



GENERAL APPLICATION

API	PLICATION DATE:								
Ro	00 Hollywood Blvd om 315 llywood, FL 33022	Planning and Development Board	Art in Public Places Committee	Variance Special Exception					
	l: (954) 921-3471	PROPERTY INFORMATION							
	nail: Development@								
Hollywoodfl.org		Location Address: Block in the state of the state o	ck(s): Sub	division:					
<u>SU</u>	BMISSION REQUIREMENTS:	Folio Number(s):							
•	One set of signed & sealed plans (i.e. Architect or Engineer)	Zoning Classification: Existing Property Use:							
•	One electronic combined PDF submission (max. 25mb)	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):							
•	Completed Application Checklist	, , <u></u>							
•	Application fee	DEVELOPMENT PROPOSAL Explanation of Request:							
		Phased Project: Yes ☐ No ☐ Num	nber of Phases:						
		Project	Proposal						
		Units/rooms (# of units)	# UNITS:	#Rooms					
<u>NO</u>	<u>TE:</u>	Proposed Non-Residential Uses			S.F.)				
•	This application must be completed in full	Open Space (% and SQ.FT.)	Required %: (A	rea:	S.F.)				
	and submitted with all documents to be placed	Parking (# of spaces)	PARK. SPAC	CES: (#)				
	on a Board or	Height (# of stories)	(# STORIES)	(FT.)				
	Committee's agenda. The applicant is	Gross Floor Area (SQ. FT)	Lot(s) Gross	Area (FT.)				
	responsible for obtain- ing the appropriate checklist for each type of application.	Name of Current Property Owner: Address of Property Owner: Telephone: Email Address:							
•	Applicant(s) or their authorized legal agent must be present at all Board or Committee	Applicant							
	meetings.								
	Ü	Email Address: Email Address #2:							
		Date of Purchase:			 7 No П				
		If Yes, Attach Copy of the Contract.	2 more an option to parender t						
CL	ICK HERE FOR	Noticing Agent (FTAC & Board su	ıbmissions only) : _						

E-mail Address:_

MEETING DATES



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:	Date: 3/17/25
PRINT NAME: Schoine Welken	Date: <u>3/17/25</u> Date: <u>5/12/2</u> 5
Signature of Consultant/Representative:	Date:
PRINT NAME:	Date:
Signature of Tenant:	Date:
PRINT NAME:	Date:
I am the current owner of the described real property and that I am aware of the to my property, which is hereby made to be my legal representative before the Committee) relative to all matters concerning this application.	by me or I am hereby authorizing
Sworn to and subscribed before me this 12 h day of May, 7675	gnature of Current Owner
Notary Public State of Florida Daniel Guyton My Commission HH 537936	riature of Gurrent Owner
Notary Public Pri	nt Name
State of Florida	A Company of the Comp
My Commission Expires:(Check One) \(\times \) Personally known to me; OR \(\times \) Prod	uced Identification



City of Hollywood 2600 Hollywood Boulevard Hollywood, Florida 33020 May 7th, 2025

Re:

1434 Monroe Street Hollywood, Florida 33020 Architect's Project #24305

Legal Description (As Per Survey and BCPA)

LOTS 23 AND 24, BLOCK 88 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Proposed Project Information

The proposed project is a new one-story, 2,600-square-foot mikvah located at 1434 Monroe Street in Pompano Beach, FL. The facility is designed in a contemporary modern style and will include a welcoming lobby, eight private preparation rooms, and dedicated beauty and makeup rooms to enhance the experience for women. The design emphasizes privacy, comfort, and spiritual dignity, using a soft grey and white color palette with natural stone features. Thoughtfully integrated into the residential neighborhood, the mikvah provides a serene, respectful space that blends tradition with modern elegance.

FL4-2066

NAME OF Mrs. J.R.WENKE. LEGAL DESCRIPTION ADDRESS OF CONSTRUCTION 1434 Monroe St.

Lot 23-24. Bl 88. Hwd Orig.

Owner's Present Address

Description of Construction

Cost 14,200.

	Single F	mily Re	8.			
Permit Type		CONTRACTOR STATEMENT OF THE PARTY OF THE PAR				Fixtures or Outlets
Bldg	14655	12-1	7-49-	Weller (Const Co.	
Plumbing	4657	123	va. 49	Burgarel	- PR	7-
Electrical	8113	-1-	19,49	lecolor	- 20	1 336
Gas	4657	63-17	2.44	9 mym	. er	V-
STH. GTA. HU	155 BM	ال إلى	SPECT	ONS d		
FOUNDATION :	15 NO 1764 9	1st Rough	Plg.17	-22-49.	Temp. Serv	rice taltes
COLUMNS	ici in inganisa sa ringangsi ringani ringa. Na 1-7 manakarang manakarang mana	Final Rou	igh Plg.	and produce of the contract of the state of	Rough Ele	etric 1-19.30
TIE BEAM 1. 4. 50		Septic Tank 7 - (-5m		Temjorry	Final	
		Grease Trap			Final Biect	ric 3-3-5a
apparamental success deserves	First S	Final Plu	mbing 3	.9.50		
GAS 5.9.50	aller i se appendien eine eine eine eine eine eine ein	Cert of Occupancy 343,5 Richish Bor				md 3-13.50
Andrews Control of the Control of th			and the same of			
Deren vien	dean. Alter timestrationstrated					

JOB CARD JOB ADDRESS OWNER 1434 Monroe St. L. G. Wenke SUBDIVISION ON ADDITION **BLOCX** LOT NUMBER 1215-02-648-0553-01 LEGAL Town of Hwd. 88 23,24 DESCRIPTION VALUATION FEE ARCHITECT MICROFILM NO. **\$ 4200.** 78.00 SEPTIC TANK DESCRIPTION OF CONSTRUCTION Re-roof tile DATE TYPE PERMIT HUMBER TYPE PERMIT MUMBER CONTRACTOR DATE SEPTIC/SEWER BUILDING 12/2/85 Zinkil Rfq. ALR/COMDITION 2200 99693 ROOF MECHANICAL ELECTRIC-BASIC SCHEEN ELECTRIC-SUPP. NO.FIX. POOL PLUMBING DRI VEWAY L-P-DRY WALL PATIO OF MALE FENCE County Suncharge: 1.00 HOTES:

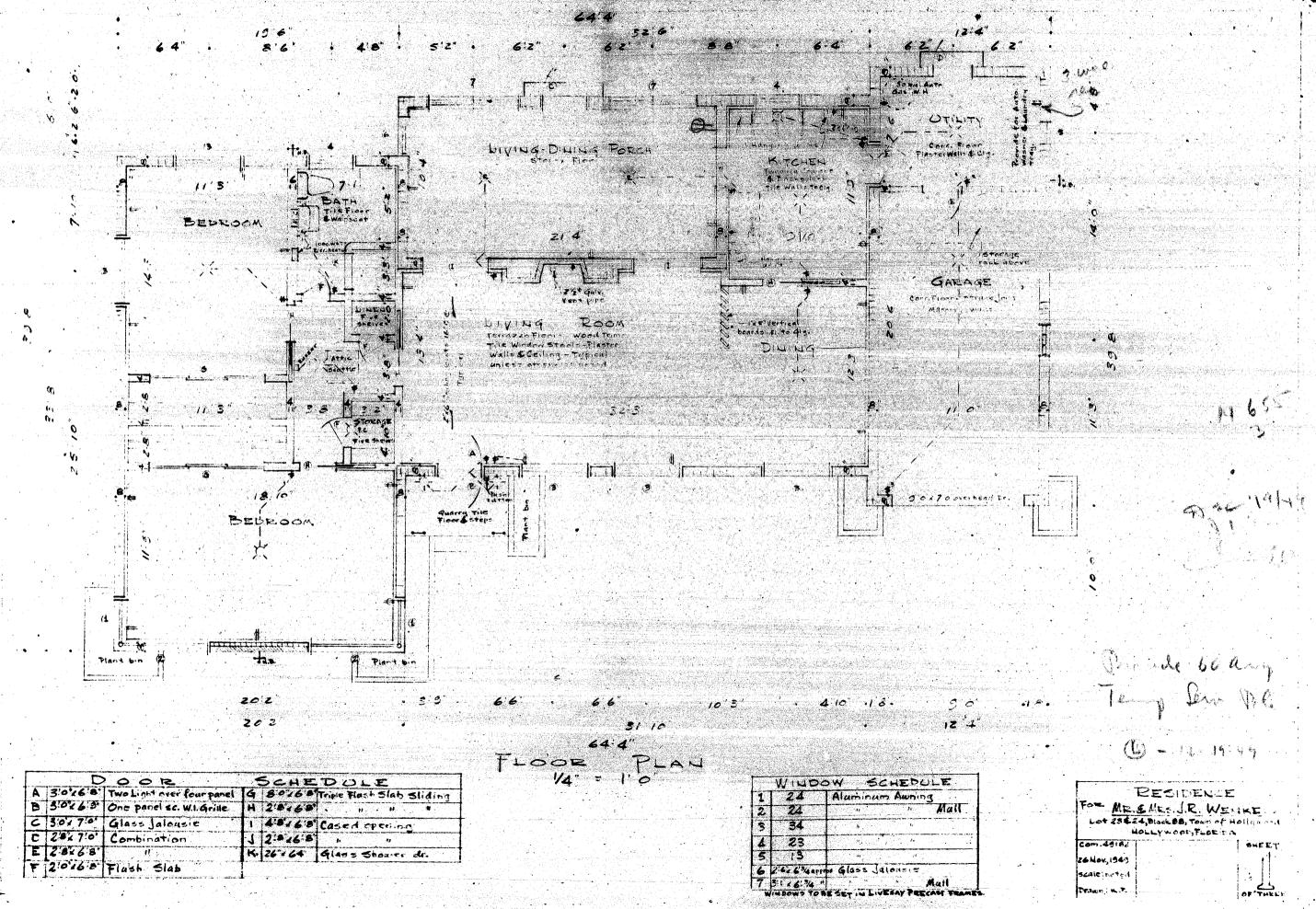
			J	OB CAR)				
OWI ER	Albaharan ing marang kananan ing kananan ing marang marang marang marang marang marang marang marang marang ma Tanggaran ing marang	elitakundi kutation ai _{mette} d at sajahadojaan dala ansa rotentati tapahista ampatat	J08 AD	DRESS	**************************************		Harris		100
L. Wenke			1434	Monroe	والمراجع والمستوال والمتحال وا				
LEGAL DESCRIPTION	MUNGER			81.0 CX		30 (V 1 3 (O M	CR ADDI		
MICROFILM NO.	ARCHITE	CT			FEE		VALUAT	HOI	
					3 15	.00	\$ 5	.00	
DESCRIPTION OF C Window U		movimus van visinen da miljon. Visineys 1995 1996 etha 1922.	от под батуровь — — возрочную посоверання для ченерунований, увед	Spanie drag versionalistick gest 17 Seculopsian auch est Stefaniali	Pro-James (1994) - Cyclold Refugelley (18 dillow) - Wyllia	oranda kan kan da barra da 'a da barra da kan kan kan kan kan kan kan kan kan ka			SEPTIC TARK
TYPE PERMIT	MUMBER	DATE	CONTRACTOR	TYPE	PERMIT	NUMB	R	DATE	CONTRACTOR
BUILDING	A. citation			SEPTIC	SEWER		Į.		
ROOF	endre soni v milaelenvisianistisko nee	Market spirite of the Control Anno Sense property of Senses (spirite spirite s	erien Prontifes Stewer eine von Einstellung von der der Stewer von der der Stewer von der der der Stewer von d	AIR/CO	ND) TION	14820	5 6	-22-83	Bevi's AC
ELECTRIC-BASIC	ense anne members, common manimum escape n'escape n'escape	lan zazanler yek riprono sanasatin	e 1931 gradinina se arabusturine, assantendas estillaren estatuga popul	MECHAN	CAL				
ELECTRIC SUPP.				SCREEN					
PLUMBING NO.FIX.	ppertoon into interesting a factor of the contract of the cont		. en i innocessa e proprio i problema proprio consequence de describe	POOL	vers properties and file follow published by the	n na na sangara palabang na	dacipatum kalus Trad Balaksiya iy		
L P ORY WALL	B C C C C C C C C C C C C C C C C C C C		entrovenne de trajación productivisticos seguntación activos e de trajación de como de construir de construir	DRI VEW	AY madania, iso ana si sinana		pomningen mai bande	larens neminaratura en internacional de la compansión de la compansión de la compansión de la compansión de la	
FENCE	igna y Tr y overhelm ogsår med om fragter.	Biotronicy - the security page - application of the position of the	haling the first state of the constraint of the all the first state of the state of the section of the section		Line Well			t inne eller state and the second state and the second	
Notes: Country S	uzcharge	20							

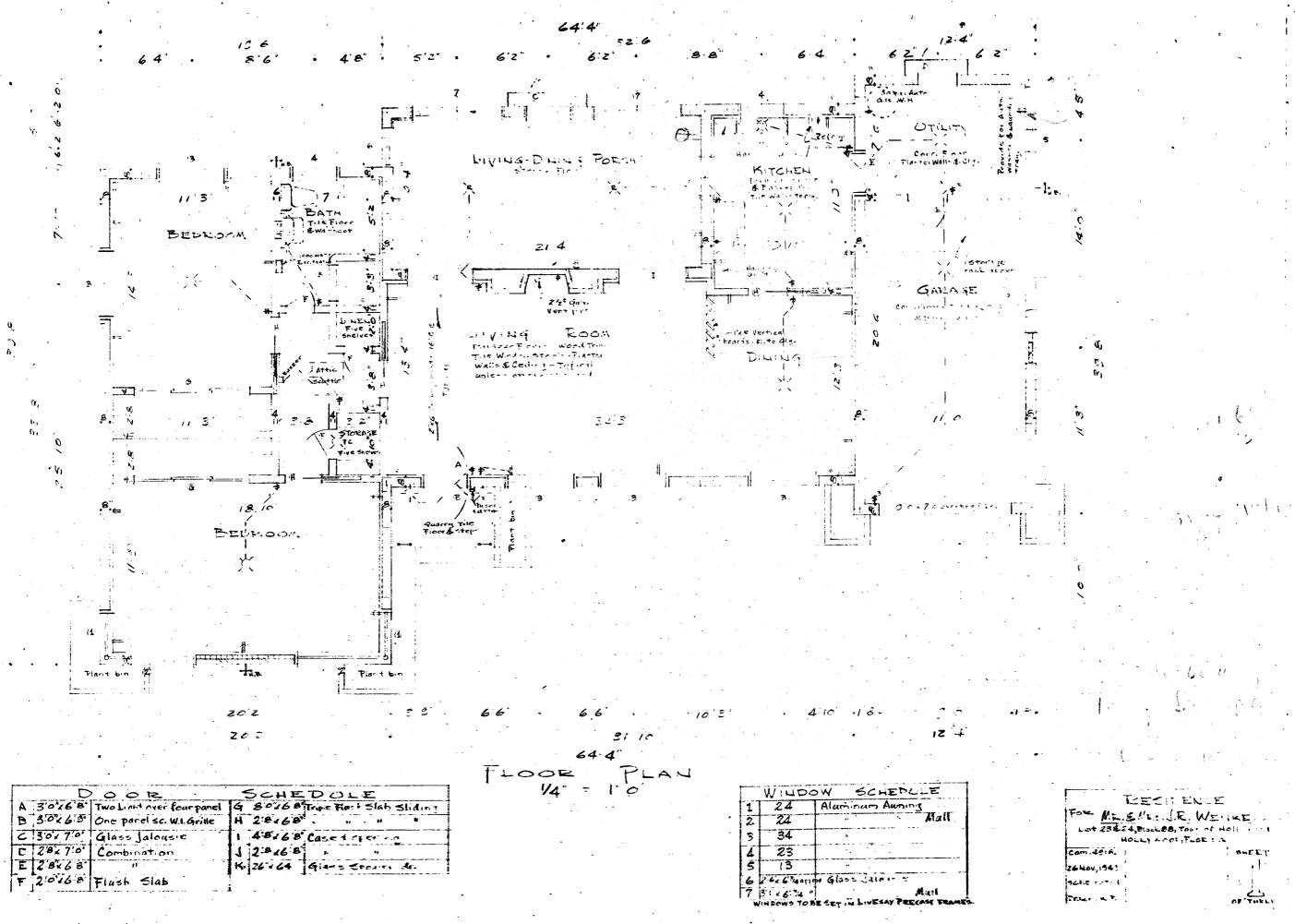
Permit Search Results

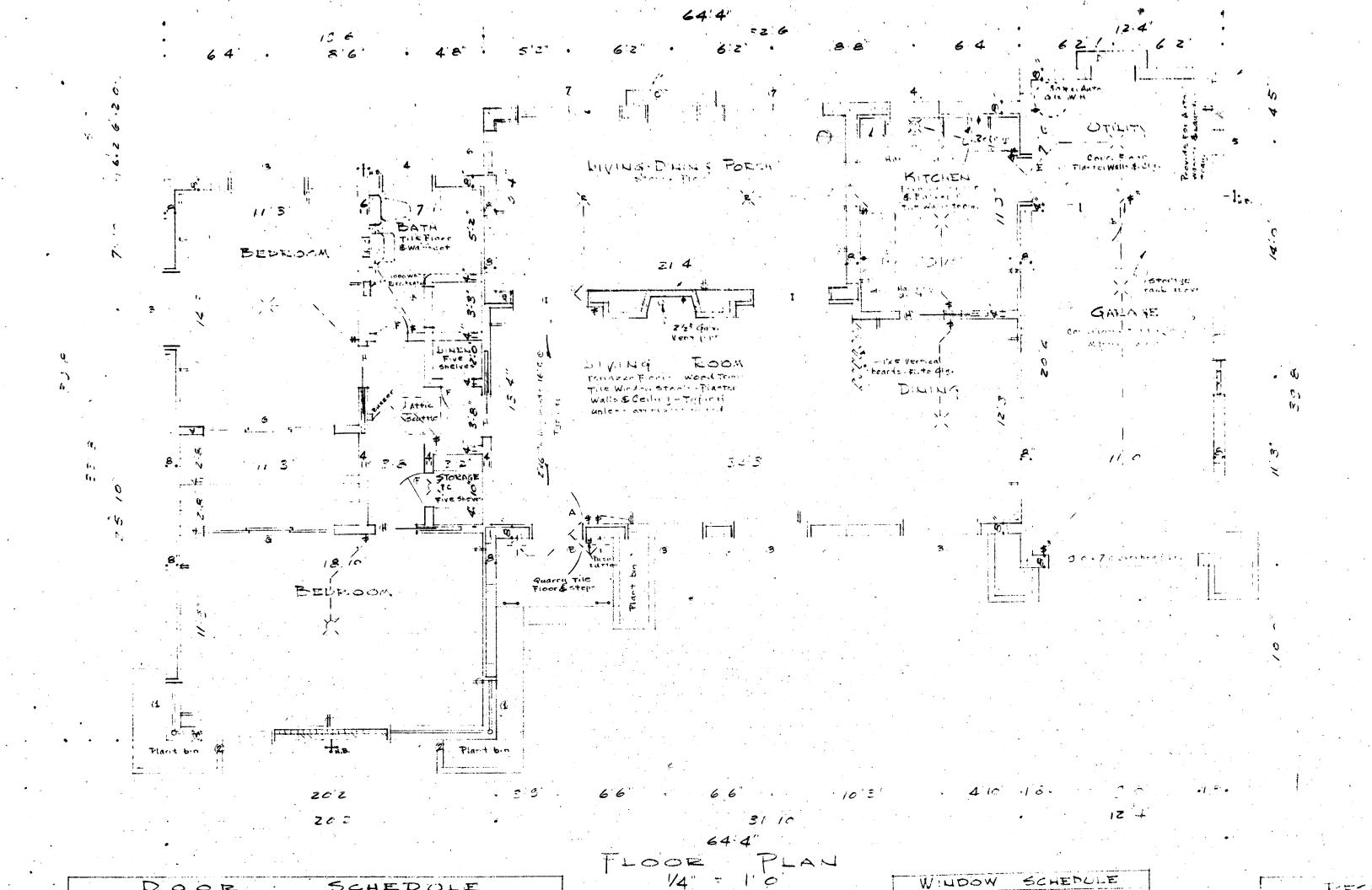
Search > Properties located at/on/near '...1434 Monroe St...'

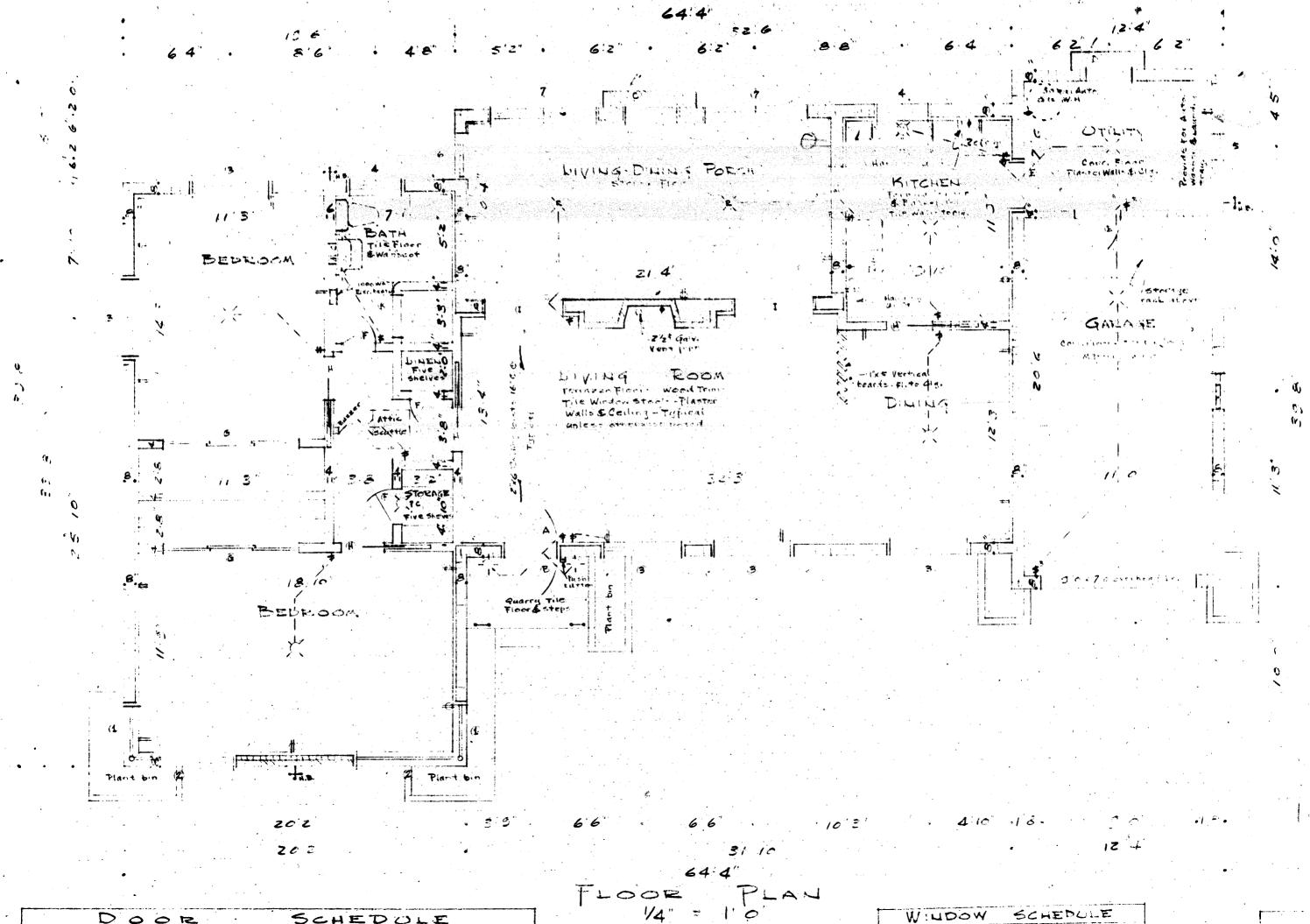
11 permits were found for 1434 MONROE ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
<u>Details</u>		M10-101509	A/C CENTRAL (REPLACEMENT)	11/24/2010	11/24/2010
Details	54493	P0501434	HOT WATER HEATER	10/10/2005	10/18/2005
<u>Details</u>	98391	B0504897	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)	7/28/2005	8/8/2005
Details		M9602214	A/C - CENTRAL - NEW		12/11/1996
<u>Details</u>		E9604918	ELECTRICAL WORK		12/11/1996
Details		P9602256	PLUMBING WORK		12/2/1996
Details		M9602158	A/C - CENTRAL - NEW		12/2/1996
Details		E9604804	ELECTRICAL WORK		12/2/1996
Details		B9608439	ALTERATIONS-INTERIOR		12/2/1996
<u>Details</u>		E9604375	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		11/7/1996
<u>Details</u>		B9405661	STORM SHUTTERS		9/9/1994

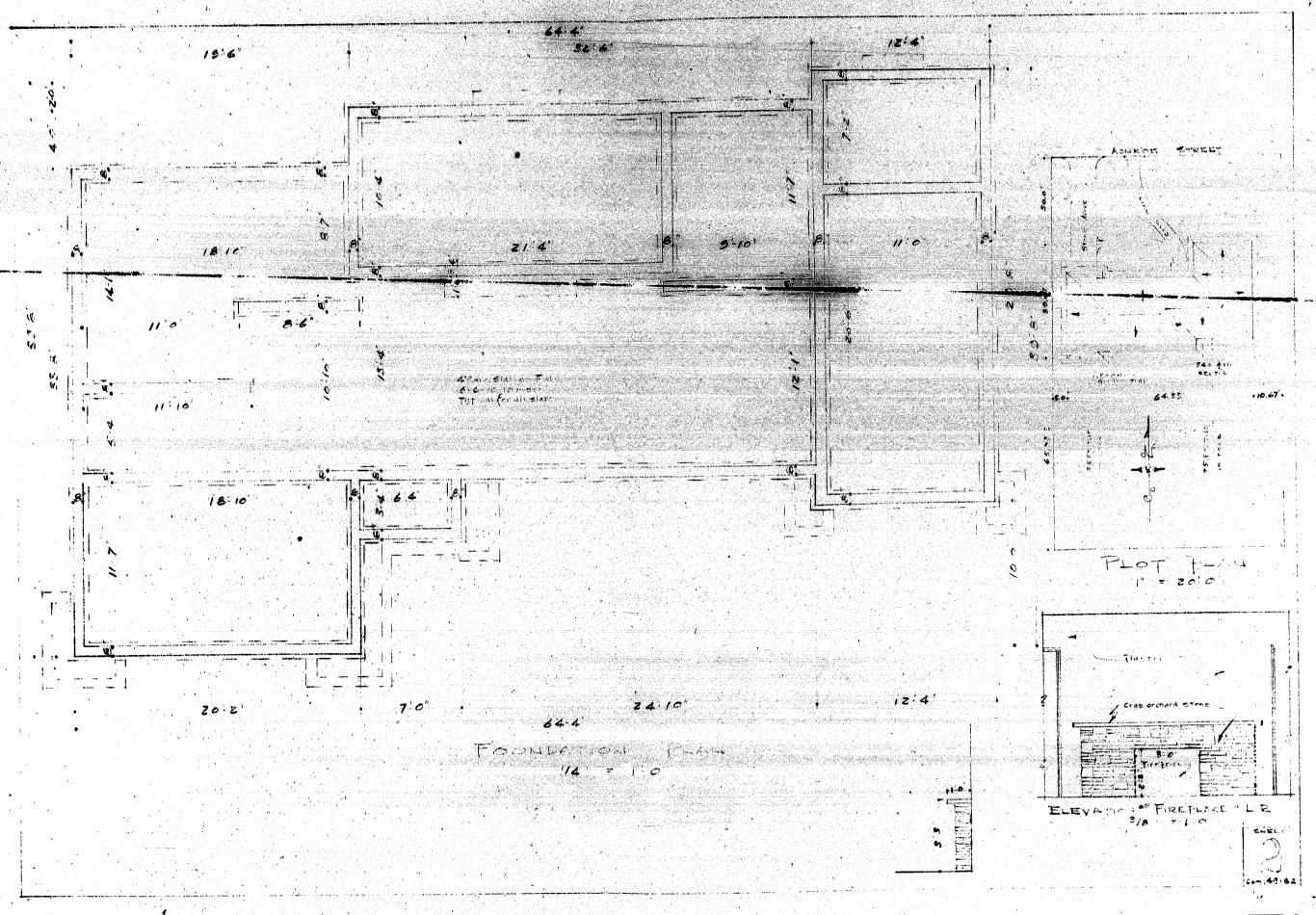


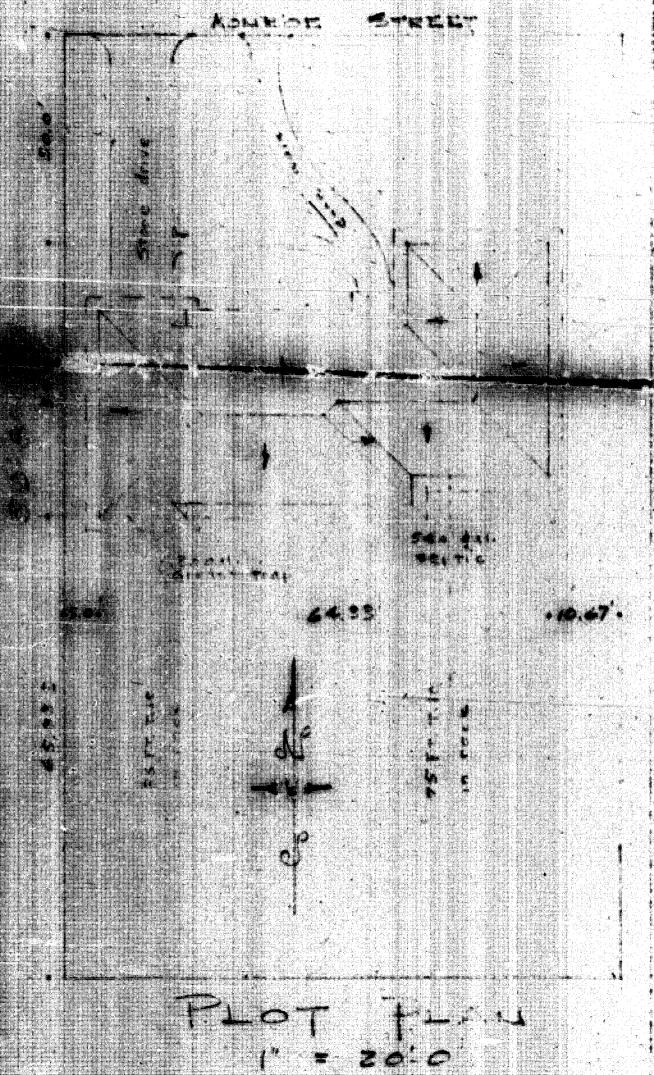




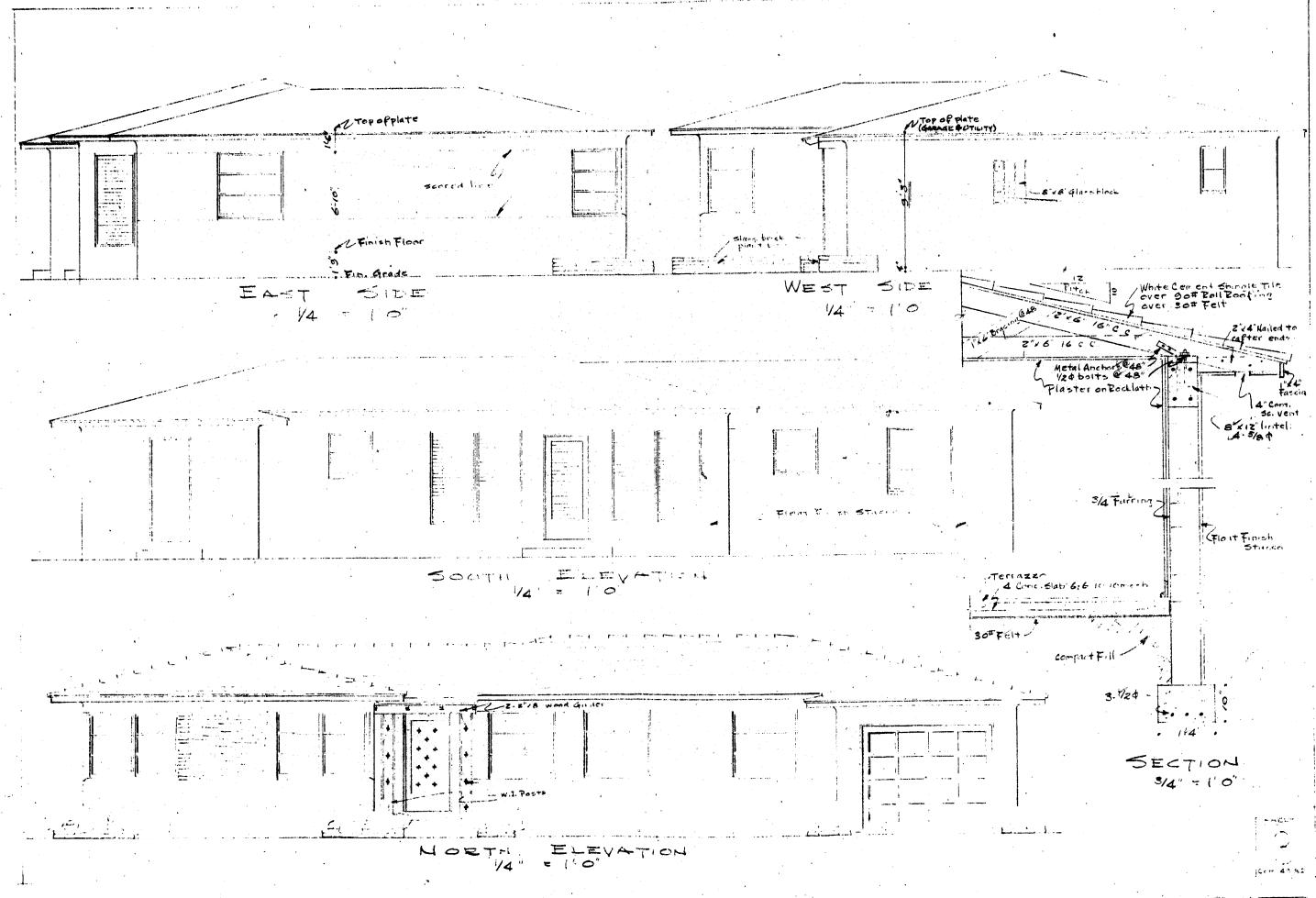


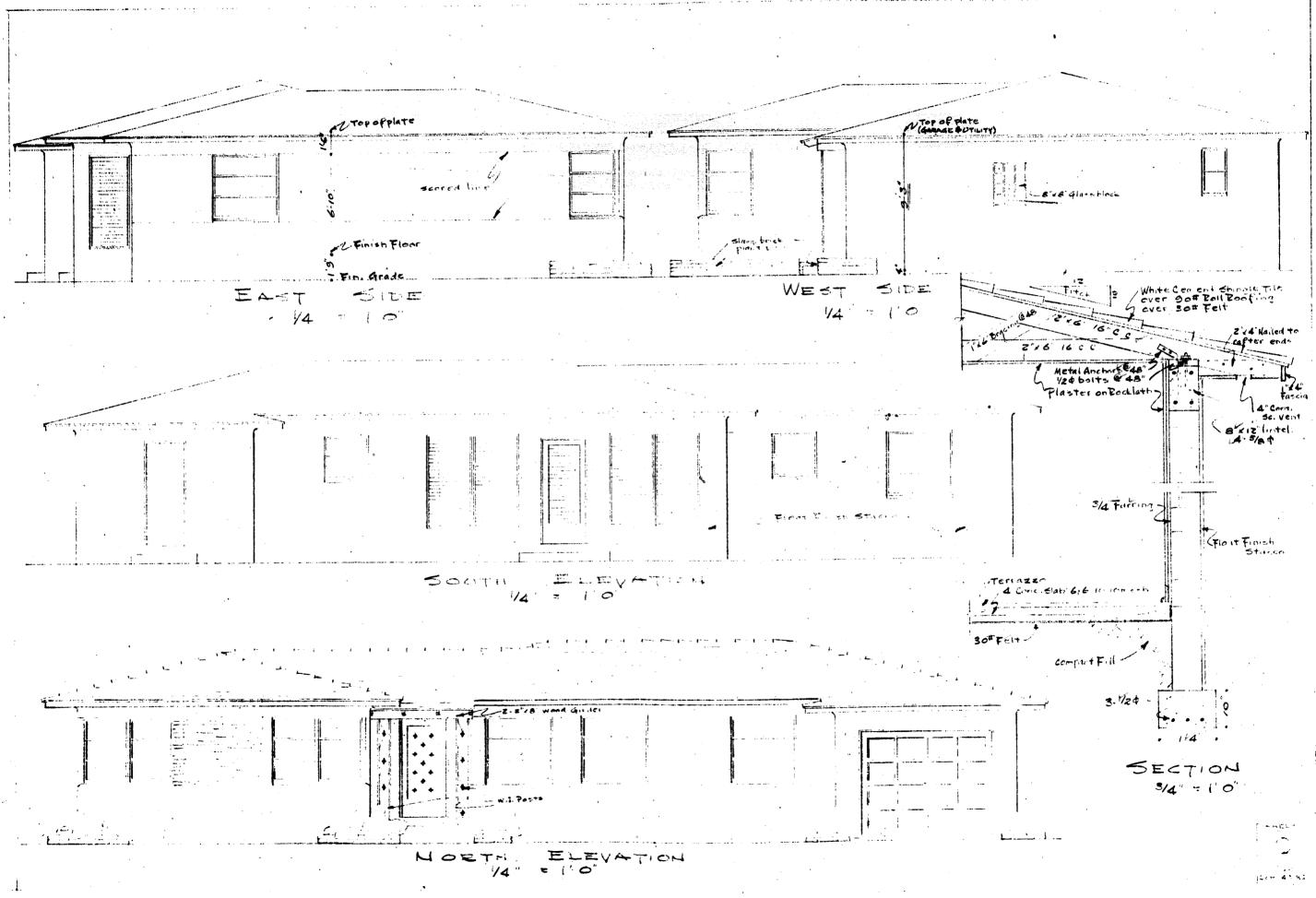






50,0 0 m 64 :: 20





New Search	Application/Permit Data	Plan Review Status	Inspection Results/Scheduling			
ack to the Pre	vious Page					
Process #:	Permit #: B960843	Master Permit: E	39608439			
		Status: Closed				
	Show Master P	Permit List All Subper	rmits			
	S	ite Information				
Address: 1434	4 MONROE ST	Folio#: 5142150	26480			
Sub-division:	HOLLYWOOD 1-21 B	Value: \$2,200.00				
Lot: 23	Block: 88	Information Folio#: 514215026480 Value: \$2,200.00 Sq Ft: 0 Application Date: 00/00/00 Permit Date: 12/02/96 CO/CC Date: Permit Fee: \$54.05				
	Pe	rmit Information				
	pe: ALTERATIONS-INTERIOR ICOLN, JAMES B & JOCELYNE 9706339	Permit Date: 12/ CO/CC Date:	02/96			
	Applicant	/ Contact Information				
Name: LINCOL Address:	N,JAMES B & JOCELYNE					
	Propert	y Owner Information				
Name: LINCOL	N, JAMES B & JOCELYNE					

Address:

14/2

PERMIT APPLICATION



ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.135

TE 11/27/96	TAX FOLIO	
SCRIPTION: LOT BLOCK	SUBDIVISION	
B NAME JAMAS LINCOLD	PHONE # 925-83	86
BADDRESS 1434 MONROS S	CITY OF HOLLYWOO	D STATE FL ZIP 33020
TAILED WORK DESCRIPTION: BATHR		
SQ.1	FT. 80 ESTIMATED VALUE: \$	3000- 2000
INTRACTOR'S NAME Home OWN	PHONE #	925-8786
INTRACTOR'S ADDRESS 1434 MON	ROGST CITY 14/1/20	STATE FL ZIP 33020
RTIFICATE OF COMPETENCY #		
INTRACTOR'S STATE CERTIFICATION OR RE	GISTRATION NO.	
NNER OR FEE SIMPLE TITLE HOLDER'S NAME	E	
WNER OR FEE SIMPLE TITLE HOLDER'S ADDR	RESS	
ONDING COMPANY		
ONDING COMPANY ADDRESS		
RCHITECT/ENGINEER'S NAME	PHONE #_	
RCHITECT/ENGINEER'S ADDRESS		
ORTGAGE LENDER'S NAME		
ORTGAGE LENDER'S ADDRESS		<u></u>
- AV	he Burn fusith	en 11-27-96 per
ELECTRICAL CONTRACTOR: UF	by Brone forsythe LICENSE # Kest : Cal	lly-
Phone #	LICENSE #	<i></i>
Sworn before me this of	, 19 Value \$	Notary Public
Notarized Signatur		
MEGITATION IL CONTRACTOR		
1	LICENSE #	
	, 19	Notary Public
11 Herselli	Value \$	

PLU	UMBING CONTRACTO	R:	giocolos (1907) o 1.0 mayor sange med . For Vinandon influence milital from the	alaka ki shpakaliga a kaki na ka ya ya ya sa sa sa sa 1940 ku ku sa sa	in and the second second second second second	gentagii vartu armulu povalju nigoju kilopovini, odvati v	amon della s. Sovilla storii discussioni ilitaatiidili siiska kii sii muun kiingi.	-
\ P)%	pne #	ginagoni analy upip punin siyyaki ili kasaya W. 48 Hilin san Yan akis iniyaki ili Mari S. Aliki ka Y	LICENS	#	Δ	di yan sama samigi kuya kata ka ya	j	
_ \sh	vorn before me the	of				1		throate.
	191	10	The same	/ / /	Value \$	n ar V Dúbli	ic	
V C	Motarized	Signature of Qualif	fier		V	IO		
RO	OFING CONTRACTO	A:	santan i se arrigati yang sejekang pelapan pelakan melan arri selamankan k					
Pho	one #		LICENSI	E #			-	-
Sw	vorn before me this	of		, 19		Joseph Publ		_
				····	Value \$			
		Signature of Qualit						
	COI							_
	one #							
Sw	vorn before me this _	of		, 19	. Notary	Public		
					Value \$			
	Notarized Signaris hereby made to obtain							
	ENTS TO YOUR PROPE CORDING YOUR NOTIC	CE OF COMMENCEN			, CONSULT WIT	IH YOUR LE	INDER OR AN	4110KN
farm outbuild sale or lease such owners of more than tion was und	property when acting as Idings or one-family or e, or building or improve a and not offered for sa n one such structure by Idertaken for purposes the capacity of a cont	s their own contract two-family residence ving commercial build le or lease. In an act y the owner-builder v of sale or lease. Thi	or and providing es on such prop Iding at a cost of tion brought und within 1 year af	g all materia erty for the of under \$2 ler this part ter complet	occupancy of u 5,000 on such proof of the sali ion of same is n	se of such o property for e or lease, o rima facie e	wners end not the occupanc offering for se vidence that th	offered y or use ile or lea: e constri
	0. //	, / (h)	1					
SIGNATURE	E Jum Jum	er or Agent	<u> </u>	IGNATURE	Prime (Contractor (Owner/Builder)
DATE	0		D	ATE				
					· · · · · · · · · · · · · · · · · · ·			
	NOTARY as to Ov	vner or Agent			N	OTARY as	to Contractor	
My Commis	ission Expires		M	ly Commis	sion Expires			
writing that notification, the permit s	een (15) working days t a permit is ready for i i, where such additions shall become null and vision, S.F.B.C. 302.1	ssuance or that add al information has no void. Once the per	litional informa lot been submit	tion is requ ted or the :	ired. <i>Sixty (60)</i> permit has not b	<i>calendar d</i> been purcha	<i>ays</i> after the dised. the application	ate of su cant and
writing that notification, the permit s	t a permit is ready for i n, where such additions shall become null and	ssuance or that add al information has no void. Once the per	litional informa lot been submit	tion is requited or the package h	ired. <i>Sixty (60)</i> permit has not b	<i>calendar d</i> been purcha	<i>ays</i> after the dised. the application	ate of su cant and
writing that notification, the permit s	t a permit is ready for i n, where such additions shall become null and	ssuance or that add al information has no void. Once the per	litional information been submit rmit application	tion is requited or the package h	ired. Sixty (60) permit has not t nas become null	<i>calendar d</i> been purcha	<i>ays</i> after the dised. the application	ate of su cant and

Permit Officer

CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Building Division

Chief Building Official

Date: 07/22/97

60986003

LINCOLN, JAMES B & JOCELYNE 1434 MONROE ST HOLLYWOOD FL 33020

Owner:

LINCOLN, JAMES B & JOCELYNE

Contractor:

PROPERTY OWNER 01434 MONROE ST

Job Address: Permit Number:

B9608439 Type of Work: ALTERATIONS-INTERIOR

Process Number: 33672

Dear Owner/Contractor:

Our records indicate that there have been no inspections requested on the above referenced permit for 150 days from the date of either the issuance of the permit or the last performed inspection 02/21/97. IT IS IMPERATIVE THAT THE NEXT REQUIRED INSPECTION BE SCHEDULED AND PERFORMED IMMEDIATELY.

If no action is taken on this permit, the permit will then become null and void. SHOULD THE PERMIT BE ALLOWED TO BECOME NULL AND VOID, THE BUILDING DIVISION WILL BE REQUIRED TO ENFORCE THAT A NEW PERMIT BE OBTAINED AT THE COST OF THE ORIGINAL PERMIT FEE AMOUNT TO COMPLETE THE WORK OR THAT THE WORK PERFORMED UNDER THE ORIGINAL PERMIT BE REMOVED FROM THE SITE (S.F.B.C., section 304.3) AT THE OWNER'S EXPENSE. In addition, neither the owner nor the contractor will be allowed to obtain any other permits whether on the above referenced site or any other site within the limits of the city of Hollywood until the situation is resolved.

This is not a violation, but a courtesy notice to impress upon you the importance of taking action to ensure that the above referenced permit does not expire. To schedule an inspection please call 921-3261. If you are the owner of the property please contact your contractor and follow up to ensure that the situation is resolved. Should you have any questions, please do not hesitate to contact Mr. Mike Von Hofen at 921-3491.

Dear City of Hellywood.

In writing you to request an extension on this permit.

I have been trying for some time to have this last item made but I continue to some into "manufacuring" parblems.

have the shutter manufactured and installed as soon as possible any time extension you could grant would be greatly appreciated

Short you Jam & Jem!

2.1'
PXISING
VANT
FOR SINK APPROVE DEC 10 1968 City of Hollywood, Fis. 33672

CAN' POMR



City of Hollywood 2600 Hollywood Boulevard Hollywood, Florida 33020 May 7th, 2025

Re:

1434 Monroe Street Hollywood, Florida 33020 Architect's Project #24305

CRITERIA OF APPROPRIATENESS FOR DESIGN

1434 Monroe Street - New 1-Story Mikvah

CRITERION 1: INTEGRITY OF LOCATION

The property is located South of Hollywood Blvd. on Monroe Street proximity to South Lake, built in 1949 as a 1-story single-family residence that sits alongside its respective residential zoning. The newly proposed One-story Mikvah sits on a 100'-0" wide lot similar to its neighboring properties within its zoning designation of RS-6.

CRITERION 2: DESIGN

ANALYSIS: The existing building was built in 1949 and there are no records revealing the existing structure has any contribution to the Historic District. Through the years, it was repaired and renovated diminishing the overall structural and aesthetic integrity. However, the new proposed building refreshes the curb appeal alongside Monroe Street with a modern-contemporary style.

This one-story mikvah is designed as a contemporary modern space that seamlessly integrates into the fabric of its surrounding residential neighborhood. The architectural vision balances the spirituality and privacy required of a mikvah with a language design that is approachable, warm,

and community oriented. Clean, modern lines are softened by natural materials such as stone. A modest scale and low-profile roofline ensure the building sits respectfully within its context, while strategic Florida native landscaping provides both beauty and discretion. Inside, the mikvah offers a serene, light-filled environment, with an intuitive layout that supports the ritual journey and enhances the user's sense of peace and renewal. This project reflects a thoughtful blend of spiritual function, contemporary design, and neighborhood harmony.

CRITERION 3: SETTING

The Proposed 1-Story Mikvah at 1434 Monroe Street is thoughtfully situated within a tranquil residential neighborhood in Hollywood, Florida, reflecting a commitment to community integration and respect for local context. This location offers a serene and private environment, essential for the sacred rituals of the mikvah, while maintaining harmony with the surrounding homes.

CRITERION 4: MATERIALS

The material and color palette for the new one-story mikvah embraces a refined contemporary aesthetic centered around tones of grey and white, complemented by natural stone accents. Crisp white walls and soft grey finishes establish a calming, minimalist backdrop that evokes purity and tranquility—key themes in the mikvah experience

CRITERION 5: ASSOCIATION

The new mikvah at 1434 Monroe Street is established under a dedicated local Jewish organization committed to fostering spiritual growth, ritual observance, and communal support. This mikvah is a vital addition to the religious infrastructure of the community. Development reflects the values of dignity, modesty, and accessibility, serving women from diverse backgrounds. The organization behind the mikvah is devoted not only to maintaining the highest standards of ritual practice but also to creating a welcoming and inclusive environment that supports Jewish life and continuity for generations to come.

CRITERION 6: WORKMANSHIP

The workmanship on the proposed new construction will be a guarantee that all State and Local regulations are to be upheld. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of the Florida Building Code 2020, 8th edition and the State of Florida Department of Environmental Protection.

Should you have any questions, please feel free to contact this office.

Sincerely,



Giovanni Muñoz Vargas NCARB - NAR - AIA assoc. | Associate 2417 Hollywood Blvd Hollywood, FL

- **t.** 954 920 5746 **c.** 305 586 7952
- e. giovanni@kallerarchitects.com
- w. kallerarchitects.com









KallerArchitecture

Mitchell Fraiman | NCARB, AIA | Architectural Associate 2417 Hollywood Blvd Hollywood, FL

t. 954 920 5746 e. mfraiman@kallerarchitects.com

w. Kallerarchitects.com











City of Hollywood 2600 Hollywood Boulevard Hollywood, Florida 33020 May 13th, 2025

Re:

New Construction One-Story Mikvah

File #: 25-CSV-58

1434 Monroe Street Hollywood, Florida 33020 Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced One-Story Mikvah as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(F)(1).

Variance Request Statement for Front Building Setback (North) at 1434 Monroe

We respectfully request a variance for the <u>front (north) building setback</u> for the proposed onestory Mikvah located at 1434 Monroe Street. <u>The request seeks to reduce the front building</u> <u>setback to 25'-0"</u>, allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints and existing frontage conditions.

- 1. Consistency with Neighborhood Character: Majority of the surrounding properties along Monroe have a front building setback of 25'-0". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.
- 2. **Site Constraints and Buildable Area**: Complying with the required 50-foot front setback would substantially reduce the buildable area on the site and alter the overall character of the project. Such a setback would push the building significantly farther back than neighboring properties, making it appear out of context and inconsistent with the established streetscape. This constraint would also compromise the functionality and

layout of the proposed Mikvah, which depends on a compact and efficient footprint to accommodate its intended use.

- 3. **Parking Placement and Aesthetics**: A 50-foot front setback would necessitate placing parking in front of the building, diminishing the visual quality of the site and the surrounding neighborhood. By allowing a 25-foot front setback on the north, the building can be appropriately positioned closer to the street, with vehicular access along the east side and parking discreetly located at the rear—aligning with established urban design best practices and enhancing the overall streetscape.
- 4. **Lot Width and Building Proportions**: The lot has an overall width of 136 feet. With the required 50-foot front setback on the north and parking located at the rear, the remaining buildable depth would be significantly reduced, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with adjacent properties. In contrast, our proposal provides a 25-foot front setback on the north, achieving a more balanced, functional, and contextually appropriate site layout.

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested front setback variance support a design that aligns with neighboring properties and enhances the building's architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building's scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah's purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested front setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture

Joseph & Falle

Joseph B. Kaller AIA, LEED AP BD+C President



City of Hollywood 2600 Hollywood Boulevard Hollywood, Florida 33020 May 13th, 2025

Re:

New Construction One-Story Mikvah

File #: 25-CSV-58

1434 Monroe Street Hollywood, Florida 33020 Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Design Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(I)(4)(a).

Variance Request Statement for The Side Setback (West) at 1434 Monroe

We respectfully request a variance for the <u>west side building setback</u> for the proposed one-story Mikvah located at 1434 Monroe Street. <u>The request seeks to reduce the west side setback to 10'-0"</u>, allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints.

- 1. **Consistency with Neighborhood Character**: Majority of the surrounding properties along Monroe have a side building setback of 10'-0". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.
- 2. **Site Constraints and Buildable Area**: Adhering to the required 25-foot side setback would significantly reduce the buildable area on the site. This constraint would compromise the functionality and layout of the proposed mikvah, which requires a compact and efficient footprint for its intended use.

- 3. Parking Placement and Aesthetics: A 25-foot side setback would require placing parking in front of the building, which would detract from the visual character of both the site and the surrounding neighborhood. Allowing a 10-foot side setback on the west enables the building to be positioned closer to the street, with vehicular access along the east side and parking discreetly located at the rear—consistent with sound urban design principles.
- 4. Lot Width and Building Proportions: The lot has an overall width of 80 feet. With the required 25-foot side setbacks on both the east and west sides, the remaining buildable width would be reduced to only 30 feet, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with neighboring properties. In contrast, our proposal provides a 25-foot setback on the east side and a 10-foot setback on the west, achieving a more balanced and contextually appropriate site layout.

DESIGN REVIEW

GENRAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested west setback variances support a design that aligns with neighboring properties and enhances the building's architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building's scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah's purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested west side setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture

Joseph & Falle

Joseph B. Kaller AIA, LEED AP BD+C President



City of Hollywood 2600 Hollywood Boulevard Hollywood, Florida 33020 May 13th, 2025

Re:

New Construction One-Story Mikvah File #: 25-CSV-58

1434 Monroe Street Hollywood, Florida 33020 Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Special Exception Review for the above referenced One-Story Mikvah as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(G)

Special Exception Request Statement:

We respectfully request a special exception for the proposed one-story mikvah located at 1434 Monroe Street. This request aims to provide the neighborhood with a dedicated community mikvah, offering convenient access for women residing in the area.

What is a Mikvah?

A mikvah is a Jewish ritual bath used for spiritual purification. It involves immersion in a pool of water, traditionally containing from a natural source (i.e rainwater). Mikvahs are used for various purposes, including before marriage, after childbirth, and monthly after menstruation. A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational facility, but it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention.

The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For Jewish observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and

entire families may be prevented from settling in a community that otherwise meets their needs.

CRITERIA (SEC. 5.3.G)

All applications for Special Exceptions, except for those within a Historic Overlay District or Historic Site that are reviewed by the Historic Preservation Board and those relating to non-conforming uses and structures shall be reviewed by the Planning and Development Board. The Board shall review applications for Special Exceptions relating to nonconforming uses and structures based upon the criteria set forth in § 3.12 of the Zoning and Land Development Regulations. All other applications for Special Exceptions considered by the Board shall be based upon the following criteria:

- A. The proposed use must be consistent with the principles of the City's Comprehensive Plan;
 - The proposed mikvah is consistent with the City's Comprehensive Plan by promoting neighborhood-scale community facilities that enhance the well-being of residents, particularly Jewish women in the area. The facility supports religious practices of purification and provides convenient local accessibility, while maintaining the residential character and scale of the surrounding neighborhood.
- B. That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area that will serve the use;
 - The proposed mikvah will provide for safe vehicular and pedestrian movement both within the site and in the surrounding area. The design includes a clearly defined driveway with adequate turning radii, dedicated parking spaces, and appropriate lighting for evening use. Pedestrian access is safely accommodated through direct connections from the sidewalk to the building entrance. Given the limited traffic generated by the mikvah typically by appointment and during evening hours the impact on local traffic flow will be minimal, ensuring safe and efficient circulation.
- C. That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;
 - The proposed mikvah has been designed with appropriate setbacks, buffering, and landscaping to ensure compatibility with the surrounding residential area. The single-story structure and limited evening use minimize potential noise and light impacts. Exterior lighting will be shielded and directed downward to prevent spillover onto adjacent properties, and all site improvements will comply with local code requirements to control dust and other potential nuisances.
- D. 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 <u>adjacent</u> 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;

The proposed mikavh has been carefully planned to ensure it will not be detrimental to the health, safety, or appearance of the neighborhood or adjacent properties. Consideration has been given to the number, size, height, and orientation of the structures, as well as the intensity of the use and its relationship to surrounding properties. All aspects of the project have been designed to be compatible with the existing neighborhood character and to maintain the overall safety, functionality, and aesthetic quality of the area.

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

The subject parcel is adequate in both shape and size to accommodate the proposed use. The site has been evaluated to ensure it can support all required structures, parking, landscaping, and circulation needs while complying with applicable zoning and development standards. The layout maximizes functionality and efficiency without compromising safety or the character of the surrounding neighborhood.

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

The proposed mikvah is consistent with the definition of a Special Exception and fully complies with the standards and criteria of the zoning classification in which it is located. Additionally, the project meets all other applicable requirements for this use as set forth in the zoning code and any other regulations adopted by the City Commission. All aspects of the proposal have been designed to ensure conformity with the intent and purpose of the zoning regulations.

G. The proposed use will be consistent with the definition of a <u>Special Exception</u> 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.

The proposed mlkvah is fully consistent with the definition of a Special Exception and complies with all standards and criteria of the zoning classification in which it is located. Furthermore, the project satisfies all additional requirements applicable to this use as set forth in the zoning code and any regulations adopted by the City Commission. The proposal has been carefully designed to ensure full conformance with all applicable zoning and regulatory provisions.

Should you have any questions, please feel free to contact this office. Sincerely,

Kaller Architecture
Joseph B. Kaller AIA, LEED AP BD+C
President

Jeeph & Halle

KallerArchitecture

To the Honorable Members of the Town Board,

Thank you for the opportunity to share the importance and significance of the proposed Mikvah in our community. We recognize the responsibility the Board holds in reviewing applications that impact the quality and character of the town, and we appreciate your willingness to understand the religious and cultural needs of our Jewish community.

What is a Mikvah?

A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of *taharat hamishpacha*, or "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational—it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention.

The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and entire families may be prevented from settling in a community that otherwise meets their needs.

Why a Mikvah Is Essential

While synagogues and schools are often considered the most visible signs of a Jewish community, the Mikvah is its quiet heartbeat. It supports family life, marital harmony, and spiritual resilience. For many Jewish women, the Mikvah is one of the most meaningful and empowering parts of their religious observance. It is a space of dignity, privacy, and connection—both to tradition and to oneself. The Mikvah is also a deeply personal space that serves all ages and stages of life:

- For brides, it marks a sacred transition before marriage.
- For married women, it is a regular spiritual rhythm that strengthens their relationships.
- For converts to Judaism, immersion in the Mikvah is a final, essential step in their religious journey.
- For many, it serves as a place for prayer and quiet introspection.

In Jewish law, building a Mikvah even takes precedence over building a synagogue. That's how essential it is—not just symbolically, but practically, for a functioning and observant Jewish community.

Why Our Community Needs It

Our town has seen a growing and vibrant Jewish population in recent years, including young families who are building their lives here. We have synagogues, schools, kosher food options—but we do not yet have a Mikvah. As a result, women must travel long distances, often late at night, sometimes in inclement weather, to fulfill this mitzvah. This presents not only an inconvenience, but in some cases, a barrier to observance.

Establishing a Mikvah locally is not simply a matter of convenience—it is about dignity, safety, accessibility, and continuity. It is about supporting women in their deeply personal religious practice and allowing families to thrive with the infrastructure they need.

We also want to emphasize that a Mikvah is a discreet, quiet facility. It typically sees limited traffic, always by appointment, and is used almost exclusively in the evenings. It does not create noise, disruption, or large gatherings. It is a peaceful place serving a spiritual purpose, designed and operated with sensitivity and care.

In Closing

We are not requesting a public institution or commercial center—we are requesting the opportunity to fulfill a timeless religious tradition in a respectful, beautiful, and local way.

Your approval of the Mikvah permit would be a meaningful affirmation that this town makes space for all its residents to live with integrity to their values and heritage.

We thank you for considering this vital request and are happy to answer any questions or provide further information as needed.

With sincere appreciation,

HOLLYWOOD LAKES

CAPITAL CAMPAIGN

Hollywood Lakes is an emerging gem, where a vibrant community is growing together, building a bright future grounded in faith and unity.

As the Hollywood Lakes community

continues to thrive, the need for a Mikvah has never been greater.

The Hollywood Lakes Mikvah will be the very first mikvah within the Greater Hollywood Lakes, serving the neighborhood and its surroundings with an elegant, state-of-the-art environment for the observance of this beautiful and timeless mitzvah.

With growth comes responsibility — not only to meet our community's physical needs but to nourish its spiritual heart.

We are building this Mikvah together — for each of us, for all of us.





we come together to build for the future — for our community, for generations to come, for the future of Jewish life.

PRIVATE & SECURE

centrally located (°)

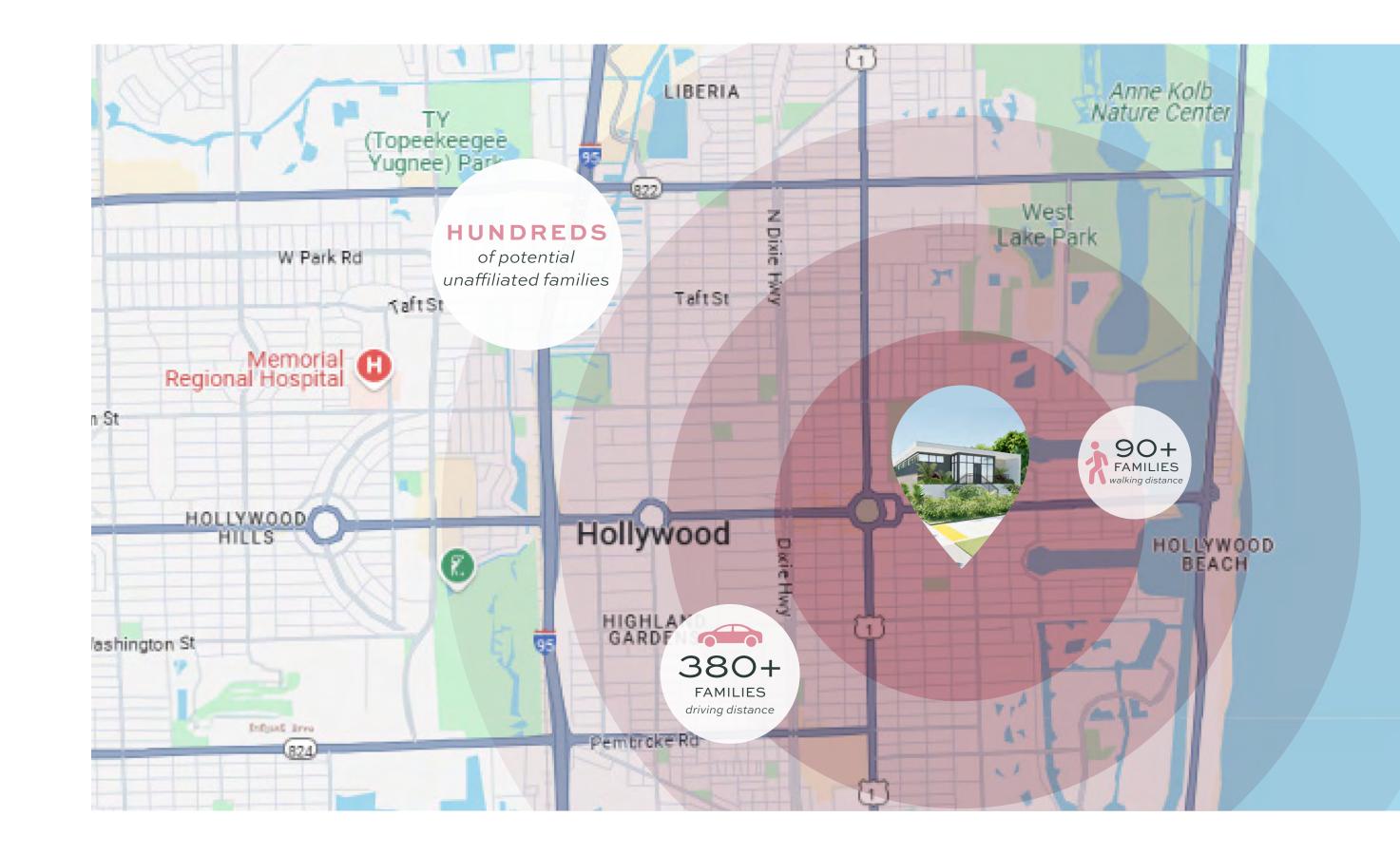


12 miles surrounding areas

470+ COMMUNITY families

HUGE POTENTIAL REACH

Hollywood Lakes has hundreds of unaffiliated families who could start using a Mikvah



Introducing the

HOLLYWOOD LAKES

1434 MONROE STREET, HOLLYWOOD, FLORIDA



A magnificent Mikvah to fit our community's needs



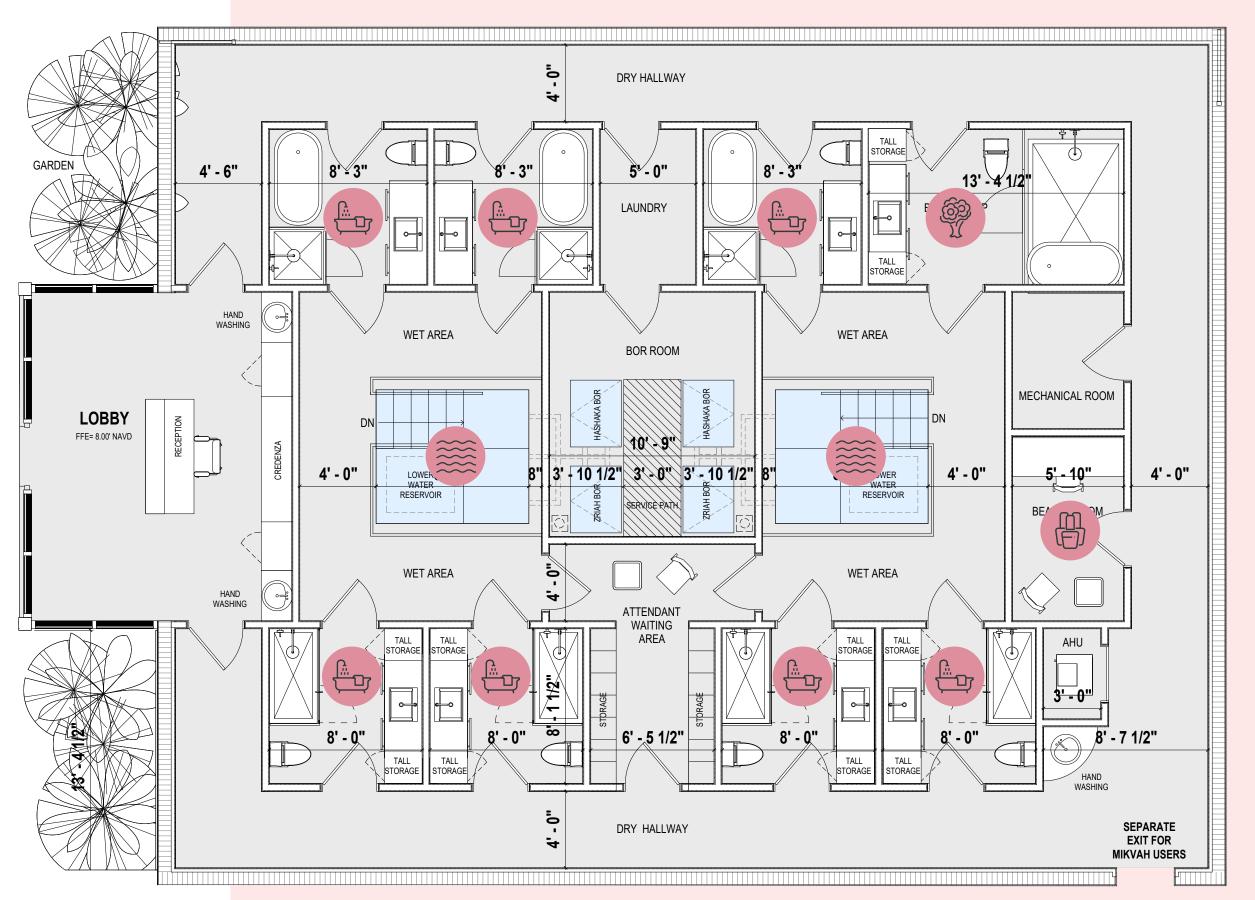
Welcome

to the Hollywood Lakes

Mikvah — perfectly located
in the heart of our growing
community and ready to be
built.

This beautiful and essential addition will serve as a cornerstone of spiritual life, bringing comfort, connection, and meaning to Hollywood Lakes and beyond.

A stunning, spa-like modern facility



State-of-the-Art FACILITY



EIGHT PREP ROOMS



TWO EASY ACCESS
MIKVAH POOLS



KALLAH SUITE



BEAUTY ROOM



AMPLE PRIVATE
PARKING ONSITE

Fundraising GOAL

PROJECT COST

\$2 MILLION

PLEDGED TO DATE

\$800,000

CURRENT GOAL

\$1.2 million

Help us build the crown jewel of our community

DEDICATIONS

MIKVAH NAME

\$450,000

MAIN ENTRY

\$250,000

MIKVAH BOR \$200,000

2 availabl

KALLAH ROOM

\$150,000

*100,000

2 available

PREP ROOM \$75,000

LOBBY \$50,000

GARDEN

\$50,000

\$50,000

s50,000

REBBETILES

\$50,000

\$36,000

\$36,000

\$36,000

\$36,000

REBBE PORTRAIT \$18,000

REBBETZIN PORTRAIT \$18,000 MECHANICAL ROOM (x2) \$18,000

MEZUZAH (x4) \$18,000 NETILAS YADAIM \$10,000

DONOR WALL

FOUNDER \$10,000 \$5,000

chai builder \$3,600

BRICK \$1,800



HOLLYWOOD LAKES COMMUNITY MIKVAH INC 901 VAN BUREN ST HOLLYWOOD, FL 33019 Date:

01/02/2025

Employer ID number:

99-4082442

Person to contact:

Name: Isiaka Abejide

ID number: 5336181

Telephone: 877-829-5500

Accounting period ending:

December 31

Public charity status:

170(b)(1)(A)(i)

Form 990 / 990-EZ / 990-N required:

No

Effective date of exemption:

June 19, 2024

Contribution deductibility:

Yes

Addendum applies:

No

DLN:

26053634006604

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Director, Exempt Organizations

stephen a martin

Rulings and Agreements

MIKVAH

Hours of operation.

Operating hours begin at sundown and typically last 2–3 hours, depending on demand. The facility accommodates a maximum of 1 to 7 individuals per evening, with appointments scheduled individually on a by-appointment basis.

Appointment procedures or scheduling times.

The appointments are managed through a Mikva scheduling system, commonly used in mikvahs worldwide.

Pricing structure.

This is a non-profit facility; however, donations are accepted, typically ranging from \$25 to \$35 per person to help cover operational costs.

Proof of nonprofit status (such as a state or IRS determination letter, or other documentation confirming

this designation).

See attached. Internal Revenue Service letter.

Can this building be converted into a single-family home again?

Essentially, yes — includes access to water and sewer utilities, complies with FEMA requirements, and aligns with the residential design character of the area.

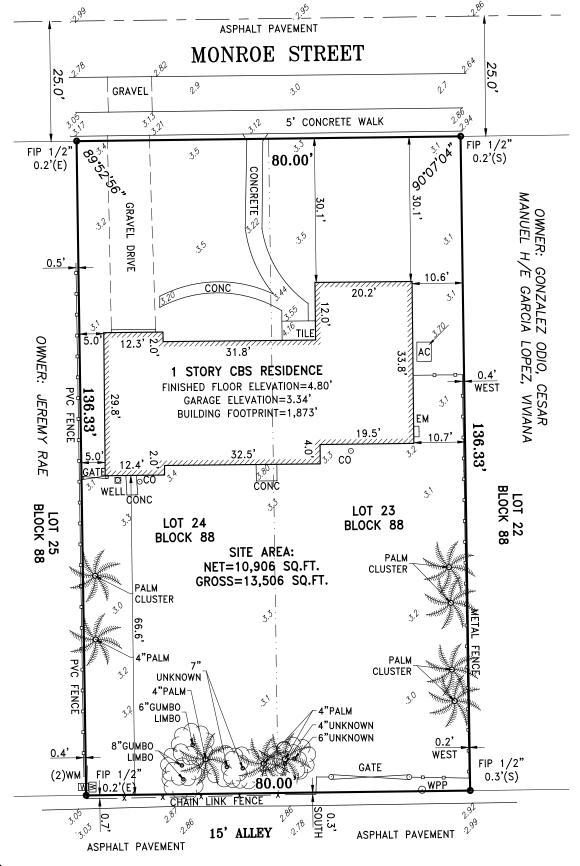
If the mikvah can have 1-7 appointments during the evening? What will happen if they have 7 appointments when there are 5 parking spaces?

The facility will accommodate a maximum of seven appointments per night; however, all visits are by appointment only, and no overlapping appointments will occur. Each session is individually scheduled to ensure that multiple visits do not take place simultaneously. Once a preparation room has been used, it will not be available again until it has been fully cleaned and sanitized.

Additionally, please note that during Shabbat, women will be walking to the Mikvah, as it is customary in Judaism for women to use the Mikvah on Friday evenings. Since driving is not permitted during Shabbat, walking is the traditional and expected means of arrival.

If the operating hours are during the evening, what is the latest appointment they can schedule? What time does the mikvah close?

Appointments begin at sundown, and the facility operates for a maximum of three hours each evening.



ALTA/NSPS LAND TITLE SURVEY

LEGEND: LEGEND: CKD CHECKED BY CONCRETE CLEAN OUT CONC CO ELECTRIC BOX DWN DRAWN BY EB WPP WOOD POWER POLE FB/PG FIELD BOOK AND PAGE METAL LIGHT POLE MLP SIR SET 5/8"IRON ROD & CAP #6448 CONCRETE LIGHT POLE CLP SET NAIL & CAP #6448 SNC **ELEVATIONS** 0.00 FIR FOUND IRON ROD ALTA AMERICAN LAND TITLE ASSOCIATION FIP FOUND IRON PIPE NATIONAL SOCIETY OF PROFESSIONAL NSPS FNC FOUND NAIL & CAP SURVEYORS FND FOUND NAIL & DISK ORB OFFICIAL RECORDS BOOK PRM PERMANENT REFERENCE MARKER SQ.FT. SQUARE FEET P.B. PLAT BOOK

Hollywood Signature St SITE

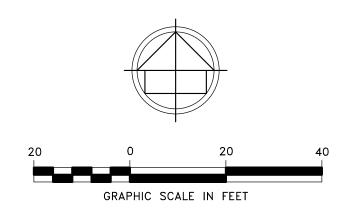
Van Buren St

LOCATION MAP (NTS)

Madison St

LAND DESCRIPTION:

LOTS 23 AND 24, BLOCK 88 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2024.

RICHARD E. COUSINS

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4188

NOTES:

B.C.R.

FPL

-X-

-E-

AC WM

W٧

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 4. UNDERGROUND IMPROVEMENTS NOT SHOWN.

BROWARD COUNTY RECORDS

FLORIDA POWER & LIGHT

OVERHEAD UTILITY LINES

CHAIN LINK FENCE

AIR CONDITIONER

WATER METER

WATER VALVE

- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1915, ELEVATION=1.76'(NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- 8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY ----- INSURANCE COMPANY, ORDER NO.: ---- WITH AN EFFECTIVE DATE OF --- 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- 10. ENCROACHMENTS: A CHAIN LINK FENCE ENCROACHES INTO THE 15' ALLEY ON THE SOUTH SIDE OF THE PROPERTY. 0.7' ON THE WEST END AND 0.3' ON THE EAST END.
- 11. THE PROPERTY HAS DIRECT ACCESS TO MONROE STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 21, SAME BEING A PAVED AND DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- 12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- 13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- 14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- 15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- 16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011 DAVIE, FLORIDA 33314

CERTIFICATE OF AUTHORIZATION : LB # 6448

PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET PROJECT NUMBER: 10321-24

CLIENT:

SHLOIME NELKEN

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/15/24	SKETCH	JD	REC

LOOD ZONE INFORMATION	-
COMMUNITY NUMBER 125113	
PANEL NUMBER 0569J	l
ZONE AE	l
BASE FLOOD ELEVATION 7	l
EFFECTIVE DATE 07/31/24	

PROPERTY ADDRESS: 1434 MONROE STREET

SCALE: 1"= 20'

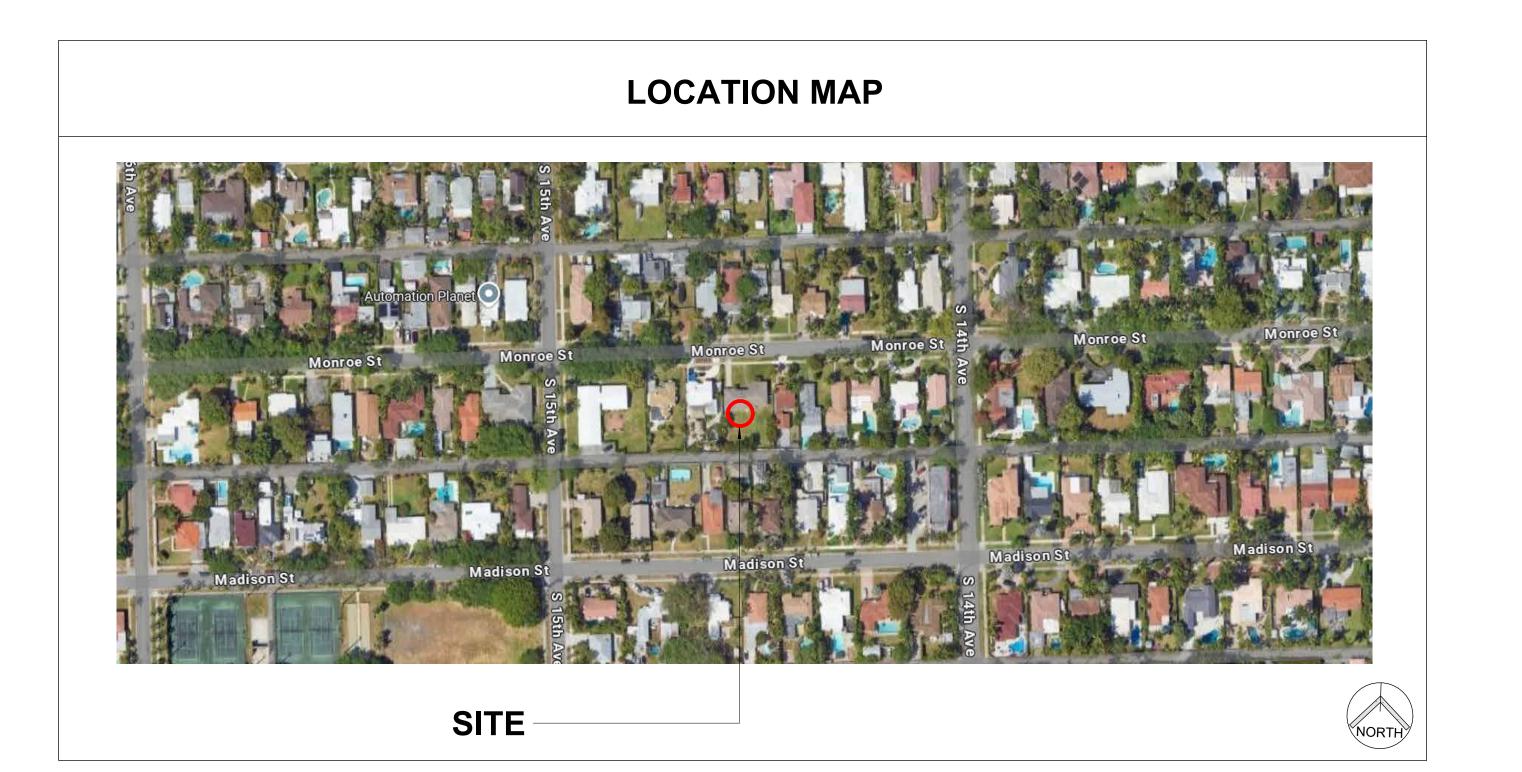
SHEET 1 OF 1

MONROE MIKVAH HOLLYWOOD

1434 MONROE STREET, HOLLYWOOD, FLORIDA 33020



EXISTING





PROPOSED



Kaller Architecture AA#26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com

REVISIONS		
No.	Description	Date
property	wing, as an instrument of service, is and sha of the Architect and shall not be reproduced,	published or

T-001

REQUIREMENTS INCLUDED

1. COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.

2. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS

- a. REPAIR OR REMOVAL OF HAZARDOUS ORUNSANITARY
- REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND

DETERIORATED CONCRETE.

- CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
- PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION.

PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE DEMOLITION PLAN.

- DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- PROTECTION OF EXISTING BUILDING: PROTECTION OF EXISTING BUILDING: EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO
- MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE COVER ITEMS AS NECESSARY TO PROTECT FROM DUST. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN
- NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.
- ENVIRONMENTAL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS. EXPLOSIVE AND BURNING: EXPLOSIVE AND BURNING: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
 - USE OF FIRE FOR DEMOLITION OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NOT BE

8. EXISTING UTILITIES EXISTING UTILITIES: CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS AND

- TELEPHONE, PRIOR TO BEGINNING WORK AND REQUEST THAT ALL SERVICE BE SHUT OFF AND CAPPED AT PRIMARY SERVICE LINES. REMOVE ALL EXISTING UTILITIES ACCORDING TO SEQUENCE OF OPERATIONS APPROVED AT START OF PROJECT.
- REMOVE ALL EXISTING UTILITIES UNCOVERED BY DEMOLITION AND TERMINATE IN A MANNER AND AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE UTILITY COMPANY DESIRES TO EFFECT THE REMOVAL OF THEIR MATERIALS THEY SHALL BE
- PERMITTED TO DO SO. REMOVE AND DELIVER METERS AND RELATED EQUIPMENT TO THE APPROPRIATE UTILITY COMPANIES WITHOUT ADDITIONAL COST TO THE OWNER. WHEN UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DRAWINGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS OF THE
- ARCHITECT/ENGINEER. e. INSTALL AND LEAVE A WELL MARKED STAKE AT CAPPED END OF EVERY UTILITY CAPPED ON THE SITE.

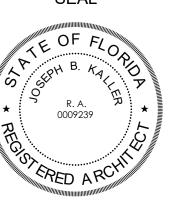
DISPOSING OF MATERIAL:

- TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR. AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS, OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
- DEBRIS CONTROL: REMOVE AND TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS. REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS.
- ALL SUCH MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LEGAL DISPOSAL AREA. 10. PREPARATION: a. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO
- ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS
- OF PROJECT FROM DAMAGE. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.
- 11. PERFORMANCE:
- EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS.
- EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL
- NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND
- OTHER PENETRATIONS THROUGH SURFACES. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
- FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
- FOR AN ASSEMBLY, REFINISH ENTIRE UNIT. CONTRACTOR SHALL VERIFY ALL EXIST'G CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONTRACTOR SHALL VERIFY ALL EXIST'G CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OF RECORD SHOULD A CONFLICT OCCUR BETWEEN THE EXISTING CONDITIONS AND
- THOSE CONDITIONS DEPICTED ON THESE PLANS. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING & ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

Kaller Architecture

2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com

www.kallerarchitects.com



JOSEPH B. KALLER

FLORIDA R.A. #0009239

3

DEMO

REVISIONS

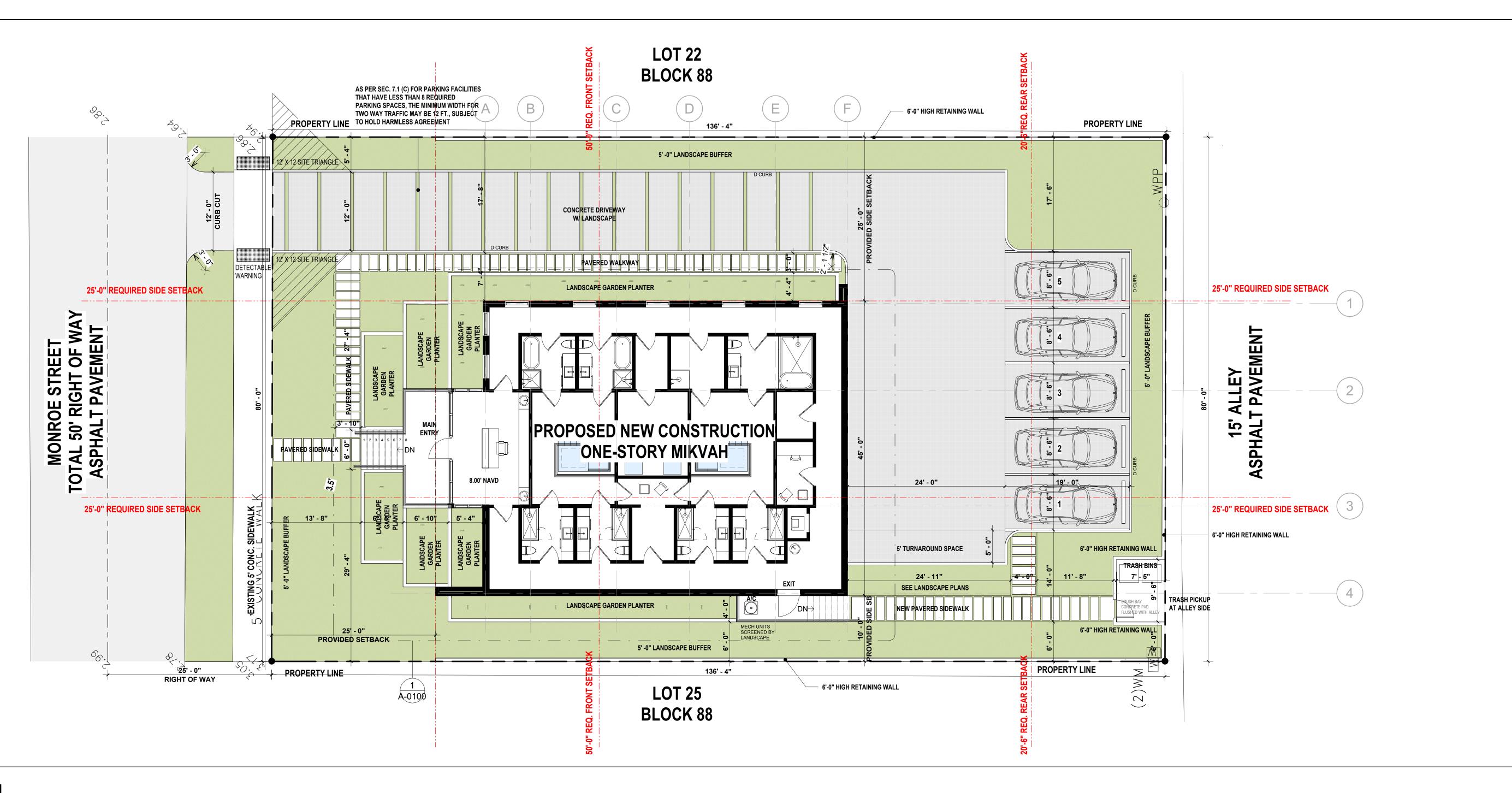
Description

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

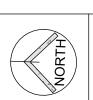
PROJECT No.: 22193 DATE: DRAWN BY: CHECKED BY:

SHEET

SPD-0100



VEHICULAR AREA:



SITE PLAN 1/8" = 1'-0"

PROPERTY ADRESS

1434 MONROE ST HOLLYWOOD, FL 33020

<u>FOLIO</u>

514215026480

LEGAL DESCRIPTION

HOLLYWOOD 1-21 B LOT 23,24 BLK 88

LEGAL DESCRIPTION	EXISTING	PROPOSED
ZONING:	RS-6	N/A
BUILDING USE:	SINGLE FAMILY	RELOGIOUS WORSHIP
LAND USE DESIGNATION:	RESIDENTIAL	
COUNTY USE DESIGNATION:	RESIDENTIAL	
NET LOT AREA:	10,906 SFT - 0.25 ACRES	
BASE FLOOD ZONE:	AE - 7.0' +1' = 8.00' NAVD	8.00' NAVD
100 YEAR FLOOD:	AE - 5.5' NAVD	

REP ROOMS:	PROVIDED
BATH AND SHOWER	3
SHOWER ONLY	4
BRIDAL	1
TOTAL	= 8 ROOMS

ARKING CALCULATION:	PROVIDED	
PLACE OF WORSHIP	5 SPACES	
TOTAL	= 5 SPACES	

NOTE: SECTION 7.1 (C)
Minimum driveway width dimensions: 12ft. for one way traffic and 24ft. for two way traffic. For parking facilities that have less than 8 required parking spaces, the minimum width for two way traffic may be 12ft. subject to the owner recording in the public records of Broward County a covenant running with the land that holds the city harmless against any claims arising from accidents. One way drive-through facilites may have 9 ft. wide driveways.

BUILDING INTENSITY	ALLOWED	PROVIDED
BUILDING HEIGHT	30 FEET	15' 6"
# OF STORIES	2 STORIES	1 STORY
OPEN SPACE	40% (4,362 SF)	40% (4,396 SF)
\/\.\\	DECHIDED	DDO//IDED
VUA	REQUIRED	PROVIDED

3,304 SF x 25% = 826 SF

70% (2,344 SF)

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE)(NORTH)	50'-0"	25'-0" (VARIANCE REQUIRED)
(b) SIDE INTERIOR (EAST)	25'-0"	25'-0"
(c) SIDE INTERIOR (WEST)	25'-0"	10'0" (VARIANCE REQUIRED
(d) REAR (SOUTH)	20'-6" (15% OF LOT DEPTH)	48'-1"

NOTE: THIS BUILDING SETBACKS ARE BASED ON THE SPECIAL EXCEPTION AS DESCRIBED UNDER SECTION 4.1 (G) OF THE CITY OF HOLLYWOOD LAND DEVELOPMENT CODE.

GROSS BUILDING SQ. FOOTAGE:

TOTAL = 2,426 SQ. FT.

SITE PLAN NOTES:

a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY
ADJACENT TO THE PROJECT SITE.

d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS
e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPARATE PERMIT
f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A
SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRES FOR EACH SIGN.

g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL

GREEN BUILDING PRACTICES: SECTION 155.153

1) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER

ENERGY EFFICIENT (LOW E) WINDOWS.
ENERGY EFFICIENT DOORS.

ENERGY STAR APPROVED ROOFING MATERIALS.

PROGRAMMABLE THERMOSTATS.
OCCUPANCY/VACANCY SENSORS.

 6) OCCUPANCY/VACANCY SENSORS.
 7) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).

8) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.

RECYCLING.
TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.

Kaller Architecture

AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746

joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

OF FLOAD

R. A.

O009239

R. A.

O009239

ARCHIMAN

RED ARCHIMAN

JOSEPH B. KALLER

FLORIDA R.A. #0009239

IKVAH

MONKOE MINV

1434 MO

PLAN

SITE

REVISIONS

No. Description Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193

DATE: Issue Date

DRAWN BY: GMV

CHECKED BY: JBK

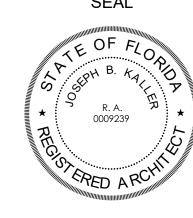
SHEET





AA#26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com

www.kallerarchitects.com



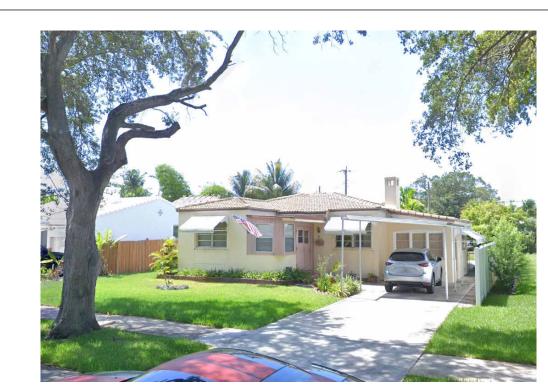
JOSEPH B. KALLER FLORIDA R.A. #0009239

434

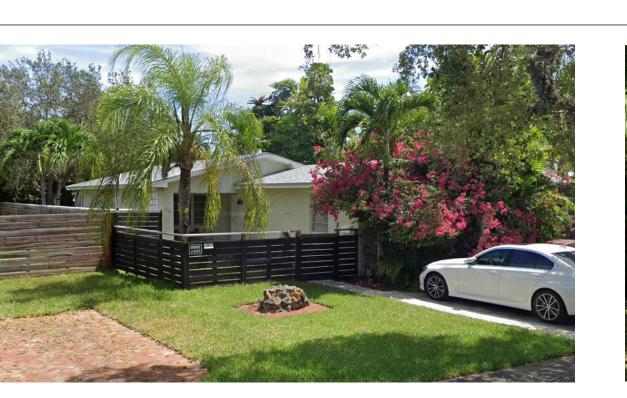
HISTORIC

REVISIONS











1438 MONROE 1438 MONROE 1441 MONROE 1439 MONROE 1433 MONROE 5







1421 MONROE





CHECKED BY: SHEET

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

SP-0101

1429 MONROE

1427 MONROE

1420 MONROE

1426 MONROE

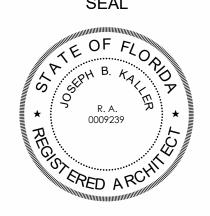




RENDER RENDER



Kaller Architecture



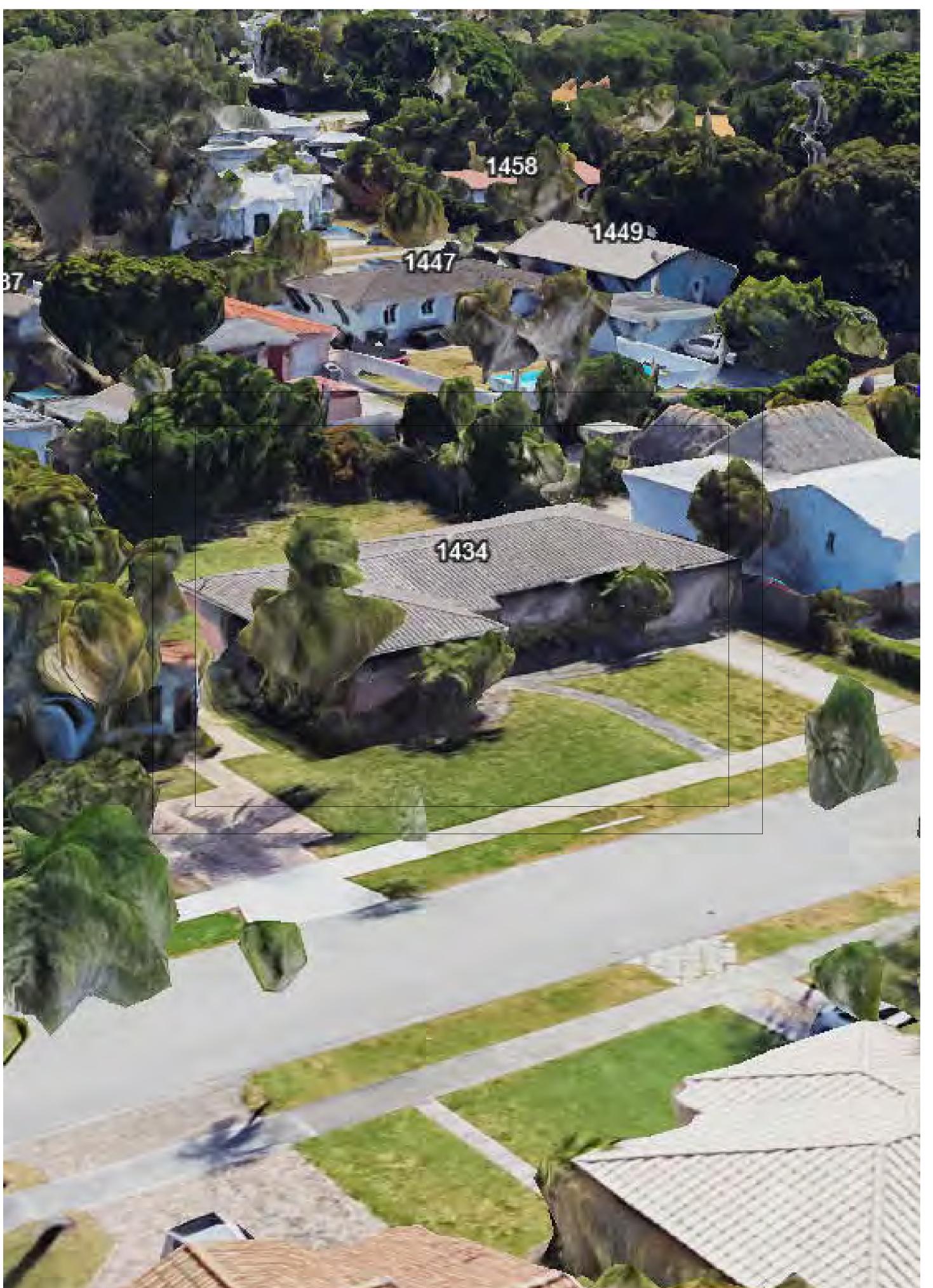
REVISIONS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.











Kaller Architecture AA#26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com

www.kallerarchitects.com

JOSEPH B. KALLER FLORIDA R.A. #0009239

REVISIONS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

CHECKED BY:

SHEET



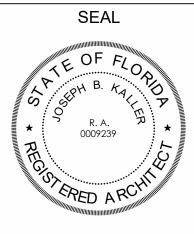
MONROE STREET PERSEPCTIVE



Kaller Architecture

AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com



JOSEPH B. KALLER FLORIDA R.A. #0009239

T

MONROE MIKVAH

PROJECT TITLE

3D VIEW

REVISIONS

No. Description Date

This drawing, as an instrument of service, is and shall remain the

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

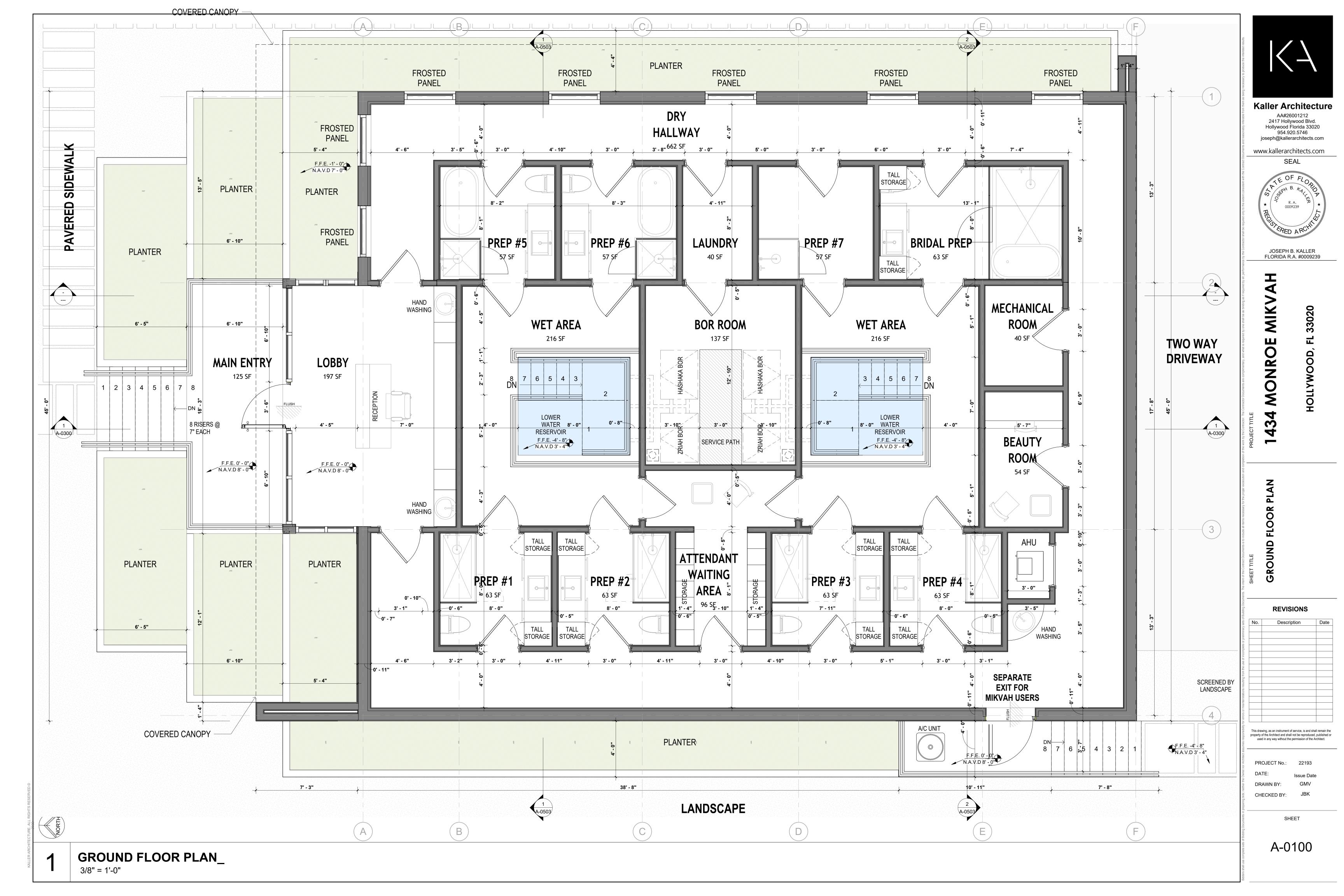
PROJECT No.: 22193

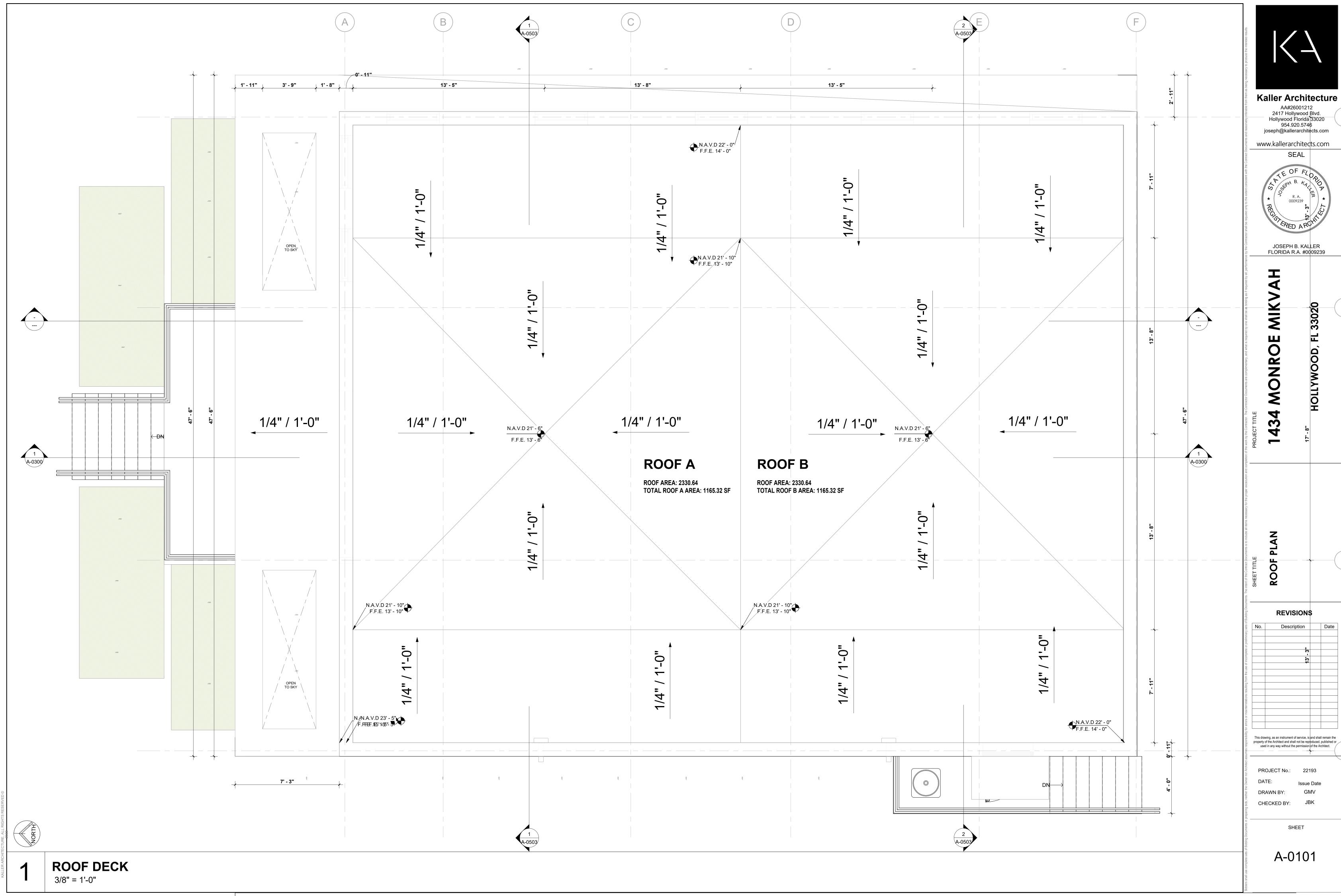
DATE: Issue Date

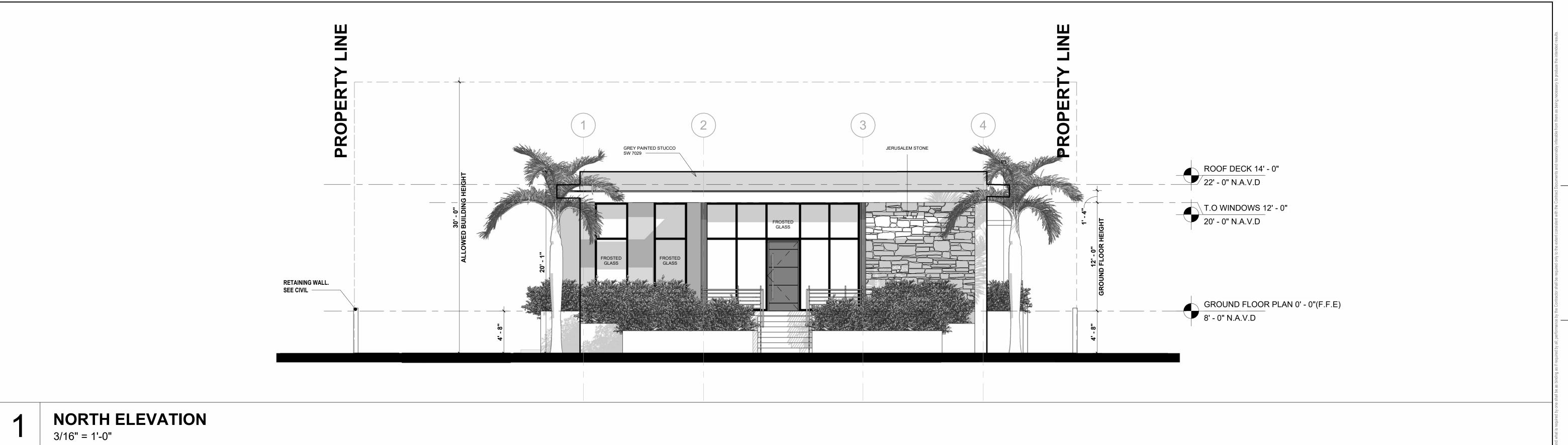
DRAWN BY: GMV

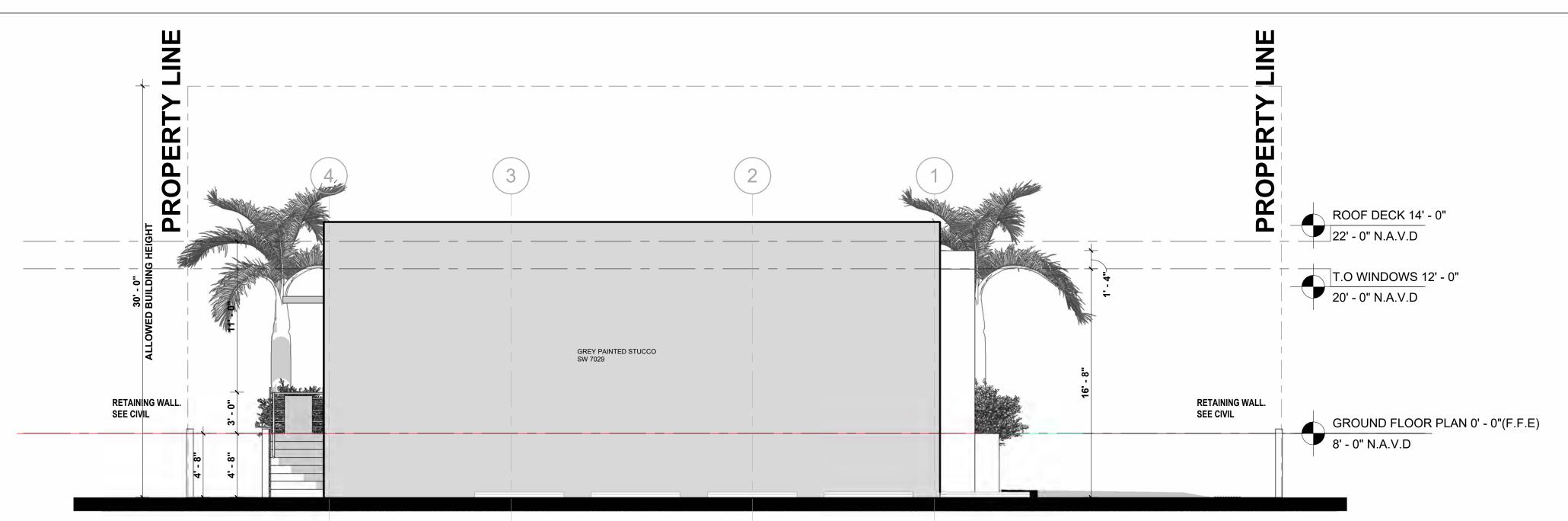
CHECKED BY: JBK

SHEET









SOUTH ELEVATION 3/16" = 1'-0"

CURTAIN WALL SYSTEM

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE

3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.

- 6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.
- 7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.
- 8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

- **10.** ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
- 11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
- 12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS

14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/ OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.

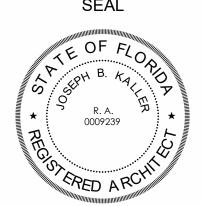
15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

16. ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R- 14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

Kaller Architecture 2417 Hollywood Blvd. Hollywood Florida 33020

www.kallerarchitects.com

954.920.5746 joseph@kallerarchitects.com



JOSEPH B. KALLER

FLORIDA R.A. #0009239

SOUTH NORTH & SEEVATION

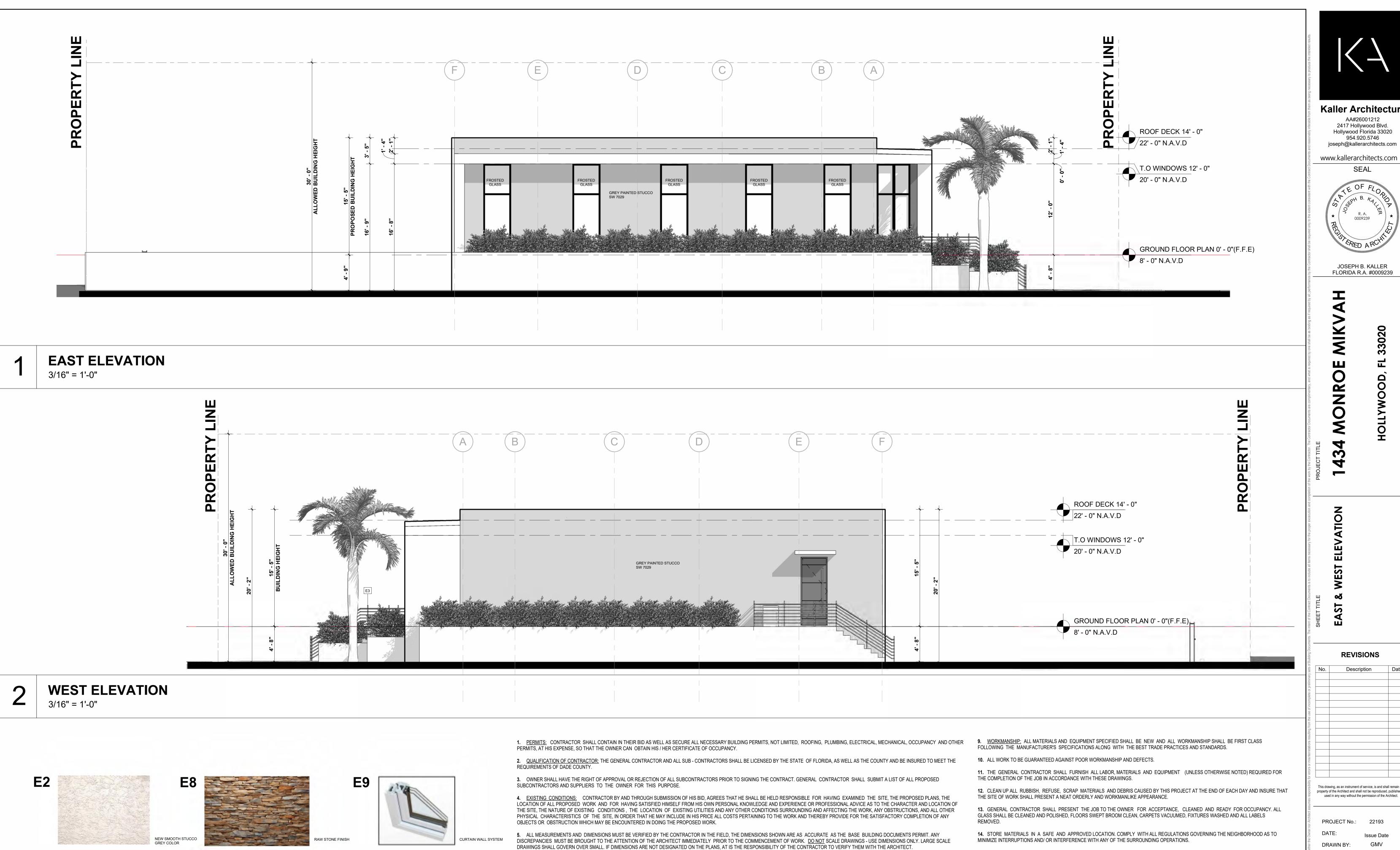
REVISIONS

No.	Description	Da

property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193 DRAWN BY: CHECKED BY:

GENERAL NOTES



6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.

7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

Kaller Architecture 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746

joseph@kallerarchitects.com

JOSEPH B. KALLER FLORIDA R.A. #0009239

434

REVISIONS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193 DRAWN BY: CHECKED BY:

15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

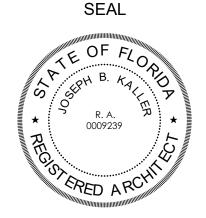
FRAMING HAS PASSED INSPECTION.

16. ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R- 14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR

SHEET

Kaller Architecture AA#26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954.920.5746 joseph@kallerarchitects.com

www.kallerarchitects.com



JOSEPH B. KALLER FLORIDA R.A. #0009239

434

MIKVAH SECTION

REVISIONS

О.	Description	Dat

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22193 DRAWN BY: CHECKED BY: JBK

SHEET

A-0300



VIEW FROM MONROE STREET



Kaller Architecture

AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

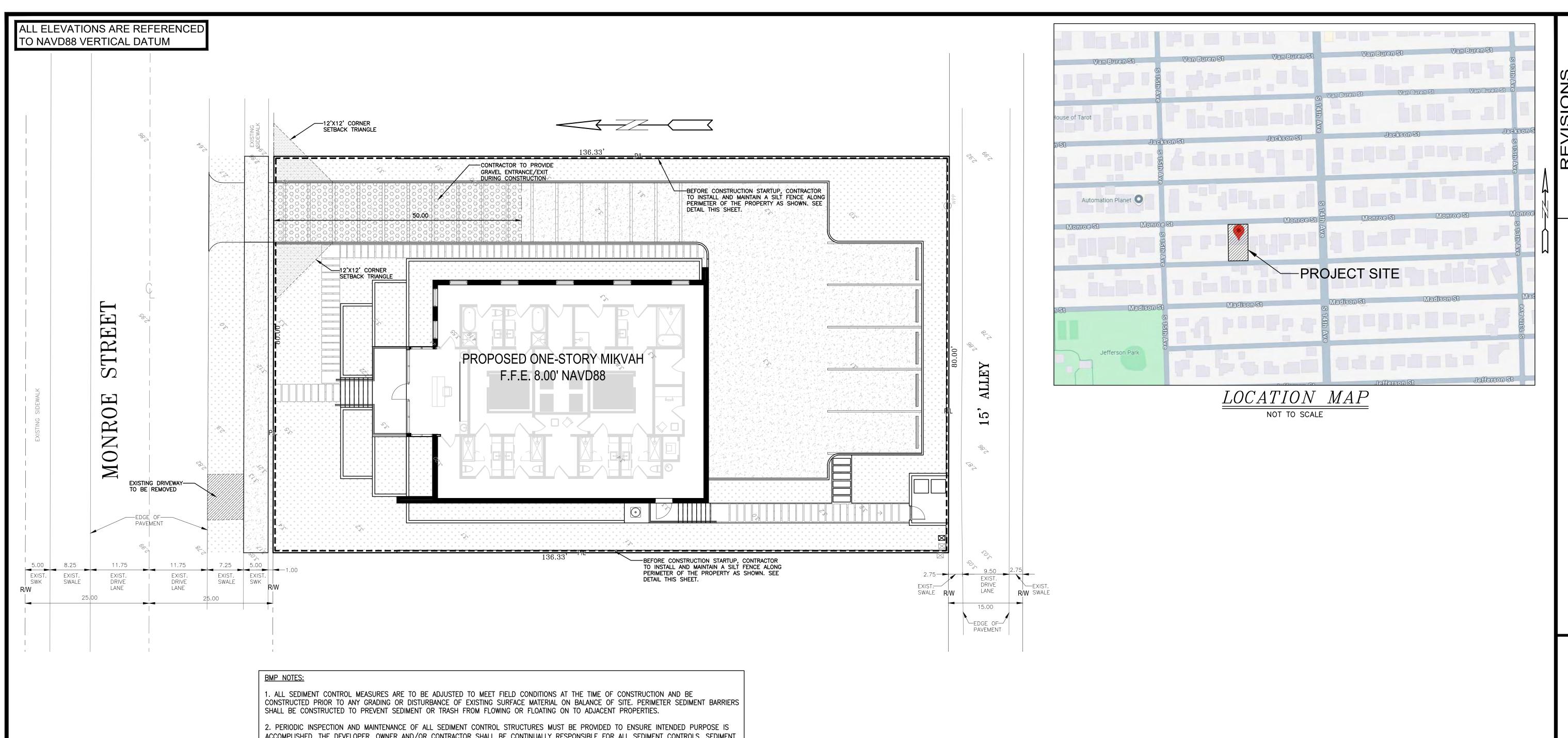
JOSEPH B. KALLER FLORIDA R.A. #0009239

RENDERING

REVISIONS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

A-0502



ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

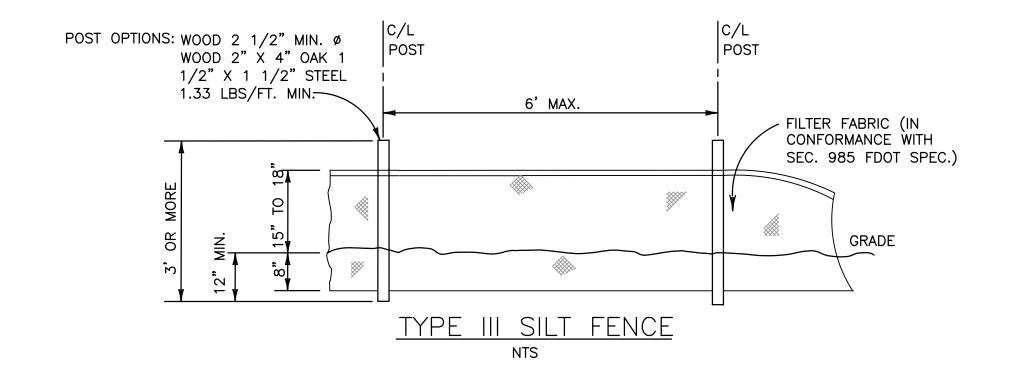
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.





THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

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

WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

1 OF 4 PROJECT NO.: 25-16

P.E.#:76036

DATE: 5/9/25

SCALE: 1"=10'

SHEET NO.:

EERIN

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

LEGEND PROPOSED CONCRETE

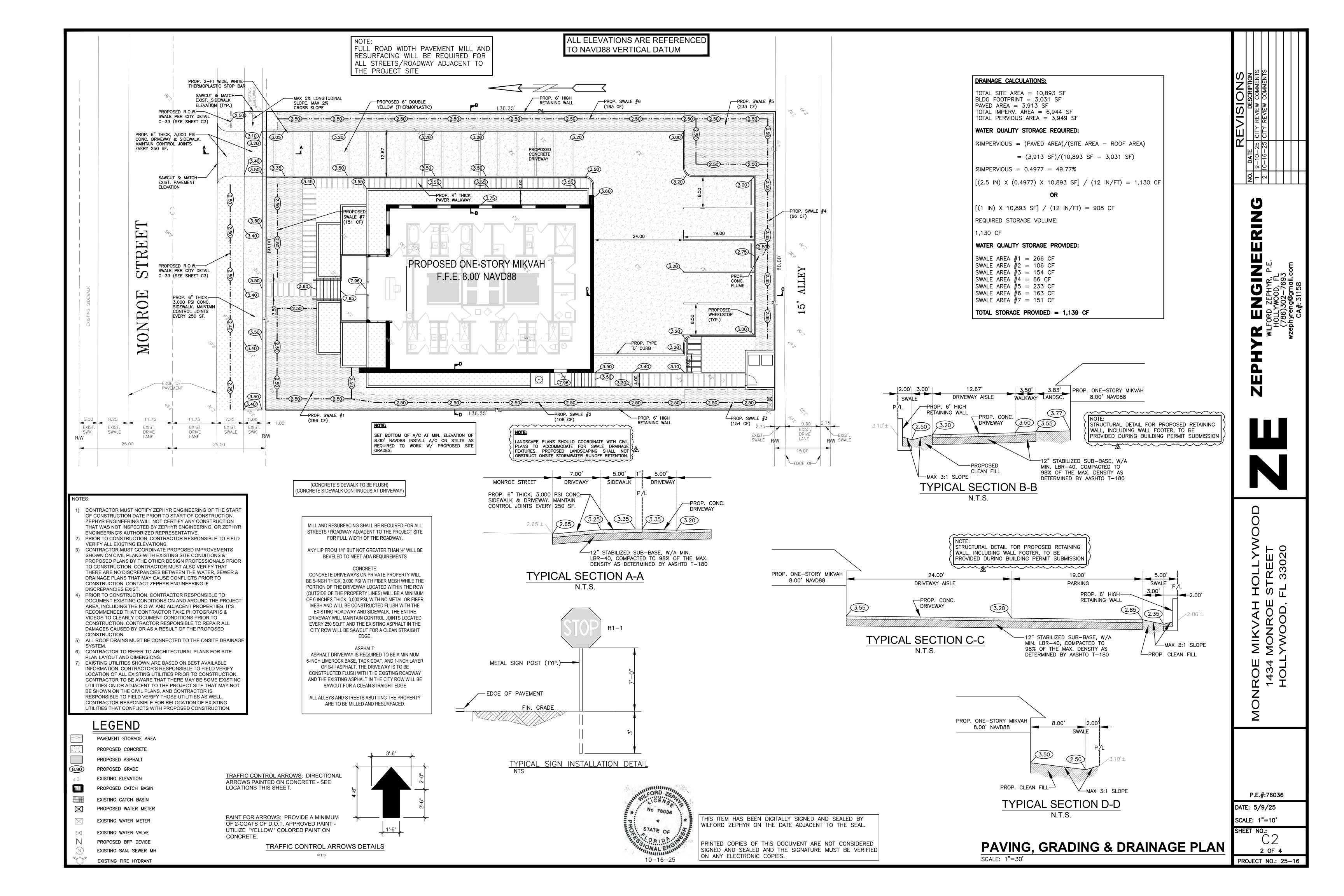
PROPOSED ASPHALT 8.90 PROPOSED GRADE EXISTING ELEVATION PROPOSED CATCH BASIN

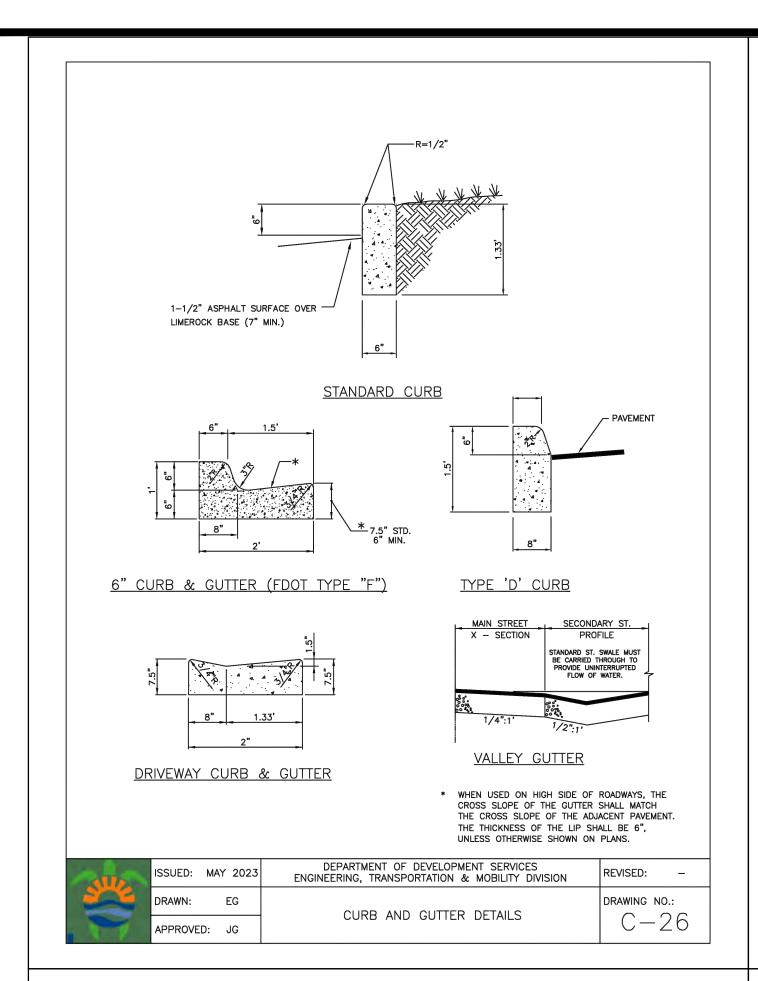
> EXISTING CATCH BASIN PROPOSED WATER METER

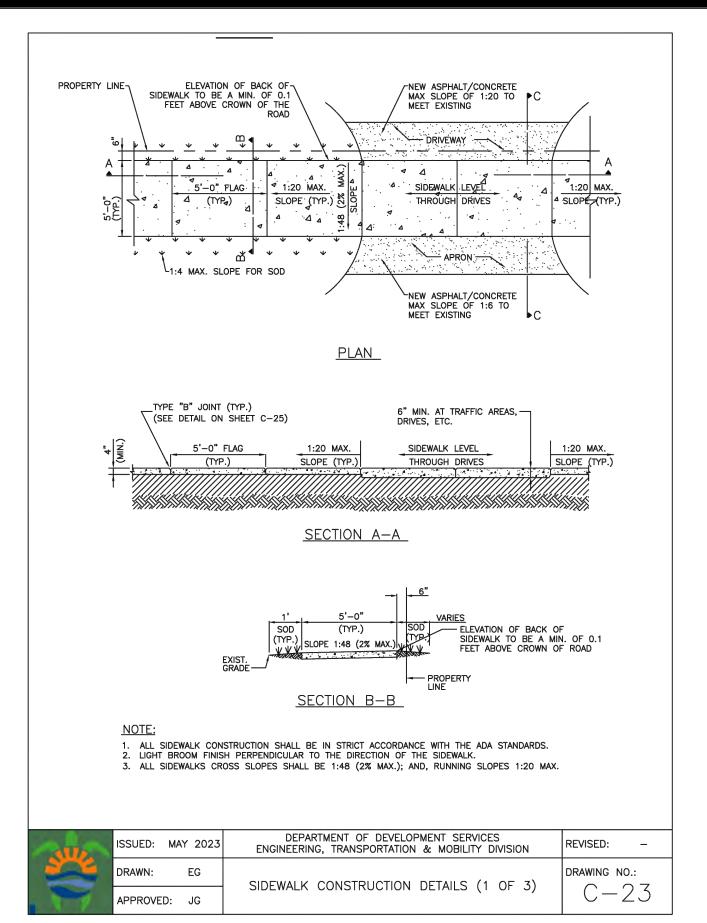
EXISTING WATER VALVE PROPOSED BFP DEVICE EXISTING SAN. SEWER MH

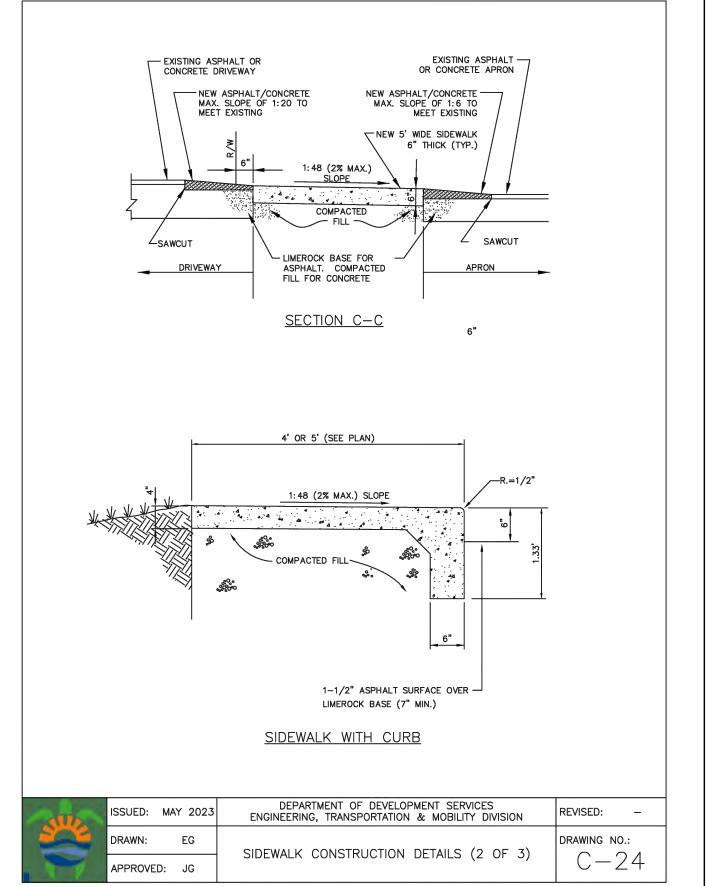
EXISTING FIRE HYDRANT

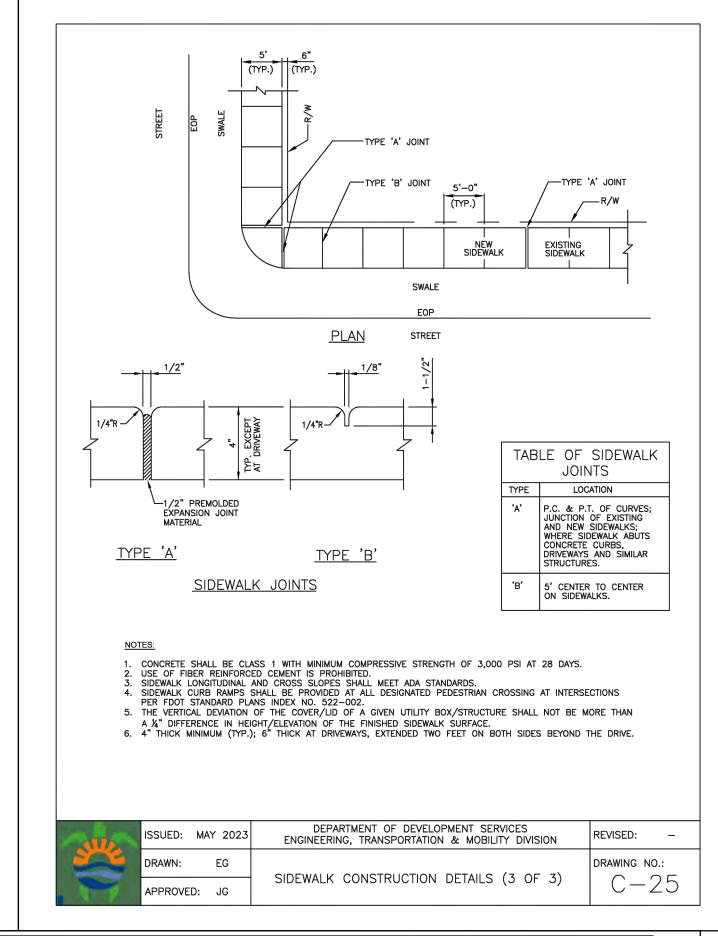
EXISTING WATER METER

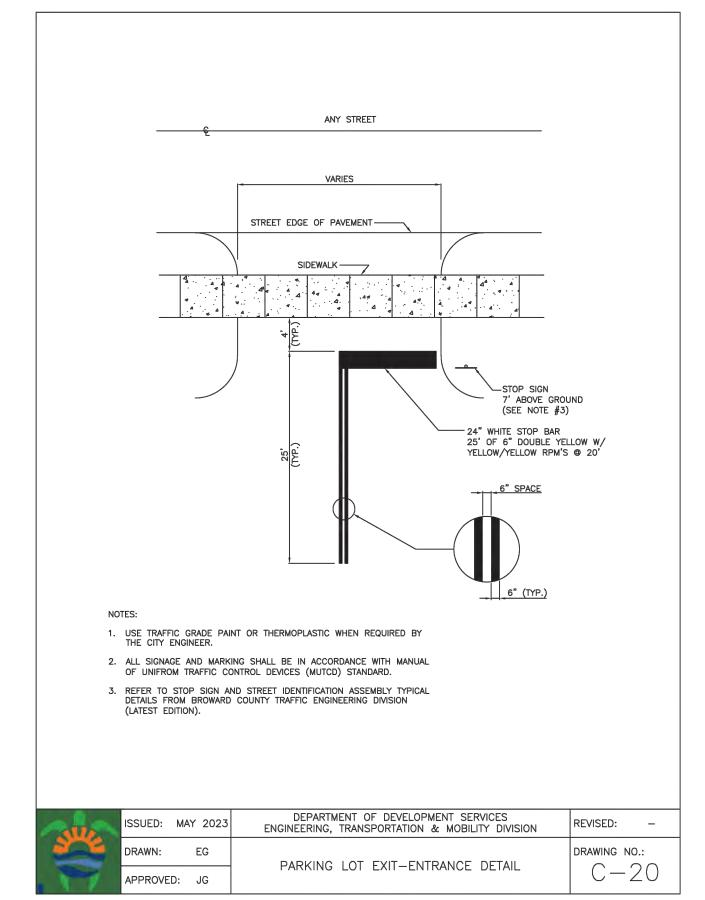


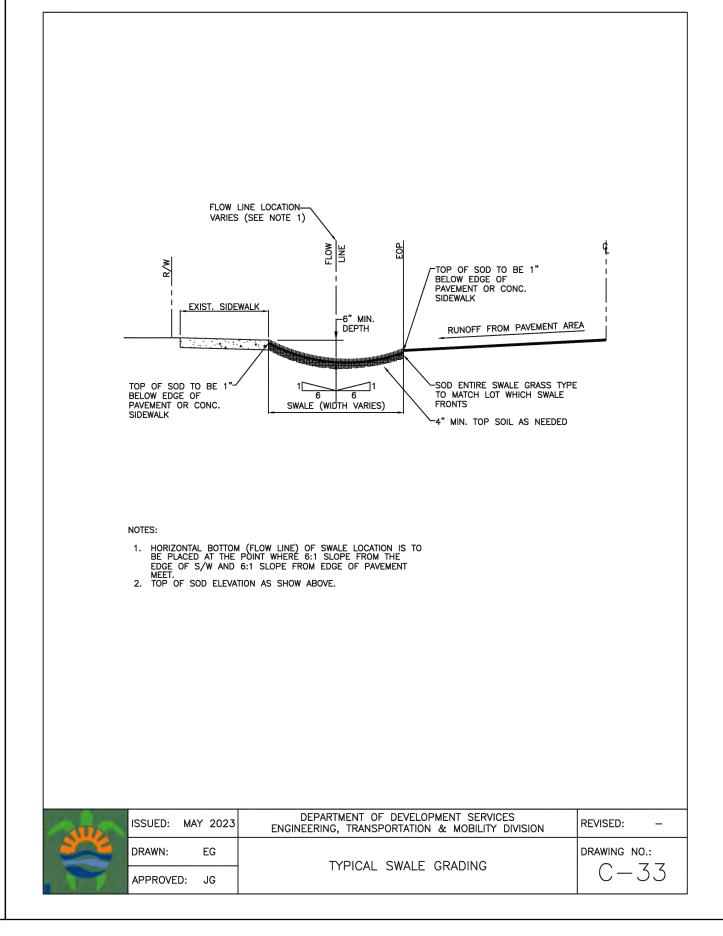


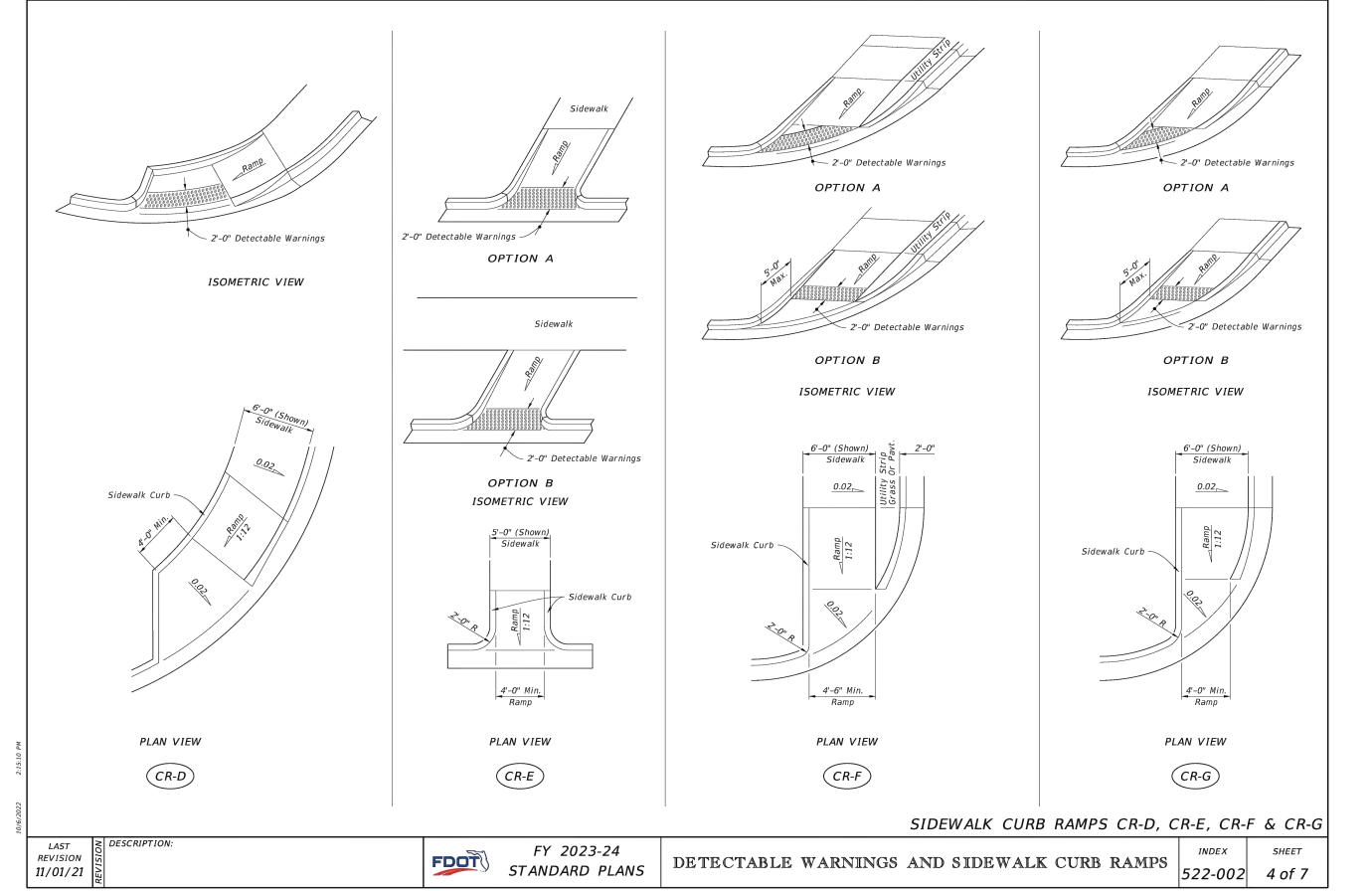


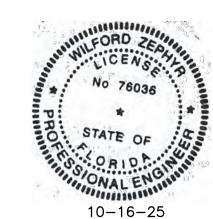














PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

P.E.#:76036 DATE: 5/9/25

INEERING R. P.E.

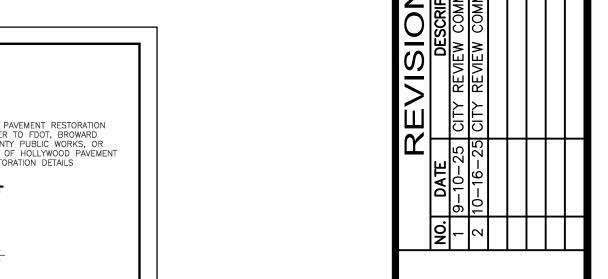
EPH

SCALE: N.T.S.

3 OF 4
PROJECT NO.: 25-16

CIVIL DETAILS

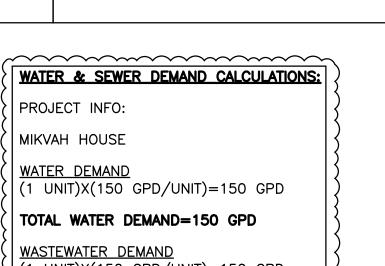
SCALE: N.T.S.

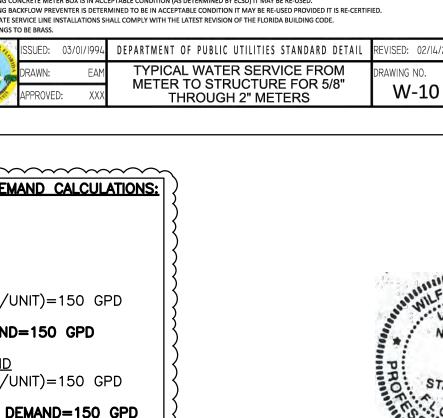


EERIN

ZEPH

ELEVATION SINGLE SERVICE CONNECTION ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014 DRAWING NO. SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE





EXIST. 4" PVC-WATER MAIN

CLEANOUT ON EXIST. LATERAL

SOD/SWALE-RESTORATION AREA

PROP. 1" WATER METER.

IN-LINE DUAL CHECK VALVE

EXISTING STRUCTUR

STRUCTURE

& 1" PVC WATER SERVICE

INSTALL NEW PRESSURE VACUUM-

BREAKER ON EXISTING WATER METER

& NEW 1" PVC IRRIGATION SERVICE

SEWER MAIN

-EXISTING SAN. SEWER LATERAL

RESURFACING ASPHALT AREA

PROP. 2" HDPE WATER SERVICE

PROPOSED 2" WATER

SERVICE CONNECTION

-TRENCH RESTORATION

10

-EDGE OF-

PLACED IN LAYERS NOT TO
EXCEED 12" IN THICKNESS. EACH
LAYER SHALL BE COMPACTED TO
100% OF MAXIMUM DRY DENSITY

ELECT BACKFILL SHALL BE PLACED IN LAYERS NOT TO

EXCEED 6" IN THICKNESS.
EACH LAYER SHALL BE
COMPACTED TO 98% OF

MAXIMUM DRY DENSIT

APPROVED:



FORD ZEAR	
STATE OF T	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.
ONAL ENGINEER	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY FLECTRONIC COPIES





8.90

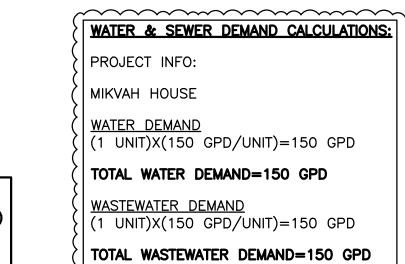
PROPOSED GRADE

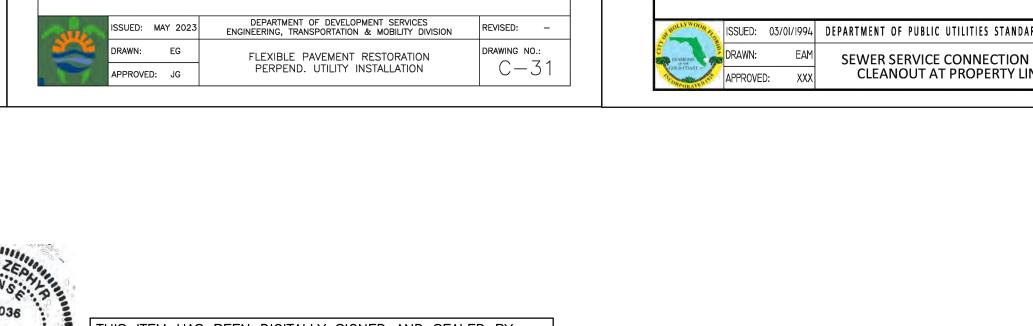
EXISTING ELEVATION

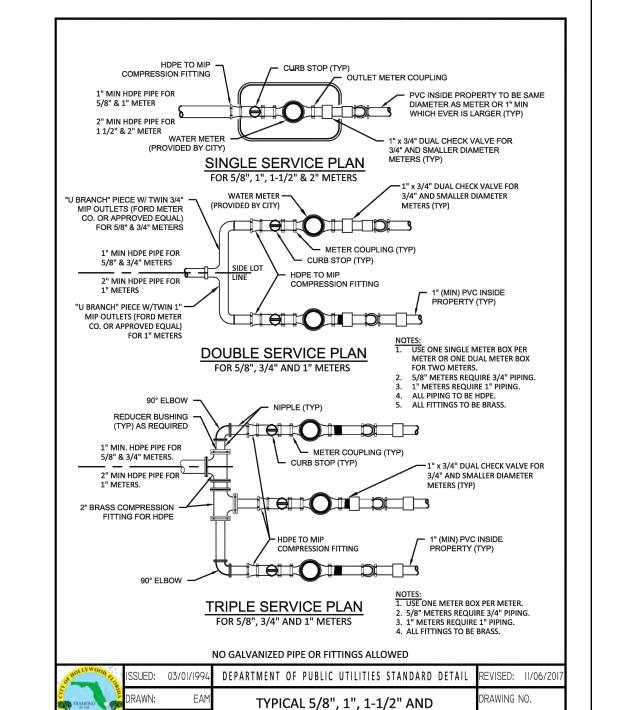
EXISTING WATER METER EXISTING WATER VALVE PROPOSED BFP DEVICE

2" METER INSTALLATION

EXISTING FIRE HYDRANT







RESURFACING ASPHALT AREA

STRE

0

DRIVE

8.25

SWALE

SWK

R/W

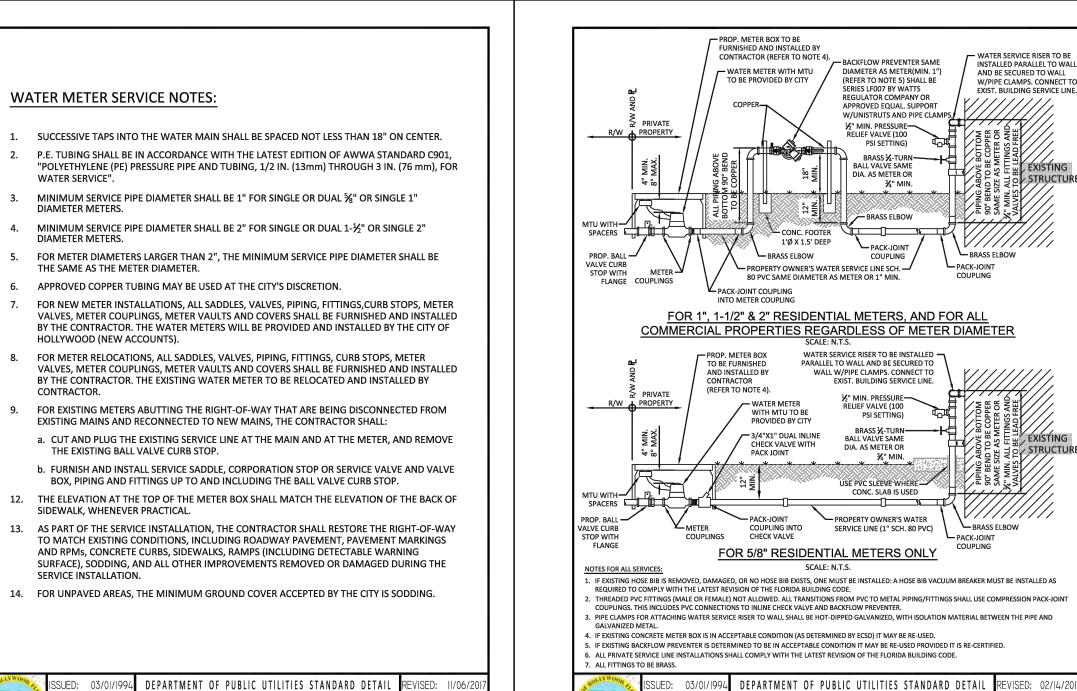
PAVEMENT

DRIVE

EXIST.

SWALE SWK

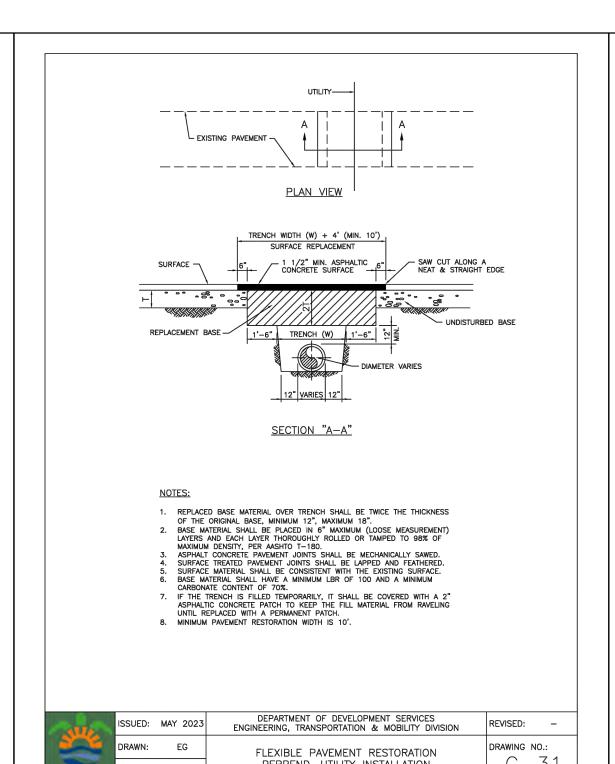
W-06

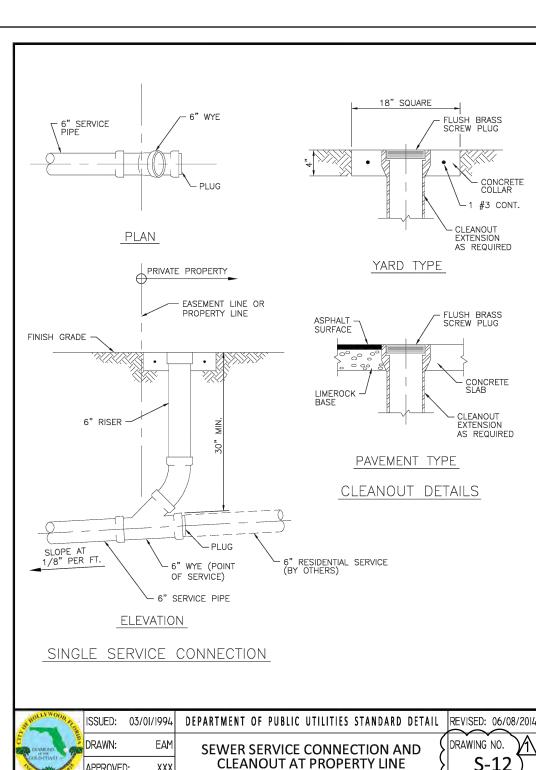


W-07

PROPOSED ONE-STORY MIKVAH

F.F.E. 8.00' NAVD88





DRAWING NO.

G-03

- BEDDING MATERIAL PLACED UP TO SPRINGLINE OF PIPE

(SEE NOTE 1 BELOW).

PIPE O.D. + 2' MAXIMUM

PIPE O.D. + 1' MINIMUM TRENCH WIDTH

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD

BEDDING STALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB—ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.

2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION SECTION AND BACKELL FOR UTILITIES."

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/20

PIPE LAYING CONDITION TYPICAL

SECTION (P.V.C.)

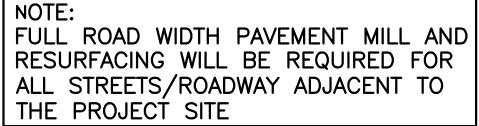
SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".

3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM

4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.



PROPOSED CONCRETE PROPOSED WATER METER PROPOSED ASPHALT SOD RESTORATION AREA TRENCH RESTORATION AREA MILLING & RESURFACING AREA EXISTING SAN. SEWER MH



WATER METER SERVICE NOTES FOR

5/8" THROUGH 2" METERS

4 OF 4

PROJECT NO.: 25-16

P.E.#:76036

DATE: 5/9/25

SCALE: 1"=10'

GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list. 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should

be verified by the contractor prior to the start of work operations. General site and berm grading to \pm 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be

All planting beds shall be free of all rocks $\frac{1}{2}$ " or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor. No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

Please refer to the planting details for a graphic representation of the above notes. All plant material as included herein shall be warranted by the landscape contractor for a

minimum period of 12 months after final inspection approval. No landscape substitutions shall be made without the City of Hollywood approval.

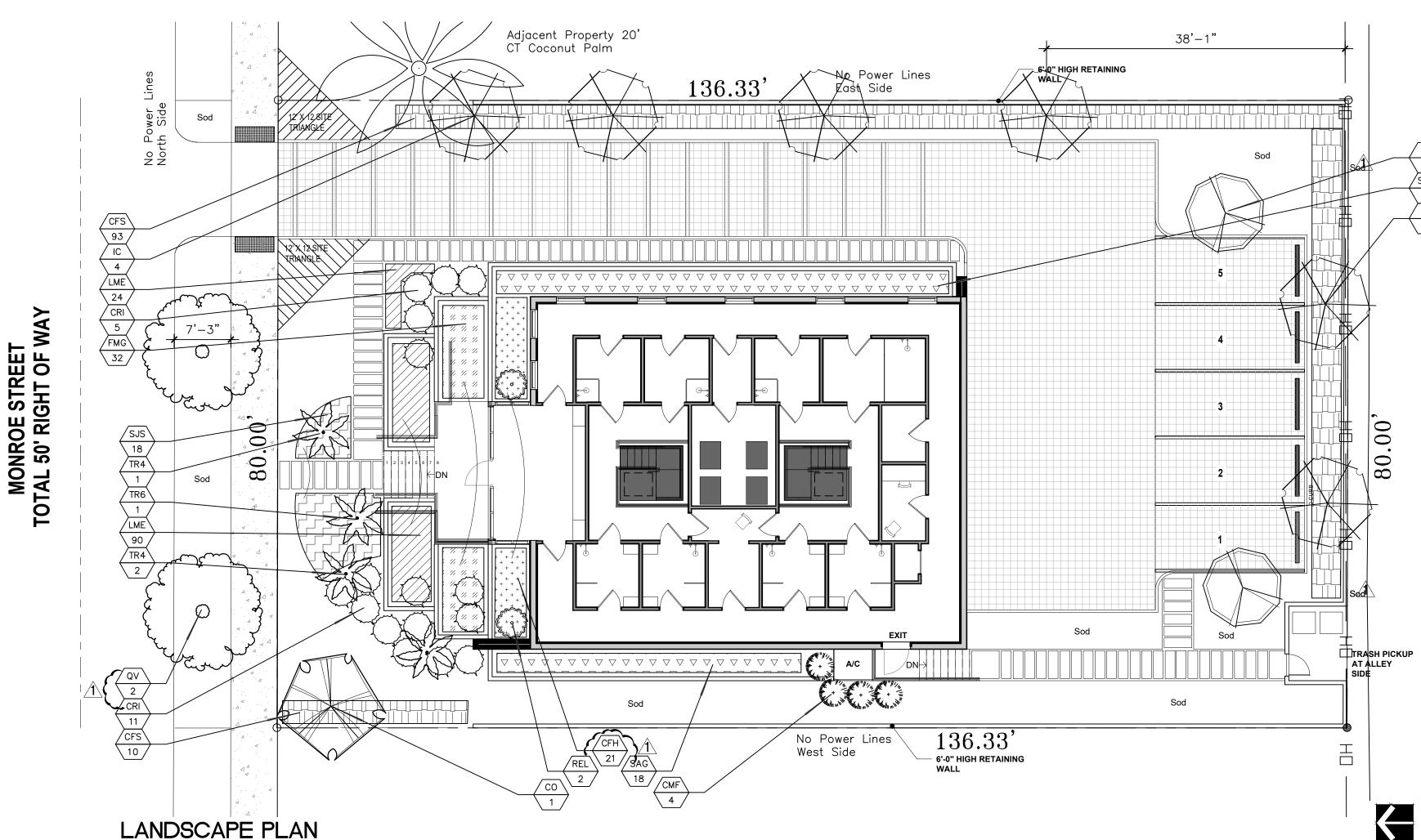
No tree removal or planting allowed until sub permits are fully approved by city. Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht. The landscape shall not obstruct onsite stormwater runoff retention proposed within swales.

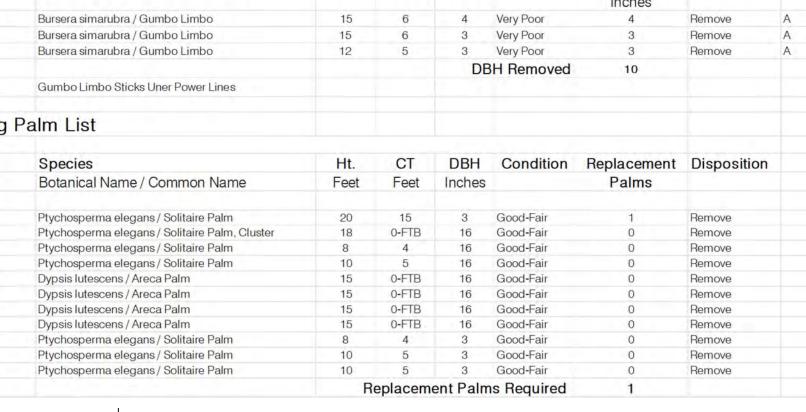
MONROE STREET 5' CONCRETE WALK 1 0.2'(S) 1 STORY CBS FINISHED FLOOR ELEVATION=4.80'
GARAGE ELEVATION=3.34'
BUILDING FOOTPRINT=1,873' NET=10,906 SQ.FT. GROSS=13,506 SQ.FT ASPHALT PAVEMENT ASPHALT PAVEMENT

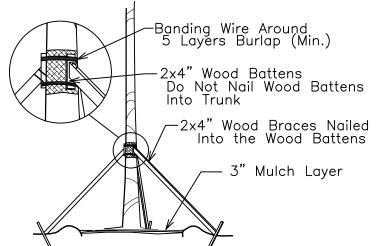
TREE SURVEY

Scale: 1'-20'



1434 Monroe Street Existing Tree / Palm List Case/Location: 1434 Monroe Street, Hollywood, FL Date: 5/2/2025 Appraiser: Thomas White, ASLA-ISA Landscape Architect #FL1100 ISA Cert. Arborist #FL-5248A DBH DBH Condition Disposition Note Removed Botanical Name / Common Name Inches Bursera simarubra / Gumbo Limbo 4 Very Poor Bursera simarubra / Gumbo Limbo Very Poor Bursera simarubra / Gumbo Limbo Very Poor Remove DBH Removed Gumbo Limbo Sticks Uner Power Lines Existing Palm List DBH Condition Replacement Disposition Species Feet **Palms** Botanical Name / Common Name Ptychosperma elegans / Solitaire Palm Good-Fai Ptychosperma elegans / Solitaire Palm, Cluste Good-Fair Remove Ptychosperma elegans / Solitaire Palm Good-Fair Remove Ptychosperma elegans / Solitaire Palm Good-Fair Dypsis lutescens / Areca Palm Good-Fair Remove Dypsis lutescens / Areca Palm Good-Fair Remove Dypsis lutescens / Areca Palm Good-Fair Remove Good-Fair Dypsis lutescens / Areca Palm Remove Ptychosperma elegans / Solitaire Palm Good-Fair Remove Ptychosperma elegans / Solitaire Palm Good-Fair Remove Good-Fair Ptychosperma elegans / Solitaire Palm Remove

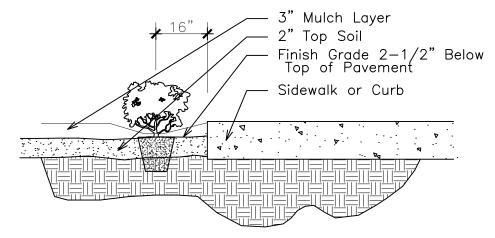




TREE/PALM BRACING DETAIL

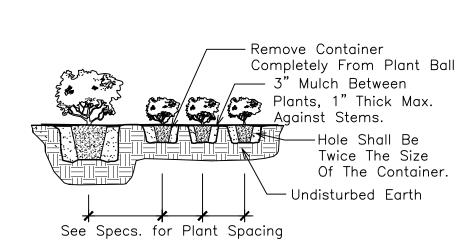
Top of root ball 1" above landscape soil. 3" Mulch Layer, 1" Thick Against Trunk And Root Flare. -5-6" Mulch Water Ring. — Sod Where Applicable. -Backfill with Tilled in 50/50 Topsoil/Sand. -Undisturbed Earth.

TREE/PALM PLANTING DETAIL



Scale: 1"=10"

SHRUB INSTALLATION DETAIL



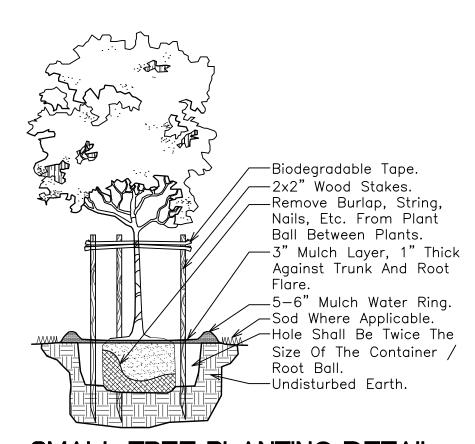
SHRUB PLANTING DETAIL NTS

____ 2" Top Soil

Pavement

SOD INSTALLATION DETAIL

— Finish Grade 1" Below Top of Pavement



SMALL TREE PLANTING DETAIL

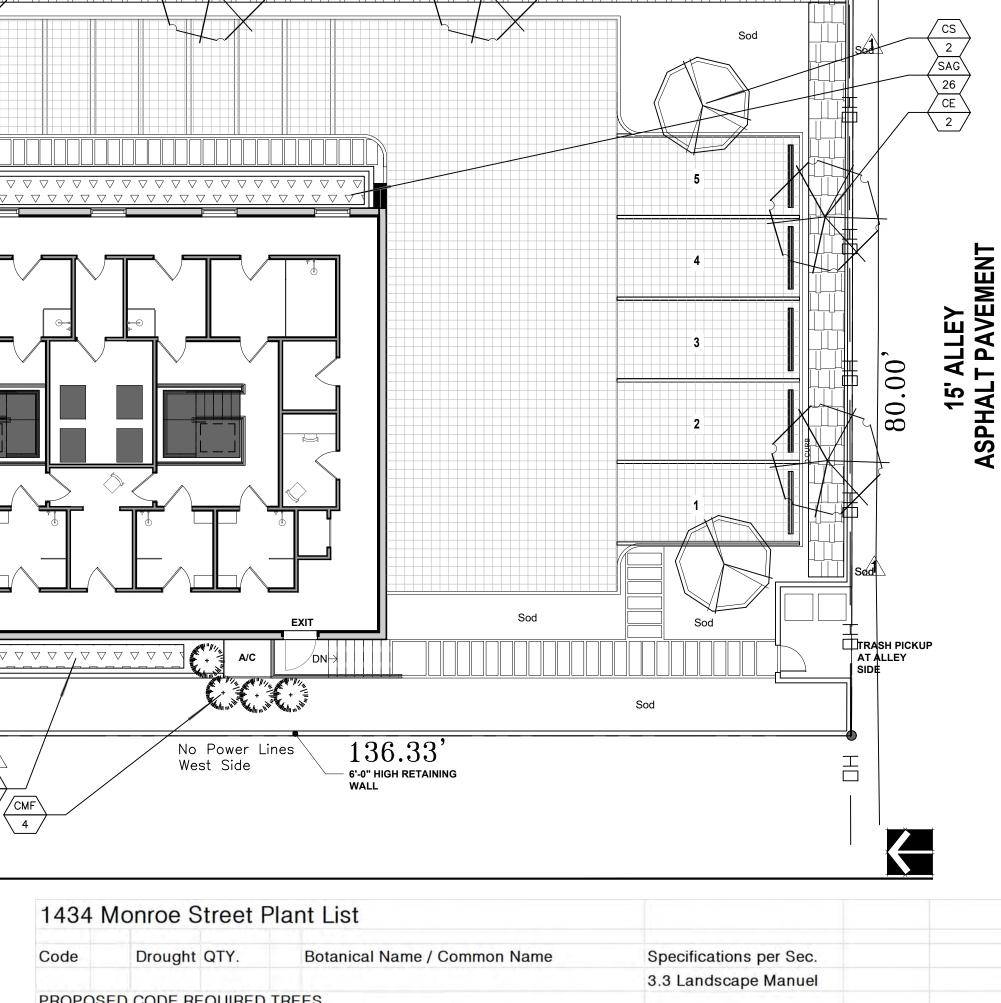
C: 18" for all 1 gal., 30" for all 3 gal. or greater, vines not included	Fence, wall or structure B: 18" between all 1 gal. m and 1 gal., 24" between all 1 gal. and 3 gal., 36" between all 3 gal. and 3
A: 14" for all 1 ↓ gal., 24" for all 3 ↓ gal. or greater. ↓	gal. or greater. Curb or edge of pavement

TYPICAL SHRUB SPACING DETAIL

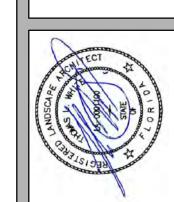
Sunshine [1]

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

This item has been digitally signed and sealed by Thomas White, ASLA-ISA on 9/3/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Code		Drought	QTY.	Botanical Name / Common Name	Specifications per Sec.		
					3.3 Landscape Manuel		
PROP	DSED	CODE RE	QUIRED	TREES			
CO	(N)	V	1	Chrysophyllum oliviforme / Satin Leaf	10'x4-5', 2" DBH		
IC	(N)	V	3	llex cassine / Dahoon Holly	10'x4-5', 2" DBH		
QV	(N)	V	2	Quercus virginiana / Live Oak	12'x4-5', 2" DBH		
			6	Total Site Trees			
			6	Native Trees			
			100%	Native Trees			
PROPO	DSED	MITIGAT	ION TREE	S		DBH	Total
CE	(N)	V	2	Conocarpus erectus sericeus / Silver Buttonwood	10'x4-5', 2" DBH	2	4
CS	(N)	V	2	Cordia sebestena / Orange Geiger	10'x4-5', 2" DBH	2	4
IC	(N)	V	1	Ilex cassine / Dahoon Holly	10'x4-5', 2" DBH	2	2
					Total DBH Added		10
					Total DBH Removed		10
					DBH Deficiency		0
				Paym	nent Into the Tree Trust Fund @ \$350 per ea. 2" =		\$0
PROPO	OSED	MITIGAT	ON PALM	S			
TR6	(N)	V	1	Thrinax radiata / Florida Thatch Palm	6' CW		
					Total Palms Added	1	
					Total Palms Removed	1	
					Palm Deficiency	0	
OLIDLIE	20						
SHRUE		V	102	Charie flave / Small Leef Charie	2 Col. 24% 18 24% 24% CC		
CFS	(N)	V	103	Clusia flava / Small Leaf Clusia	3 Gal., 24"x 18-24", 24" OC		
CMF CRI	(M)	V	16	Caryota mitis / Fishtail Palm Chamaerops humilis / European Fan Palm	7' OA Ht., Multi 3'x3'		
REL	(N)	V	2	Rhapis excelsa / Lady Palm	5' OA Ht., Multi		
SAG		V	44	Schefflera arboricola / Green Dwarf Schefflera	3 Gal., 24"x 18-24", 24" OC		
SJS		V	18	Serissa japonica / Snowrose	3 Gal., 18" Spr., 30" OC		
TR4	(N)	V	3	Thrinax radiata / Florida Thatch Palm	4' CT		
1113	(14)	•	190	Total Shrubs	4 01		
	-		122	Native Shrubs			
		1	64%	Native Shrubs			
			01,0	Training Cimabo			
GROUI	ND C	OVERS / S	SOD				
CFH		V	21	Cyrtomium falcatum / Holly Fern	1 Gal., 12" OA, 20-24" OC		
FMG		V	32	Ficus microcarpa / Green Island Ficus	3 Gal., 18" Spr., 24" OC		
LME		V	114	Cyrtomium falcatum / Holly Fern	1 Gal., 12" OA, 12" OC		
Sod		М	By GC	S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps		



REVISIONS

15-2020: Front and e Planters Added.

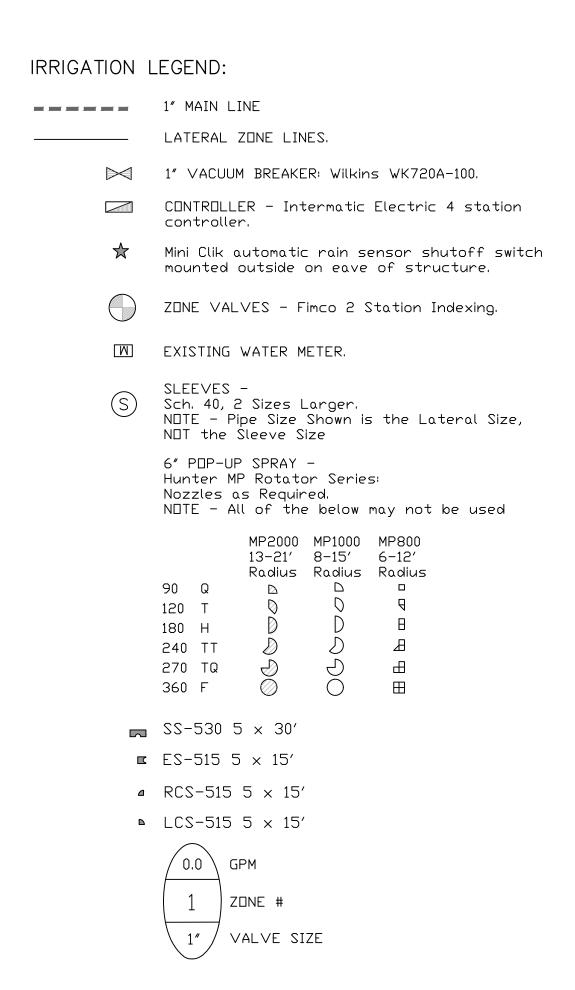
Misse Stre

CHECKED: DATE: 5-4-2025 SCALE: As Shown



CHECKED: DATE: 5-4-2025 SCALE: 1"=10'





IRRIGATION NOTES:

Main Lines: PVC SCH 40 Solvent Weld. Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used. Min. pipe is 3/4 in. All end of the line unmarked pipe = 3/4 in. (min.). Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min. Sleeving under pavement = 24 in. depth, min. Suction Line = 24 in. depth, nominal.

Zone Lines 1-1/2 in. and smaller = 15 in. depth, min. Control Wires: AWG 14 for all hot wires and AWG 12 for common.

Solid copper type UF UL listed for direct burial. Run wires under main. Run spares, two min. Splice wires only in a valve box. All splices shall be moisture proof

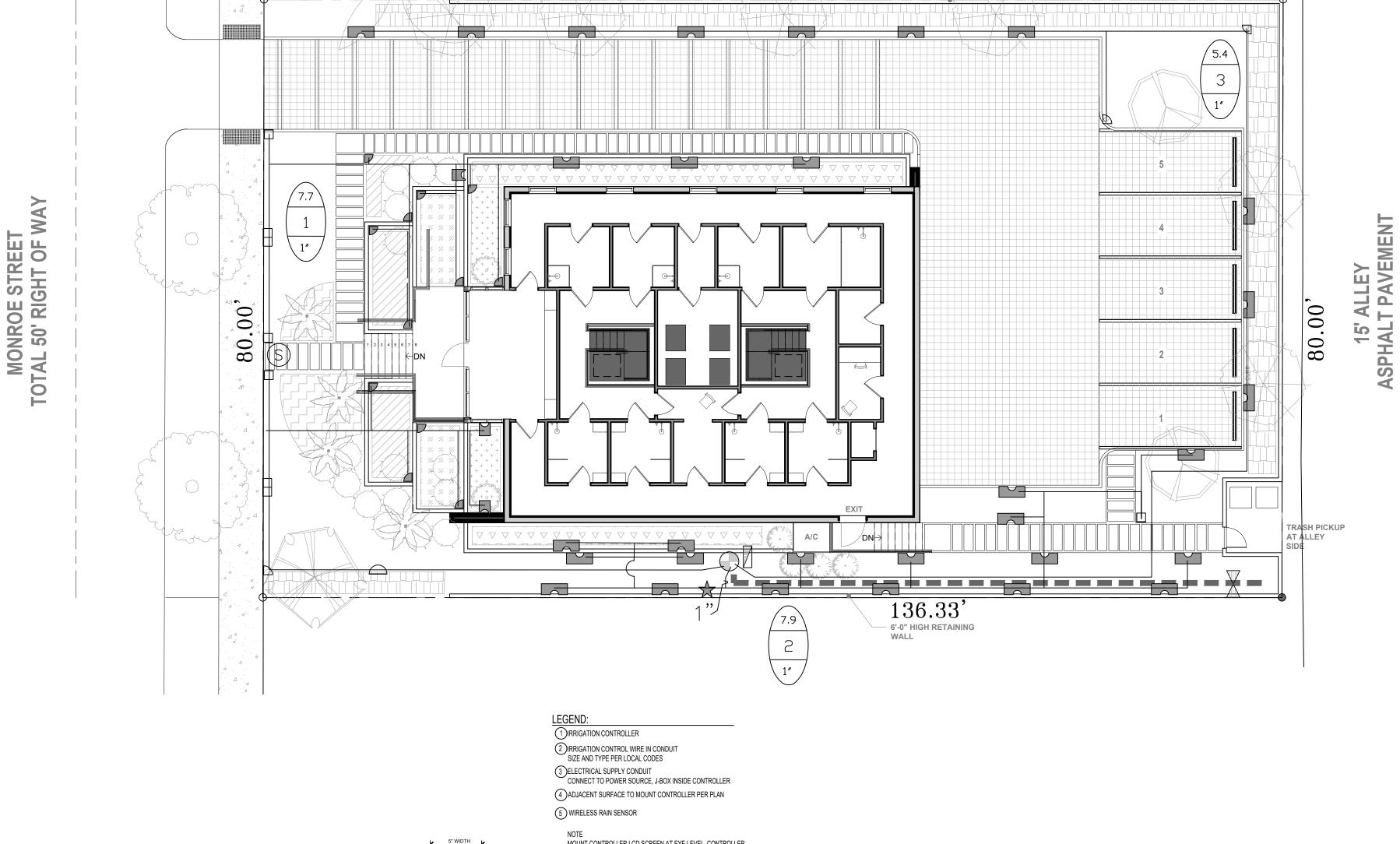
using Snap tite or DBY UL connectors. Common shall be white, hot shall be red or color coded Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit...

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

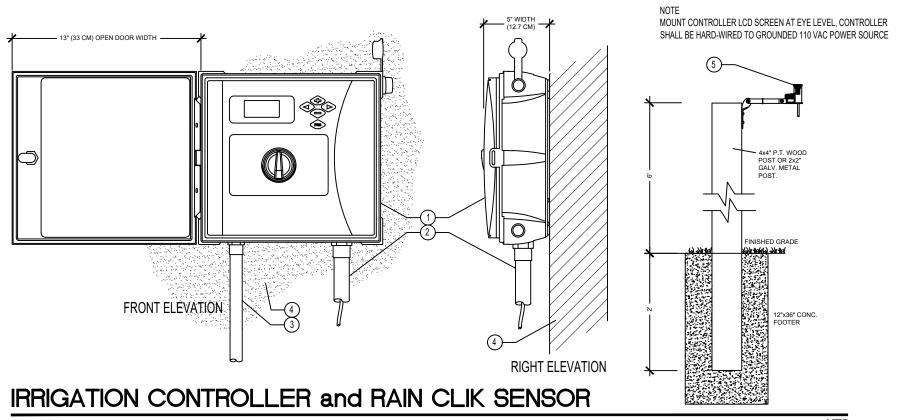
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

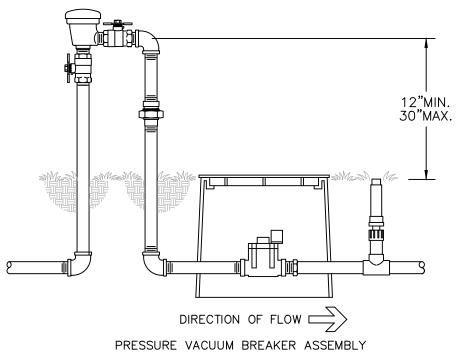
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



136.33'

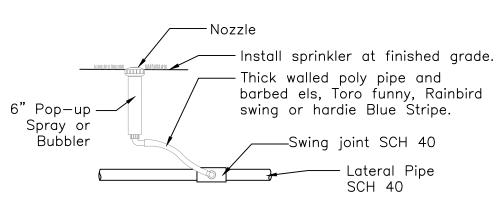




OUTDOOR HORIZONTAL INSTALLATION

WILKINS MODEL 720A

6'-0" HIGH RETAINING



6" Pop-up Spray / Bubbler Detail

Sunshine 811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

This item has been digitally signed and sealed by Thomas White, ASLA-ISA on 9/3/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.