

PROPOSED DEVELOPMENT:

"HOLLYWOOD CHARTER ACADEMY"
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA



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SURVEY

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WATER AND SEWER DETAILS

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FILE #: 13-DPVS-79

PDB: 01/27/2014

PROJECT TEAM

DEVELOPER:

ARCHITECT:



JUSTAVO J. CARBONELL, P.A.
Architect and Planner
Member American Institute of Architects

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E-Mail: gcarbonell@aigqcar.com

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Fax: (954) 527-0857

CIVIL ENGINEER:



1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311
www.suntecheng.com

Certificate of Auth. # 7097
Phone (954) 777-3123
Fax (954) 777-3114

LANDSCAPE ARCHITECT:

JFS DESIGN INC

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

STRUCTURAL:

VAZQUEZ STRUCTURAL ENGINEERS

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

CONSULTING ENGINEERS:



"CONSULTING ENGINEERS"
LEONARDO NAVEIRAS, INC.
Leonardo Naveiras P.M. CA# 25830
Julio C. Vidal P.E. PE# 52792
1918 Harrison St. # 207 Hollywood, FL 33020
Phone: 954-270-4822 Fax: 954-241-6855
E-mail: hvacinfo@aol.com

50.00' (PLAT)

Concrete WALK

NT

Dimensions shown include 11.05, 11.10, 11.03, 10.74, 10.76, 11.11, and 10.89.

STORY CBS BUILDING
FLOOR ELEVATION=12.60'
BUILDING HEIGHT=25.3'
BUILDING FOOTPRINT AREA=256,535 SQ.FT.

LOT 2, BLOCK 7
"NORTH HOLLYWOOD"
P.B. 4, PG. 1, B.C.R.

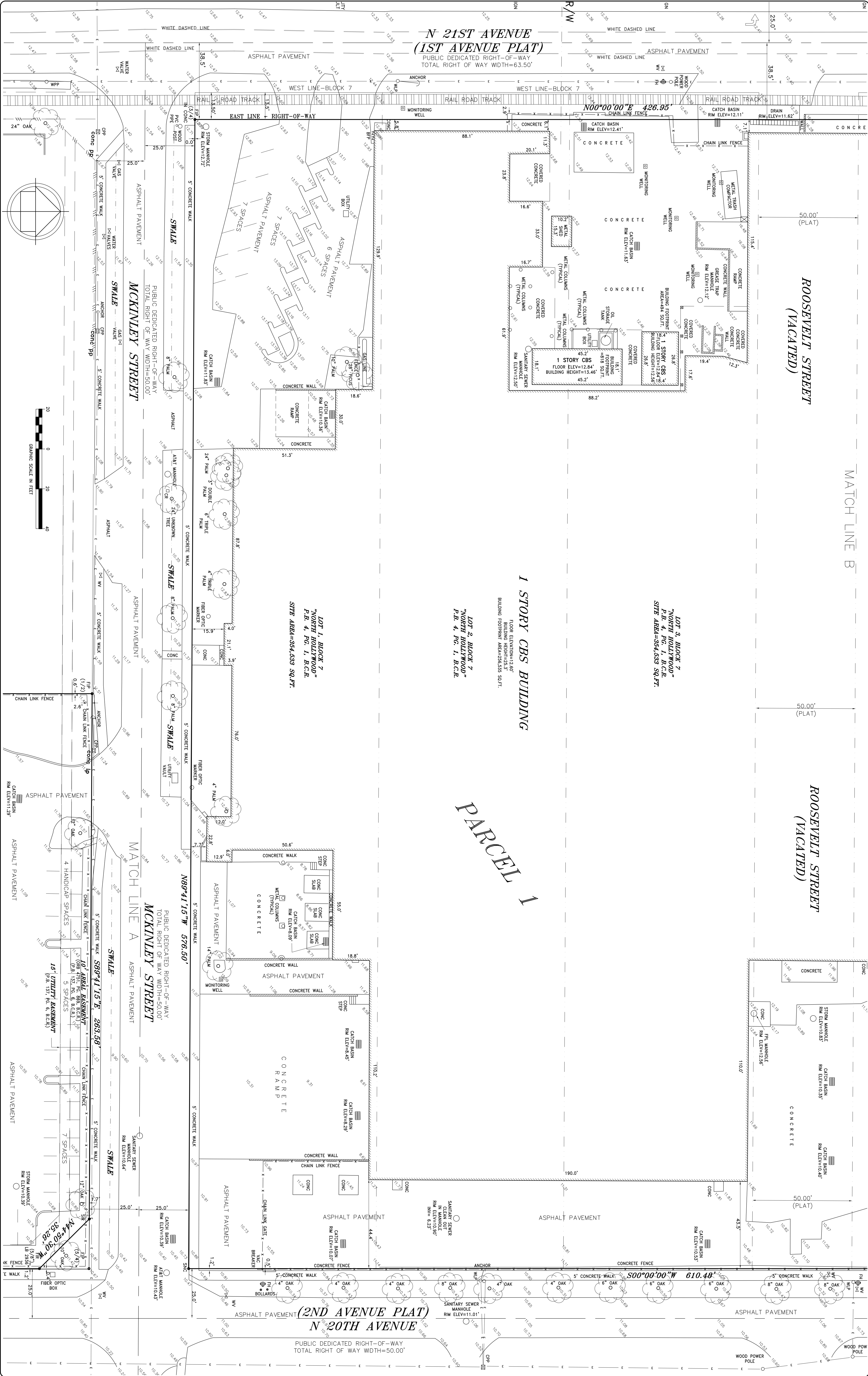
FLOOR ELEVATION=12.60'
BUILDING HEIGHT=25.3'
BUILDING FOOTPRINT AREA=256,535 SQ.FT.

LOT 3, BLOCK 7
"NORTH HOLLYWOOD"
P.B. 4, PG. 1, B.C.R.
SITE AREA=354,533 SQ.FT.

LOT 1, BLOCK 7
"NORTH HOLLYWOOD"
P.B. 4, PG. 1, B.C.R.
SITE AREA=354,533 SQ.FT.

PARCET 1

PUBLIC DEDICATED RIGHT-OF-WAY
TOTAL RIGHT OF WAY WIDTH=50.00'



COUSINS SURVEYORS & ASSOCIATES, INC.

CLIENT ::

ALTA/ACSM LAND TITLE SURVEY

R E V I S I O N S		
DATE	FILED BY	CHK
07/14/13	DWN	REC
02/11/13	DWN	REC
07/09/13	REC	REC
07/09/13	REC	REC
08/06/13	REC	REC
10/09/13	REC	REC

R E V I S I O N S			DATE	FB/P6	DWN	CXD
ADDITIONAL RIGHT-OF-WAY LOCATION WEST STREET	10/22/13		AM			REC
ADDITIONAL RIGHT-OF-WAY LOCATION SOUTH BOUND LANE OF DOWIE HIGHWAY	11/09/13					REC
			ID			

PROJECT NO: 6938-13

SCALE : 1" = 20'

2 OF 5 SHEETS

COUSINS SURVEYORS & ASSOCIATES, INC.
3321 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
MCS DEVELOPERS GROUP

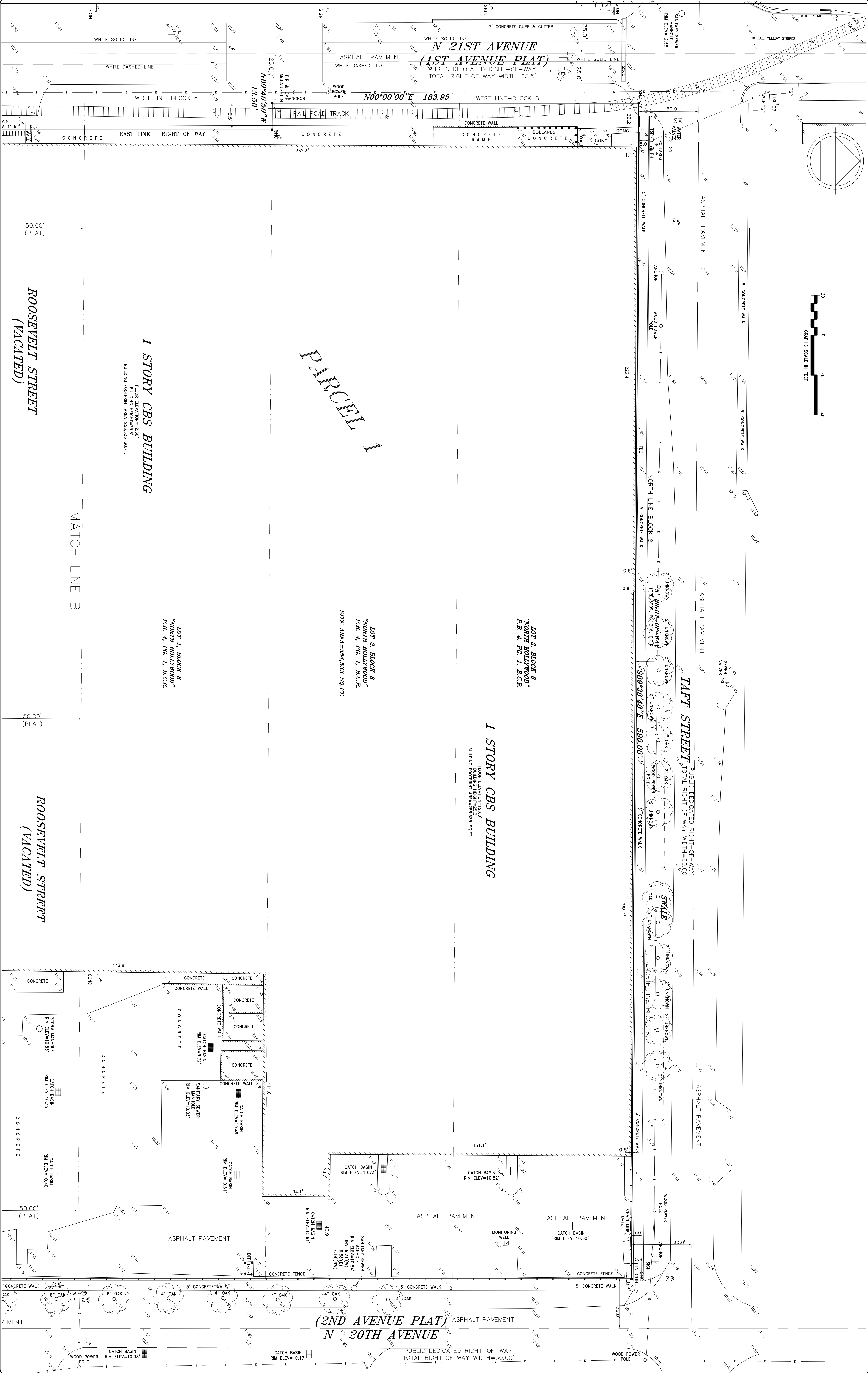
ALTA/ACSM LAND TITLE SURVEY
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

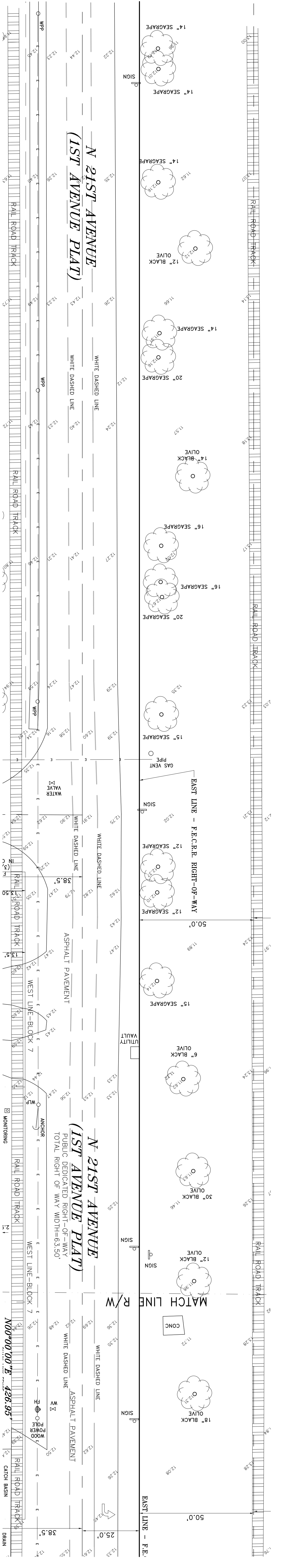
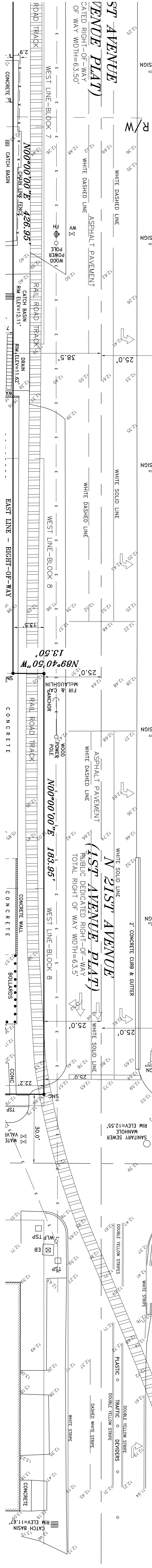
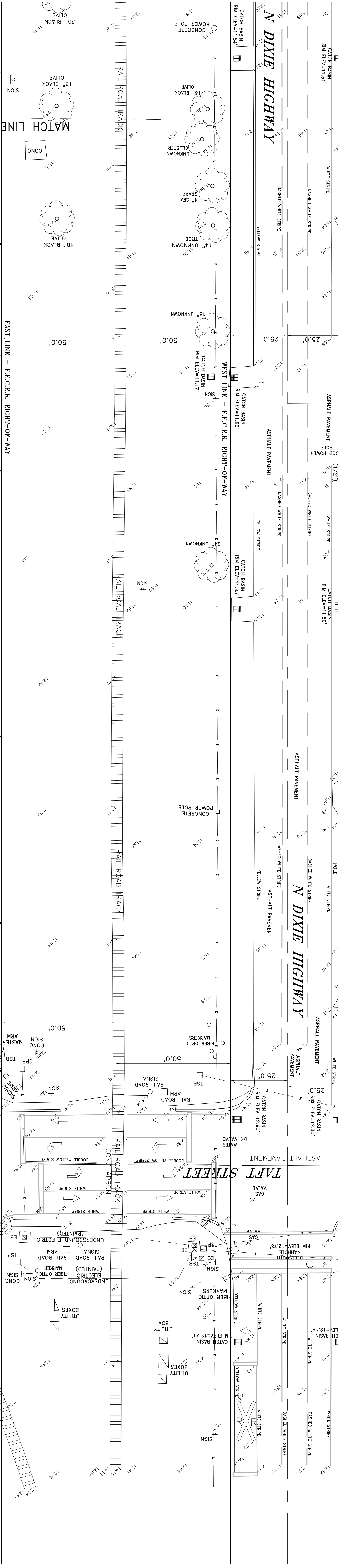
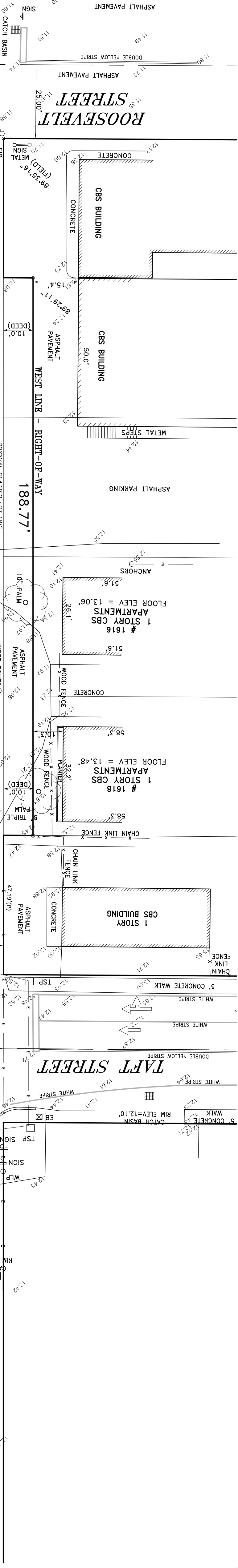
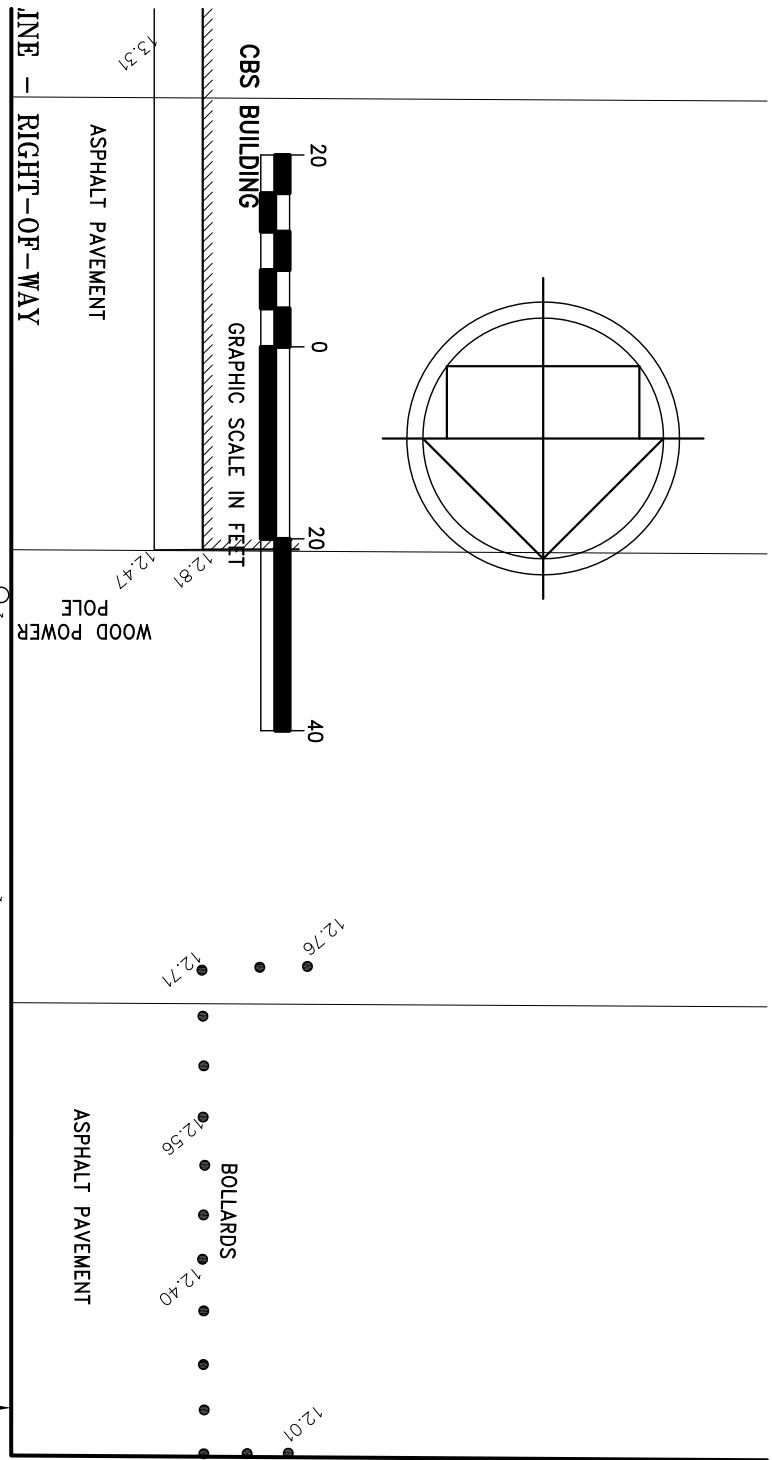
R E V I S I O N S			
BOUNDARY & IMPROVEMENTS SURVEY	DATE	FB/PG	DWN
ADDED CERTIFICATION, REVIEW TITLE COMMENT	02/11/13	-----	AM
REVISED CERTIFICATION	02/11/13	-----	AM
REVISED TO REFLECT OWNERSHIP & ENCUMBRANCES REPORT	07/08/13	-----	REC
UPDATE SURVEY TO ALTA/ACSM STANDARDS	06/08/13	-----	REC
ADDITIONAL RIGHT-OF-WAY LOCATION N 21ST AVENUE	10/09/13	-----	AM

R E V I S I O N S			
ADDITIONAL RIGHT-OF-WAY LOCATION TART STREET	DATE	FB/PG	DWN
ADDITIONAL RIGHT-OF-WAY LOCATION SOUTH BOUND LANE OF DUNE HIGHWAY	11/09/13	-----	JD
		-----	REC

PROJECT NO: 6938-13
SCALE : 1" = 20'

SHEET
3
OF
5
SHEETS





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

CLIENT :
M3 DEVELOPERS GROUP

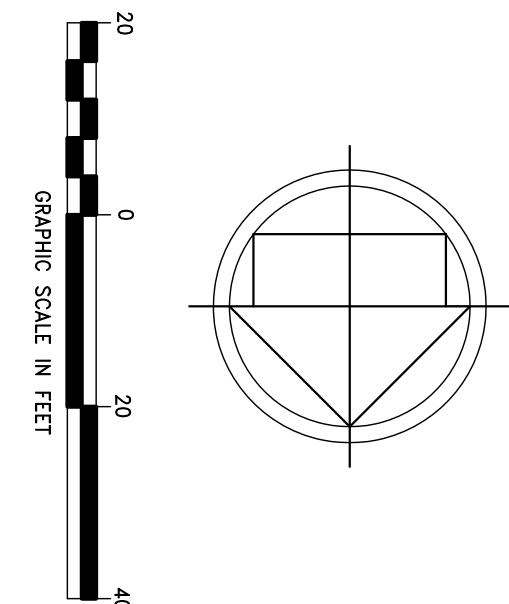
ALTA/ACSM LAND TITLE SURVEY
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

R E V I S I O N S			
BOUNDARY & IMPROVEMENTS SURVEY	DATE	FB/PG	DWN
ADDED CERTIFICATION, REVIEW TITLE COMMENT	01/14/13	DATA/COLL	AM
REVISED CERTIFICATION	02/17/13	-----	REC
REVISED TO REFLECT OWNERSHIP & ENCUMBRANCES REPORT	07/09/13	-----	REC
UPDATE SURVEY TO ALTA/ACSM STANDARDS	08/08/13	-----	REC
ADDITIONAL RIGHT-OF-WAY LOCATION N 21ST AVENUE	10/09/13	-----	AM

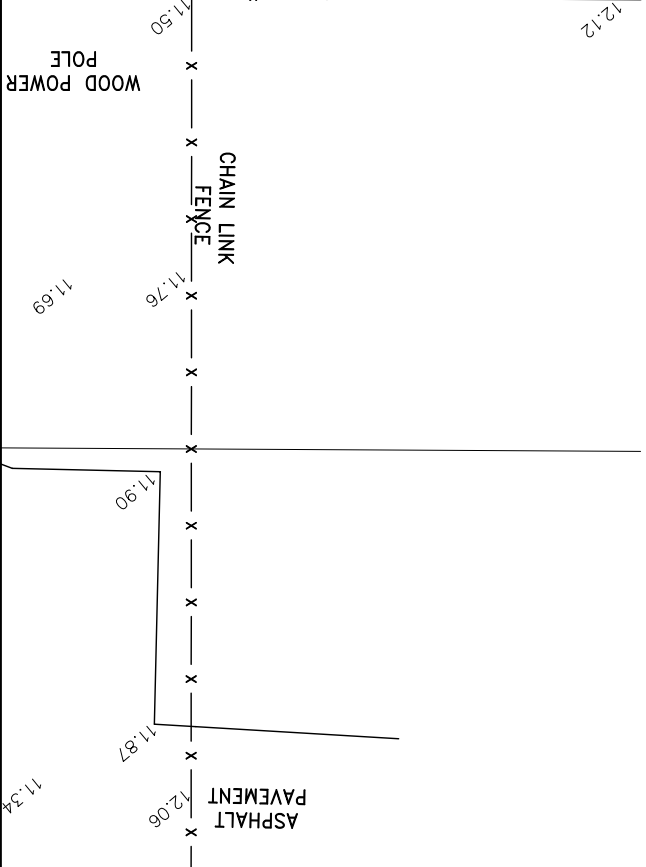
R E V I S I O N S				
ADDITIONAL RIGHT-OF-WAY LOCATION TAFT STREET	DATE	FB/PG	DWN	CKD
	10/22/13	-----	AM	REC
ADDITIONAL RIGHT-OF-WAY LOCATION SOUTH BOUND LANE OF DIXIE HIGHWAY	11/09/13	SKETCH	JD	REC

PROJECT NO: 6938-13
SCALE : 1" = 20'

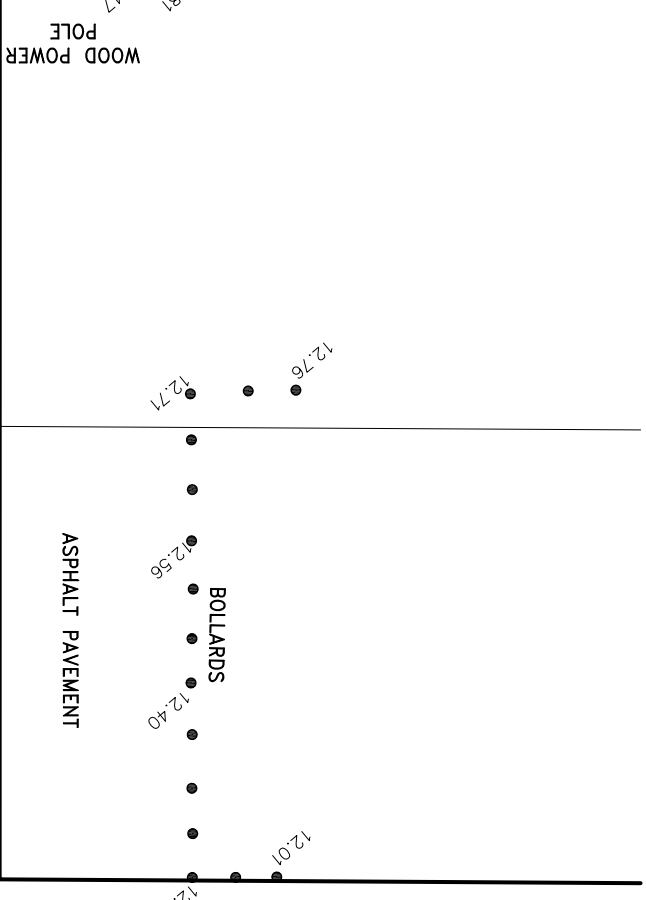
SHEET
4
OF
5
SHEETS



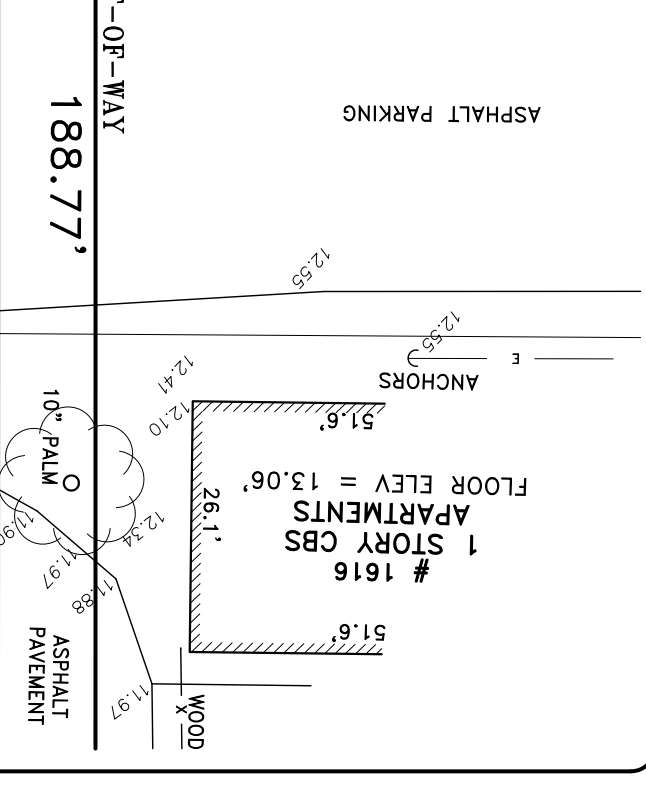
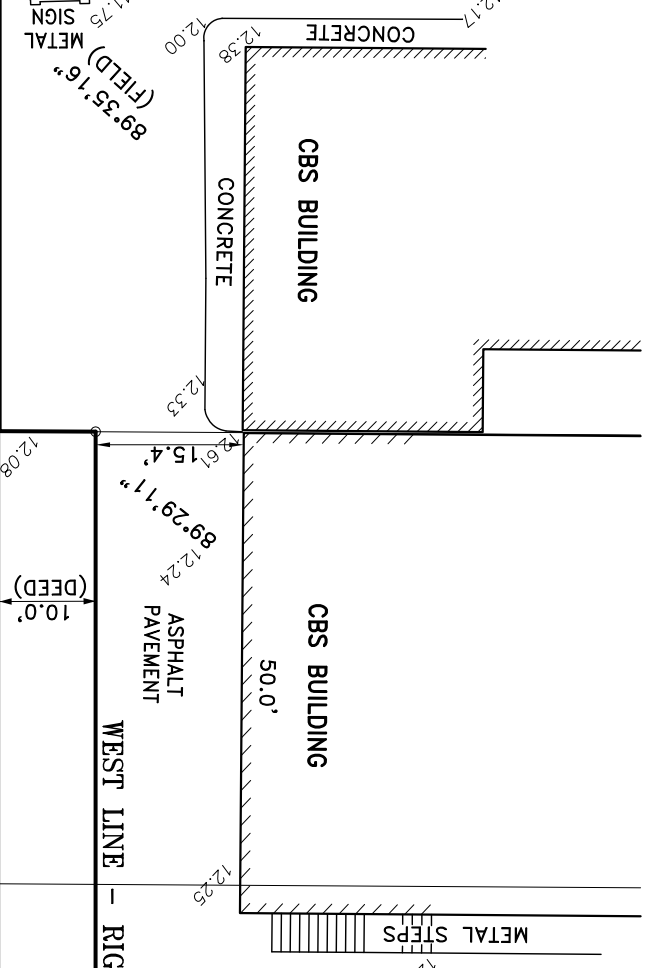
MCKINLEY STREET



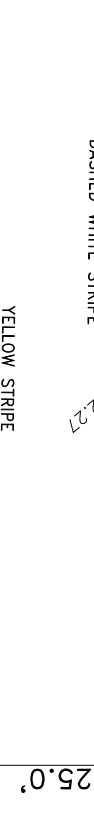
WEST LINE - RIGHT-OF-WAY



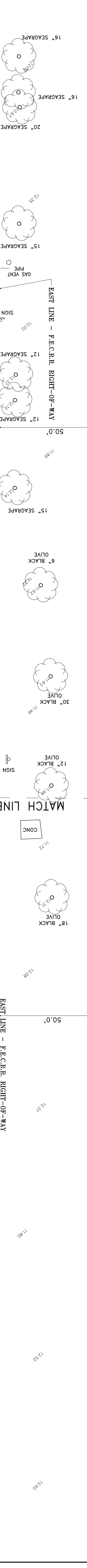
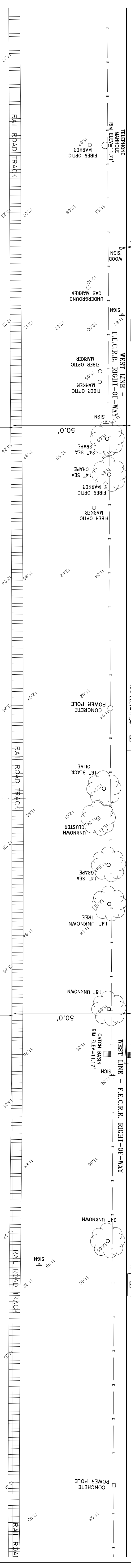
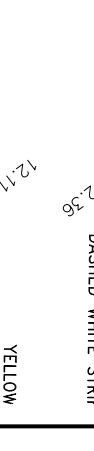
ROOSEVELT STREET



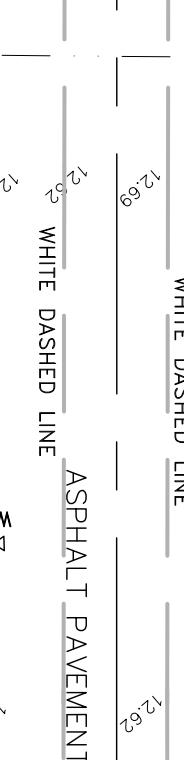
N DIXIE HIGHWAY



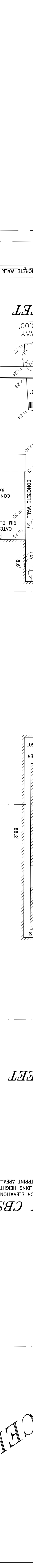
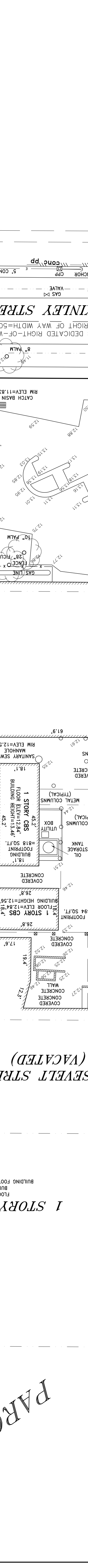
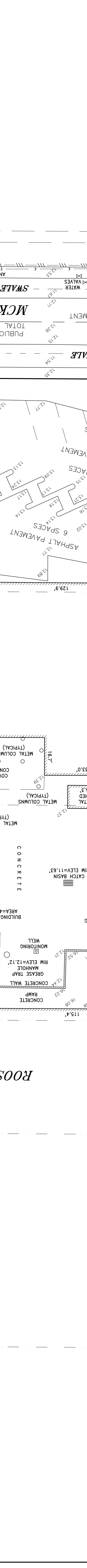
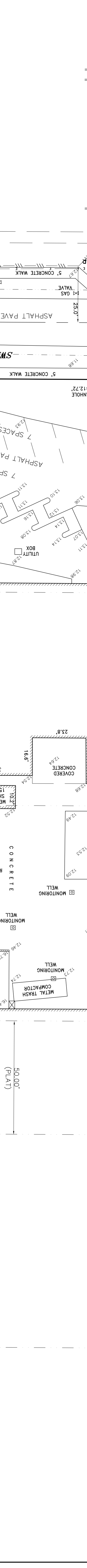
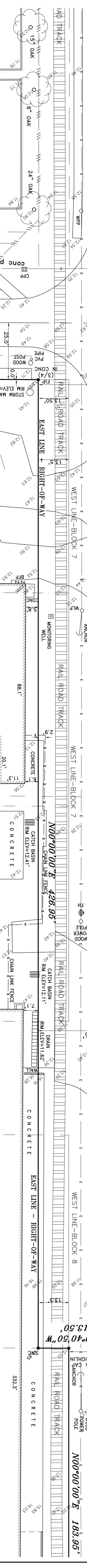
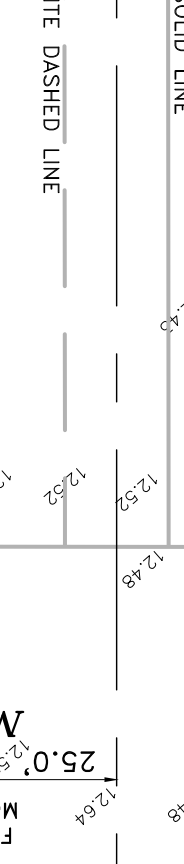
WEST LINE - F.E.C.R.R. RIGHT-OF-WAY



N 21ST AVENUE
(1ST AVENUE PLAT)



WEST LINE - F.E.C.R.R. RIGHT-OF-WAY



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CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
MG3 DEVELOPERS GROUP

ALTA/ACSM LAND TITLE SURVEY
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

R E V I S I O N S			
REVISION	DATE	BY/PG	DWN
1. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
2. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
3. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
4. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
5. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
6. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
7. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
8. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
9. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
10. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM

R E V I S I O N S			
REVISION	DATE	BY/PG	DWN
1. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM
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10. CORRECTED MCKINLEY STREET RIGHT-OF-WAY TO 50.00'.	07/14/13	DAW/COL	AM

PROJECT NO: 6938-13
SCALE : 1" = 20'

SHEET 5 OF 5
SHEETS

REVISION	BY:
11/07/13	R.E.T
201/14/2014M.J.G.	
T.A.C. COMMENTS	
F.D. COMMENTS	



GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects

PROPOSED DEVELOPMENT: Hollywood Charter Academy

2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

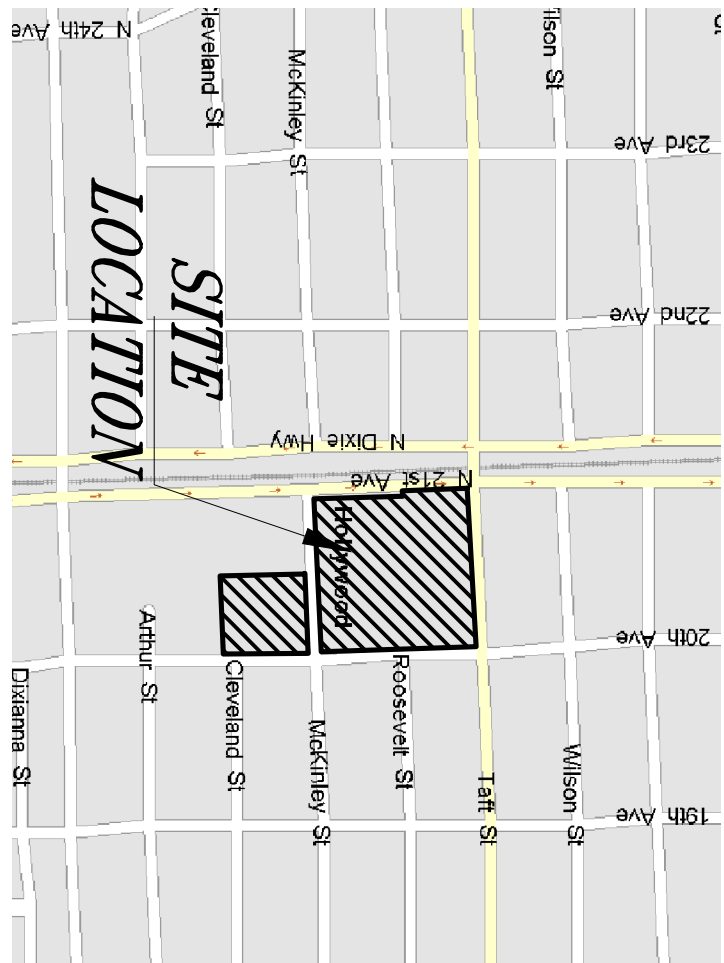
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AA2600131

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

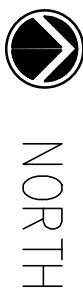
SP-1

OF SHEETS



3 LOCATION MAP

SCALE: N.T.S.



NORTH

LEGAL DESCRIPTION:

PARCEL 1:
LOTS ONE (1), TWO (2), AND THREE (3), LESS THE WEST 13.50 FEET THEREOF, OF BLOCK SEVEN (7), AND LOT ONE (1), LESS THE WEST 3.50 FEET THEREOF, OF BLOCK SEVEN (7), IN THE CITY OF HOLLYWOOD, FLORIDA, (B) ALL IN "NORTH HOLLYWOOD," ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS THE NORTH 5 FEET OF LOT 3, BLOCK 8, "NORTH HOLLYWOOD," DECEDED TO THE CITY OF HOLLYWOOD BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3909, AT PAGE 216, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF ROOSEVELT STREET LYING BETWEEN THE WEST RIGHT OF WAY LINE OF 2ND AVENUE (NOW 20TH AVENUE), AND THE EAST RIGHT OF WAY LINE OF 1ST AVENUE (NOW 21ST AVENUE), EXCEPTING THEREFROM THE WEST 13.5 FEET OF SAID ROOSEVELT STREET, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 2:
PARCEL "B", LESS THE SOUTHERLY 102 FEET THEREOF, OF "HOLLYWOOD LAND" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 137, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2 LEGAL DESCRIPTION

SCALE: N.T.S.

HS SCHOOL DAY 7:30-2:30 WITH DROP OFF STARTING AT 6:45 AND PICK UP BEGINNING AT 2:30 (THE KIDS PERMITTED TO DRIVE VIA PARKING PASS MAY LEAVE AT 2:30).
MS SCHOOL DAY 8:30 - 3:30 WITH DROP OFF STARTING AT 7:45 AND PICK UP BEGINNING AT 3:30.
START & END TIME FOR HS & MS SHALL BE STAGGERED BY ONE HOUR.
TUTORING FOR HS WOULD BE 2:30 - 3:30
TUTORING FOR MS WOULD BE 3:30 - 4:30
SPORTS (FOOTBALL, BASEBALL, GOLF, GIRLS' VOLLEYBALL, TRACK, CROSS COUNTRY, TENNIS, BOYS' AND GIRLS' SOCCER) WILL BEGIN AFTER TUTORING.
AFTER SCHOOL CLUBS WILL MEET ON MONDAYS (A NON-TUTORING DAY) - CLUBS WILL INCLUDE: DRAMA, STUDENT GOVERNMENT, ART, ENVIRONMENTAL, YEARBOOK, PHOTOGRAPHY, JOURNALISM, AND SPIRIT CLUB.
BEFORE AND AFTER CARE HOURS WILL BE 6:30 - 8:00 IN THE MORNING AND 2:30 - 6:00 IN THE EVENING
TEACHER TO STUDENT RATIOS WILL FOLLOW CLASS SIZE AS OUTLINED IN THE CLASS SIZE AMENDMENT. IT WILL BE 25 STUDENTS 6:12.

4 CHARTER SCHOOL DATA

SCALE: N.T.S.

PROJECT DESCRIPTION- MAIN SITE DATA TABLE

NEW MIDDLE / HIGH CHARTER SCHOOL

PROPERTY ADDRESS: 2025 MCKINLEY STREET, HOLLYWOOD, FL

SITE DATA - SCHOOL

EXIST. ZONING DESIGNATION: — M - 1
PROPOSED ZONING DESIGNATION: — PD
EXIST. LAND USE DESIGNATION: — RAC
WATER/SEWER/WATER SERVICE PROVIDER: CITY OF HOLLYWOOD
NON RESIDENTIAL DEVELOPMENT:
PROPOSED USE: — MIDDLE SCHOOL & HIGH SCHOOL
TOTAL SITE AREA:
SITE AREA (GROSS): 550,671.36 S.F. 12.64 AC
SITE AREA (NET): 489,260.21 S.F. 10.92 AC
EXCLUDING DEDICATED ROW
SITE AREA (GROSS): 426,123.89 S.F. 9.78 AC
SITE AREA (NET): 351,154.64 S.F. 8.00 AC
EXCLUDING DEDICATED ROW
PARCEL #2 SITE AREA (GROSS): 124,547.89 S.F. 2.86 AC
SITE AREA (NET): 107,106.57 S.F. 2.40 AC
EXCLUDING DEDICATED ROW

BUILDING AREA (PARCEL #1):
TOTAL BUILDING AREA: 122,177.66 SQ. FT.
GROUND FLOOR AREA: 66,575.13 SQ. FT.
SECOND FLOOR AREA: 55,602.53 SQ. FT.
PHASE I
TOTAL BUILDING AREA: 86,299.48 SQ. FT.
GROUND FLOOR AREA: 66,575.13 SQ. FT.
SECOND FLOOR AREA: 41,239.87 SQ. FT.
PHASE II
TOTAL BUILDING AREA: 35,928.20 SQ. FT.
GROUND FLOOR AREA: 21,955.64 SQ. FT.
SECOND FLOOR AREA: 14,392.86 SQ. FT.

BUILDING HEIGHT ALLOWED: — N/A
33'-2" A.F.F. (TOP OF MANSARD WALL)
NUMBER OF STORIES: — (2) STORY BUILDING
PERIODS / IMPERVIOUS AREAS:
BUILDING TYPE: — PHASE II
TOTAL IMPERVIOUS AREA: 66,575.13 SQ. FT.
VEHICULAR USE AREA: 186,716.80 SQ. FT.
INCLUDING PARKING: 186,716.80 SQ. FT.
INCLUDING PARKING: 186,716.80 SQ. FT.
TOTAL OPEN SPACE PROVIDED: 186,716.80 SQ. FT.

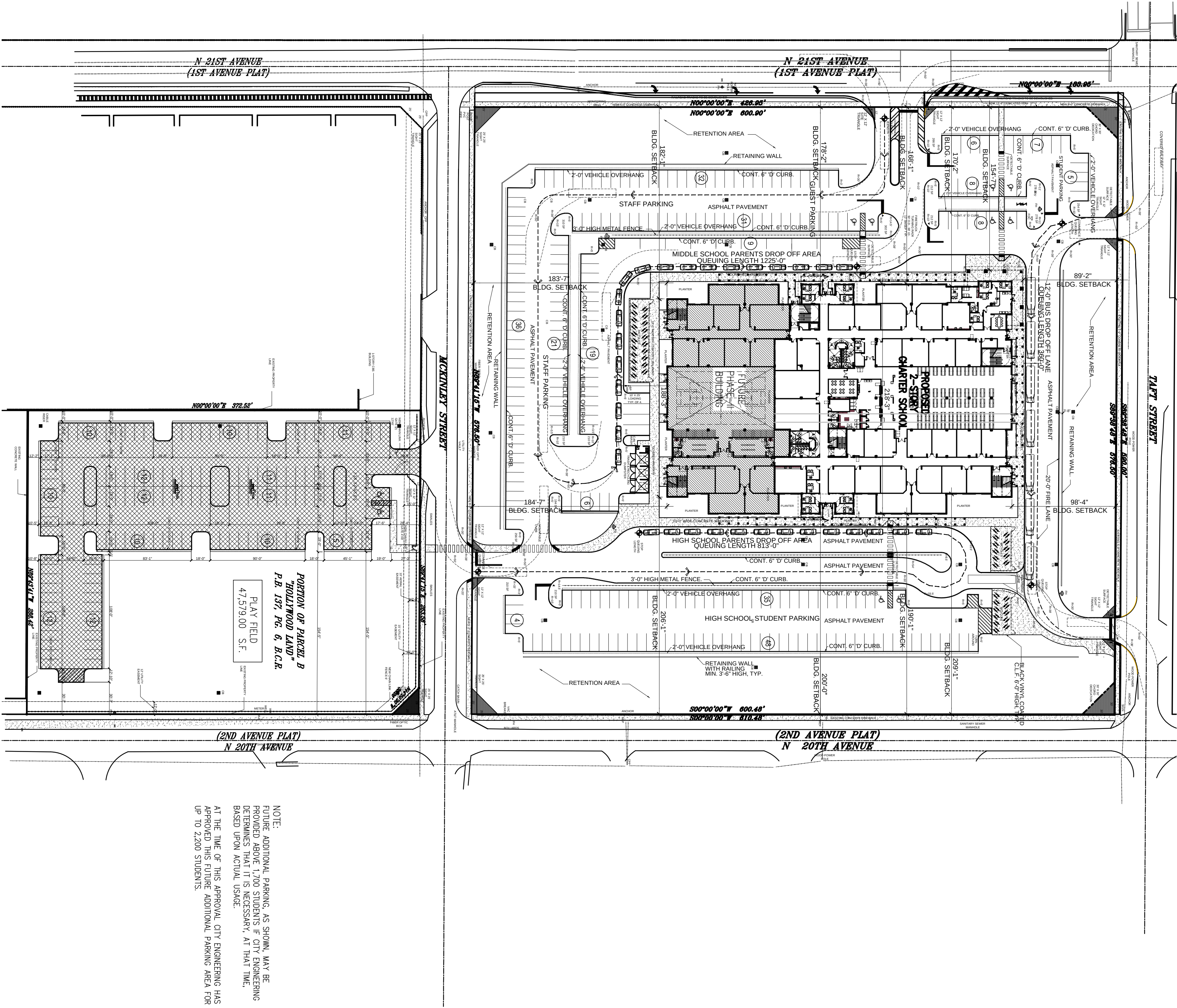
SITE AREA (NET): 489,260.21 SQ. FT.
PHASE I
BUILDING FOOTPRINT: 42,009.48 SQ. FT.
VEHICULAR USE AREA: 441,350.00 SQ. FT.
CONC. SIDEWALK AREA: 20,118.30 SQ. FT.
DOWNSIDE: 688.00 SQ. FT.
TOTAL OPEN SPACE PROVIDED: 280,999.42 SQ. FT.
INCLUDING 1,700 S.F. VEHICLE OVERHANG
INCLUDING PARKING: 280,999.42 SQ. FT.
SITE AREA (NET): 489,260.21 SQ. FT.

LANDSCAPING WITHIN VEHICULAR USE AREA, PHASE I, (25% REQUIRED):
VIA: 186,716.80 SQ. FT.
GREEN AREA ADJACENT TO VIA: 186,716.80 SQ. FT. OR 63.43% OF VIA (EXCLUDING PARKING: 42 - 25 BUFFER AREA - 11,000.00 SQ. FT.)

BUILDING DATA
TYPE OF CONSTRUCTION: TYPE I-B (SPRINKLERED)
OCCUPANCY GROUP: GROUP I-P (EDUCATIONAL)

6 SITE PLAN & BUILDING DATA

SCALE: N.T.S.



NOTE:
FUTURE ADDITIONAL PARKING, AS SHOWN, MAY BE PROVIDED ABOVE 1,700 STUDENTS IF CITY ENGINEERING DETERMINES THAT IT IS NECESSARY, AT THAT TIME, BASED UPON ACTUAL USAGE.
AT THE TIME OF THIS APPROVAL, CITY ENGINEERING HAS APPROVED THIS FUTURE ADDITIONAL PARKING AREA FOR UP TO 2,200 STUDENTS.

1 MASTER DEVELOPMENT PLAN

SCALE: 1"= 60'-0"



NORTH

REVISION	BY:
11/07/13 R.E.T	
01/14/2014 M.J.G.	
T.A.C. COMMENTS	
F.D. COMMENTS	



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Architect and Planner
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(954) 462-6565
Member American Institute of Architects

PROPOSED DEVELOPMENT:
Hollywood Charter Academy

2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957

DRAWN **M.J.G.**

CHECKED **G.J.C.**

DATE **01/21/13**

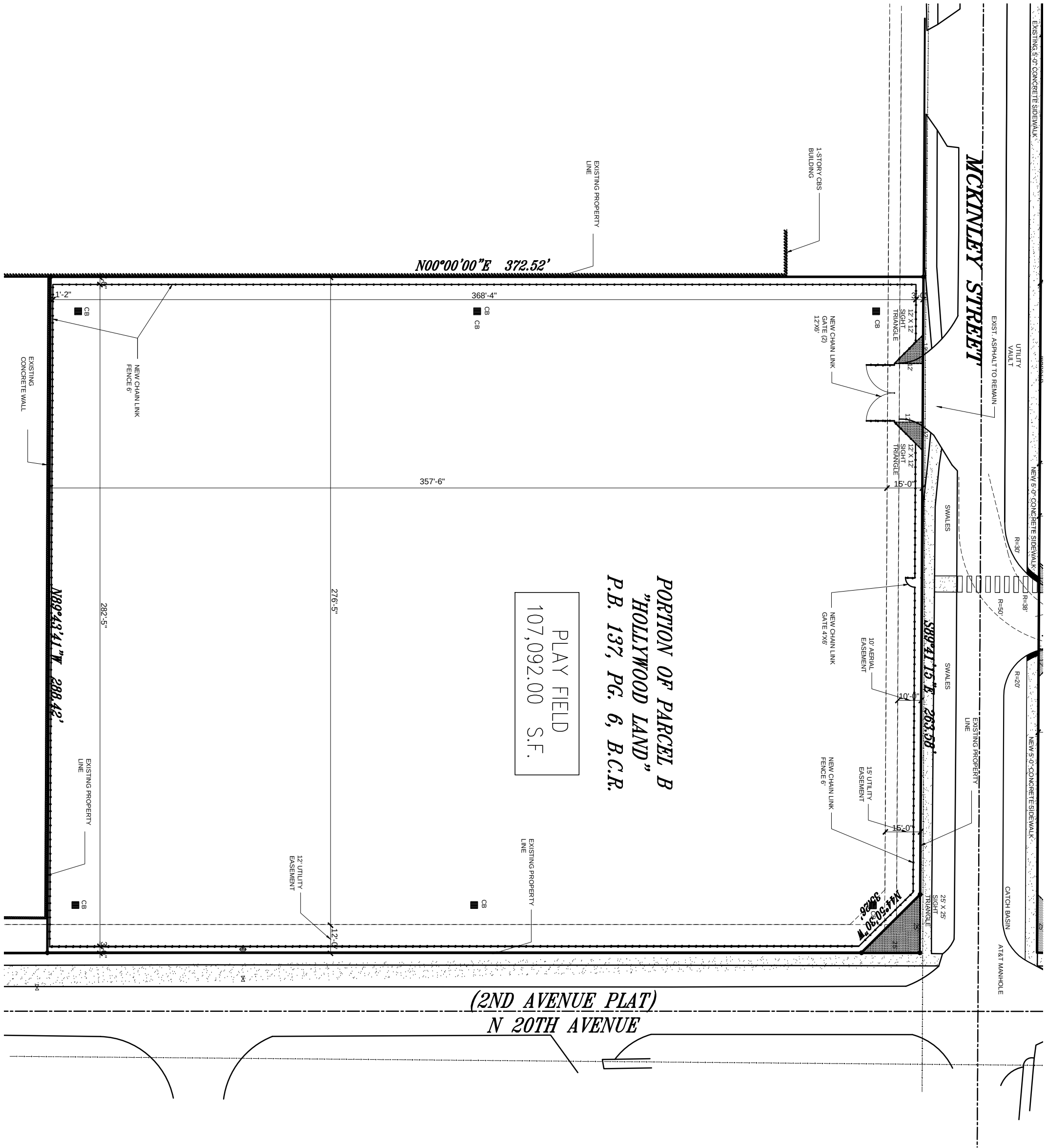
SCALE **AS NOTED**

JOB NO. **13-011**

SHEET

OF SHEETS

SP-2



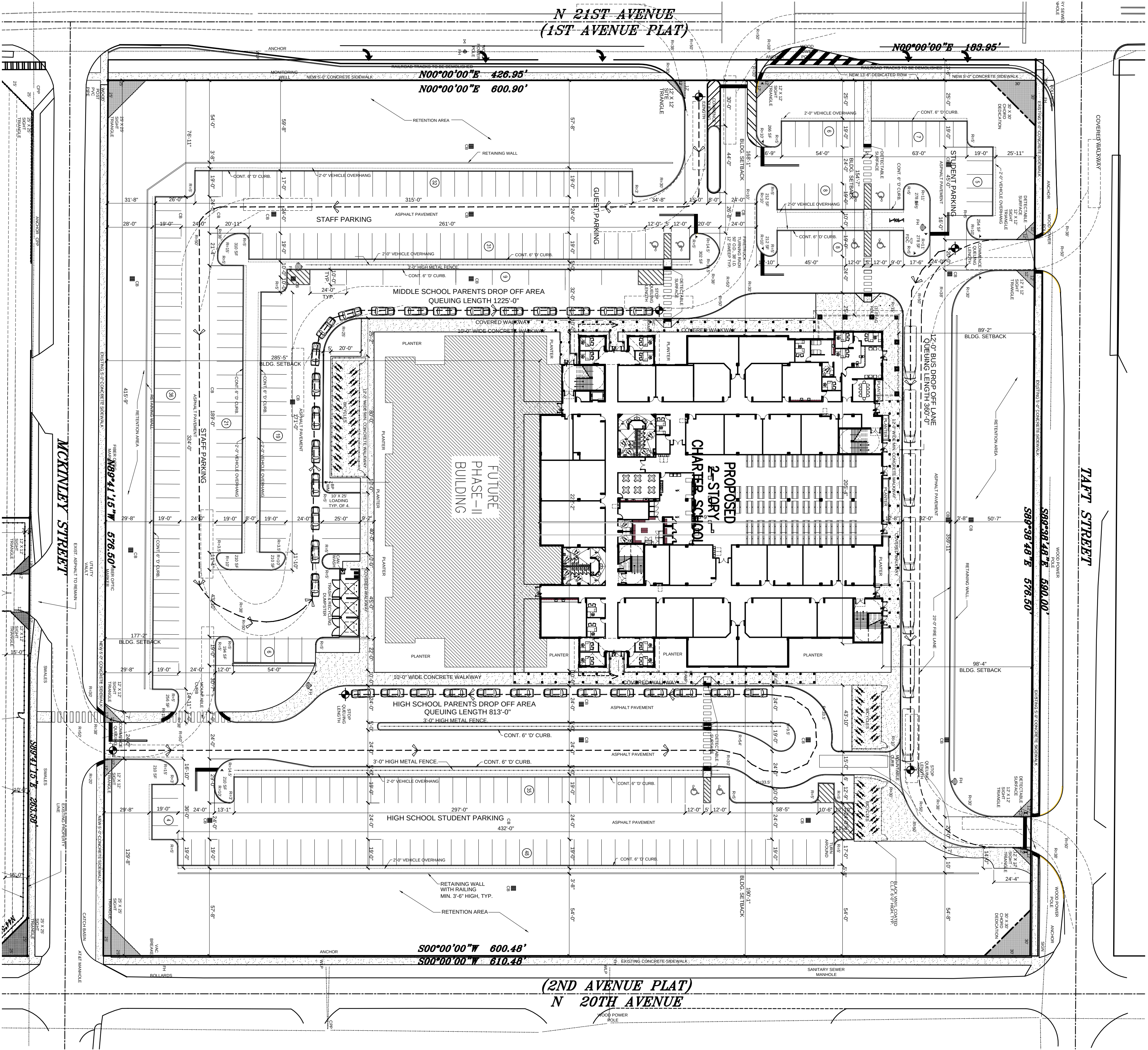
REFER TO SHEETS SP-1 FOR MASTER DEVELOPMENT PLAN & BUILDING DATA

2 PROPOSED PLAY FIELD

SCALE: 1"=40'-0"



3 NOT USED



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

1 SITE PLAN - SCHOOL (PHASE I)

SCALE: 1"=40'-0"



REVISION	BY:
11/07/13 R.E.T	
01/14/2014M.J.G.	
T.A.C. COMMENTS	
F.D. COMMENTS	



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2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

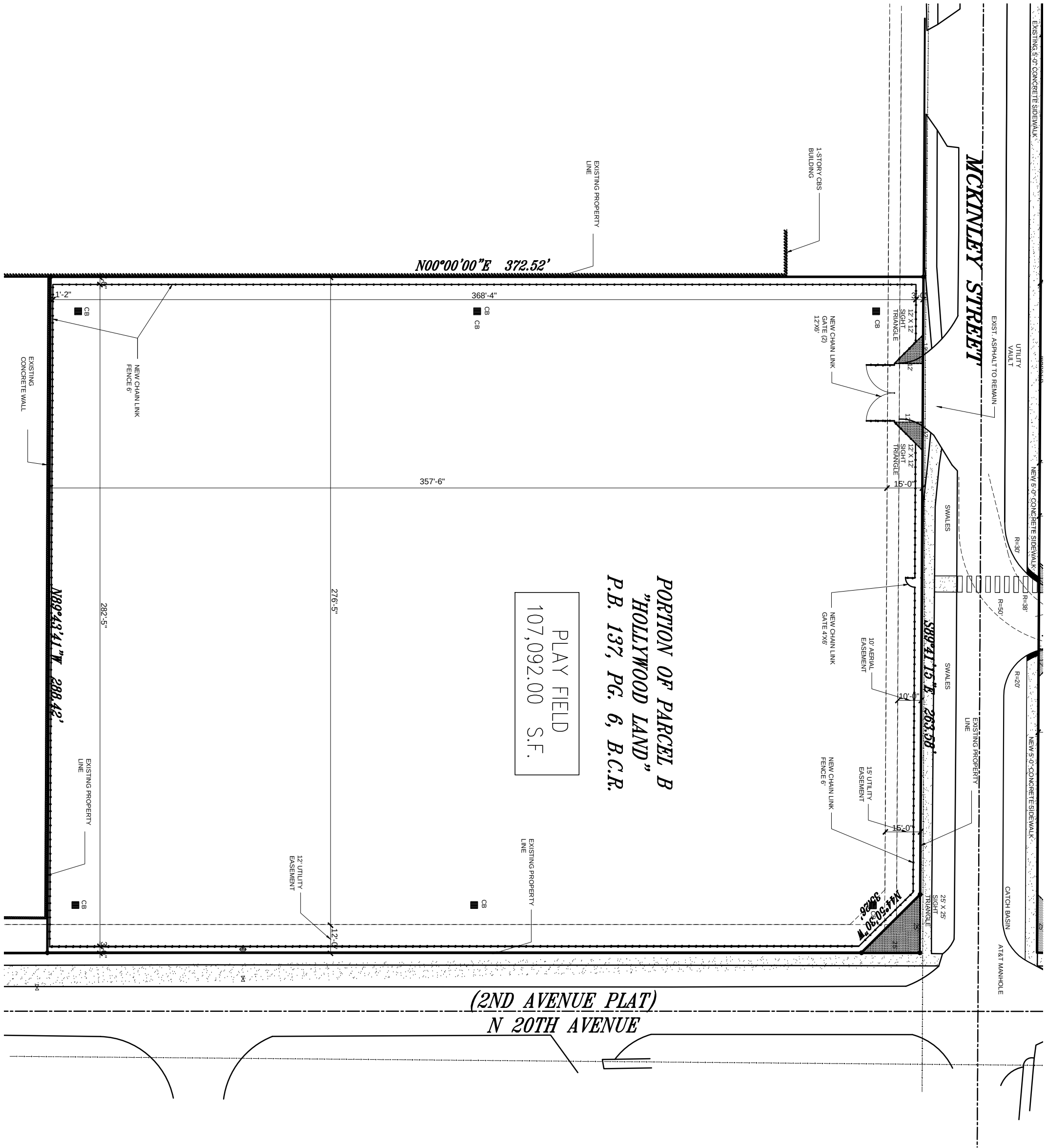
SEAL: AR NO. 0007957

AA2600131

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

SP-3

OF SHEETS



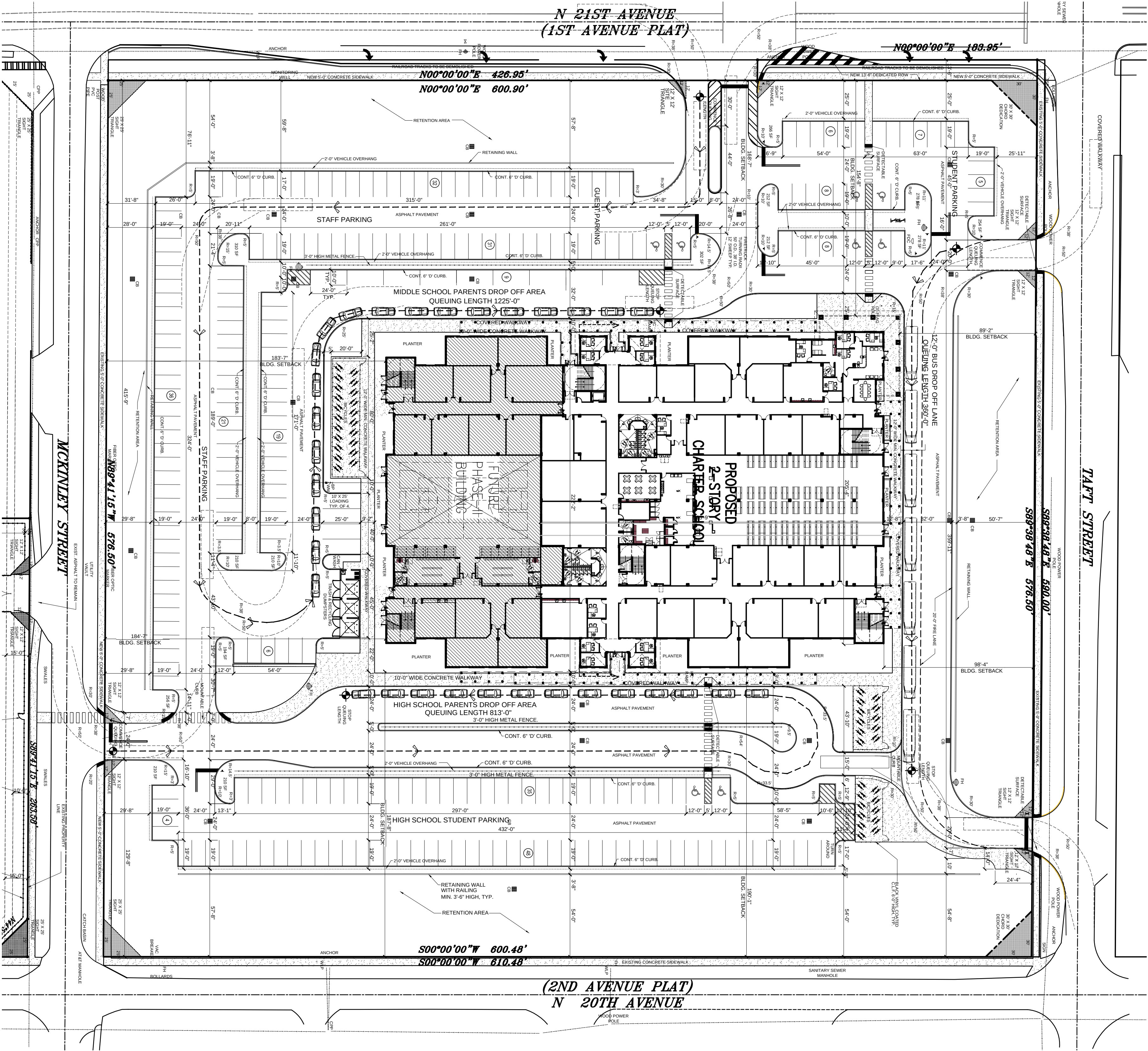
REFER TO SHEETS SP-1 FOR MASTER DEVELOPMENT PLAN & BUILDING DATA

2 PROPOSED PLAY FIELD

SCALE: 1"=40'-0"



3 NOT USED



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

1 SITE PLAN - SCHOOL (PHASE II)

SCALE: 1"=40'-0"



REVISION	BY:
11/07/13 T.A.C. COMMENTS 201/14/2014 M.J.G.	RE.T

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PROPOSED DEVELOPMENT:
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2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA

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DATE: 01/21/13

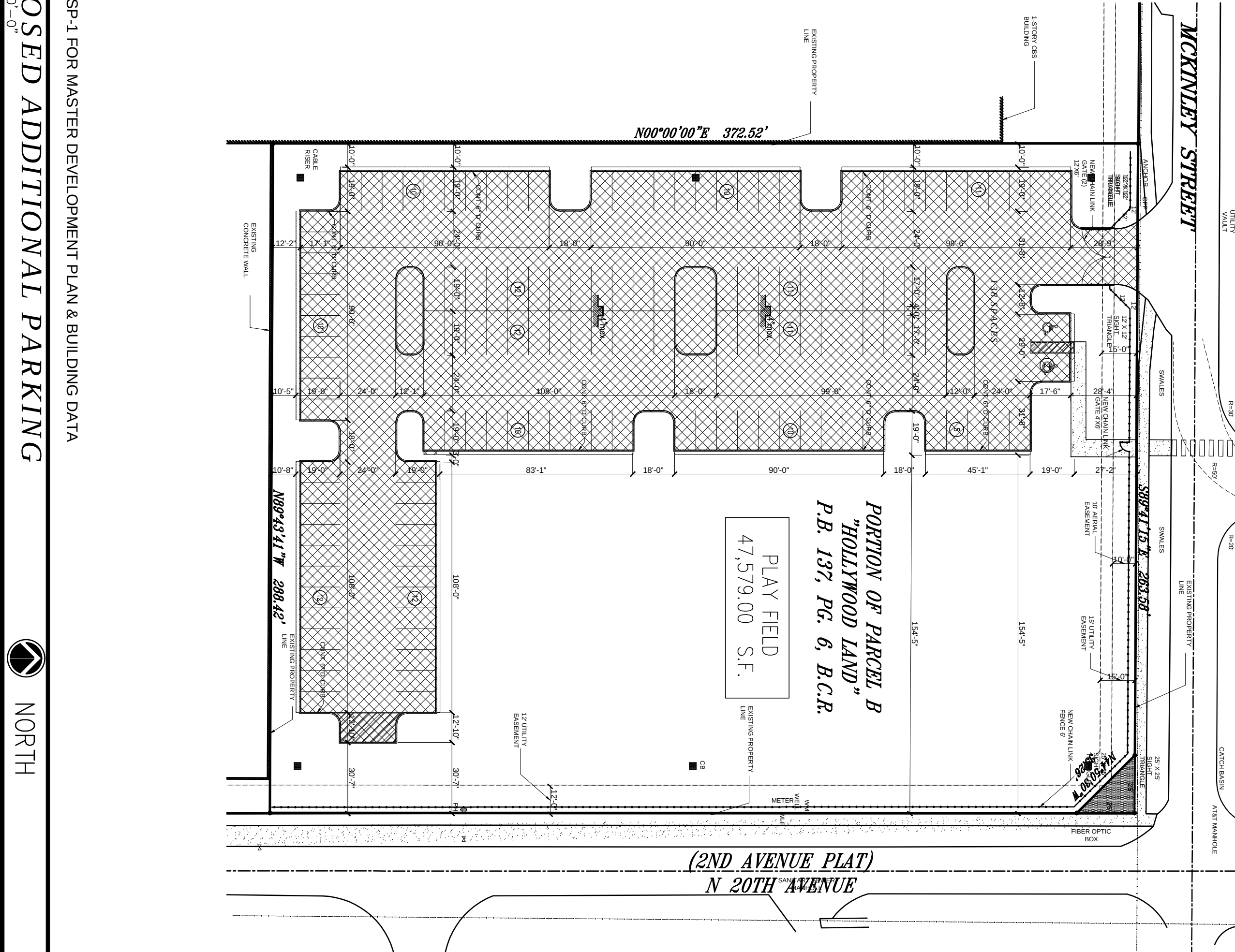
SCALE: AS NOTED

JOB NO.: 13-011

SHEET

OF SHEETS

SP-4



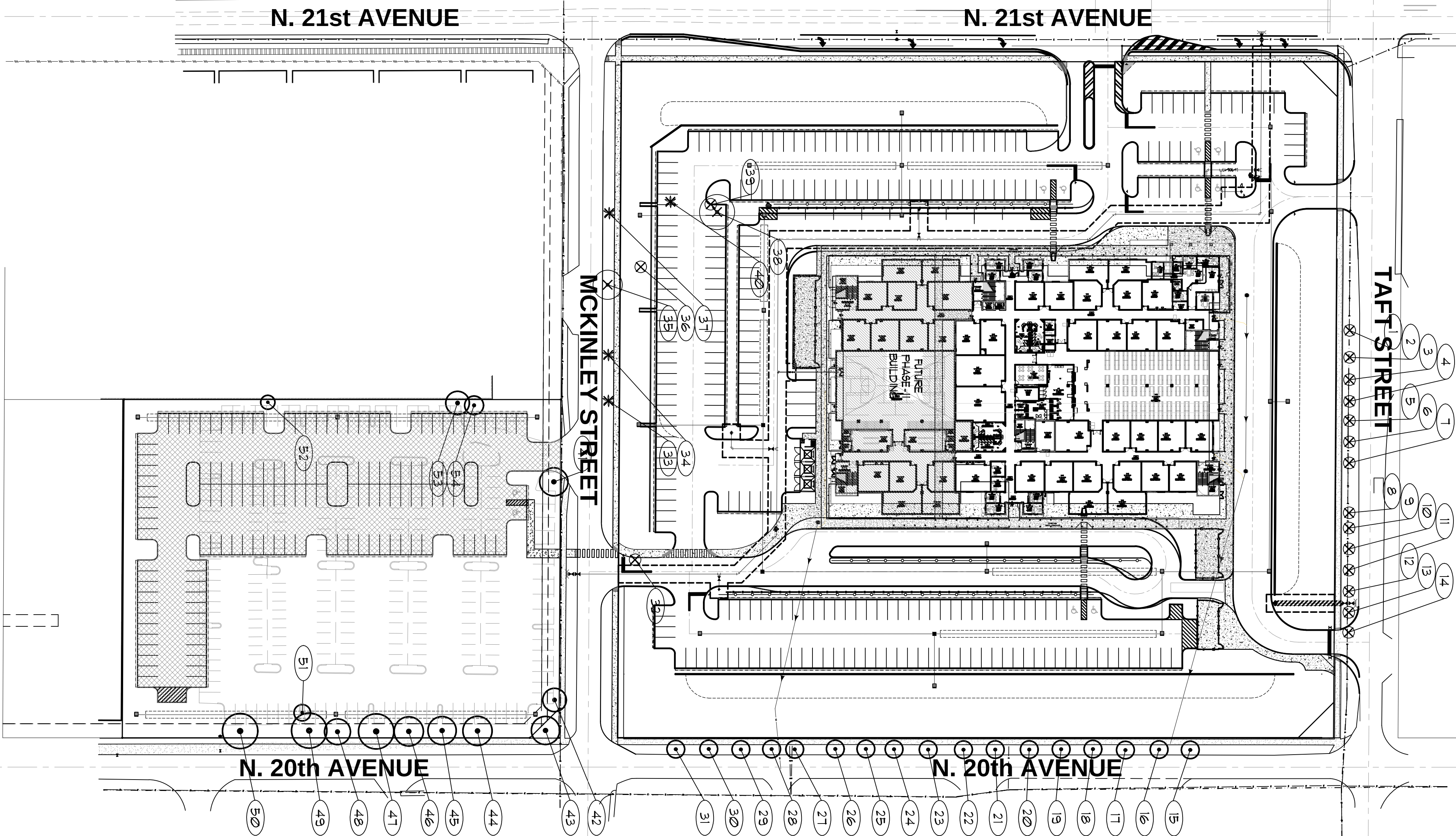
NOTE:
ADDITIONAL PARKING AS SHOWN MAY BE
PROVIDED ABOVE 1,700 STUDENTS IF CITY ENGINEERING
DETERMINES THAT IT IS NECESSARY AT THAT TIME.
BASED UPON ACTUAL USAGE.
AT THE TIME OF THIS APPROVAL CITY ENGINEERING HAS
APPROVED THIS FUTURE ADDITIONAL PARKING AREA FOR
UP TO 2,200 STUDENTS.

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

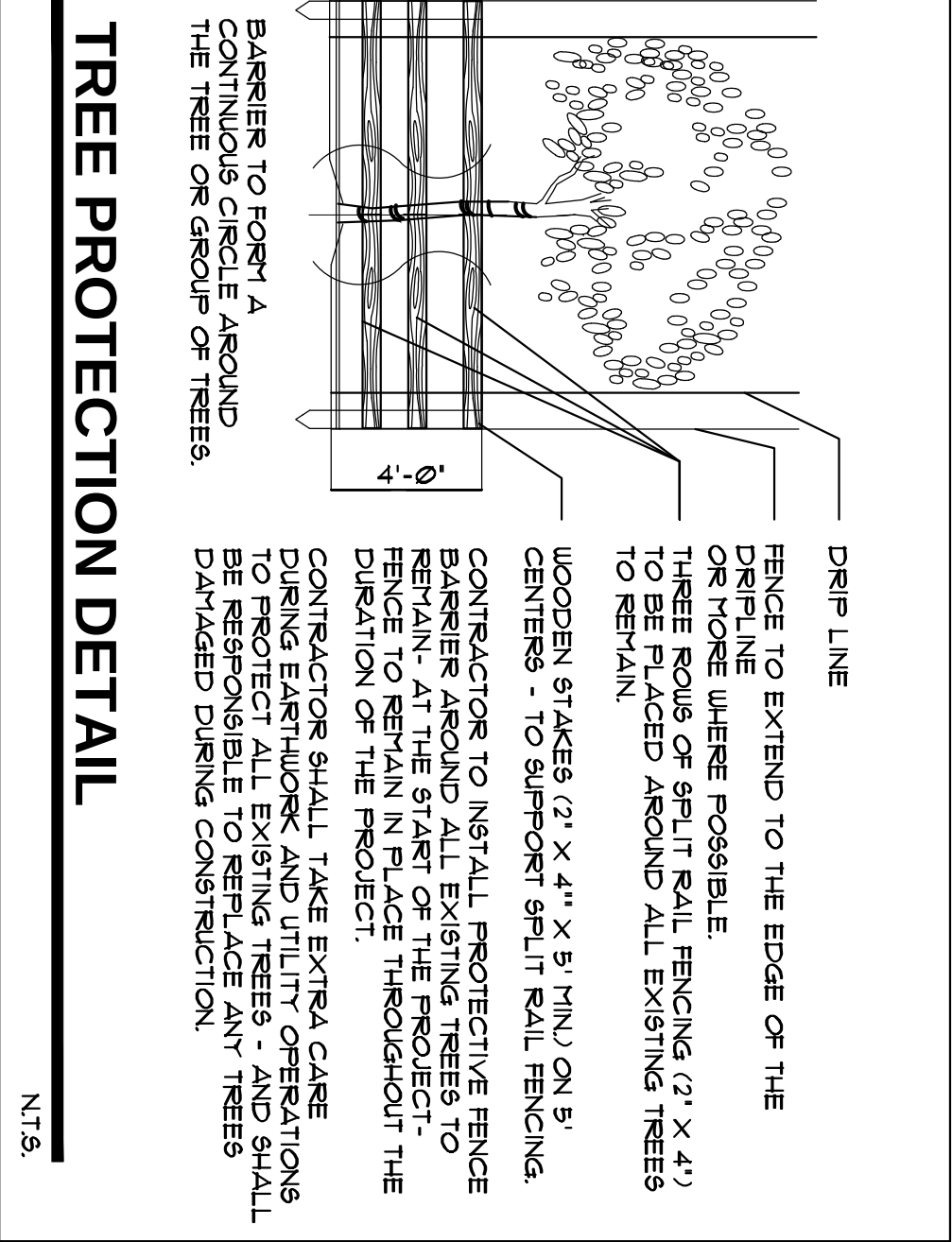
1 PROPOSED ADDITIONAL PARKING
SCALE: 1" = 40'-0"

NORTH

2 NOT USED



No	SYM	COMMON NAME	BOTANICAL NAME	FL	FL	DBH	STATUS	CANOPY S.F.	CANOPY LOSS S.F.	COMMENTS
1	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
2	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
3	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
4	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
5	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
6	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
7	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
8	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
9	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
10	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
11	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
12	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
13	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
14	CO	SATINLEAF	Chrysophyllum olivaceum	8	4	2	REMOVE	13	13	UNDERNEATH POWER LINES
15	OV	LIVE OAK	Quercus virginiana	14	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
16	OV	LIVE OAK	Quercus virginiana	14	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
17	OV	LIVE OAK	Quercus virginiana	14	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
18	OV	LIVE OAK	Quercus virginiana	14	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
19	OV	LIVE OAK	Quercus virginiana	14	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
20	OV	LIVE OAK	Quercus virginiana	16	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
21	OV	LIVE OAK	Quercus virginiana	18	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
22	OV	LIVE OAK	Quercus virginiana	18	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
23	OV	LIVE OAK	Quercus virginiana	18	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
24	OV	LIVE OAK	Quercus virginiana	15	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
25	OV	LIVE OAK	Quercus virginiana	15	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
26	OV	LIVE OAK	Quercus virginiana	12	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
27	OV	LIVE OAK	Quercus virginiana	20	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
28	OV	LIVE OAK	Quercus virginiana	25	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
29	OV	LIVE OAK	Quercus virginiana	15	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
30	OV	LIVE OAK	Quercus virginiana	15	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
31	OV	LIVE OAK	Quercus virginiana	15	15	4	REMAN	177		IN SWALE ON N. 20th Avenue
32	SP	SHADY PALM	Sabal palmetto	20	12	10	REMOVE	113	113	IN SWALE ON N. 20th Avenue
33	SP	SHADY PALM	Sabal palmetto	20	12	10	REMOVE	113	113	IN SWALE ON N. 20th Avenue
34	SP	SHADY PALM	Sabal palmetto	22	15	8	REMOVE	117		IN SWALE ON N. 20th Avenue
35	SP	SHADY PALM	Sabal palmetto	24	25	18	REMOVE	491	491	IN SWALE ON N. 20th Avenue
36	SP	SHADY PALM	Sabal palmetto	20	12	10	REMOVE	113	113	IN SWALE ON N. 20th Avenue
37	SP	SHADY PALM	Sabal palmetto	20	12	10	REMOVE	113	113	IN SWALE ON N. 20th Avenue
38	FA	STRAWGLER FG	Ficus aurea	35	30	50	REMOVE	706	706	IN SWALE ON N. 20th Avenue
39	SP	SHADY PALM	Sabal palmetto	25	12	10	REMOVE	113	113	IN SWALE ON N. 20th Avenue
40	PE2	SOFTLEAF PALM	Pyrostegia elegans	16	5	2.3	REMOVE	20	20	IN SWALE ON N. 20th Avenue
41	OV	LIVE OAK	Quercus virginiana	24	24	12	REMAN	452		IN SWALE ON N. 20th Avenue
42	OV	LIVE OAK	Quercus virginiana	20	12	12	REMAN	314		IN SWALE ON N. 20th Avenue
43	OV	LIVE OAK	Quercus virginiana	22	25	15	REMAN	481		IN SWALE ON N. 20th Avenue
44	OV	LIVE OAK	Quercus virginiana	22	25	15	REMAN	481		IN SWALE ON N. 20th Avenue
45	OV	LIVE OAK	Quercus virginiana	20	24	12	REMAN	452		IN SWALE ON N. 20th Avenue
46	OV	LIVE OAK	Quercus virginiana	20	25	12	REMAN	491		IN SWALE ON N. 20th Avenue
47	OV	LIVE OAK	Quercus virginiana	22	30	18	REMAN	706		IN SWALE ON N. 20th Avenue
48	OV	LIVE OAK	Quercus virginiana	22	32	14	REMAN	580		IN SWALE ON N. 20th Avenue
49	OV	LIVE OAK	Quercus virginiana	25	30	16	REMAN	706		IN SWALE ON N. 20th Avenue
50	OV	LIVE OAK	Quercus virginiana	25	30	16	REMAN	706		IN SWALE ON N. 20th Avenue
51	CV	BOTTLEBRUSH	Cajuputum viminalis	14	14	8	REMAN	154		IN SWALE ON N. 20th Avenue
52	CD	PIGEON PLUM	Coccoloba diversifolia	15	12	4	REMAN	113		IN SWALE ON N. 20th Avenue
53	CD	PIGEON PLUM	Coccoloba diversifolia	25	20	10	REMAN	314		IN SWALE ON N. 20th Avenue
54	CD	PIGEON PLUM	Coccoloba diversifolia	20	16	8	REMAN	201		IN SWALE ON N. 20th Avenue
TOTALS						365		2,265		



TREE PROTECTION DETAIL

N.T.S.

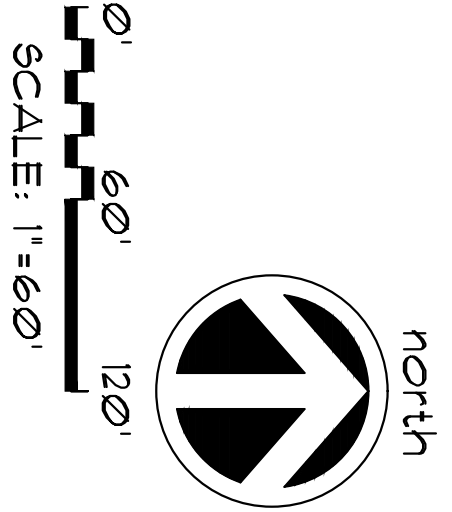
NOTES:

- SEE SHEET L-1 FOR PROPOSED TREE LOCATIONS.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AND EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL TREES AND HEDGES SHALL BE BACKFILLED WITH CLEAN APPROVED BACKFILL.
- NOTE: LOCATIONS SHOWN FOR THE EXISTING TREES ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING AND ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES TO REMAIN.
- ALL INVASIVE EXOTIC VEGETATION AND OTHER PLANTS LISTED AS CALENDARED ON THE EXOTIC PLANT LIST SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

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

A PRE-CONSTRUCTION INSPECTION SHALL FOR ALL TREES TO REMAIN MUST BE SCHEDULED PRIOR TO ISSUANCE OF A BUILDING PERMIT. ALL TREES MUST BE PROTECTED WITH PROTECTIVE FENCING WITH WRITTEN APPROVAL PRIOR TO COMMENCEMENT OF ANY SITE WORK.

PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS PER THE CITY OF HOLLYWOOD (TFP). THERE SHALL BE NO SUBSTITUTIONS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF HOLLYWOOD PLANNING DEPARTMENT.

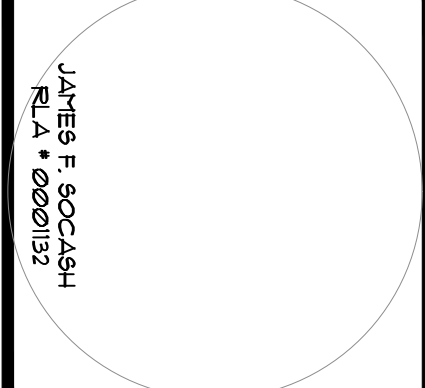


TREE DISPOSITION PLAN



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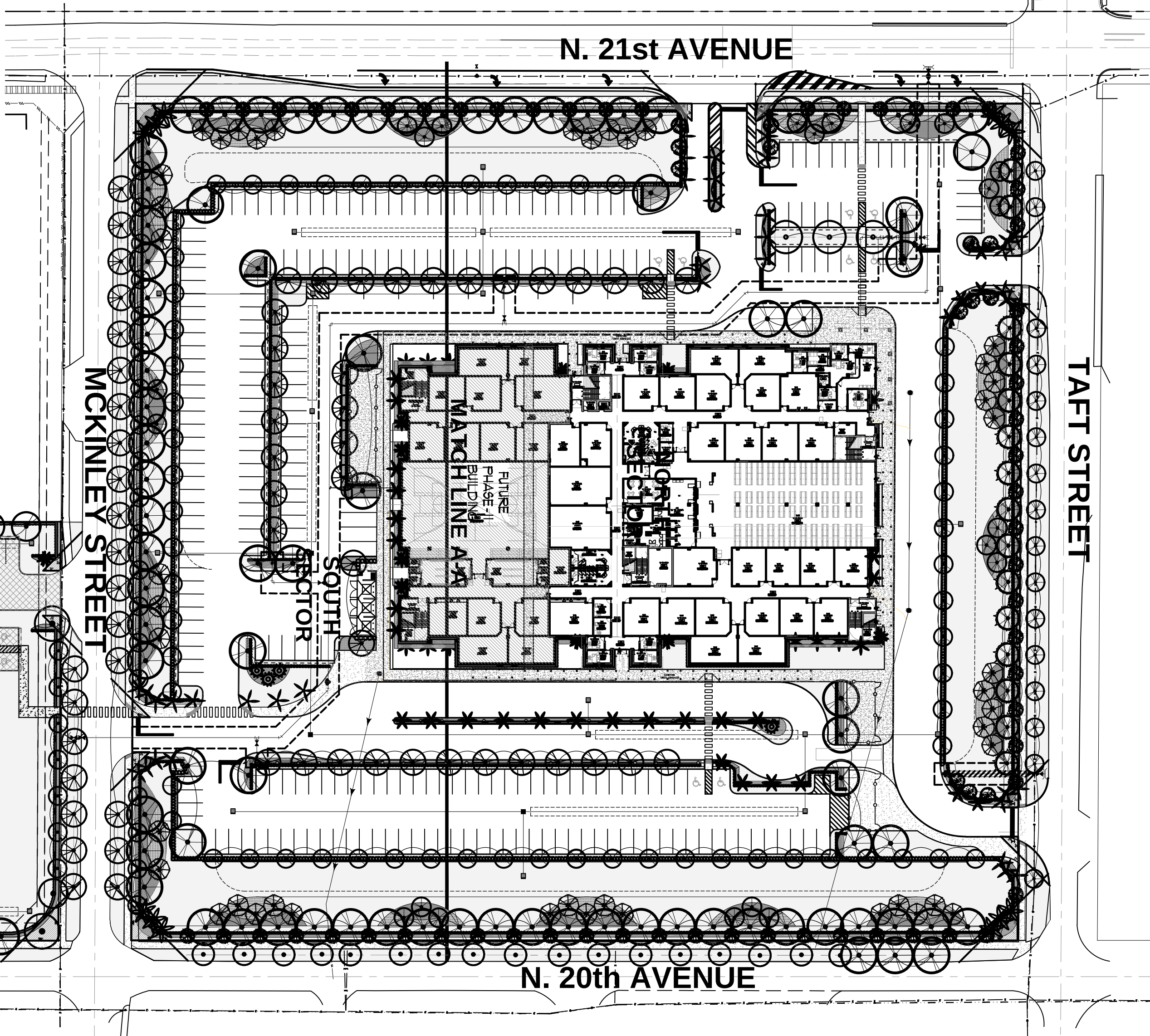
PROPOSED DEVELOPMENT:
HOLLYWOOD CHARTER ACADEMY
2025 MCKINLEY STREET
HOLLYWOOD, FLORIDA





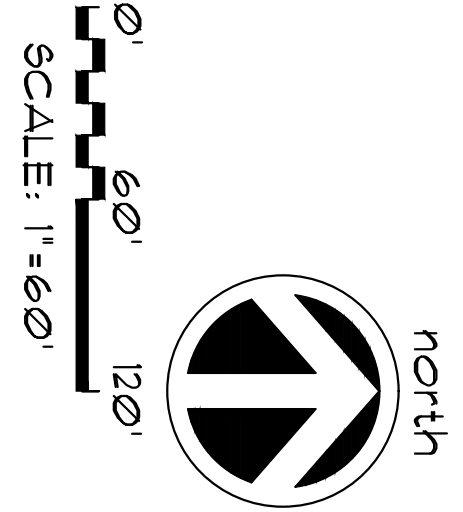
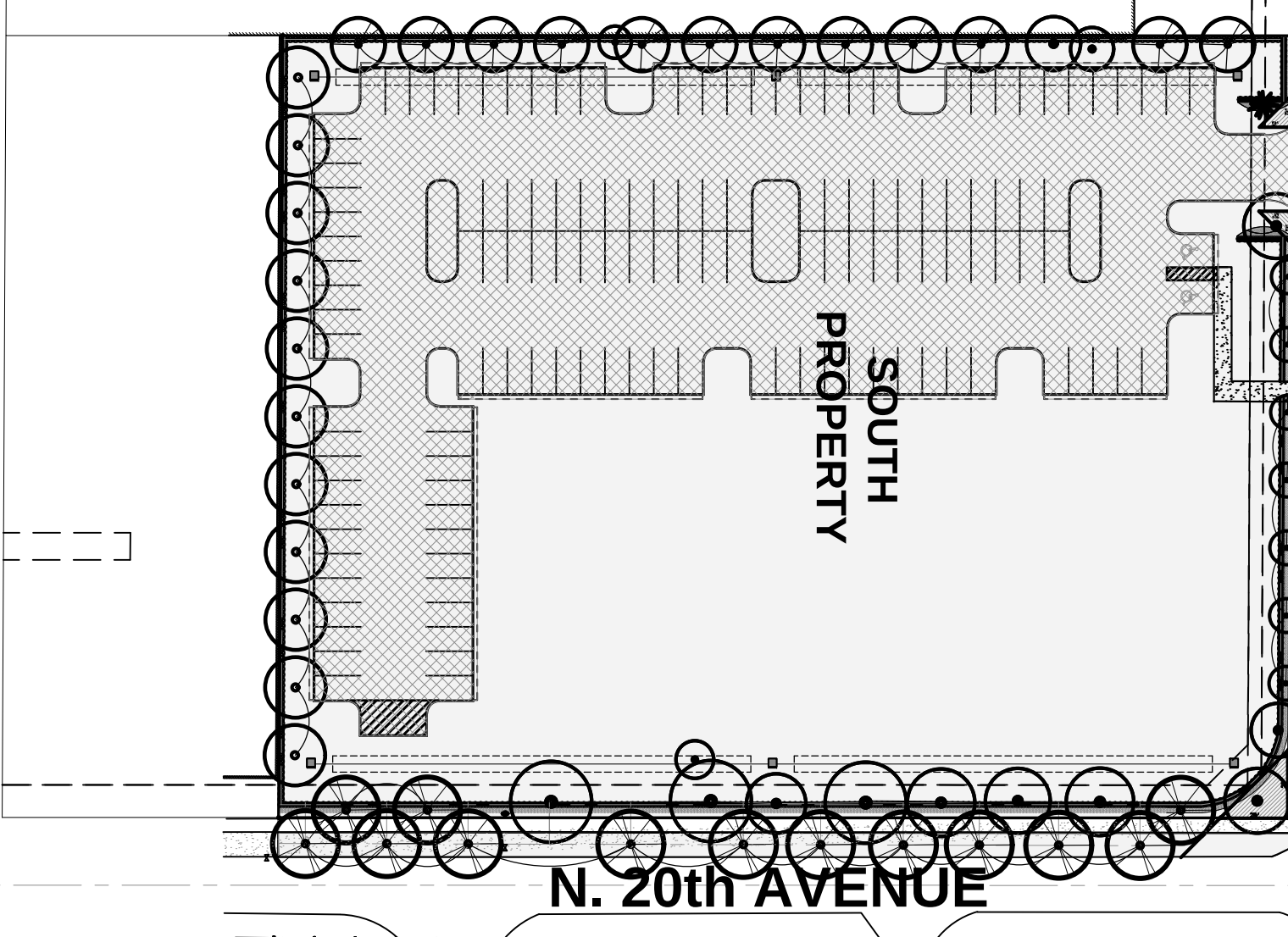
PLANTLIST

STT.	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES ON-SITE					
N-EXISTING TREES ON-SITE TO REMAIN. SEE TREE DISPOSITION PLAN.					
NOTE: PLANTINGS FOR SOUTH PARKING LOT ARE NOT INCLUDED WITH THESE TABULATIONS.					
TREES					
AR	YES	24	RED MAPLE	Acer rubrum	25 gal, 10' x 5' apr., 2 1/2 cal.
B5	YES	14	GUINEO LIMBO	Bursera simaruba	12' x 6 apr., 2 1/2 cal.
CD	YES	59	PIGEON PLUM	Coccoloba diversifolia	12' x 6 apr., 2 1/2 cal.
CE	YES	13	GREEN BUTTWOOD	Conocarpus erectus	14' x 6 apr., 3' cal.
CET	YES	35	SILVER BUTTWOOD	Conocarpus erect. 'sericeus'	10' x 6', STANDARD
C5	YES	61	ORANGE GEIGER	Cordia sebestena	FG, 8' x 5', 2' cal.
IC	YES	61	DAHCON HOLLY	Ilex cassine	10' x 5 apr., 2' cal.
TL	YES	1	TREE LIGUSTRUM	Ligustrum japonicum	FG, 8' x 8' full crown
LB	YES	13	WILD TAMARIND	Lyallia latifolia	12' x 6 apr., 2 1/2 cal.
QV6	YES	81	LIVE OAKS	Quercus virginiana	16' x 11' apr., 4' cal., 6' c.t.
TD	YES	50	BALD CYPRRESS	Taxodium distichum	25 gal, 8' o.a.
PALMS					
ARC		8	KING ALEXANDER PALMS	Archonophoenix alexandriae	16' o.a., TRIPLE, full head
B15		5	BISHARK PALMS	Bismarkia nobilis 'silver'	4' x 4', full head, specimen
RE	YES	12	ROYAL PALM	Royaltonia alata	6' gull, 25' o.a. full head
YH		24	MONGOMERY PALMS	Veitchia monogramma	FG, 14' o.a., full head
UB		33	FOXTAIL PALMS	Wodegia bifurcata	14' o.a., 5' o dbn, full hd
SHRUBS AND HEDGES					
SPECIFIC AREA					
SITE PERIMETER ETC., (30' HT., 1 GAL.)					
2 1/20 L.F. • 1 SHRUB/ 2 L.F.					
ALL SHRUBS TO BE NATIVE, COCOPALM, ETC.					
INTERIOR SHRUB PLANTINGS					
1 1/40 L.F. • 1 SHRUB/ 2 L.F.					
ALL SHRUBS TO BE NATIVE, COCOPALM, ETC.					
BUILDING PERIMETER					
1 1/20 L.F. • 1 SHRUB/ 2 L.F.					
BUILDING PERIMETER					
1 1/20 L.F. • 1 SHRUB/ 2 L.F.					
NOTE: SPECIFIC QUANTITIES WILL BE SHOWN ON CONSTRUCTION LANDSCAPE DRAWINGS.					
NATIVE SHRUBS (MINIMUM 50% OF REQUIRED)					
CC1	YES	-	JAMAICA CAPER	Capparis cynophallophora	1 gal., 30" x 24", 24" o.c. full
C11	YES	-	COCOPALM	Cycobalanus tateo	1 GAL., 30" x 24" full, 24" o.c.
CR1	YES	-	PITCH APPLE	Clausia rosea	1 GAL., 36" ht., 30" Ø.C., FTB.
C18	YES	-	SEADARFE	Coccoloba ulmifera	3 gal., 24" x 24", 24" o.c. full
CEH	YES	-	GREEN BUTTWOOD	Conocarpus erectus	3 gal., 24" x 24", 24" o.c. full
CE3	YES	-	SILVER BUTTWOOD	Conocarpus erectus 'Sericeus'	3 gal., 24" x 24", 24" o.c. full
HPD	YES	-	DIAPER FIREBUSH	Hamelia nodosa	3 gal., 18" x 18", 18" o.c.
HP	YES	-	FIREBUSH	Hamelia patens	3 gal., 24" x 24", 24" o.c. full
MU	YES	-	MULH.Y GRASS	Muhlenbergia capillaris	1 gal., 12" x 12", 18" o.c. full
FAK	YES	-	FAKALATCHEE GRASS	Tripsacum dactyloides	3 gal., 24" x 24", 30" o.c. full
NON-NATIVE SHRUBS					
IXO	-	-	IXORA NORA GRANT	Ixora spp.	3 gal., 24" x 24", 24" o.c. full
FO1	-	-	PODOCARPUS HEDGE	Podocarpus spp.	1 gal., 30" x 24", full heavy
ARB	-	-	SCHIFFERIA ARBORICOLA	Schafferia arborea	3 gal., 24" x 24", 24" o.c. full
TRI	-	-	TRINETTE ARBORICOLA	Schafferia "trinette"	3 gal., 24" x 24", 24" o.c. full
ACENT PLANTS, GROUNDCOVERS, ETC.					
NOTE: ACENTS, GROUNDCOVERS SHOWN ON PLAN ARE TO BE INCLUDED IN THE CONSTRUCTION DRAWING PHASE.					
SOD					
FLO	85,000 SF.	FLOREAT'N ST. ALBUQUERQUE	Stenotaphrum secundatum	SOLID SOD, price per sf.	
BAH	100,000 SF.	'ARGENTINE' BAHIA SOD	Paspalum notatum	SOLID SOD, price per sf.	
TOPSOIL:					
	250 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS			
	300 C.Y.	AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL. SPREAD IN PLACE			
MULCHING:					
	200 C.Y. +/-	'DECO BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL		
	---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.			



TREE AND PALM LEGEND

	YES	RED MAPLE
	YES	GUMBO LIMBO
	YES	PIGEON PLUM
	YES	GRN. BUTTONWOOD
	YES	SILVER BTNWOOD.
	YES	ORANGE GEIGER
	YES	DAHOON HOLLY
	YES	TREE LIGUSTRUM
	YES	WILD TAMARIND
	YES	LIVE OAK
	YES	BALD CYPRESS
	YES	ALEXANDRIA PALM
	YES	BISMARK PALM
	YES	ROYAL PALM
	YES	MONTGOMERY PALM
	YES	FOXTAIL PALM



MCKINLEY CHARTER SCHOOL		
LANDSCAPE SITE CALCULATIONS		
1/27/2014		
TOTAL SITE AREA		
GROSS SITE AREA	12.64 AC	550,671.36 S.F.
NET SITE AREA	10.52 AC	458,260.21 S.F.
PARCEL 1: GROSS SITE AREA	9.78 AC	426,123.38 S.F.
PARCEL 1: NET SITE AREA	8.06 AC	351,154.64 S.F.
PARCEL 2: GROSS SITE AREA	2.86 AC	124,547.98 S.F.
PARCEL 2: NET SITE AREA	2.46 AC	107,105.57 S.F.
LANDSCAPE REQUIREMENTS	118,439.11 S.F.	53.43% OF VIA
GREEN AREA ADJACENT TO VIA		
LANDSCAPING COMPLES WITH CITY OF HOLLWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 9.		
STREET TREES		
1 tree/ 50 LF		
MCKINLEY ST. 576 LF/ 50 LF=12 TREES	12	18
TAFT ST. 891 LF/ 50 LF=12 TREES	12	16
EXISTING OVERHEAD POWERLINE ALONG TAFT STREET		16 CFT
N. 20th AVENUE. 611 LF/ 50 LF=13 TREES	13	20
		17 EXISTING OR + 3 PROPOSED OR/6
N. 21st AVENUE. 611 LF/ 50 LF=13 TREES	13	18
		16 CFT
Pervious Area	120	352
171000 S.F.		
120,453 S.F. @ 17000 S.F.		
TOTAL	170	424
LANDSCAPE REQUIREMENT		
TREES-50% NATIVE	102	338
170 REQUIRED TREES X 80% = 102 NATIVE TREES/PALMS		
SHRUBS-50% NATIVE	1045	1,650 (75.6%)
2,090 X 50% = 1045 NATIVE SHRUBS		339

SOUTH PROPERTY (PARCEL 2)			
LANDSCAPE SITE CALCULATIONS			
1/27/2014			
PARCEL 2: GROSS SITE AREA	2.86 AC.	124,547.98 S.F.	
PARCEL 2: NET SITE AREA	2.46 AC.	107,105.57 S.F.	
	ALLOWED	PROVIDED	
		107,105.57 S.F.	
		100.0%	

LANDSCAPING COMPLIES WITH CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 9.			
STREET TREES			
1 tree/ 50 lf			
MCKINLEY ST. 208 lf/ 50 lf.= 6 TREES	6	6	
		6 CD	
N. 20th AVENUE . 372 lf/ 50 lf.=13 TREES	8	8	
		8 EXISTING OV	
Previous Area			
		52	
TOTAL	14	66	
NATIVE REQUIREMENT			
TREES 50% NATIVE	12	66	
14 REQUIRED TREES X 60% = 9 NATIVE TREES/PALMS			
SHRUBS-50% NATIVE	324		
648 X 50% = 324 NATIVE SHRUBS			
		648 (100%)	

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

SITE LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
jimmy@jfsdesignfl.com
Tel: (954) 447-1892
Fax: (954) 442-8228

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**PROPOSED DEVELOPMENT:
HOLLYWOOD CHARTER ACADEMY**

**2025 MCKINLEY STREET
HOLLYWOOD ,FLORIDA**

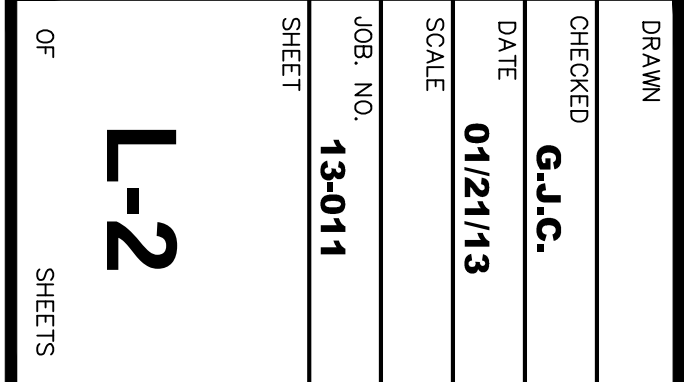
JAMES F. SOCCASH
FLA * 0001132

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

OF

L-1

SHEETS



LE OAK
LEAFY TREES
BUTTWOOD TREES
PIGEON PLUM
STREET TREES
LIVE OAKS

MCKINLEY STREET

SIGHT TRIANGLE
NO ENCROACHMENT

SIGHT TRIANGLE
NO ENCROACHMENT

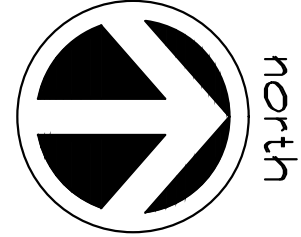
PIGEON PLUM
STREET TREES
DAHOO
HOLLY
COCOPLUM
HEDGES

SOUTH
PROPERTY

EXISTING LIVE OAK
TREES TO REMAIN
LIVE OAKS
COCOPLUM
HEDGES

EXISTING TREES
TO REMAIN
GREEN
BUTTWOOD
HEDGES

0' 10'
50'
SCALE: 1" = 20'



SOUTH PROPERTY
LANDSCAPE PLAN
L-4



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Member American Institute of Architects

PROPOSED DEVELOPMENT:
HOLLYWOOD CHARTER ACADEMY

2025 MCKINLEY STREET
HOLLYWOOD ,FLORIDA

JAMES F. BOCCASH
P.L.A. #000132

DRAWN

CHECKED
G.J.C.

DATE
01/21/13

SCALE

JOB. NO.
13-011

SHEET

L-4

OF
SHEETS

**LANDSCAPE DETAILS,
SPECIFICATIONS, ETC.**

OF SHEETS

JAMES F. SOCCASH
RLA • 0001132

**PROPOSED DEVELOPMENT:
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**2025 MCKINLEY STREET
HOLLYWOOD ,FLORIDA**



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REVISION	BY:
1 11/07/13 TAC COMMENTS	RE:
2 01/14/2014 P.D. COMMENTS	M.J.C.