10 2022
Date: 07/31/23
Drawn By: Author
Checked By: Checker
Scale:

L-001

11/9/2023 12:26:53 PM



NOTES:
-THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING ARBORIST REPORT PREPARED BY PEDRO J. PARTIDAS CORDERO, CERTIFIED ISA ARBORIST ISA FL-9963A, PH: 786-218-8478
-EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION (SEE DETAIL 1)
-CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES / PALMS PROPOSED TO BE REMOVED
-CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN

NOTES:
1-ALL LANDSCAPING SHALL BE WARRANTED FOR ONE YEAR AFTER FINAL INSPECTION
2-ALL LANDSCAPE AREAS TO HAVE 100% IRRIGATION COVERAGE

| LEGEND | |
|--------|---|
| | EXISTING TREES / PALMS TO REMAIN |
| | PROPOSED TREES / PALMS / SHRUBS / GROUNDCOVER |
| | TREE PROTECTION |
| | W.P.P |
| | EXISTING TREES IN ADJACENT LOTS |

| EXISTING TREES TO REMAIN LEGEND | | | | | | | | | | |
|---------------------------------|-------------------------|---------------------|------------|-------------|-------------|-----------|--------------|--------|--------|--|
| No. | BOTANICAL NAME | COMMON NAME | DBH (Inch) | HEIGHT (Ft) | CANOPY (Ft) | CONDITION | CRZ/TPZ (Ft) | NATIVE | STATUS | |
| 3 | Quercus virginiana | live oak | 16 | 35 | 44 | Fair-Good | 16 | YES | REMAIN | |
| 7 | Quercus virginiana | live oak | 14+16 | 39 | 56 | Fair-Good | 16 | YES | REMAIN | |
| 10 | Cocos nucifera | coconut palm | 11 | 23 | 22 | Fair-Good | 11 | NO | REMAIN | |
| 11 | Cocos nucifera | coconut palm | 9 | 23 | 22 | Fair-Good | 9 | NO | REMAIN | |
| 12 | Cocos nucifera | coconut palm | 13 | 22 | 22 | Fair-Good | 13 | NO | REMAIN | |
| 19 | Thrinax radiata | Florida thatch palm | 7 | 10 | 6 | Good | 7 | YES | REMAIN | |
| 20 | Thrinax radiata | Florida thatch palm | 7 | 10 | 6 | Good | 7 | YES | REMAIN | |
| 21 | Thrinax radiata | Florida thatch palm | 7 | 10 | 6 | Good | 7 | YES | REMAIN | |
| 22 | Erythrostemon mexicanus | Mexican holdback | 2 | 13 | 4 | Good | 2 | YES | REMAIN | |
| 23 | Erythrostemon mexicanus | Mexican holdback | 2 | 14 | 8 | Good | 2 | YES | REMAIN | |
| 24 | Eugenia foetida | box leaf stopper | 2 | 15 | 5 | Good | 2 | YES | REMAIN | |
| 25 | Eugenia foetida | box leaf stopper | 2 | 14 | 5 | Good | 2 | YES | REMAIN | |
| 26 | Eugenia foetida | box leaf stopper | 2 | 14 | 5 | Good | 2 | YES | REMAIN | |



PROPOSED LANDSCAPE PLAN N

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

| GENERAL LANDSCAPE REQUIREMENTS | | MUNICIPAL FUTURE LAND USE | | | | |
|---|---|--|-----------|--------------------------------------|--|-----------|
| | | REQUIRED | | EXISTING | | |
| | | RC-1 | | RC-1 | | |
| | | ITEMS | | TOTAL | | |
| Perimeter Landscape | Hollywood Boulevard | 1 street tree per 30 linear feet | 5 trees | 8 trees | Existing eight (8) trees planted by the city | 8 trees |
| | Van Buren | 1 street tree per 30 linear feet inside the lot | 5 trees | ---- | 8 trees | 8 trees |
| | Alley | 1 street tree per 20 linear feet inside the lot | 8 trees | 4 trees | 5 trees | 9 trees |
| | Perimeter north inside the lot | 1 tree per 20 linear feet | 8 trees | ---- | 12 trees | 12 trees |
| | Perimeter west inside the lot | 1 tree per 20 linear feet | 10 trees | 2 trees | 8 trees | 10 trees |
| | Perimeter east inside the lot | 1 tree per 20 linear feet | 14 trees | ---- | 15 trees | 15 trees |
| Interior Landscape for At-Grade Parking Lots and Vehicular Use Area | Landscape Islands | Terminal island at each end of all rows parking spaces no further apart than 10 parking spaces | 8 islands | ---- | 8 islands | 8 islands |
| | Island Area | Min. 100 SF | ---- | 8 Islands with more than 100 SF each | ---- | ---- |
| | 1 tree per island | 8 trees | ---- | 11 trees | ---- | 11 trees |
| | 25% of the total square footage of the paved vehicular area shall be landscaped | 25% of 12721SF= 3180 SF | ---- | 4051 SF | ---- | 4051 SF |
| Open Space | Trees of pervious area of property | Min. 1 tree per 1000 SF of pervious area of property. Pervious Area=7385 SF | 7 trees | ---- | 97 trees | 97 trees |

| LANDSCAPE LEGEND / PROPOSED | | | | | | | | | | |
|-----------------------------|-----------------------------------|---------------------|----------|-------------------|--------|------------------|------------|-----|----------------|----------|
| CODE | SCIENTIFIC NAME | COMMON NAME | QTY | DROUGHT TOLERANCE | NATIVE | SPECIFICATIONS | | | CONTAINER SIZE | SPACING |
| | | | | | | H | SPREAD (Ø) | DBH | | |
| TREES | | | | | | | | | | |
| QV | Quercus virginiana | live oak | 3 | HIGH | YES | 14' HT | 8' | 5" | F.G. | AS SHOWN |
| BA | Bulnesia arborea | verawood | 4 | HIGH | NO | 14' HT | 8' | 5" | F.G. | AS SHOWN |
| BS | Bursera simaruba | gumbo limbo | 2 | HIGH | YES | 14' HT | 8' | 5" | F.G. | AS SHOWN |
| CGT | Caesalpinia granadillo | bridalvee tree | 2 | MEDIUM | NO | 14' HT | 9' | 5" | F.G. | AS SHOWN |
| CES | Conocarpus erectus var.'sericeus' | silver buttonwood | 31 | MEDIUM | YES | 14' HT | 7' | 5" | F.G. | AS SHOWN |
| CE | Conocarpus erectus | green buttonwood | 3 | MEDIUM | YES | 14' HT | 7' | 5" | F.G. | AS SHOWN |
| PALMS | | | | | | | | | | |
| AM | Adonidia merrillii | christmas palm | 3 | HIGH | NO | 8' CT | 10' | 4" | F.G. | AS SHOWN |
| CA | Carpentaria acuminata | carpentaria palm | 7 | MEDIUM | NO | 8' CT | 12' | 4" | F.G. | AS SHOWN |
| CN | Cocos nucifera | coconut tree | 1 | HIGH | NO | 8' CT | 12' | 4" | F.G. | AS SHOWN |
| AW | Acoelorrhaphe wrightii | everglades palm | 17 | MEDIUM | YES | 8' CT | 12' | 4" | F.G. | AS SHOWN |
| SR | Serenoa repens | saw palmetto | 9 | HIGH | YES | 3' OVERALL HT | 12' | --- | 15 GAL. | AS SHOWN |
| DL | Dypsis lutescens | areca palm | 15 | HIGH | NO | 6' OVERALL HT | 3' | 2" | 7GAL. | AS SHOWN |
| SHRUBS & GROUNDCOVERS | | | | | | | | | | |
| PM | Podocarpus macrophyllus | podocarpus | 54 | HIGH | NO | 42" | 24" | -- | 7 GAL. | 30" O.C |
| HP | Hamelia patens | firebush | 10 | HIGH | YES | 24" | 18" | -- | 3 GAL. | 24" O.C |
| MD | Mostera deliciosa | Swiss cheese plant | 40 | MEDIUM/HIGH | NO | 12" | 24" | -- | 3 GAL. | 24" O.C |
| PS | Pennisetum setaceum | fountain grass | 45 | MEDIUM | NO | 24" | 24" | -- | 3 GAL. | 30" O.C |
| CG | Clusia guttifera | small leaf clusia | 222 | HIGH | YES | 42" | 24" | -- | 7 GAL. | 30" O.C |
| SOD | Stenotaphrum secundatum | St. Augustine grass | 5902 SQF | MEDIUM | YES | staggered panels | | | | |



ARCHITECT OF RECORD:
MR. ARCHITECT, LLC
AA 26002308
MIGUEL RIONDA
LIC. # AR 94189
15125 NE 9th CT
NORTH MIAMI BEACH, FLORIDA 33162
786.696.4276
info@mr-architect.com
SIGN AND SEAL:

ADDRESS:
2300 Hollywood Blvd.
Hollywood, FL 33020
PROJECT:
SYNAGOGUE
TENANT:
OHR HATORAH

SHEET TITLE:
LANDSCAPE PLAN

| No. | Description | Date |
|-------------------------|-------------|------------|
| 1 | Revision #1 | 01/02/2024 |
| 2 | Revision #2 | 01/26/2024 |
| 3 | Revision #3 | 01/31/2024 |
| Project Number: 10 2022 | | |
| Date 07/31/23 | | |
| Drawn By: Author | | |
| Checked By: Checker | | |
| Scale: | | |


L-002

11/9/2023 12:26:53 PM

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.


GENERAL NOTES:

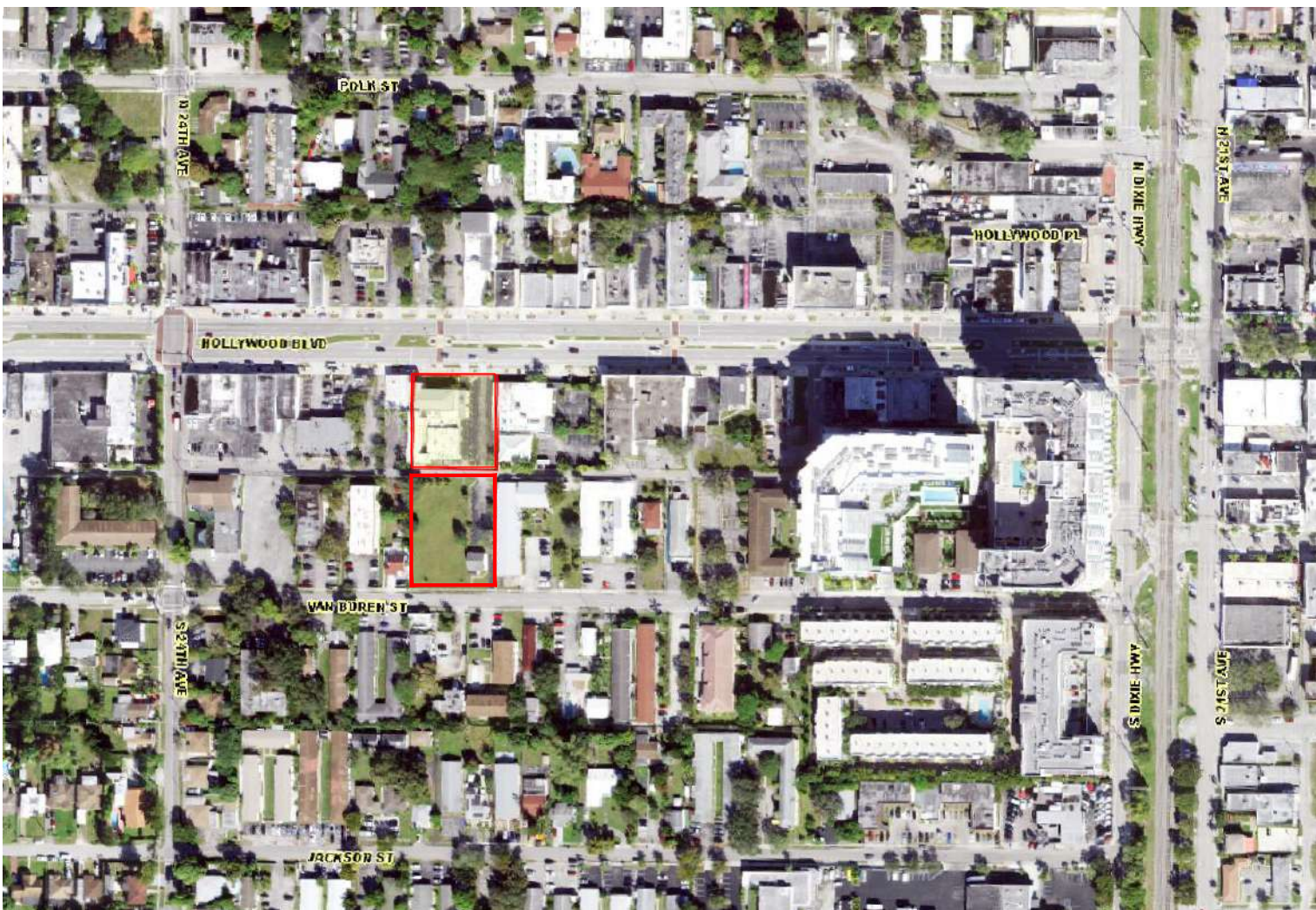
1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

| | | | |
|---|--------------------|--|---------------------|
|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014 |
| | DRAWN: EAM | GENERAL NOTES | DRAWING NO. |
| | APPROVED: XXX | | G-00 |

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.

| | | | |
|---|--------------------|--|---------------------|
|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
| | DRAWN: EAM | GENERAL NOTES (CONTINUED) | DRAWING NO. |
| | APPROVED: XXX | | G-00.2 |



LOCATION MAP
SCALE 1" = 300'
S16-T51-R42
LEGAL DESCRIPTION

PARCEL 1:
THE WEST 1/2 OF LOT 6, LESS THE NORTH 7 1/2 FEET FOR ALLEY, BLOCK 6, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

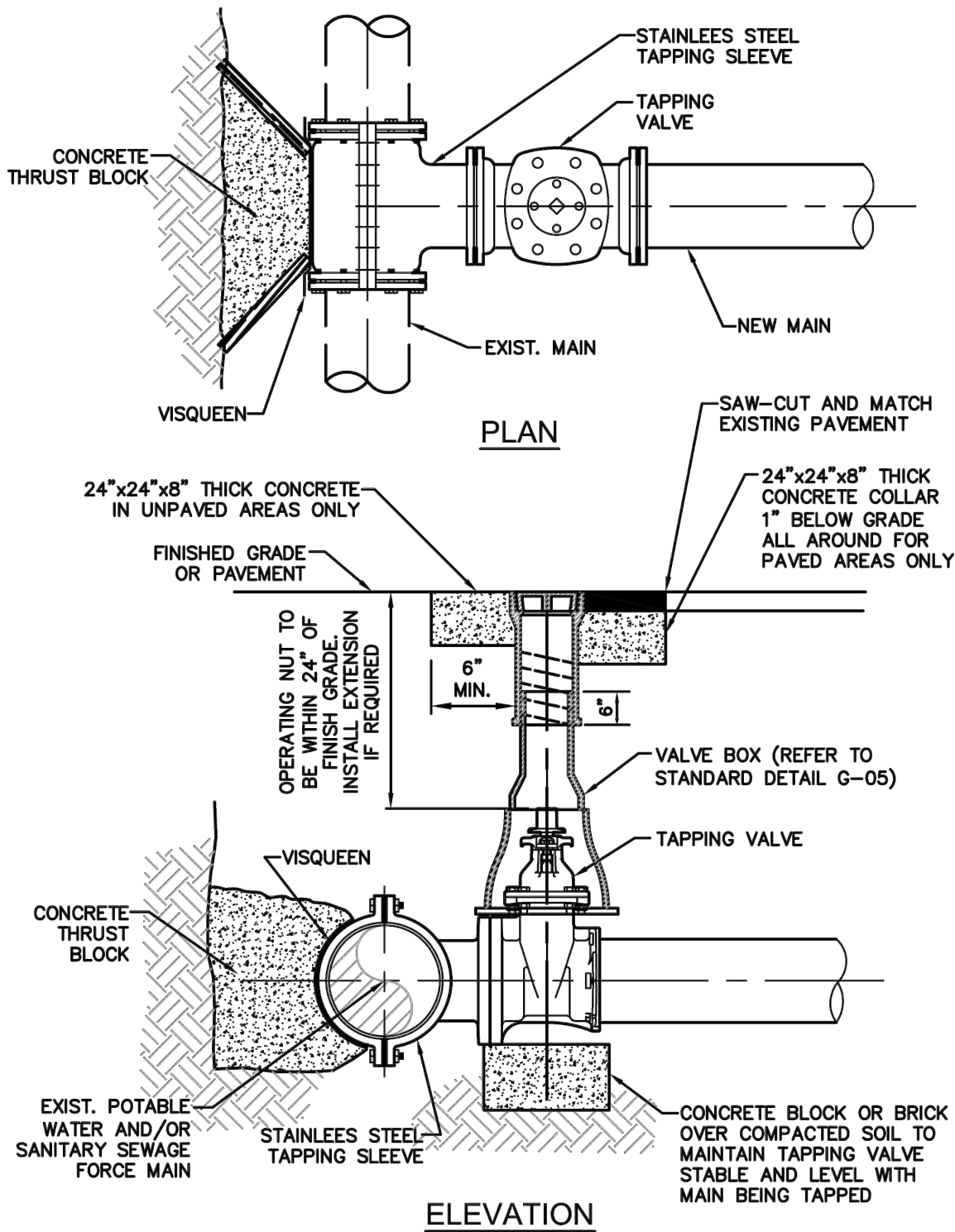
PARCEL 2:
LOT 7, LESS THE NORTH 7.5 FEET, BLOCK 6, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.


PARCEL 3:
LOT 16, AND THE WEST 1/2 OF LOT 17, BLOCK 6, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING PORTION OF LOT 16 DEEDED TO THE CITY OF HOLLYWOOD, FLORIDA BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2295, PAGE 94, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

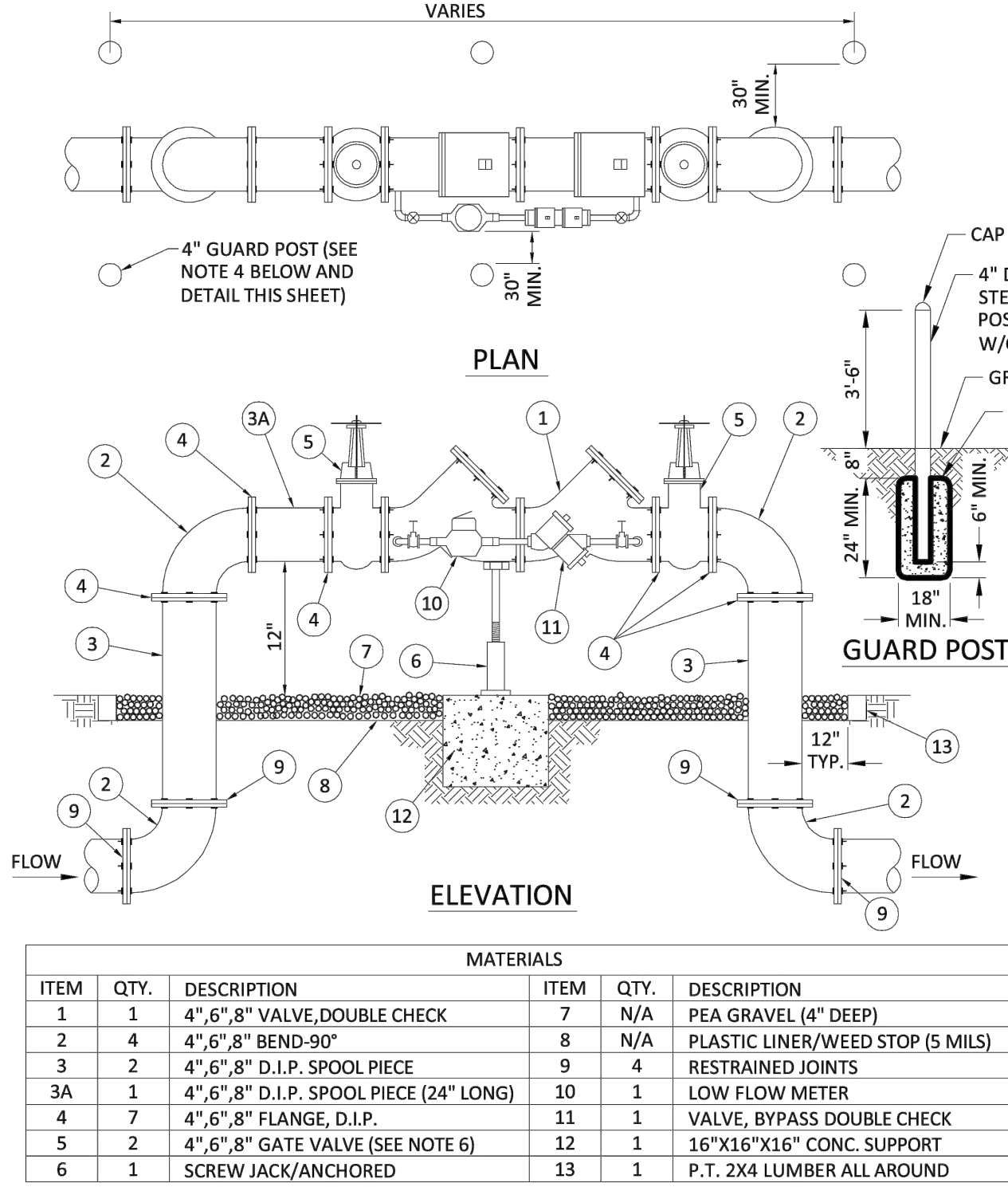
THAT PORTION OF LOT SIXTEEN (16), BLOCK SIX (6), HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 6, THENCE RUN NORTHERLY ALONG THE WEST PROPERTY LINE FOR A DISTANCE OF SIX FEET TO A POINT; THENCE RUN EASTERLY PARALLEL TO THE SOUTH PROPERTY LINE A DISTANCE OF TWENTY-FIVE FEET TO A POINT; THENCE RUN NORTHEASTERLY FOR A DISTANCE OF TEN FEET ONE AND A QUARTER INCHES MORE OR LESS, TO A POINT WHICH IS SEVEN AND ONE-HALF FEET NORTH OF THE SOUTH PROPERTY LINE OF SAID LOT 16; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO THE SOUTH PROPERTY LINE A DISTANCE OF SIXTY-FIVE FEET MORE OR LESS, TO A POINT ON THE EAST PROPERTY LINE; THENCE RUN SOUTHERLY ALONG THE EAST PROPERTY LINE OF SAID LOT 16 A DISTANCE OF SEVEN AND ONE-HALF FEET TO THE SOUTH PROPERTY LINE; THENCE RUN WESTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT 16, A DISTANCE OF ONE HUNDRED FEET TO THE POINT OF BEGINNING;


AND LESS THE FOLLOWING PORTION OF LOT 17 DEEDED TO THE CITY OF HOLLYWOOD, FLORIDA BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2295, PAGE 96, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTH SEVEN AND ONE-HALF FEET OF THE WEST HALF OF LOT 17, BLOCK 6, HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.




| | | | |
|---|-------------------|--|---------------------|
|  | ISSUED: 03/01/994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014 |
| | DRAWN: EAM | TYPICAL TAPPING SLEEVE AND VALVE SETTING | DRAWING NO. |
| | APPROVED: XXX | | G-06 |




| | | | |
|---|--------------------|---|---------------------|
|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014 |
| | DRAWN: EAM | TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS) | DRAWING NO. |
| | APPROVED: XXX | | W-03 |

GENERAL NOTES (CONTINUED):


12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.

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|---|--------------------|--|---------------------|
|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
| | DRAWN: EAM | GENERAL NOTES (CONTINUED) | DRAWING NO. |
| | APPROVED: XXX | | G-00.1 |

GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
- 

Call 811 or visit sunshine811.com two full business days before digging, to have buried facilities located and marked.
Check positive response codes before you dig!
41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
 42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
 43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
 - a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
 - f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

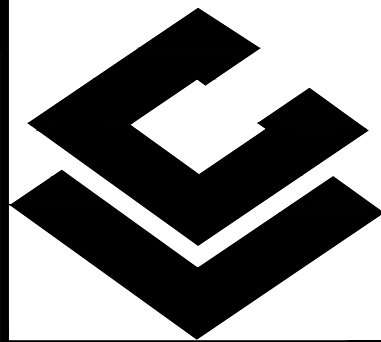
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|---|--------------------|--|---------------------|
|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
| | DRAWN: EAM | GENERAL NOTES (CONTINUED) | DRAWING NO. |
| | APPROVED: XXX | | G-00.3 |

SCOPE OF WORK

PROPOSED 4" DIP FIRE LINE TO SERVE EXISTING TWO-STORY COMMERCIAL BUILDING.

INDEX OF SHEETS:

W-1 CIVIL COVER SHEET AND NOTES
W-2 PROPOSED FIRE LINE CONNECTION PLAN W-2



CARLAB, INC.
ENGINEER AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET MIAMI, FL 33165
TEL: 785-385-4093 FAX: 305-226-0438
E-MAIL: SLABISTE@CARLABINC.COM

PROPOSED FIRE LINE CONNECTION FOR:

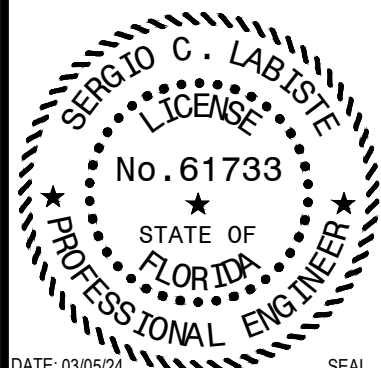
RELIGIOUS WORKSHIP AND EDUCATION

2300 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020
FOLIO NO. 514216012940

| REVISIONS | DATE | BY |
|-----------|------|----|
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|---------------------------------------|----------|
| CARLAB, INC PROJECT NUMBER 22-1924 | |
| DRAWN | A.M.G. |
| CHECKED | S.C.L. |
| DESIGNED | S.C.L. |
| SCALE | AS SHOWN |
| DATE | 11/14/22 |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE INDICATED TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE INDICATED TO THE SEAL.



DATE: 03/05/2024
SERGIO C. LABISTE P.E. #61733

SHEET TITLE

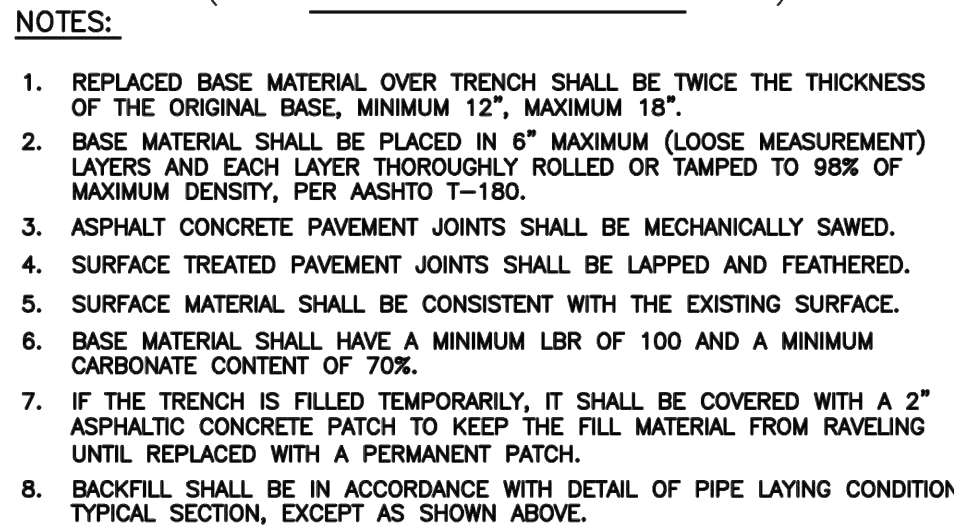
CIVIL COVER
SHEET AND
NOTES

SHEET NUMBER

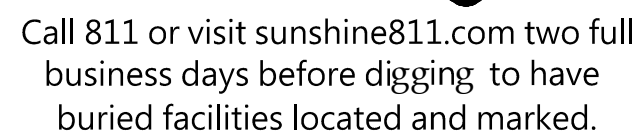
W-1



- [illegible]



1. SURVEY OBTAINED FROM VIZCAYA SURVEYING AND MAPPING, INC (FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8000)
2. ALL UNDERGROUND INFORMATION SHALL BE VERIFIED WITH THE DIFFERENT UTILITY COMPANIES BEFORE THE START OF ANY CONSTRUCTION OR EXCAVATION, NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THIS ITEM. SHOULD FIELD DIFFER CONTACT ENGINEER IMMEDIATELY.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES ENGINEERING AND CONSTRUCTION SERVICES STANDARDS AND SPECIFICATIONS
4. ALL UNDERGROUND INSTALLATIONS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND EXCAVATION.
5. FOR PAVEMENT RESTORATION REFER TO CITY OF HOLLYWOOD AND BROWARD COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS (PER G-12 & G-12.1). CONTRACTOR TO RESTORE EXISTING PAVEMENT AND SWALE AREAS DISTURBED DURING CONSTRUCTION TO ORIGINAL CONDITIONS.
6. NO EXTERIOR WORK IS PROPOSED EXPECT FOR THE FIRE LINE.
7. FOR MARKING AND SIGNAGE INFORMATION, SEE SHEET C-2



2300 HOLLYWOOD BLVD, HOLLYWOOD, FL 33020
FOLIO NO: 514216012940

CARLAB, INC PROJECT NUMBER
22-1924

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LAERSTE, P.E. ON THE DATE ADJACENT TO THE SEAL.

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SHEET NUMBER

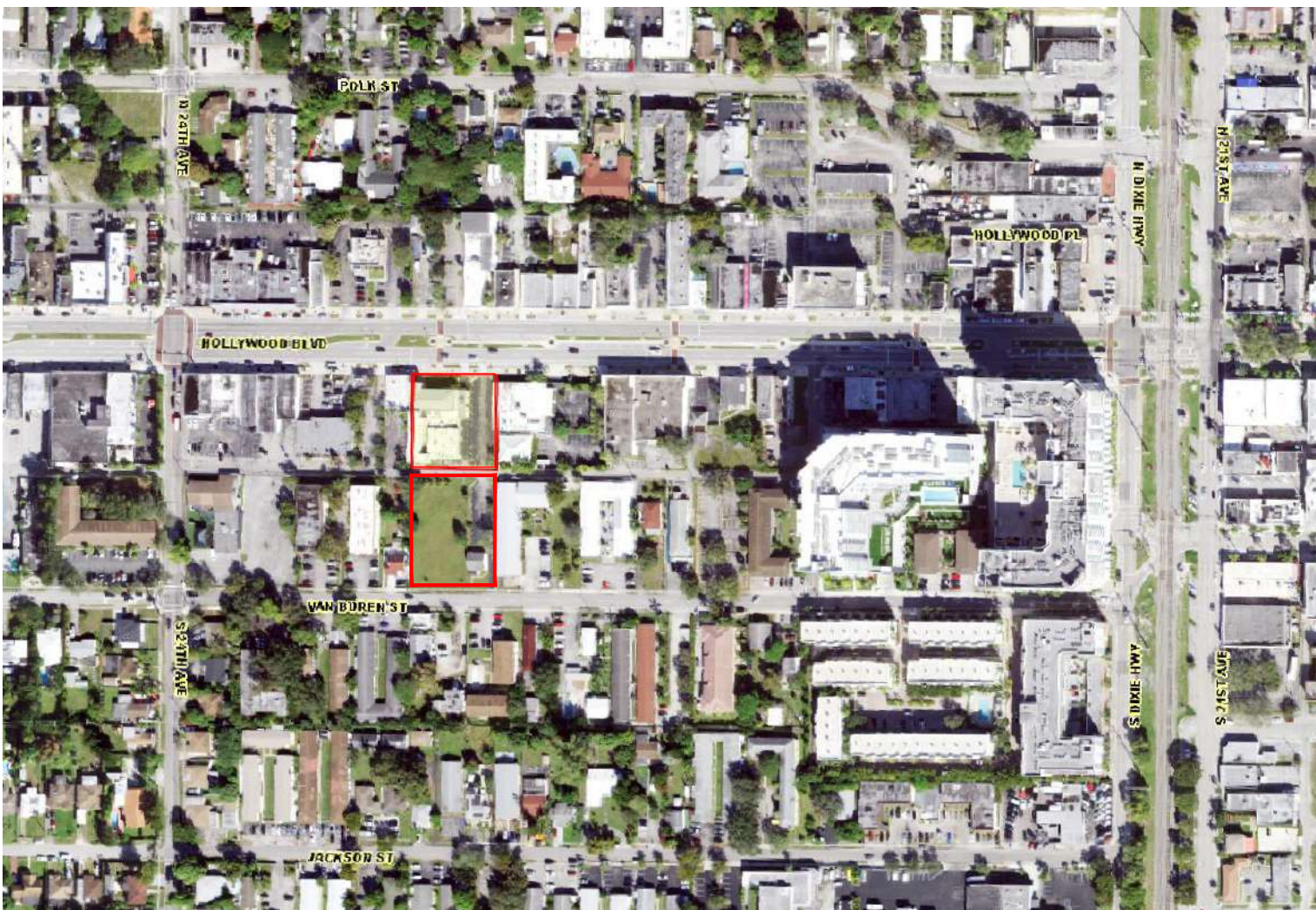
W-2

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014 |
| | DRAWN: EAM | GENERAL NOTES | DRAWING NO. |
| | APPROVED: XXX | | G-00 |



LOCATION MAP
SCALE 1" = 300'
S16-T51-R42
LEGAL DESCRIPTION

PARCEL 1:
THE WEST 1/2 OF LOT 6, LESS THE NORTH 7 1/2 FEET FOR ALLEY, BLOCK 6, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOT 7, LESS THE NORTH 7.5 FEET, BLOCK 6, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOT 16, AND THE WEST 1/2 OF LOT 17, BLOCK 6, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING PORTION OF LOT 16 DEEDED TO THE CITY OF HOLLYWOOD, FLORIDA BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2295, PAGE 94, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:


THAT PORTION OF LOT SIXTEEN (16), BLOCK SIX (6), HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 6, THENCE RUN NORTHERLY ALONG THE WEST PROPERTY LINE FOR A DISTANCE OF SIX FEET TO A POINT; THENCE RUN EASTERLY PARALLEL TO THE SOUTH PROPERTY LINE A DISTANCE OF TWENTY-FIVE FEET TO A POINT; THENCE RUN NORTHEASTERLY FOR A DISTANCE OF TEN FEET ONE AND A QUARTER INCHES MORE OR LESS, TO A POINT WHICH IS SEVEN AND ONE-HALF FEET NORTH OF THE SOUTH PROPERTY LINE OF SAID LOT 16; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO THE SOUTH PROPERTY LINE A DISTANCE OF SIXTY-FIVE FEET MORE OR LESS, TO A POINT ON THE EAST PROPERTY LINE; THENCE RUN SOUTHERLY ALONG THE EAST PROPERTY LINE OF SAID LOT 16 A DISTANCE OF SEVEN AND ONE-HALF FEET TO THE SOUTH PROPERTY LINE; THENCE RUN WESTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT 16, A DISTANCE OF ONE HUNDRED FEET TO THE POINT OF BEGINNING;

AND LESS THE FOLLOWING PORTION OF LOT 17 DEEDED TO THE CITY OF HOLLYWOOD, FLORIDA BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2295, PAGE 96, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTH SEVEN AND ONE-HALF FEET OF THE WEST HALF OF LOT 17, BLOCK 6, HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.


GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.


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|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
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| | APPROVED: XXX | | G-00.2 |

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.


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|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
| | DRAWN: EAM | GENERAL NOTES (CONTINUED) | DRAWING NO. |
| | APPROVED: XXX | | G-00.1 |

GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
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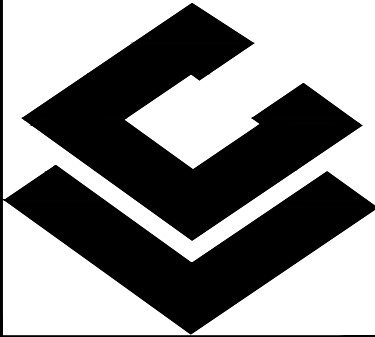
Call 811 or visit sunshine811.com two full business days before digging, to have buried facilities located and marked.

Check positive response codes before you dig!
41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
 42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
 43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
 - a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
 - f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

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|  | ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
| | DRAWN: EAM | GENERAL NOTES (CONTINUED) | DRAWING NO. |
| | APPROVED: XXX | | G-00.3 |

INDEX OF SHEETS:

- C-1 CIVIL COVER SHEET AND NOTES
- C-2 PROPOSED MARKING AND SIGNAGE PLAN
- C-3 CIVIL DETAILS



CARLAB, INC.
ENGINEER AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET MIAMI, FL 33165
TEL: 786 385 4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

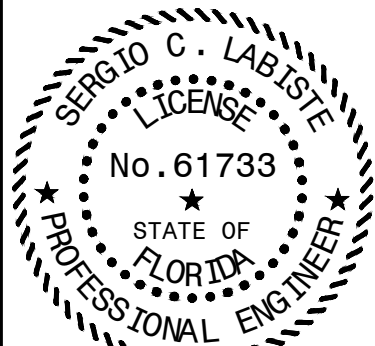
PROPOSED FIRE LINE CONNECTION FOR:
RELIGIOUS WORSHIP AND EDUCATION

2300 HOLLYWOOD BLVD, HOLLYWOOD, FL 33020
FOLIO NO. 514216012940

| REVISIONS | DATE | BY |
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| CARLAB, INC PROJECT NUMBER 22-1924 | |
| DRAWN | A.M.G. |
| CHECKED | S.C.L. |
| DESIGNED | A.M.G. |
| SCALE | AS SHOWN |
| DATE | 02/26/24 |

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SERGIO C. LABISTE P.E. # 61733

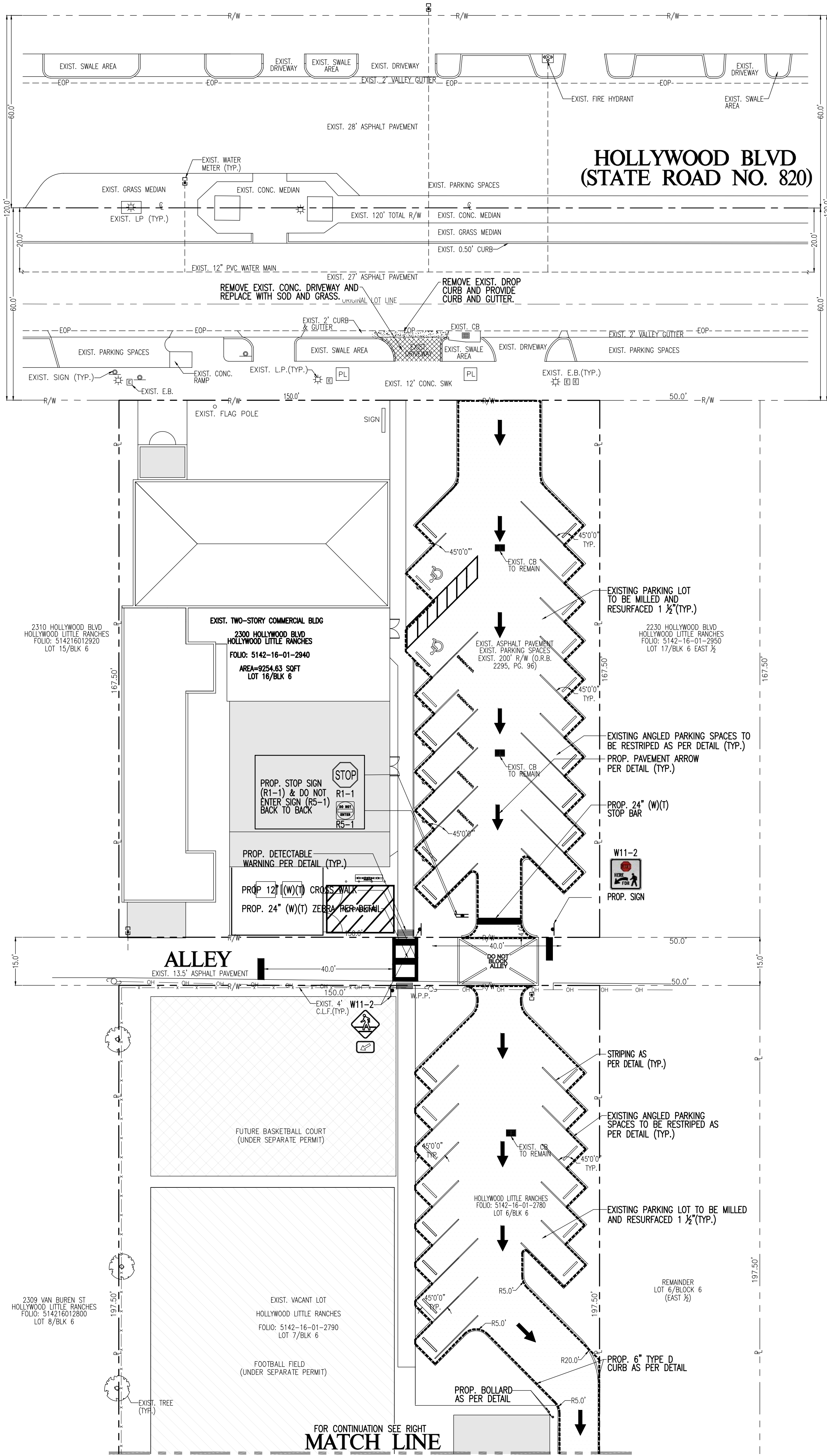
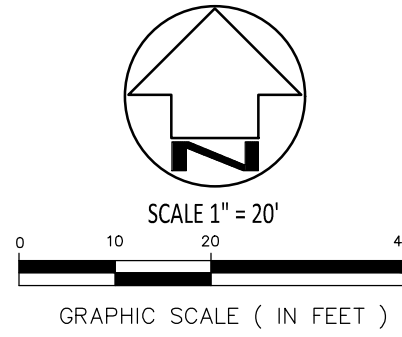
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CIVIL COVER
SHEET AND
NOTES

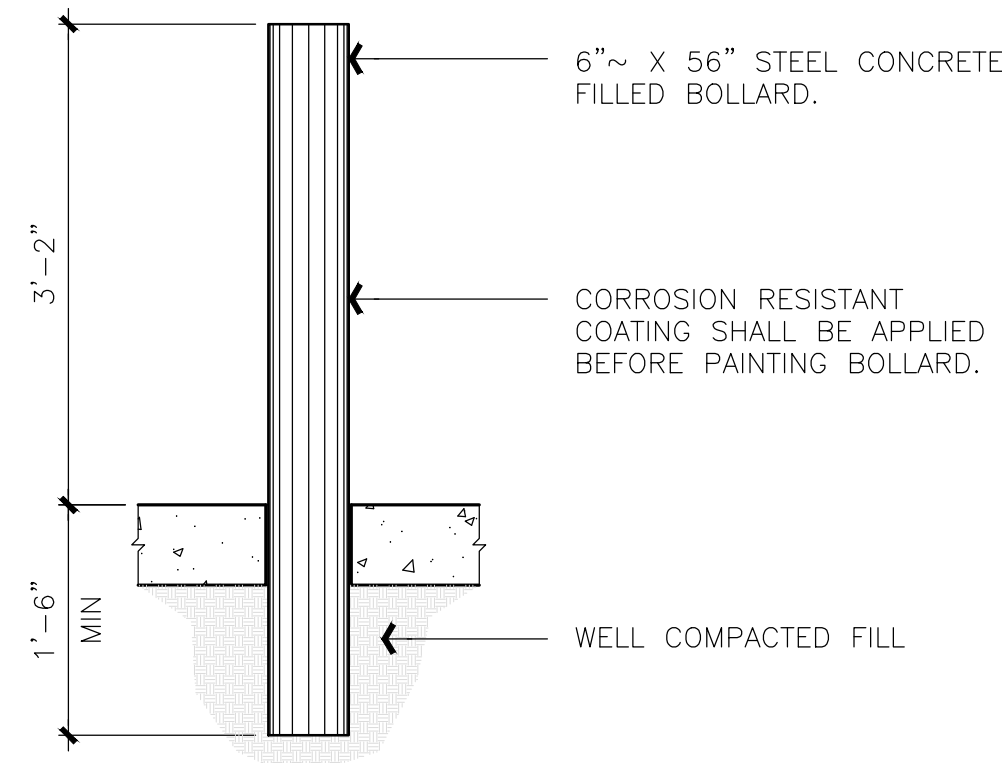
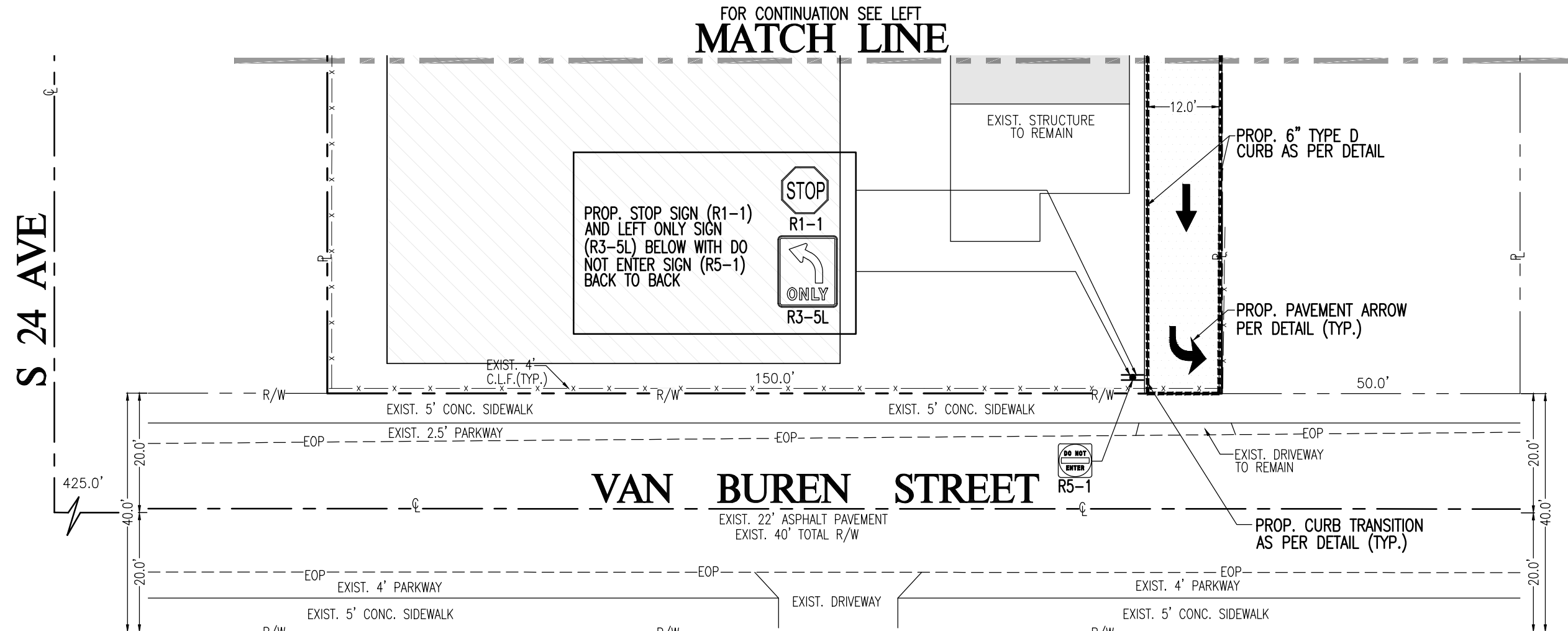
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C-1

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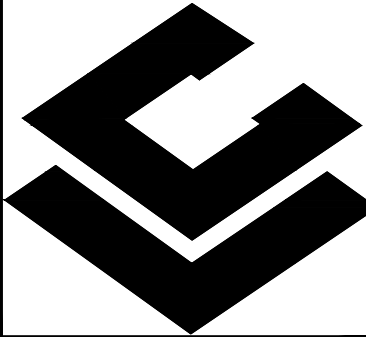


- LEGEND**
- | | | |
|---------------------------------|---------|-------------------------------|
| RIGHT-OF-WAY | — R/W — | EXISTING WATER MANHOLE |
| MONUMENT LINE | — M — | EXISTING AT&T MANHOLE |
| PROPERTY LINE | — P — | EXISTING TRAFFIC SIGN |
| CENTER LINE | — C — | EXISTING TELEPHONE UTILITY |
| BASE LINE | — B — | EXISTING TRAFFIC SIGN |
| EDGE OF PAVEMENT | — EOP — | EXISTING ELECTRICAL UTILITY |
| EXISTING OVERHEAD WIRE | — OW — | EXISTING TRAFFIC SIGN POLE |
| EXISTING CHAIN LINK FENCE | — X — | PROPOSED CLEAN-OUT |
| DENOTES PROPOSED | PROP. | PROPOSED CORPORATION STOP |
| DENOTES EXISTING | EXIST. | PROPOSED TEE |
| DENOTES SIDEWALK | SWK. | PROPOSED REDUCER |
| DENOTES INVERT | INV. | DENOTES EXIST. FLOW DIRECTION |
| DENOTES TOP OF PIPE | TOP | PROPOSED TAPPING SLEEVE |
| DENOTES TYPICAL | TYP. | PROPOSED BACKFLOW |
| TO BE FIELD VERIFIED | TBFV | PROPOSED WATER VALVE |
| EXISTING UTILITY BOX | — UB — | EXISTING WATER VALVE |
| PROPOSED WATER METER | — WM — | EXISTING ELEVATION |
| EXISTING WATER METER | — WM — | PROPOSED ELEVATION |
| EXISTING SIGN | — S — | MATCH EXISTING ELEVATION |
| EXISTING UTILITY POLE | — UP — | EXISTING CATCH BASIN |
| EXISTING SANITARY SEWER MANHOLE | — SSM — | PROPOSED CATCH BASIN |
| EXISTING STORM DRAINAGE MANHOLE | — SDM — | AND FRENCH DRAIN |
| EXISTING ELECTRIC MANHOLE | — EM — | |



BOLLARD DETAIL 3/4"

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



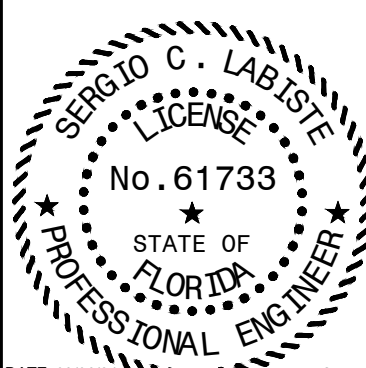
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PROPOSED FIRE LINE CONNECTION FOR:
RELIGIOUS WORSHIP AND EDUCATION
2300 HOLLYWOOD BLVD, HOLLYWOOD, FL 33020
FOLIO NO. 514216012940

| REVISIONS | DATE | BY |
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| CARLAB, INC. PROJECT NUMBER | 22-1924 |
| DRAWN | A.M.G. |
| CHECKED | S.C.L. |
| DESIGNED | A.M.G. |
| SCALE | AS SHOWN |
| DATE | 02/26/24 |

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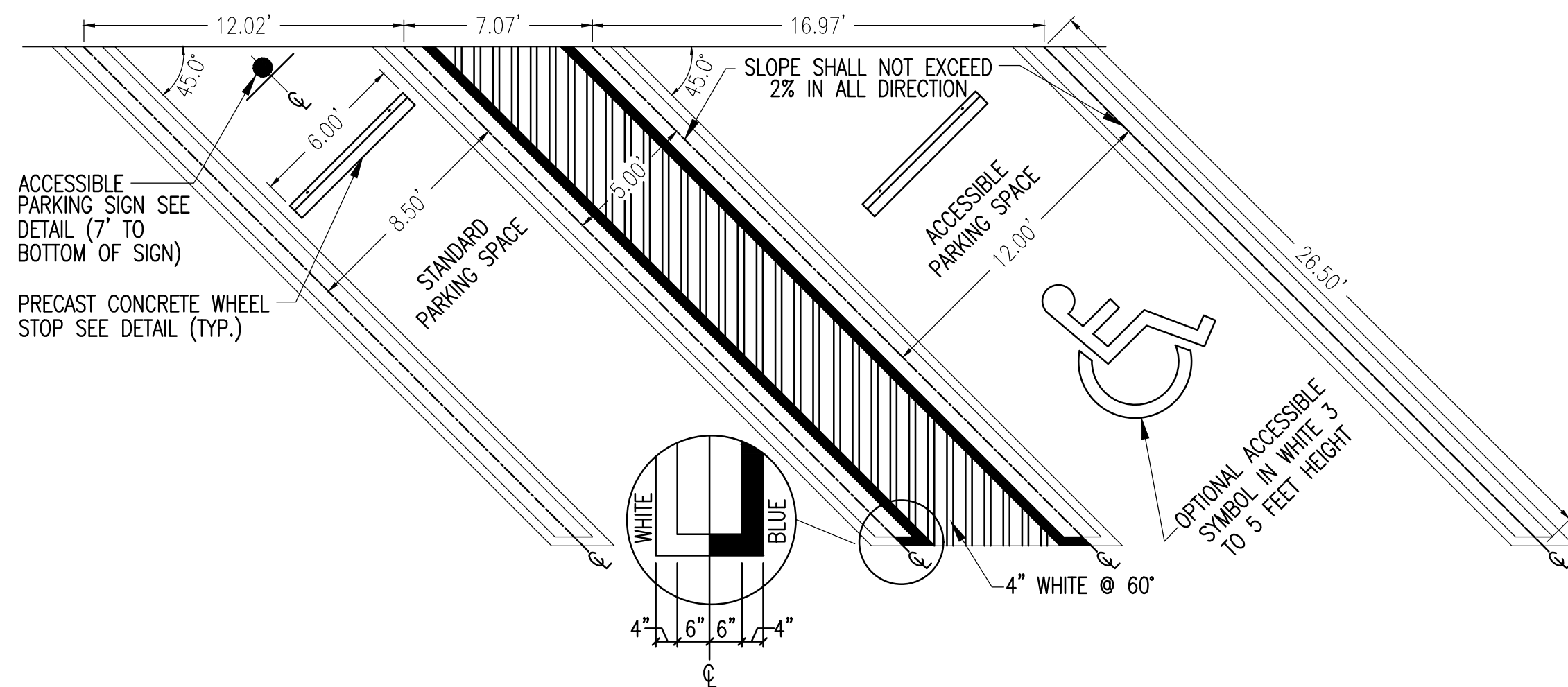
DATE: 03/06/24
SERGIO C. LABISTE P.E. # 61733

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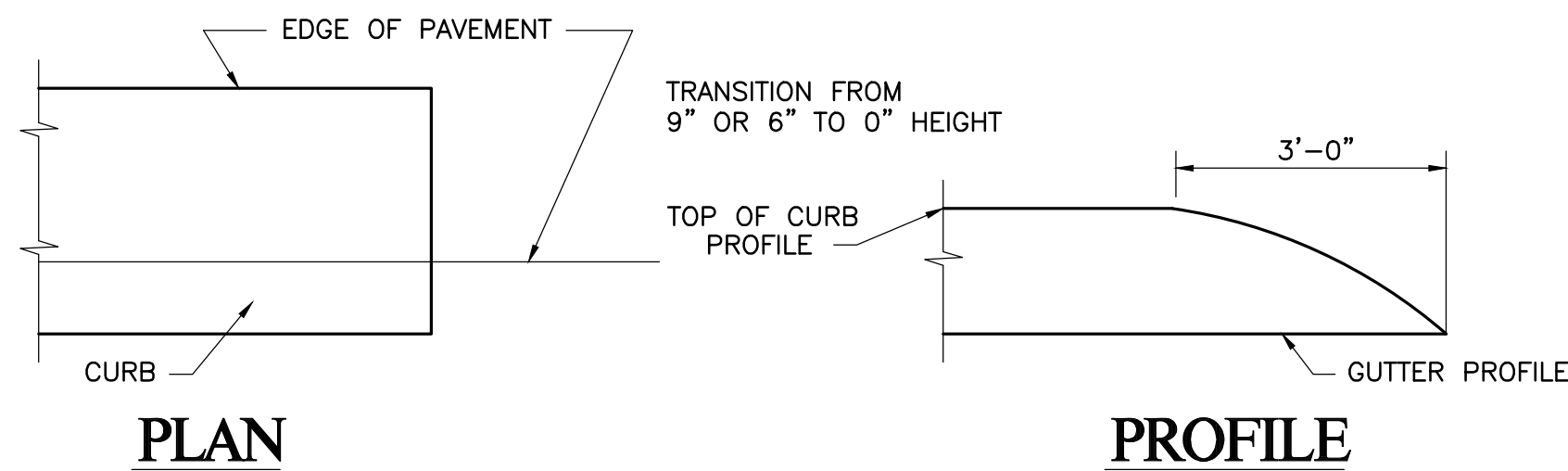
PROPOSED
MARKING AND
SIGNAGE PLAN

SHEET NUMBER

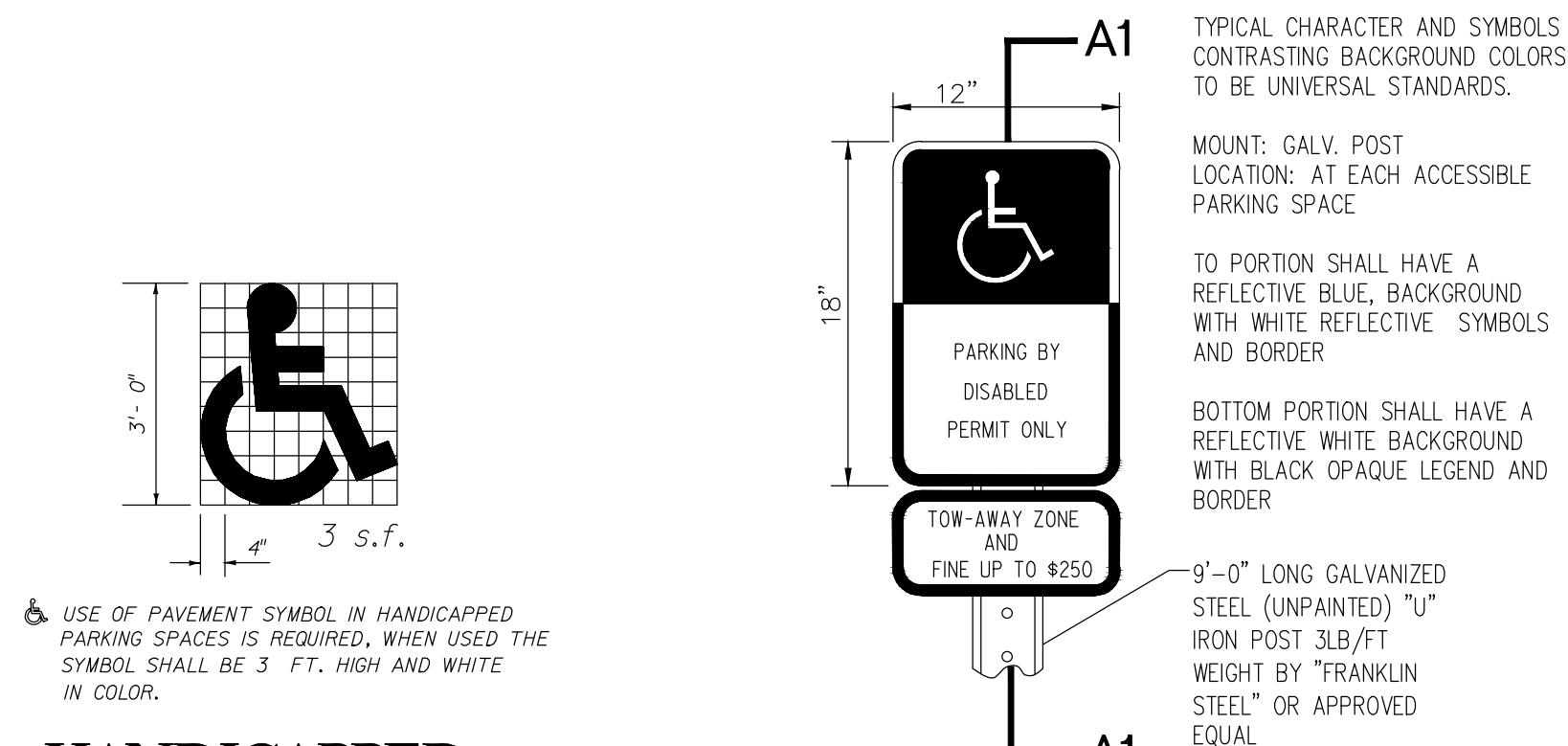
C-2



ANGLED PARKING DETAIL
N.T.S.



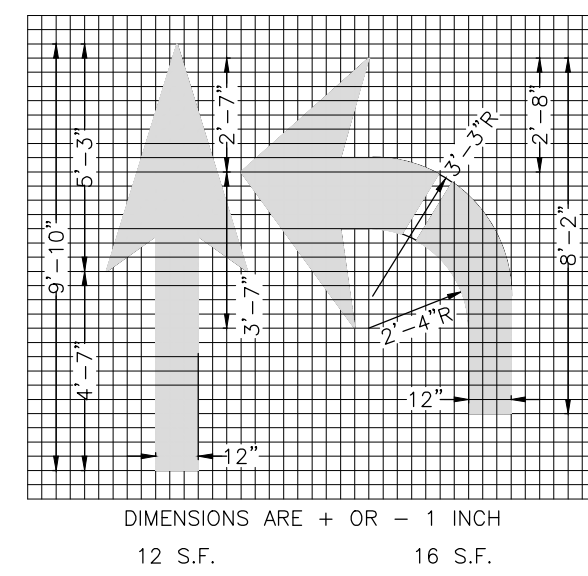
DETAIL OF STANDARD CURB ENDING FOR 6" CURB
N.T.S.



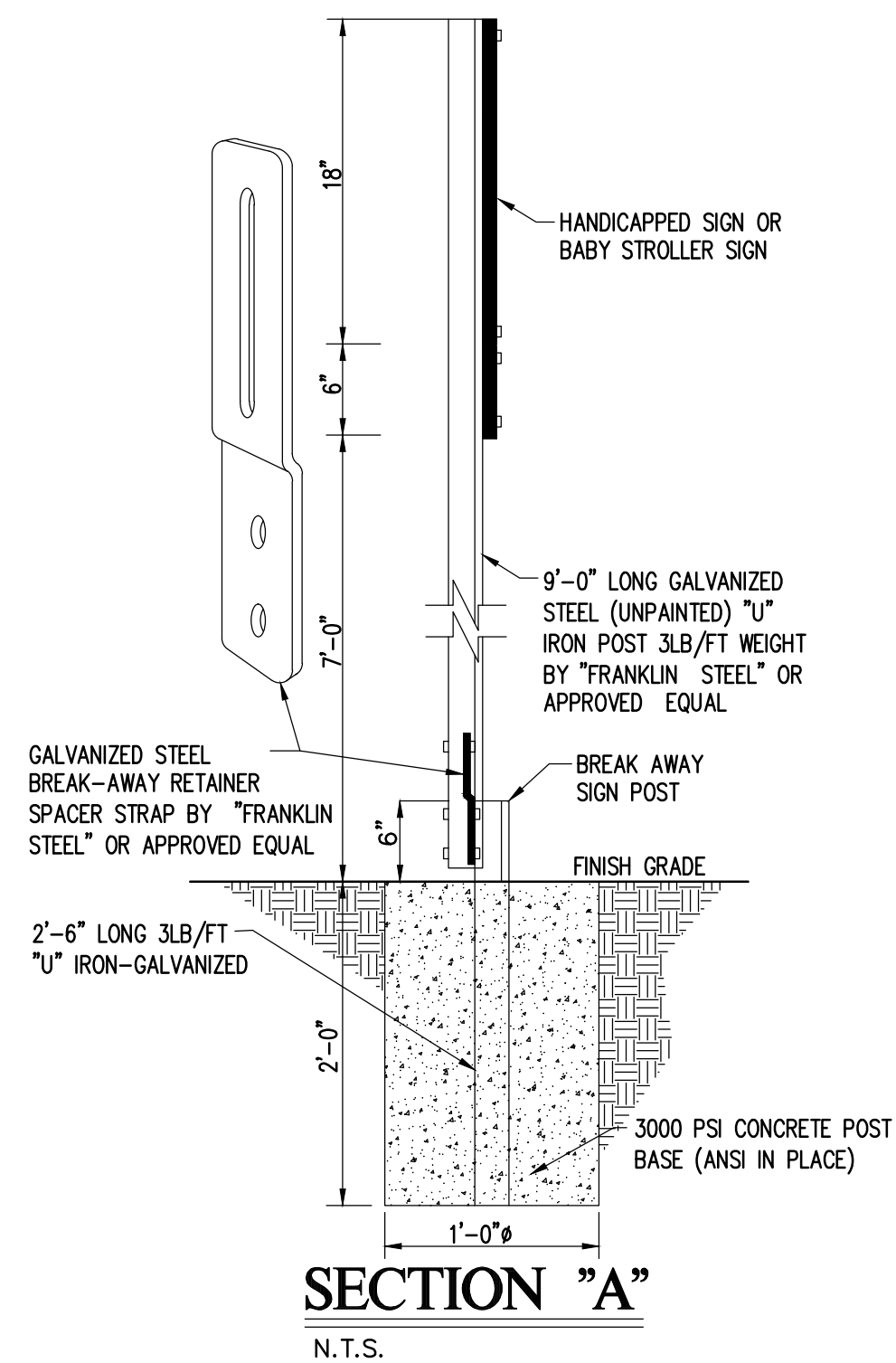
HANDICAPPED PAVEMENT SYMBOL

N.T.S.

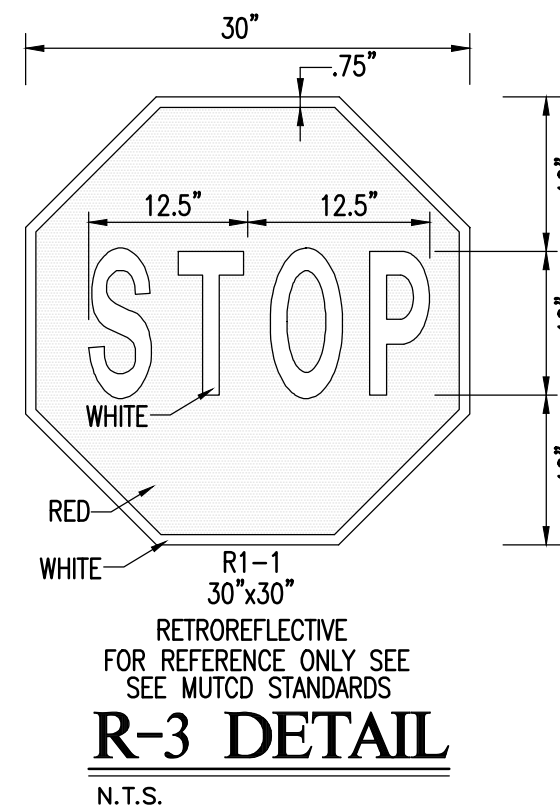
HANDICAPPED SIGN DETAIL



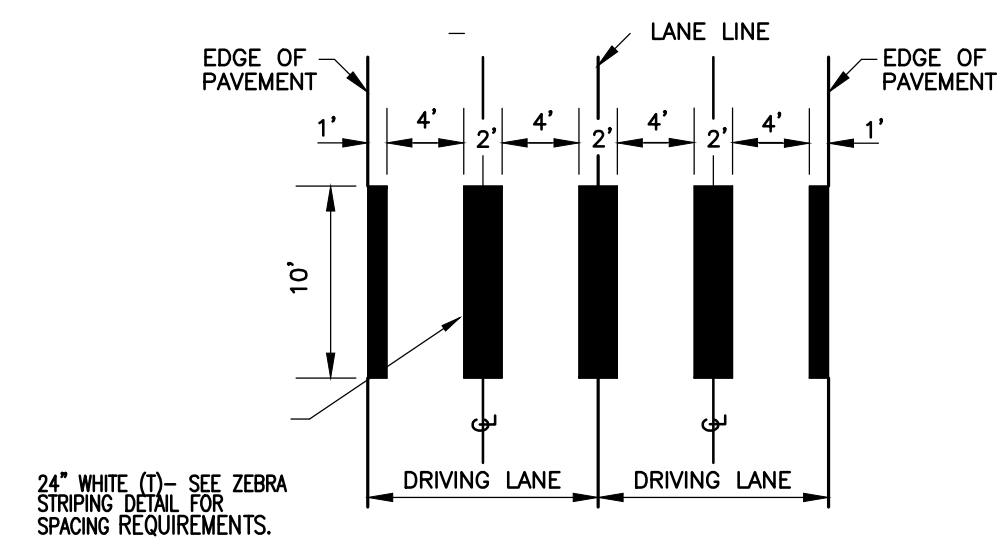
PAVEMENT ARROW DETAIL



SECTION "A"
N.T.S.

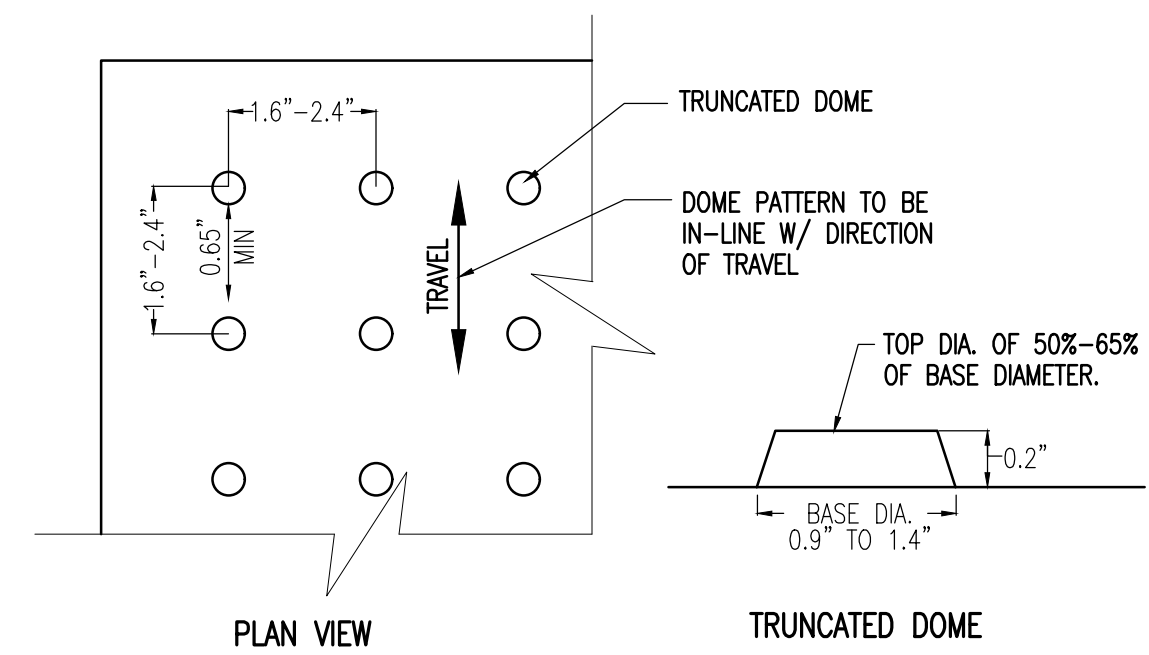


R-3 DETAIL
N.T.S.



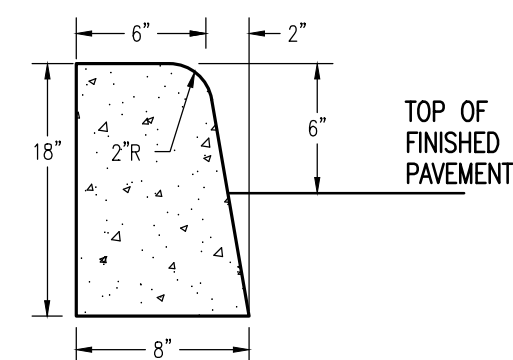
ZEBRA STRIPING DETAIL

N.T.S.

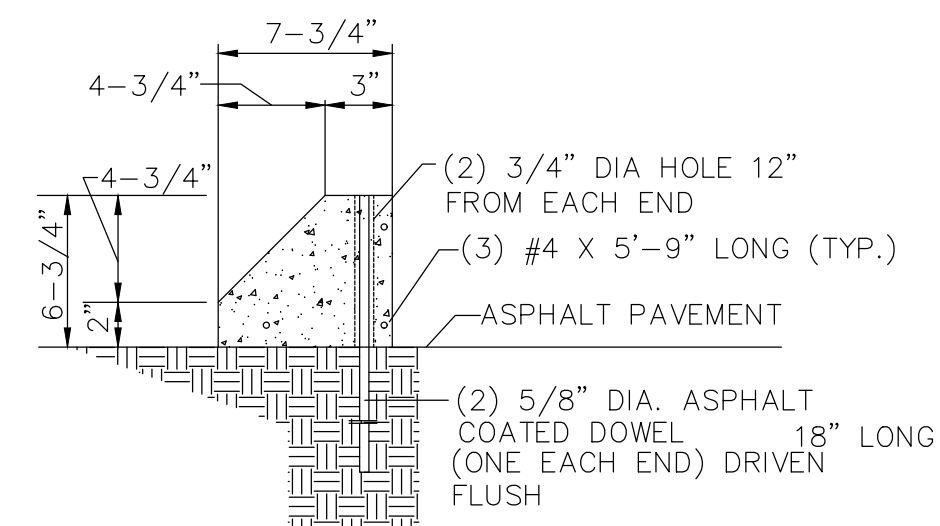


1. DETECTABLE WARNINGS TO BE POURED IN PLACE.
2. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9" (23mm) MINIMUM TO 1.4" (36mm) MAXIMUM AT THE BASE. A TOP DIAMETER OF 50% TO 65% OF THE BASE DIAMETER. A NOMINAL HEIGHT OF 0.2" (5.1mm) AND ON CENTER SPACING OF 1.6" TO 2.4" (41mm TO 61mm).
3. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDEWALK) AND EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR A MINIMUM OF 24" AS MEASURED FROM THE BACK OF THE CURB.
4. DETECTABLE WARNING ARE NOT TO BE INSTALLED ON TRANSITION SLOPES
5. DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT

DETECTABLE WARNING SURFACE
N.T.S.



TYPE "D" CURB DETAIL
N.T.S.



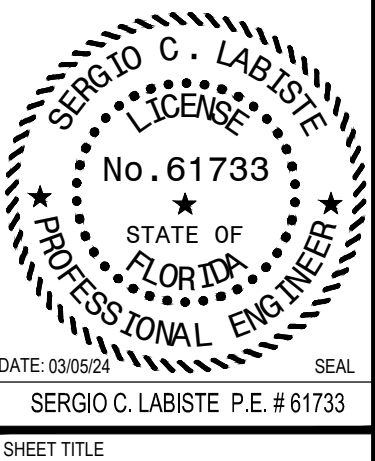
**PRECAST CONCRETE
WHEEL STOP**
N.T.S.

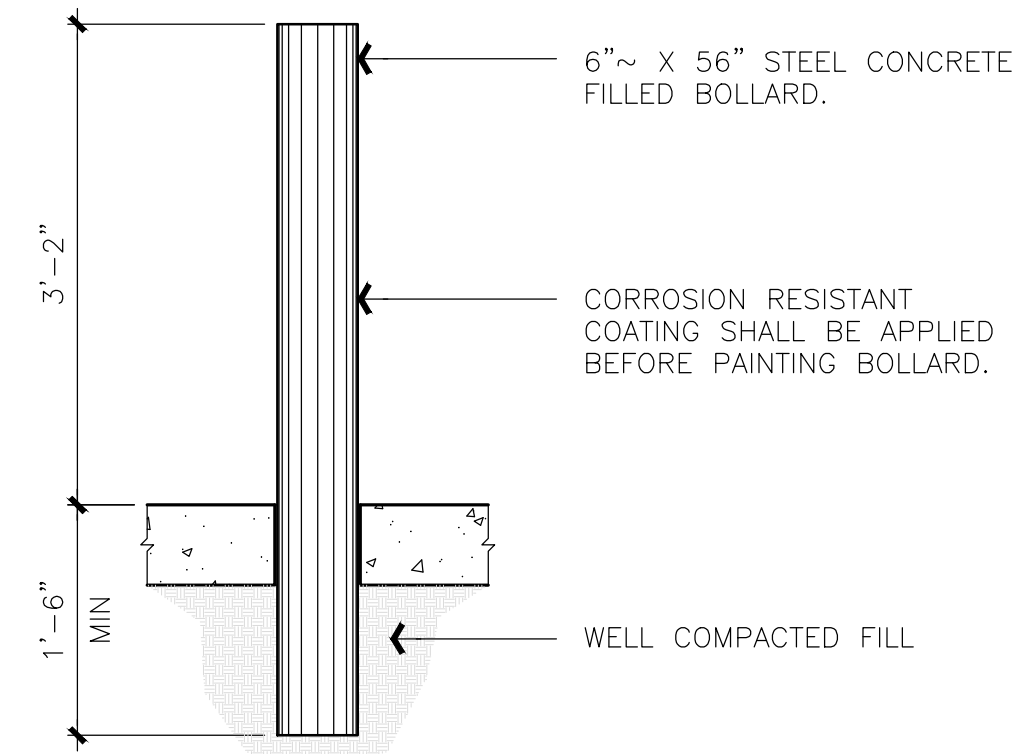
[illegible]

| | |
|---------------------------------------|----------|
| CARLAB, INC PROJECT NUMBER 22-1924 | |
| DRAWN | A.M.G. |
| CHECKED | S.C.L. |
| DESIGNED | A.M.G. |
| SCALE | AS SHOWN |
| DATE | 02/26/24 |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. 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.





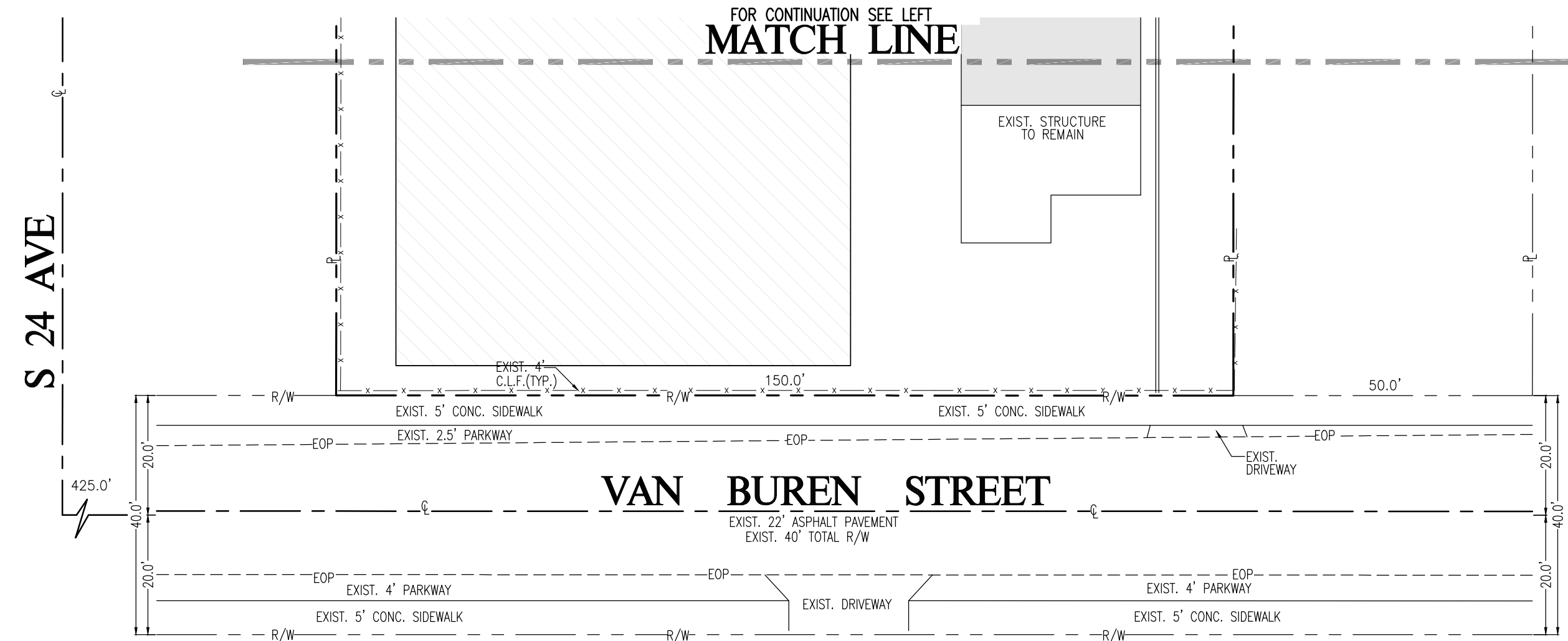


- Sunshine811**
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



-
- 3'-2"
- 6"~ X 56" STEEL CONCRETE FILLED BOLLARD.
- CORROSION RESISTANT COATING SHALL BE APPLIED BEFORE PAINTING BOLLARD.
- 1'-6" MIN
- WELL COMPACTED FILL

BOLLARD DETAIL 3/4"



RELIGIOUS WORKSHOP AND EDUCATION

2300 HOLLYWOOD BLVD, HOLLYWOOD, FL 33020
FOLIO NO: 514216012940

PROPOSED FIRE LINE CONNECTION FOR:

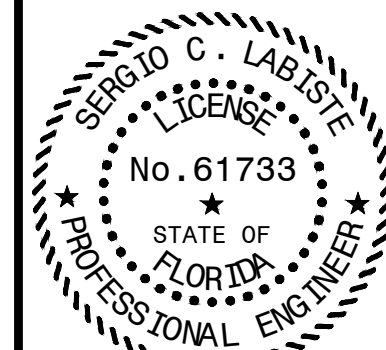
| REVISIONS | DATE | BY |
|---------------------|----------|--------|
| 1 CITY OF HOLLYWOOD | 01/10/23 | A.M.O. |
| 2 CITY OF HOLLYWOOD | 03/14/23 | R.M.M. |
| 3 CITY OF HOLLYWOOD | 06/09/23 | R.M.M. |
| 4 CITY OF HOLLYWOOD | 01/30/24 | A.M.O. |

CARLAB, INC PROJECT NUMBER
22-1924

| | |
|----------|----------|
| DRAWN | A.M.G. |
| CHECKED | S.C.L. |
| DESIGNED | A.M.G. |
| SCALE | AS SHOWN |
| DATE | 11/14/22 |

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DATE: 03/06/24 SEAL
SERGIO C. LABISTE P.E. #61733

SHEET TITLE

PROPOSED FIRE LINE CONNECTION PLAN

SHEET NUMBER

W-2